

**Township of Gloucester
Planning Board Agenda
June 28, 2022**

- 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 – June 14, 2022

RESOLUTIONS FOR MEMORIALIZATION

#191050CPFSa M&T Gloucester Partners, LLC	Block: 13103, Lots: 2,3,3.01 5-12 & 25 Amended Preliminary/Final Major Site Plan with Variances
#211026CM 16 REM, LLC	Minor Subdivision/Bulk C Block: 15202 Lot: 17
#211039 RAM Smith Brothers Real Estate	Red/Agreement/Minor Site Block: 11502 Lot: 7

**#211044CM
Taco Bell
Sicklerville Investors, LLC**

**Minor Site/Bulk C
Block: 18301 Lot: 10.04**

MOTIONS FOR ADJOURNMENTS

NONE

PUBLIC COMMENTS ON NON-AGENDA ITEMS

(3 Minutes Per Person)

UNFINISHED OR ADJOURNED HEARINGS

None

NEW APPLICATIONS

**#221011CM
Jack Smith
Zoned: RI**

**Minor Subdivision/Variance
Block:10201 Lots:11.02 &
10.01
Location: 1041 Chews Land
Ing Rd.,Laurel Springs
.76 acre portion of Lot: 11.02
To be consolidated with Lot:
10.01.
This portion of property has
A 26 ft. x 40 ft. garage. Lot
10.01 will then be a 3.06
acre lot with a 2 story home
& detached garage.**

RESPONDENCE – OTHER BUSINESS

MEETING ADJOURNED

TOWNSHIP OF GLOUCESTER

1261 Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012

Community Development & Planning: (856) 374-3500 – FAX: (856) 232-6229

For Office Use Only

Submission Date: _____ Application No.: # 221011CM Taxes paid YES NO (Initial) JS

Planning Board Zoning Board of Adjustment Redevelopment Entity Fees 260 Project # 15449

Escrow 1100 Escr. # 15449

Fire District # 2

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Jack Smith</u> Address: <u>16 Bayhill Court</u> City: <u>Blackwood</u> State, Zip: <u>NJ</u> , <u>08012</u> Phone: <u>(856) 227-1626</u> Fax: <u>(856) 227-0733</u> Email: <u>jack@bnsra.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Same as Applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: (____) _____ - _____ Fax: (____) _____
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3. Type of Application. Check as many as apply:

<input type="checkbox"/> Informal Review ²	<input type="checkbox"/> Planned Development ²
<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Appeal of Administrative Officer's Decision – "A" Variance
<input type="checkbox"/> Preliminary Major Subdivision ²	<input type="checkbox"/> Interpretation – "B" Variance ²
<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Bulk "C" Variance ²
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance ²
<input type="checkbox"/> Preliminary Major Site Plan ²	<input type="checkbox"/> Site Plan Waiver
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request
<input type="checkbox"/> Conditional Use Approval ²	<input type="checkbox"/> Redevelopment Agreement
<input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> 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: <u>N/A</u> Firm: _____ Address: _____	City: _____ State, Zip: _____ Phone: (____) _____ - _____ Fax: (____) _____ Email: _____
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6. Name of Persons Preparing Plans and Reports:

Name: Jack Smith
Address: 16 Bayhill Court
Profession: Architect
City: Gloucester Twp.
State, Zip: NJ 08012
Phone: (856 227-1626 Fax: () -
Email: jack@bnsra.com

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

7. Location of Property:

Street Address: 1041 Chews Landing Road
Block(s): 10201, Lot(s): 11.02 & 10.01 18.39 acres

8. Land Use:

Existing Land Use (Describe the Application): Residential
Proposed Land Use (Describe the Application): Residential - minor subdivision
Subdivide .76 acre portion of Lot 11.02 to be consolidated with Lot 10.01
This portion of property has a 26' x 40' garage. Lot 10.01 will then be a 3.06 acre lot with a 2-story home and a detached garage.

9. Property:

Number of Existing Lots: 2
Number of Proposed Lots: 2
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. plan of survey and minor subdivision dated

12. List Previous or Pending Applications for this Parcel: Type text here

List all applications on a separate sheet.

13. Zoning

All Applications (property dimensions)

Lot frontage 1 165.08
 Lot frontage 2 (corner lots) _____
 Lot depth 1,000 +
 Lot area 18.39

Abbreviations/Footnotes

¹ = E.O.P = Edge of pavement
² = Applies to corner lots.

Fence Application

Setback from roadway E.O.P.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 2² _____
 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 2² _____
 Setback* from side property line _____
 Setback* from rear property line _____
 Distance** from dwelling _____

* Setback = Distance from pool apron.

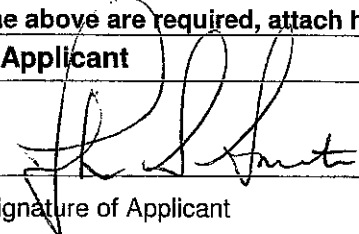
**Distance = Distance from edge of water.

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

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

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

15. Signature of Applicant



 Signature of Applicant

3-21-22

 Date

 Signature of Co-applicant

 Date

16. Consent of Owner(s):

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

3-21-22
Date

Signature [Signature]
Print Name John S. Smith

Sworn and subscribed to before me this 21st day of March, 2022 at [Location].
PAMELA A. CENDEJAS
Commission # 50032530
Notary Public, State of New Jersey
My Commission Expires February 17, 2026

Signature [Signature] Pamela A Cendejas
Print Name Pamela A Cendejas

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?

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 [Signature]

John S. Smith

Print Name

No Yes

3-21-22
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 11.02, shows and discloses the premises in its entirety, described as Block 10201 Lot 11.02; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey / sketch plat with the exception of the structures shown.

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

Sworn and subscribed to
On this 21st day of March,
20 22 before the following authority.

John S. Smith

Name of property owner or applicant

[Signature]
Notary public

PAMELA A. CENDEJAS
Commission # 50032530
Notary Public, State of New Jersey
My Commission Expires February 17, 2026

**RIDER TO APPLICATION OF JACK SMITH
1041 CHEWS LANDING ROAD
BLOCK 10201, LOTS 10.01 and 11.02**

Jack and Patricia Smith own approximately 18.3 acres of land designated on the Gloucester Township Tax Map as Block 10201, Lots 10.01 and 11.02, with a street address of 1041 Chews Landing Road (the "Property").

This application seeks minor subdivision approval to resubdivide the property so that an existing detached garage currently located on Lot 11.02 will be located on proposed Lot 10.01 and the detached garage will then be an accessory structure to a single-family home already located on proposed Lot 10.01. Once the minor subdivision is perfected, two (2) lots will be established as follows:

- Proposed Lot 10.01 consisting of approximately 3.06 acres -- existing single-family home and detached garage to remain
- Proposed Lot 11.02 consisting of approximately 17.63 acres – suitable for the development of one single-family home

This application for minor subdivision follows two previous subdivision approvals affecting the same property and acquisition of separate tracts by the Applicant over time.

By Resolution adopted on August 11, 2015, minor subdivision approval was granted to create two new lots, including Lot 11.01, a portion of which is the subject of this application.

Subsequently, by Resolution adopted on December 8, 2020, minor subdivision approval with variances and waivers was approved by the Gloucester Township Planning Board to subdivide Lot 11.01 in order to re-subdivide Lot 10.01 and create Lot 11.02. The remaining lot is Lot 11.01 consisting of 1.21 acres. Lot 10.01 as re-established by this minor subdivision contained an existing single-family home which remains. The lot line was drawn in such a manner that it separated an existing detached garage from that single-family home (previously associated with it) and it remained on previous Lot 11.01 (now Lot 11.02).

Quite simply, the purpose of this application is to establish a new lot line to change the configuration of Lot 11.02 and Lot 10.01, thereby making Lot 10.01 a larger lot to contain both the existing single-family dwelling and the existing detached garage. All other aspects of the previous minor subdivisions as approved remain the same.

One variance is necessitated by the minor subdivision for minimum lot frontage. Newly configured Lot 10.01 will still have 50.57 feet of frontage whereby 125 feet is the requirement. This is an existing non-conforming condition, unaffected by the proposed minor subdivision.

Since Lot 10.01 will have more lot area than the current Lot 10.01 and what is required in the zone (3.06 acres) where one acre is required, we submit that the lot frontage deviation of variance is warranted. Further, the lot established establishes an appropriate population density, provides adequate light, air and open space and there is no negative impact to the public good or zone plan if that variance were to be granted by the Board.

Additional testimony will be supplied at the time of hearing.

Richard Eisler
1059 Chews Landing Road
Laurel Springs, NJ 08021
(215) 526-4941

March 21, 2022

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

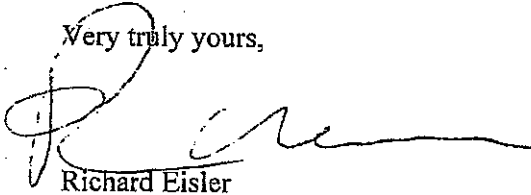
RE: Application of Jack Smith
1041 Chews Landing Road
Block 10201, Lots 11.02 & 10.01
Gloucester Township, New Jersey

To Whom it May Concern:

Please be advised that I am the owner of Block 10201, Lot 10.01 as designated on the Gloucester Township Tax Map. I understand that this lot is the subject of a subdivision application being advanced by Jack Smith. I consent to the filing of this application and to the subdivision as presented by Mr. Smith.

If you require anything further from me, please let me know. Thank you.

Very truly yours,



Richard Eisler



May 19, 2022

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

Attn: Mary Jo Dintino, Planning Board Secretary

Re: Minor Subdivision
John S. Smith
Chews Landing & Clementon Road
Block 102.01, Lots 10.01 and & 11.02
Review No. 1
Bach Project No. GTPB-2022-6
GTPB Application No. 222010C

Dear Ms. Dintino:

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

- Cover Letter from Keith A. Davis of Nehmad Davis & Goldstein, PC, to Lydia Pendino, Planning Board Secretary, dated April 6, 2022.
- Township of Gloucester Land Development Application, dated April 18, 2022.
- Township of Gloucester Land Development Submission Checklist, dated April 18, 2022.
- Rider to Application of Jack Smith describing application.
- Correspondence from Keith A. Davis of Nehmad Davis & Goldstein, PC, to Lydia Pendino, Planning Board Secretary, dated April 6, 2022 and containing Camden County Planning Board Letter of No Interest, dated April 13, 2022.
- Drawing entitled "Plan of Survey & Minor Subdivision for the Jack Smith Property, Block 10201, Lot 10.01, Plate 102, Block 10201, Lot 11.02, Plate 102, Gloucester Township, Camden County, New Jersey", prepared by Federici & Akin, P.A., dated 8-19-21, no revision.

Minor Subdivision
John S. Smith
Chews Landing & Clementon Road
Block 102.01, Lots 10.01 and & 11.02
Review No. 1
Bach Project No. GTPB-2022-6
GTPB Application No. 222010C
May 19, 2022
Page 2 of 5

SITE INFORMATION:

Owner/Applicant: John S. Smith
1059 Chews Landing Road
Gloucester Township, NJ 08021

PROJECT SUMMARY:

This application is for the lot line adjustment between two (2) existing lots to create two (2) new lots. Existing Lot 10.01 is a 2.3 acre lot containing an existing dwelling and associated site improvements. Existing Lot 11.02 is an 18.4 acre parcel containing a wood and masonry farm building. The application proposes to subdivide a 33,246 sf parcel of land containing the farm building from Lot 11.02 and incorporate it into Lot 10.01. It shall be noted that Lot 10.01 was created as part of a subdivision from overall Lot 11.02 at a meeting of the Planning Board on November 10, 2020. The project site is located on the northeasterly side of Chews Landing & Clementon Road (County Route 683) southeast of Royalty Lane in the Township's R-1 Residential Zoning District. The applicant is seeking a Minor Subdivision approval with a bulk variance.

COMPLETENESS:

The applicant is requesting waivers for the following item(s) from the Land Development Ordinance Submission Checklist:

1. Checklist Item #9 – Calculation of Wetlands. *Waiver recommended.*
2. Checklist Item #10 – Additional Reports. *Waiver recommended.*
3. Checklist Item #11 – Development Plans. *Waiver recommended.*
4. Checklist Item #12 – Clearly and legibly drawn plan. *Waiver recommended.*

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

1. Checklist Item #22 – A boundary survey by a licensed New Jersey Licensed Land Surveyor, certified on a date within six (6) months of the date of submission. *Waiver recommended.*

Minor Subdivision
John S. Smith
Chews Landing & Clementon Road
Block 102.01, Lots 10.01 and & 11.02
Review No. 1
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GTPB Application No. 222010C
May 19, 2022
Page 3 of 5

2. Checklist Item #24 – Name and address of the applicant and the owner, and signed consent of latter, if different from applicant. *Waiver recommended.*
3. Checklist Item #28 – Scale not less than 1"=50' with graphic and written scales shown. *Waiver recommended.*
4. Checklist Item #36 – Existing and proposed building coverage. *Waiver recommended for completeness only.*
5. Checklist Item #57 – Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope. *Waiver recommended.*
6. Checklist Item #58 - Proposed grades in sufficient numbers to illustrate grading scheme. *Waiver recommended.*
7. Checklist Item #72 – Show evidence that plan meets with Ordinance requirements for septic systems. *Waiver recommended.*
8. Checklist Item #74 – Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. *Waiver recommended.*
9. Checklist Item #106 – A letter from existing water and/or sewer company indicating that service shall be available. *Waiver recommended.*
10. Checklist Item #107 – When on-lot water or sewerage disposal, the concept for such systems shall be reviewed by the appropriate township, county and state agencies. *Waiver recommended.*

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

VARIANCES:

The applicant is requesting a bulk variance for minimum lot frontage.

Minor Subdivision
John S. Smith
Chews Landing & Clementon Road
Block 102.01, Lots 10.01 and & 11.02
Review No. 1
Bach Project No. GTPB-2022-6
GTPB Application No. 222010C
May 19, 2022
Page 4 of 5

REVIEW COMMENTS:

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

1. The applicant's Land Surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to our office for review.
2. The Zoning Chart shown on the plan shall indicate lot coverage in acres or square feet and as a percentage of lot area.
3. Legal Descriptions of the proposed lots and any easements located on the proposed lots shall be provided.
4. A letter was submitted with the application stating that Richard Eisler is the owner of Block 10201 Lot 10.01. The owner and applicant signature block on the plan should be updated to reflect this information.
5. Note #6 indicates that one new lot will be created with this application. The applicant should clarify this note.
6. Coordinates shall be provided for three (3) corners around the outbound of the proposed lots.
7. The site data chart shall be revised to include the existing lot information.

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

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

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

Minor Subdivision
John S. Smith
Chews Landing & Clementon Road
Block 102.01, Lots 10.01 and & 11.02
Review No. 1
Bach Project No. GTPB-2022-6
GTPB Application No. 222010C
May 19, 2022
Page 5 of 5

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

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

Very truly yours,
BACH ASSOCIATES, PC



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



Anthony F. DiRosa, PE, PLS
Associate

Cc: Gloucester Township Planning Board Members
Steven Boraske, Esq. PB Solicitor
Joseph M. Petrongolo, PP, LLA, RLA, Planning Board Planner
Lydia Pendino, Gloucester Township
John S. Smith, Applicant
Keith A. Davis, Esq., Applicant's Professional
Edward F. Kuhn, PLS, Applicant's Professional

S:\GTPB2022 GTPB\6 Smith Minor Sub\GTPB2022-6 Smith Minor Sub Review No 1.doc



TOWNSHIP OF GLOUCESTER

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

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

To whom it may concern:

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

Name Application of Jack Smith

Address 1059 + 1041 Chews Landing Rd.

Block 10201 Lot 10.01 + 11.02

4-28-22

Date

Maryann Bissa
Asst. Gloucester Township Tax Collector

MAY 13 2022

Nehmad **NDG**
Davis & Goldstein

Nehmad Davis & Goldstein, PC
Counselors at Law
www.ndglegal.com

Keith A. Davis
Partner

kdavis@ndglegal.com

4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234

t 609 927 1177
f 609 926 9721

May 5, 2022

Via Email: lpentino@glotwp.com

Lydia Pendino, Planning Board Secretary
Township of Gloucester
1261 Chews-Landing Clementon Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

RE: Application of Jack Smith
1041 Chews Landing Road
Block 10201, Lots 10.01 & 11.02
Blackwood, New Jersey
Our File No. 12880-001

Dear Ms. Pendino:

Our firm represents Jack Smith in connection with the above-referenced application.

To supplement the application on file, enclosed please find certification of paid taxes in connection with this application.

Thank you very much.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By: 

KEITH A. DAVIS

kdavis@ndglegal.com

KAD/km

Enclosure

c. Jack Smith (w/ encl. - via email: jack@bishopandsmith-architects.com)

C:\Users\KMerryfield\AppData\Local\LEAP\Desktop\CDE\7f7c9c1-9a36-4599-a350-5b87bc360c64\OfficeDocuments\Pendino, Lydia 5-5-22 KAD ltr.docx

Commissioners
Richard P. Calabrese
Chairman

Joseph Pillo
Vice Chairman

Board Members

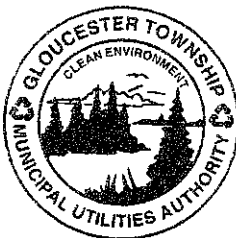
Frank Schmidt

Dorothy Bradley

Donna Jones

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

April 25, 2022

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

Re: Application #221011CM
Jack Smith
16 Bayhill Court, Blackwood, NJ 08012
Block 10201, Lots 11.02 & 10.01

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mb

Zone # 64
[Signature]

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: April 14, 2022

APPLICATION No: #222010C

Applicant: Jack Smith

LOCATION: 1041 Chews Landing Rd. Laurel Springs,

Zone: R1

Block: 10201 Lot: 11.02 & 10.01

Escrow: #15949

Transmittal to:

- | | | |
|--|--|---|
| <input type="checkbox"/> Steven Bach, Engineer | <input type="checkbox"/> Planner | <input type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
| <input type="checkbox"/> Steven Boraski Esq. | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Fire District #6 |
| <input type="checkbox"/> New Jersey American Water | <input checked="" type="checkbox"/> Construction | |

Status of Application: Subdivide .76 acre portion of Lot: 11.02 to be consolidated with Lot: 10.01. This portion of property has a 26 ft. x 40 ft. garage. Lot: 10.01 will be a 3.06 acre lot with a (2) Story house and a detached garage.

- 1 Copy - Application, checklist, Rider
- Copy - Site Plan
- 1 Copies -Preliminary & Final Major Site Plan & Minor Subdivision Plan
- 1 Copy - Planner Report (old) & Redevelopment Ordinance
- 1 Copy -Drainage Summary
- 1 Copy - Redevelopment Agreement
- 1 Copy -Recycle Report
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Boundary & Topographic Survey
- 1 Copy - Limited Phase II ESA/Proposed Remedial Actions
- 1 Copy - Traffic Impact Study
- 1 Copy - Environmental Impact Statement
- 1 Copy - Stormwater Management Report
- 1, Sediment Basin Report, Soil Erosion & Sediment Control Plans
- C Variance Plan Use Variance Minor Subdivision

OK 4-19-22 JLR DLS

Signature _____



Township Of Gloucester
1261 Chews Landing -Clementon Rd., at Hider Lane
P. O. Box 8
Blackwood, New Jersey 08012
(856) 228-4000

TAXES PAID CERTIFICATION

***FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE
AND RETURNED WITH COMPLETED APPLICATION**

DATE: 04/18/22

APPLICATION#: #221011CM

APPLICANT: Jack Smith

First Quarter

PROPERTY LOCATION: 1041 ChewsLanding Road

Block: 10201 LOT(S): 11.02 & 10.01 QUALIFIER: _____

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

X Our records indicate the above property is delinquent on taxes (see attached).

_____ Our records indicate the above property has liens (see attached).

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

Sandra L. Ferguson
SANDRA L. FERGUSON
GLOUCESTER TWP. TAX COLLECTOR

Department of Public Works

Louis Cappelli, Jr.
Commissioner Director
Almar Dyer
Commissioner

John Wolick
Director



Making It Better, Together.

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

Board Members
Commissioner Almar Dyer - Alternate
Alexis M. Williams - Chairwoman
Matthew Marrone - Vice Chairman
Thomas Schina - Secretary
Joseph Pillo
Ryan Doran
Stephen C. Gandy
Kevin Becica - County Engineer

April 13, 2022

Keith A. Davis, Esq.
4030 Ocean Heights Ave
Egg Harbor Twp., NJ 08234

RE: 1041 Chews Landing Road
Plan Type: Minor Subdivision
Block(s): 10201
Lot(s): 10.01 & 11.02

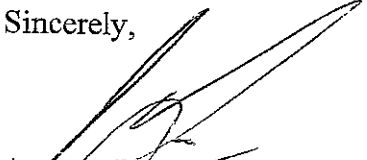
Dear Applicant/Agent:

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

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

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

Sincerely,


Andrew Levecchia, PP/AICP
Planning Director

Al/cs

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

M-15-3-22

CAMDEN COUNTY PLANNING BOARD APPLICATION SUBMISSION REQUIREMENTS CHECKLIST APPLICATION COVER PAGE



Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.

Subdivision Requirements:

- Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- One (1) Copy of Local Municipal Application
- One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- Two (2) Sets of Plans
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (if applicable)

Site Plan & Site Plan Revision Requirements

- Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- One (1) Copy of Local Municipal Application
- One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" Site plans will be accepted)
(Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- Two (2) Copies of County Road Improvement Plans (if applicable and not included in Original Set of Plans)
- Two (2) Copies of a Signed and Sealed Survey
(Conducted by a licensed surveyor if existing documents are referenced in accordance with NJAC 13:40-7.2 (a).1)
- Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event)
- Two (2) Sets of Traffic Impact Study (if available)
- Two (2) Copies of the Local Engineer Report
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (if applicable)
- One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents

Please Submit the Following Additional Items:

- Map or Most Recent Aerial Photo of Site
- Digital Copy of the Site Plan, Subdivision Plan or Major Subdivision

X _____
*Certification of Completeness
Signature By Local Official*

X _____
Signature of Agent or Applicant

CAMDEN COUNTY PLANNING BOARD APPLICATION



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: Minor Subdivision

Project Address (if applicable) & Municipality: 1041 Chews Landing Road - Block 10201, Lot 11.02

Abuts County Road: Chews Landing Road County Route No.: 683

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

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): 102

Existing Zoning: R-1

Block(s): 10201

Variance(s) Required: _____

Lot(s): 11.02 & 10.01

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: <https://www.camdencounty.com/service/public-works/planning/>. 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: Jack Smith Phone: (856) 227-1626 Fax: (856) 227-0773

Address: 16 Bayhill Court Town & State: Blackwood, NJ

Email: jack@bnsra.com Zip: 08012

Attorney: _____ Phone: _____ Fax: _____

Address: _____ Town & State: _____

Email: _____ Zip: _____

Engineer: _____ Phone: _____ Fax: _____

Address: _____ Town & State: _____

Email: _____ Zip: _____

Proposed Use (please check all that apply):

- | <u>Residential</u> | <u>Commercial</u> | <u>Industrial</u> |
|--|---|---|
| <input checked="" type="checkbox"/> Single Family Detached | <input type="checkbox"/> Retail | <input type="checkbox"/> Maintenance/ Repair Shop |
| <input type="checkbox"/> Town Homes | <input type="checkbox"/> Office | <input type="checkbox"/> Flex Space |
| <input type="checkbox"/> Duplex | <input type="checkbox"/> Restaurant/ Food Establishment | <input type="checkbox"/> Storage/ Warehouse |
| <input type="checkbox"/> Apartments | <input type="checkbox"/> Hospitality/ Hotel Space | <input type="checkbox"/> Distribution Center |
| <input type="checkbox"/> Condominiums | <input type="checkbox"/> Medical Use | <input type="checkbox"/> Manufacturing |
| <input type="checkbox"/> Medical Care Residential | <input type="checkbox"/> Sports or Entertainment | <input type="checkbox"/> Other: _____ |

Project Description & Statistics:

Short Description of Project: Subdivide .76 acres with a detached garage from Lot 11.02, and consolidate it with Lot 10.01

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: _____

Total Amount of Land Disturbed: 0

Total Gross SF of all Buildings/ Development: _____

Total New Residential Units: 0

Total New Jobs Created: 0

CAMDEN COUNTY PLANNING BOARD APPLICATION FEE SCHEDULE



Making It Better, Together.

Applicant's Name: Jack Smith
 Project Name: Minor Subdivision Municipality: Gloucester Twp.
 Project Address: 1041 Chews Landing Road Plate: 102 Block: 10201 Lot: 11.02

Type of Plan

- Minor Subdivision (3 lots or less)
 Major Subdivision (4 lots or more)
 Site Plan

Subdivision Fees

- Minor Review Fee (\$200.00) \$ 200
 Major Review Fee (\$500.00) \$ _____

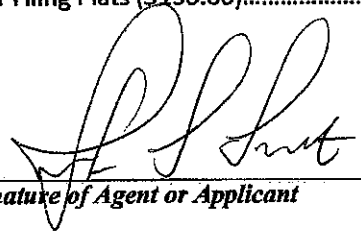
Site Plan and Subdivision Fees

- Design Review Fee (\$500.00) site plan only \$ _____
 Total Parking Spaces (\$8.00/Space) include any off street parking spaces for subdivisions and site plans..... \$ _____
 Dwelling Units (\$16.00/Unit) include in subdivisions and site plans \$ _____
 Dedication, Easement, Deed, Etc. Review Fee (\$150.00) \$ _____
 Inspection Fee (\$200.00) \$ _____

Additional/ Other Fees

- Preliminary / Concept Drawing Review Fee (\$200.00)..... \$ _____
 Site Plan Revision(\$200.00) \$ _____
 Request for Waiver Review/Letter of No Impact/ Exemptions (\$200.00) \$ _____
 Signing of Filing Plats (\$150.00)..... \$ _____

Total \$ _____

X 
 Signature of Agent or Applicant

3-21-22
 Date

SPECIAL PROVISIONS

*The Fee Schedule Check is Payable to the Camden County Treasurer. Fees paid are non-refundable once the review process begins.
 All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Complete Plan and Application*

CAMDEN COUNTY PLANNING BOARD APPLICATION Page - 3

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

Will new lots be created? YES / NO How Many New Lots? 0

Lot 11.02 = 18.39 acres

Lot 10.01 = 2.06 acres

Portion to be Subdivided: .76 acres from 11.02 to 10.01

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

Title of Municipal Official: Gloucester Twp.

Authorized Municipal Signature: Vincent Bonelli, Mayor Date: 3-21-22

Transmittal Date (if applicable): APR 18 2022

Phone Number: (856) 374-3511

Signatures Required:

Name of Applicant: Jack Smith

Signature of Applicant: [Signature] Date: 3-21-22

Agent Completing Application: _____

Signature of Agent: _____ Date: _____

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