Township of Gloucester
Planning Board Agenda
September 22, 2020

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – August 11, 2020
Minutes for Memorialization – August 25, 2020

RESOLUTIONS FOR MEMORIALIZATION

Doctor Dan's Auto
#201022CU
Zoned: NC

Conditional Use
Block: 7101 Lot: 2 & 3

MOTIONS FOR ADJOURNMENTS

NONE

PUBLIC COMMENTS ON NON-AGENDA ITEMS

(3 Minutes Per Person)

UNFINISHED OR ADJOURNED HEARINGS

None

NEW APPLICATIONS

#201026CUSPW 1743 Farmhouse LLC Zoned: CR Apartments permitted Under Conditional Use	Conditional Use/Site Plan Waiver Block: 1901 Lot: 16 Location: 600 Black Horse Pike, Glendora Existing Bar into (2) (2) Bedroom Apartments
#20120ARDCPF Cross Keys MZL, LLC New Vision/NVSFR Overlaly	Amended Redevelopmnet Preliminary & Final Site with Variances Block: 18301 Lot: 10.05 Location: 517 BerlinCross Keys Rd., Sicklerville
#201028MS PNC Bank, N.A. PNC Realty Services Zoned: HC	Minor Site Plan Block: 20202 Lot: 1 Location: 1485 Blackwood Clementon Rd., Clementon Existing: PNC Proposed: Improvements For American Disabilities Act

CORRESPONDENCE - OTHER BUSINESS

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD
Tuesday August 11th, 2020

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

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

Opening Statement made by Mr. Lechner.
Chair McPherson announces the general rules of the meeting.
Chair McPherson asked that the Board Professionals be Sworn In.
Mr. Boraske swears in Mr. DiRosa & Mr. Lechner.

Minutes for Memorialization

Minutes from August 5th, 2020.
Chair McPherson requests a motion to adopt the minutes.
Mr. Hutchison made the motion seconded by Ms. Botsford.
Chair McPherson requested a roll call.
Roll Call:

Mr. Hutchison	Yes
Mrs. Keeley	Yes
Ms. Botsford (Alt.)	Yes
Mrs. Marks	Yes
Chairperson MacPherson	Yes

The August 5th, 2020 Minutes were Memorialized.

Resolutions for Memorialization

NONE

Motions for Adjournments
NONE

Public Comments on Non-Agenda Items
Seeing No one present for comments this portion was closed.
Chair MacPherson moved onto next agenda.

Unfinished or Adjourned Hearings
NONE

New Applications for Review
NONE

#201014M

Minor Subdivision
Block: 3901 Lot: 2, 2.01 & 3.
Location: 771, 787 & 789.
Somerdale Rd. Blackwood
Lot Line Adjustment

NOTES:
Chuck Petron approached the podium who is representing the applicant and accompanied by William Yackle managing member.
Mr. Petron expressed the applicant is requesting a lot line adjustment for lots 2 & 2.01.
Mr. Yackle transferred the property and under condition of sale was to apply and be granted a line adjustment.
Mr. Petron stated the Line Adjustment decreases the area of Lot 3 by in order to increase Lot 2 by 6,000 sqft & Lot 2.01 by 4,000sqft. No new Lots are being created by the subdivision. No Improvements are being proposed at the present time. The County has waived further review of the application.
The applicant agrees to the comments from the Board letters & memos.
Mr. Petron ask that the contours & grading plan be put off/carried forward till property improvements are to be made. Mr. Back stated that was acceptable but formal plans had to be submitted to the township engineer at the time of improvements are to be done prior to issuance of building permit.
Mr. Petron stated that there was a right of way easement made by the County.
Mr. Bach stated that would have to be submitted either way.
This concluded his presentation.

There were No other questions from Board members.
There were NO questions from the Public.
Mr. Boraske clarified the conditions for approval before the Boards action.
Chair McPherson asked for a motion to approve the application.
Mr. Hutchison made the motion seconded by Mrs. Marks.
Chair McPherson asked for a roll call.

Roll Call:

Mr. Hutchison	Yes
Mrs. Keeley	Yes
Mr. Hojnowski	Yes
Ms. Botsford (Alt.)	Yes
Mrs. Marks	Yes
Chairperson MacPherson	Yes

The Minor Sud-division #201014M was approved.

General Correspondence – Other Business

NONE

Chair McPherson asked for a motion to adjourn.
Mr. Hutchison made the motion seconded by Ms. Botsford.
Chair McPherson asked for a vote to adjourn the meeting.
All were in favor.
Chair McPherson adjourned the meeting.
Meeting Adjourned.

Recording Secretary,

Christopher Nowak

TOWNSHIP OF GLOUCESTER
PLANNING BOARD
Tuesday August 25th, 2020

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

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

Opening Statement made by Mr. Lechner.
Chair McPherson announces the general rules of the meeting.
Chair McPherson asked that the Board Professionals be Sworn In.
Mr. Boraske swears in Mr. DiRosa & Mr. Lechner.

Minutes for Memorialization

Minutes from August 5th, 2020.
Chair McPherson requests a motion to adopt the minutes.
Ms. Botsford made the motion seconded by Mrs. Marks.
Chair McPherson requested a roll call.
Roll Call:

Ms. Botsford (Alt.)	Yes
Mrs. Marks	Yes
Chairperson MacPherson	Yes

The August 5th, 2020 Minutes were Memorialized.

Resolutions for Memorialization

#201014M
Juscon Properties
Zoned: R3

Minor Subdivision
Block: 3901 Lots: 2/2.01 & 3

Chair McPherson requests a motion to adopt the minutes.
Ms. Botsford made the motion seconded by Mrs. Marks.
Chair McPherson requested a roll call.
Roll Call:

Ms. Botsford (Alt.)	Yes
Mrs. Marks	Yes
Chairperson MacPherson	Yes

The Minor Subdivision #201014M was Memorialized

Motions for Adjournments

None

Public Comments on Non-Agenda Items

None
Seeing no one present for comments this meeting portion was closed.
Chair MacPherson moved onto next agenda.

Unfinished or Adjourned Hearings

None

New Applications for Review

#201022CU
Doctor Dans Auto
Repair, LLC
Zoned: NC

Conditional Use
Block: 7101 Lot: 2 &3
Location: 920 E. Blenheim Ave.
Blackwood, NJ
Using warehouse as a spill
Over location for auto-repair shop

NOTES:
Renee Bergmann Esq. approached the podium representing Dr. Dan's Auto & introduced Mr. Lynch who owns the auto repair shop. Mr. Lynch was sworn in. Ms. Bergmann gave brief background history of Dr. Dans Auto that was historically owned by Mr. Lynch. Dr. Dan's Auto was a typical auto repair and maintenance shop in that it only repaired autos and light duty trucks with no storage of non-working vehicles.
He employees 3 mechanics and is currently out of space at the current property unable to service his customers. The application for the proposed use of 920 E. Blenheim Ave. is a light industrial complex vacant unit directly across from his current location.
Ms. Bergmann continued to state that he is seeking a conditional use variance at the proposed site as his secondary location for his auto repair shop where no customers,

no administrative staff, no signage will be present just auto technicians performing repairs. This location is just extra space for his business.
Ms. Bergmann asked if the Board had any questions.
Seeing none she proceeded to question Mr. Lynch on operational history.
Ms. Bergmann provided Aerial view as Exhibit A1 & renderings of the Bays as Exhibit: A2. She questioned Mr. Lynch on the property.
Mr. Lynch expressed the overall reason for the Variance was due to increased business in which the current location was unable to handle. He stated, in obtaining the extra space, he could adequately handle a larger customer base and provide a cleaner looking business. There were no other feasible properties within the area.
Mr. Boraski corrected Ms. Bergmann that the terminology was not a Variance but "Conditional Use".
Mr. Lechner stated that this property was an approved use but wanted to know what would be done with the waste fluids.
Mr. Lynch stated, they are a 100% recyclable facility disposal as usual but smaller volume at this location for the jobs that take longer to complete.

Chair McPherson requests a motion to adopt the application.
Mr. Boraski summarizes the conditions for approval.
Mr. Hutchison made the motion seconded by Mr. Englebert.
Chair McPherson requested a roll call.
Roll Call:

Mr. Guevara	Yes
Mr. Englebert	Yes
Mr. Hutchison	Yes
Ms. Botsford (Alt.)	Yes
Mrs. Marks	Yes
Chairperson MacPherson	Yes

The Conditional use #201022CU was approved.

#201017 CMPS
Lidl Operations
Zoned: NC

Preliminary/Final Major Site
w/ Variances
Block: 12402 Lot: 12/15
Location: 912 S. Black Horse Pike
31,042sf Lidl Supermarket
Associated improvements

NOTES:
Mr. Del Luca Esq. approached the podium representing the applicant Lidl, LLC who introduced his team:
Adam Hendricks- Lidl Employee, Ben Crowder – Civil Engineer for Lidl in NJ, John Harter – Traffic Engineer,
Chelsea Lawson – Architect & Creigh Rahenkamp – Professional Planner.
Mr. Del Luca introduced renderings of the property as Exhibits that described various property aspects.
The property is about five acres of four different parcels in which the applicant will acquire 3.66 acres shown in the aerial exhibit. The property owner will retain 1.81 acres for later development.
Mr. Del Luca continued to describe the properties location in relation to surrounding roadways and the logistics of the company. The proposed store will comprise of

31,042 sqft. as a typical Lidl grocery store shown on the color rendered site plan exhibit A2. Mr. Del Luca continued to describe the buildings orientation to its surroundings. He mentions that the applicant is looking for a minor sub division of the lots and a major/minor site plan approval with minimal Variance relief for a 25' buffer and Signage.
Mr. Del Luca introduced Mr. Crowder a Civil Engineer who was sworn in and recognized as a professional.
Mr. Crowder proceeded to give an overview of the Exhibits that described various aspects of the site project.
He reiterated the lot size, stating there is 500ft. of frontage on both Black Horse Pike and Lakeland Road.
Access to the site will be off each of these roads with 500 ft. off corner providing an unobstructed throat.
There is a Corner Vestibule with parking spaces aimed at that entrance. There will be 145 spaces more than is required by ordinance with larger stall sizes of 10ft.
Mr. Del Luca interrupted sighting Ordinance Section 510 Subsection M7 to clarify the Waiver they are looking to obtain.
Mr. Crowder continued by explaining the loading dock area. They were seeking a design waiver to construct one loading bay instead of two since deliveries are anticipated and would be by one truck once a day. The recyclable trash would be taken away by the delivery truck and small trash receptacle for normal trash pick-up.
Mr. Crowder spoke about the properties storm water management. They proposed underground infiltration basin system underneath the parking lot to handle the runoff of the impervious areas. The basin is 5' deep and buffered with fencing and shrubbery. He also noted that there is shallow seasonal high water that reduces the required high ground water mark. Ground fill will be brought in to elevate the ground level meeting the required ground water separation.
The 25' buffer area will have a 30' depression to allow the natural runoff from adjacent property to drain into the system. The amount of shrubbery to be planted was discussed along with lighting, walkway and signage.
Mr. Crowder requested a site Waiver for moving the property line, grading along property line, lighting line spill over and Variance for free standing signs.
Mr. Del Luca asks Mr. Crowder to clarify some questions from the Board letter. They discussed the bus stop on the corner, utility poles along the frontage and water runoff from the roof.
No questions from the Board at this time.
Mr. Del Luca introduced John Harter Civil Engineer for the company was sworn in and recognized as professional. Mr. Del Luca questioned him on the traffic patterns and analogy of the studies. Mr. Harter stated the studies focused on intersections and cross streets. The study included Black Horse Pike, Church Street, Lakeland Ave and Fairmont Ave. The study was done during morning peak hours. There was no problem cueing onto major roadway but discussed improvement on Church Street to improve level of service.
The site design and parking area are safe. There is No impact on traffic in the area.
No questions from the Board.
Mr. Del Luca introduced Creigh Rahenkamp Professional Planner was sworn in and recognized as professional.
He explained that the design is very appropriate for this property. The waivers needed fit specific use to this property within the redevelopment plan. He discussed the basin and buffer area and appropriateness of building signage. He noted there are No detriments to the grading Variances.
There were No questions from the Board.

Mr. Lechner discussed questions in the Board letter to applicant applicable to (i.e.: bus stop, sidewalk, access to north lot & easement & drainage basement landscaping).
Mr. DiRosa recognized that the applicant agreed to all the comments in the Board letter.
Mr. DiRosa discussed the following three items for clarification: trash enclosure, storm water basin, access easement & traffic of residential roads.

Chair McPherson asked for Board comments
None
Chair McPherson asked for public comments
A resident Tina Enoch approached the podium and sworn in.
She questioned the location of the building entrance and was shown the drawing by Mr. Del Luca.
She questioned continuous sidewalks because of school children and told yes.
She questioned fencing on back side of building which will be erected.
She questioned the Board letter. Mr. Lechner briefly explained the eight recommendations sent to the applicant.

Mr. Boraski summarizes the conditions for approval.
Chair McPherson requests a motion to approve the Preliminary Site Plan.
Mr. Hutchinson made the motion seconded by Mrs. Marks.
Chair McPherson requested a roll call.
Roll Call:

Mr. Guevara	Yes
Mr. Englebert	Yes
Mr. Hutchison	Yes
Ms. Botsford (Alt.)	Yes
Mrs. Marks	Yes
Chairperson MacPherson	Yes

The Major Site Plan w/ Variances #201017CMPS was approved.

General Correspondence – Other Business

None

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

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING APROVAL OF CONDITIONAL USE FOR DOCTOR DAN'S AUTO APPLICATION NO.: 201022CU

WHEREAS, on August 25, 2020, the Gloucester Township Planning Board ("Board") gave consideration to the application of Doctor Dan's Auto (hereinafter "Applicant") seeking permission for an auto service facility and vehicle storage businesses at the property located at 920 E. Blenheim Avenue, identified on the Tax Map for the Township of Gloucester as Block 7101, Lots 2 & 3 (hereinafter "Property") located in the Township's Neighborhood Commercial Zoning District ("NC Zone") and the Apartment Zoning District ("APT Zone") for minor site plan approval in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

WHEREAS, at the Applicant's public hearing, Ms. Renee Bergman, Esq., appeared on behalf of the Applicant, and presented the following witnesses: Mr. Daniel J. Lynch, owner of the applicant, who was sworn in and testified in support of the Application; and

WHEREAS, Ms. Bergman introduced the following exhibits: Exhibit A1 – Color Overhead View of the Property; and Exhibit A2 – Proposed Floor Plan; and

WHEREAS, Mr. Lynch testified that the proposed use is across the street from the present location of the business, which is generally zoned for light industrial use; that he has been in business many years and need the additional property across the street for overflow work; that no customers will be going to the property across the street from his existing business; that there will be no long term storage of vehicles; that the hours of operation will be the same as the existing business and building, typically 8 AM to 5 PM during the week; and that there will be no additional exterior signage proposed for the Property; and

WHEREAS, the Board Planner, Kenneth D. Lechner, PP, AICP, presented and discussed his August 12, 2020 Review Letter ("Planning Review Letter"), incorporated by reference as if set forth fully herein, with the Applicant and Applicant's witnesses, and the Applicant agreed as a condition of approval to comply with all comments and recommendations contained therein as stated and agreed upon the record by the Applicant; and

WHEREAS, the Board and Board Professionals questioned and discussed with the Applicant several specific proposed improvements to the Property and additional details regarding the Applicant's proposed use; and the Applicant confirmed he is able to meet all conditions established by the LDO to permit the proposed auto service facility and vehicle storage business at the Property; and

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

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer,

Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department, and Municipal Utilities Authorities, and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings and conclusions of law in approving the subject application for conditional use approval:

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

2. **Applicant and Property.** The Applicant is Doctor Dan's Auto. The Property is known as 920 E. Bleinheim Avenue, identified on the Tax Map for the Township of Gloucester as Block 7101, Lots 2 & 3. The Property is located in NC Zone.

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

4. **Requested Relief.** The Applicant seeks condition use approval to permit the use of the Property as an auto service facility and vehicle storage business.

   Proposed Use. The use of the Property as an auto service facility and vehicle storage business is permitted as a conditional use in the NC Zone where the following conditions of LDO § 415.D.1. are satisfied:

   a. the minimum lot size shall be one acre.

   b. motor fuel pumps shall be a minimum of 28 feet from a right-of-way line.

   c. the closest portion of a motor fuel canopy shall be a minimum of 20 feet from a right-of-way line.

   d. no such use shall be permitted on Lower Landing and Little Gloucester Roads.

   e. the requirements of §507.B. must be met with the exception that the buffer shall be 35 feet.

   f. General standards set forth at LDO § 706.

5. **Variances & Design Waivers.** The Application does not require any variances nor any design waivers from the LDO's bulk and design requirements.

6. **Planning Review Letter.** The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated April 11, 2020, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification, and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or

modified further herein, or to the extent that they had not been addressed through testimony.

7. **Public Testimony**. No members of the public appeared to testify during the Applicant's public hearing.

8. **Decision on Conditional Use.** In light of the testimony and evidence submitted by the Applicant, the Board's Professionals, and members of the public, if any, the Board determined that the Applicant has demonstrated compliance with all required conditions and standards established by LDO Section 415.D.1 and Section 706 specific to the Applicant's proposed auto service facility use; accordingly, the Applicant is therefore entitled to the requested relief to permit the use of the Property as an auto service facility. N.J.S.A. 40:55D-67; Jackson Holdings, LLC v. Jackson Township Planning Board, 414 N.J. Super. 342 (App. Div. 2010).

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

WHEREAS, a motion was duly made and seconded to **APPROVE** the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Chairperson MacPherson	X	
Councilman Hutchinson	X	
Ms. Botsford	X	
Mr. Englebert	X	
Ms. Marks	X	

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

1. The Applicant shall comply with all terms, conditions, and recommendations contained within the Board Professionals' Review Letters as agreed to on the record by the Applicant.

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

review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.

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

4. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law.

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

6. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county, or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required.

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

8. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes, any other applicable municipal codes, and the MLUL.

9. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution.

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

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

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

ANDREA MACPHERSON, CHAIRPERSON

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 22nd day of September 2020 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 25th day of August 2020.

KENNETH LECHNER, SECRETARY

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

RECEIVED
AUG 19 2020
BY:

For Office Use Only

Submission Date[1] _____ Application №.: 201026CUSPW

Taxes Paid Yes/No [initials] (Initial)

Fees _____ Project # 14222

☑ Planning Board ☐ Zoning Board of Adjustment

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

Escr. _____ Escr.# 14222

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: 1743 Farmhouse LLC
Address: 1010 Evesham Road
Gloucester Twp.
City: Magnolia
State, Zip: N.J. 08044
Phone: (609) 820-5472 Fax: (___)___-____
Email: 1743Farmhouse@gmail.com

2. Owner(s) (List all Owners)

Name(s): Steph D. Crea
Address: Same as Applicant
City: _____
State, Zip: _____
Phone: (___)___-____ Fax: (___)___-____

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: John Wade, Esq.
Address: 1250 Chews Landing Rd
City: Gloucester Twp.

Firm: Wade Long Wood & Long
State, Zip: N.J. 08021
Phone: (856)___-____ Fax: (___)___-____
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Jarod Thomas PE	Name: Addison G. Bradley
Address: 645 Berlin Cross Keys Rd. Suite 1	Address: 1585 Elder Lane
Profession: Engineer	Profession: Planner
City: Sicklerville	City: Gloucester Twp.
State, Zip: N. J. 08081	State, Zip: N.J. 08021
Phone: 856) 228 - 2200 Fax: (___) ___ - ___	Phone: 856) 228 - 4048 Fax: (___) ___ - ___
Email: jthomas@cesnj.com	Email:

7. Location of Property:

Street Address: 600 Black Horse Pike Block(s): 19.01

Tract Area: 15,037 Lot(s): 16

8. Land Use:

Existing Land Use: Vacant Building

Proposed Land Use (Describe Application): Two, 2 bed room apartments

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☒ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet. Compliance Plan

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. Compliance Plan

13. Zoning

All Applications	Existing	Proposed
Front setback 1		N/A
Front setback 2		
Rear setback		
Side setback 1		
Side setback 2		
Lot frontage		
Lot depth		
Lot area		
Building height		

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

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

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

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

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

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

14. Parking and Loading Requirements: 1 space / unite Compliances

Number of parking spaces required: 1/unit Number of parking spaces provided: 2

Number of loading spaces required: Number of loading spaces provided:

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 8/11/2020

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).**

8-11-2020
Date

Signature

Stephen D Crea
Print Name

Sworn and Subscribed to before me this 11th day of August, 2020 (Year).

Darlene Pirolli
Signature

Darlene Pirolli
Notary Public
State of New Jersey
My Commission Expires Aug. 24, 2020
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

8/11/2020
Date

Stephen D Crea
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 1/23/19, shows and discloses the premises in its entirety, described as Block 19.01 Lot 16; 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:

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

Name of property owner or applicant

Sworn and subscribed to
On this 11th day of August, 20.20 before the following authority.

Darlene Pirolli
Notary public

Darlene Pirolli
Notary Public
State of New Jersey
My Commission Expires Aug. 24, 2020

#18 - Stephen D. Crea
1010 E. Evesham Road
Magnolia, NJ 08049

Denise L. Herker
1010 E. Evesham Road
Magnolia, NJ 08049

ZONING PERMIT DENIED

600 BLACK HORSE PIKE
Block/Lot 1901/16

Applicant
1743 FARMHOUSE LLC
1010 EAST EVESHAM RD.
MAGNOLIA, NJ 08049

Real Estate Owner
1743 FARMHOUSE LLC
1010 EAST EVESHAM RD.
MAGNOLIA, NJ 08049

This is to certify that the above-named applied for a permit to/authorization for:
proposal to convert an existing bar into 2 two bedroom apartments.. This application for approval is hereby denied

Zone
CR
Application is
Denied

Comments on Decision:
- Apartments are permitted under a Condtional Use which would require Planning Board approval 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
July 21, 2020

Applic No. 14141
8515

Cut Here

Sept 8
Sept 22
Aug 25

Deliver to...

1743 FARMHOUSE LLC
1010 EAST EVESHAM RD.
MAGNOLIA, NJ 08049

6. Off-street parking and private garage.
7. Fences and walls.
8. Deck.
9. Non-residential maintenance shed not to exceed 120 sf.
10. Signs in accordance with §513.
11. Minor home occupation in accordance with §422.G.
12. Satellite dish and television antennae.
13. Accessory uses customarily incidental to a principal use.

D. CONDITIONAL USES PERMITTED. The following uses may be permitted when authorized as a conditional use by the Planning Board in accordance with the general standards of §706 and the following specific criteria:

1. Major home occupation in accordance with §422.G.
2. Public and private day school conforming to the following criteria:
   a. Minimum tract size for public and private day schools for pre-schools (before kindergarten) shall be one (1) acre.
   b. Minimum tract size for all other schools shall be five (5) acres;
   c. Public water and sewer shall be required.
3. House of worship.
   a. Public water and sewer shall be required.
   b. The main entrance shall be from a collector or higher order street.
4. Apartments subject to the following conditions:
   a. Apartments shall be permitted by conversion of an existing building, only.
   b. No more than four units per building shall be permitted.
   c. Off-street parking equal to one space per unit shall be supplied.
5. Adult Day Care Center, subject to the following criteria:
   a. The use shall be designed primarily for adults aged 55 or older.
   b. The number of adults under supervision shall not exceed 50 persons.
   c. A passive or active outdoor recreation area of 1,000 sf. or 100 sf. per person of planned capacity, whichever is greater, shall be provided.

E. FLOOR AREA RATIO LIMITATION. Non-residential uses shall not exceed a floor area ratio of .25.

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

RE: **APPLICATION #201026CUSPW** **Escrow #14222**
1743 Farmhouse, LLC
BLOCK 1901, LOT 16
600 Black Horse Pike

DATE: September 03, 2020

The applicant requests a Conditional Use and Site Plan Waiver approval to convert an existing building into "Two, 2 bedroom apartments," which are attached to an existing dwelling within the CR – Commercial Residential District. The project is located on the northeast corner of the Black Horse Pike and Sixth Avenue.

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

- Applicant/Owner: Stephen D. Crea d.b.a 1743 Farmhouse, LLC, 1010 Evesham Road, Magnolia, NJ 08049 (telephone #609-820-5472).
- Planner: Addison G. Bradley, CLA, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone # 228-4848).
- Engineer: Jarod Thomas, PE, Consulting Engineer Services, 645 Berlin – Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Attorney: John Wade, Esq., Wade, Long, Wood & Long, 1250 Chews Landing Rad, Laurel Springs, NJ 08021.

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 8/19/20.
2. Zoning Permit Denied dated 7/21/20.
3. "Compliance Plan," as prepared by Consulting Engineer Services, comprising one (1) sheet dated 8/10/20.

II. ZONING REVIEW

§414.F – Commercial Residential: Area, Yard, Height and Building Coverage.

1. Apartments are permitted as a conditional use.

Description	Required (Multi-family Use)	Proposed	Conforms
Lot Area (min.)	9,375 sf	15,035 sf	yes
Lot Frontage (min.) Black Horse Pike (min.) Sixth Avenue	 75 ft. 75 ft.	 120 ft. 132 ft.	 yes yes
Lot Depth (min.)	100 ft.	120 ft.	yes
Building Coverage (max.)	35%	21.5%	yes
Lot coverage (max.)	75%	70.7%	yes
Front yard (min.) Black Horse Pike (min.) Sixth Avenue	 20 ft. 20 ft.	 23 ft. 9.7 ft.	 yes enc
Side yard (min.)	10 ft.	28 ft.	yes
Rear yard (min.)	25 ft.	±53 ft.[1]	yes
Building Height (max.)	35 ft.	< 35 ft.	yes

[1] = Scaled data.
enc = Existing nonconformance.

§414.D – Condition Use.

Description	Required (Multi-family Use)	Proposed	Conforms
Conversion of existing building	yes	yes	yes
Units per building (max.)	4	3	yes
Parking (min.) – I space/unit	2	2	yes

III. WAIVER COMMENTS

The Applicant has requested a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

> "The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

IV. VARIANCES COMMENTS

The instant application doesn't require any variances.

V. SITE PLAN WAIVER COMMENTS

It's recommended the Planning Board consider an application for site plan approval to address the following Land Development Ordinance requirements:

1. Site lighting at the following locations to ensure safe movements of pedestrians and vehicles as per §508, Lighting.
    a. Entrance from the Black Horse Pike.
    b. Parking areas.
    c. Pedestrian walkways from parking areas to front building entrance on Sixth Avenue.
2. Paved driveways and parking areas as per §510, Off-Street Parking.
    a. The entire site and adjacent properties are overlain with crushed stone with no apparent identification of property boundaries and land uses.
3. Provide a masonry trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.
4. Concrete curb and sidewalks as per 516, Sidewalks. Curbs, Gutters, & Pedestrian Ways.
    a. A substantial amount of the existing concrete curb and sidewalks are in significant disrepair and should be replaced.

VI. GENERAL COMMENTS

1. It's recommended the Applicant provide building elevations for the proposed apartment buildings.

VII. 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 Certificate of Zoning Conformity from the Zoning Officer*

as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.

VIII. RECOMMENDATIONS

1. The applicant must address the underlined items listed above.

I have no further comments regarding the application at this time. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: John Wade, Esq.
Addison G. Bradley, CLA, PP
Norman K. Rodgers, PE, PLS
Stephen Boraske, Esq.
Steven M. Bach, PE

BACH Associates, P C
ENGINEERS • ARCHITECTS • PLANNERS

September 16, 2020

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

Attn: Ken Lechner, P.P., AICP
Community Development Director

Re: Site Plan Waiver Application
1743 Farmhouse LLC
600 Black Horse Pike
Block 19.01; Lot 16
Review No. 1
Bach Project No. GTPB-2020-7
Application No. 201026CVSPW

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated August 19, 2020.
- Plan entitled "Compliance Plan, 600 Black Horse Pike, Plate 19, Block 19.01, Lot 16, Gloucester Township, Camden County, New Jersey", prepared by Consulting Engineer Services, dated 8-10-20, nc revision.

OWNER / APPLICANT:

Applicant: 1743 Farmhouse LLC
110 Evesham Road
Magnolia, NJ 08049
609-820-547
1743farmhouse@gmail.com

Owner: Stephen D. Crea
110 Evesham Road
Magnolia, NJ 08049
609-820-547
1743farmhouse@gmail.com

PROJECT SUMMARY:

This application is for the conversion of a mixed use building into two (2) residential apartments. The property is a 15,037 sf lot located on the northeasterly corner of Black Horse Pike (US Route 168) and Sixth Avenue in the Township's CR (Commercial/Residential) Zoning District. There currently exists on site a single family residential dwelling to remain undisturbed and an attached single story commercial building that the applicant intents to rehabilitate into two (2) 2-bedroom apartments. The applicant proposes to remove existing paving and concrete from the site and replace with grass and landscaping within gated back yards for each unit and provide two (2) new concrete walkways to each of the apartment front entrances. The applicant is requesting Conditional Use and Site Plan Waiver approval.

REVIEW COMMENTS:

Based upon our review of the information provided by the applicant and a site investigation by our office on September 9, 2020, we offer the following comments:

1. The plan shall provide a detail of the proposed fence and gate.

2. Concrete wheel stops shall be provided for the proposed parking spaces. A detail of the wheel stop shall be shown on the plan.

3. The applicant shall provide testimony regarding trash storage and disposal for the apartment units.

4. The applicant shall replace any concrete in disrepair along either street frontage and the plan shall clearly delineate the limits of sidewalk replacement on the plan. A concrete sidewalk detail shall also be shown on the plan.

5. Standard demolition notes shall be added to the plan for all existing site features to be removed or demolished.

6. Our office recommends the existing stone driveway and parking area be overlaid to eliminate any pot holes or other areas of disrepair.

7. The applicant shall provide testimony regarding existing and proposed site lighting.

OUTSIDE AGENCY APPROVALS:

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

1. Camden County Planning Board
2. Gloucester Township Fire Marshal
3. Camden County Soil Conservation District
4. New Jersey Department of Transportation (NJDOT)
5. Any other as may be necessary

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

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Gloucester Township Planning Board Members
Stephen Boraske, Esq., PB Solicitor
Lydia Pendino, PB Secretary
Stephen D. Crea, Applicant/Owner
Addison G. Bradley, Applicant's Professional
John Wade, Esq., Applicant's Professional
Norman K. Rodgers III, PE & PLS, Applicant's Professional
Jarod Thomas, PE, Applicant's Professional
John Inglese, Applicant's Professional
Anthony F. DiRosa, PE, PLS, Bach Associates

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS
304 White Horse Pike • Haddon Heights, NJ 08035
Phone (856) 546-8611 • Fax (856) 546-8612

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

Date: September 1, 2020

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: 1743 Farmhouse, LLC

Site: 600 Black Horse Pike

Block: 1901 Lot: 16

Application #: 201026CUSPW

1. *Site plan OK. This work will require fire separation of units and fire suspension.*

Thank you,

Jim Gallagher
Building SubCode Official

BW #14

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

August 20, 2020

Applicant: 1743 Farmhouse, LLC
1010 Evesham Rd
Magnolia, NJ 08049

Application: #201026CUSPW
Block: 1901 Lots: 16
Zoned: CR
Escrow: #14222

LOCATION: 600 Black Horse Pike, Glendora

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Vacant Building (Bar) into (2) two bedroom Apartments. Conditional Use & Site Plan Waiver.

☐	1 Copy	*Preliminary & Final Major Site with Variances*
☑	1 Copy -	Compliance Plan
☐	1 Copy -	Soil Erosion & Sediment Control Plan
☐	1 Copy –	Remedial Grading Plan
☐	1 Copy	Stormwater Management Narrative
☐	1 Copy -	Exterior Elevations
☐	1 Copy -	Trip Generation Analysis

9-16-20 JTG Bldg – Site Plan OK.
Note: This work will require fire separation of units & fire suppression – JTG

SIGNATURE

Please type Note for Ken
Thank you

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

August 20, 2020

RECEIVED
AUG 3 1 2020
BY:

Applicant: 1743 Farmhouse, LLC
1010 Evesham Rd
Magnolia, NJ 08049

Application: #201026CUSPW
Block: 1901 Lots: 16
Zoned: CR
Escrow: #14222

LOCATION: 600 Black Horse Pike, Glendora

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Vacant Building (Bar) into (2) two bedroom Apartments. Conditional Use & Site Plan Waiver.

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☐	1 Copy –	Remedial Grading Plan
☐	1 Copy	Stormwater Management Narrative
☐	1 Copy -	Exterior Elevations
☐	1 Copy -	Trip Generation Analysis

Reviewed
☑ Approved ☐ Not Approved
Gloucester Twp. Fire Dist. 1
Fire Official: [signature]
Date: 8/22/2020

SIGNATURE [signature]
Fire Official

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

August 25, 2020

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

RECEIVED
AUG 2 6 2020
BY:

Re: Application #201026CUSPW
1743 Farmhouse, LLC
600 Black Horse Pike, Glendora, NJ 08029
Block 1901, Lot 16

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

RECEIVED
AUG 2 6 2020
BY:

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #201026CUSPW – 600 Black Horse Pike, Glendora Block:1901 Lot: 16

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

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

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

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

☐Other

RECEIVED
AUG 25 2020
BY:

Reviewed By: ■ Lt. Timtohy R. Kohlmyer #206 Signature: T #206 Date: 8/21/2026

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

August 20, 2020

Applicant: 1743 Farmhouse, LLC
1010 Evesham Rd
Magnolia, NJ 08049

Application: #201026CUSPW
Block: 1901 Lots: 16
Zoned: CR
Escrow: #14222

LOCATION: 600 Black Horse Pike, Glendora

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Vacant Building (Bar) into (2) two bedroom Apartments. Conditional Use & Site Plan Waiver.

☑	*1 Copy*	*Preliminary & Final Major Site with Variances*
☐	1 Copy -	Compliance Plan
☐	1 Copy -	Soil Erosion & Sediment Control Plan
☐	1 Copy –	Remedial Grading Plan
☐	1 Copy	Stormwater Management Narrative
☐	1 Copy -	Exterior Elevations
☐	1 Copy -	Trip Generation Analysis

No Issues. Will be a great improvement to the area.

SIGNATURE ---------- 8/20/20

TOWNSHIP OF GLOUCESTER
TAX OFFICE
P O BOX 8
BLACKWOOD, N J 08012

To Whom It May Concern:

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

Name: 1743 FARMHOUSE LLC

Address: 600 BLACK HORSE PIKE

Block: 1901 Lot: 16

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

Date: August 12, 2020

Sandra L. Ferguson
Gloucester Township Tax Collector

RECEIVED
AUG 11 2020
2012 ORDINANCE

LAND DEVELOPMENT APPLICATION CHECKLIST

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

- ✓ Taxes Paid Certification.
- ✓ Land Development Application Form – completed, signed, and notarized.
- ✓ Filing Fees.
  - o **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)
- ✓ Escrow Fees.
  - o **ESCROW FEE = Engineer + Planner + Legal**
- ✓ Signed Escrow Agreement.
- ✓ Signed W-9 Form.
- ✓ Disclosure Statement (Corporations, LLC, and Partnerships).
  - o Corporations, LLC, and Partnerships must be represented by an attorney.
- ✓ Twelve (12) copies of the development plan (signed and sealed).
- ✓ Seven (7) copies of the Ordinance Checklist (§817).
- ✓ Other reports (4 copies) – if applicable.
  - o Drainage Calculations
  - o Environmental Impact Statement
  - o Traffic Impact Statement

CAMDEN COUNTY PLANNING BOARD

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

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

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

TOWNSHIP OF GLOUCESTER

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

RECEIVED
AUG 11 2020
20120ARDCPF

For Office Use Only

Submission Date[1]: Application No.: 20120ARDCPF

Taxes paid YES NO (Initial) SP

Fees 1,060.00 Project # 14090

Escrow 8,600.00 Escr.# 14090

Fire District # #6

☑ Planning Board ☐ Zoning Board of Adjustment ☐ Redevelopment Entity

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Cross Keys MZL LLC c/o KPR Centers LLC
Address: 254 West 31st Street
4th Floor
City: New York
State, Zip: New York, 10001
Phone: (212) 710-9366 Fax: (917) 591-5497
Email: sglantz@kprcenters.com

2. Owner(s) (List all Owners)

Name(s): Cross Keys MZL LLC
c/o KPR Centers LLC
Address: 254 West 31st Street
4th Floor
City: New York,
State, Zip: New York, 10001
Phone: (212) 710-9366 Fax: (917) 591-5497

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

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

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

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

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

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

Name of Attorney: Frank Tedesco
Firm: DILWORTH PAXSON LLP
Address: 457 Haddonfield Road, Suite 700
City: Cherry Hill
State, Zip: NJ, 08002
Phone: (856) 675-1960 Fax: (856) 663-8855
Email: ftedesco@dilworthlaw.com

6. Name of Persons Preparing Plans and Reports:

Name: Clifton W. Quay
Address: 10000 Midlantic Drive-Suite 300W
Profession: PE & PP
City: Mount Laurel
State, Zip: New Jersey 08054
Phone: (856) 234 - 0800 Fax:(856) 234 - 5928
Email: clifton.quay@stantec.com

Name: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: (___)____-_____ Fax:(___)____-_____
Email: _____

7. Location of Property:

Street Address: 517 Berlin Cross Keys Road
Block(s): 18301, Lot(s): 10.05

8. Land Use:

Existing Land Use (Describe the Application): Vacant Lot (former checkers pad site)
Proposed Land Use (Describe the Application): Proposed 2,585 SF fast food restaurant

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 1

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.

13. Zoning

All Applications (property dimensions)	
Lot frontage 1	157 ft
Lot frontage 2 (corner lots)	
Lot depth	233.50 ft
Lot area	36,659 SF

Abbreviations/Footnotes

[1] = E.O.P = Edge of pavement

[2] = Applies to corner lots.

Fence Application	
Setback from roadway E.O.P.[1] 1	N/A
Setback from roadway E.O.P. [2] (corner lots)	N/A
Fence type (i.e. wood, vinyl, etc.)	N/A
Fence height	N/A

Shed Application	
Shed area (length x width)	N/A
Shed height	N/A
Shed wall height	N/A
Setback from front property line 1	N/A
Setback from front property line 2[2]	N/A
Setback from side property line	N/A
Setback from rear property line	N/A
Number of sheds	N/A
Distance from other building(s)	N/A

Garage Application	
Garage Area (length x width)	N/A
Garage height	N/A
Garage wall height	N/A
Number of stories	N/A
Number of garages	N/A
(Includes attached garages if applicable)	N/A
Distance from other building(s)	N/A

Swimming Pool Application	
Swimming pool area or diameter	N/A
Setback* from front property line 1	N/A
Setback* from front property line 2[2]	N/A
Setback* from side property line	N/A
Setback* from rear property line	N/A
Distance** from dwelling	N/A

* 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. (Signage)

☐ Check here if a conditional use is required.

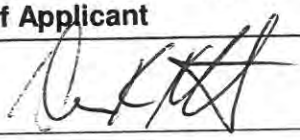
☐ Check here if waivers from the Land Development Ordinance's performance and design standards are requested.

☐ 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



Signature of Applicant

6/24/20

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).**

6/24/2020
Date

Signature
Daniel Kaufthal
Print Name

Sworn and Subscribed to before me this
24 day of June,
2020 (Year).

YUTING HUANG
Notary Public State of New York
NO. 01HU6377118
Qualified in Kings County
My Commission Expires Jun 25, 2022

Signature

Print Name

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

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

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

Signature of Applicant

Daniel Kaufthal
Print Name

6/24/2020
Date

18. Survey / sketch plat waiver certification:

As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of 6/24/2020, shows and discloses the premises in its entirety, described as Block 18301 Lot 10.05; 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~~, New York
County of ~~Camden:~~ Kings
Daniel Kaufthal of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Daniel Kaufthal
Name of property owner or applicant

Sworn and subscribed to
On this 24 day of June,
2020 before the following authority.

Notary public

YUTING HUANG
Notary Public State of New York
NO. 01HU6377118
Qualified in Kings County
My Commission Expires Jun 25, 2022

Preliminary and Final Site Plan

Cross Keys MZL LLC
Block 18301, Lot 10.05

Relief sought:

Applicant is seeking preliminary and final site plan approval for Block 18301, Lot 10.05 located at 517 Berlin Cross Keys Road, for a proposed 2,585 s.f. fast food restaurant, together with proposed signage. Applicant seeks variances from §426 as to the number and size of proposed façade signs, and height and size of proposed freestanding sign.

Applicant received minor subdivision approval on January 22, 2019, Application No. 181048 RDM, whereby Lot 10.05 was created.

BLOCK 18301 LOT(S) 10.05

517 BERLIN CROSS KEYS ROAD
GLOUCESTER TWP., NEW JERSEY

DISCLOSURE OF OWNERSHIP

CROSS KEYS MZL, LLC

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

NAME	ADDRESS	OWNERSHIP %
KP Cross Keys LLC	**c/o Katz Properties, LLC 254 W. 31st Street, 4th Fl. New York, NY 10001**	**25.9%**
R. Paul Smith Companies LLC	**c/o Odin, Feldman & Pittleman, PC., 1775 Wiehl Ave., Suite 400, Reston, VA 20190**	**74%**

CROSS KEYS MZL, LLC
By: Cross Keys Manager, LLC, Its Manager
By: Daniel Partners, LLC, Its Manager

By: _____
Name: Daniel Kaufthal
Title: Manager

Dated: June 23, 2020

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #20120ARDCPF Escrow #14090***
Cross Keys MZL, LLC
BLOCK 18301, LOT 10.05

DATE: September 14, 2020

The Applicant requests preliminary and final major site plan approval for a "Proposed 2,585 SF fast food restaurant" (Kentucky Fried Chicken) within the NVBP – New Vision Business Park Redevelopment District. The property is located on the southwest corner of Berlin-Cross Keys and Williamstown Roads.

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

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

- Applicant/Owner: Cross Keys MZL, LLC c/o KPR Centers LLC, 254 W. 31st Street, New York, NY 10001.
- Engineer/Planner: Clifton W. Quay, PE, PP, Stantec, 10000, Suite 300 W, Mount Laurel, NJ 08054 (telephone #856-234-0800).
- Surveyor: Edward S. McConnell, PLS, Stantec, 10000, Suite 300 W, Mount Laurel, NJ 08054 (telephone #856-234-0800).
- Attorney: Frank V. Tedesco, Esq., Dilworth Paxson, LLP, P.O. Box 2570, Cherry Hill, NJ 08002 (telephone#856-675-1900).

I. INFORMATION SUBMITTED

1. Dilworth Paxson, LLP transmittal Letter dated 7/07/20.
2. Land Development Application Form, checklist, dated 8/11/20.
3. Disclosure Statement dated 6/23/20.
4. Memorandum of Agreement between the Gloucester Township Redevelopment Entity and Cross Keys MZL, LLC.
5. Recycling Report, as prepared by Stantec dated 6/16/20.
6. Trip Generation Analysis, as prepared by Stantec dated 6/22/20.
7. Stormwater Management Narrative, as prepared by Stantec dated 6/16/20.
8. Boundary & Topographic Survey, as prepared by Stantec comprising one (1) sheet dated 6/29/20.
9. Architectural plans consisting of the following:

Sheet	Plan Description	Date / Latest Revision
A4.0	Exterior Elevations	5-15-19
A4.1	Exterior Elevations	5-15-19

10. Engineering plans, as prepared by Stantec, consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	General Information plan	6-29-20
2	Existing Conditions & Site Demolition	6-29-20
3	Site Plan	6-29-20
4	Grading plan	6-29-20
5	ADA Compliance Plan	6-29-20
6	Utility Plan	6-29-20

7	Soil Erosion & Sediment Control Plan	6-29-20
8	Soil Erosion & Sediment Control Details	6-29-20
9	Detail Sheet 1	6-29-20
10	Detail Sheet 2	6-29-20
11	Landscape Plan	6-29-20
12	Landscape Details	6-29-20
13	Lighting Plan	6-29-20

Redevelopment Agreement Information

11. Dilworth Paxson, LLP transmittal Letter dated 8/20/20.
12. Amended Memorandum of Agreement.
13. Council Resolution R-20:08-165 adopted August 10. 2020

II. REDEVELOPMENT PLAN & PLANNING ANALYSIS COMMENTS

The following applies to the New Vision Redevelopment Plan and Planning Analysis, as noted.

Section IV. Objectives

1. The Applicant should provide testimony to the Planning Board on how the proposed redevelopment project addresses the following objectives of the New Vision Redevelopment Plan:

   A. Prevent further deterioration of the built environment.
   B. Promote the overall development of the community.
   C. Foster physical development that will be most conducive to the social and economic improvement of the Township and the region.
   D. Encourage the highest and best use of land and property.
   E. Facilitate full utilization of the land.
   F. Improve the physical and functional layout of the study area and remove impediments to land use consistent with the zone plan.
   G. Require adherence to the highest design standards.
   H. Strengthen social, economic and development patterns.
   I. Increase economic opportunities in the Township of Gloucester.
   J. Improve the health and welfare of the residents of the Township
   K. Advance public-private partnership efforts for the improvement of the economic environment.

Section IX.1.0, Zone Plan and Zoning Regulations

2. The subject parcel is located within the NVBP – New Vision Business Park District as per §IX.1.0, New Vision Business Park District (NVBP).
   a. Retail sales and services as a component of a Planned Commercial Development is a permitted use within the New Vision Business Park District [§IX.1.0(D)(4)(c)(iv)].

Land Development History

i. The instant application is a component of the existing Gloucester Town Center, which was originally developed under the former BD-1, Business Development Zone of Ordinance O-83-26A. The subject parcel and surrounding area was established as a redevelopment area under the

Local Redevelopment and Housing Law with the approved New Vision Redevelopment Plan by ordinance O-02-30 adopted August 12, 2002.

1. The above referenced ordinance O-83-26A was replaced in its entirety by ordinance O-03-03 adopted on January 23, 2003 following the adoption of a new Township Master Plan.

b. Planned Commercial Development is also a permitted use within the New Vision Redevelopment Plan [§IX.1.0(D)(4)].

c. The Planning Board should note the New Vision Redevelopment Plan amended by Ordinance O-16-07, adopted May 23, 2016 does not rely on traditional bulk and setback standards.

i. However, the applicant is required to satisfactorily address their proposed layout.

1. It's recommended the Applicant provide professional testimony to the Planning Board regarding the proposed lot size (area – frontage – depth), building setbacks, building and lot coverage are appropriate for the instant application; the layout is within recognized best management practices for site design for the proposed use; and, the overall development is substantially consistent with the objectives of the New Vision Redevelopment Plan.

Section IX.1.0(K), Off-Street Loading and Parking Standards

3. It's recommended the Applicant provide professional testimony to the Planning Board addressing off-street loading space and the adequacy of the proposed number of parking spaces to meet the expected demand of the commercial development as per §IX.1.0(K), Off-Street Loading and Parking Standards.

a. The Planning Board is advised the New Vision Redevelopment Plan does not rely on the Land Development Ordinance parking requirements and defers compliance to professional testimony of the applicant based on their expertise, professionals, and recognized design considerations current to the time period and land uses.

i. However, the Planning Board should note the Gloucester Township Land Development Ordinance would require at least 23 parking spaces; the instant application provides 24 parking spaces.

Section IX.1.0(L), Additional Requirements

4. The instant application proposes public water and sanitary sewerage facilities to be provided as per §IX.1.0(L)(1).

5. The Applicant should provide testimony addressing the proposed building architecture is "compatibly designed ... and suitably finished for aesthetic purposes" in its relation to elevations facing a street or residential areas as per §IX.1.0(L)(2).

6. The plan shall be revised to provide a landscaped plan signed and sealed by a NJ Licensed Landscape Architect as per §IX.1.0(L)(3).

7. The Applicant should provide testimony addressing the proposed façade and free-standing signs are suitably sized and designed for the proposed development and consistent with Section IV, Objectives of the New Vision Redevelopment Plan as per §IX.1.0(L)(7).

8. *The preliminary and final major site plan includes pedestrian walkways and crosswalk at the following location to improve pedestrian access as per §IX.1.0(L)(8).*
    a. *From Williamstown Road to the proposed concrete walkway on the north side of the building.*
9. The Applicant provide professional testimony to satisfaction of the Planning Board that the proposed lighting plan is suitably designed for the proposed land use and provides adequate illumination as per §IX.1.0(L)(9).
10. The Applicant should provide testimony addressing the proposed building is "architecturally appealing" and advance the scenic vistas and viewsheds of the development and Township as per § IX.1.0(L)(10).

III. REDEVELOPMENT PLAN INFORMATION

NVBP Redevelopment District Requirements:

Standard	(Lot 10.04)
Lot area	0.846 acres
Lot frontage	157 ft.
Lot depth	233.50 ft.
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS	
Front yard	103 ft.
Side yard	81.15 ft. / 40.6 ft.
Rear yard	44.49 ft.
Building coverage	7.05%
Lot coverage	55.79%
Height	1 Story

IV. APPLICATION SUBMISSION CHECKLIST

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

The Applicant must provide the following omitted checklist requirements of request a waiver:

1. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
    a. The Applicant provided a Trip Generation Analysis.
        i. The Applicant should provide professional testimony addressing the adequacy of the submitted analysis in lieu of the required Traffic Impact Report.
2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
3. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
    a. The plans should be revised to relocate the signature blocks to an outside fold.

4. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
    a. The plans should be revised to provide two (2) permanent benchmarks and symbol in the legend.
5. Fire lanes [Checklist #77].
6. Cross Sections. [Checklist #94].
7. Proposed grades [Checklist #95].
8. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
9. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].

V. WAIVER COMMENTS

The instant Application requests a waiver from the following checklist items.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
2. Environmental Constraints Map (See §519). [Checklist #108].

VI. VARIANCE COMMENTS

The typical bulk and setback variances are not part of applications within the New Vision Redevelopment Plan.

Generally, applicants must comply with the goals and objectives of the redevelopment plan regarding land uses and architectural considerations to the satisfaction of the Redevelopment Entity and site development to the satisfaction of the Planning Board.

VII. SITE PLAN AND SUBDIVISION REVIEW COMMENTS

1. The applicant should provide testimony and the plans revised to address the proposed average illumination, which shall not exceed 2.0 footcandles as per §508.F(2), Lighting.
2. The plans should be revised to reduce the pole mounted light not to exceed twenty-five feet (25) feet as per §508.F(3), Lighting.
3. The plans should be revised to provide notations for the trash enclosure to include a solid gate and exterior covering compatible with that of the principal structure as per §510.L, Refuse/Recyclable Storage Areas.
4. The plans should be revised to provide new concrete curb for the thirtee (13) space parking area as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.
5. The plans should be revised to provide a detail of the proposed drive-thru lane crosswalk as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.

VIII. RECOMMENDATIONS

1. The Applicant must address the underlined comments.

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

cc: Frank V. Tedesco, Esq.
Clifton W. Quay, PE, PP
Stephen M. Bach, PE
Stephen Boraske, Esq.

BACH Associates, P C
ENGINEERS • ARCHITECTS • PLANNERS

September 16, 2020

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

Attn: Ken Lechner, P.P., AICP
Community Development Director

Re: Kentucky Fried Chicken (KFC) at Gloucester Town Center
Preliminary and Final Major Site Plan Review
Cross Keys MZL, LLC c/o KPR Centers LLC
517 Berlin Cross Keys Road
Block 18301, Lot 10.05
Review No. 1
Bach Project No. GTPB-2020-6
Application No. 20120ARDCPF

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 8-11-20.
- Township of Gloucester Land Development Submission Checklist, dated 8-11-20.
- Report Entitled "Proposed KFC at 517 Berlin Cross Keys Road - Trip Generation Analysis, Block 18301, Lot 10.05, Township of Gloucester, Camden County, New Jersey", prepared by Stantec Consulting Services, Inc., dated June 22, 2020, no revision.
- Report entitled "Recycling Report, 517 Berlin Cross Keys Road, Block 18301, Lot 10.05, Township of Gloucester, Camden County, New Jersey", prepared by Stantec Consulting Services, Inc., dated June 16, 2020, no revision.
- Report entitled "Stormwater Management Narrative, 517 Berlin Cross Keys Road, Block 18301, Lot 10.05, Township of Gloucester, Camden County, New Jersey", prepared by Stantec Consulting Services, Inc., dated June 16, 2020, no revision.
- Draft KFC Elevations (2 sheets) dated April 2019. It shall be noted that these plans do not have the name of the company preparing the plans or a professional's signature block.

- Survey entitled "Boundary & Topographic Survey, 517 Berlin Cross Keys Road, Block 18301, Lot 10.05, Township of Gloucester, Camden County, New Jersey", prepared by Stantec Consulting Services, Inc., dated 6-29-20, no revision.

- Resolution R-20:08-165 authorizing the signing of an amended memorandum of agreement between the Gloucester Township Redevelopment Entity and Cross Keys MZL, LLC.

- Drawings entitled "Preliminary/Final Site Plan, 517 Berlin Cross Keys Road, Block 18301, Lot 10.05, Township of Gloucester, Camden County, New Jersey", prepared by Stantec Consulting Services, Inc.:

Sheet	Title	Date/Last Revision
1	General Information Plan	6-29-20 / None
2	Existing Conditions and Site Demolition Plan	6-29-20 / None
3	Site Plan	6-29-20 / None
4	Grading Plan	6-29-20 / None
5	ADA Compliance Plan	6-29-20 / None
6	Utility Plan	6-29-20 / None
7	SESC Plan	6-29-20 / None
8	SESC Details	6-29-20 / None
9	Detail Sheet 1	6-29-20 / None
10	Detail Sheet 2	6-29-20 / None
11	Landscape Plan	6-29-20 / None
12	Landscape Details	6-29-20 / None
13	Lighting Plan	6-29-20 / None

SITE INFORMATION:

Applicant/Owner: Cross Keys MZL, LLC c/o KPR Centers, LLC
254 West 31th Street,
4th Floor
New York, NY 10001
212-710-9366
sglantz@kprcenters.com

PROJECT SUMMARY:

This application is for the construction of a 2,585 SF KFC (Kentucky Fried Chicken) restaurant and associated site improvements at an existing 36,659 SF commercial pad site at the commercial shopping center known as Gloucester Town Center. The project site is located on the northerly side of Berlin Cross Keys Road, west of Williamstown – Erial Road (CR 704) in the Township's NVBP New Vision Business Park Redevelopment Zoning District. The existing pad site contains a vacant Checker's restaurant building and associated parking lot. The applicant proposes to demolish all existing site improvements andto construct the KFC and associated site improvements and is seeking Preliminary and Final Major Site Plan approval.

WAIVERS / VARIANCES:

The following items from the Land Development Ordinance Submission Checklist have not been provided:

1. Checklist Item No. 5 - An Environmental Impact Report per § 816. *Waiver requested. Our office has no objection to this requested waiver.*

2. Checklist Item No. 9 – Delineation and calculation of wetlands. ***Waiver recommended for completeness only.***

3. Checklist Item No. 108 – An Environmental Constraints Map per §519. *Waiver requested. Our office has no objection to this requested waiver.*

The application will require the following design waivers:

1. §509 – "An off-street loading space shall be required for all buildings, for which it can be anticipated there will be receipt and/or shipment of materials by truck." The plans provided do not delineate a loading area. The applicant shall provide testimony.

It shall be noted that the applicant has requested variances for signage. Our office defers review of the proposed signs to the Township Planner.

GENERAL:

1. The plans shall note previous Planning Board approvals that would effect this application and list any previously granted waivers or variances for non-complying items.

2. The drive aisle shall be extended a minimum of five (5') feet to allow adequate exiting room for the parking stall closest to Berlin Cross Keys Road.

3. The applicant shall illustrate truck turning maneuverability on the plans to confirm the loading area and trash enclosure accessibility. The applicant shall also illustrate the maneuverability of emergency vehicles.

4. Building dimensions shall be shown on the Site Plan.

5. The stop sign at the entrance drive shall be labeled on the Site Plan.

6. A dimension shall be provided from the concrete pad of the trash enclosure to the closest adjacent property line.

7. The Site Plan shall provide a dimension from the existing curb line to remain to the closest adjacent property line.

PERFORMANCE STANDARDS (ARTICLE V):

A. Grading (Section 506)

1. Two permanent benchmarks and symbol in the legend shall be shown on the grading plan per §506.A(4).

2. As per section 506.A(7) "unless otherwise authorized by the approving agency engineer, existing grades shall not be changed within 5 feet of the boundary with an adjacent property." The grades along the entrance road from Berlin Cross Keys Road are being changed within 5 feet of the property line. The plans shall be revised to conform with the requirement or a waiver should be requested.

3. The flow arrows on the grading enlargement details shall be revised to point in the direction of flow.

4. The finished floor elevation of the proposed building shall be shown on each of the Grading Enlargement Details.

B. Off Street Loading (Section 509)

1. An off street loading area per § 509 (A) is not provided. The applicant shall provide testimony and a waiver shall be requested.

C. Off Street Parking (Section 510)

1. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines.

2. Striping shall be provided in the drive-thru area to define the bypass lane.

3. In accordance with section 510.M.(1). "The locations of fire lanes, to ensure the efficient and effective use of fire apparatus, shall be subject to review and approval of the Fire Marshal. Fire lanes shall be a minimum of eighteen (18) feet in width unless contiguous to an access aisle." There are no fire lanes shown on the plans, the applicant shall provide testimony.

4. In accordance with section 510.M.(6). "Parking areas buffering and landscaping shall be provided in accordance with the provisions of Section 505."

5. Pinned concrete wheel stops shall be provided at parking stalls that are not adjacent to full height curb for the entire length of the parking stall. Appropriate details shall be provided.

D. Sidewalks/Curbs (Section 516)

1. The plans shall indicate the width of all concrete curb islands.

2. The extents of the existing curb line to remain shall be labeled on the Site Plan.

3. The plans shall indicate a pavement width at all entrance drive.

E. Stormwater Management (Section 517)

1. The project will not cause a disturbance of more than one acre of land or an increase in impervious coverage of more than one quarter of an acre, therefore it is not considered a "Major Development" as defined by the New Jersey Stormwater Management Rules (N.J.A.C. 7:8) and this site is not required to comply with the NJDEP Stormwater Regulations for stormwater quantity and quality reductions.

2. The project will not cause a disturbance of more than one acre of land or an increase in impervious coverage of more than one quarter of an acre, therefore it is not considered a "Major Development" as defined by the New Jersey Stormwater Management Rules (N.J.A.C. 7:8) and this site is not required to comply with the NJDEP Stormwater Regulations for groundwater recharge.

3. The design engineer should revise the stormwater narrative to provide a comparison between the existing off-site runoff and the proposed off- site runoff.

4. The design engineer should provide a calculation to confirm that the proposed roof drain has capacity to handle the runoff from the building.

F. Utilities (Section 518)

1. The applicant is proposing public water service for the development. We defer to Aqua New Jersey for review of water improvements. The applicant shall provide the Township with a letter confirming connection, supply, and capacity are available from Aqua New Jersey.

2. The applicant is proposing public sanitary sewer service for the development. We defer to Gloucester Township Municipal Utilities Authority (GTMUA) for review of sanitary sewer improvements. Documentation confirming availability of sanitary sewer service for the project site shall be obtained from the GTMUA and submitted to the Township.

3. In accordance with section 518.A.2 "Hydrant locations are to comply with R.S.I.S. standards and with the requirement of the local Fire Code Official." The plans should identify where the nearest fire hydrant location is in conformance with this regulation.

4. The proposed water service utilizes an existing water main stub. The applicant's engineer should provide testimony as to the need for a new sanitary sewer connection when there appears to be 2 existing stubs for connection. If the existing stubs are not utilized then a note should be added to the plan that the contractor is responsible for ensuring that the stubs are properly sealed.

G. Traffic Impact Statement (Section 815)

1. The Trip Generation Analysis (TGA) prepared by Stantec indicates the application includes a proposed 2,585 square foot (SF) KFC fast food restaurant. The TGA also indicates the existing site was a 1,377 SF fast food restaurant and access would be maintained via internal roadway network lanes within the Gloucester Town Center. The TGA provides trip generation for both the existing and proposed fast food restaurants and concludes the additional trips generated by proposed KFC restaurant would have a minimal impact on the adjacent roadway network.

2. The applicant should provide additional capacity analysis with respect to approved/occupied land uses within Gloucester Town Center and the adjacent roadway network.

H. Environmental Impact Statement (Section 816)

1. The applicant has requested a waiver from the required Environmental Impact Statement. *Our office has no objection to this requested waiver.*

I. Details

1. The Trash Enclosure Detail shall be revised to provide a material for the type of fence.

2. A detail shall be provided for the proposed concrete sidewalk.

3. A detail shall be provided for the proposed concrete sidewalk adjacent to the concrete curb along the parking lot.

4. All sanitary sewer details shall be reviewed and approved by the Gloucester Township MUA.

OUTSIDE AGENCY APPROVALS:

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

1. Camden County Planning Board
2. Gloucester Township Fire Marshall
3. Camden County Soil Conservation District
4. Gloucester Township Municipal Utilities Authority
5. Aqua NJ
6. Any other as may be necessary

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

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

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Gloucester Township Planning Board Members
Stephen Boraske, Esq., PB Solicitor
Lydia Pendino, PB Secretary
Daniel Kaufthal, Applicant/Owner
Frank Tedesco, Esq., Applicant's Professional
Clifton W. Quay, PE, PP, Applicant's Professional
Anthony F. DiRosa, PE, PLS, Bach Associates

S:\GTPB2020 GTPB\-6 KFC\Docs\GTPB2020-6 KFC, Review No 1, 09-15-20.doc

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

August 11, 2020

Applicant: Cross Keys MZL, LLC - Preliminary/Final Major Site
c/o KPR Center with Variances
Amended Redevelopment Agreement

Application:#20120ARDCPF
Block: 18301 Lots:10.05
Zoned:NVSFR-Overlay
Escrow: #14090

LOCATION: 517 Berlin Cross Keys Rd., Sicklerville, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION –

☑	*1 Copy*	*Preliminary & Final Major Site with Variances*
☐	1 Copy -	Boundary & Topographic Survey
☐	1 Copy -	Soil Erosion & Sediment Control Plan
☐	1 Copy –	Remedial Grading Plan
☐	1 Copy	Stormwater Management Narrative
☑	1 Copy -	Exterior Elevations
☐	1 Copy -	Trip Generation Analysis

OK 8-18-20 JCG Bldg

SIGNATURE----------

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

August 13, 2020

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

Re: Application #20120ARDCPF
Cross Keys, MZL, LLC
517 Berlin Cross Keys Road, Sicklerville, NJ 08081
Block 18301, Lot 10.05

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RECEIVED
AUG 17 2020
BY:

RJC:mh

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #20120ARDCPF – 517 Berlin Cross Keys Road **Block: 18301** **Lot: 10.05**

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

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

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

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

☐Other

Reviewed By: ■ Lt. Timtohy R. Kohlmyer #206 Signature: 206 Date: 8/12/2020

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

August 11, 2020

Applicant: **Cross Keys MZL, LLC** - **Preliminary/Final Major Site**
c/o KPR Center **with Variances**
Amended Redevelopment Agreement

Application:#20120ARDCPF
Block: 18301 Lots:10.05
Zoned:NVSFR-Overlay
Escrow: #14090

LOCATION: 517 Berlin Cross Keys Rd., Sicklerville, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION –

☐	*1 Copy*	*Preliminary & Final Major Site with Variances*
☐	1 Copy -	Boundary & Topographic Survey
☐	1 Copy -	Soil Erosion & Sediment Control Plan
☐	1 Copy –	Remedial Grading Plan
☐	1 Copy	Stormwater Management Narrative
☐	1 Copy -	Exterior Elevations
☐	1 Copy -	Trip Generation Analysis

SIGNATURE----------

Block/Lot/Qual:	18301. 10.05	**Tax Account Id:**	23000
Property Location:	517 CROSS KEYS ROAD	**Property Class:**	1 - Vacant Land
Owner Name/Address:	CROSS KEYS MZL LLC	**Land Value:**	100
	254 W 31ST ST F4	**Improvement Value:**	0
	NEW YORK, NY 10001	**Exempt Value:**	0
		Total Assessed Value:	100
		Additional Lots:	None
Special Taxing Districts:	Fire District 6	**Deductions:**	

Taxes

Make a Payment View Tax Rates View Current Bill Project Interest

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2020	02/01/2020	Tax	0.99	0.00	0.00	0.00	PAID
2020	05/01/2020	Tax	0.99	0.00	0.00	0.00	PAID
2020	08/01/2020	Tax	1.02	-3.06	0.00	-3.06	PAID
	Total 2020		**3.00**	**-3.06**	**0.00**	**-3.06**	
2019	08/01/2019	Tax	1.98	0.00	0.00	0.00	PAID
2019	11/01/2019	Tax	1.97	0.00	0.00	0.00	PAID
	Total 2019		**3.95**	**0.00**	**0.00**	**0.00**	

Last Payment: 10/21/19

Return to Home

R-20:08-165

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, AUTHORIZING THE SIGNING OF AN AMENDED MEMORANDUM OF AGREEMENT BETWEEN THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY AND CROSS KEYS MZL, LLC - REDEVELOPER/OWNER

WHEREAS, Redeveloper/Owner is the owner of certain lands now designated within the New Vision Business Park Redevelopment District, and

WHEREAS, said lands are improved and known as Gloucester Town Center,

WHEREAS, the Redeveloper/Owner has secured a minor subdivision/site plan for a portion of lands containing the site previously described as Block 18301 Lot 10 and proposes the development of a KFC Restaurant; and

WHEREAS, Gloucester Township Ordinance #04-37, Section 6, amends Article VIII, Section 817 of the submission Checklist providing that in Redevelopment Zones a Memorandum of Agreement from the Redevelopment Entity describing the preliminary terms of the relationship with the property owner to include a project description related to any use or activity to be conducted on lands, improved or unimproved, within a area designated as a redevelopment zone; and

NOW, THEREFORE, The Mayor of the Township of Gloucester, or other Official of the Township of Gloucester as may be designated, is hereby authorized to enter into a Memorandum of agreement with Cross Keys MZL LLC for the site improvement and the development of a KFC Restaurant. The proposed form of Amended Memorandum of Agreement is attached to this Resolution.

Adopted: August 10, 2020

President of Council
Orlando Mercado

Township Clerk
Nancy Power, RMC

LAND DEVELOPMENT APPLICATION CHECKLIST

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

X Taxes Paid Certification.

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

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

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

X Signed Escrow Agreement.

X Signed W-9 Form.

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

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

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

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

CAMDEN COUNTY PLANNING BOARD

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

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

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

S:\Planning Board\FORMS\R_ldachecklist100808.doc

TOWNSHIP OF GLOUCESTER

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

RECEIVED
AUG 27 2020
BY:

For Office Use Only

Submission Date[1]: _____ Application No.: 20028MS

☑ Planning Board ☐ Zoning Board of Adjustment ☐ Redevelopment Entity

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

Taxes paid YES / NO ___ (Initial) SP
Fees $383. Project # #14249
Escrow $1600. Escr.# #14249
Fire District # #2

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: PNC Bank N.A. c/o PNC Realty Services, Casey W. Sigmund
Address: 620 Liberty Avenue, P2-PTPP-02-A
City: Pittsburgh
State, Zip: PA, 15222
Phone: (412) 402- 6933 Fax: (412) 705 - 0122
Email: casey.sigmund@pnc.com

2. Owner(s) (List all Owners)

Name(s): Tau NY-NJ, LLC
c/o Realty Income Corporation
Address: 11995 El Camino Real
City: San Diego
State, Zip: CA 92130
Phone: (____) _____-_____ Fax: (____) ____-_____

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

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

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

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

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

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

Name of Attorney: Diane N. Hickey
Firm: Riker Danzig Scherer Hyland & Perretti, LLP
Address: 1 Speedwell Avenue
City: Morristwon
State, Zip: NJ, 07962
Phone: (973) 451 8528 Fax: (973) 451- 8353
Email: dhickey@riker.com

6. Name of Persons Preparing Plans and Reports:

Name: Clifton W. Quay, P.E., P.P. Stantec Consulting Services Inc.	Name:
Address: 10,000 Midlantic Dr., Suite 300W	Address:
Profession: Professional Engineer / Planner	Profession:
City: Mount Laurel	City:
State, Zip: New Jersey, 08054	State, Zip:
Phone: (856) 234 - 0800 Fax:(856) 234 - 5928	Phone: (___)____-_____ Fax:(___)____-_____
Email: Clifton.Quay@Stantec.com	Email:

7. Location of Property:

Street Address: 1485 Blackwood Clementon Road 1

Block(s): 20202, Lot(s):

8. Land Use:

Existing Land Use (Describe the Application): Commercial Bank

Proposed Land Use (Describe the Application): Commercial Bank - The application proposes no change in use.

The application proposes ADA improvements to bring the site into greater compliance with the Americans with Disabilities Act.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

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 Considering the de minimis scope of the application, it is not anticipated that the proposed improvements will impact any existing deed restrictions on the subject property. No new deed restrictions are proposed in connection with this application.

10. Utilities: (Check those that apply.) No change.

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet. Minor site plan prepared by Stantec dated 4/24/2020
Boundary and Topographic Survey prepared by SAM dated 3/21/2020

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. PNC requests copies of all previous or pending application for the subject property provide copies of same, if any, upon receipt prior to hearing.

13. Zoning

All Applications (property dimensions)	
Lot frontage 1	183.8 FEET
Lot frontage 2 (corner lots)	291.1 FEET
Lot depth	174.75 FEET
Lot area	1.24 ACRES

Abbreviations/Footnotes

[1] = E.O.P = Edge of pavement

[2] = Applies to corner lots.

Fence Application	
Setback from roadway E.O.P.[1] 1	
Setback from roadway E.O.P. [2] (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[2]	
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[2]	
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): None

☐ 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

Signature of Applicant

6/8/2020

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).**

SEE ENCLOSED TENANT AUTHORIZATION LETTER

Date

Signature

Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (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?	☒ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☐ No	☒ Yes
D. Is the applicant a corporation?	☒ No	☐ Yes
E. Is the applicant a limited liability corporation?	☒ No	☐ Yes
F. Is the applicant a partnership?	☒ No	☐ Yes

IF YES TO ANY OF THE ABOVE:

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

Casey Sigmund

Print Name

6/8/2020

Date

18. Survey / sketch plat waiver certification:

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

State of New Jersey,
County of Camden:

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

Clifton Equity

Name of property owner or applicant

Sworn and subscribed to
On this 3 day of June,
2020 before the following authority.

Notary public

ASHLEY L MUNZ
My Commission Expires
NOTARY PUBLIC
07-27-2020
STATE OF NEW JERSEY

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO: Planning Board

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

RE: **APPLICATION #1201029MS** **Escrow #14249**
PNC Bank, N.A. PNC Realty Services
BLOCK 20202, LOT 1
1485 Blackwood-Clementon Road

DATE: September 14, 2020

The applicant requests minor site plan approval for "ADA improvements" that include sidewalks, ramps, parking, and linestriping, revised trash enclosure, and landscaping within the HC – Highway Commercial District. The project is located on the northeast corner of Little Gloucester and Blackwood-Clementon Roads.

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

- Applicant/Owner: PNC Bank, N.A. PNC Realty Services, Casey W. Sigmund, 620 Liberty Avenue, P2-PTPP-02-A, Pittsburgh, PA 15222 (telephone #412-402-6933.
- Engineer: Clifton W. Quay ,PE. PP, Stantec, 10000 Midlantic Drive, Suite 300W, Mont Laurel, NJ 08054-1740 (telephone #856-234-0800).
- Surveyor: Barry A. Gleissner, PLS, SAM, 1247 N. Church Street, Suite 7, Moorestown, NJ 08057 (telephone #856-780-9460).
- Attorney: Diane N. Hickey, Esq., Riker Danzig Scherer Hyland & Perretti LLP, 1 Speedwell Avenue, Morristown, NJ 07962 (telephone #973-538-0800).

I. INFORMATION SUBMITTED

1. Riker Danzig Scherer Hyland & Perretti LLP Transmittal Letter dated 8/21/20.
2. Riker Danzig Scherer Hyland & Perretti LLP Publication Fee Letter dated 8/25/20.
3. Land Development Application Form and checklist dated 8/27/20.
4. Minor Site Plan, as prepared by , Stantec consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	General Information Plan	4-23-20
2	General Information Plan 2	4-23-20
3	Existing Conditions & Demolition Plan	4-23-20
4	Overall Site Plan	4-23-20
5	Site Plan	4-23-20
6	Mill and Overlay Plan	4-23-20
7	Grading plan	4-23-20
8	Grading Plan Dumpster Location	4-23-20
9	ADA Compliance Plan	4-23-20
10	Soil Erosion and Sediment Control Plan	4-23-20
11	Soil Erosion and Sediment Control Details	4-23-20

12	Detail Sheet	4-23-20
13	Detail Sheet 2	4-23-20
14	Landscape Plan	4-23-20

II. ZONING REVIEW

1. Bulk Zoning Requirements:

Zone: "HC" ~ Highway Commercial District [§416]

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	1.24 ac.	yes
Lot frontage (min.) Blackwood-Clementon Road Little Gloucester Road	 80 ft. 80 ft.	 181.455 ft. 282.575 ft.	 yes yes
Lot depth (min.)	200 ft.	272.92 ft.	yes
Building coverage (max.)	25%	5.9%	yes
Lot coverage (max.)	75%	72.7%	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.) - Canopy Blackwood-Clementon Road Little Gloucester Road	 75 ft. 75 ft.	 40.1 ft. 49.7 ft.	 enc enc
Side yard (min.)	10 ft.	52.4 ft.	yes
Rear yard (min.) - Canopy	30 ft.	±158 ft.[1]	yes
Building Height (max.)	40 ft.	±20 ft.	yes
Parking Area Setback (min.)			
From any Right-of-way	**25 ft.**	**2.3 ft.**	**no***
From Side Property Line	10 ft.	±3 ft.[1]	enc
From Rear Property Line	10 ft.	0 ft.[1]	enc
Parking Bank: 1 space/200 sf [3,306 ÷ 200]	17 spaces	31	yes

1 = Scaled data.

enc = Existing nonconformance.

III. APPLICATION SUBMISSION CHECKLIST

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

The Applicant must address the following omitted checklist items or request a waiver:

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
3. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
   a. The plans should be revised to relocate signature blocks to an outside fold.
4. Fire lanes [Checklist #77].
5. Loading areas and number thereof [Checklist #80].
6. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
   a. The plans should be revised to provide existing and proposed site lighting as per §508, Lighting.
7. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
8. If private utilities are proposed, they shall fully comply with all township, county and state regulations. [Checklist #105].

IV. WAIVER COMMENTS

The Applicant's submission does not include any waivers from the ordinance checklist requirements.

V. VARIANCES COMMENTS

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

§413, Area, Yard, Height and Building Coverage

1. Parking setback: (2.3 ft. provided v. 25 ft. minimum required).

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

2. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested variance:
   a. 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)).
   b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

VI. SITE PLAN WAIVER COMMENTS

It's recommended the plan be revised to address the following Land Development Ordinance requirements:

1. Revise and/or supplement the Blue Rug Juniper at the proposed trash enclosure with a taller evergreen tree to screen the enclosure from Little Gloucester Road to enhance the aesthetics of the development and the Township as per §507.A, landscaping.
2. Site lighting particularly in the following proposed revised site plan areas as per §508, Lighting:
   a. Handicapped parking.
   b. Concrete sidewalks.
   c. Cross walk crossing the front of the existing drive-thru lanes.

VII. 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 from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit.*

VIII. 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. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Diane N. Hickey, Esq.
Clifton W. Quay, PE
Stephen Boraske, Esq.
Steven M. Bach, PE

BACH Associates, P C
ENGINEERS • ARCHITECTS • PLANNERS

September 16, 2020

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

Attn: Ken Lechner, P.P., AICP
Community Development Director

Re: Minor Site Plan Application
PNC Bank
PNC Bank N.A. c/o PNC Realty Services, Casey W.
1485 Blackwood Clementon Road
Block 20201; Lot 1
Review No. 1
Bach Project No. GTPB-2020-8
Application No. 201028MS

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated August 27, 2020.
- Township of Gloucester Land Development Checklist, dated August 27, 2020.
- Camden County Planning Board Application, dated August 25, 2020.
- Property Survey entitled "Boundary and Topographic Survey for PNC Bank, Branch J641, Lot 1, Block 20202, Gloucester Twp., Camden County, New Jersey", dated 3-18-20, no revision.
- Plans entitled "Minor Site Plan for PNC Bank Exterior ADA Accessibility Improvements, Brank J641-Highland, 1485 Blackwood Clementon Road, Block 20202, Lot 1, Township of Gloucester, Camden County, New Jersey, prepared by Stantec Consulting Services, Inc.:

Sheet	Title	Date/Last Revision
G-001	General Information Plan	4-23-20 / None
G-002	General Information Plan	4-23-20 / None
C-101	Existing Conditions and Demolition Plan	5-4-20 / None
C-002	Overall Site Plan	5-4-20 / None

C-102.1	Site Plan	5-4-20 / None
C-102.2	Mill and Overlay Plan	5-4-20 / None
C-103	Grading Plan	5-4-20 / None
C-103.1	Grading Plan Dumpster Enclosure	4-23-20 / None
C-103.2	ADA Compliance Plan	4-23-20 / None
C-105	SESC Plan	4-23-20 / None
C-105.1	SESC Details	4-23-20 / None
C-501	Detail Sheet	4-23-20 / None
C-502	Detail Sheet 2	4-23-20 / None
L-101	Landscape Plan	4-23-20 / None

OWNER / APPLICANT:

Applicant: PNC Bank N.A. c/o PNC Realty Services
620 Liberty Avenue P2-PTPP-02A
POittsburg PA 15222
412-402-6933
Casey.sigmund@pnc.com

Owner: Tau NY-NJ, LLC. c/o Realty Income Corporation
11995 El Camino Real
SanDiego CA 92130

PROJECT SUMMARY:

This application is for minor site improvements to an existing PNC Bank located on the northeasterly corner of Blackwood Clementon Road (CR 534) and Little Gloucester Road (CR 759). The site is an 1.249 acre parcel of land located in the Township's HC Highway Commercial Zoning District. The applicant is relocating the existing trash enclosure and reconfiguring existing parking and sidewalk to accommodate ADA improvements to the site. The applicant is requesting Minor Site Plan approval.

COMPLETENESS:

As this application is for minor site improvements to an existing site our office has no objection to waiving any of the checklist items that have not been provided by the applicant.

REVIEW COMMENTS:

Our office preformed a site inspection on September 15, 2020 and have reviewed all information submitted for the application. We offer the following comments:

1. The required certified list of property owners within 200 feet of the site shall be added to the plans.

2. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines.

3. All proposed traffic markings and striping shall be thermoplastic or long life epoxy paint. A note shall be added to the plans.

4. Two permanent benchmarks and symbol in the legend shall be shown on the grading plan per §506.A(4).

5. The applicant shall provide testimony regarding the concrete curb to remain adjacent to the existing landscape bed along Little Gloucester Road.

6. Our office recommends the repair/replacement of the deteriorating curb adjacent to the sidewalk along Little Gloucester Road (see attached photo).

7. Our office recommends the elimination of the uneven sidewalk at the intersection of Little Gloucester Road and Blackwood Clementon Road (see attached photo).

8. The applicant shall provide a narrative of the project as it relates to the "major development" requirement from NJDEP and shall contain but not be limited to the existing and proposed drainage patterns and a comparison of the existing and proposed impervious coverage of the site.

OUTSIDE AGENCY APPROVALS:

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

1. Camden County Planning Board
2. Gloucester Township Fire Marshal
3. Camden County Soil Conservation District
4. Any other as may be necessary

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

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

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

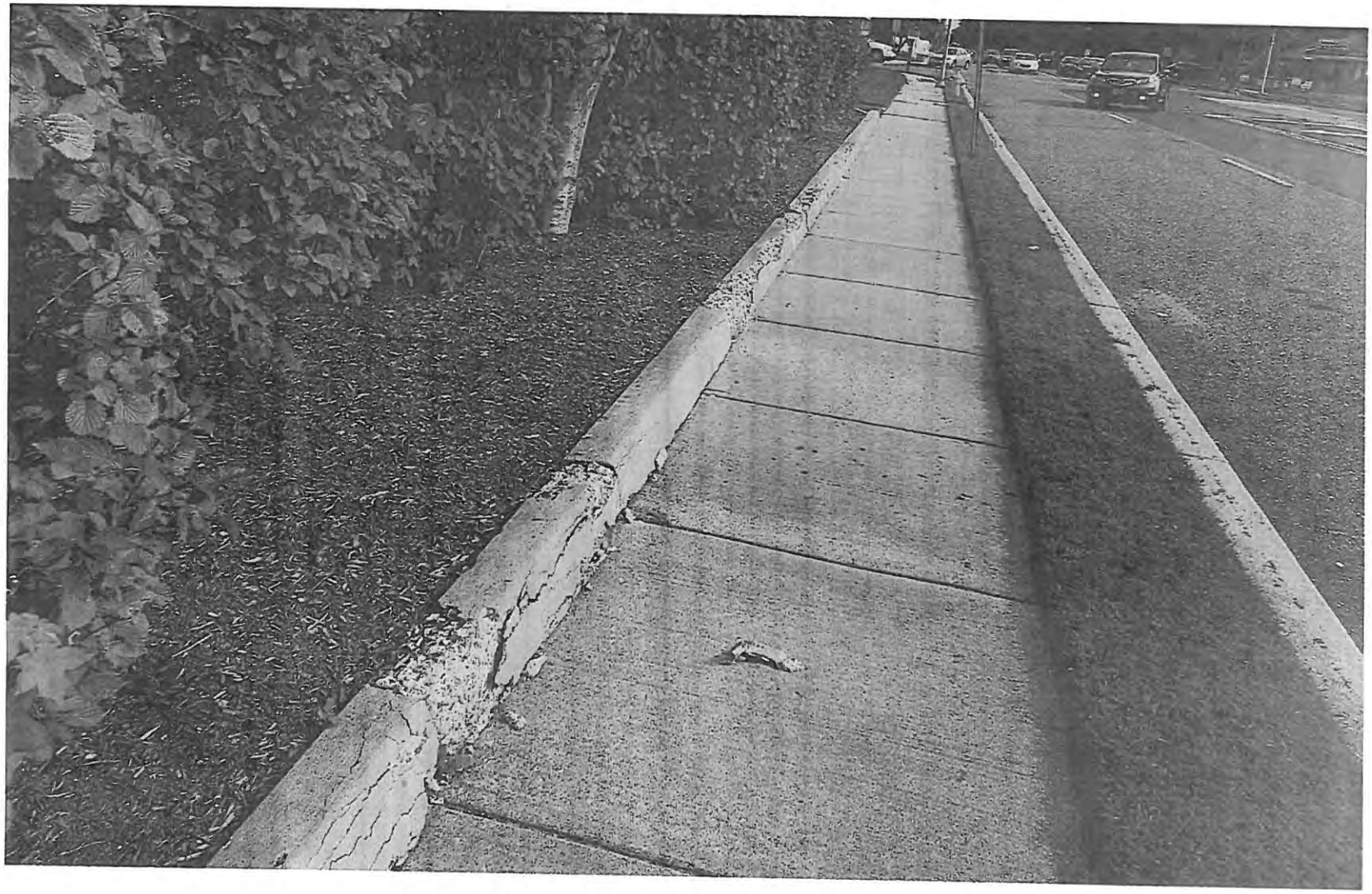
Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Gloucester Township Planning Board Members
Stephen Boraske, Esq., PB Solicitor
Lydia Pendino, PB Secretary
Casey W. Sigmund, PNC Bank N.A. c/o PNC Realty Services, Applicant
Tau NY-NJ, LLC c/o Realty Income Corporation, Owner
Diane N. Hickey, Esq., Applicant's Professional
Clifton W. Quay, PE, PP, Applicant's Professional
Anthony F. DiRosa, PE, PLS, Bach Associates

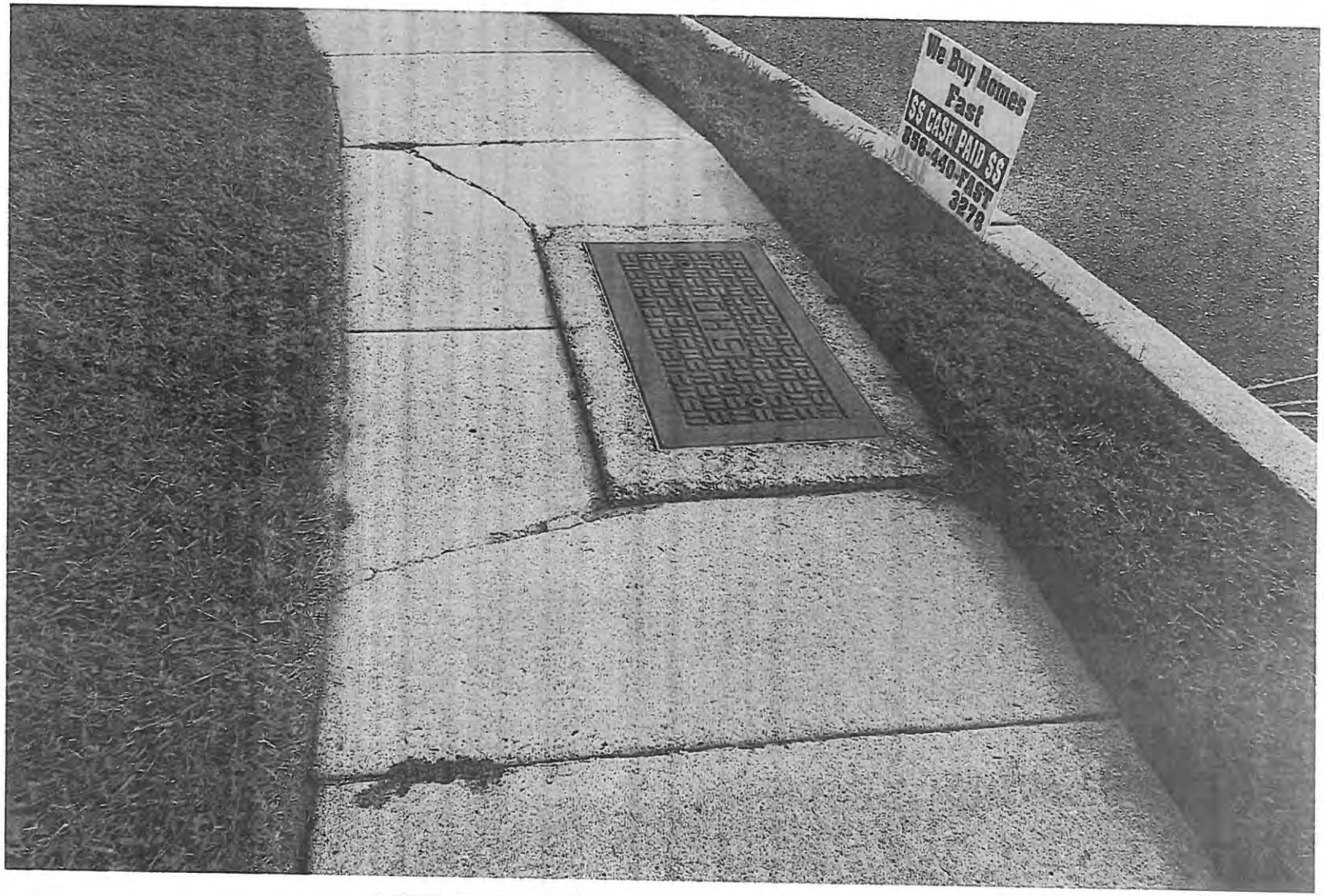
S:\GTPB2020 GTPB\-8 PNC Bank\Docs\GTPB2020-8 PNC Bank Minor Site Plan Review No 1.doc

Site Photograph of Property – PNC Bank
1485 Blackwood Clementon Road
Gloucester Township, NJ
September 15, 2020



BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

Site Photograph of Property – PNC Bank
1485 Blackwood Clementon Road
Gloucester Township, NJ
September 15, 2020



BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

August 27, 2020

RECEIVED
SEP 09 2020
BY

Applicant: PNC Bank N.A. c/o PNC Realty Services
Casey W. Sigmund

Application: #201028MS
Block: 24202 Lots: 1
Zoned: HC
Escrow: #14249

LOCATION: 1485 Blackwood Clementon Rd., Clementon, NJ

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Commercial Bank – no change in use
Application proposes ADA Improvements to bring the site into greater compliance with the Americans with Disabilities Act.

☑	*1 Copy*	*PNC Bank Exterior ADA Accessibility Improvements*
☑	1 Copy -	Boundary and Topographic Survey
☐	1 Copy -	Application/Checklist
☐	1 Copy –	Remedial Grading Plan
☐	1 Copy	Stormwater Management Narrative
☐	1 Copy -	Exterior Elevations
☐	1 Copy -	Trip Generation Analysis

REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL
DATE: 9-7-2020

SIGNATURE

* w/o COMMENT

Commissioners
Richard P. Calabrese
Chairman
Joseph Pillo
Vice Chairman

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

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Christopher F. Long, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

August 31, 2020

RECEIVED
SEP 01 2020
BY:

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

Re: Application #201028MS
PNC Bank N.A. c/o Realty Services
1485 Blackwood Clementon Road, Clementon, NJ 08021
Block 20202 Lot: 1

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

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

August 27, 2020

Applicant: PNC Bank N.A. c/o PNC Realty Services
Casey W. Sigmund

Application: #201028MS
Block: 1901 Lots: 16 26202
Zoned: HC
Escrow: #14249

LOCATION: 1485 Blackwood Clementon Rd., Clementon, NJ

TRANSMITTAL TO:

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

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☐	1 Copy -	Exterior Elevations
☐	1 Copy -	Trip Generation Analysis

SITE WORK
NO ISSUES

SIGNATURE---

Assem

9/8/20

RECEIVED
SEP 08 2020
BY:

Bin #54

TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

August 27, 2020

Applicant: PNC Bank N.A. c/o PNC Realty Services
Casey W. Sigmund

Application: #201028MS
Block: 20202 Lot: 1
Zoned: HC
Escrow: #14249

LOCATION: 1485 Blackwood Clementon Rd., Clementon, NJ

TRANSMITTAL TO:

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

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☐	1 Copy	Stormwater Management Narrative
☐	1 Copy -	Exterior Elevations
☐	1 Copy -	Trip Generation Analysis

OK 9-1-20 JVG Bldg

SIGNATURE----------

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #201028MS – PNC Bank 1485 Blackwood Clementon Rd. **Block:** 80202 **Lot.** 1

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

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

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

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

☐Other

Reviewed By: ■ Lt. Timothy R. Kohlmyer #206 Signature: 206 Date: 9/1/2020

TOWNSHIP OF GLOUCESTER
TAX OFFICE
P O BOX 8
BLACKWOOD, N J 08012

To Whom It May Concern:

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

Name: ARC PANJOH54 LLC C/O NATL TX SEARCH

Address: 1485 BLACKWOOD-CLEM ROAD

Block: 20202 Lot: 1

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

Sandra L. Ferguson
Gloucester Township Tax Collector

Date: August 4, 2020

CAMDEN COUNTY PLANNING BOARD APPLICATION

camden county

Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board
Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdencounty.com

This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: PNC Bank Exterior ADA Accessibility Improvements, Branch J641 - Highland

Project Address (if applicable) & Municipality: 1485 Blackwood-Clementon Road

Abuts County Road: Blackwood-Clementon Road / Little Gloucester Road County Route No.: 534 / 759

Type of Submission (please check one):

- ◯ New Site Plan
- ◯ New Minor Subdivision
- ◯ New Major Subdivision
- ⊗ Request for Letter of No Impact or Waiver Review
- ◯ Revision to Prior Site Plan

#20102815

Original Site Plan Application No.: _____ Date Originally Approved: _____

- ◯ Resubmission of Major Subdivision

Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): 202

Block(s): 20202

Lot(s): 1

Existing Zoning: HC - Highway Commercial

Variance(s) Required: Not Applicable

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: http://www.camdencounty.com/government/offices-departments/planning-division . If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):

Applicant: PNC Bank N.A. c/o PNC Realty Services Casey W. Sigmund Phone: 412-402-6933 Fax: _____

Address: 620 Liberty Ave, P2-PTPP-02-A Town & State: Pittsburgh, PA

Email: casey.sigmund@pnc.com Zip.: 15049

Attorney: _____ Phone: _____ Fax: _____

Address: _____ Town & State: _____

Email: _____ Zip.: _____

Engineer: Stantec Phone: 856-234-0800 Fax: 856-234-5928

Address: 10,000 Midlantic Dr., Suite 300W Town & State: Mount Laurel, NJ

Email: thomas.berenbrok@stantec.com Zip.: 08054

Proposed Use (please check all that apply):

Residential	Commercial	Industrial
◯ Single Family Detached	⊗ Retail	◯ Maintenance/ Repair Shop
◯ Town Homes	◯ Office	◯ Flex Space
◯ Duplex	◯ Restaurant/ Food Establishment	◯ Storage/ Warehouse
◯ Apartments	◯ Hospitality/ Hotel Space	◯ Distribution Center
◯ Condominiums	◯ Medical Use	◯ Manufacturing
◯ Medical Care Residential	◯ Sports or Entertainment	◯ **Other:** _____

Project Description & Statistics:

Short Description of Project:

Site alterations related to exterior ADA remediation improvements (new ADA parking pad, sidewalks, interior circulation, trash enclosure relocation, and landscaping).

Increase in Impervious Coverage?: (YES) / NO Total Increase or Decrease: 188 square feet

Total Amount of Land Disturbed: 5,405 square feet

Total Gross SF of all Buildings/ Development: 3,272 square feet

Total New Residential Units: none

Total New Jobs Created: none

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

Will new lots be created? YES / NO How Many New Lots? _____

Size of Existing Lot(s): _____

Portion to be Subdivided: _____

Municipal (applicant/agent must bring to municipality for signature)

Title of Municipal Official: Director of Community Development

Authorized Municipal Signature: _____ Date: 8/25/20

RECEIVED
AUG 25 2020

Transmittal Date (if applicable): August 25, 2020

Phone Number: (856) 374 - 3511

Signatures Required:

Name of Applicant: Casey Sigmund

Signature of Applicant: _____ Date: 6/8/2020

Agent Completing Application: Thomas Berenbrok

Signature of Agent: _____ Date: 69/2020

For County Use:	*Stamp Date Received Below*
Classification of Application: _____	
Fees Included with Application: YES / NO	
County Plan Number: _____	

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

camden county

Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: PNC Bank N.A.

Is the Company a Corporation? (YES) / NO

If yes, what State is the Corporation incorporated in? Pennsylvania

Is the Company a Partnership? YES / (NO)

Is Company an Individual Owner? YES / (NO)

Please list any/all individuals who are owners (*full/ part*) / (*individual/multiple*) of the Company/Organization.
If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title

I certify that the above information is true and correct to the best of my knowledge:

X PNC Bank
Construction Project Lead — 6/8/2020
Signature of Owner & Title — ***Date***

X _____ _____
Signature of Owner & Title — ***Date***

MINOR SITE PLAN FOR

PNC BANK EXTERIOR ADA ACCESSIBILITY IMPROVEMENTS

BRANCH J641 - HIGHLAND

1485 BLACKWOOD CLEMENTON ROAD; BLOCK 20202, LOT 1

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY

OWNER (TO BE FURNISHED UPON REQUEST)	BLOCK	LOT	OWNER	BLOCK	LOT

RECEIVED
SEP - 9TH 2020

PUBLIC UTILITIES

ELECTRIC
ATLANTIC CITY ELECTRIC
395 N. GROVE STREET
BERLIN, NJ 08009
(856) 753-3850

PSE&G
300 NEW ALBANY RD.
MOORESTOWN, NJ 08057
(856) 753-2850

GAS
SOUTH JERSEY GAS
1 SO. JERSEY PLAZA, ROUTE 54
FOLSOM, NJ 08037

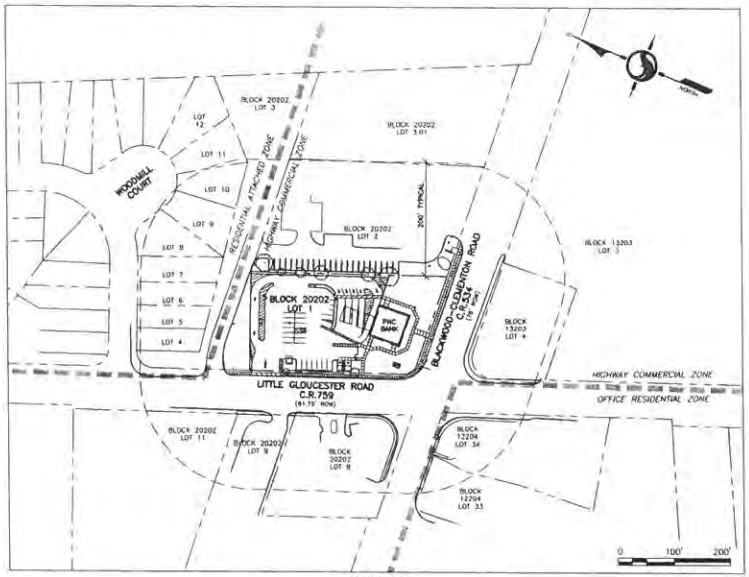
CABLE TELEVISION
COMCAST
P.O. BOX 5025
CHERRY HILL, NJ 08034
(856) 334-1660

WATER
AQUA NEW JERSEY, INC.
10 BLACK FOREST RD.
HAMILTON 08691
(877) 987-2782

NEW JERSEY AMERICAN WATER
1 WATER STREET
CAMDEN, NJ 08102
1-800-272-1325

SEWER
GLOUCESTER TWP MUA
PO BOX 218
CLEMENTON, NJ 08029
227-8868

TELEPHONE
VERIZON
540 BROAD STREET
NEWARK, NJ 07101



KEY MAP
SCALE: 1"=100'

SITE LOCATION MAP
U.S.G.S. CAMDEN COUNTY, N.J. RUNNEMEDE QUAD
SCALE: 1" = 2,000'

TAX MAP
TOWNSHIP OF GLOUCESTER, PLATE 202
(NOT TO SCALE)

ZONING MAP
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NJ.- HC ZONE
(NOT TO SCALE)

ZONING DATA
HC - HIGHWAY COMMERCIAL

ZONING SCHEDULE

CRITERIA	REQUIRED	EXISTING	PROPOSED
A. LOT INFORMATION:			
LOT SIZE (SF)	20,000 SF	1.24 ACRES (55,782 SF)	1.24 ACRES (55,782 SF)
LOT FRONTAGE 1 (BLACKWOOD-CLEMENTON RD)	80 FEET	183.8 FEET	183.8 FEET
LOT FRONTAGE 2 (LITTLE GLOUCESTER RD)	80 FEET	291.1 FEET	291.1 FEET
LOT DEPTH	200 FEET	174.75 FEET*	174.75 FEET*
MAX. BUILDING COVERAGE	25%	5.9% (3,272 SF)	5.9% (3,272 SF)
MAX. LOT COVERAGE	75%	72.3% (40,343 SF)	72.7% (40,533 SF)
B. PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS:			
MIN. FRONT YARD (LITTLE GLOUCESTER RD.)	75 FEET	49.7 FEET*	49.7 FEET*
MIN. FRONT YARD (BLACKWOOD CLEMENTON RD.)	75 FEET	40.1 FEET*	40.1 FEET*
MIN. SIDE YARD	10 FEET	211.7 FEET	211.7 FEET
MIN. REAR YARD	30 FEET	52.4 FEET	52.4 FEET
MAX. BUILDING HEIGHT	40 FEET	20± FEET	20± FEET

* EXISTING NON-CONFORMING CONDITION

OFF STREET PARKING SCHEDULE

CRITERIA	REQUIRED	EXISTING	PROPOSED
A. # OF PARKING SPACES:			
LAND USE: BANK EXISTING FLOOR AREA = 3,270 SQ. FT. ONE (1) FOR EACH TWO HUNDRED (200) SQUARE FEET OF FLOOR AREA	17 SPACES	29 (INCLUDING 2 ACCESSIBLE SPACES)	31 (INCLUDING 2 ACCESSIBLE SPACES)
B. PARKING AREA SETBACK:			
FROM ANY RIGHT OF WAY	25 FEET	2.3 FEET*	2.3 FEET*
FROM SIDE PROPERTY LINE	10 FEET	0 FEET*	0 FEET*
FROM REAR PROPERTY LINE	10 FEET	3.8 FEET*	3.8 FEET*

* EXISTING NON-CONFORMING CONDITION

DRAWING INDEX

SHEET TITLE	SHEET NO.
GENERAL INFORMATION PLAN	G-001 1 OF 14
GENERAL INFORMATION PLAN SHEET 2	G-002 2 OF 14
EXISTING CONDITIONS AND DEMOLITION PLAN	C-101 3 OF 14
OVERALL SITE PLAN	C-102 4 OF 14
SITE PLAN	C-102.1 5 OF 14
MILL AND OVERLAY PLAN	C-102.2 6 OF 14
GRADING PLAN	C-103 7 OF 14
GRADING PLAN DUMPSTER ENCLOSURE	C-103.1 8 OF 14
ADA COMPLIANCE PLAN	C-103.2 9 OF 14
SOIL EROSION AND SEDIMENT CONTROL PLAN	C-105 10 OF 14
SOIL EROSION AND SEDIMENT CONTROL DETAILS	C-105.1 11 OF 14
DETAIL SHEET	C-501 12 OF 14
DETAIL SHEET 2	C-502 13 OF 14
LANDSCAPE PLAN	L-101 14 OF 14

I HEREBY STATE THAT I AM THE OWNER/APPLICANT OF LANDS SHOWN HEREON.

OWNER _____ DATE _____

THIS PLAN IS HEREBY APPROVED BY THE TOWNSHIP OF GLOUCESTER PLANNING BOARD.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

ENGINEER _____ DATE _____

TOWNSHIP CLERK _____ DATE _____

TOWNSHIP ENGINEER _____ DATE _____

THIS PLAN IS HEREBY APPROVED BY THE CAMDEN COUNTY PLANNING BOARD SUBJECT THE THE RESTRICTIONS, AGREEMENTS AND CONDITIONS SET FORTH BY THE CAMDEN COUNTY PLANNING BOARD.

CHAIRMAN _____ DATE _____

APPLICATION NO. _____

STANDARD SPECIFICATIONS:

1. THE LATEST NEW JERSEY DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION WITH ALL AMENDMENTS AND SUPPLEMENTS SHALL GOVERN ALL OF THE WORK PERFORMED UNDER THIS CONTRACT EXCEPT AS SUPPLEMENTED HEREIN.

UNDERGROUND UTILITY LOCATION:

LOCATIONS OF UTILITIES SHOWN ON THIS PLAN ARE NOT NECESSARILY COMPLETE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, SIZE, TYPE AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT ANY SITE DISTURBANCE ACTIVITIES, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. LOCATION OF UTILITIES SHALL INCLUDE CONTACT BY THE CONTRACTOR WITH THE APPLICABLE UNDERGROUND UTILITY LOCATION SERVICE, AS REQUIRED BY LAW. LOCATION OF UTILITIES SHALL INCLUDE CONTACT WITH THE NJ ONE-CALL SYSTEM (800-272-1000), AT LEAST 3 DAYS PRIOR TO COMMENCING WORK.

SITE SAFETY:

THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (x) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).

GENERAL NOTES:

1. PROPERTY IS KNOWN AS LOT 1, BLOCK 20202, 1485 BLACKWOOD-CLEMENTON ROAD, CONTAINING 1.24 ACRES AND IS LOCATED IN ZONING DISTRICT: HC- HIGHWAY COMMERCIAL ZONE.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT EXTERIOR ADA SITE REMEDIATION IMPROVEMENTS AND RELATED SITE ALTERATIONS.
3. OWNER: ARC PARK054 LLC
   106 YORK ROAD
   JENKINTOWN, PA 19046
4. APPLICANT: PNC BANK, NATIONAL ASSOCIATION
   2 PNC PLAZA, 19TH FLOOR
   620 LIBERTY AVENUE
   PITTSBURGH, PA 15222
5. EXISTING HORIZONTAL AND VERTICAL TOPOGRAPHIC DATA WAS DEVELOPED FROM 3D LASER SCANNING. LASER SCANNING PERFORMED ON OCTOBER 14, 2019 BY SAM, LLC, MOORESTOWN, NJ. FOR THE PURPOSES OF THIS PLAN.
   A. PROPERTY BOUNDARY WAS SURVEYED BY SURVEYING AND MAPPING, LLC AS SHOWN ON PLAN "BOUNDARY AND TOPOGRAPHIC SURVEY FOR PNC BANK BRANCH J641" DATED MARCH 18, 2020.
   B. REFERENCES: TOWNSHIP OF GLOUCESTER TAX MAP, PLATES 122, 132, 201, 202.
6. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. EXISTING USE / PROPOSED USE: BANK

OTHER REQUIRED APPROVALS

1)	CAMDEN COUNTY PLANNING BOARD	PENDING
2)	CAMDEN COUNTY SOIL CONSERVATION DISTRICT	PENDING

Stantec

1000 Howard Blvd Suite 300 Tel. 856.234.2800
Mount Laurel, NJ 08054-1742 Fax. 856.234.2928

No.	Revision	Date
1	ADDENDUM	6/2/20

PROJECT: PNC BANK EXTERIOR ADA ACCESSIBILITY IMPROVEMENTS
BRANCH J641 - HIGHLAND
1485 BLACKWOOD CLEMENTON ROAD, BLOCK 20202, LOT 1
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

Client: PNC REALTY SERVICES

Title: GENERAL INFORMATION PLAN

Permit-Seal

CLIFTON W. QUAY
PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER
N.J.P.E. LICENSE NUMBER 24GE04618400 N.J.P.P. LICENSE NUMBER 5916

4-24-20
DATE

Project Number: 2186114.10

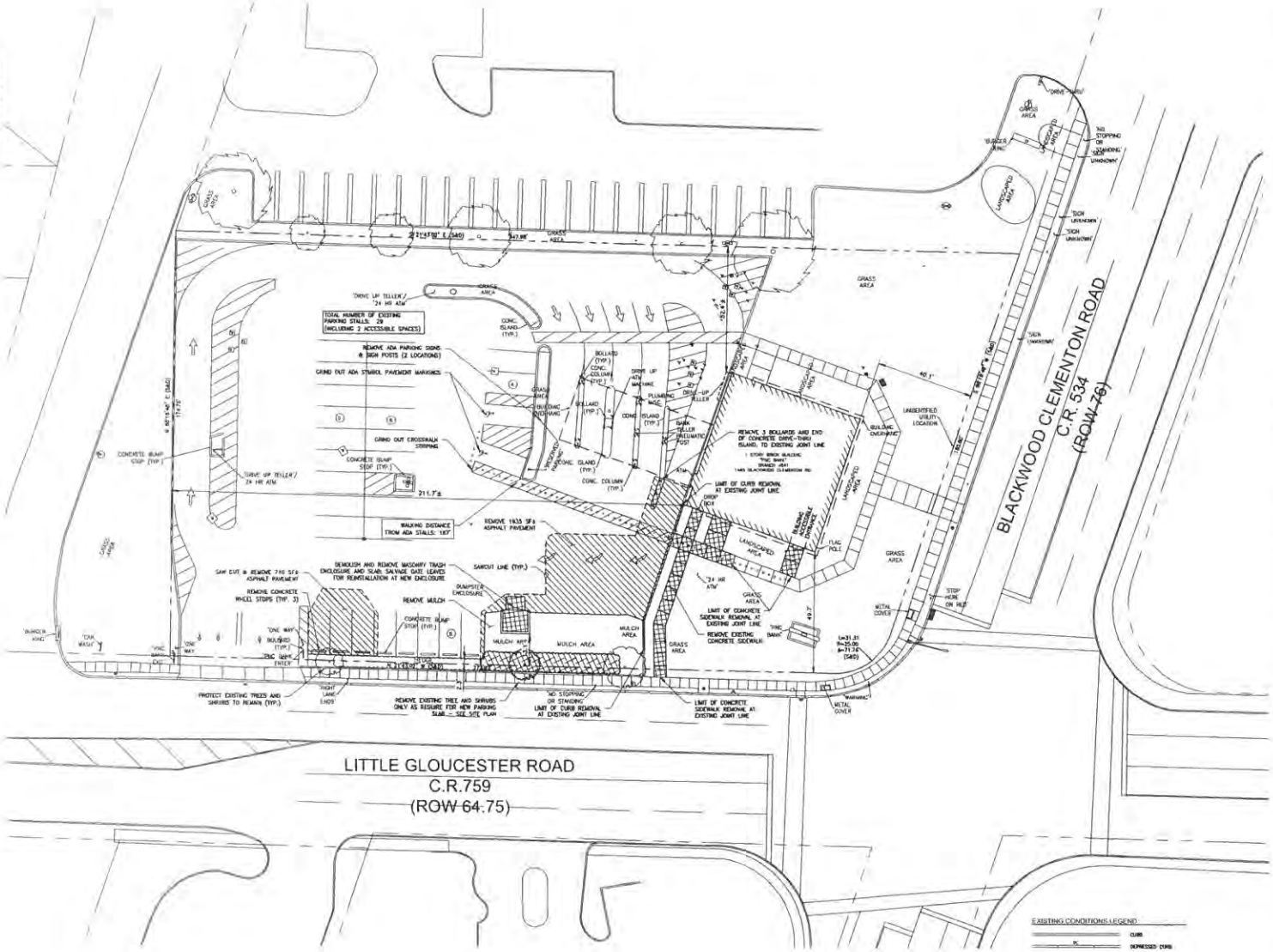
LPD:	CWQ:	CHK:	JK 23.20
Dsn:	Chkr:	Dsgn:	MM 00:00

Scale: AS NOTED

Drawing No. G-001

Revision 0

Sheet 1 of 14



REMOVALS LEGEND

- REMOVE EXISTING ASPHALT PAVING
- REMOVE EXISTING CONCRETE PAVING
- REMOVE EXISTING VEGETATION
- REMOVE CONCRETE CURB
- SAWCUT PAVEMENT

EXISTING CONDITIONS LEGEND

- CURB
- DEPRESSED CURB
- MANHOLE
- UTILITY POLE
- FIRE HYDRANT
- GUTTER INLET
- STORM INLET
- WATER VALVE
- SIGN
- BOLLARD
- LIGHT POLES & LUMINAIRES
- DECIDUOUS TREE
- NUMBER OF EXISTING PARKING SPACES
- ACCESSIBLE ROUTE FROM ADA PARKING ACCESS AISLE TO BUILDING ACCESSIBLE ENTRANCE

GENERAL NOTES:

1. EXISTING HORIZONTAL AND VERTICAL TOPOGRAPHIC DATA WAS DEVELOPED FROM 3D LASER SCANNING, USER SCANNING PERFORMED ON OCTOBER 14, 2019 BY SURVEYING AND MAPPING, LLC, MEDFORD,NJ, FOR THE PURPOSES OF THIS PLAN.
   A. PROPERTY BOUNDARY WAS SURVEYED BY SURVEYING AND MAPPING, LLC AS SHOWN ON PLAN "BOUNDARY AND TOPOGRAPHIC SURVEY FOR PNC BANK BRANCH #641" DATED MARCH 16, 2020.
2. A. HORIZONTAL DATUM N.J.P.C.S. (NAD 83)
   B. TOPOGRAPHIC VERTICAL DATUM (NAVD88)
3. THE DISTANCES, EXTENT AND EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED, ANY CONTRACTOR PERFORMANCE WORK AT THIS SITE SHALL CONTACT THE NJ ONE-CALL SYSTEM AT 1-800-272-1000 AT LEAST 3 DAYS PRIOR TO COMMENCING WORK.
4. REFER TO "OVERALL SITE PLAN", SHEET C-102, FOR GENERAL NOTES PERTAINING TO WORK OF THIS PLAN. THIS PLAN SHALL BE USED FOR SITE DEMOLITION ONLY.

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR A THOROUGH EXPLORATION OF EXISTING CONDITIONS AND SHALL ASSUME FULL RESPONSIBILITY FOR THE DEMOLITION AND REMOVAL OF EXISTING ENCROACHMENTS WITHIN PROJECT SITE WHICH INTERFERE WITH PROPOSED CONSTRUCTION WHETHER SHOWN ON THIS PLAN OR NOT. CONTRACTOR IS TO SECURE DEMOLITION PERMITS, IF REQUIRED, FOR THE WORK AND PAY FOR SAME.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CONSTRUCTION BUILDING AND ZONING CODES OF GLOUCESTER TOWNSHIP OR ANY OTHER AGENCY HAVING JURISDICTION.
3. ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS AND/OR FOUND ON THE SITE DURING DEMOLITION OR CONSTRUCTION SHALL BE, UNLESS OTHERWISE DIRECTED, THE CONTRACTOR'S PROPERTY AND SHALL BE PROMPTLY REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
4. LOCATIONS OF UTILITIES SHOWN ON THIS PLAN ARE NOT NECESSARILY COMPLETE. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES OPERATING WITHIN THE CONSTRUCTION AREA TO VERIFY THE LOCATION, SIZE, TYPE AND ELEVATIONS OF ANY UTILITIES PRIOR TO COMMENCEMENT OF DEMOLITION OR EXCAVATION ACTIVITIES. LOCATION OF UTILITIES SHALL INCLUDE CONTACT WITH THE NJ ONE-CALL SYSTEM (800-272-1000).
5. APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION. SUCH MEASURES SHALL BE LEFT IN PLACE UNTIL THE PROJECT IS COMPLETED OR THE AREA IS STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CAMDEN COUNTY SOIL CONSERVATION DISTRICT.
6. ABOVE GRADE STRUCTURES SHOWN TO BE REMOVED OR DEMOLISHED INCLUDES COMPLETE REMOVAL OF BELOW GRADE STRUCTURES (FOOTINGS, ETC.) ASSOCIATED WITH THESE SITE IMPROVEMENTS AND BACKFILL OF OPEN AREAS WITH COMPACTED SELECT BACKFILL, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. THE AREAS OF DEMOLITION SHALL BE PROTECTED TO ENSURE SAFE PASSAGE OF PERSONS IN THE RESPECTIVE AREAS.
8. CONTRACTOR SHALL PROTECT ALL STRUCTURES OR OBJECTS TO REMAIN SO AS TO AVOID DAMAGE DURING DEMOLITION ACTIVITIES. ANY AND ALL DAMAGE CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS SHALL BE PROMPTLY REPAIRED TO ORIGINAL CONDITION OR BETTER BY THE CONTRACTOR AT NO COST TO THE OWNERS.
9. THE CONTRACTOR SHALL DESIGNATE, IN WRITING, AS SITE SUPERVISOR, RESPONSIBLE FOR SITE SAFETY DURING THE COURSE OF DEMOLITION OPERATIONS.
10. CONTRACTOR SHALL SAW CUT ALONG THE EDGE OF EXISTING HARD MATERIALS (CONCRETE, ASPHALT, ETC.) SHOWN TO BE REMOVED, WHERE SUCH MATERIALS ABUT SURFACES OF LIKE MATERIALS TO REMAIN.
11. WHERE EXISTING HARDSCAPE MATERIAL IS SHOWN TO BE REMOVED (ASPHALT, CONCRETE, ETC.) CONTRACTOR SHALL ALSO REMOVE EXISTING BASE COURSE MATERIALS (IF MATERIALS EXIST UNDER PAVED SURFACES), UNLESS OTHERWISE NOTED. CONTRACTOR MAY STOCKPILE BASE COURSE MATERIAL ON SITE FOR REUSE ON THIS PROJECT UPON APPROVAL OF THE MUNICIPAL ENGINEER.
12. CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL FOR REUSE ON-SITE. REMOVE HEAVY GROWTH OF GRASS AND OTHER DELETERIOUS MATERIAL FROM THE AREA BEFORE STRIPPING TOPSOIL. STOCKPILE TOPSOIL IN AREA SHOWN OR WHERE DIRECTED BY THE OWNER'S REPRESENTATIVE. CONSTRUCT TOPSOIL PILES TO FREELY DRAIN SURFACE WATER. COVER TOPSOIL PILES AS REQUIRED TO PREVENT WINDBLOWN DUST. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE.
13. DURING DEMOLITION WORK CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROVISIONS FOR DUST CONTROL AND PROTECTION OF EXISTING FACILITIES FROM DUST. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MECHANICAL DAMAGE AS A RESULT OF INSUFFICIENT DUST CONTROL.
14. STUMPS SHALL BE CUT OR REMOVED BY A STUMP CUTTING MACHINE, TO A MINIMUM DEPTH OF AT LEAST 2 FEET BELOW SUBGRADE. THE RESULTING DEPRESSION SHALL BE FILLED WITH COMPACTED STRUCTURAL FILL MATERIAL.
16. IF ANY ADDITIONAL EXISTING UTILITIES ARE FOUND UNUSED, THEY ARE TO BE REMOVED AND/OR ABANDONED.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER MEASURES TO ENSURE THE SAFETY OF PEDESTRIANS UTILIZING THE SIDEWALK ALONG LITTLE GLOUCESTER ROAD AND BLACKWOOD CLEMENTON ROAD DURING ALL PHASES OF CONSTRUCTION.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET

Stantec

PNC BANK EXTERIOR ADA ACCESSIBILITY IMPROVEMENTS
BRANCH #641 - HBG-LAND
1489 BLACKWOOD CLEMENTON ROAD BLOCK 23002, LOT 1
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

Client
PNC REALTY SERVICES

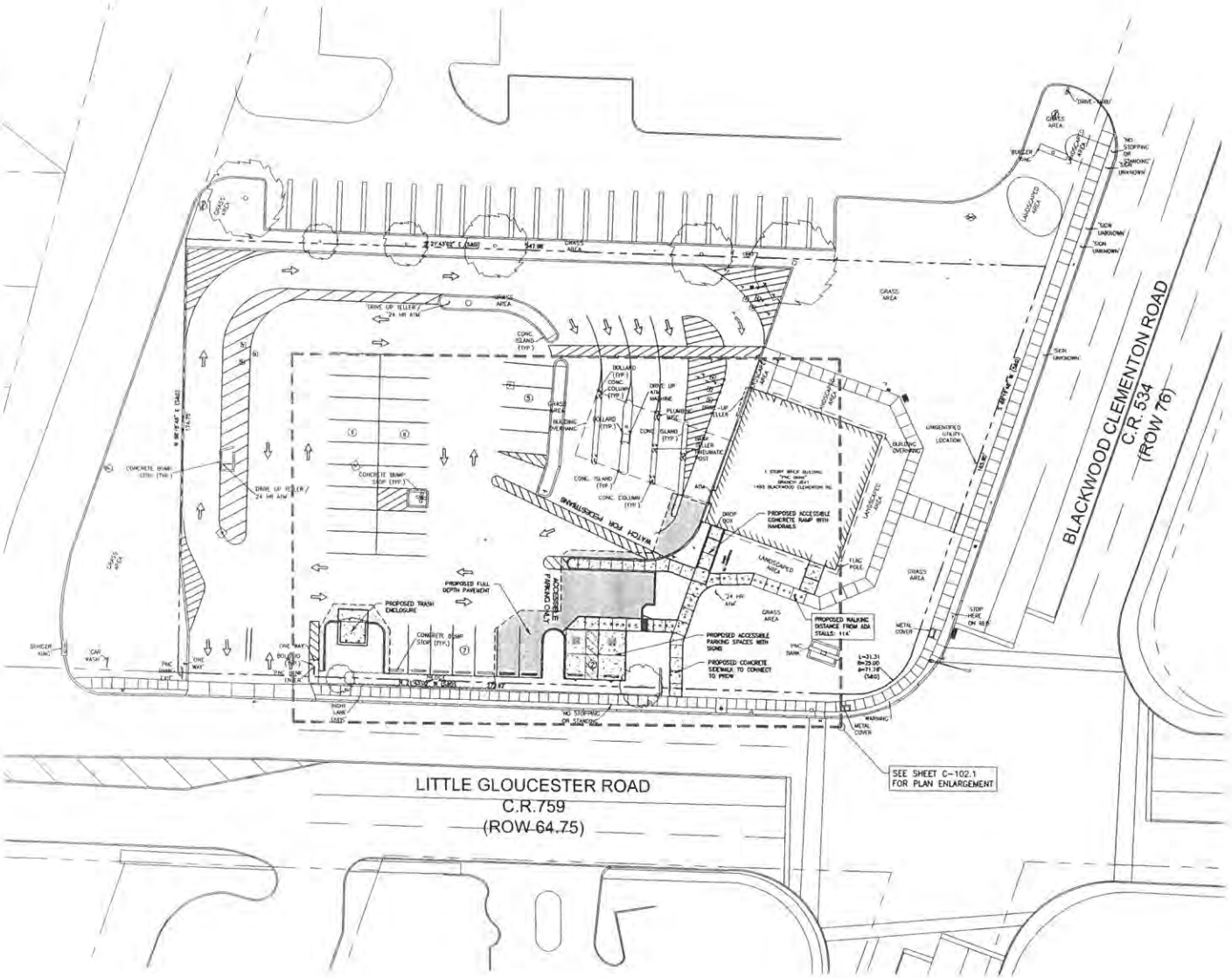
Title
EXISTING CONDITIONS AND DEMOLITION PLAN

Permit Seal

CLIFTON W. QUAY
PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER
STATE OF NEW JERSEY LICENSE NUMBER

4-24-20
DATE

Drawing No. C-101
Revision 0
Sheet 3 of 14



GENERAL NOTES:

1. CONTRACTOR SHALL INSPECT AND VERIFY ALL FIELD DIMENSIONS AND SITE CONDITIONS SHOWN HEREIN BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES BETWEEN FIELD CONDITIONS AND THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF THE WORK. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR SHALL NOT USE FIELD INFORMATION DISCREPANCIES AS THE BASIS FOR CHANGE ORDER CLAIMS.
2. ALL WORK PERFORMED SHALL CONFORM TO ALL APPLICABLE TOWNSHIP OF GLOUCESTER STANDARDS (ALL REQUIRED NOTIFICATIONS TO TOWNSHIP AGENCIES INCLUDED).
3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. LOCATION OF UTILITIES SHALL INCLUDE CONTACT WITH THE NJ ONE-CALL SYSTEM (800-272-1000).
4. NO DISTURBANCES NOR PLACEMENT OF MATERIALS SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINES WITHOUT THE WRITTEN CONSENT OF THE PROPERTY OWNER(S) INVOLVED. ALL DAMAGE CAUSED TO ADJACENT FACILITIES BY CONTRACTOR'S OPERATIONS AND/OR STORAGE OF MATERIALS OR EQUIPMENT SHALL BE PROMPTLY REPAIRED TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITY SERVICES FOR EXISTING FACILITIES DURING THE WORK. CONTRACTOR SHALL COORDINATE CHANGEOVER FROM PERMANENT TO TEMPORARY SERVICE, AND BACK WITH THE AFFECTED PARTIES PRIOR TO COMMENCEMENT OF THE WORK.
6. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL APPLICABLE OSHA REGULATIONS AND FOR PROVIDING FOR PUBLIC SAFETY DURING DEMOLITION AND CONSTRUCTION OPERATIONS AND HOLD THE OWNER AND OWNER'S REPRESENTATIVE HARMLESS FOR DAMAGES CREATED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE THE PROPER INSURANCE COVERAGE FOR THE PROJECT.
7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES AS REQUIRED AND COORDINATE WITH OWNER TO ALLOW SAFE INGRESS AND EGRESS FROM THE SITE DURING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW AROUND THE SITE. IF IT BECOMES NECESSARY TO CLOSE A PORTION OF AN ADJACENT STREET DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY LOCAL AUTHORITY HAVING JURISDICTION. SECURE ALL PERMITS REQUIRED FOR THE WORK.
8. APPLICABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. SUCH MEASURES SHALL BE LEFT IN PLACE UNTIL THE PROJECT IS COMPLETED OR THE AREA IS STABILIZED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CAMDEN COUNTY SOIL CONSERVATION DISTRICT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY SECURING THE PROJECT SITE AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ADEQUATE BARRICADE AND SECURITY FENCE WHICH SHALL CONFORM TO OWNER'S REQUIREMENTS.
10. CONTRACTOR IS TO PROVIDE ADEQUATE SECURITY LIGHTING DURING CONSTRUCTION.
11. ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER, UNLESS OTHERWISE INDICATED.
12. CONTRACTOR IS TO KEEP ALL AREAS CLEAN OF DIRT AND DEBRIS ON A DAILY BASIS. OWNER HAS A RIGHT TO CLEAN FOR CONTRACTOR NONCOMPLIANCE AT CONTRACTOR'S EXPENSE.
13. CONTRACTOR SHALL TAKE WHATEVER PRECAUTION NECESSARY DURING CONSTRUCTION TO ENSURE THAT NO DAMAGE IS DONE TO EXISTING TREES. THIS SHALL INCLUDE THE USE OF CONSTRUCTION EQUIPMENT OF SIZES AND WEIGHTS, WHICH WILL NOT INJURE ROOT SYSTEMS. TREE LOCATIONS ARE APPROXIMATE, AND SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK.
14. THE CONTRACTOR SHALL EMPLOY A REGISTERED SURVEYOR TO LAY OUT THE WORK, AND TO ESTABLISH ALL POINTS, LINES, AND GRADES FROM THE BENCH MARKS, CENTER LINES, REFERENCE POINTS, AND BASELINES SHOWN ON THESE PLANS. ALL WORK SHALL BE LOCATED BY THE CONTRACTOR FROM THESE ESTABLISHED POINTS.
15. CONTRACTOR SHALL FURNISH PRODUCT SUBMITTALS, SAMPLES, AND/OR SHOP DRAWINGS, FOR ALL ITEMS PERTAINING TO WORK OF THESE PLANS. SUBMISSIONS SHALL BE MADE IN SUFFICIENT ADVANCE TIME SO THAT THE PROJECT CONSULTANT'S REVIEW AND ACCEPTANCE MAY BE ACHIEVED NO LESS THAN (10) DAYS BEFORE THE WORK REPRESENTED BY THOSE SUBMITTALS IS SCHEDULED TO BE PERFORMED. WORK FOR WHICH SUBMITTALS ARE REQUIRED SHALL NOT BE STARTED UNTIL THE PROJECT CONSULTANT'S REVIEW AND ACCEPTANCE HAS BEEN RECEIVED.
16. ALL MATERIALS, EQUIPMENT AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE NEW JERSEY DEPARTMENT OF TRANSPORTATION (NJDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" UNLESS OTHERWISE INDICATED.
17. THE PROJECT WILL BE COMPLETED IN A SINGLE PHASE.

LEGEND

- PROPOSED CONCRETE CURB
- PROPOSED DEPRESSED CURB
- ASPHALT PAVING
- CONCRETE PAVING
- (5) NUMBER OF PROPOSED PARKING STALLS
- ACCESSIBLE ROUTE FROM ADA PARKING ACCESS AISLE TO BUILDING ACCESSIBLE ENTRANCE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET

Stantec

1030 CROPWELL ROAD, SUITE 100, PENNSAUKEN NJ 08110 Tel: 856.324.8800 Fax: 856.324.8816

Project
PNC BANK EXTERIOR ADA ACCESSIBILITY IMPROVEMENTS
BRANCH #641 - HIGHLAND
1488 BLACKWOOD CLEMENTON ROAD BLOCK 2202.2, LOT 1
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

Client
PNC REALTY SERVICES

Title
OVERALL SITE PLAN

Permit Seal

CLIFTON W. QUAY
PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER
N.J.P.E. LICENSE NO.24113 N.J.P.P. LICENSE NO.5920

4-24-20
DATE

Project Number 2201110

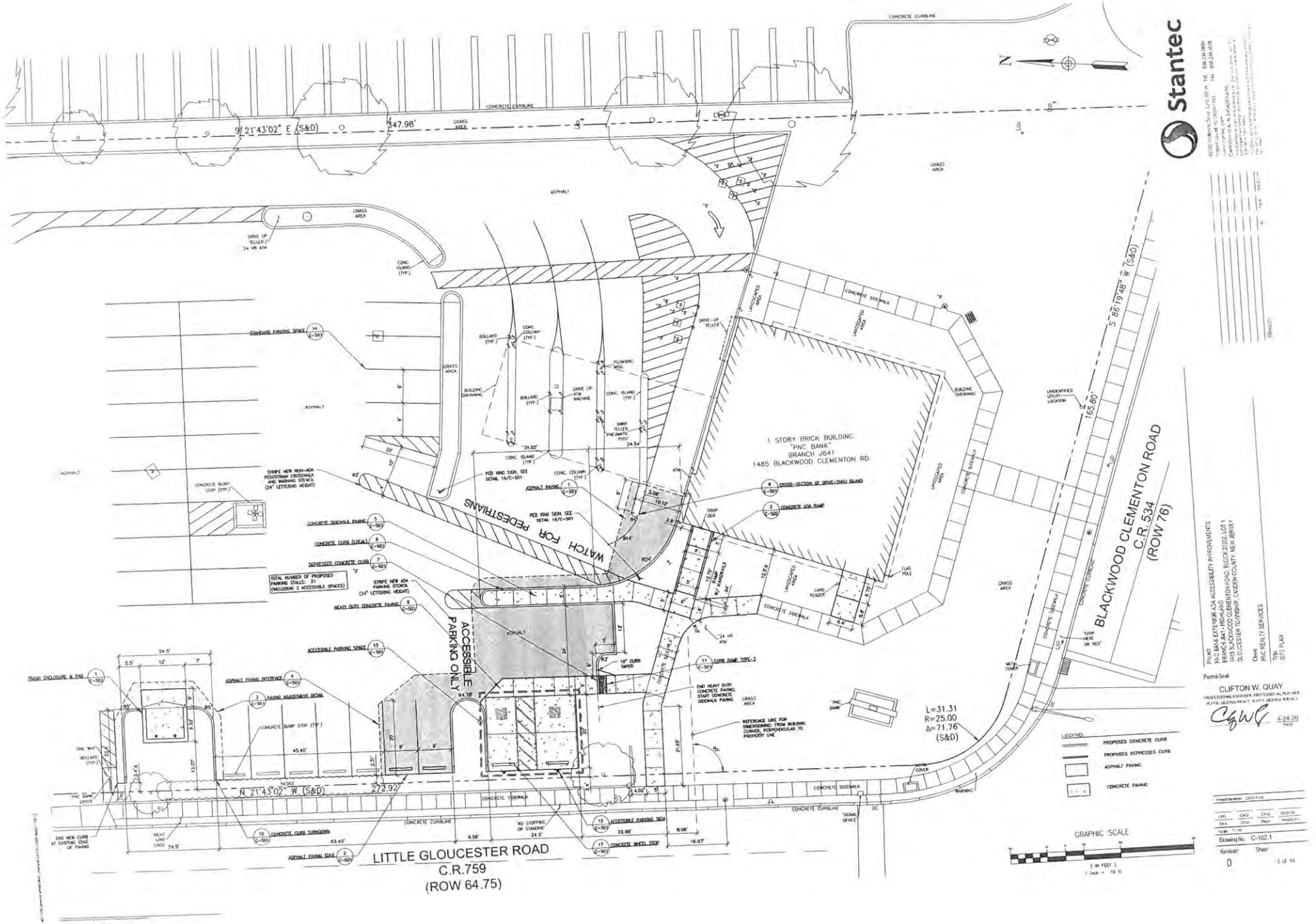
LPD	DRN	CHK	QUALITY
DES	CHK	Dept	MANAGER

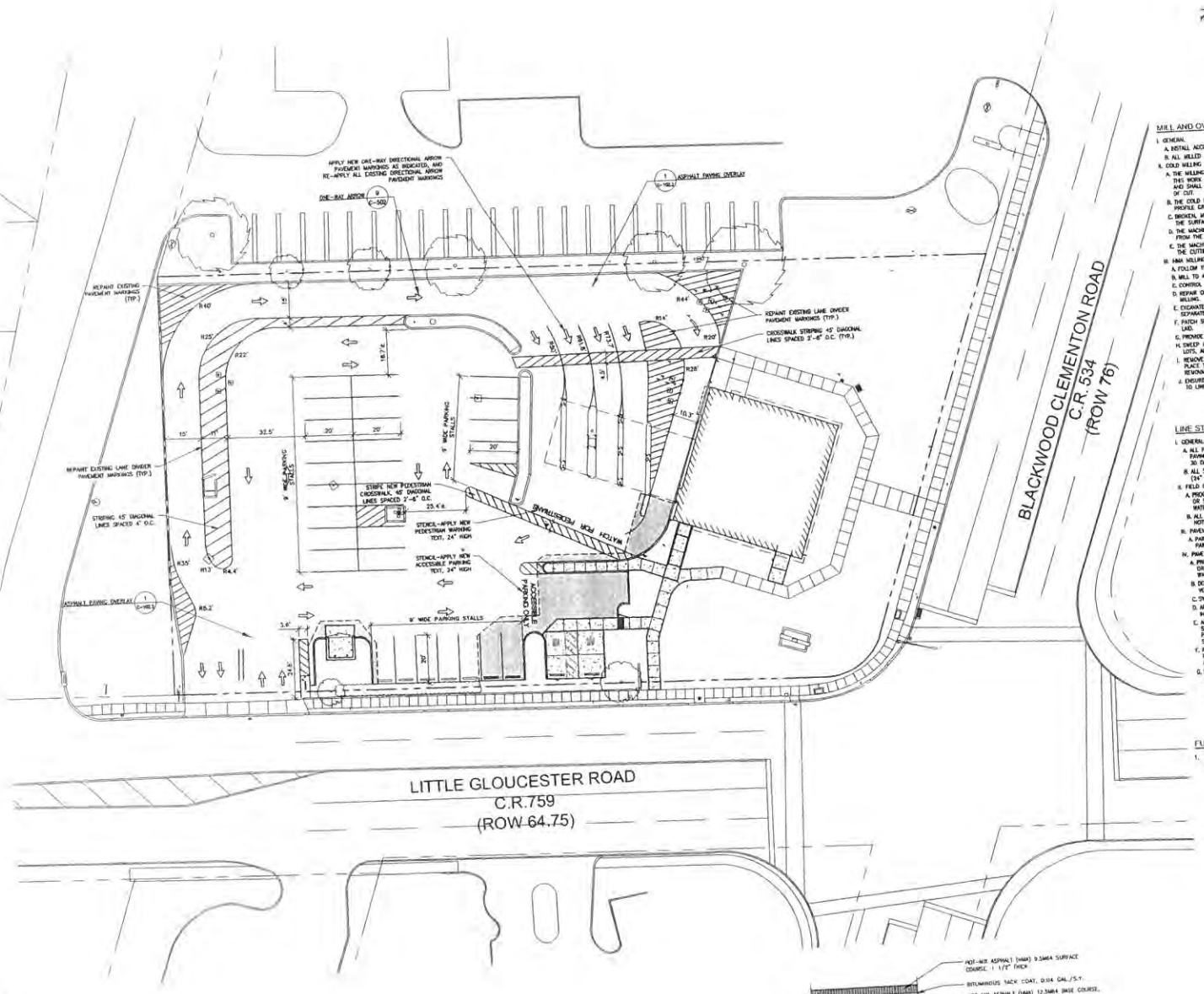
Scale: 1"=20'

Drawing No. C-102

Revision 0

Sheet 4 of 14


CONCRETE CURBLINE
S 21°43'02" E (S&D)
247.98'
GRASS AREA
ASPHALT
DRIVE UP TELLER / 24 HR ATM
CONC. ISLAND (TYP.)
STANDARD PARKING SPACE
BOLLARD (TYP.)
CONC. COLUMN (TYP.)
PLUMBING MISC.
BUILDING OVERHANG
DRIVE-UP ATM MACHINE
BANK TELLER PNEUMATIC POST
1 STORY BRICK BUILDING
"PNC BANK"
BRANCH J641
1485 BLACKWOOD CLEMENTON RD.
LANDSCAPED AREA
CONCRETE SIDEWALK
UNIDENTIFIED UTILITY LOCATION
S 86°19'48" W (S&D)
165.80'
BLACKWOOD CLEMENTON ROAD
C.R. 534
(ROW 76)
STRIPE NEW NON-ADA PEDESTRIAN CROSSWALK AND WARNING STENCIL (24" LETTERING HEIGHT)
CONCRETE SLOPE STOP (TYP.)
PED XING SIGN, SEE DETAIL 16/C-501
WATCH FOR PEDESTRIANS
CONCRETE SIDEWALK PAVING
CONCRETE CURB (LOCAL)
DEPRESSED CONCRETE CURB
TOTAL NUMBER OF PROPOSED PARKING STALLS: 31 (INCLUDING 2 ACCESSIBLE SPACES)
STRIPE NEW ADA PARKING STENCIL (24" LETTERING HEIGHT)
HEAVY DUTY CONCRETE PAVING
ACCESSIBLE PARKING ONLY
ACCESSIBLE PARKING SPACE
CONCRETE ADA RAMP
CROSS-SECTION OF DRIVE-THRU ISLAND
CURB RAMP TYPE-2
18" CURB TAPER
END HEAVY DUTY CONCRETE PAVING, START CONCRETE SIDEWALK PAVING
REFERENCE LINE FOR DIMENSIONING: FROM BUILDING CORNER, PERPENDICULAR TO PROPERTY LINE
L=31.31
R=25.00
Δ=71.76°
(S&D)
TRASH ENCLOSURE & PAD
ASPHALT PAVING W/STRIPING
PAVING ADJUSTMENT DETAIL
CONCRETE SLOPE STOP (TYP.)
HEDGE
N 21°43'02" W (S&D)
272.92'
CONCRETE CURBLINE
NO STOPPING OR STANDING
ACCESSIBLE PARKING SIGN
CONCRETE WHEEL STOP
CONCRETE CURB TURNDOWN
ASPHALT PAVING EDGE
END NEW CURB AT EXISTING EDGE OF PAVING
LITTLE GLOUCESTER ROAD
C.R.759
(ROW 64.75)
LEGEND
PROPOSED CONCRETE CURB
PROPOSED DEPRESSED CURB
ASPHALT PAVING
CONCRETE PAVING
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.
Stantec
Project
PNC BANK EXTERIOR ADA ACCESSIBILITY IMPROVEMENTS
PNC BANK #J641 - PINELAND
BRANCH #J641 - BLACKWOOD CLEMENTON ROAD, BLOCK 2000.02, LOT 1
1485 BLACKWOOD CLEMENTON ROAD, BLACKWOOD
CLEMENTON TOWNSHIP, CAMDEN COUNTY, NEW JERSEY
Client
PNC REALTY SERVICES
Title
SITE PLAN
Permit-Seal
CLIFTON W. QUAY
PROFESSIONAL ENGINEER PROFESSIONAL PLANNER
N.J.P.E. LICENSE NO.24GE04274400 N.J.P.P. LICENSE NO.5920
4-24-20
DATE
Drawing No. C-102.1
Revision: 0
Sheet: 5 of 14



MILL AND OVERLAY NOTES:

I. GENERAL
- A. INSTALL ACCORDING TO NJDOT STANDARDS.
- B. ALL MILLED MATERIAL SHALL BE RECYCLED OR DISPOSED OF PER LOCAL REQUIREMENTS.

II. COLD MILLING EQUIPMENT
- A. THE MILLING SHALL BE DONE WITH A COMMERCIALLY MANUFACTURED MACHINE ABLE TO PERFORM THIS WORK TO THE ENGINEER'S SATISFACTION. THE MILLING MACHINE SHALL BE SELF-PROPELLED AND SHALL HAVE SUFFICIENT POWER, TRACTION, AND STABILITY TO MAINTAIN AN ACCURATE DEPTH OF CUT.
- B. THE COLD MILLING MACHINE SHALL BE EQUIPPED WITH AUTOMATIC CONTROLS FOR ESTABLISHING PROFILE GRADES AT EACH EDGE OF THE MACHINE.
- C. BROKEN, MISSING, OR WORN TEETH SHALL BE REPLACED IF THE MACHINE IS UNABLE TO MAINTAIN THE SURFACE TEXTURE REQUIREMENTS.
- D. THE MACHINE SHALL BE EQUIPPED WITH A LOADING ELEVATOR TO REMOVE THE MILLED MATERIAL FROM THE PAVEMENT SURFACE.
- E. THE MACHINE SHALL BE EQUIPPED WITH MEANS TO EFFECTIVELY CONTROL DUST GENERATED BY THE CUTTING OPERATION.

III. HMA MILLING CONSTRUCTION METHODS
- A. FOLLOW THE DRAWINGS TO MILL THE DESIGNATED AREAS AND DEPTHS.
- B. MILL TO A UNIFORM FINISHED SURFACE FREE OF EXCESSIVE GOUGES, GROOVES, AND RIDGES.
- C. CONTROL RATE OF MILLING TO PREVENT TEARING OF EXISTING ASPHALT COURSE.
- D. REPAIR OR REPLACE CURBS, MANHOLES, AND OTHER CONSTRUCTION DAMAGED DURING COLD MILLING.
- E. EXCAVATE AND TRIM UNBOUND-AGGREGATE BASE COURSE, IF ENCOUNTERED, AND KEEP MATERIAL SEPARATE FROM MILLED HOT-MIX ASPHALT.
- F. PATCH SURFACE DEPRESSIONS DEEPER THAN 1 INCH AFTER MILLING, BEFORE WEARING COURSE IS LAID.
- G. PROVIDE POSITIVE DRAINAGE TO PREVENT WATER ACCUMULATION ON THE MILLED PAVEMENT.
- H. SWEEP AREAS WHERE MILLING DEBRIS HAS BEEN SPREAD, SUCH AS ROADS, STREET, PARKING LOTS, AND DRIVE AISLES.
- I. REMOVE DUST, RESIDUE, AND LOOSE MILLED MATERIAL FROM THE MILLED SURFACE. DO NOT PLACE TACK COAT, GEOTEXTILE FABRIC, OR ASPHALTIC CONCRETE ON THE MILLED SURFACE UNTIL REMOVAL IS COMPLETE.
- J. ENSURE THAT THE MILLING OPERATION PRODUCES A UNIFORM PAVEMENT TEXTURE THAT IS TRUE TO LINE, GRADE, AND CROSS SECTION.

LINE STRIPING / PAVEMENT MARKING NOTES:

I. GENERAL
- A. ALL PAVEMENT MARKINGS TO BE APPLIED IN TWO PHASES; ONE THIN COAT IMMEDIATELY FOLLOWING PAVING WORK AND A 2ND PERMANENT COAT AFTER ALLOWING PAVING TO AGE FOR A MINIMUM OF 30 DAYS.
- B. ALL STRIPING AND PAVEMENT MARKING SHALL BE REPLACED IN-KIND UNLESS OTHERWISE NOTED. (24" HIGH LETTERING)

II. FIELD CONDITIONS
- A. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES AND AT A MINIMUM AMBIENT OR SURFACE TEMPERATURE OF 40 DEG F FOR ALKYD MATERIALS AND 55 DEG F FOR WATER-BASED MATERIALS, AND NOT EXCEEDING 95 DEG F.
- B. ALL EXISTING STRIPING AND PAVEMENT MARKINGS TO BE REPLACED IN-KIND UNLESS OTHERWISE NOTED.

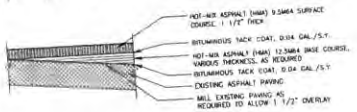
III. PAVEMENT MARKING PAINT
- A. PAINTING SPACE STRIPING AND PAVING MARKINGS SHALL CONSIST OF LONG-LIFE EPOXY RESIN PAINT MEETING NJ DEPARTMENT OF TRANSPORTATION REQUIREMENTS. COLOR AS INDICATED.

IV. PAVEMENT MARKING
- A. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES AND AT A MINIMUM AMBIENT OR SURFACE TEMPERATURE OF 40 DEG F FOR ALKYD MATERIALS AND 55 DEG F FOR WATER-BASED MATERIALS, AND NOT EXCEEDING 95 DEG F.
- B. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED BY STANTEC'S ON-SITE INSPECTOR.
- C. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST.
- D. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES.
- E. APPLY GRAPHIC SYMBOLS AND LETTERING WITH PAINT-RESISTANT, DIE-CUT STENCILS. FINELY BROOM PAVEMENT SURFACE TO REMOVE EXCESS PAINT BEFORE IT DRIES. REMOVE STENCILS PROMPTLY AFTER PAINTING EACH SYMBOL AND AVOID SMEARING PAINT. MASK AN EXTENDED AREA BEYOND EDGES OF EACH STENCIL TO PREVENT PAINT APPLICATION BEYOND THE STENCIL. APPLY PAINT SO THAT IT CANNOT RUN BENEATH THE STENCIL.
- F. PROTECT PAVEMENT MARKINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD. CLEAN SPILLAGE AND SOILING FROM ADJACENT CONSTRUCTION USING CLEANING AGENTS AND PROCEDURES RECOMMENDED BY MANUFACTURER OF AFFECTED CONSTRUCTION.
- G. STROKE WIDTHS (UNLESS OTHERWISE NOTED):
  1. PARKING STALL LINES: 4"
  2. LONGITUDINAL LANE DIVIDER STRIPING: 6"
  3. DIAGONAL LANE DIVIDER INFILL STRIPING: 6"
  4. CROSSWALK LINES AND DIAGONAL STRIPING 4"

FULL-DEPTH REPAVING NOTES:

1. FULL-DEPTH PAVING LIMITS SHOWN ON THIS PLAN ARE APPROXIMATE. EXTENT OF FULL-DEPTH REPAVING WORK MUST BE FIELD-VERIFIED WITH STANTEC'S ON-SITE CONSTRUCTION INSPECTOR PRIOR TO SAW CUTTING AND REMOVAL.

LEGEND:
- ASPHALT PAVING
- CONCRETE PAVING
- ASPHALT PAVING OVERLAY



C-102.2 ASPHALT PAVING OVERLAY
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET

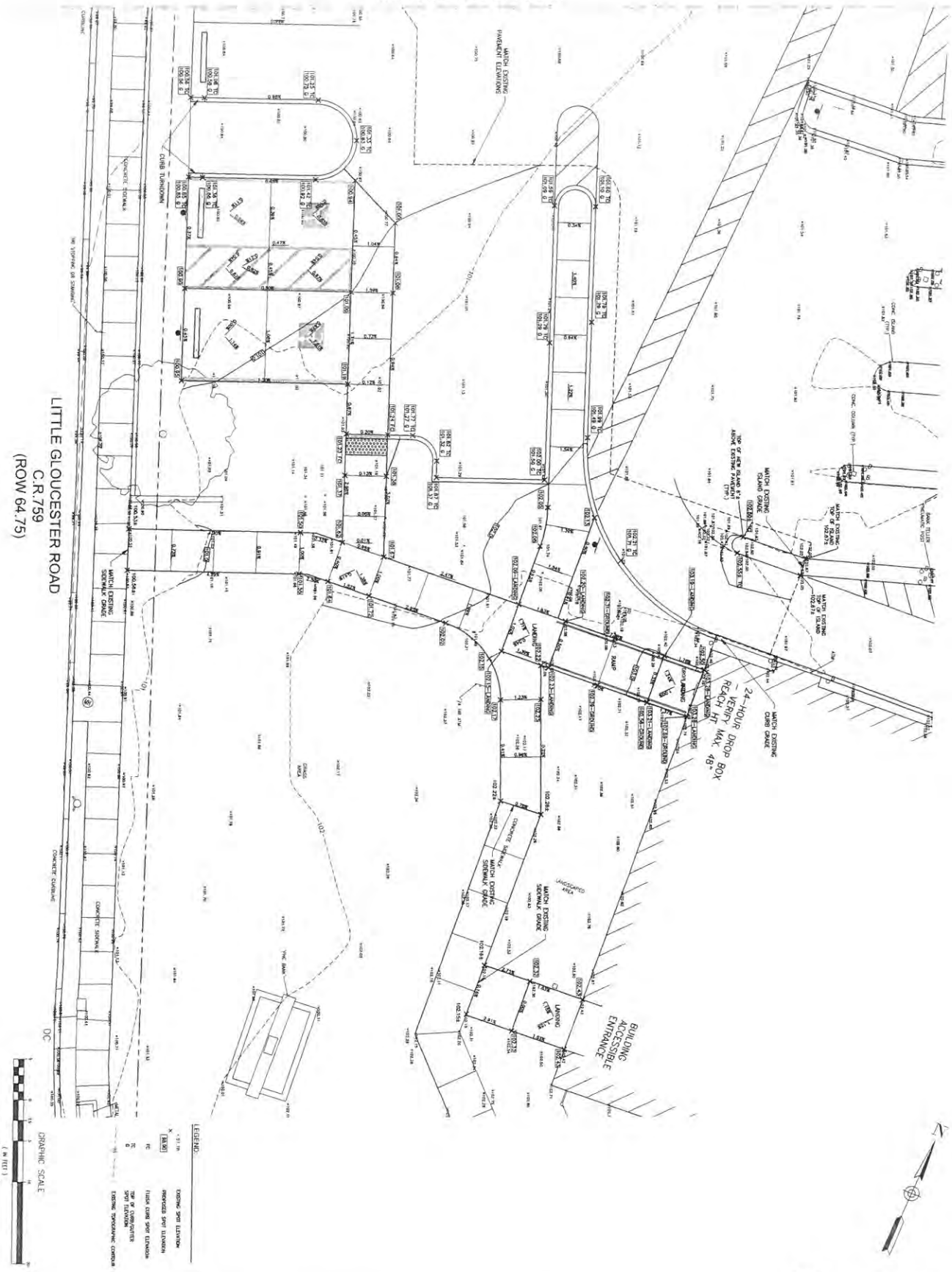
Stantec

Project: FNC BANK EXTERIOR ADA ACCESSIBILITY IMPROVEMENTS
BRANCH #647 - HIGHLAND
1435 BLACKWOOD CLEMENTON ROAD, BLOCK 22003, LOT 1
CLEMENTON TOWNSHIP, CAMDEN COUNTY, NEW JERSEY
Client: FNC REALTY SERVICES
Title: MILL AND OVERLAY PLAN

Permit Seal
CLIFTON W. QUAY
PROFESSIONAL ENGINEER PROFESSIONAL PLANNER
N.J.P.E. LICENSE NO. 24GE... N.J.P.P. LICENSE NO. ...
4-24-20

Project Number: 215614470

Drawing No: C-102.2
Revision: 0
Sheet: 8 of 14



Project
PNC BANK EXTERIOR ADA ACCESSIBILITY IMPROVEMENTS
BRANCH #641 - HIGHLAND
1495 BLACKWOOD CLEMENTON ROAD, BLOCK 20202, LOT 1
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

Client
PNC REALTY SERVICES

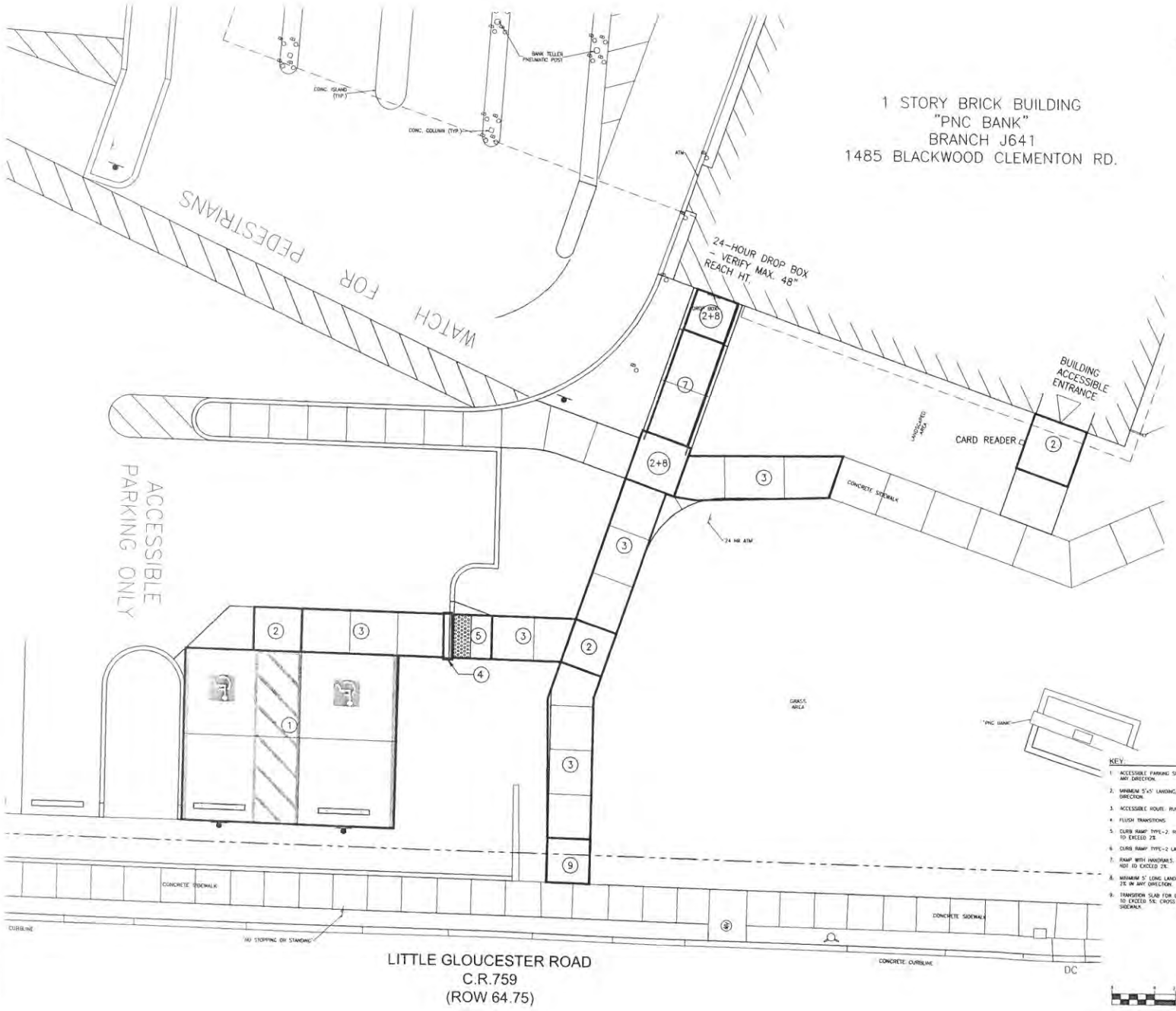
Title
GRADING PLAN

Prints/Seal
CLIFTON W. QUAY
4-24-20

Stantec

Revision

Drawing No. C-103
Revision 0
Sheet 7 of 14



KEY:

1. ACCESSIBLE PARKING SPACE AND ACCESS AISLE SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
2. MINIMUM 5'x5' LANDING/TURNING SPACE. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
3. ACCESSIBLE ROUTE. RUNNING SLOPE 5% OR LESS/CROSS SLOPE 2% OR LESS.
4. FLUSH TRANSITIONS.
5. CURB RAMP TYPE-2. RUNNING SLOPE NOT TO EXCEED 8.33. CROSS SLOPES NOT TO EXCEED 2%.
6. CURB RAMP TYPE-2 LANDING. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
7. RAMP WITH HANDRAILS. RUNNING SLOPE NOT TO EXCEED 8.33. CROSS SLOPES NOT TO EXCEED 2%.
8. MINIMUM 5' LONG LANDING FOR RAMP WITH HANDRAILS. SLOPES NOT TO EXCEED 2% IN ANY DIRECTION.
9. TRANSITION SLAB FOR CONNECTION TO PUBLIC SIDEWALK. RUNNING SLOPE NOT TO EXCEED 5%. CROSS SLOPE AS REQUIRED FOR FLUSH INTERFACE AT EXISTING SIDEWALK.

GRAPHIC SCALE

(IN FEET)
1 inch = 5 ft

Stantec

Project: PNC BANK EXTERIOR ADA ACCESSIBILITY IMPROVEMENTS
BRANCH J641 - HIGHLAND
1485 BLACKWOOD CLEMENTON ROAD BLOCK 22022, LOT 1
CLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

Client: PNC REALTY SERVICES

Title: ADA COMPLIANCE PLAN

Permit-Seal

CLIFTON W. QUAY
PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER
N.J.P.E. LICENSE #24015 N.J.P.P. LICENSE #5445

4-24-20
DATE

Project Number: 238813131

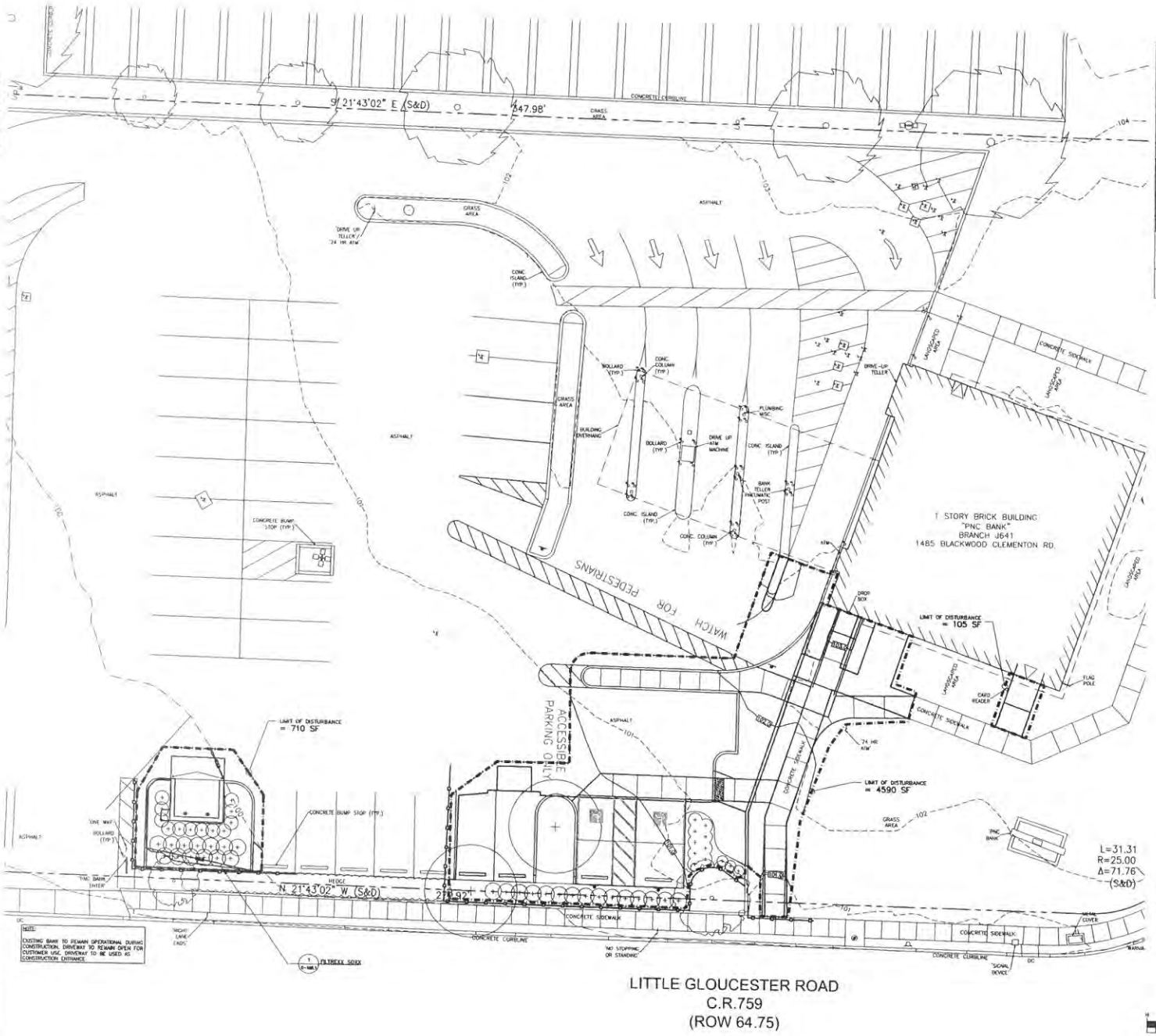
LPD:	Date:	10/22	FB 23,26
Des:	Dsn:	Dft:	MR-QUTY

Scale: 1"=5'

Drawing No. C-103.2

Revision: 0

Sheet: 9 of 14



LITTLE GLOUCESTER ROAD
C.R.759
(ROW 64.75)

SOIL SURVEY MAP
CAMDEN COUNTY, NEW JERSEY
NOT TO SCALE

SOIL TYPE:
WedB: Westphalia loamy fine sand, 2-5% slopes

AREA OF DISTURBANCE:
COMBINED AREA OF DISTURBANCE = 5,405 SF OR 0.124 ACRES

SOIL EROSION & SEDIMENT CONTROL LEGEND

LIMIT OF DISTURBANCE

FILTREXX SOXX COMPOST SOCK

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

Stantec

Revision

Project
PNC BANK EXTERIOR ADA ACCESSIBILITY IMPROVEMENTS
BRANCH J641 - HIGHLAND
1485 BLACKWOOD CLEMENTON ROAD, BLOCK 2002, LOT 1
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

Client
PNC REALTY SERVICES

Title
SOIL EROSION AND SEDIMENT CONTROL PLAN

Permit-Seal

CLIFTON W. QUAY

4-24-20

Project Number: 219951430

LPD	CWQ	CWQ	04.23.20
Dwn	CWQ	Dsgn	MM SULTY

Scale 1" = 10'

Drawing No. C-105

Revision 0

Sheet 10 of 14