

**Township of Gloucester
Planning Board Agenda
June 14, 2016**

Salute to the Flag
Opening Statement
Roll Call
General Rules

Meeting will start at 7:30 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 – May 10, 2016

RESOLUTIONS FOR MEMORIALIZATION

O-16-07	Establish the NVBP
Amending Ordinance	Residential Commercial
O-20-30 NVRP	Overlay District
New Vision Business Park District	
And Establish the New Vision	
Residential Commercial	

APPLICATIONS FOR REVIEW

#051024RACPPSP	Preliminary/Final Site with
Crossroads Village, LLC	Waivers Adopted on
(successor to Southwinds)	May 24, 2011
Permit extension Act	Extension for (1) yr.
Through June 30, 2016	MingusRun Redevelopment
	Zone

#161028M
CVS Pharmacy, LLC

Minor Site Plan
Block: 18501 Lot: 17
Location: 589 Crosskey Rd.
Sicklerville
Zone: HC
ParkingSpaces, ramps,
Sidewalk along driveway
Disturbance is 4,925 sq. ft.

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday May 10, 2016

Chairman Owens calls the meeting to order.

Salute to the Flag

Opening Statement by Mr. Lechner

Roll Call:

Mr. Dintino	Present
Mr. Dority	Absent
Mr. Guevara	Present
Mr. Kricun	Absent
Mr. Reagan	Present
Mrs. Washington	Present
Councilman Hutchison	Present
Mrs. Costa	Present
Chairman Owens	Present
Mr. Wells	Present
Mr. Bach	Present
Mr. Lechner	Present

Chairman Owens requested Swearing in of Board Professionals.

Mr. Lechner
Mr. Bach

Chairman Owens appointed Mr. Reagan to be seated for Mr. Kricun.

Chairman Owens apologized for his relaxed attire.

Minutes for Memorialization

Minutes from April 12, 2016.

Chairman Owens requested a motion to approve the minutes

Mr. Reagan made a motion to approve the minutes from April 12, 2016 seconded by Mrs. Costa.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Reagan	Yes
Mrs. Washington	Abstain
Councilman Hutchison	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

Resolutions for Memorialization

#061011CM Trimtec, LLC Carter Oak	Minor Subdivision/Bulk Variance Block: 4704 Lot: 1 & 9
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Chairman Owens requested a motion to approve the Resolution.

Mr. Reagan made a motion seconded by Mr. Guevara.

Roll Call:

Mr. Guevara	Yes
Mr. Reagan	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

Applications for Review

**#161023CR
Gloucester Twp. School Board
Glen Landing, Mullen & Lewis School
LED Display Signs**

**Courtesy Review
Digital Displays
Location: 85 Little Gloucester Road
1400Sicklerville Road**

Chairman Owens introduces the application under review. He requested Mr. Dintino to abstain from voting due to a conflict of interest with this application. Mr. Wells advised that he can just recuse himself from the discussion. Mr. Dintino agreed.

Discussion of the application was started by John Wade of Wade, Wood and Long who approached the podium. Mr. Wade stated he represented the Gloucester Township BOE to discuss the new digital signs that they envisioned installing at the Glen Landing, Mullen and Lewis Middle Schools. Mr. Wade then introduced the Superintendent of Schools Mr. Bilodeau to describe what the school district was seeking to do with the installation of the new signs.

Mr. Bilodeau approached the podium and was sworn in. Mr. Bilodeau stated that the basis to change the aging marquee's in order to improve communication exponentially for the township community through the new messaging technology available. Mr. Bilodeau also stated that they were not changing the foot print of the base design and that the Lewis sign would be brought closer to ground level. He stated all the signs were 4' x 8' electrified signs allowing messaging to be controlled from inside each school for the purpose of announcing school events and possible major community happening or emergency management issues.

Chairman Owens asked if there were any questions or comments from the Board Professionals.
None replied.

Chairman Owens asked if there were any questions or comments from the Board.
None replied.

Mr. Bilodeau approached the podium and gave a closing statement. He stated the purpose of the GloTwp. B.O.E. to come to the Board was to solicit comments or suggestions but the main purpose was to present this to the Board and allowing approval on what was proposed.

Mr. Lechner stated that he sends a letter stating the fact.

Chairman Owens asked if there were any questions or comments from the Public.
None replied

Chairman Owens requested a motion to recommend the New Signage for the GloTwp. Middle Schools.

Councilman Hutchison made a motion to approve the new signage seconded by Mr. Reagan.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

#161024CR
Black Horse Pike Regional School
District, Highland HS
LED Display Signs

Courtesy Review
Digital Displays
Location: 85 Little Gloucester Road
1400 Sicklerville Road
875 Erial Road

Chairman Owens introduces the application under review.

Discussion of the application was started by John Wade of Wade, Wood and Long.

Mr. Wade stated he now represented the Black Horse Pike Regional School District to discuss the replacement of the bleachers and certain upgrades at Highland HS football fields. He introduced Mr. Jeffers from Jeffers Engineering to explain what was going to be done and introduced Mr. Gering from Gering Architects for informational support. Mr. Jeffers explained what his responsibilities are within the company and how long he has been practicing.

Chairman Owens stated with Mr. Jeffers experience he can be qualified as a professional.

Mr. Wells declared that he should be sworn in.

Mr. Jeffers was sworn in.

Mr. Jeffers then described the Plan Exhibits being displayed – Sight improvement and 2 grading plans.

The intent of the plan is to remove replace the existing dated bleachers at Highland HS football and track field and address some ponding and puddle problems. The modification would include better pedestrian access, handicap accessible walkways and correct the drainage issues.

Mr. Jeffers asked Mr. Gering to give additional information.

Mr. Gering was sworn in.

Mr. Gering gave information on the existing bleachers and what the newer bleachers will accomplish.

Chairman Owens asked if there were any questions or comments from the Board Professionals.

None replied.

Chairman Owens asked if there were any questions or comments from the Board.

None replied.

Chairman Owens asked if there were any questions or comments from the Public.

None replied

Chairman Owens requested a motion to recommend the application to the Board for the replacement of bleachers and improvements to the Highland HS Football/Track Field.

Councilman Hutchison made a motion to approve the bleacher replacement & field improvements seconded by Mr. Reagan.

Roll Call:

Mr. Dintino	Abstain
Mr. Guevara	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

0-16-07

Amending Ordinance

New Vision Business Park District

Establish the New Vision Residential Commercial

Establish the NVBP

Residential Commercial

Overlay District

Chairman Owens introduces the Amendment.

Mr. Lechner provides a brief description of the purpose of the amendments.

Mr. Lechner provided a handout out to all members that included a commercial overlay map and the ordinance associated with those areas.

Mr. Lechner described the properties and the ordinance amendment.

He described the areas in question mainly in the area of the Cross Keys Rd.

Mr. Lechner stated that the new vision redevelopment plan to be amended eliminating the amendment requirements so it is more economical to develop without all the specific requirements.

The amendment would help make a single plan more efficient allowing development of an area specific to the needs of the area eliminating multiple specifications to be met in the zoning ordinances because they are outdated established decades prior. The developer will only have to submit a plan for review allowing the Board to modify such plan if need be.

The final amendment would allow development of vacant land with the owners only being given a written notice with a second reading that development could affect such lands and those areas already developed but shouldn't significantly affect those land areas already developed.

Mr. Lechner suggests a resolution be made which was briefly discussed amongst board professionals.

Chairman Owens asked if there were any questions or comments from the Board.
None replied.

Chairman Owens asked if there were any questions or comments from the Public.
None replied

Chairman Owens requested a motion to recommend the Counsel adopt the Amending Ordinances as presented by Mr. Lechner.

Councilman Hutchison made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

Chairman Owens asked if there was any Board Business.
None noted

Chairman Owens requested a motion to adjourn.
Motion to adjourn was made by Mr. Reagan seconded by Mrs. Washington.

Meeting adjourned.

LAW OFFICES

FREEMAN & MINTZ, P.A.

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LAURA A. COCHET

34 TANNER STREET
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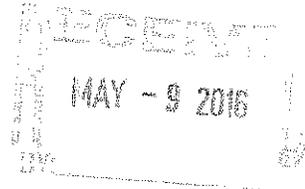
STANTON D. FREEMAN
(Retired)

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E-mail: bob@freemanandmintzpa.com

FILE NO. L22764M

May 4, 2016



Mr. Kenneth D. Lechner, PPAICP
Director of Community Development
Township of Gloucester
P. O. Box 8
Blackwood, New Jersey 08012

RE: Application Number 051024RACPPSP
Preliminary Subdivision and Site Plan Approval
with waivers and the minimus exceptions for
Southwind Development Resolution adopted
Gloucester Township Planning Board on February 8, 2011
Block 108.01, Lot 10; Block 108.99, Lots 2, 3
Resolution/Application #051024RMCPPSP

Dear Mr. Lechner:

Crossroads Village LLC is successor to "Southwind" as developer.

Concerning the above-referenced, as you are aware, the Permit Extension Act was implemented as a result of the economic downturn, allowing tolling of approvals through June of this year. Pursuant to N.J.S.A. 40:55D-136, *et. seq.*; the Permit Extension Act, as amended through 2014, extended municipal approval in Smart Growth areas through June 30, 2016.

The MLUL stipulates that preliminary approvals are valid for a period of three (3) years from the date of approval. Pursuant to N.J.S.A. 40:55D-49, an applicant may apply for extension of the preliminary approval for additional periods not to exceed, in the aggregate of, two (2) years.

Additionally, N.J.S.A. 40:55D-130 specifically provides that nothing shall prohibit the granting of such additional extensions, as are provided by the law, when extensions granted by the Permit Extension Act expire.

Mr. Kenneth D. Lechner, PPAICP

May 4, 2016

Page 2 of 2

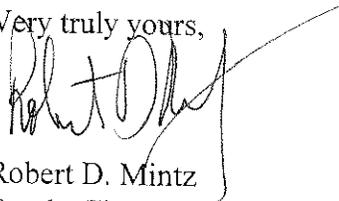
Accordingly, we respectfully request that the approvals granted on February 8, 2011 for the above-referenced (which have been tolled in accordance with the Permit Extension Act through June 30, 2016) be extended for a one-year period. The referenced property is situated in the Mingus Run, Redevelopment Zone. During the time since February 8, 2011, the Zoning and Master Plan have not been modified. Accordingly, the extension of approvals would be consistent with the current Zone Plan of the Town.

Please accept this letter as extension application request and advise any fee.

Please place on your next appropriate agenda and advise the date, upon which we will appear.

Should you have any questions, or desire additional information, please do not hesitate to contact me at your convenience.

Very truly yours,



Robert D. Mintz

For the Firm

RDM:ra

cc: Lawrence M. DiVietro, Jr., PLS, PP, AICP



TOWNSHIP OF GLOUCESTER

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

Community Development & Planning
Kenneth D. Lechner, Planning Board Secretary

**DECISION OF THE GLOUCESTER TOWNSHIP
PLANNING BOARD**

Take notice, on the 14th day of September, 2010, and the 14th day of December, 2010 the Township Planning Board approved a Preliminary Subdivision & Site Plan with Waivers & De Minimus Exceptions for Southwinds Development, LLC. The property is located at ,577 N. Blackhorse Pike , Block: 10801 Lots: 6 & 10, & Block: 10899, Lots: 2 & 3 in The Mingus Run Redevelopment Zone. This request has been memorialized by resolution of the Gloucester Township Planning Board on May 24, 2011.

The resolution, application, and plans are on file with the Planning Board Secretary of the Township of Gloucester and may be reviewed during normal hours at the Gloucester Township Municipal Building, located 1261 Chews Landing Clementon Road, Laurel Springs, NJ .

Kenneth D. Lechner, PP, AICP
Planning Board Secretary

KDL/lrp
#051024RACPPSP

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING PRELIMINARY SUBDIVISION AND SITE PLAN WITH
WAIVERS AND DE MINIMUS EXCEPTIONS FOR SOUTHWINDS DEVELOPMENT,
LLC,
APPLICATION NO: 051024RACFPSP

WHEREAS, on September 14th and December 14th, 2010 consideration was given to the application of Southwinds Development, LLC for property located at Block 10801, Lots 6 and 10; Block 10899, Lots 2 and 3; and

WHEREAS, Rick Hoff, Esquire appeared on behalf of the applicant and Lawrence Divietro, applicants planner, Andrew Hogg, applicant's engineer testified as did Jennifer Marandino, applicant's traffic engineer on behalf of the application and no one appeared and testified from the public at the September 14, 2010 hearing; 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 Authority having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for preliminary subdivision and site plan with waivers and de minimus exceptions:

1. Existing Zoning: Mingus Run Redevelopment Zone.
2. Intended Use: At the initial hearing on September 14th, 2010, Rick Hoff summarized the background of the subject application which included an initial application with hearings thereon for 497 units, a denial of that application, resultant litigation and the settlement of the aforesaid litigation.
3. As reflected in the settlement agreement the bases for denial concerned the inadequacy of information submitted sufficient to permit the Board to make a reasoned determination on the various issues implicated by the subject application. The settlement agreement accomplished, among other things, a delineation of additional information that would be submitted with a revised application.

4. As part of his summary of the presentation Mr. Hoff emphasized that there are no variances and briefly touched upon the waivers hereinafter set forth in full below.

5. Mr. DiVietro's testimony discussed the generalities of the subject application referencing Exhibit A-1 - Consent Order; Exhibit A-2 - the old site plan; Exhibit A-3 - the new concept plan; Exhibit A-4 - the new site plan. The latter plan was described as depicting 96 units of senior housing of the 475 total unit count. There would be a multi family section of 221 homes (222 in the prior application). There would be 158 town homes (which were 175 in the prior application). The overall density was described at 8.45 per acre where 10 dwellings per acre was permitted. 76 COAH units will be provided as a part to the subject application. Mr. DiVietro also testified relative to the submission of additional information required by the settlement agreement between the parties.

6. Various other renderings were marked and described to the Board including landscape details for the reverse frontage on the Black Horse Pike (A-5) and on County Road 706 (A-6). An open space plan was described in detail to include clubhouse, two pocket parks, walkway, environmental areas/stream corridor and passive open space (A-7). An attractive design for the entrance off the Black Horse Pike showed two tiers with landscaping and walkways along the entirety of the Black Horse Pike (A-8). The architectural renderings were demonstrated for the town homes on Southwind Drive (A-9) as was the senior housing (A-10) and the town homes (A-11). To give the board a sense of perspective renderings of the flats from the three story perspective and from the view point of County Road 706 were provided (A-12).

7. By way of additional background Mr. DiVietro recapped the redevelopment aspects of the parcel and the proposal including a designation of the areas of the site as an area in need of development in 2003 and the generation of a 2004 redevelopment plan.

8. The following waivers were requested, considered and granted based on testimony satisfying NJSA 40:55D-51:

- a. EXCEPTION from Residential Site Improvement Standards ("RSIS"). Parking ratio for Seniors Housing.
- b. EXCEPTION from RSIS - Street Intersection offsets.
- c. EXCEPTION from RSIS - Maximum grade of 5% for secondary

- streets within 50 feet of intersection at 6 locations throughout the project;
- d. WAIVER - from Section 506.A6 embankments greater than 3 feet shall not exceed 5.1 grade. The applicant agreed to work with the Engineer to meet this provision of the Ordinance and obviate the need for any waiver.
 - e. WAIVER - access from right-of-way at maximum of 10% grade to bottom of basin;
 - f. WAIVER - Section 517H basins adjacent to/readily visible to public shall provide side slope of 4.:1 or flatter. The applicant agreed to maintain a 4:1 ratio above the water, but the slope will exceed that ratio below the water, we are requesting the waiver.
 - g. WAIVER - Section 506A provide a minimum useable perimeter area with maximum grade of 5% for minimum of 25 feet for residential laws;
 - h. WAIVER - Section 507D street tree spacing to be 40 feet on center (proposed at 60 feet);
 - i. WAIVER - Section 508 Lighting - allow mixture of lighting as proposed;
 - j. WAIVER - Section 511 Recreation and Open space/Payment in lieu of Improvements. As set forth below.

9. Ms. Marandino then offered substantial credible testimony in support of waivers a, b, c, hereinafter described.

10. Mr. Hogg then testified with respect to waiver numbers b and c. The Board Engineer specifically accepted the testimony supportive of waivers b and c. Mr. Hogg provided substantial credible testimony in support of waivers # d, e and f. Mr. DiVietro testified with respect to waiver #g and h.

11. The matter next came on before the Board on October 12th, 2010. At that time the Board heard from the public. First, Theo Palumbo testified regarding the necessity of confirming the lack of a connection between East Court and the subject application. This was done. There will be no connection.

12. Paul Sandrock the Camden County Fire Marshall testified. Amelia Murray Palmer testified regarding traffic concerns. Gary Smith, Chief of Fire District #3 offered comments with respect to fire safety.

13. The matter was then opened up for commentary by Board Members and the applicant responded to various questions

or comments by Mr. Gurace, Mr. Kricun, Ms. Musser, Mr. Palmer, Mr. Dunn, Mr. DeDuke and Mr. Moffa at which time the matter was carried until the December meeting.

14. The last meeting on the subject application was on December 14th, 2010 at which time the remaining issues concerning traffic and fire safety were discussed. Messrs. DiVietro and Hogg testified again as did Ms. Marandino. New exhibits were offered and described including Exhibit December 1. This exhibit depicted changes made to the plan to reflect comments by various members including Board Chairman Kricun, regarding the likelihood that the stream crossing would not be permitted. Ms. Marandino and Mr. Hogg both testified with respect to the engineering and traffic issues in-so-far as this plan revision would be accomplished and A-4 (the old plan) was compared in detail to the new exhibit December-1. It was noted for the board's information that Southwind Road is a dedicated public street. Ultimately Ms. Marandino's testimony concluded that there were no traffic concerns generated by the revisions and that all RSI standards were met. Ms. Commins responded by indicating that the original TIS (Traffic Impact Statement) did not contemplate this revision and that the TIS should be reevaluated to reflect the elimination of the cross over. By way of clarification, Ms. Commins indicated that she would accept the analysis on the base data from 2005 and that she was not requiring all new traffic counts. This is a condition of approval to be addressed at the time of final.

15. The Board had additional questions including the necessity for a snow easement at a point to be determined before final. This is a condition of approval.

16. There were additional questions with respect to sidewalks and in particular the varying obligations under the developer's agreement to installing sidewalks and designing the roadway extension.

17. Ms. Commins revised report of December 7th was dealt with and they agreed to comply in all respects except as follows:

Paragraph 4a. Easements will be provided on the plan at final.

Paragraph 4 b: Lot numbers will be provided at final.

Paragraph 4c: After due deliberation the Board concluded that Southwind drive will remain public as proposed.

Paragraph 4d: At final.

Paragraph 4e: To be satisfied at final.

Paragraph 5a: To be satisfied at final.

Paragraph 5e: De minimis exception is granted under this RSIS standard.

Paragraph 6b: To be satisfied at final.

Paragraph 6c: To be satisfied at final.

Paragraph 6d: Waiver or De minimis exception is appropriate and was granted by the Board.

Paragraph 6f: To be satisfied at final.

Paragraph 6g: To be satisfied at final.

Paragraph 7^g - Applicant agreed to work with Planning Board engineer relative to slope of embankments throughout the project.

Paragraph 7d (i through vii): Waivers or exception are appropriate and are granted from the noted RSIS standards.

Paragraph 7m. The issue is deferred until final and to include placing fence as necessary.

Paragraph 7o: The requirements of this paragraph i. through v. shall be met at the time of final.

Paragraph 7p: The board accepted the testimony provided by the applicant as satisfactorily addressing the issues of paragraph p.

18. Mr. Lechner's revised report of December 8th, 2010 was discussed and the applicant agreed to comply except as noted:

VII:

2: A waiver was deemed appropriate to grant under this paragraph.

3: To be satisfied at final.

6 (a) To be satisfied at final.

13. With respect to recreational obligations and as set

forth in the previous findings of fact the applicant and the planning board agreed that the applicant's remaining obligation after the proposed improvements to be installed is \$300,000.00 to be paid in accordance with the Land Development Ordinance.

14. To be satisfied at final.

15. To be satisfied at final.

16. To be satisfied at final.

VIII:

4 (a) The applicant agrees that this is their responsibility per redevelopment agreement.

8. To be satisfied at final.

10. To be satisfied at final.

11. To be revisited at final consistent with the above factual finding.

IX:

1-b. - I-1: To be addressed at final with the applicant being unable to commit officially and the board desiring to continue to review the matter.

2-i-2-a: Applicant is unable to comply.

Further, the applicant reaffirmed that they will, at the time of final, address the bike path and trail.

19. Finally, the discussion revisited the issue of recreation obligations. "December 2" is an exhibit that was said to reflect the estimated value of improvements proposed to be installed by the applicant as well as the applicant's obligation under subdivision ordinance requirements. The proposed improvements were described as being appropriate to an age targeted development, while others that were not being provided were said to be less appropriate. The applicant concluded and the Board accepts that after factoring in all the value of all subdivision ordinance requirements being constructed and provided within the project the applicant would have an unmet obligation of \$300,000.00 in improvements which obligation the applicant agreed to satisfy by payment of \$300,000.00 pursuant to Township

Ordinances.

20. The issue of fire safety was again revisited. The applicant described a series of meetings with all Fire Officials and it was established that all requirements of said officials were satisfied except for the un-required request that the applicant construct the town homes with sprinklers even though such is not presently required by law. The applicant indicated that they simply could not comply with this requirement. The Board Solicitor ruled that the board after exhausting its abilities to persuade and cajole had no authority to demand such improvements not otherwise legally required. The Board followed the Solicitor's advice and did not so require.

21. The Board Planner reviewed the following plans:

New Information

1. Bisgaier Hoff, LLC Waiver Letter dated 11/29/10.
2. Traffic Engineering Assessment as prepared by Horner & Canter Associates dated 11/17/10.
3. Supplemental Pipe Network Calculations as prepared by Land Dimensions Engineering dated 11/24/10.

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	4-30-10 / 11-24-10
2	Plan of Survey	02-09-06 / 12-13-04
3	Composite Subdivision Plan	01-2007 / 11-24-10
3A	Preliminary Subdivision Plan	01-2007 / 8-31-10
3B	Preliminary Subdivision Plan	01-2007 / 11-24-10
3C	Open Space	12-2007 / 11-24-10
3D	Ownership Plan	01-27-08 / 11-24-10
4	Composite Site Plan	01-2007 / 11-24-10
4A	Site plan (Condominium)	01-2007 / 8-31-10
4B	Site Plan (Condominium)	01-2007 / 11-24-10
4C	Site plan (Town home)	01-2007 / 8-31-10
4D	Site plan (Town home)	01-2007 / 11-24-10
4E	Site plan (Age-Restricted)	01-2007 / 8-31-10
5	Composite Grading and Drainage Plan	01-2007 / 11-24-10
5A	Grading and Drainage Plan (Condominium)	01-2007 / 8-31-10
5B	Grading and Drainage Plan (Condominium)	01-2007 / 11-24-10
5C	Grading and Drainage Plan (Town home)	01-2007 / 8-31-10
5D	Grading and Drainage Plan (Town home)	01-2007 / 11-24-10
5E	Grading and Drainage Plan (Age-Restricted)	01-2007 / 8-31-10
6	Composite Utility Plan	01-2007 / 11-24-10
6A	Utility Plan (Condominium)	01-2007 / 8-31-10
6B	Utility Plan (Condominium)	01-2007 / 11-24-10
6C	Utility Plan (Town home)	01-2007 / 8-31-10
6D	Utility Plan (Town home)	01-2007 / 11-24-10
6E	Utility Plan (Age-Restricted)	01-2007 / 8-31-10

7	Composite Landscape and Lighting Plan	01-2007 / 11-24-10
7A	Landscape and Lighting Plan (Condominium)	01-2007 / 8-31-10
7B	Landscape and Lighting Plan (Condominium)	01-2007 / 11-24-10
7C	Landscape and Lighting Plan (Town home)	01-2007 / 8-31-10
7D	Landscape and Lighting Plan (Town home)	01-2007 / 11-24-10
7E	Landscape and Lighting Plan (Age-Restricted)	01-2007 / 8-31-10
7F	Blenheim Erial Streetscaping Plan	01-2007 / 01-27-08
7G	Route 168 Streetscape Plan	01-2007 / 8-31-10
8	Composite Soil Erosion Control and Sediment Control Plan	01-2007 / 11-24-10
8A	Soil Erosion Control and Sediment Control Plan (Condominium)	01-2007 / 8-31-10
8B	Soil Erosion Control and Sediment Control Plan (Condominium)	01-2007 / 11-24-10
8C	Soil Erosion Control and Sediment Control Plan (Town home)	01-2007 / 8-31-10
8D	Soil Erosion Control and Sediment Control Plan (Town home)	01-2007 / 11-24-10
8E	Soil Erosion Control and Sediment Control Plan (Age-Restricted)	01-2007 / 8-31-10
9	Soil Erosion and Sediment Control Detail Sheet	01-2007 / 4-30-10
10A	Construction Details	01-2007 / 8-31-10
10B	Construction Details	01-2007 / 8-31-10
10C	Construction Details	01-2007 / 8-31-10
10D	Construction Details	01-2007 / 8-31-10
10E	Construction Details	01-2007 / 11-24-10
10F	Construction Details	01-2007 / 11-24-10
11A	Profiles (Town home)	01-2007 / 11-24-10
11B	Profiles (Town home)	01-2007 / 11-24-10
11C	Profiles (Town home)	01-2007 / 11-24-10
11D	Profiles (Town home)	01-2007 / 11-24-10
12	Phasing Plan	01-2007 / 11-24-10
13A	Fire Truck Maneuvering Plan	01-2007 / 11-24-10
13B	Trash Truck Maneuvering Plan	01-2007 / 4-30-10

Previous Preliminary Information

4. Bisgaier Hoff, LLC Transmittal Letter dated May 13, 2010.
5. Land Development Application Form (Amended).
6. NJDEP Letter of Interpretation/Line Verification, File No.: 0414-04-0001.1-FW040001 dated 8/17/04.
7. Itemized List of Enumerated Items of Settlement Agreement.
8. Hydrological Report, as prepared by Land Dimensions Engineering dated January 2007, last revised May 04, 2010.
9. Keystone Retaining Wall Systems Specifications.
10. Engineering plans, as prepared by Land Dimensions Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	4-30-10
2	Plan of Survey	02-09-06 / 12-13-04

10E	Construction Details	01-2007 / 4-30-10
10F	Construction Details	01-2007
11A	Profiles (Town home)	01-2007 / 4-30-10
11B	Profiles (Town home)	01-2007 / 4-30-10
11C	Profiles (Town home)	01-2007 / 4-30-10
11D	Profiles (Town home)	01-2007 / 4-30-10
12	Phasing Plan	01-2007 / 4-30-10
13A	Fire Truck Maneuvering Plan	01-2007 / 4-30-10
13B	Trash Truck Maneuvering Plan	01-2007 / 4-30-10
N.J.-1	Black Horse Pike - NJSR 168 (Profile)	01-2007
N.J.-2	Black Horse Pike - NJSR 168 (Profile)	01-2007
C.C.-1	Erial New Brooklyn Rd. - CC 706	01-2007
C.C.-2	Erial New Brooklyn Rd. - CC 706	01-2007
C.C.-3	Erial New Brooklyn Rd. - CC 706	01-2007

11. Traffic Impact Study, as prepared by Horner & Canter Associates dated 10/08/07.
12. Horner & Canter Associates Response Letter dated 7/12/07.
13. Redevelopment Plan Narrative, as prepared by Land Dimensions Engineering dated 4/23/07, last revised 10/04/07.
14. Fiscal report, as prepared by Land Dimensions Engineering dated 4/12/07.
15. Land Development Application Form with Development Schedule and checklist dated 5/08/07.
16. Affidavit of Ownership dated 4/27/07.
17. Redevelopment Agreement for Mingus Run Redevelopment Zone, Hill Creek, LLC, /a South Wind Development (Redeveloper) executed April 23, 2007.
18. Solid Waste Recycling Report, as prepared by Land Dimensions Engineering dated 3/12/07.
19. Redevelopment Plan Narrative, as prepared by Land Dimensions Engineering dated 4/23/07.
20. Environmental Impact Assessment, as prepared by Land Dimensions Engineering dated 3/19/07.
21. Traffic Impact Study, as prepared by Horner & Canter Associates dated 12/21/05.
22. Horner & Canter Associates Traffic Study Letter dated 5/23/07.
23. Hydrological Report, as prepared by Land Dimensions Engineering dated 02/19/07.
24. Phase I Environmental Site Assessment (ESA) Report, as prepared Powel-Harpstead, Inc. dated 02/07/05.
25. Phase II Limited Site Investigation,
26. Roadway Improvement Plans, as prepared by Land Dimensions Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
CC-1	Camden County Route #706	02-20-07
CC-2	Camden County Route #706	02-20-07

CC-3	Camden County Route #706	02-20-07
NJ-1	New Jersey Route #168	02-20-07
NJ-2	New Jersey Route #168	02-20-07

27. Engineering composite plans, as prepared by Land Dimensions Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	02-20-07
2	Topographic and Boundary Survey	02-09-04 / 12-13-04
3	Composite Subdivision Plan	3-22-05
4	Composite Site Plan	3-22-05
5	Composite Grading Plan	3-22-05
6	Composite Utility Plan	3-22-05
7	Composite Landscaping and Lighting Plan	3-22-05
8	Composite Soil Erosion Plan	3-22-05

21. The Board Engineer reviewed the following plans:

1. Plans entitled, "Preliminary Site Plan for Southwind Development, Block 10801, Lots 6, 10; Block 10899, Lots 1-3, Gloucester Township, Camden County, New Jersey", consisting of fifty-six (56) sheets, last revised November 24, 2010, as prepared by Land Dimensions Engineering.
2. Hydrological Report, dated January 7, 2007, last revised August 31, 2010, as prepared by Land Dimensions Engineering with Supplemental Pipe Network Calculations dated November 24, 2010.
3. Stormwater Management Maintenance Plan dated April 2007 and last revised August 31, 2010 as prepared by Land Dimensions Engineering.

Traffic Impact Study; dated December 21, 2005, Traffic Engineering Study Addendum, dated October 8, 2007 and Traffic Engineering Assessment dated November 17, 2010, as prepared by Horner & Canter Associates.

22 The applicant will comply with the Fire Marshall's report dated December 14, 2010, with the following exceptions: 9i) as noted above, the townhouse buildings within the project will not be sprinkled; (ii) the roadway widths shall be as per the plans submitted.

23. The applicant will comply with the Traffic Commander's report dated July 29, 2010.

24. The applicant will comply with the report of the Construction Official dated June 16, 2010.

25. The applicant will comply with the Building Subcode Official's report of June 16, 2010.

26. The applicant will comply with the Tax Assessor's report of May 25, 2010.

27. The applicant will comply with the Gloucester Township Municipal Utilities Authority report of June 2, 2010.

NOW, THEREFORE, after considering the foregoing facts the Board concludes that the application for preliminary subdivision and site plan with waivers and de minimus exceptions has substantial merit and should be approved subject, however, to the following conditions:

A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.

B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.

C) Compliance with the Board Engineer's report and comments at the public hearing.

D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.

E) Compliance with all representations made by the applicant at all public hearings.

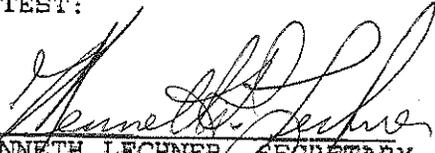
F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)

Those Eligible to Vote	Those in Favor	Those Opposed
Mr. Mercado	X	
Mr. Moffa	—	

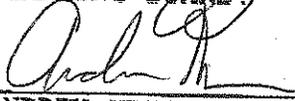
Mrs. Washington
Mr. Pillo
Chairman Kricun

XX
X

ATTEST:


KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD:


ANDREW KRICUN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 29th day of May 2011


KENNETH LECHNER, SECRETARY



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.

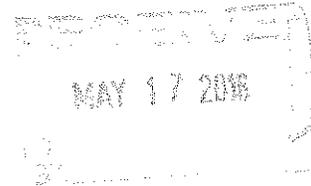
NOTE: All municipal site plan and subdivision approvals are conditioned upon Camden County Planning Board Approval.

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

PROPOSAL

The Applicant is seeking minor site plan approval to modify certain portions of its existing parking lot, as more particularly described below, at property located at 589 Berlin-Cross Keys Road in the Township of Gloucester and designated as Block 18501, Lot 17 on the municipal tax map (the "Property"). The Property is located in the HC Highway Commercial Zoning District and currently contains a CVS Pharmacy retail store. The Applicant is not proposing any changes to the existing building.

The Applicant is seeking to make its parking lot compliant with the Americans with Disabilities Act ("ADA") and is proposing three (3) ADA compliant spaces and access aisles constructed on a concrete reinforced pad. The Applicant is proposing to install ADA compliant signs for these parking spaces. A sidewalk along the driveway and adjacent to the building entrance will be repaired and replaced and associated ADA compliant ramps will be installed. The area of disturbance is approximately 4,925 square feet. The Applicant is proposing 51 parking spaces, which is in compliance with the 51 parking spaces that are required under the Township of Gloucester ordinance section 510.A. The Applicant is proposing the restripe the existing parking spaces.



TOWNSHIP OF GLOUCESTER

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

(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date: MAY 17 2016 Application No.: 161023M
 Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)

Fees 350. Project # 10448

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

Escr. 1600⁰⁰ Escr.# 10448

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>New Jersey CVS Pharmacy, LLC</u> Address: <u>One CVS Drive</u> City: <u>Woonsocket</u> State, Zip: <u>Rhode Island 02895</u> Phone: (____) ____ - ____ Fax: (____) ____ - ____ Email: <u>joseph.hussle@cvshealth.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Triad EQ II c/o CVS Pharmacy</u> Address: <u>One CVS Dr. Store Acct Dept</u> City: <u>Woonsocket</u> State, Zip: <u>Rhode Island 02895</u> Phone: <u>(856) 439-9200</u> Fax: <u>(856) 439-0404</u>																																			
3. Type of Application. Check as many as apply:																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none; vertical-align: top;"> <input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input checked="" type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ² </td> <td style="width:50%; border: none; vertical-align: top;"> <input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____ </td> </tr> </table>		<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input checked="" type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____																																	
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² Legal advertisement and notice is required to all property owners within 200 feet.																																				
4. Zoning Districts (Circle all Zones that apply)																																				
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td>R1</td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td><u>HC</u></td> <td>PR</td> <td>BW-RD</td> <td>SCR-HC Overlay</td> </tr> <tr> <td>R3</td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		ER	R4	GCR	CR	BP	G-RD	LP-1	R1	RA	BWD	NC	IN	M-RD	NVBP	R2	APT	OR	<u>HC</u>	PR	BW-RD	SCR-HC Overlay	R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
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R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay																														
						IR																														
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership																																				
Name of Attorney: <u>Nicole M. Magdziak</u> Address: <u>One Jefferson Road</u> City: <u>Parsippany</u>	Firm: <u>Day Pitney, LLP</u> State, Zip: <u>New Jersey 07054</u> Phone: <u>(973) 966-8027</u> Fax: <u>(973) 401-4608</u> Email: <u>nmagdziak@daypitney.com</u>																																			

6. Name of Persons Preparing Plans and Reports:

Name: <u>Joseph G. Jaworski c/o Dynamic Engineering</u> Address: <u>245 Main Street, Suite 110</u> Profession: <u>Professional Engineer</u> City: <u>Chester</u> State, Zip: <u>New Jersey 07930</u> Phone: <u>(908) 879-9229</u> Fax: <u>() 879-0222</u> Email: <u>jjaworski@dynamicec.com</u>	Name: _____ Address: _____ Profession: _____ City: _____ State, Zip: _____ Phone: () - - Fax: () - - Email: _____
--	---

7. Location of Property:

Street Address: 589 Crosskeys Road Block(s): 18501
 Tract Area: 1 acre Lot(s): 17

8. Land Use:

Existing Land Use: Retail (CVS Pharmacy)
 Proposed Land Use (Describe Application): no change in land use

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water
 Public Sewer
 Private Well
 Private Septic System

11. List of Application Submission Materials:

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	Proposed	Fence Application	Proposed
Front setback 1	102.9 feet	Setback from E.O.P.*1	_____
Front setback 2	71.0 feet (existing, no change)	Setback from E.O.P.*2	_____
Rear setback	25.4 feet (existing, no change)	Fence type	_____
Side setback 1	79.2 feet	Fence height	_____
Side setback 2	N/A (corner lot)	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	517.9 feet	Pool Requirements	
Lot depth	192.7 feet (existing, no change)	Setback from R.O.W.1	_____
Lot area	62, 704 SF (1.44 acres)	Setback from R.O.W.2	_____
Building height	30 feet	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		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: 51 Number of parking spaces provided: 61
 Number of loading spaces required: 1 Number of loading spaces provided: 1

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

Nicole Magdziak

Signature of Applicant

Nicole M. Magdziak, Attorney for Applicant

5/16/16

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

Please see attached Owner Consent.

Signature _____

Date _____

Sworn and Subscribed to before me this _____

Print Name _____

_____ day of _____,

Signature _____

_____ (Year).

Print Name _____

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

Nicole Magdziak

Signature of Applicant

Nicole M. Magdziak, Attorney for Applicant

Print Name

New Jersey CVS Pharmacy, LLC is an entity of CVS Health, a publicly traded company with no individual or entity owning 10% or more of its stock, and hereby certified that no individual or entity has an ownership interest greater than 10%.

5/16/16
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 4/12/16, shows and discloses the premises in its entirety, described as Block 18501 Lot 17; 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:

Sworn and subscribed to
On this 16th day of May,
2016 before the following authority.

Nicole M. Magdziak, Esq. of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Nicole Magdziak
Nicole M. Magdziak, Attorney for Applicant

Darlene Rinaldi

Name of property owner or applicant

Notary public

PROPOSAL

The Applicant is seeking minor site plan approval to modify certain portions of its existing parking lot, as more particularly described below, at property located at 589 Berlin-Cross Keys Road in the Township of Gloucester and designated as Block 18501, Lot 17 on the municipal tax map (the "Property"). The Property is located in the HC Highway Commercial Zoning District and currently contains a CVS Pharmacy retail store. The Applicant is not proposing any changes to the existing building.

The Applicant is seeking to make its parking lot compliant with the Americans with Disabilities Act ("ADA") and is proposing three (3) ADA compliant spaces and access aisles constructed on a concrete reinforced pad. The Applicant is proposing to install ADA compliant signs for these parking spaces. A sidewalk along the driveway and adjacent to the building entrance will be repaired and replaced and associated ADA compliant ramps will be installed. The area of disturbance is approximately 4,925 square feet. The Applicant is proposing 51 parking spaces, which is in compliance with the 51 parking spaces that are required under the Township of Gloucester ordinance section 510.A. The Applicant is proposing the restripe the existing parking spaces.

161028M

MAY 17 2016

LANDOWNER'S CONSENT CERTIFICATION

Property: Block 18501, Lot 17
589 Cross Keys Road
Township of Gloucester
Camden County, New Jersey

MAY 17 2010

Applicant: CVS Health
One CVS Drive
Woonsocket, RI 02895

Owner: Triad Equities II, LLC
c/o Site Development, Inc.
14000 Horizon Way, Suite 100
Mount Laurel, NJ 08054

Proposed Development: Re-grade parking lot and create new ADA compliant parking, access aisles, and sidewalks and related improvements

The undersigned hereby certifies as follows:

Triad Equities II, LLC is the only owner of the above referenced Property. Triad Equities II, LLC hereby consents to the filing by the above Applicant of any and all applications for governmental approvals necessary for the Proposed Development described above including, but, not limited to, applications to the Planning Board and/or the Board of Adjustment of the Township of Gloucester, the Camden County Planning Board, the Camden County Soil Conservation District, the New Jersey Department of Transportation, and the New Jersey Department of Environmental Protection. Triad Equities II, LLC also authorizes members of the Planning Board and its staff to conduct a site visit of the premises that are the subject of the application.

Date: 5/14/10

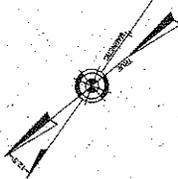
Triad Equities II, LLC

By: _____

Name: John Silveira

Title: Vice President

NO.	DATE	REVISIONS
1	10/20/05	ISSUE FOR PERMITTING
2		
3		
4		
5		
6		
7		
8		
9		
10		

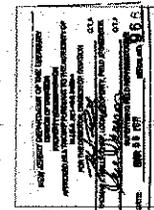


**TOWNSHIP OF WINSLOW
COUNTY OF CAMDEN**

(COUNTY ROUTE NO. 689)

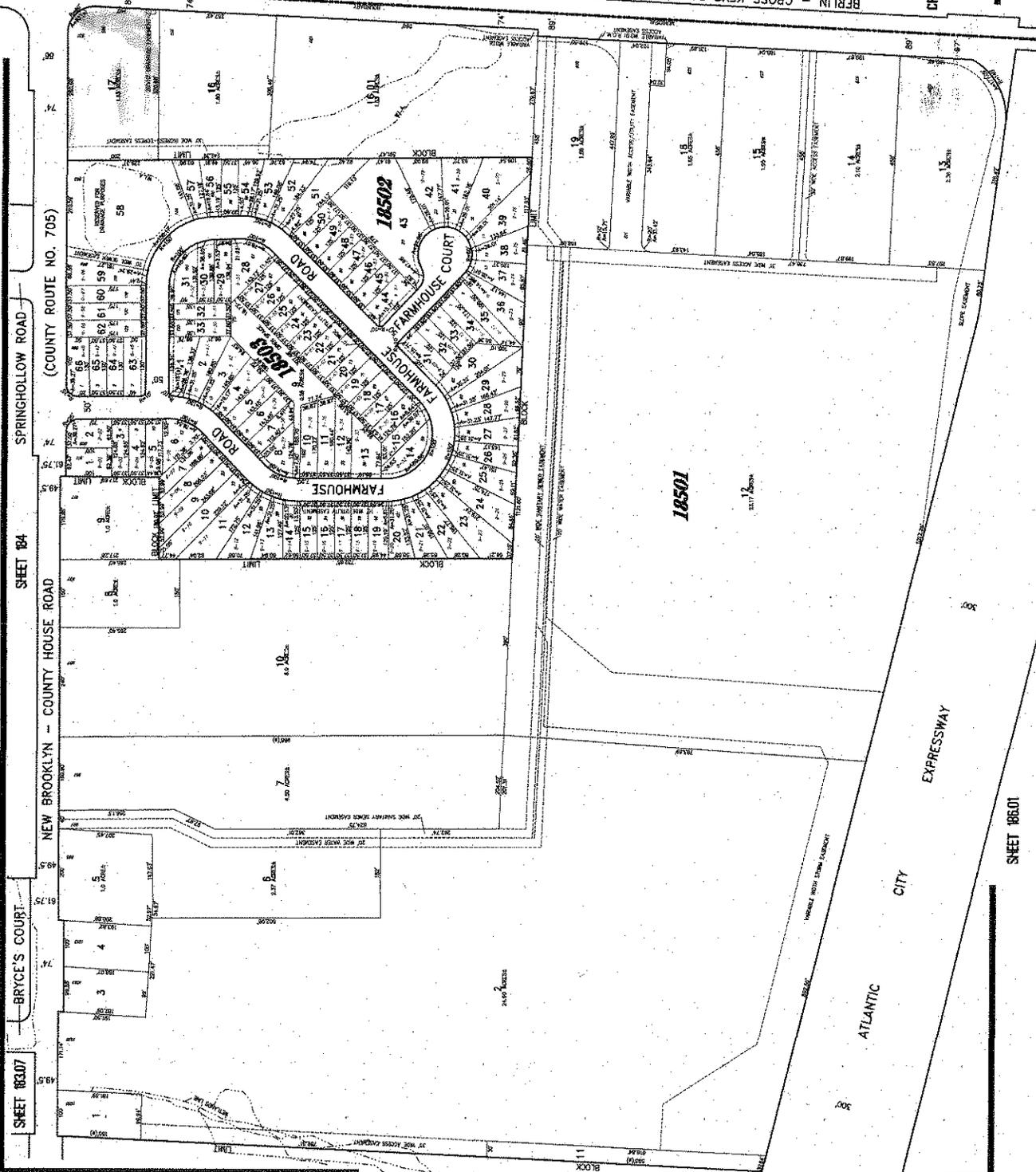
NOTE:

THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING TECHNIQUES (CAD) AND COORDINATE GEOMETRY (COGS).



**TAX MAP
TOWNSHIP OF CLOUCESTER
CAMDEN COUNTY NEW JERSEY**

SCALE: 1" = 100' DATE: 11-08-2005
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23824
 REMINGTON & YERGENE ENGINEERS
 200 W. BROAD ST. 3RD FLOOR
 PHILADELPHIA, PA 19102



SHEET 184

SHEET 183.01

SHEET 183.02

SHEET 210

SHEET 186.01

TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Planning Board

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

RE: APPLICATION #161028M Escrow #10448
New Jersey CVS Pharmacy, LLC
BLOCK 18501, LOT 17
589 Cross Keys Road

DATE: June 07, 2016

The applicant requests minor site plan approval for a modification of "its parking lot compliant with the Americans with Disabilities Act" within the HC – Highway Commercial District. The project is located on the southwest corner of Berlin-Cross Keys and Sicklerville 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: New Jersey CVS Pharmacy, LLC, One CVS Drive, Woonsocket, RI, 02895.
- Owner: Triad EQ II c/o CVS Pharmacy, One CVS Dr. Store Acct Dept, Woonsocket, RI 02895 (telephone #856-439-9200).
- Engineer: Joseph G. Jaworski, PE, Dynamic Engineering, 245 Main Street, Suite 110, Chester, NJ 07930 (telephone #908-879-9229).
- Survey: Daniel J. Patterson, PELS, Patterson Surveying & Engineering, LLC, 4 Utah Trail, Medford, NJ 08055 (telephone #732-501-7192).
- Attorney: Nicole M. Magdziak, Esq., Day Pitney, LLP, One Jefferson Road, Parsippany, NJ 07054-2891 08054 (telephone #973-966-8027).

I. INFORMATION SUBMITTED

1. Day Pitney, LLP Transmittal Letter dated 5/16/16.
2. Land Development Application Form, including proposal, land owner's consent, and checklist dated 5/17/16.
3. Boundary & Topographic Survey, as prepared by Patterson Surveying & Engineering, LLC comprising one (1) dated 4/12/16.
4. Engineering plans, as prepared by Dynamic Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	5-04-16
2	Aerial Map	5-04-16
3	Site Plan	5-04-16
4	Grading Plan	5-04-16
5	Construction Details	5-04-16

II. ZONING REVIEW

- Retail sales & services is a listed permitted use in the HC – Highway Commercial District.

Description	Required	Proposed	Conforms
Lot size (min.)	20,000 sf	62,704 sf	yes
Lot frontage (min.)			
Berlin – Cross Keys Rd.	80 ft.	190.125 ft.	yes
Williamstown Rd.	80 ft.	326.745 ft.	yes
Lot depth (min.)	200 ft.	338.33 ft.	yes
Building coverage (max.)	25%	17.4%	yes
Lot coverage (max.)	75%	73.4% ¹	yes
Front yard (min.)			
Berlin – Cross Keys Rd.	75 ft.	111.3 ft.	yes
Williamstown Rd.	75 ft.	78 ft.	yes
Side yard (min.) - Building	10 ft.	39.8 ft.	yes
Rear yard (min.) - Building	30 ft.	79.2 ft.	yes
Building Height (max.)	40 ft.	30.7 ft.	yes

¹ = Scaled data.

PARKING AREA SETBACK			
Description	Required	Proposed	Conforms
Parking (min.)	51 spaces	51 spaces	yes
From any right-of-way (min.)			
Berlin – Cross Keys Rd.	25 ft.	41.5 ft.	yes
Williamstown Rd.	25 ft.	10 ft.	enc
From Side Property Line (min.)	10 ft.	±12 ft. ¹	yes
From Rear Property Line (min.)	10 ft.	±2 ft. ¹	enc

= Scaled data.

III. APPLICATION SUBMISSION CHECKLIST

The Application has been review for the checkliist items in accordance with §817, Submission Checklist for a minor site plan.

The applicant must address the following omitted checklist requirements of request a waiver:

It's not recommend to waive underlined items

1. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
2. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
 - a. The plan must be revised to address the proposed lot coverage.
 - i. Should the lot coverage exceed 75%, a variance is required.

IV. WAIVER COMMENTS

The Applicant requests a waiver from providing the following checklist items:

It's not recommend to waive underlined items

1. Four (4) copies of the Recycling Report. [Checklist #8].
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. Four (4) copies of any additional reports. [Checklist #10].
4. Existing signs including the location, size, and height [Checklist #43].
5. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
6. 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].
7. Slope of line [Checklist #68].
8. Pipe material type [Checklist #69].
9. Strength, class or thickness [Checklist #70].
10. Erosion control and soil stabilization method [Checklist #71].
11. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
12. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
13. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
14. Size and types of pipes and mains [Checklist #98].
15. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
16. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].

17. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].
18. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].

IV. VARIANCE COMMENTS

The instant application does not appear to require any variances.

V. MINOR SITE PLAN COMMENTS

1. The plans shall be revised to provide landscaping, species, and planting details for all landscaped islands disturbed to accommodate the proposed project as per §507, Landscaping.
2. The plans must be revised to provide concrete sidewalks and handicapped access ramps at the following locations as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways:
 - a. Along the frontage of Berlin-Cross Keys Road.
 - b. The radius of Berlin-Cross Keys Road and Sicklerville Road.
3. Relocate the proposed "Van Accessible Sign" to the front of the parking space and outside of the concrete walkway.

VI. 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.*

VII. RECOMMENDATIONS

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

We 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: Nicole M. Magdziak, Esq.
Joseph G. Jaworski, PE
Richard Wells, Esq.
Steven M. Bach, PE



June 9, 2016

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

Attn: Ken Lechner, Community Development Director

Re: CVS
New Jersey CVS Pharmacy, LLC
589 Cross Keys Road
Block 18501, Lot 17
Review No. 1
Bach Project No. GTPB-2016-5

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated May 17, 2016.
- Township of Gloucester Land Development Submission Checklist, dated May 17, 2016.
- Plan entitled "Boundary & Topographic Survey of Blk 18501, Lot 17, 589 Cross Keys Road, Gloucester Township, Camden County, NJ," prepared by Patterson Surveying & Engineering, LLC, dated 4/12/16, no revision.
- Drawings entitled "Minor Site Plan for CVS Health Proposed Site Improvements, Block 18501, Lot 17, Tax Map Sheet #185 – Latest Rev. Date 01-10-08, 589 Berlin – Cross Keys Road (CR 689), Township of Gloucester, Camden County, New Jersey", prepared by Dynamic Engineering:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
C-1.0	Cover Sheet	2-08-16 / 5-4-16
C-1.1	Aerial Map	2-08-16 / 5-4-16
C-1.2	Site Plan	2-08-16 / 5-4-16
C-1.3	Grading Plan	2-08-16 / 5-4-16
C-1.4	Construction Details	2-08-16 / 5-4-16

CVS
New Jersey CVS Pharmacy, LLC
589 Cross Keys Road
Block 18501, Lot 17
Review No. 1
Bach Project No. GTPB-2016-5
June 9, 2016
Page 2 of 3

SITE INFORMATION:

Applicant: New Jersey CVS Pharmacy, LLC
One CVS Drive
Woonsocket, Rhode Island 02895
Joseph.hussle@cvshealth.com

Owner: Triad EQ II c/o CVS Pharmacy
One CVS Drive – Store Acct Dept
Woonsocket, Rhode Island 02895
856-439-9200 (phone)
856-439-0404 (fax)

PROJECT SUMMARY:

This application is for modifications to an existing CVS Pharmacy retail facility to make the existing parking area in compliance with current American with Disabilities (ADA) regulations. The site is located on the northwesterly intersection of Berlin – Cross Keys Road (CR 689) and Sicklerville Road (CR 7.5). The applicant is seeking a Minor Site Plan approval.

WAIVERS/VARIANCES:

The applicant has submitted the Land Development Checklist. The applicant has requested waivers from a number of items in the checklist. We defer to the Township Planner regarding any requested waivers.

GENERAL COMMENTS:

1. The width of all sidewalk adjacent to the building shall be indicated on the Site Plan.
2. Modifications to the existing island adjacent to the entrance off of Berlin Cross Keys Road should not be made. The existing curb radius shall be maintained.
3. The grading at the gutter line of the proposed handicap parking spaces facing Sicklerville Road shall be revised to show positive flow away from the spaces. As designed this area is flat and ponding may occur.

CVS
New Jersey CVS Pharmacy, LLC
589 Cross Keys Road
Block 18501, Lot 17
Review No. 1
Bach Project No. GTPB-2016-5
June 9, 2016
Page 3 of 3

4. The proposed sidewalk grades in the rear of the site in the area of the concrete island pitch toward the building and shall be revised.
5. The proposed sidewalk grades along the northeasterly side of the building adjacent to the proposed handicap parking pitch toward the building and shall be revised.
6. All traffic markings and striping shall be thermoplastic or epoxy paint. The details shall be revised to confirm the type of paint to be used.

OUTSIDE AGENCY APPROVALS:

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

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

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
Richard Wells, Esq. (PB Solicitor)
New Jersey CVS Pharmacy, LLC, Applicant
Triad EQ II c/o CVS Pharmacy, Owner
Nicole M. Magdziak, Esq., Applicant's Attorney
J.G. Jaworski, PE, Applicant's Engineer

S:\GTPB2016 Gloucester Twp PB\05 CVS Minor Site Plan\GTPB2016-5 CVS Minor Site Plan Review No 1,6-8-16.doc

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: May 17, 2016

LOCATION: CVS Pharmacy, LLC
589 Crosskey Road
Sicklerville, NJ 08081

APPLICATION No. #161028M

**Block: 18501 Lot: 17 /Zoned: HC
Escrow: #10448**

TRANSMITTAL TO:

- | | | |
|---|---|---|
| <input type="checkbox"/> Planner | <input type="checkbox"/> Taxes & Tax Assessor | <input type="checkbox"/> MUA |
| <input type="checkbox"/> Bach Associates | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Construction |
| <input type="checkbox"/> Richard Wells, Esq. | <input type="checkbox"/> New Jersey America | <input type="checkbox"/> Traffic/Police |
| <input type="checkbox"/> Camden County Planning | <input checked="" type="checkbox"/> Fire District 1 2 3 4 5 6 | <input type="checkbox"/> GTEMS |

STATUS OF APPLICATION - Minor Site Plan

PURPOSE OF TRANSMITTAL:

For Your Review **ASAP**

ENCLOSED:

- 1 Copy - Site Plan, checklist, Application, Camden County Planning Application
- 1 Copy - Updated Survey & Grading Plan, Updated Site Plan
- 1 Copy - Boundary & Location Survey
- 3 Copies - Preliminary & Final Major Site Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Subdivision Plan checklist, County Application
- 1 Copy - Preliminary & Final Major Site Plan REVISED
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Major Site Plan
- 1 Copy - Minor Site -Boundary & Location Survey
- 1 Copy - Traffic & Aqua Will Serve Letter

**REVIEWED WITHOUT COMMENT
GLOU. TWP. FIRE DIST. # 5**

FIRE MARSHALL



GLoucester TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

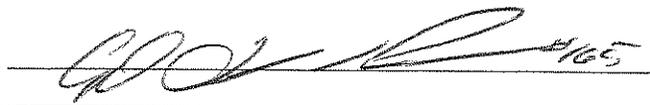
Application #161028M 589 Cross Keys Road, Sicklerville, NJ 08081 Block 18501 Lot 17

- 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
MAY 23 2016

Reviewed By: Lt. Jason Gittens Cpl. Frank Pace

Signature:  #165 Date Submitted: 5/23/2016

Commissioners
Richard P. Calabrese
Chairman

Frank Simiriglia
Vice Chairman

Board Members
Dora M. Guevara
Joseph Pillo
Glen Bianchini
Dorothy Bradley
Ken Garbowski



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

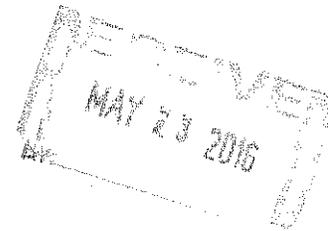
Thomas Lisse, PE, CME
Consulting Engineer

**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

May 20, 2016

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



Re: Application #161028M
CVS Pharmacy, LLC
589 Cross Keys Road, Sicklerville, NJ 08081
Block 18501, Lot 17

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".

Raymond J. Carr
Executive Director

RJC:mh

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: May 17, 2016

LOCATION: CVS Pharmacy, LLC
589 Crosskey Road
Sicklerville, NJ 08081

APPLICATION No. #161028M

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Escrow: #10448

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| <input type="checkbox"/> Camden County Planning | <input type="checkbox"/> Fire District 1 2 3 4 5 6 | <input type="checkbox"/> GTEMS |

STATUS OF APPLICATION – Minor Site Plan

PURPOSE OF TRANSMITTAL:

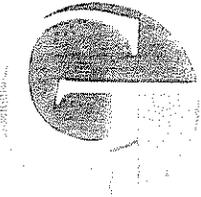
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- 1 Copy - Final Major Site Plan
- 1 Copy – Minor Site –Boundary & Location Survey
- 1 Copy – Traffic& Aqua Will Serve Letter

No Issues. Only Making ADA Parking Adjustments

[Signature]
5/18/16
Assess



ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

April 11, 2016

Nicole M. Magdziak
One Jefferson Road
Parsippany, NJ 07054-2891



To Whom It May Concern:

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

Name: Triad Eq. II C/O CVS Pharm 2264-01

Address: 589 Cross Keys Road

Block: 18501 Lot: 17

If you have any questions, please feel free to contact the tax office at 856-374-3533.

Sandra L. Ferguson
Gloucester Township Tax Collector



Printed on recycled paper

Bin# 1A

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: May 17, 2016

LOCATION: CVS Pharmacy, LLC
589 Crosskey Road
Sicklerville, NJ 08081

APPLICATION No. #161028M

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OK 5-25-16 JVG RSD
