

**Township of Gloucester  
Planning Board Agenda  
March 22, 2022 REVISED**

- 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 a 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 – January 25, 2022**

**RESOLUTIONS FOR MEMORIALIZATION**

**Adoption of HE&FSP and Amendment of Township  
Master Plan – Planning Board Regular Public Meeting  
– JANUARY 25, 2022**

**PB-22-03**

**Adopting Housing Element  
& Fair Share Plan and  
Amending the Master Plan  
Of the Twp. Of Gloucester,  
Camden County**

**MOTIONS FOR ADJOURNMENTS**

**NONE**

**PUBLIC COMMENTS ON NON-AGENDA ITEMS**

**(3 Minutes Per Person)**

**UNFINISHED OR ADJOURNED HEARINGS**

**None**

**NEW APPLICATION**

**CORRESPONDENCE -Other Business**

**NJDEP Freshwater Wetlands LOI – A3 Industrial, LLC**

**NJDEP Division of Land Resource Protection  
Proposed Bicycle Path (Health & Fitness Trail)Between  
Front St. & Lower Landing (over N. Branch Big Timber  
Creek)**

**South Jersey Transportation Authority -Atlantic City Ex.  
Third Lane Widening Project  
Letter of Interpretation –  
State Rt. 42 Milepost 7.1 to Atlantic City Expressway  
Milepost 31.5 Washington Twp., Gloucester County,  
Gloucester Twp & Winslow Twp.**

**Meeting Adjourned**

TOWNSHIP OF GLOUCESTER

PLANNING BOARD

Tuesday, January 25, 2022

Chairwoman MacPherson called the meeting to order at 7pm.

Salute to the Flag was done.

Mr. Boraske swore in the new member Anthony Squilla.

Chairwoman MacPherson requested a roll call to be conducted.

**Roll Call**

<b>MEMBER</b>	<b>ABSENT/PRESENT</b>
<b>Mr. Guevara</b>	Present
<b>Mr. Hutchison</b>	Absent
<b>Mr. Hojnowski</b>	Absent
<b>Ms. Botsford (Alt. 2)</b>	Absent
<b>Mrs. Marks</b>	Absent
<b>Ms Keeley</b>	Present
<b>Anthony Squilla</b>	Present
<b>Mr. Boraske- Attorney</b>	Present
<b>Mr. Bach- Bach Associates</b>	Present
<b>Mr. Petrongolo</b>	Present
<b>Vice Chairman Engelbert</b>	Present
<b>Chairwoman MacPherson</b>	Present

Opening Statement made by Mr. Petrongolo.

Chairwoman MacPherson asked that the Board Professionals be sworn in.

Mr. Boraske swears in Mr. Bach and Mr. Petrongolo.

Chairwoman MacPherson announces the general rules of the meeting.

**Minutes for Memorialization**

**Minutes for Memorialization – January 11, 2022 (Reorganization Meeting)**

Chairwoman MacPherson requested a motion to memorialize the minutes. Motion was made by Vice Chairman Engelbert and seconded by Mr. Guevara.

Chairwoman MacPherson requested a roll call.

***Roll Call***

<b>MEMBER</b>	
<b>Mr. Guevara</b>	Yes
<b>Mrs. Keeley</b>	Yes
<b>Mrs. Marks</b>	Absent
<b>Vice Chairman Engelbert</b>	Yes
<b>Chairwoman MacPherson</b>	Yes

The Minutes from January 11, 2022 have been memorialized.

**Resolutions for Memorialization**

**#211047SPW  
Texas Roadhouse**

**Site Plan Waiver  
Block: 18501 Lot: 13**

Chairwoman MacPherson requested a motion to memorialize the Resolution. Motion was made by Vice Chairman Engelbert and seconded by Ms Keeley.

Chairwoman MacPherson requested a roll call.

***Roll Call***

<b>MEMBER</b>	
<b>Mr. Guevara</b>	Yes
<b>Mrs. Keeley</b>	Yes
<b>Mrs. Marks</b>	Absent
<b>Vice Chairman Engelbert</b>	Yes
<b>Chairwoman MacPherson</b>	Yes

The Resolution #211047SPW was memorialized.

**Motions for Adjournments**

None

**Public Comments on Non Agenda Items**

Chairwoman opened to the public for comments. There were none.

**Unfinished or Adjourned Hearings**

None

**New Applications**

**Public Hearing for Housing Element and Fair Share**

**Public documents associated are on file at the Office of the Township Clerk.**

Chairwoman MacPherson asked for a motion to open to the Open the Public portion for the Housing Element and Fair Share presentation. A motion was made by Mr. Guevara and seconded by Mr. Squilla.

Mr. Bach asked to be sworn in again for the Housing Element and Fair Share presentation. Mr. Boraske again swore in Mr. Bach.

Mr. Bach presented a lengthy overview of the Housing Element and Fair Share that was prepared. He explained that since this is a living document it will change from time to time as things change. He advised that it was consistent with the settlement agreement under Judge Famular and it is expected to be adopted by the courts sometime in February. He provided detailed information regarding the requirements as well as the trust fund. H provided a lengthy explanation and referenced the Public Document that is on file at The Office of the Township Clerk. In his professional opinion it meets all the requirements. Mr. Petrongolo had no additional questions and complimented Mr. Bach on a great presentation.

**Public Comments**

Denise Coyne, 1060 Chews Landing Rd had various questions regarding the requirements under the plan as well as the proposed 3<sup>rd</sup> phase, restrictions concerning Lakeland units and the yearly accounting of the Trust Fund and the housing authority management program.

Mr. Heinbaugh, 2 Morningstar Court, wanted to know who sets the percentage for the contributions to the trust. He also asked if we have overage would it carry to the 2026-2035 phase. He wanted to know about other towns that successfully use the Market to Affordable.

Mr. Bach summarized the key points of the Plan.

Mr. Boraske summarized that by adopting the Housing Element & Fair Share it is amending the Master Plan.

Chairwoman MacPherson asked if the Board had any questions. There were none.

Chairwoman MacPherson requested a motion to memorialize the Resolution. Motion was made by Mr. Squilla and seconded by Vice Chairman Engelbert.

Chairwoman MacPherson requested a roll call.

***Roll Call***

<b><i>MEMBER</i></b>	<b><i>ABSENT/PRESENT</i></b>
<b>Mr. Guevara</b>	Present
<b>Ms Keeley</b>	Present
<b>Anthony Squilla</b>	Present
<b>Vice Chairman Engelbert</b>	Present
<b>Chairwoman MacPherson</b>	Present

**The Housing Element and Fair Share Plan was adopted.**

**Correspondence- Other Business**

**Gloucester Township Municipal Authority Orr Road Sanitary Sewer Extension- Phase II**

**Contract No. GTMUA21007**

**Public Notification for Submission of TWA Application.**

Mr. Bach clarified that this is to give notice to the board about the sanitary sewer extension.

**Meeting Adjourned 8:10 pm**

**Recording Secretary**

**Mrs. Maryjo Dintino**



**STEINHARDT  
CAPPELLI  
TIPTON &  
TAYLOR LLC**

1010 Kings Hwy South, Building 2  
Cherry Hill, NJ 08034

☎ 856.853.5530  
☎ 856.354.8318

**Stephen J. Boraske** | Associate

856.853.5530  
sboraske@floriolaw.com

*March 8, 2022*

**VIA EMAIL**

Lydia Pendino, Secretary, Planning Board of the Township of Gloucester  
Gloucester Township Municipal Building  
1261 Chews Landing-Clementon Rd.,  
Gloucester Township, New Jersey 08012  
(e): [lpentino@glotwp.com](mailto:lpentino@glotwp.com)

**RE: Adoption of HE&FSP and Amendment of Township Master Plan  
Planning Board Regular Public Meeting – January 25, 2022**

Dear Ms. Pendino:

Please allow this correspondence to confirm that during its regular public meeting on January 25, 2022, the Planning Board of the Township of Gloucester (the “Planning Board”) held a public hearing to consider the adoption of the “Housing Element and Fair Share Plan,” dated March 2018, revised June 2020, prepared by Bach Associates, PA.

At the conclusion of the public hearing, via roll call vote, the Planning Board unanimously adopted the HE&FSP in its entirety and thereby amended the Master Plan of the Township of Gloucester.

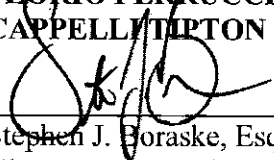
Please be advised that due to a lack of complete and ready applications, the Planning Board has not held a public meeting since the January 25, 2022 meeting. A draft of proposed memorializing Resolution No. PB-22-03 “A Resolution of the Planning Board of the Township of Gloucester, County of Camden Adopting Housing Element and Fair Share Plan and Amending the Master Plan of the Township of Gloucester, County of Camden” is enclosed for your review. It is anticipated that Resolution PB-22-03 will be adopted by the Planning Board during the Planning Board’s next regular public meeting, on March 22, 2022.

Please do not hesitate to contact me with any questions or to discuss further.

Very truly yours,

**FLORIO PERRUCCI STEINHARDT  
CAPPELLI/TIPTON & TAYLOR, LLC**

By: \_\_\_\_\_

  
Stephen J. Boraske, Esq.  
Gloucester Township Planning Board Solicitor

**A RESOLUTION OF THE PLANNING BOARD  
OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN  
ADOPTING HOUSING ELEMENT AND FAIR SHARE PLAN AND AMENDING THE  
MASTER PLAN OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN**

**RESOLUTION NO. PB-22-03**

**WHEREAS**, on September 26, 2013, the New Jersey Supreme Court invalidated the Council on Affordable Housing's (COAH) Third Round rules and ordered COAH to adopt new rules based on its Prior Round rules and methodologies; see In re Adoption of NJAC 5:96 and 5:97, 215 N.J. 578 (2013); and

**WHEREAS**, COAH failed to adopt new rules, and on March 10, 2015, the Supreme Court transferred responsibility to review and approve housing elements and fair share plans from COAH to designated Mount Laurel trial judges within the Superior Court; and

**WHEREAS**, on July 7, 2015, the Township of Gloucester (the "Township") submitted a Declaratory Judgment Action to the New Jersey Superior Court, captioned In the Matter of the Application of the Twp. of Gloucester, CAM-L-2610-15 (the "DJA"); and

**WHEREAS**, the Township has entered into a Settlement Agreement with Fair Share Housing Center ("FSHC") and other interested parties to resolve the DJA and establish the Township's affordable housing obligation for the period between 1999-2025; and

**WHEREAS**, the Settlement Agreement obligates the Township and the Planning Board of the Township of Gloucester (the "Planning Board") to adopt certain ordinances, resolutions, plans, maps, documents, reports, and other materials required to implement the terms of the Settlement Agreement, including, as necessary, amendments to the Master Plan of the Township of Gloucester, County of Camden (the "Master Plan"); and

**WHEREAS**, the Township's and the Planning Board's consultant, Bach Associates, PC ("Bach") has prepared a "Housing Element and Fair Share Plan," dated March 2018, revised June 2020 (the "HEFSP") that incorporates the terms of the Settlement Agreement and establishes the Township's affordable housing obligation for the period between 1999-2025; and

**WHEREAS**, the Municipal Land Use Law (MLUL), N.J.S.A. 40:55D-28 et seq., empowers the Planning Board to prepare and, after a public hearing, adopt or amend the Township's Master Plan or component parts thereof, including a housing plan element, consistent with the requirements of the Fair Housing Act (FHA), N.J.S.A. 52:27D-310 et seq.; and

**WHEREAS**, the MLUL further requires that a public hearing on an amendment to the Township Master Plan must be duly noticed and advertised in accordance with the requirements of N.J.S.A. 40:55D-11 and N.J.S.A. 40:55D-13; and



**WHEREAS**, at a regular public meeting held on January 25, 2022, the Planning Board held a duly noticed and advertised public hearing to consider the adoption of the HE&FSP as an amendment to the Township Master Plan; and

**WHEREAS**, during the public hearing on the HE&FSP, representative(s) of Bach appeared before the Planning Board, were duly sworn-in and qualified as expert professional planners, and presented and explained the HE&FSP to the Planning Board and members of the public present at the hearing, if any; and

**WHEREAS**, the Planning Board and its professionals extensively discussed and reviewed the HE&FSP, the Township Master Plan, the Township's existing zoning and development regulations, affordable housing obligations, the Settlement Agreement, the status of the DJA, and applicable State law; and

**WHEREAS**, the Planning Board having heard the sworn expert testimony of the representatives of Bach, and having extensively reviewed and discussed the HE&FSP with its professionals, the floor was opened to the public for comment on the HE&FSP, and several members of the public appeared to comment on the HE&FSP; and

**WHEREAS**, based on the HE&FSP, the expert testimony of the Bach representatives, and other evidence presented at the January 25, 2022 public hearing, the Planning Board renders the following findings of fact and conclusions of law, in addition to any contained in the preceding paragraphs:

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. **Incorporation of HE&FSP.** The Planning Board hereby adopts and incorporates by reference as if fully set forth at length herein the entirety of the HE&FSP.
3. **Notice and Advertisement.** The Planning Board's January 25, 2022 public hearing to consider the HE&FSP was properly noticed and advertised in accordance with the requirements of the MLUL, N.J.S.A. 40:55D-11 & -13 et seq.
4. **Participation of Public.** Several members of the public appeared during the Planning Board's January 25, 2022 public hearing to comment on the HE&FSP.
5. **HE&FSP Findings and Conclusions.** The Planning Board hereby finds and concludes that the HE&FSP is fair and reasonable, that it creates a realistic opportunity for the Township to satisfy its FHA and Mount Laurel affordable housing obligations, and otherwise meets the statutory requirements of the FHA, N.J.S.A. 52:27D-310, and MLUL, N.J.S.A. 40:55D-28.

6. **Adoption of HE&FSP as Amendment to the Master Plan.** Based on the findings and conclusions contained herein, the Planning Board hereby adopts the HE&FSP as an amendment to the Master Plan, in accordance with N.J.S.A. 40:55D-28, N.J.S.A. 52:26D-310, and N.J.A.C. 5:96 and 5:97.

**WHEREAS**, upon motion duly made and seconded, the Board voted unanimously to adopt the HE&FSP in its entirety and thereby amend the Master Plan.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the Planning Board of the Township of Gloucester, that the Housing Element & Fair Share Plan, prepared by Bach Associates, PA, dated March 2018, revised June 2020, is hereby adopted; and that the Master Plan of the Township of Gloucester, County of Camden, is hereby amended to incorporate the HE&FSP, as necessary, in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-28 et seq., and Fair Housing Act, N.J.S.A. 52:26D-310 et seq.; N.J.A.C. 5:96 and 5:97.

ATTEST:

GLOUCESTER TOWNSHIP  
PLANNING BOARD:

\_\_\_\_\_  
MARYJO DINTINO, SECRETARY

\_\_\_\_\_  
ANDREA MACPHEROSN, CHAIRPERSON

#### CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on March \_\_\_\_\_, 2022 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 January 25, 2022.

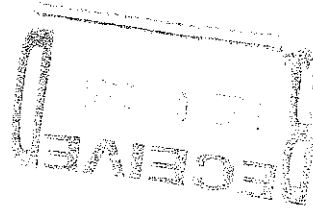
\_\_\_\_\_  
MARYJO DINTINO, SECRETARY

February 2, 2022

ADL 001.01

**Certified Mail**

**Gloucester Township**  
PO Box 8  
Blackwood, NJ 08012



**RE: NJDEP Freshwater Wetlands LOI Application submitted by:**

A3 Industrial, LLC

**Regarding Property at:**

851 Lower Landing Road (Camden County Route No. 681)  
Block 4901, Lot 1  
Township of Gloucester, Camden County, New Jersey

Dear Interested Party:

Marathon Engineering & Environmental Services, Inc. ("Marathon") is assisting A3 Industrial, LLC ("Applicant") with the above referenced application. This letter is to provide you with legal notification that an application for a Freshwater Wetlands Letter of Interpretation (Line Verification) will be submitted to the New Jersey Department of Environmental Protection ("NJDEP"), Division of Land Resource Protection for the above referenced Subject Property.

A Letter of Interpretation establishes the official boundary line of any regulated freshwater wetlands, open waters, or transition areas (buffers) on the Subject Property. The Letter of Interpretation also identifies the resource value of regulated wetlands (if any) on the Subject Property. A Letter of Interpretation does not authorize any regulated activities (e.g. tree clearing or construction of buildings or impervious surfaces in or near wetlands) at the Subject Property.

NJDEP's Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A) require the Applicant to provide written notification to all property owners within 200 feet of the Subject Property regarding the Applicant's intent to submit the above referenced application. You are receiving this notice because your property is located within 200 feet of the Subject Property. This notice is for your information only, and no further action is required. However, you may review the application documents and provide comments to the NJDEP, as described below.

The rules governing freshwater wetlands permits and approvals are found in the NJDEP's Freshwater Wetlands Protection Act Rules at N.J.A.C. 7:7A. You can view or download

these rules on the NJDEP, Division of Land Resource Protection website at [www.nj.gov/dep/landuse/lawsregs](http://www.nj.gov/dep/landuse/lawsregs), or you can find a copy of these rules in the county law library in your county courthouse.

Enclosed is a copy of the wetlands survey plan that is included with the Letter of Interpretation application. If you would like to inspect a copy of the complete application, it is on file at the Municipal Clerk's Office in the town in which the property is located, or you can call the NJDEP at 609-777-0454 to make an appointment to see the application at NJDEP offices in Trenton during normal business hours.

The NJDEP welcomes comments and any information that you may provide concerning the application and Subject Property. If you wish to provide comments, please submit your written comments within 15 calendar days of receiving this letter to:

New Jersey Department of Environmental Protection  
Division of Land Resource Protection  
Mail Code 501-02A  
P.O. Box 420  
Trenton, New Jersey 08625  
Attn: Camden County Section Chief

As part of the NJDEP's review of the application, NJDEP personnel may visit the Subject Property, and the portion of any neighboring property that lies within 150 feet of the property line, to perform a site inspection. This site inspection will involve only a visual inspection and possibly minor soil borings using a 4-inch diameter hand auger. The inspection will not result in any damage to vegetation or to property improvements.

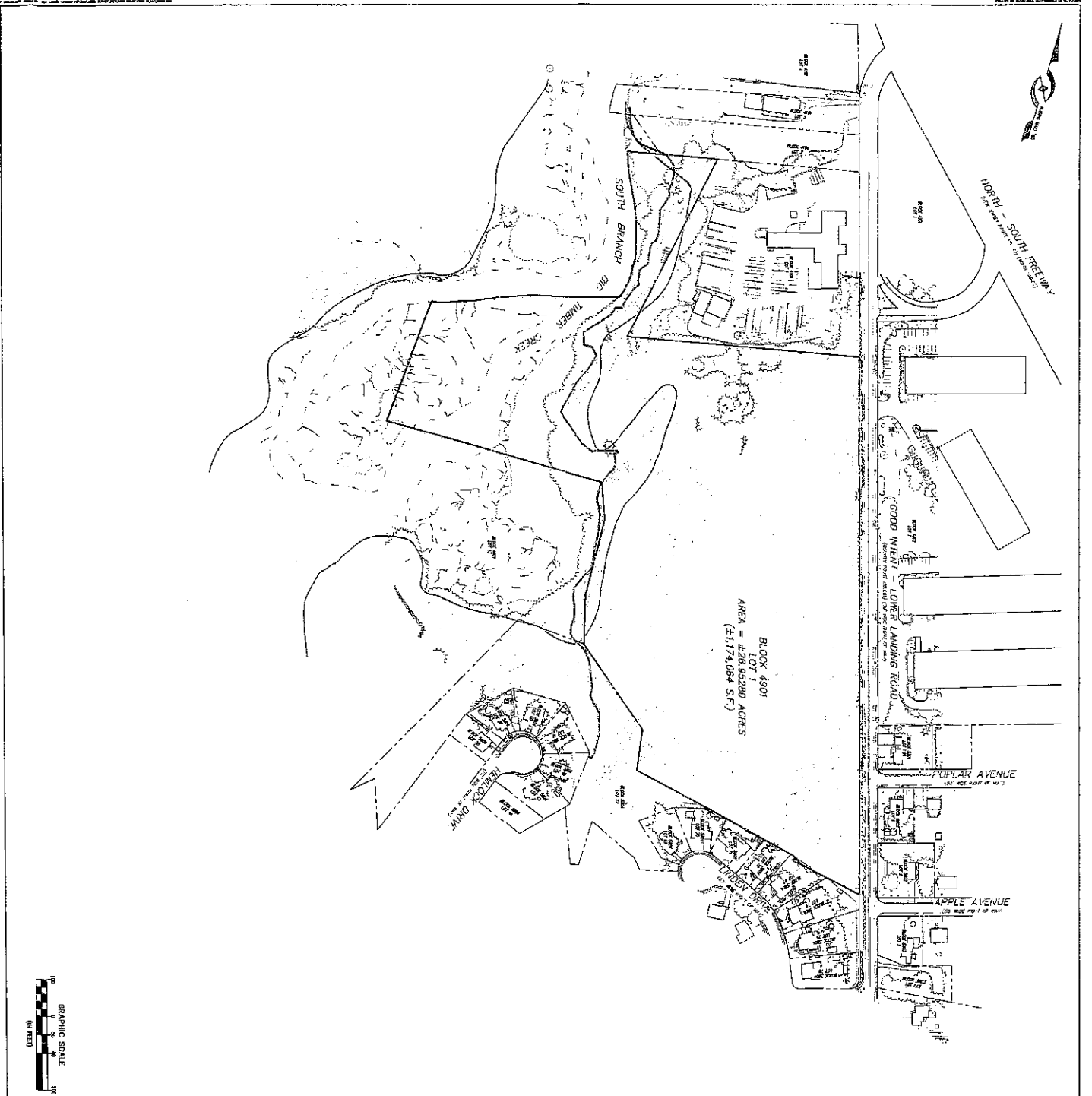
When the NJDEP has decided whether or not the application qualifies for approval, the NJDEP will notify the Municipal Clerk of the final decision on the application. If you have questions about the application, you may contact the Applicant or Marathon via the contact information below.

Sincerely,

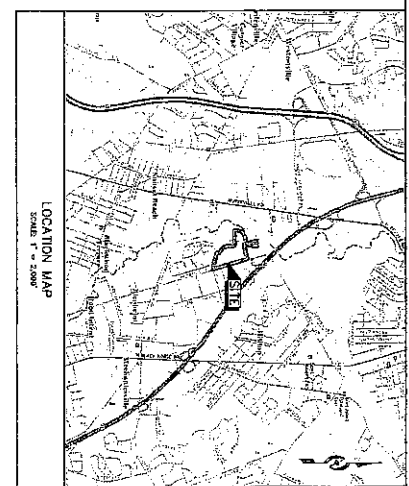
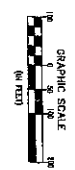
A3 Industrial, LLC  
Attn: Joshua Adler, Member  
160 Raritan Center Parkway, Suite 20  
Edison, New Jersey 08837

Marathon Engineering & Environmental Services, Inc.  
Attn: Craig L. Patterson  
3 Killdeer Court, Suite 302  
Swedesboro, New Jersey 08085  
856-241-9705

Enclosure (wetlands survey plan on 8.5 x 11-inch paper)



BLOCK 4901  
 LOT 1  
 AREA = 428,933.80 ACRES  
 (±1,174,084 S.F.)



- GENERAL NOTES**
1. THIS PLAN IS NOT INTENDED TO REPRESENT ANYTHING SINCE AS BOUND BY ALFA, (AS BOUND, THIS PLAN IS BASED ON AERIAL PHOTOGRAPHY, TAX MAP INFORMATION AND/OR OTHER RECORDS) AND IS SUBJECT TO ANY CHANGES TO THE PLAN FROM AERIAL PHOTOGRAPHY.
  2. ALL DIMENSIONS ARE SHOWN IN FEET. DIMENSIONS AND SPACING, DIMENSIONAL DATA IS NEW UNLESS OTHERWISE INDICATED.
  3. ALL DIMENSIONS ARE SHOWN IN FEET. DIMENSIONS AND SPACING, DIMENSIONAL DATA IS NEW UNLESS OTHERWISE INDICATED.
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**LEGEND**

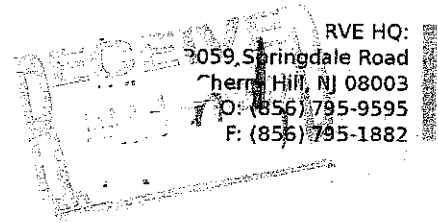
---	SUBSET PROPERTY ORIGIN LINE
---	EXISTING BOUNDARY LINE
---	EXISTING ROAD LINE
---	PROPOSED BOUNDARY LINE
---	PROPOSED ROAD LINE
---	PROPOSED UTILITY/SEWER/STORM LINE
---	PROPOSED WETLANDS BOUNDARY
---	PROPOSED WETLANDS BOUNDARY
---	PROPOSED WETLANDS BOUNDARY

SHEET NO.	OWN. NO.	SHEET TITLE
1 OF 3	8000	851 LOWER LANDING ROAD PLAN
2 OF 3	8000	WETLANDS DELINEATION PLAN
3 OF 3	8000	WETLANDS DELINEATION PLAN

07/28/2021  
 SCALE: AS SHOWN  
 851 LOWER LANDING ROAD  
 SHEET NO. 1 OF 3  
 TITLE: WETLANDS DELINEATION PLAN  
 DATE: 07/28/2021  
 PROJECT NO. 2021-001  
 CLIENT: DENNIS S. MBLASIO P.L.S.  
 140 MARION CENTER PARKWAY, SUITE 20  
 MARION, OHIO 43059-3020  
 PHONE: 614-890-8000  
 FAX: 614-890-8001  
 WWW.DENNISMBLASIOPLS.COM  
 02/01/2021  
 MARATHON  
 10000 MARATHON DRIVE, SUITE 100  
 COLUMBUS, OHIO 43240-1000  
 PHONE: 614-890-8000  
 FAX: 614-890-8001  
 WWW.MARATHONOHIO.COM  
 SOT700



**REMINGTON  
& VERNICK  
ENGINEERS**



February 23, 2022

**RE: NJDEP Division of Land Resource Protection  
Waterfront Development Individual Permit Application(Re-submittal)  
Proposed Bicycle Path (Health and Fitness Trail)  
Between Front Street and Lower Landing Road (over North Branch Big Timber Creek)  
Portions of Block 2 / Lot 1 and Block 3 / Lot 1  
Gloucester Township, Camden County, New Jersey  
Our File #0415T817  
Certified Mail RRR**

Dear Gloucester Township Planning Board,

This letter is to provide you with legal notification that an application for a Waterfront Development Individual Permit (Upland and In-water) will be submitted to the New Jersey Department of Environmental Protection (NJDEP) Division of Land Resource Protection (DLRP) for the development shown on the enclosed plan(s).

A brief description of the proposed project follows:

**There is an ongoing, larger project to improve the PSE&G-owned property, next to Main Street and between W. Evesham Road and Oak Avenue, with a bicycle path and Health and Fitness Trail. The improvements that are necessary between Front Street and Lower Landing Road (over the North Branch Big Timber Creek) require the issuance of permits by DLRP. The work in this area includes construction of a bike path varying in width between 8-10 feet, installation of split-rail fencing, replacement of 40 linear feet of railroad tie retaining wall with gabion wall, and minor grading between Front Street and Lower Landing Road. Please note, this application is a re-submittal of the Waterfront Development Application that was originally submitted to the Department in July 2021.**

The complete permit application package can be reviewed at either the municipal clerk's office in the municipality in which the site subject to the application is located, or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 calendar days of receiving this letter to:

New Jersey Department of Environmental Protection  
Division of Land Resource Protection  
P.O. Box 420, Code 501-02A  
Trenton, New Jersey 08625  
Attn: Supervisor- Gloucester Township, Camden County

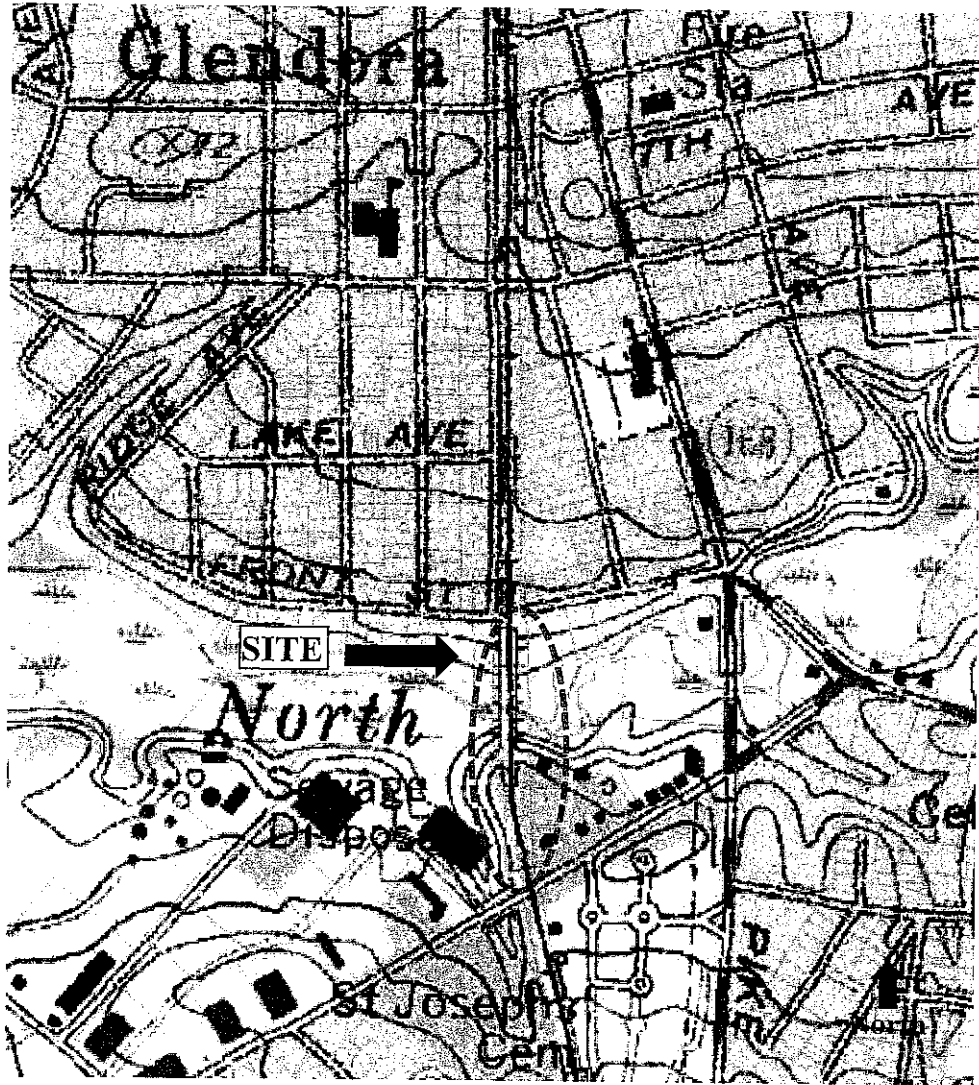
Feel free to contact Jeanmarie Murphy of our Cherry Hill office at [Jeanmarie.murphy@rve.com](mailto:Jeanmarie.murphy@rve.com) with any comments or questions you may have regarding this project.

Sincerely,  
**REMINGTON & VERNICK ENGINEERS, INC.**

By

Anthony N. Chadwell, PE, CME  
Project Manager for Municipal Services

ANC/JM/gar  
enclosure



600ft

Map #3 USGS Quadrangle Map

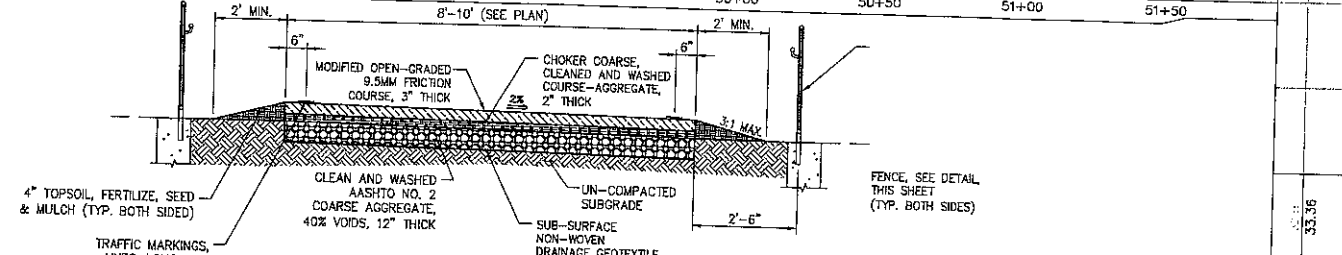
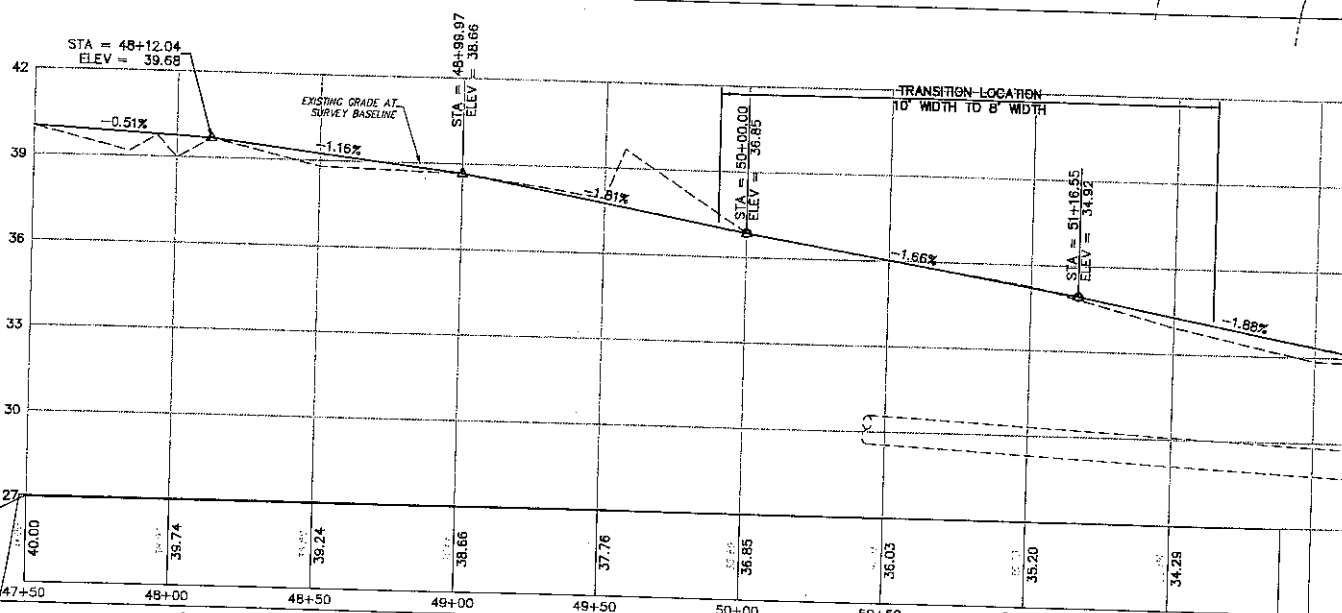
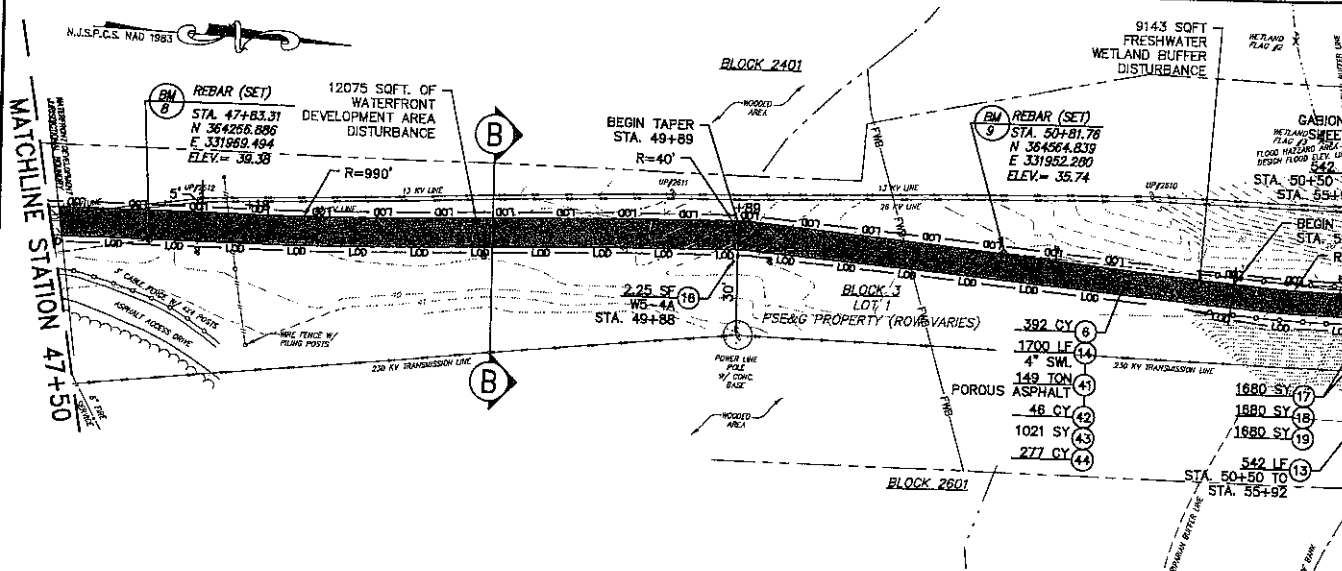
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PK 02/19/21

Project: Bicycle Path (Health & Fitness Trail)  
Block 2 / Lot 1 and Block 3 / Lot 1  
Gloucester Township, Camden County, NJ  
RVE Project 0415T817

Revised by: Date:

Source: <https://www.nj.gov/dep/gis/geoweb splash.htm>  
"Topographical Images 24K Color" Layer

Quadrangle Location: Runnemede, NJ



**8'-10' BIKE PATH  
PAVEMENT SECTION C-C**

- LEGEND:**
- = WATERFRONT DEVELOPMENT AREA DISTURB
  - = FRESHWATER WETLAND BUFFER DISTURBANCE

**TO BE CONSTRUCTED**

#	DESCRIPTION	UNITS	PLAN QUANTITY	AS-BUILT QUANTITY
6	EXCAVATION, UNCLASSIFIED	CY	407	-
12	TOPSOIL STABILIZATION, TYPE 3 MAT	SY	560	-
33	PIPE RAIL FENCE, 4.5' HIGH (RUB RAILS @ 3.5' HEIGHT)	LF	1084	-
34	TRAFFIC MARKINGS, LINES, 4"	LF	1756	-
15	TRAFFIC MARKINGS, SYMBOLS	SF	384	-
26	REGULATORY AND WARNING SIGN WITH POST	SF	88.25	-
17	TOPSOIL SPREADING, 4" THICK	SY	1722	-
18	FERTILIZING AND SEEDING, TYPE A-3	SY	1722	-
19	STRAW MULCHING	SY	1722	-
20	REMOVABLE BOLLARDS	UN	4	-
22	TRAFFIC MARKINGS, LINES, 6"	LF	190	-
23	TRAFFIC MARKINGS, LINES, 12"	LF	10	-
25	GABION WALL	CY	25	-
27	9" X 18" CONCRETE VERTICAL CURB	LF	40	-
41	MODIFIED OPEN-GRADED 9.5MM FRICTION COURSE, 3" THICK	TON	155	-
42	COARSE AGGREGATE, SIZE NO. 57	CY	48	-
43	SUBSURFACE NON-WOVEN DRAINAGE GEOTEXTILE	SY	1061	-
44	AASHTO NO. 2 COARSE AGGREGATE, 40% VOIDS	CY	287	-

**PATH LOCATIONS AND ELEVATION SCHEDULE**

STATION	OFFSET	CENTER ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	PATH WIDTH IN (FT)
47+50	11.18' LT.	40.00	40.10	39.90	10
48+00	4.89' LT.	39.74	39.84	39.64	10
48+50	3.98' LT.	39.24	39.34	39.14	10
49+00	4.40' LT.	38.68	38.76	38.60	10
49+50	4.84' LT.	37.76	37.86	37.66	10
50+00	4.17' LT.	36.85	36.95	36.75	10
50+50	1.36' RT.	36.03	36.13	35.94	9.5
51+00	5.19' RT.	35.20	35.29	35.11	9
51+50	6.05' RT.	34.29	34.37	34.21	8
52+00	5.46' RT.	33.36	33.44	33.28	8
52+50	3.10' RT.	32.52	32.60	32.44	6
53+00	0.74' RT.	31.87	31.95	31.79	8
53+50	1.62' RT.	31.22	31.30	31.14	8
54+00	0.90' LT.	30.58	30.66	30.50	8
54+50	0	30.00	30.08	29.92	8
55+00	0.89' RT.	27.82	27.90	27.74	8
55+50	0.28' RT.	24.37	24.45	24.29	8
56+00	NA	21.87	NA	NA	NA
56+50	8.20' RT.	23.39	23.43	23.23	10

- ENVIRONMENTAL NOTES**
- FRESHWATER WETLANDS WERE FIELD DELINEATED BY REMINGTON & VERNIC WITHIN FRESHWATER WETLANDS.
  - THE WIDTH OF THE FRESHWATER WETLAND BUFFER WAS DETERMINED PURSUANT TO NJAC 7:27-2.2(d)(1).
  - THE PROJECT SITE IS LOCATED ALONG THE TIDAL PORTION OF THE NORTH TIDELANDS INDEX MAP 364-1884 (GLENORA). THERE DOES NOT APPEAR THIS INDEX MAP. IN ADDITION, THIS IS NOT A PROMULGATED MAP.
  - THE PROJECT WILL TAKE PLACE WITHIN REGULATED WATERFRONT DEVELOPMENT LINE IS DEPICTED ON THE PROJECT PLANS.
  - THE FLOOD HAZARD AREA DESIGN FLOOD ELEVATION, 9 MARCH 1998, WAS DETERMINED WITHIN THE FLOOD HAZARD AREA.
  - THE WIDTH OF THE RIPARIAN ZONE WAS DETERMINED PURSUANT TO NJAC 7:27-2.2(d)(1). NO WORK IS PROPOSED WITHIN THE RIPARIAN ZONE DETERMINED TO BE SOLE.
  - THE PROJECT IS A LINEAR DEVELOPMENT AND EXEMPT FROM THE STORMWATER MANAGEMENT ACT (SMA).
  - PURSUANT TO TIDELANDS MAP #364-1884 (GLENORA), TIDELANDS CLAIMED TIMBER CREEK. A RIPE TIDELANDS GRANT WAS PREVIOUSLY ISSUED TO THE CROSSING (LIBER 6, PAGE 318, MAY 21, 1917).



**Via Certified Mail**

January 20, 2022

JAN 24 2022

**NOTICE TO GOVERNMENTAL AGENCIES**

**South Jersey Transportation Authority – Atlantic City Expressway  
Third Lane Widening Project  
Letter of Interpretation – Line Verification and Riparian Zone Verification  
State Route 42 Milepost 7.1 to Atlantic City Expressway Milepost 31.5  
Washington Township, Gloucester County, Gloucester Township and Winslow Township,  
Camden County, New Jersey**

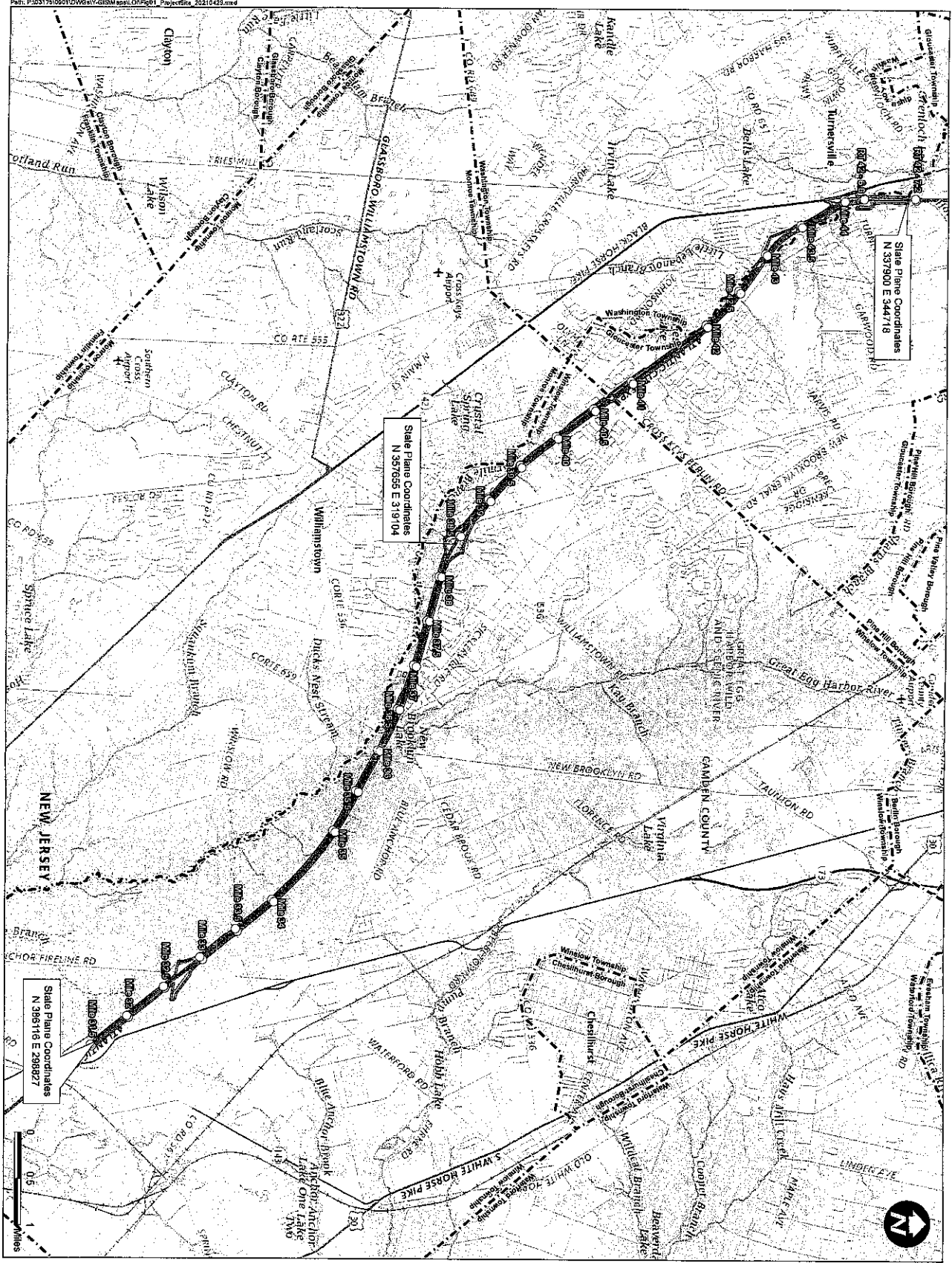
This letter is to provide you with legal notification that an application for a freshwater wetlands letter of interpretation – line verification and riparian zone verification is being submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for the site shown on the enclosed plan(s). A brief description of the proposed project follows:

The applicant is seeking a Freshwater Wetlands Letter of Interpretation (LOI) - Line Verification, to verify the location of existing wetlands and a Flood Hazard Area Riparian Zone Verification to verify the location of regulated watercourses along an approximately 13-mile stretch of the Atlantic City Expressway right-of-way between State Route 42 Milepost 7.1 and Milepost 31.5 of the Atlantic City Expressway.

The complete permit application package can be reviewed at either the municipal clerk's office in the municipality in which the site subject to the application is located, or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 calendar days of receiving this letter to:

New Jersey Department of Environmental Protection  
Division of Land Resource Protection  
P.O. Box 420, Code 501-02A  
Trenton, New Jersey 08625  
Attn: Washington Township, Gloucester Township, and/or Winslow Township  
Supervisors

Enclosures: USGS Site Location Map (11"x17" Copy)



<b>Legend</b>	○ Milepost
	▭ Project Area
	▭ Municipal Boundary

Note:  
 1. Areas were created using NAD83 Parcel Compasite and is approximate.

Sources:  
 Mileposts provided to PS&S by NJTA, January 2021, NJL 2020  
 USGS, US Topo, The National Map, Rumson, Pinnaqui East, and Wilmington Quads, 2019

**PS&S**  
 3 MOUNTAINVIEW ROAD  
 WARREN, NEW JERSEY 07093  
 CONTACT: (908) 881-2200  
 WEBSITE: WWW.PSANDS.COM

**PROJECT TITLE**  
 Atlantic City Expressway Widening  
 Washington, Winslow, and Gloucester T.tyos  
 Gloucester and Camden Counties, New Jersey

**SHEET TITLE**  
 USGS SITE  
 LOCATION MAP

**PROJ. NO.** 03175.0001  
**DATE** 4/29/2021  
**DRN. BY** DM  
**CHK. BY** CG  
**SCALE** 1 inch = 1 mile  
**FIGURE NO.** 1