

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #162039C**
John & Maryellen Gallen
212 Burleigh Drive
BLOCK 12807, LOT 1

DATE: June 21, 2016

The above application is to permit a 7' x11' concrete porch with roof overhang addition and within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

| <u>Standard</u> | <u>Required</u> | <u>Proposed</u> | <u>Complies</u> |
|--|-----------------|-------------------------|-----------------|
| Minimum lot size | 9,375 sf | 9,375 sf | yes |
| Minimum lot frontage | 75 ft. | 75 ft. | yes |
| Minimum lot depth | 125 ft. | 125 ft. | yes |
| Maximum building coverage | 20% | ±23%¹ | no* |
| Maximum lot coverage | 40% | ±31.5% ¹ | yes |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | |
| Front yard (roof overhang) | 30 ft. | ±24 ft. | no* |
| Side yard (roof overhang) | 10 ft. | ±24 ft. / ±40 ft. | yes / yes |
| Rear yard (enclosed porch) | 30 ft. | ±45 ft. | yes |
| Minimum Useable Yard Area | 25% | ≥ 25% | yes |
| Maximum Height | 35 ft. | < 35 ft. | yes |

¹ = Scaled data.

* = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage and Additional Uses and Structures Permitted in Residential District standards:

§405.F, Area, Yard, Height, and Building Coverage

1. Building coverage: (±23% provided v. 20% maximum allowed).
2. Front yard: (±24 ft. provided v. 30 ft. minimum required).

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested residential district setback variance:

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a concrete porch with roof overhang addition with a building coverage of approximately twenty three (23) percent (20% maximum allowed) and approximately twenty four (24) feet twenty from the front property line (30 ft. minimum required).

cc: John & Maryellen Gallen
Anthony Costa, Esq.
James Mellett, PE

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: _____ Application No. 1626392

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees 160⁰⁰ Project # 10539

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

Escr. 150⁰⁰ Escr.# 10539

LAND DEVELOPMENT APPLICATION

| | |
|---|---|
| 1. Applicant | 2. Owner(s) (List all Owners) |
| Name: <u>JOHN + MARY ELLEN GALLEN</u> | Name(s): <u>JOHN GALLEN</u> |
| Address: <u>212 BURLEIGH DR</u> | <u>MARY ELLEN GALLEN</u> |
| City: <u>SOMERDALE</u> | Address: <u>212 BURLEIGH DR</u> |
| State, Zip: <u>NJ 08083</u> | City: <u>SOMERDALE</u> |
| Phone: <u>(856) 298-0047</u> Fax: () - | State, Zip: <u>NJ 08083</u> |
| Email: _____ | Phone: <u>(856) 298-0047</u> Fax: () - |

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

- | | |
|---|--|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ² |
| <input type="checkbox"/> Preliminary Major Subdivision ² | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision | <input checked="" 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"/> _____ |

RECEIVED
 JUN 15 2015

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

4. Zoning Districts (Circle all Zones that apply)

| | | | | | | |
|-----------|-----|-----|----|----|-------|----------------|
| ER | R4 | GCR | CR | BP | G-RD | LP-1 |
| R1 | RA | BWD | NC | IN | M-RD | NVBP |
| R2 | APT | OR | HC | PR | BW-RD | SCR-HC Overlay |
| <u>R3</u> | 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: _____ | Firm: _____ |
| Address: _____ | State, Zip: _____ |
| City: _____ | Phone: () - Fax: () - |
| | Email: _____ |

6. Name of Persons Preparing Plans and Reports:

Name: JOHN GALLEN
Address: 212 BURLEIGH DR
Profession: ELECTRICIAN
City: SOMERDALE
State, Zip: NJ 08087
Phone: (856) 298-0047 Fax: () -
Email: _____

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

7. Location of Property:

Street Address: 212 BURLEIGH DR, SOMERDALE Block(s): 8903
Tract Area: _____ Lot(s): 19

8. Land Use:

Existing Land Use: SFD
Proposed Land Use (Describe Application): ① POUR OVERLAY OVER EXISTING 5126 7'x11'
CONCRETE LANDING 7" PLUS 12" ROUND CONCRETE IN
FRONT CORNERS AS PER SKETCH. CONSTRUCT
COVERED PORCH WITH COLUMNS ① STEP 5126 6x6 columns

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 1
Proposed Form of Ownership:
 Fee Simple Cooperative
 Condominium Rental
Are there existing deed restrictions? No Yes (If yes, attach copies)
Are there proposed deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications

| | Proposed |
|-----------------|--------------|
| Front setback 1 | <u>23 ft</u> |
| Front setback 2 | _____ |
| Rear setback | _____ |
| Side setback 1 | _____ |
| Side setback 2 | _____ |
| Lot frontage | _____ |
| Lot depth | _____ |
| Lot area | _____ |
| Building height | _____ |

Porch 7 x 11

Fence Application

| | Proposed |
|-----------------------|------------|
| Setback from E.O.P.*1 | _____ |
| Setback from E.O.P.*2 | _____ |
| Fence type | <u>N/A</u> |
| Fence height | _____ |

Pool Requirements

| | |
|---|-------|
| Setback from R.O.W.1 | _____ |
| Setback from R.O.W.2 | _____ |
| Setback from property line 1 | _____ |
| Setback from property line 2 | _____ |
| Distance from dwelling | _____ |
| Distance = measured from edge of water. | |
| R.O.W. = Right-of-way. | |
| Setback = Measured from edge of pool apron. | |

Garage Application

| | |
|---|-------|
| Garage Area | _____ |
| Garage height | _____ |
| Number of garages | _____ |
| (Include attached garage if applicable) | _____ |
| Number of stories | _____ |

Shed Requirements

| | |
|------------------------------|-------|
| Shed area | _____ |
| Shed height | _____ |
| Setback from R.O.W.1 | _____ |
| Setback from R.O.W.2 | _____ |
| Setback from property line 1 | _____ |
| Setback from property line 2 | _____ |

14. Parking and Loading Requirements:

| | |
|--|--|
| Number of parking spaces required: _____ | Number of parking spaces provided: _____ |
| Number of loading spaces required: _____ | Number of loading spaces provided: _____ |

15. Relief Requested:

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

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

16. Signature of Applicant


Signature of Applicant

5/13/16
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).

5/13/16
Date

John Gallen
Signature
JOHN GALLEN
Print Name

Sworn and Subscribed to before me this _____ day of _____ (Year).

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

John Gallen
Signature of Applicant
JOHN GALLEN
Print Name

5/13/16
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 5/13/16, shows and discloses the premises in its entirety, described as Block 8903 Lot 19 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:

Michele Lyn Tregger 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 14 day of JUNE
20 16 before the following authority.

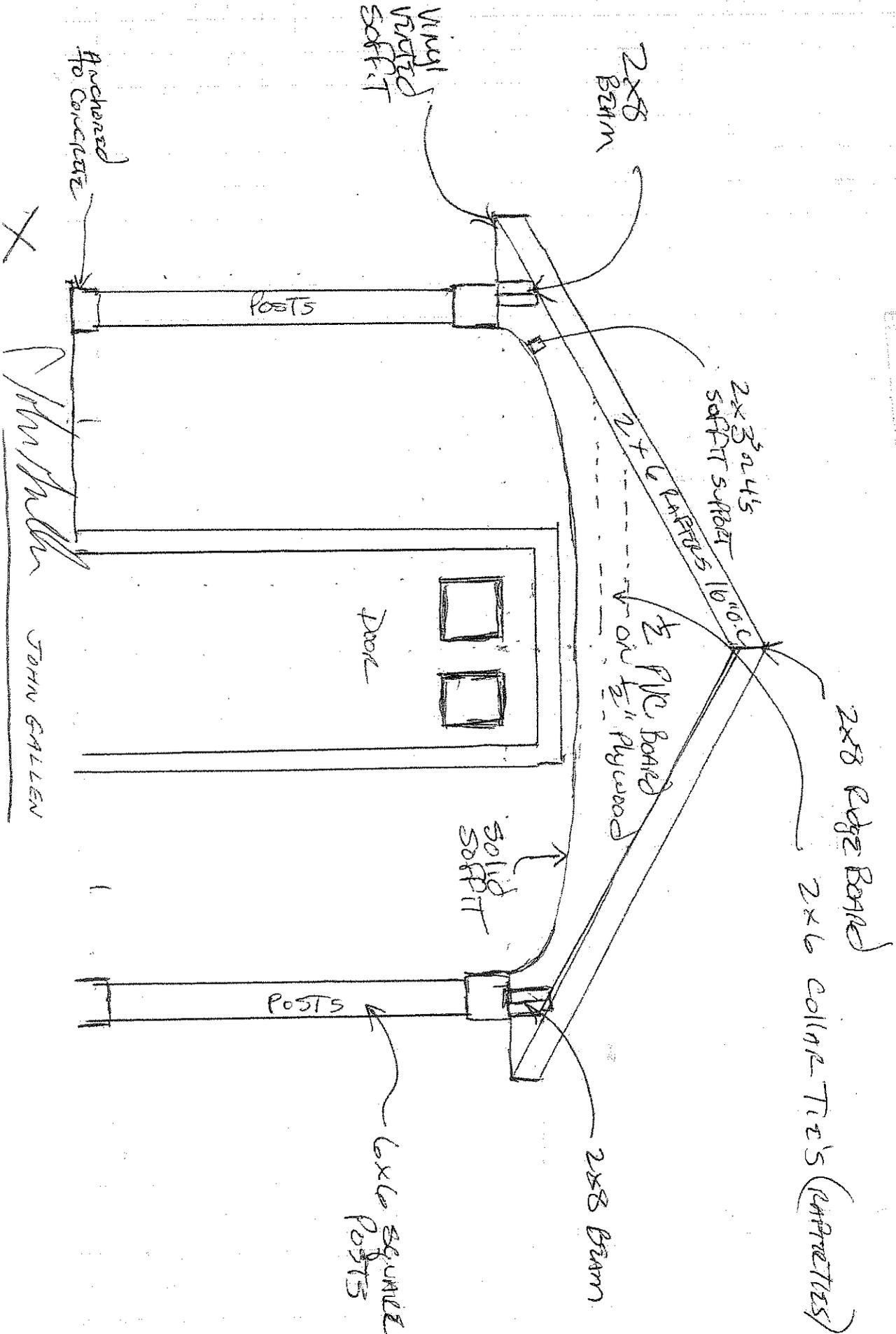
John Gallen
Name of property owner or applicant

Michele Lyn Tregger
Notary public

MICHELE LYN TREGGER

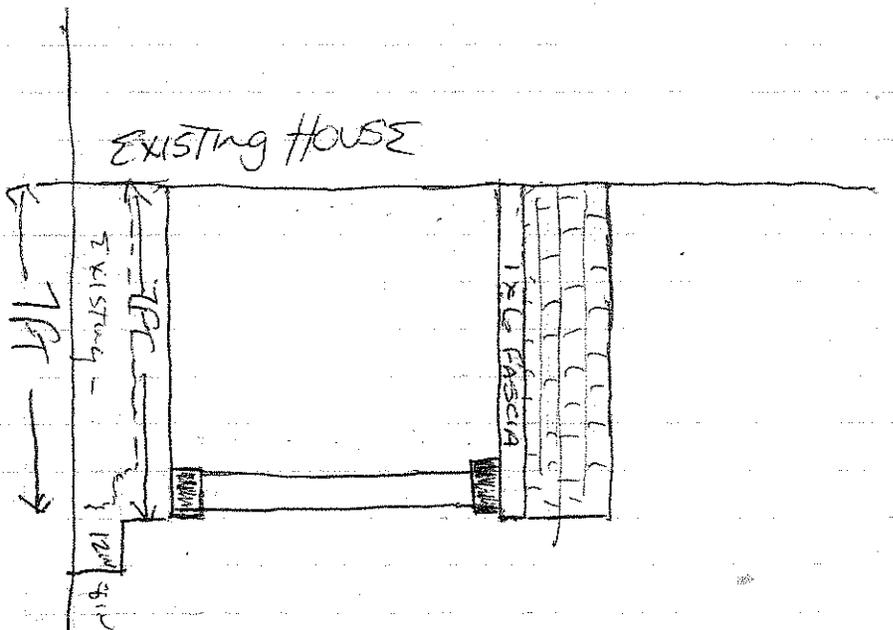
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

JUN 15 2003



John Gallen

JOHN GALLEN

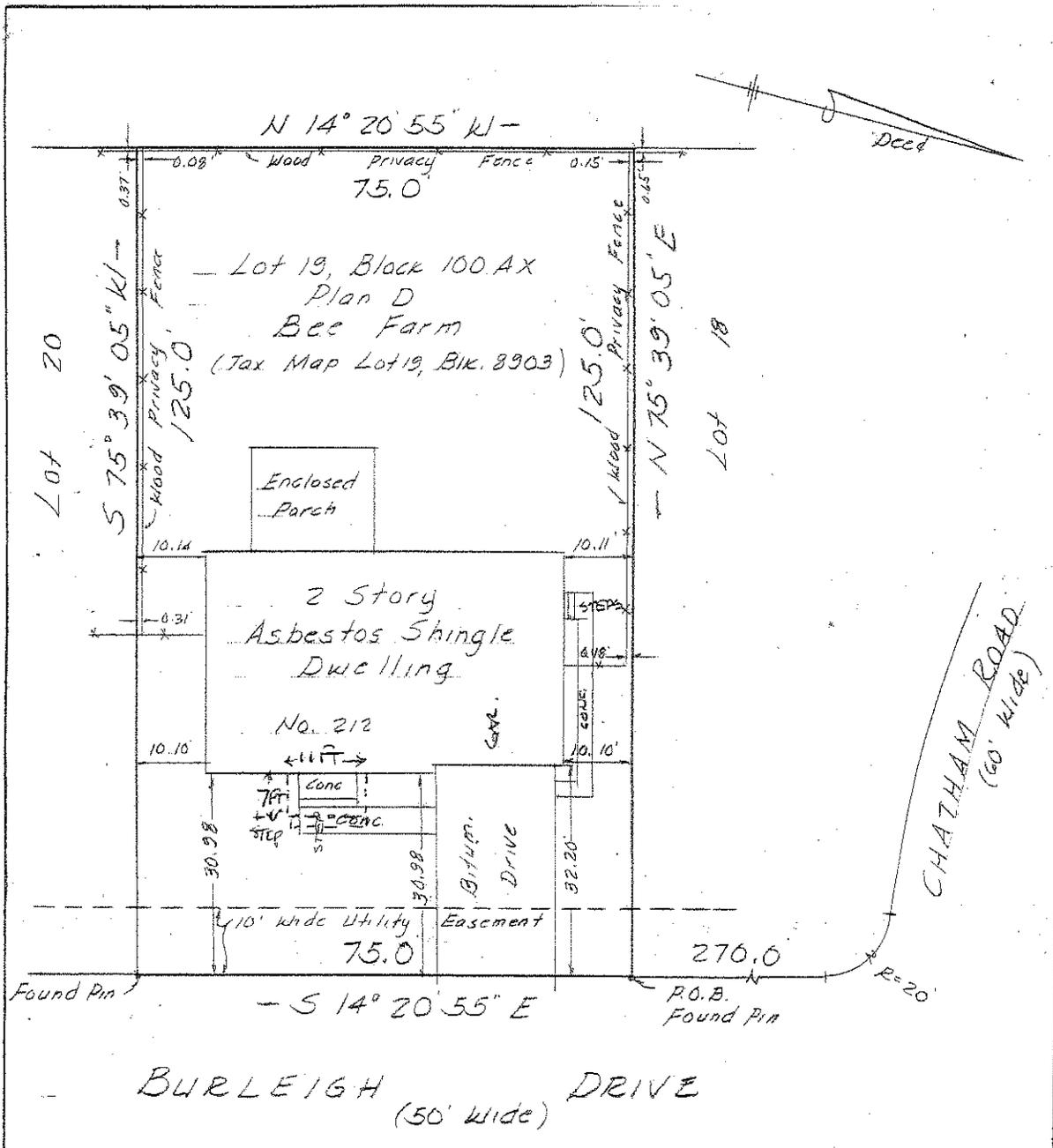


Roof System

- ① 6x6 Square Structural Post Anchored to Concrete to
- ② 2x8 Doubled Beams + Box
- ③ 2x6 Rafters + 16" O.C.
- ④ 2x8 Ridge
- ⑤ 2x6 CS or Rafter Ties with Hurricane Clips
- ⑥ 1/2" w/1 + Roof Sheeting
- ⑦ Fiberglass Dimensional Roofing Shingles
- ⑧ Vinyl Soffit (vented on end) Solid in Patch Area
- ⑨ PVC Alum Clipping on Fascias + Sides

Grade

X
John Gallen JOHN GALLEN
 Home Owner



JUN 15 2008

To: Trident Land Transfer Co (NJ) LP
PROVIDENT FUNDING RESOURCES, L.P., ITS SUCCESSORS AND/OR ASSIGNS

John Gallen &
Mary Ellen Gallen
any insuror of Title relying hereon and any other party in interest:
In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insuror of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.

Richard S. Humphries
RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34856
DATE OF SURVEY JUN. 30, 2008

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises
No. 212 BURLEIGH DRIVE
TOWNSHIP OF GLOUCESTER
CAMDEN Co. New Jersey
Scale - 1" = 20'
506-39

856-854-5229

Zoning Permit Denial

212 BURLEIGH DR
Block/Lot 8903/19

Applicant

Michael Ermel
627 Park Ave.
Laurel Springs, NJ 08021

Real Estate Owner

GALLEN JOHN & MARY ELLEN
212 BURLEIGH DRIVE
SOMERDALE NJ 08083

This is to certify that the above-named applied for a permit to/authorization for a proposed replacement of existing concrete steps and a roof structure over hang.. This application for approval is hereby denied

**Zone
R3
Application is**

Denied

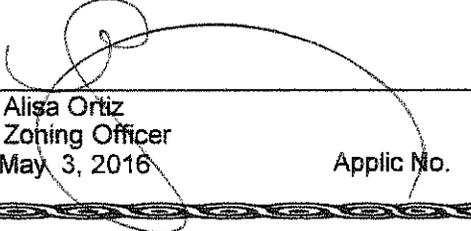
Comments on Decision:

Roof overhang encroaches within the 30' front yard setback. A Variance approval by the Zoning Board of Adjustment is required prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

Gloucester Township

P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229



Alisa Ortiz
Zoning Officer
May 3, 2016

Applic No. 10402
5411

Cut Here

OK for concrete 5/4/16 -
Variance for Roof.

JUN 15 2016

Deliver to...

Michael Ermel
627 Park Ave.
Laurel Springs, NJ 08021

Commissioners
Richard P. Calabrese
Chairman

Frank Simiriglia
Vice Chairman

Board Members
Dora M. Guevara

Joseph Pillo
Glen Bianchini
Dorothy Bradley
Ken Garbowski



**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

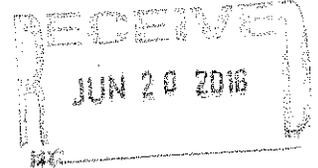
June 17, 2016

Raymond J. Carr
Executive Director

Mariene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer



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

Re: Application #162039C
John & Maryellen Gallen
212 Burleigh Drive, Somerdale, NJ 08083
Block 8903, Lot 19

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.

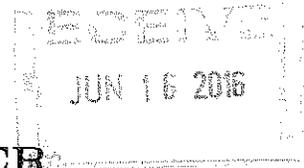
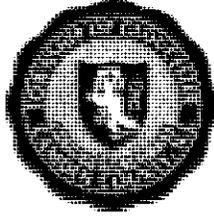
Very truly yours,

**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

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: John + Mary Ellen Galien
Address: 212 Burleigh Drive
Block: 8903 Lot: 19

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

6/15/16
Date

[Signature]
Gloucester Township Tax Collector



RECEIVED
JUN 28 2016

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 15, 2016

APPLICATION No. #162039C

APPLICANT: JOHN & MARYELLEN GALLEN

PROJECT No. 10539

BLOCK(S): 8903 Lot(S): 19

LOCATION: 212 BURLEIGH DR., SOMERDALE 08083

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by JUNE 25, 2016**
 For Your Files.

ENCLOSED:

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

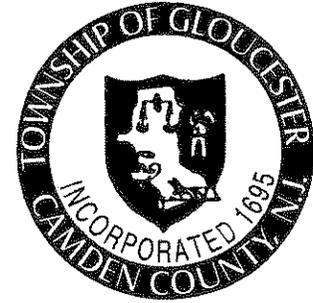
- Variance Plan Bulk (C) Variance Use (D) Variance

No Issues

Signature

[Handwritten Signature]
Assessor
6/20/16

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #162013DM** **Escrow #10223**
Robert W. Yost Jr.
711 Floodgate Road
BLOCK 1305, LOTS 6 & 7

DATE: March 30, 2016

The Applicant requests minor subdivision and use variance approval for an expansion of a nonconforming use for a garage that has been previously utilized for a "workshop to fabricate metal gutters, "repair and storage of vending machines," and more recently "storage of personal belongings" within the R-4 – Residential District. The project is located on the west side of Floodgate Road east of Seventh Avenue.

Applicant/Owner: Robert W. Yost Jr., 711 Floodgate Road, Glendora, NJ 08029
(telephone #267-784-9704).

Surveyor: Robert K. Smith, PLS, PP, Key Engineers, Inc., 80 S. White Pike, Berlin, NJ 08009 (telephone #856-767-6111).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 3/08/16.
2. Sketch Plat, as prepared by Ferdinand F. DiRosa.
3. Deed for part of Block 53, Lot 14A dated August 14, 1980 – Deed Book 3757 Pages 439&c.
4. Deed for part of Block 53, Lot 14A dated August 14, 1980 – Deed Book 3758 Pages 187&c.
5. Zoning and Use Variance Narrative, as prepared by Key Engineers, Inc. dated 02/26/16.
6. Plan of Survey and Minor Subdivision Plat as prepared by Key Engineers, Inc. comprising one (1) sheet dated 10/22/13, last revised 02/22/16.

II. ZONING REVIEW

ZONE: R-4 – Residential District [§406].

Section 406.F. R-4 - Residential District

| Description | Single family detached | Proposed Lot 6 | Complies |
|--------------------------|------------------------|------------------|-----------|
| Lot size (min.) | 6,250 sf | 9,374.65 sf | yes |
| Lot frontage (min.) | 50 ft. | 75 ft. | yes |
| Lot depth (min.) | 100 ft. | 125 ft. | enc |
| Building coverage (max.) | 35% | 19% | yes |
| Lot Coverage (max.) | 65% | 34% | yes |
| Front yard (min.) | 20 ft. | 30.8 ft. | yes |
| Side yard (min.) | 10 ft. | 10 ft. / 9.7 ft. | yes / enc |
| Rear yard (min.) | 20 ft. | 47.8 ft. | yes |
| Building Height (max.) | 35 ft. | n/a | n/a |

| Description | Other Use | Proposed Lot 7 | Complies |
|----------------------------|----------------|----------------------|------------|
| Lot size (min.) | 2 acres | 0.27 | no* |
| Lot frontage (min.) | 200 ft. | 95 ft. | no* |
| Lot depth (min.) | 400 ft. | 125 ft. | enc |
| Building coverage (max.) | 5% | 18% ¹ | yes |
| Lot Coverage (max.) | 15% | 46 | yes |
| Front yard (min.) – garage | 100 ft. | 48.94 ft. | enc |
| Side yard (min.) | 30 ft. | 9.46 ft. | enc |
| Side yard (min.) | 30 ft. | 14.7 ft. | no* |
| Rear yard (min.) | 75 ft. | ±40 ft. ¹ | enc |
| Building Height (max.) | 35 ft. | n/a | n/a |

¹ = Scaled data.

enc = Existing nonconformance.

* = Variance required.

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

III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for minor subdivision and variance requirements. The Applicant has provided most of the checklist items or has requested a waiver.

The Applicant must provide the following omitted checklist requirements:

We do not recommend waiving underlined checklist items.

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a. However, in lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation the applicant may provide a certification from an appropriate professional on presence/absence of freshwater wetlands and transition areas as it applies to the project area based on a field investigation.
2. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1" = 2000' [Checklist #32].
3. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
 - a. The plan must be revised to relocate the signature blocks to an outside fold.
4. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
5. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

III. VARIANCE COMMENTS

The Application requires the following variances from the R-3 - Residential District:

§405.B, Permitted Uses ("D1" – use variance)

"D2" TYPE VARIANCES

1. The subdivision of land occupied by a nonconforming use, in this case, a former "workshop to fabricate metal gutters and a "repair and storage of vending machines," and more recently "storage of personal belongings" is an expansion of the nonconformity requiring a use variance [basis *Razberry's Inc. v. Kingwood Tp.*].

§405.F, Area, Yard, Height and Building Coverage

2. Lot size (Lot 7): (0.27 acres provided v. 2 acres min. required).
3. Lot frontage (Lot 7): (95 ft. provided v. 200 ft. min. required).
4. Side yard (lot 7): (14.7 ft. provided v. 30 ft. min. required)

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

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

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

POSITIVE CRITERIA ("D2" use variance)

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D2" variance:

7. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
8. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis *Medici v. BPR Co.*, 107 N.J. 1 (1987)).
 - a. The Applicant must identify and provide an analysis of those special reasons of zoning that are applicable to the application.
 - i. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
 - ii. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

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

IV. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised providing a concrete monument between proposed Block 1305, Lot 6 and Lot 7 along the Floodgate Road.
2. The Zoning Table must be revised to provide the bulk requirements for "Other Use" for proposed Lot 7.

V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

The Applicant must address the positive criteria including special reasons, the standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Zoning
 - a. Consistency of expansion of the nonconforming use with the R-4 – Residential District and character of the built environment.
2. Nonconforming Use
 - a. The Applicant must provide testimony addressing proposed use of the garage as either a private “residential” garage as a principal use on a lot or as a business use.

VI. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

Approval of a re-subdivision and variances from Section 405.B, expansion of a nonconforming use, namely, a garage as a commercial use (Not Permitted) and from Section 406.F for Block 1305, Lot 7 for “Other Use” classification a lot are of twenty seven hundredths (0.27) acres (2 acres minimum required), lot frontage of ninety five (95) feet (200 ft. minimum required, and a side yard of fourteen and seven tenths (14.7) feet (30 ft. minimum required).

VI. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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

cc: Robert W. Yost Jr.
Robert K. Smith, PLS, PP
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

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 Date¹: _____ Application No.: #162013 DM

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

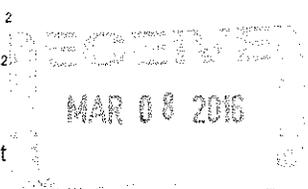
Fees 530.00 Project # 10223

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

Escr. 2400.00 Escr. # 10223

LAND DEVELOPMENT APPLICATION

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|---|---|--|---|--|--|---|--|---|---|---|--|---|--|--|--|--------------------------------|----|-------|----------------|-----------|-----|----|----|----|------|---------------|--|--|--|--|--|--|----|
| 1. Applicant Name: <u>ROBERT W. YOST JR.</u> Address: <u>711 FLOODGATE ROAD</u> City: <u>GLENORA</u> State, Zip: <u>N.J. 08029</u> Phone: <u>(267) 784-9704</u> Fax: () - Email: <u>bynetwork42@gmail.com</u> | 2. Owner(s) (List all Owners) Name(s): <u>(SAME AS APPLICANT) AND LEEANN YOST (WIFE)</u> Address: <u>711 FLOODGATE ROAD</u> City: <u>GLENORA</u> State, Zip: <u>NJ 08029</u> Phone: () - Fax: () - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. Type of Application. Check as many as apply: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table style="width:100%;"> <tr> <td><input type="checkbox"/> Informal Review ²</td> <td><input type="checkbox"/> Planned Development ²</td> </tr> <tr> <td><input checked="" type="checkbox"/> Minor Subdivision</td> <td><input type="checkbox"/> Interpretation ²</td> </tr> <tr> <td><input type="checkbox"/> Preliminary Major Subdivision ²</td> <td><input type="checkbox"/> Appeal of Administrative Officer's Decision</td> </tr> <tr> <td><input type="checkbox"/> Final Major Subdivision</td> <td><input type="checkbox"/> Bulk "C" Variance ²</td> </tr> <tr> <td><input type="checkbox"/> Minor Site Plan</td> <td><input checked="" type="checkbox"/> Use "D" Variance ²</td> </tr> <tr> <td><input type="checkbox"/> Preliminary Major Site Plan ²</td> <td><input type="checkbox"/> Site Plan Waiver</td> </tr> <tr> <td><input type="checkbox"/> Final Major Site Plan</td> <td><input type="checkbox"/> Rezoning Request</td> </tr> <tr> <td><input type="checkbox"/> Conditional Use Approval ²</td> <td><input type="checkbox"/> Redevelopment Agreement</td> </tr> <tr> <td><input type="checkbox"/> General Development Plan ²</td> <td><input type="checkbox"/> _____</td> </tr> </table> | | <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² | <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ² | <input type="checkbox"/> Preliminary Major Subdivision ² | <input type="checkbox"/> Appeal of Administrative Officer's Decision | <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Bulk "C" Variance ² | <input type="checkbox"/> Minor Site Plan | <input checked="" 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"/> _____ | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Preliminary Major Subdivision ² | <input type="checkbox"/> Appeal of Administrative Officer's Decision | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Bulk "C" Variance ² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <input type="checkbox"/> Minor Site Plan | <input checked="" 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"/> _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>HC</td><td>PR</td><td>BW-RD</td><td>SCR-HC Overlay</td> </tr> <tr> <td><u>R3</u></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 | HC | PR | BW-RD | SCR-HC Overlay | <u>R3</u> | SCR | OF | GI | FP | L-RD | NVSCR Overlay | | | | | | | IR |
| ER | R4 | GCR | CR | BP | G-RD | LP-1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R1 | RA | BWD | NC | IN | M-RD | NVBP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R2 | APT | OR | HC | PR | BW-RD | SCR-HC Overlay | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>R3</u> | 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: _____ Address: _____ City: _____ | Firm: _____ State, Zip: _____ Phone: () - Fax: () - Email: _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



6. Name of Persons Preparing Plans and Reports:

Name: ROBERT SCOTT SMITH PLS, PP
KEY ENGINEERS INC.
Address: 80 S. WHITE HORSE PIKE
Profession: LAND SURVEYOR / PLANNER
City: BERLIN
State, Zip: NJ. 08009
Phone: (856) 767-6111 Fax: (856) 753-1091
Email: rsmith@keyengineers.com

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

7. Location of Property:

Street Address: 711 & 705 FLOODGATE ROAD Block(s): 1305
Tract Area: 21,249 SF / 0.488 AC. Lot(s): 6 & 7

8. Land Use:

Existing Land Use: SINGLE FAMILY DWELLING ON LOT 6, GARAGE ON LOT 7
Proposed Land Use (Describe Application): A MINOR SUBDIVISION IS PROPOSED TO RELOCATE THE BOUNDARY LINE BETWEEN THE TWO LOTS 15' TO THE SOUTH. THE LINE WILL BE RELOCATED TO ITS ORIGINAL POSITION THAT EXISTED PRIOR TO A 1980 SUBDIVISION.

9. Property:

Number of Existing Lots: 2
Number of Proposed Lots: 2
Proposed Form of Ownership:
 Fee Simple Cooperative
 Condominium Rental
Are there *existing* deed restrictions? No Yes (If yes, attach copies)
Are there *proposed* deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. PLANS, CHECKLIST, FEES

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 | <u>LOT 6 30.8</u> | Setback from E.O.P.*1 | _____ |
| Front setback 2 | <u>LOT 7 49.63</u> | Setback from E.O.P.*2 | _____ |
| Rear setback | <u>LOT 6 47.8' LOT 7 40'</u> | Fence type | _____ |
| Side setback 1 | <u>9.7' LOT 6 9.46' LOT 7</u> | Fence height | _____ |
| Side setback 2 | _____ | *E.O.P. = Edge Of Pavement. | _____ |
| Lot frontage | <u>LOT 6 75.00' LOT 7 95.00'</u> | Pool Requirements | _____ |
| Lot depth | <u>125.00' BOTH</u> | Setback from R.O.W.1 | _____ |
| Lot area | <u>LOT 6</u> | Setback from R.O.W.2 | _____ |
| Building height | <u>35' MAX.</u> | 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: LOT 7 HAS NO CURRENT DEFINED USE | | | |
| Number of parking spaces required: _____ | Number of parking spaces provided: _____ | | |
| Number of loading spaces required: _____ | Number of loading spaces provided: _____ | | |
| 15. Relief Requested: TO PERMIT EXISTING CONDITIONS TO PERSIST WITH NEW LOT AREAS | | | |
| <input checked="" type="checkbox"/> Check here if zoning variances are required. USE VARIANCE REQUIRED SINCE LOT 7 AREA IS BEING REDUCED. | | | |
| <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). | | | |
| <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. | | | |
| <input type="checkbox"/> 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. (SEE ATTACHED) | | | |
| 16. Signature of Applicant | | | |
| x <u>Robert W. Yost Jr.</u> Signature of Applicant ROBERT W. YOST JR. | | x <u>2/26/2016</u> Date | |
| x <u>LeeAnn Yost</u> Signature of Co-applicant LEEANN YOST | | x <u>Feb. 26, 2016</u> Date | |

JACQUELYNN JOYCE BANCHI
 Commission # 2320225
 Notary Public, State of New Jersey
 My Commission Expires
 October 14, 2019

17. Consent of Owner(s):

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

2/26/16
 Date

X Robert W. Yost Jr.
 Signature

ROBERT W. YOST JR.
 Print Name

Sworn and Subscribed to before me this
26th day of February,

X Lee Ann Yost
 Signature

LEE ANN YOST (WIFE)
 Print Name

2016 Year
Jacquelyn Banchi

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Robert W. Yost Jr. / Lee Ann Yost
 Signature of Applicant
ROBERT W. YOST JR. LEE ANN YOST
 Print Name

2/26/2016
 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 10/22/13, shows and discloses the premises in its entirety, described as Block 1305 Lot 647; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

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

Sworn and subscribed to
 On this 26th day of February,
 20 16 before the following authority.

X Robert W. Yost Jr.
 Name of property owner or applicant
ROBERT W. YOST JR.
Lee Ann Yost
LEE ANN YOST

Jacquelyn Banchi
 Notary public

JACQUELYNN JOYCE BANCHI
 Commission # 2320225
 Notary Public, State of New Jersey
 My Commission Expires
 October 14, 2019

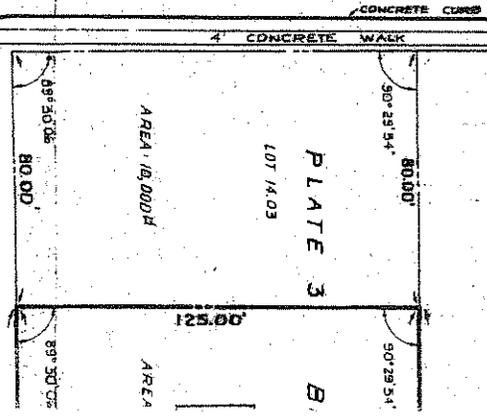


PLATE 6 BLOCK 73
LOT 3
N/E TOWNSHIP OF GLOUCESTER

SEVENTH AVENUE (50' WIDE)

FLOODGATE

PLATE 8
LOT 3
N/E J. MCNAMEE



BLOCK 39 8A
LOT 1
N/E F. TUCKER

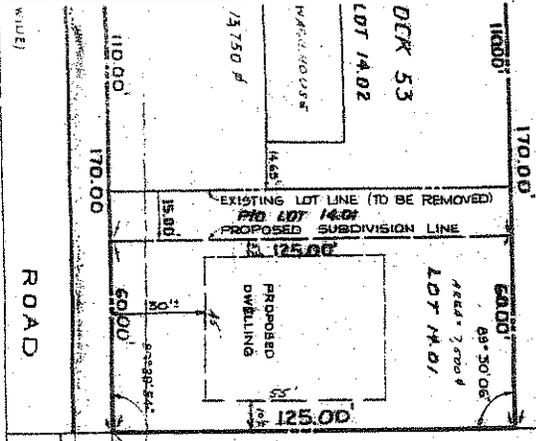
NO OTHER
BRANCH
DRIVE
(50' WIDE)

I HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE LANDS SHOWN HEREON AND APPROVE THE PLOTTING OF SAME AND CONSENT TO THE FILING OF THIS SUBDIVISION

DATE _____ ADDRESS _____
DATE _____ ADDRESS _____
I HEREBY CERTIFY THAT WE ARE THE PRINCIPLES IN

- NOTES:
1. PLATE, BLOCK AND LOT NUMBER SHOWN REFER TO THE OFFICIAL GLOUCESTER TAX MAP AND OWNERSHIP RECORDS.
 2. EXISTING ZONING IS 'R' RESIDENTIAL.
 3. PROPERTY LINE INFORMATION SHOWN TAKEN FROM TAX MAP AND DEED INFORMATION.

BLOCK 70



BLOCK 39 A
LOT 1
N/E G. A. KANDRAK

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY IMMEDIATE SUPERVISION

MAR 08 2015
MAR 08 2015

LOT 4
N/E R. O. SPALDING

LOT 5
N/E A. SOBIESKI
PLATE 3A BLOCK 33F

LENNY'S (50' WIDE) LANE

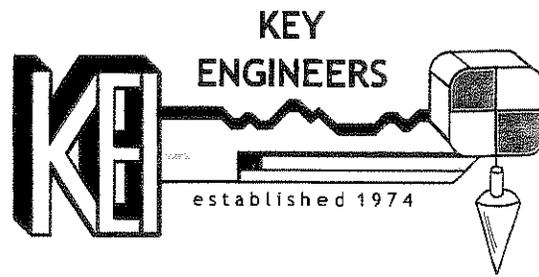
BLOCK 33A
LOT 4
N/E C. W. TARDONE

BLOCK 33
LOT 20
N/E NEW JERSEY WATER CO.

SKETCH PLAT
OF
PROPOSED SUBDIVISION
SITUATE
TOWNSHIP OF GLOUCESTER, CAMDEN CO., N.J.
FERDINAND F. DI ROSA

ENGINEERING & PLANNING

Municipal
Consulting
Construction
Residential
Commercial
Industrial
Construction Management



SURVEYING

Residential
Commercial
Industrial
Governmental
Construction

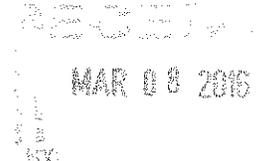
~Celebrating Over 41 Years of Excellence~

ZONING AND USE VARIANCE NARRATIVE

Proposed Minor Subdivision and Use Variance

Block 1305, Lots 6 and 7

Township of Gloucester
Camden County, New Jersey



Applicants/Owners: Robert and Leann Yost, Jr.

Prepared by: Robert Scott Smith, P.L.S., P.P.
N.J.P.P. License No. 4944

(KEI #1431DR0913)

February 26, 2016

This application to the Zoning Board of Adjustment proposes a Minor Subdivision (Redivision) of two (2) existing lots in the Township's R-4 Zoning District.

Block 1305, Lot 6 contains an existing two-story single-family home serving as the applicant's place of residence. The home was constructed in 1986 according to the applicant and Municipal tax records also indicate a 1986 construction date.

Block 1305, Lot 7 contains a detached, one-story wood frame constructed garage. Municipal records indicate the date of construction as 1960. A review of historic aerial photographs corroborates this date. According to the applicant, Robert W. Yost, Jr., the garage was owned by a person by the name of John McNamee at that time and was utilized as a workshop to fabricate metal gutters. The area of the adjoining Lot 6 was utilized as a storage area for building materials including lumber and shingles.

Around 1978 Robert W. Yost, Sr. purchased the garage structure and all of the land area of what is now Lot 6. At that time Lot 6 was vacant land. On March 16, 1978, the Gloucester Township Planning Board approved a Minor Subdivision recorded in Deed Book 3552, p. 350 resulting in Lot 7 (then Block 53, Lot 14.02) having 95.00 feet of frontage and Lot 6 (then Block 53, Lot 14.01) having frontage of 75.00 feet (see Deed Book 3552, p. 346). Exhibit A contains copies of the referenced deeds. On July 23, 1980, the Township of Gloucester approved an application put forth by Robert W. Yost, Sr. for a Use Variance, Bulk Variance and Minor Subdivision resulting in the present lot configuration. These Deeds are recorded in Deed Book 3758, p. 187 and Deed Book 3757, p. 349. Exhibit B contains copies of the referenced deeds.

The 1980 subdivision relocated the line between Lots 6 and 7 15.00 feet to the north. This provided 60.00 feet of frontage for Lot 6 and 110.00 feet of frontage for Lot 7. In 1986 Mr. Yost, Jr. constructed his home on Lot 6. The current application being submitted will return the properties to their pre-1980 configuration (Lot 7 will have 95.00 feet of frontage and Lot 6 will have 75.00 feet of frontage).

During the tenure of Mr. Yost, Sr.'s ownership, he operated a vending machine business from the garage structure known as Blackwood Vending. The garage was utilized for the repair and storage of vending machines. Approximately 10 years ago, Mr. Yost, Sr. closed Blackwood Vending and then utilized the garage for storage of personal belongings until passing away in 2013. It is important to note that the 1980 municipal approval included the Use Variance for the garage structure.

In 2014 Mr. Yost, Jr. purchased the property from the Estate of his late Father.

Since purchasing the garage on Lot 7, Mr. Yost, Jr. has utilized the structure for storage of his own personal belongings.

The application being presented proposes to relocate the common line between Lots 6 and 7 15.00 feet to the south to its exact pre-1980 location. This relocation will result in eliminating a current non-conforming side yard on Lot 6 of 6.2 feet by making it 21.2 feet. Other existing non-conforming side yards of 9.46 feet on Lot 7 and 9.7 feet on Lot 6 will not be affected by the redivision.

The need for a Use Variance is caused by the reduction in the land area of Lot 7. This reduction technically causes the garage use on Lot 7 to be considered more intense. Although permitted now by the 1980 variance, the reduction of the land area will effectively render the garage use to be viewed as an expansion of a non-conforming use.

From a practical standpoint, there will be no change in usage or intensity of usage on either Lot 6 or Lot 7. The relocation of the lot line to its pre-1980 location will result in a conforming side yard on the southerly side of Lot 6. This will in turn provide the current and future owners of Lot 6 practical, physical access to their rear yard area. The current 6.2 feet side yard is severely restrictive and does not allow a vehicle to pass alongside of the home.

From the perspective of land use, it is my professional opinion as a Licensed Professional Planner, that the Use Variance could be granted without substantial detriment to the public good. This is in conformance with the criteria found at N.J.S.A. 40:55D-70d. The non-residential use on Lot 7 has existed for 56 years without issue. The proposed subdivision is merely restoring the boundary configuration that existed prior to the 1980 Subdivision and Use Variance approval. This proposal facilitates a more practical configuration on Lot 6, eliminates a non-conforming side yard (6.2') while still providing a conforming side yard on the northerly side of Lot 7.

The Zoning Ordinance designates the area in question as "R-4 Single-Family Detached." In this Zone, the Ordinance permits houses of worship, public parks and recreation, municipal uses and single-family detached dwellings. Conditional uses permitted in the R-4 also include major home occupations. The prior commercial use that was permitted during Mr. Yost, Sr.'s tenure operated similarly to a major home occupation. The structure itself is residential in character and the structure and property are not large enough to accommodate any large scale non-residential uses. In my professional opinion, the prior permitted use allowed by the 1980 Use Variance and the conditions that would be created by the minor alterations in boundary configuration proposed by this subdivision will not substantially impair the intent and purpose of the zone plan and zoning ordinance. This point also complies with the conditions found at N.J.S.A. 40:55D-70d.

The negative criteria associated with the granting of the use variance for a technical expansion of the non-conforming use on Lot 7 would be the perpetuation of a non-residential use in a residential neighborhood and zone. The usual negative points of increased traffic and noise associated with a non-residential use are attenuated by the small scale of the building and property that is exhibited on Lot 7. This negative point is also tempered by the positive change in providing a compliant side yard for Lot 6, thus improving circulation along the southerly side of the home on Lot 6. The 6.2 feet side yard will be expanded to 21.2 feet after subdivision. The side yard on the north side of the building on Lot 7 remains compliant after subdivision.

Lastly, we are unaware of any formal complaints or other issues associated with the 56 year history of non-residential use of Lot 7. It is important to note that for the last 36 of those years, the non-residential use on Lot 7 has been officially recognized by the Township.

The relocation of the common line between Lot 6 and Lot 7, although technically viewed as an expansion of a non-conforming use because of the incidental reduction in lot area, will not create any negative impacts for the neighboring residents. Furthermore, as outlined herein, the Board has authority to grant this variance under the criteria of N.J.S.A. 40:55D-70d because there is no substantial detriment to the public good and the variance will not substantially impair the intent or purpose of the Zone Plan or Zoning Ordinance of the Township of Gloucester.

3/2/16

Date

RSS:ke

Projects\10\1431\Docs\Narrative



Robert Scott Smith, P.L.S., P.P.
N.J.P.P. License No. 4944

EXHIBIT A

Deeds Memorializing Approval of March 16, 1978 Minor Subdivision

- **Deed Book 3552, Page 346**
- **Deed Book 3552, Page 350**

BOOK 3552 PAGE 346

This Indenture, MADE THE

twenty-ninth day of March in the year of our Lord one thousand nine hundred and seventy-eight.

Between

ROBERT W. YOST AND CATHERINE, his Wife

7500 sq ft

of the first part, and

ROBERT W. YOST and CATHERINE, HIS WIFE
317 Seventh Avenue
Glendora, New Jersey

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of

the sum of ONE (\$1.00) DOLLAR-----

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part,

heirs and assigns, ALL THAT CERTAIN tract or parcel of land and premises situate in the Township of Gloucester, County of Camden and State of New Jersey more particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 175.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feet wide); thence

- (1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet to a point; thence
- (2) North 08 degrees 30 minutes 06 seconds East a distance of 75.00 feet to a point; thence
- (3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the aforementioned Westerly line of Floodgate Road; thence
- (4) South 08 degrees 30 minutes 06 seconds West along said Westerly line of Floodgate Road a distance of 75.00 feet to the point and place of beginning.

CONSIDERATION \$1.00
R.T. FEE \$1.00
TOWN OF GLANDORA

Being part of Lot 14AB, Block 53, Plate 3 of the Official Tax Maps of the Township of Gloucester.

Containing: 9,375 square feet. - 17500 sq ft

Approved by the Gloucester Township Planning Board on March 16, 1978

Sam Mazzo

Robert Bue

SECRETARY PLANNING BOARD

CHAIRMAN, PLANNING BOARD

Dated: 3/31/78

This Indenture, *MADE THE*

twenty-ninth day of March in the year of our Lord one thousand nine hundred and seventy-eight.

Between

ROBERT W. YOST and CATHERINE, his Wife

of the first part, and

ROBERT W. YOST and CATHERINE, his Wife
317 Seventh Avenue
Glendora, New Jersey

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of

the sum of ONE (\$1.00) DOLLAR-----

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part,

heirs and assigns, ALL THAT CERTAIN tract of parcel of land and premises situate in the Township of Gloucester, County of Camden and State of New Jersey more particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 80.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feet wide); thence

(1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet to a point; thence

(2) North 08 degrees 30 minutes 06 seconds East a distance of 95.00 feet to a point; thence

(3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the aforementioned Westerly line of Floodgate Road; thence

(4) South 08 degrees 30 minutes 06 seconds West along said Westerly line of Floodgate Road a distance of 95.00 feet to the point and place of beginning.

CONSIDERATION \$1.00
R.T. FEE 0.15
TOTAL PAID 1.15
BY RBY
DATE 4/7/78

Being part of Lot 14AB, Block 53, Plate 3 of the Official Tax Maps
of the Township of Gloucester.

Containing: 11,875 square feet. —

Approved by the Gloucester Township Planning Board on March 16, 1978

Don Muzza 3/31/78
SECRETARY DATE

Robert Bunn
CHAIRMAN

11,875
1,875

13,750

EXHIBIT B

**Deeds Memorializing
July 23, 1980 Minor Subdivision**

- **Deed Book 3757, Page 439**
- **Deed Book 3758, Page 187**

This Indenture, MADE THE

Fourteenth day of August in the year of our Lord one thousand nine hundred and eighty.

Between

ROBERT W. YOST and CATHERINE, his Wife

of the first part, and

ROBERT W. YOST and CATHERINE, his Wife
317 Seventh Avenue
Glendora, New Jersey

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of

the sum of ONE (\$1.00) DOLLAR-----

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the en- sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part,

heirs and assigns, ALL THAT CERTAIN tract or parcel of land and premises situate in the Township of Gloucester, County of Camden and State of New Jersey more particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 190.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feet wide); thence

(1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet to a point; thence

(2) North 08 degrees 30 minutes 06 seconds East a distance of 60.00 feet to a point; thence

(3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the aforementioned Westerly line of Floodgate Road; thence

(4) South 08 degrees 30 minutes 06 seconds West along said Westerly line of Floodgate Road a distance of 60.00 feet to the point and place of beginning.

COUNTY OF CAMDEN
CONSIDERATION \$1.00
R.I. FEE \$1.00
FIDELITY NONE DATE 1-20-81 BY S.C.

Being part of Lot 14AB, Block 53, Plate 3 of the official Tax Maps of the Township of Gloucester.

Containing: 7,500 square feet.

Approved C Variance, Use Variance and Minor Subdivision Classification by the Gloucester Township Zoning Board of Adjustment, July 23, 1980.


CHAIRMAN


SECRETARY

Lot 7 Block 1305

BOOK 3758 PAGE 187

This Indenture, MADE THE

fourteenth day of August in the year of our Lord one thousand nine hundred and eighty.

Between

ROBERT W. YOST and CATHERINE, his Wife

of the first part, and

ROBERT W. YOST and CATHERINE, his wife
317 Seventh Avenue
Glendora, New Jersey

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of

the sum of ONE (\$1.00) DOLLAR-----

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part,

heirs and assigns, ALL THAT CERTAIN tract or parcel of land and premises situate in the Township of Gloucester, County of Camden and State of New Jersey more particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 80.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feet wide); thence

(1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet to a point; thence

(2) North 08 degrees 30 minutes 06 seconds East a distance of 110.00 feet to a point; thence

(3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the aforementioned Westerly line of Floodgate Road; thence

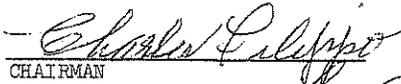
(4) South 08 degrees 30 minutes 06 seconds West along said Westerly line of Floodgate Road a distance of 110.00 feet to the point and place of beginning

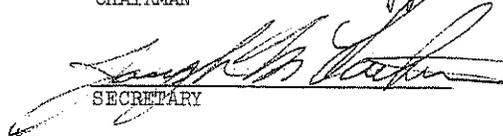
R.I. FEE
JUDICIAL
L. 100
DATE 7-17-88
BY [Signature]

Being part of Lot 14AB, Block 53, Plate 3 of the Official Tax Maps
of the Township of Gloucester.

Containing: 13,750 square feet.

Approved C Variance, Use Variance and Minor Subdivison Classification
by the Gloucester Township Zoning Board of Adjustment , July 23, 1980


CHAIRMAN


SECRETARY

Department of Public Works



Louis Cappelli, Jr.
Freeholder Director
Susan Shin Angulo
Freeholder
Sam Martello
Director

Making It Better, Together.

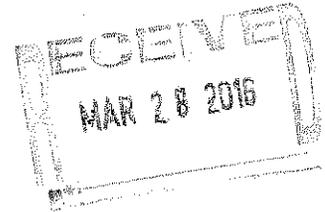
CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

Board Members
Freeholder Carmen G. Rodriguez - Alternate
George W. Jones Chairman
Daniel P. Cosner - Vice Chairman
Joseph Pillo
Farhat Biviji
Thomas Schina

Kevin Becica - County Engineer

March 18, 2016

Robert Scott Smith, PLS, PP
80 S. White Horse Pike
Berlin, NJ 08009



RE: **711 & 705 Floodgate Road**
Plan Type: Minor Subdivision
Block(s): 1305
Lot(s): 6 & 7

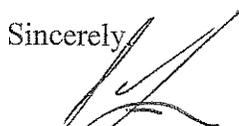
Dear Applicant/Agent:

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-15-4-16

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: March 9, 2016

APPLICATION No. #162013DM

PROJECT No. #10223

APPLICANT: Robert Yost

BLOCK(S): 1305 Lot(S): 6 & 7

LOCATION: 711 & 705 Floodgate Rd., Glendora, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

New Application – Use “D” Variance & Minor Subdivision

Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by March 21, 2016**
- For Your Files.

ENCLOSED:

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

- Variance Plan Use (D) Variance Minor Subdivision

ISSUES

- ① Moving lot line - no new lot # needed.
- ② What is purpose of this S/D?
- ③ Is gar on lot 7 used for commercial purposes, or will it be? Gar is VERY LARGE (2100SF) to be on a separate lot, Old comm. use now VACATED
- ④ Purpose + official use of lot 7 garage needs to be defined why it is separate if auxiliary use to house on lot 6. Is it rented to separate party?

Signature

3/9/16

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 9, 2016

APPLICATION No. #162013DM

PROJECT No. #10223

APPLICANT: Robert Yost

BLOCK(S): 1305 Lot(S): 6 & 7

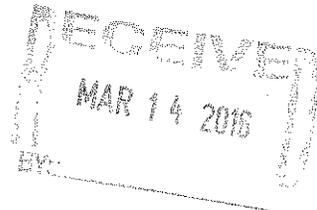
LOCATION: 711 & 705 Floodgate Rd., Glendora, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application – Use “D” Variance & Minor Subdivision
- Revision to Prior Application



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- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

Reviewed
 Approved **Not Approved**
Gloucester Twp. Fire Dist. 1
Fire Official: *[Signature]*
Date: 3/14/16

- Variance Plan
 Use (D) Variance
 Minor Subdivision

Signature _____

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

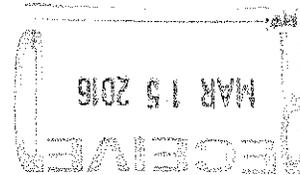
Thomas Leisse, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

March 14, 2016

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



Re: Application #162013DM
Robert Yost
711 & 705 Floodgate Road, Glendora, NJ 08029
Block 1305, Lots 6 & 7

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 the typed name of Raymond J. Carr.

Raymond J. Carr
Executive Director

RJC:mh



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 —

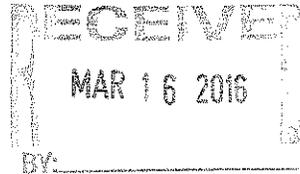
DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

March 10, 2016



To Whom It May Concern:

Our records indicate that the below referenced properties are current on taxes as of today.

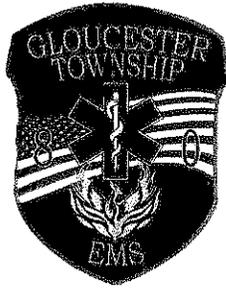
Name: **Robert & Leeann Yost Jr.**
Address: 705 & 711 Floodgate Rd, Glendora, NJ
Block 1305, Lots: 6 & 7

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

Sandra L. Ferguson
Gloucester Township Tax Collector



FRANCIS W. PAGUREK
EMS CHIEF/DIRECTOR
856-481-4829
856-481-4930 FAX



109 N. BLACK HORSE PIKE
SUITE 5-D
PO BOX 1658
BLACKWOOD, NJ 08012

Township of Gloucester
Community Development
PO Box 8
Blackwood, NJ 08012

March 14, 2016

YOST
RE: Application # 162013DM



To the Zoning Board:

We have reviewed the application submittals for the proposed 711 & 705 Floodgate Road, Glendora, NJ 08029. We have no concerns, comments or issues related to EMS Operations on this submittal.

If you have any questions or concerns please feel free to contact me.

Respectfully,

A handwritten signature in cursive script, appearing to read "Francis W. Pagurek".

Francis W, Pagurek
Chief Director of EMS Operations

Din# 67
B

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 9, 2016

APPLICATION No. #162013DM

PROJECT No. #10223

APPLICANT: Robert Yost

BLOCK(S): 1305 Lot(S): 6 & 7

LOCATION: 711 & 705 Floodgate Rd., Glendora, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

New Application – Use “D” Variance & Minor Subdivision

Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by March 21, 2016**
- For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
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- 1 Copy - E.I.S.
- Recycling Report

MAR 22 2016

- Variance Plan Use (D) Variance Minor Subdivision

OK 3-22-16 JTB JDS

Signature



Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Ext. 50 Fax 856-767-0272
E-mail jmellett@churchillengineers.com

June 6, 2016

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

Re: Harry Lamplugh
Bulk Variance & Site Plan Waiver
Block 5505, Lot 2.01
20 Hilltop Avenue
Gloucester Township, Camden County
Gloucester Application #162016CDSPW
Our File No.: GX16007-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. A copy of a Township of Gloucester Zoning Board Transmittal dated May 4, 2016;
- B. A copy of a Township of Gloucester Land Development Application for Bulk Variance and Site Plan Waiver;
- C. A copy of "Survey of Property, Harry's Tires" prepared by Michael Lamplugh, Sr. dated March 21, 2016;
- D. A copy of the Township of Gloucester Tax Map Sheet 55;
- E. A copy of building plans prepared by "Shirk Pole Buildings" dated March 8, 2016;
- F. A copy of a site plan sketch prepared by Harry Lamplugh dated May 3, 2016;
- G. A copy of a rendering of the proposed building;

We have reviewed the application and offer the following comments:

I. Project Description

1. The project site is located on the southwesterly side of Hilltop Avenue just east of the Black Horse Pike (N.J. State Route 168).
2. The site is currently occupied by "Harry's Tires". The property contains a one-story masonry building with an office, two services bays and associated site improvements.
3. The site is known as Block 5505, Lot 2.01 and is approximately 0.2 acres as per the survey provided by the applicant.
4. The tract has 71.36 feet of frontage along Hilltop Avenue and is approximately 123.6 feet in depth.
5. The site is located within the Commercial Residential (CR) Zoning District.
6. The applicant is proposing to construct a 20' x 40' storage building behind the existing building.

II. Bulk Variance

1. The property is located within Commercial Residential (CR) Zoning District.
2. The Commercial Residential (CR) District is intended for older commercialized areas of the Black Horse Pike and Lower Landing Road developed before high levels of car ownership required significant off street parking. This district retains a mix of residential uses including small apartment buildings. Because of the era in which the uses were established, commercial uses that entail relatively low customer activity are encouraged while retaining certain personal service uses already established in the area.
3. It does not appear that an auto repair facility is listed as a permitted use in the zone. Additionally, an auto repair facility is not listed as an accessory or conditional use in the zone. It appears that the application is proposing an expansion to an existing non-conforming use.
4. The applicant indicates that the proposed building will be used for storage and weather protection for extra equipment/supplies for the tire business.
5. The applicant also indicates that the construction of the proposed building will result in the cleanup of the area behind the existing building.

6. The applicant should discuss the general purpose and use of the existing business at the site. The applicant should indicate if there will be any retail operations associated with the tire business, i.e. auto accessories. We defer review of the existing and/or proposed use of the site to your office.
7. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
8. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.
9. Bulk variances for existing site improvements are indicated on the application. We defer review of conformance with the area, yard and bulk requirements of the Ordinance to your office.

III. Site Plan Waiver

1. The applicant is requesting a Site Plan waiver along with the associated submission requirements for this project.
2. We have reviewed the submitted sketch and performed a site visit. Due to the condition of the site and the nature of the proposed use we recommend that the following items be addressed:
 - a. In the area of the proposed building, there is debris, abandoned parts, trucks and sheds. This should be addressed.
 - b. It appears that the majority of the site is impervious. The applicant should consider removing some impervious areas and replacing with some form of landscaping.
 - c. The applicant should discuss loading/truck movements associated with the business.
 - d. The applicant should address existing/proposed signage.
 - e. The applicant should address lighting.
3. The applicant should address the adequacy of parking on site. There appears to be one existing parking space delineated on site. According to the Land Development Ordinance, the following parking requirements apply to the site:
 - a. Automobile service and repair require five (5) parking spaces for each service bay. There are two existing service bays.

- b. Retail (if existing or proposed) requires five (5) spaces per 1,000 net sq. ft. of dedicated retail.
4. We defer review of the handicap accessible parking spaces and the barrier free access to the Construction Official.
5. The applicant should address stormwater runoff and the impact of the proposed improvements.
6. There are a series of existing retaining walls on the site. Please note that our review did not involve the condition and/or structural integrity of the walls.

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

Please contact me if you have any questions or require additional information.

Very truly yours,
Churchill Consulting Engineers

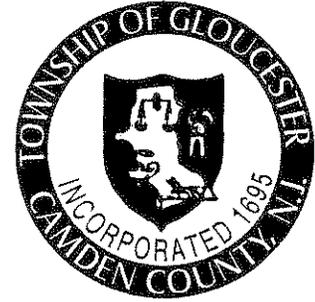


James J. Mellett, P.E.
Associate

JJM:tb:jm

- C: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Mr. Harry Lamplugh, Applicant (via email & mail)

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #162016CDSPW Escrow #10332**
Harry Lamplugh
BLOCK 5505, LOT 2.01

DATE: May 24, 2016

The Applicant requests use variance approval and site plan waiver for expansion of a nonconforming use to construct a 20' x 40' x 12' pole barn for "storage and weather protection for extra equipment/supplies" within the CR – Commercial Residential District. The project is located on the southwest side of Hilltop Avenue northeast of the Black Horse Pike.

I. ZONING REVIEW

ZONE: An auto service facility is not a listed permitted use in the CR – Commercial Residential District [§414.B].

Section 414.F, CR –Commercial Residential District

| Description | Other Use | Proposed | Complies |
|--|---------------|---------------------------------|------------|
| Lot size (min.) | 1 acre | 0.20 acres | enc |
| Lot frontage (min.) | 100 ft. | 71.36 ft. | enc |
| Lot depth (min.) | 300 ft. | 122.19 ft. | enc |
| Building coverage (max.) | 15% | 34.4%¹ | no* |
| Lot Coverage (max.) | 50% | 62.9%¹ | no* |
| Buffer (min.) ² | 25 ft. | 25 ft ¹ | enc |
| Principal Building Minimum Yard Depths and Height Limitations | | | |
| Front yard (min.) – existing building | 20 ft. | 9.95 ft. | enc |
| Side yard (min.) | 10 ft. | 14.3 ft. / ±34 ft. ¹ | yes / yes |
| Rear yard (min.) | 25 ft. | 12.98 ft. | no* |
| Building Height (max.) | 35 ft. | 12 ft. | yes |
| Floor Area Ratio (max.) | 0.25 | 0.344 | no* |
| Parking spaces 5 spaces/service bay | 15 spaces | n/p | --- |

¹ = Scaled data. enc = Existing non-conformance. n/p = Not provided.
* Variance required.

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

| Parking Area Setback | | | |
|---|--------|-----|-----|
| From any Right-of-Way (Driveway) | 25 ft. | n/p | --- |
| From side property line (min.) - Driveway | 15 ft. | n/p | --- |
| From side property line (min.) - Driveway | 15 ft. | n/p | --- |
| From rear property line (min.) - Driveway | 15 ft. | n/p | --- |

II. VARIANCE COMMENTS

The Application as submitted requires the following variances from the CR - Commercial Residential District:

§414.B, Expansion of a nonconforming use ("D2" – use variance)

1. Expansion of an auto service facility, which is not a listed permitted use in the CR –Commercial Residential District [§414.B].

§414.E, Floor Area Ratio Limitation

2. Floor Area Ratio: (0.344 provided v. 0.25 maximum allowed).

§414.F, Area, Yard, Height and Building Coverage

3. Building Coverage: (34.4% provided v. 15% maximum allowed).
4. Lot Coverage: (62.9% provided v. 50% maximum allowed).
5. Rear Yard: (12.98 ft. provided v. 25' minimum required).
6. Parking: (15 spaces required).
 - a. A variance may be required for parking depending on the number of garage bays and proposed parking spaces.

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested residential district setback variance:

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

POSITIVE CRITERIA ("D2" use variance)

9. The Board has the power to grant an expansion of a nonconforming use (basis N.J.S.A. 40:55-70d(2)).
 - a. The Applicant should provide testimony addressing one or more of purposes of zoning that are advanced by the instant application for an expansion of a nonconforming use [basis *Burbridge v. Mine Hill Township*, 117 N.J. 376, 568 A.2d 527 (1990)].

NEGATIVE CRITERIA

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

Balancing Test (*basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)*).

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

III. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

The Applicant must address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Master Plan

- a. Consistency of the proposed 20' x 40' x 12' pole barn for "storage and weather protection for extra equipment/supplies" with the criteria of the following Mixed Business/Residential (B-1) land use classification of the master plan.

"The Mixed Business/Residential/Professional Office land use category is intended for intermixed areas of residences and businesses at residential scales. This is proposed for a number of the older, mainly commercial, sections of the Township along the Black Horse Pike (Rt. 168). Because of the general lack of parking, this land use category is not proposed for auto-oriented commercial uses with high parking demand, nor uses that required frequent delivery or delivery by tractor trailer. The prototypical uses would be for furniture or carpet stores or other retail stores with a low customer turnover, business establishments that offer products or services off-premises to customers, and similar low traffic volume uses. A floor area ratio for business uses of between .15 and .25 is proposed primarily because many buildings in this category occupy large proportions of their lot."

2. Zoning

- a. Consistency of the proposed 20' x 40' x 12' pole barn for "storage and weather protection for extra equipment/supplies" with the CR – Commercial Residential District and character of the built environment.

3. Use Variance

- a. The Applicant shall provide testimony addressing the 20' x 40' x 12' pole barn for "storage and weather protection for extra

equipment/supplies” use including but not necessarily limited to the following:

- i. A description of proposed business operations such as number of employees, hours of operation, etc.
- ii. The number and location of any outdoor vehicle spaces.
- iii. Type of auto and body repair services conducted on the premises, if applicable.
- iv. Location and measures for trash disposal and recycling including waste oil, anti-freeze, tires, batteries, etc.

4. Site Plan Waiver:

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

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

IV. 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.*

V. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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

cc: Harry Lamplugh
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

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

REVISED
5/3/2016

For Office Use Only

Submission Date: _____ Application No. # 162016CDSPW Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160⁰⁰ Project # 10332

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

Escr. 150⁰⁰ Escr. # 10332

LAND DEVELOPMENT APPLICATION

| | | | |
|---|--|--------------------------------------|--|
| 1. Applicant | | 2. Owner(s)/(List all Owners) | |
| Name: <u>HARRY LAMPUGH</u> | | Name(s): _____ | |
| Address: <u>617 S. BLACKHOSE</u> <u>PERK</u> | | Address: <u>SAME</u> | |
| City: <u>BLACKWOOD</u> | | City: _____ | |
| State, Zip: <u>NJ 08012</u> | | State, Zip: _____ | |
| Phone: <u>856 443</u> Fax: () - _____ | | Phone: () - _____ Fax: () - _____ | |
| Email: <u>5536 HARRYTREADS@GMAIL.COM</u> | | | |

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

- | | |
|---|--|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ² |
| <input type="checkbox"/> Preliminary Major Subdivision ² | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision | <input checked="" type="checkbox"/> Bulk "C" Variance ² |
| <input type="checkbox"/> Minor Site Plan | <input checked="" type="checkbox"/> Use "D" Variance ² |
| <input type="checkbox"/> Preliminary Major Site Plan ² | <input checked="" 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"/> _____ |

RECEIVED
MAY 03 2016
REVISED

RECEIVED
APR 14 2016

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

4. Zoning Districts (Circle all Zones that apply)

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

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

| | |
|-------------------------|-------------------------------------|
| Name of Attorney: _____ | Firm: _____ |
| Address: _____ | State, Zip: _____ |
| City: _____ | Phone: () - _____ Fax: () - _____ |
| | Email: _____ |

6. Name of Persons Preparing Plans and Reports:

Name: SHIRK
Address: 807 READING RD.
Profession: POLE BUILDING
City: EAST EAR
State, Zip: PA. 17519
Phone: 877 - Fax: () -
845 6888
Email: _____

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

7. Location of Property:

Street Address: 20 HILLTOP AVE Block(s): 5505
Tract Area: _____ Lot(s): 2.01

8. Land Use:

Existing Land Use: EMPTY LOT POLEBARN 20 x 40 x 12
Proposed Land Use (Describe Application): FOR STORAGE AND WEATHER 1' Setback
PROTECTION FOR EXTRA EQUIPMENT/SUPPLIES
ALSO TO TRY AND CLEAN UP AREA RATHER THAN
EQUIPMENT AND SCRAP LYING AROUND THE YARD

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

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).

Date

Harry Lampugh
Signature

HARRY LAMPUGH
Print Name

Sworn and Subscribed to before me this
30 day of March
2016 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

Harry Lampugh
Signature of Applicant
HARRY LAMPUGH
Print Name

4-13-16
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 _____, shows and discloses the premises in its entirety, described as Block _____ Lot _____ and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

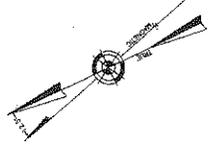
Sworn and subscribed to
On this 30 day of March
2016 before the following authority.

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

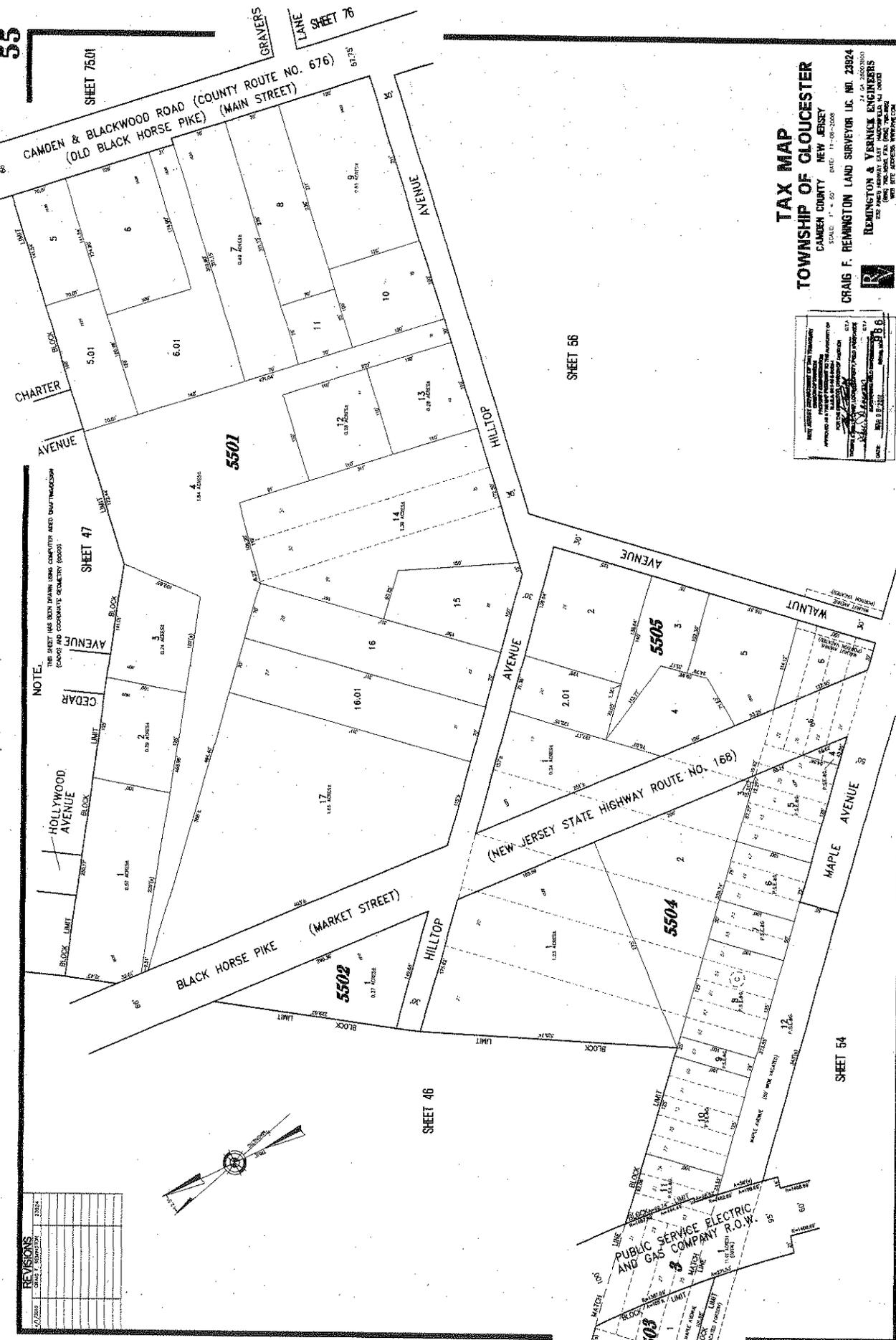
Harry Lampugh
Name of property owner or applicant

Marilyn Brabazon
Notary Public

| NO. | DATE | REVISIONS |
|-----|---------|--------------------|
| 1 | 07/2002 | ORIGIN & SUBMITTER |
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NOTE:
 THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING
 (CAD) AND COORDINATE GEOMETRY (COGS)



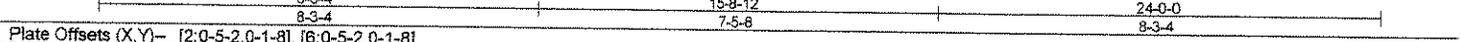
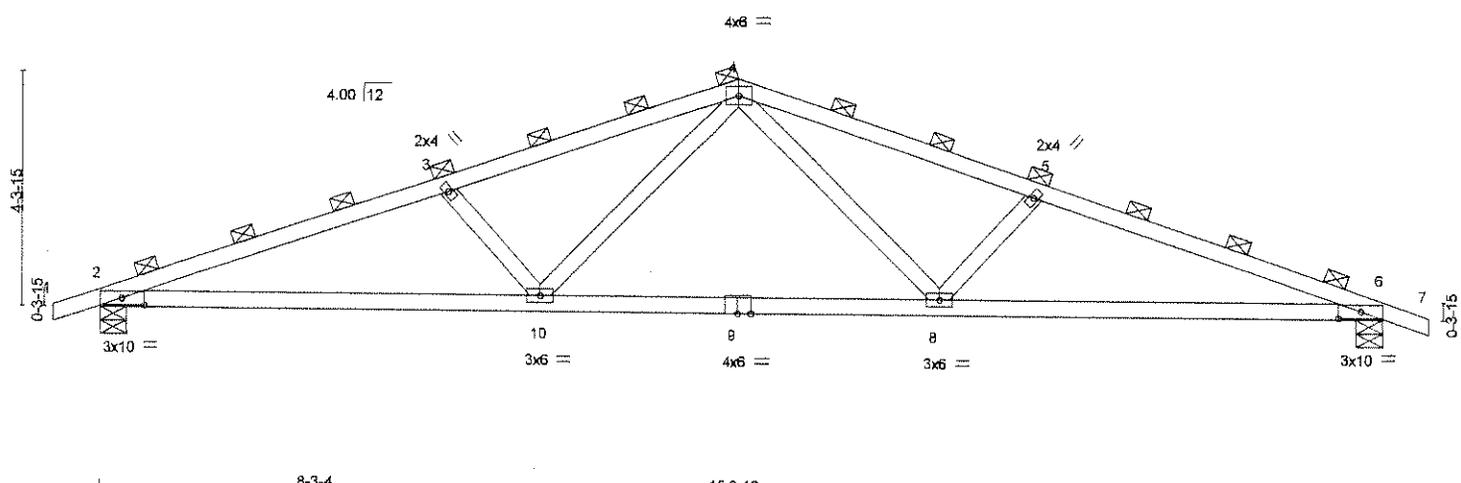
TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY NEW JERSEY
 DATE: 7-1-02 DATE: 11-06-02
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23824
 REMINGTON & VERNICK ENGINEERS
 2700 W. 10TH STREET, SUITE 100
 WILMINGTON, DE 19804
 TEL: 302-439-1100 FAX: 302-439-1101
 WWW.RVE.COM



PUBLIC SERVICE ELECTRIC AND GAS COMPANY R.O.W.



Scale = 1:42.3



| | | | | | |
|-------------------------------|---|---|--|---------------|-------------|
| LOADING (psf) | SPACING- | CSI. | DEFL. | PLATES | GRIP |
| TCLL 30.0 (Roof Snow=30.0) | 4-0-0 Plates Increase 1.15 Lumber Increase 1.15 Rep Stress Incr NO Code IBC2009/TPI2007 | TC 0.95 BC 0.97 WB 0.33 (Matrix) | in (loc) l/defl L/d Vert(LL) -0.32 8-10 >888 240 Vert(TL) -0.55 6-8 >512 180 Horz(TL) 0.17 6 n/a n/a Wind(LL) 0.18 8-10 >999 360 | MT20 | 197/144 |
| TCDL 5.0 | | | | Weight 77 lb | FT = 0% |
| BCLL 0.0 | | | | | |
| BCDL 5.0 | | | | | |

LUMBER-
 TOP CHORD 2x4 SPF 2100F 1.8E
 BOT CHORD 2x4 SPF 1650F 1.3E
 WEBS 2x4 SPF No.2

BRACING-
 TOP CHORD 2-0-0 oc purlins (2-3-2 max.)
 (Switched from sheeted: Spacing > 2-8-0).
 Rigid ceiling directly applied or 6-4-14 oc bracing.

REACTIONS. (lb/size) 2=2038/0-6-0, 6=2038/0-6-0
 Max Horz 2=132(LC 8)
 Max Uplift 2=645(LC 9), 6=645(LC 9)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-4464/1279, 3-4=-3855/1148, 4-5=-3855/1148, 5-6=-4464/1279
 BOT CHORD 2-10=-1098/4093, 8-10=-625/2753, 6-8=-1098/4093
 WEBS 3-10=-1062/411, 4-10=-298/1330, 4-8=-298/1330, 5-8=-1062/411

- NOTES-**
- 1) Wind: ASCE 7-05; 100mph; TCDL=3.0psf; BCDL=3.0psf; h=15ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp C; enclosed; MWFRS (all heights); cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
 - 2) TCLL: ASCE 7-05; Pf=30.0 psf (flat roof snow); Category II; Exp C; Fully Exp.; Ct=1.2
 - 3) Unbalanced snow loads have been considered for this design.
 - 4) This truss has been designed for greater of min roof live load of 20.0 psf or 1.00 times flat roof load of 30.0 psf on overhangs non-concurrent with other live loads.
 - 5) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
 - 6) Plates checked for a plus or minus 2 degree rotation about its center.
 - 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) except (jt=tb) 2=645, 6=645.
 - 9) "Semi-rigid pitchbreaks including heels" Member end fixity model was used in the analysis and design of this truss.
 - 10) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.



February 12, 2016

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MIJ-7473 rev. 10/03/2015 BEFORE USE.
 Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see ANSI/TPI Quality Criteria, DSB-89 and BCSI Building Component Safety Information available from Truss Plate Institute, 218 N. Lee Street, Suite 312, Alexandria, VA 22314.

16023 Swingley Ridge Rd
 Chesterfield, MO 63017

BUILDING DESIGN NOTES AND DETAILS

A4.1

GRADING & EXCAVATION
 FINISHED GRADE SHALL BE BELOW FLOOR LEVEL WITH ADEQUATE FALL TO CARRY SURFACE WATER AWAY FROM BUILDING. FOOTINGS SHALL BE CIRCULAR (UNLESS NOTED OTHERWISE) AUGERED TO THE DEPTH AND DIAMETER SPECIFIED, WITH ALL LOOSE FILL REMOVED BEFORE CONCRETE FOOTING MATERIAL IS PLACED.
 FOOTINGS

A4.2

STANDARD DEPTH FOR FOOTING EXCAVATION IS 44" FROM FINISH FLOOR HEIGHT FOOTINGS SHALL BE A MINIMUM OF 36" DEPTH FOR FROST PROTECTION OR: LOCAL BUILDING CODE DEPTH REQUIREMENTS FOR FROST PROTECTION WILL BE FOLLOWED. DRY MIX CONCRETE HYDRATED IN-SITU WILL BE USED UNLESS OTHERWISE SPECIFIED.
FRAMING

A4.3

LUMBER FOR SIDELINE GIRTS AND PERLINS SHALL BE #2 SPRUCE OR COMPARABLE. LUMBER FOR SKIRTBOARD, POSTS AND BEAMS SHALL BE #2 OR BETTER SOUTHERN YELLOW PINE. TIMBERVALUES FOR 3 PLY 2X6 GLU-LAM : FB=2150, FC=2050. LUMBER FOR TRUSS CARRIERS SHALL BE #1 OR BETTER SOUTHERN YELLOW PINE. ALL GROUND CONTACT LUMBER SHALL BE TREATED TO AWPA U1-09 (COMMODITY SPECIFICATION A, USE CATEGORY 4B AND SECTION 5.2) AND ASAE(ASABE)P559. 60 CCA MINIMUM AND SHALL BEAR AN ACCREDITED LABEL USING #1 OR BETTER SYP.
ROOF TRUSSES

A4.4

ROOF TRUSSES SHALL BE PRE-ENGINEERED. GROUND SNOW LOAD, DRIFT LOAD, COLLATERAL LOAD, AND WIND LOAD ARE TO BE IN ACCORDANCE WITH BUILDING CODE. TRUSS ERECTION AND BRACING SHALL BE PROVIDED ACCORDING TO MANUFACTURERS SPECIFICATIONS. BOTTOM CHORD OF TRUSS SHALL HAVE PERMANENT LATERAL BRACING OF 120" OC. OR AS REQUIRED PER ROOF TRUSS DESIGN. THE DESIGN PROFESSIONAL OF RECORD HAS REVIEWED THE PRE-ENGINEERED ROOF TRUSS DRAWINGS AS PER R502.11.1 & IBC 107.3.4.1 AND THEY COMPLY WITH THE STRUCTURAL DESIGN REQUIREMENTS.
ROOF TRUSS UPLIFT AND LATERAL CONNECTIONS

A4.5

PRIMARY ROOF TRUSSES SHALL BE CONNECTED TO THE SIDE OF THE STRUCTURAL POSTS AND INTERMEDIATE ROOF TRUSSES SHALL BE CONNECTED TO THE STRUCTURAL HEADER WITH UPLIFT BLOCKS WITH A SUFFICIENT NUMBER OF FACE NAILS TO OFFSET THE WIND UPLIFT FACTOR AND LATERAL LOADS NOTED ON THE ROOF TRUSS DRAWING IN ACCORDANCE WITH IBC SECTION 2304.9.1, 2308.10.1, AND 2308.10.6
EASTERS AND FRAMING CONNECTIONS STRUCTURE COMPLETES WITH ASAE(ASABE)

A4.6

EP484 DIAPHRAM DESIGN& ACTIONS FOR METALCLAD BUILDINGS, 2009 IBC 2308.9.3 WIND BRACING REQUIREMENTS. IBC 2009 CONSTRAINED/ UNCONSTRAINED POST REQUIREMENTS& POST TO FOOTING CONNECTION. ALL FRAMING CONNECTIONS SHALL BE OF A SIZE AND DESIGN TO MEET DESIGN LOADS SPECIFIED. NAILS USED IN 60 ACO/CCA TREATED WOOD SHALL BE 12D HOT DIPPED GALVANIZED. ASTM A 153 PLATED 1/2 MIL SCREWS, AND A 65 CLASS G 185 HARDWARE. THE MINIMUM AMOUNT OF 12D NAILS IN 2X4 ROOF PERLINS IS 2. THE MINIMUM AMOUNT OF 12D NAILS IN 2X4 WALL GIRTS IS 3. THE MINIMUM # OF 12D NAILS IN 1 1/2" STRUCTURAL TIMBER IS 1 PER 1/2" BOARD WIDTH. TRUSS CARRIER CONNECTION TO POST: 3/8" X 4" GRK RSS STRUCTURAL SCREWS, SCREW VALUES: SHEAR STRENGTH=1328 LB, TENSILE STRENGTH=139,000 PSI, PULLOUT=2644 LBS, HEAD PULL THROUGH=825 LBS, MIN. BENDING ANGLE=35.
METAL SIDING AND ROOFING METAL SIDING AND ROOFING SHALL BE INSTALLED WITH #9 WOODGRIP, 3/4" HEX HEAD, METAL AND RUBBER WASHERED GALVANIZED COLOR MATCHING SCREWS. FASTENERS SHALL COMPLY WITH THE ROOFING & SIDING MFG'S REQUIREMENTS. METAL SIDING AND ROOFING SHALL BE WARRANTED #1 GRADE 80,000 PSI MIN. TENSILE STRENGTH CORRUGATED 29 GAUGE PAINTED ABM STEEL PANELS GALVANIZED TO A MINIMUM OF G-100.
 METAL SIDING AND ROOFING SHALL BE TRIMMED WITH CORRECT FLASHINGS AT EXPOSED EDGES, ROOF ENDS, CORNERS, DOORS, WINDOWS AND RIDGES. EXCEPT: BOTTOM EDGE OF STANDARD ROOFING MATERIALS.

A4.8

CONCRETE FLOOR (OPTIONAL)
 FIBER REINFORCED 4000 PSI CONCRETE SLAB ON GRADE OVER COMPACTED BASE. SLAB WILL BE POURED AGAINST SKIRTBOARD WITH NO TURN DOWN.
STRUCTURAL DESIGN PARAMETERS

A4.9

BUILDING USE = STORAGE
 USE GROUP = U
 EXPOSURE CATEGORY = C
 HEIGHT & AREA LIMITATIONS = 5B UNPROTECTED
 OCCUPANCY LOAD = AS PER DESIGN
 TOTAL NUMBER OF FLOORS = 1
 TOTAL FLOOR AREA (SQ FT) = 960

A4.10

APPLICABLE BUILDING CODES
 THESE PLANS ARE DESIGNED IN ACCORDANCE WITH THE FOLLOWING BUILDING CODES:
 2009 IBC CODE NJ EDITION (N.J.A.C. 5:23-3.14)
DESIGN CRITERIA:
 DESIGN REFERENCES = NFBA GUIDELINES FOR POST & FRAME CONSTRUCTION & NDS 2005 AMERICAN FOREST & PAPER ASSOCIATION (WFCM& NDS 2005 FOR WOOD CONSTRUCTION) SOUTHERN PINE COUNCIL (JOISTS & RAFTERS/ HEADERS & BEAMS)
 THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITS 117-93 AND 2/98 ADDENDUM) SOUTHERN BUILDING CODE CONGRESS (SBC110)
 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE - 7-05)
 GEORGIA PACIFIC ENGINEERED LUMBER (EDITION VII)

A4.11

WARRANTY NOTES
 ANY DESIGN MODIFICATION OR ANY STRUCTURAL MODIFICATION BEFORE, DURING, OR AFTER CONSTRUCTION TO BUILDING BY ANY PERSON(S) OR COMPANY OTHER THAN WORK PERFORMED OR APPROVED BY SHIRK POLE BUILDINGS LLC WILL VOID ANY AND ALL WARRANTIES PROVIDED BY MANUFACTURERS AND/OR SHIRK POLE BUILDINGS LLC. SUCH DESIGN MODIFICATIONS AND/OR STRUCTURAL MODIFICATIONS INCLUDE: DRILLING, REMOVING, CUTTING, SAWING, SPINTEERING OR DAMAGING ANY STRUCTURAL MEMBERS INCLUDING FOOTINGS, POSTS, GIRTS, BEAMS, TRUSSES, PERLINS, PANELS, WINDOWS, DOORS, NAILS, SCREWS, AND BOLTS.
 SUCH DESIGN MODIFICATIONS AND/OR STRUCTURAL MODIFICATIONS, ALSO INCLUDE: ADDING ADDITIONS, SNOW DRIFT LOAD FROM ADDITIONS, LEAN-TO'S, ATTIC STORAGE, CHAIN HOISTS, OPENINGS, SKYLIGHTS, ROOF VENTS, AND LOUVERS.
 SHIRK POLE BUILDINGS LLC WILL NOT BE LIABLE FOR ANY FAILURES RESULTING FROM THOSE MODIFICATIONS LISTED ABOVE, OR FROM ANY OTHER MODIFICATIONS NOT APPROVED BY A CERTIFIED ENGINEER.

A4.12

CONTRACTOR LICENSING
 NJ 13VHD02705800 EXPIRES 3/31/2017

A4.13

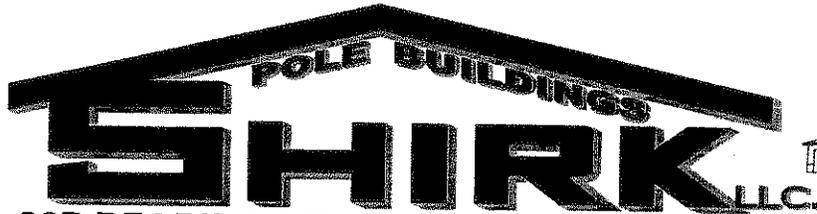
DATE: 3/8/16
 SITE: DETAILS



JOHN LAMPLUGH
 30 CEDARBROOK AVE
 BRIDGETON, NJ 08302

| | |
|-------------|--------|
| OWNER | |
| DATE | 3/8/16 |
| REVISIONS | |
| DRAWN BY | ALS |
| DESIGNED BY | ALS |
| CHECKED BY | |
| APPROVED BY | |

A 4



807 READING RD EAST EARL PA 17519
 877-845-6888 FAX 717-445-3001 www.shirkpolebuildings.com

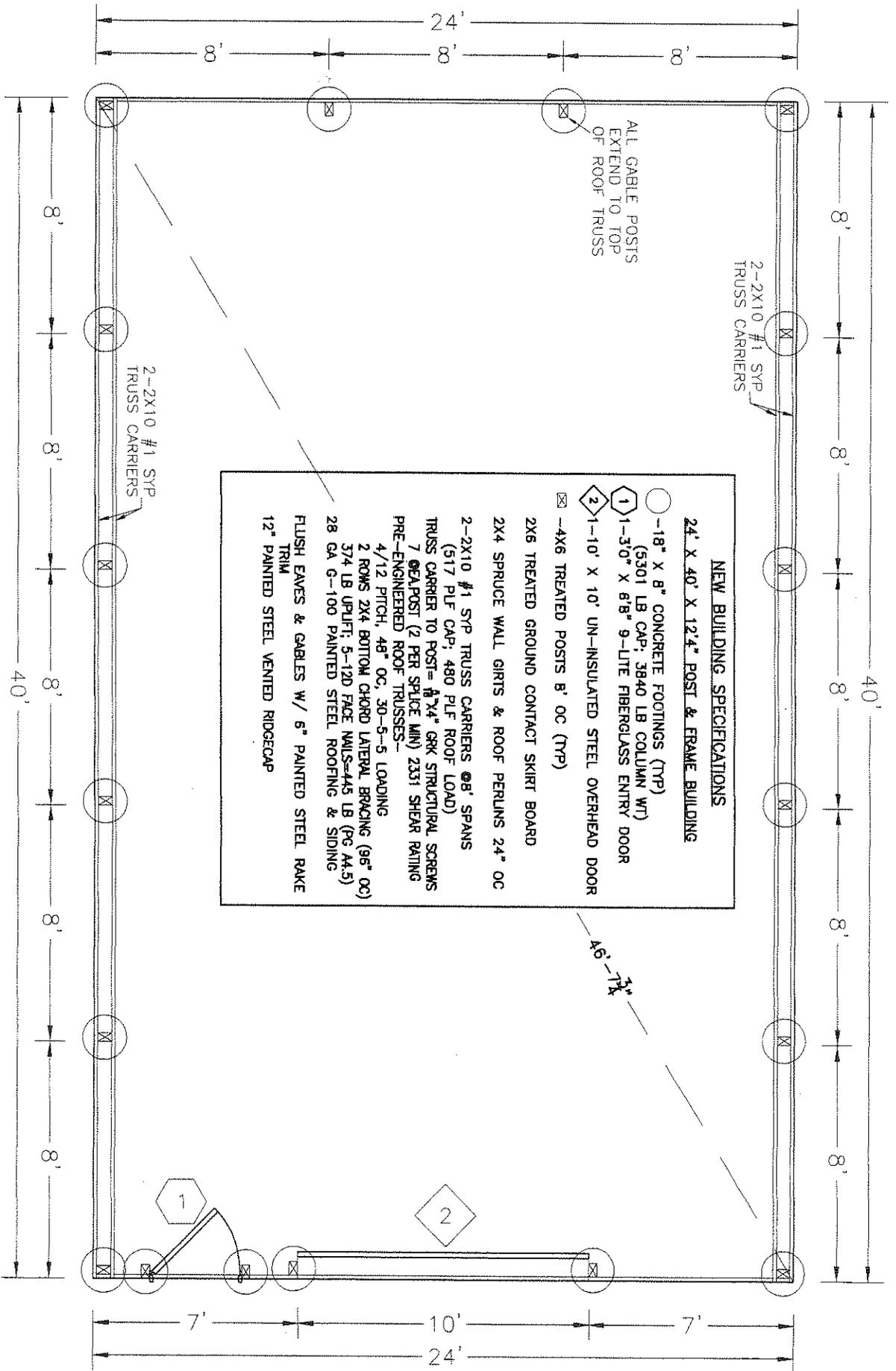
Quoted by Jon Allgyer

NEW BUILDING QUOTE

DATE

| | | |
|------------------------------------|---|------------------------------|
| NAME: | JOHN LAMPLUGH | 3/8/16 |
| STREET: | 30 CEDARBROOK AVENUE | |
| TOWN: | BRIDGETON, NJ 08302 | BUILDING SITE: BLACKWOOD, NJ |
| PHONE: | 856-534-0726 | |
| EMAIL: | | |
| <u>NEW BUILDING SPECIFICATIONS</u> | | |
| SIZE: | 24' WIDE X 40' LONG X 12'4" POST & FRAME BUILDING | |
| EAVES: | FLUSH EAVES W/PAINTED TRIM & 2" ROOF OVERHANG | |
| GABLES: | FLUSH GABLE WITH 6" X 6" RAKE TRIM | |
| ROOF: | 4/12 PITCH PRE-ENGINEERED ROOF TRUSSES 4' OC. | |
| ROOFING: | VALSPAR 28 GAUGE G-100 40 YEAR PAINTED STEEL PANELS | |
| SIDING: | VALSPAR 28 GAUGE G-100 40 YEAR PAINTED STEEL PANELS | |
| TRIM: | VALSPAR 28 GAUGE 40 YEAR PAINTED STEEL | |
| DOORS: | 1-3' X 6'8" WHITE 6 PANEL VINYL & FIBERGLASS ENTRY DOOR | |
| DOORS: | 1-10' X 10' WHITE COMM. UN-INSULATED OVERHEAD DOOR IN GABLE END | |
| DOOR TRIM: | SQUARE CORNERS ON OVERHEAD DOOR OPENINGS | |
| RIDGEVENT: | 40' OF CONTINUOUS LOW PROFILE COBRAVENT | |
| | | |
| | | |
| | <u>TOTAL PRICE</u> | \$10,750.00 |
| | (PRICE INCLUDES MATERIALS, LABOR AND DELIVERY) | |
| OPTION#1: | 12" ROOF OVERHANG ON BOTH 40' EAVE SIDES | \$600.00 |
| OPTION#2: | 12" ROOF OVERHANG ON BOTH 24' GABLE ENDS | \$475.00 |
| OPTION#3: | NEW JERSEY ENGINEER SEALED DRAWINGS | \$450.00 |
| OPTION#4: | 1-3'X3' PAINTED STEEL CUPOLA W/WEATHERVANE | \$775.00 |
| OPTION#5: | 4"-4000PSI CONCRETE FLOOR W/FIBER RE-INFORCING | \$3,650.00 |
| | <u>TOTAL PRICE WITH ALL OPTIONS</u> | \$16,700.00 |
| 30 DAY QUOTE | TRASH REMOVAL, STONE BASE AND SITE LEVELING NOT INCLUDED | |

COMMERCIAL - AGRICULTURAL - RESIDENTIAL



NEW BUILDING SPECIFICATIONS
24' X 40' X 12.4" POST & FRAME BUILDING

- -18" X 8" CONCRETE FOOTINGS (TYP)
 (5301 LB CAP; 3840 LB COLUMN WT)
- ① -1-3'0" X 8'8" 9-LITE FIBERGLASS ENTRY DOOR
- ② -1-10' X 10' UN-INSULATED STEEL OVERHEAD DOOR
- ⊗ -4X6 TREATED POSTS 8' OC (TYP)
- 2X6 TREATED GROUND CONTACT SKIRT BOARD
- 2X4 SPRUCE WALL GIRTS & ROOF PERLINS 24" OC
- 2-2X10 #1 SYP TRUSS CARRIERS @8' SPANS
 (517 PLF CAP; 480 PLF ROOF LOAD)
 TRUSS CARRIER TO POST = 3/4" GRK STRUCTURAL SCREWS
- 7 @EA POST (2 PER SPACE MIN) 2331 SHEAR RATING
 PRE-ENGINEERED ROOF TRUSSES-
 4/12 PITCH, 48" OC, 30-5-5 LOADING
- 2 ROWS 2X4 BOTTOM CHORD LATERAL BRACING (96" OC)
 374 LB UP/LF; 5-12D FACE NAILS=445 LB (PG A4.5)
- 28 GA G-100 PAINTED STEEL ROOFING & SIDING
- FLUSH EAVES & GABLES W/ 6" PAINTED STEEL RAKE
 TRIM
- 12" PAINTED STEEL VENTED RIDGECAP

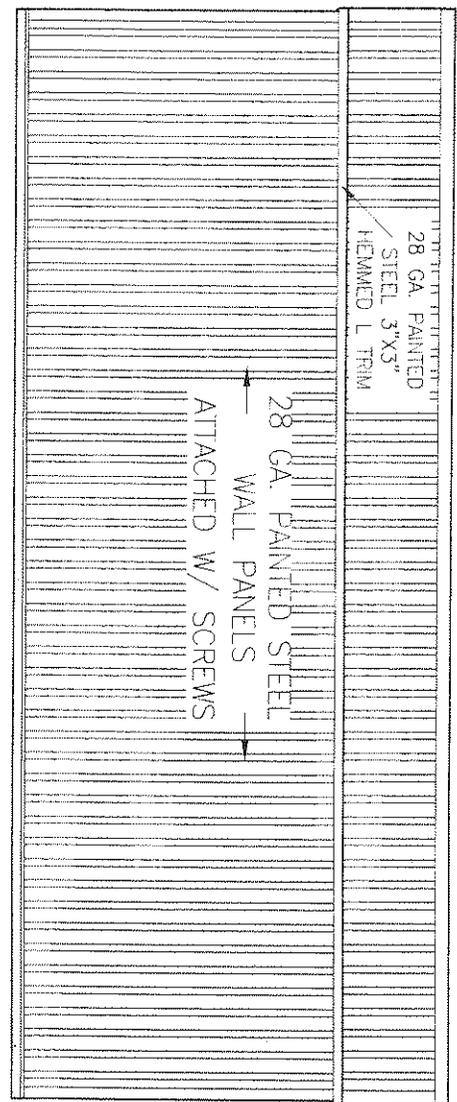
FLOOR PLAN
 SCALE: 1/4" = 1'0"



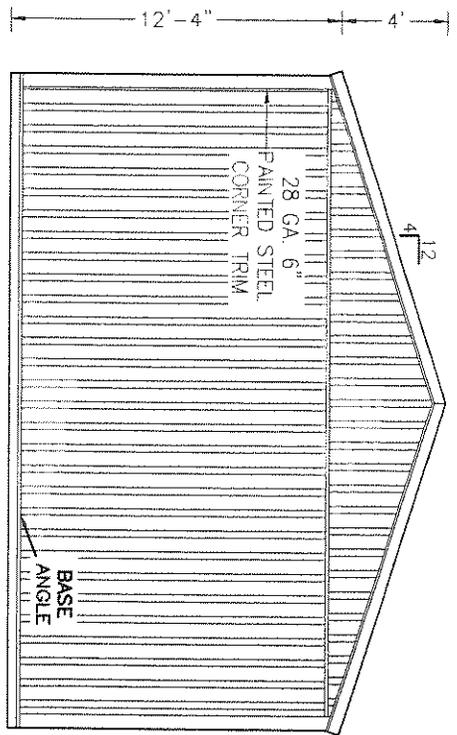
JOHN LAMPLUGH
30 CEDARBROOK AVE

OWNER
 ALL INFORMATION ON THIS DRAWING IS THE PROPERTY OF SHINK POLE BUILDINGS. THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION IN WRITING. PERMISSION SHALL BE OBTAINED FROM SHINK POLE BUILDINGS BEFORE REPRODUCTION OR TRANSMISSION.
 DRAWN BY: ALS
 REVIEWED BY:
 REVISIONS:
 DATE: 3/8/17
 SITE:
 FLOOR PLAN

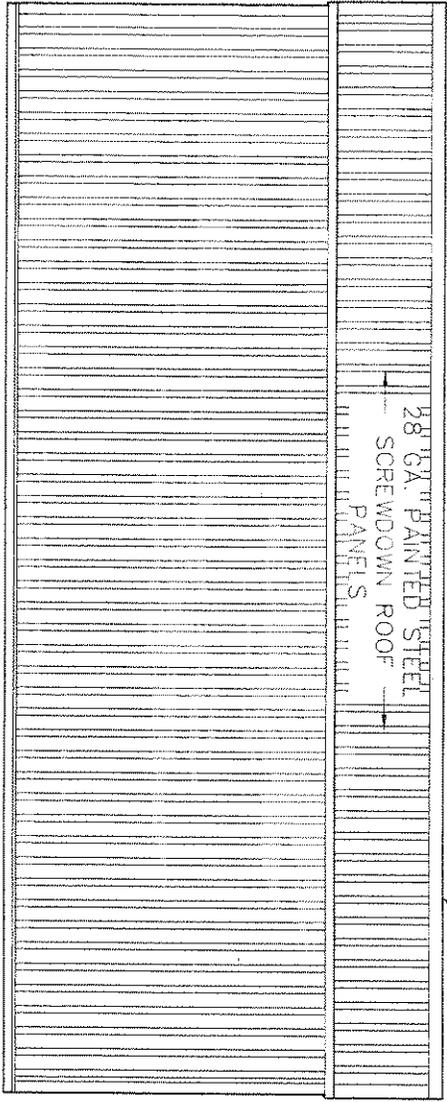
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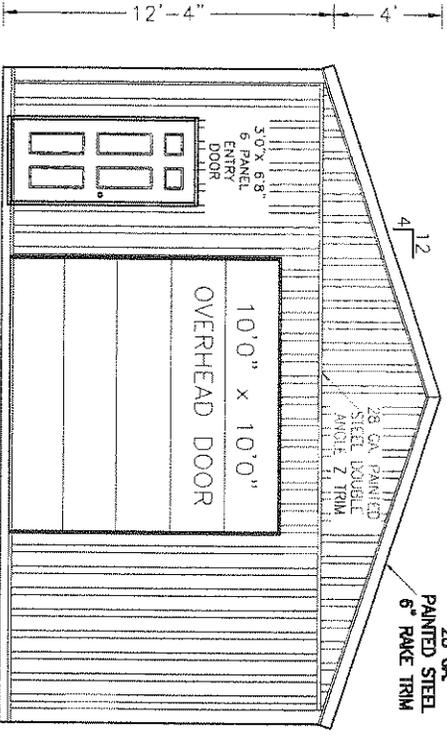
BACK SIDEWALL
SCALE: 3/16" = 1'0"



LEFT ENDWALL
SCALE: 3/16" = 1'0"



FRONT SIDEWALL
SCALE: 3/16" = 1'0"



RIGHT ENDWALL
SCALE: 3/16" = 1'0"

28 GA. PAINTED STEEL
12" RIDGECAP (VENIED)

12'-4" 4'

12'-4" 4'

JOHN LAMPLUGH
30 CEDARBROOK AVE
BRIDGETON, NJ 08202

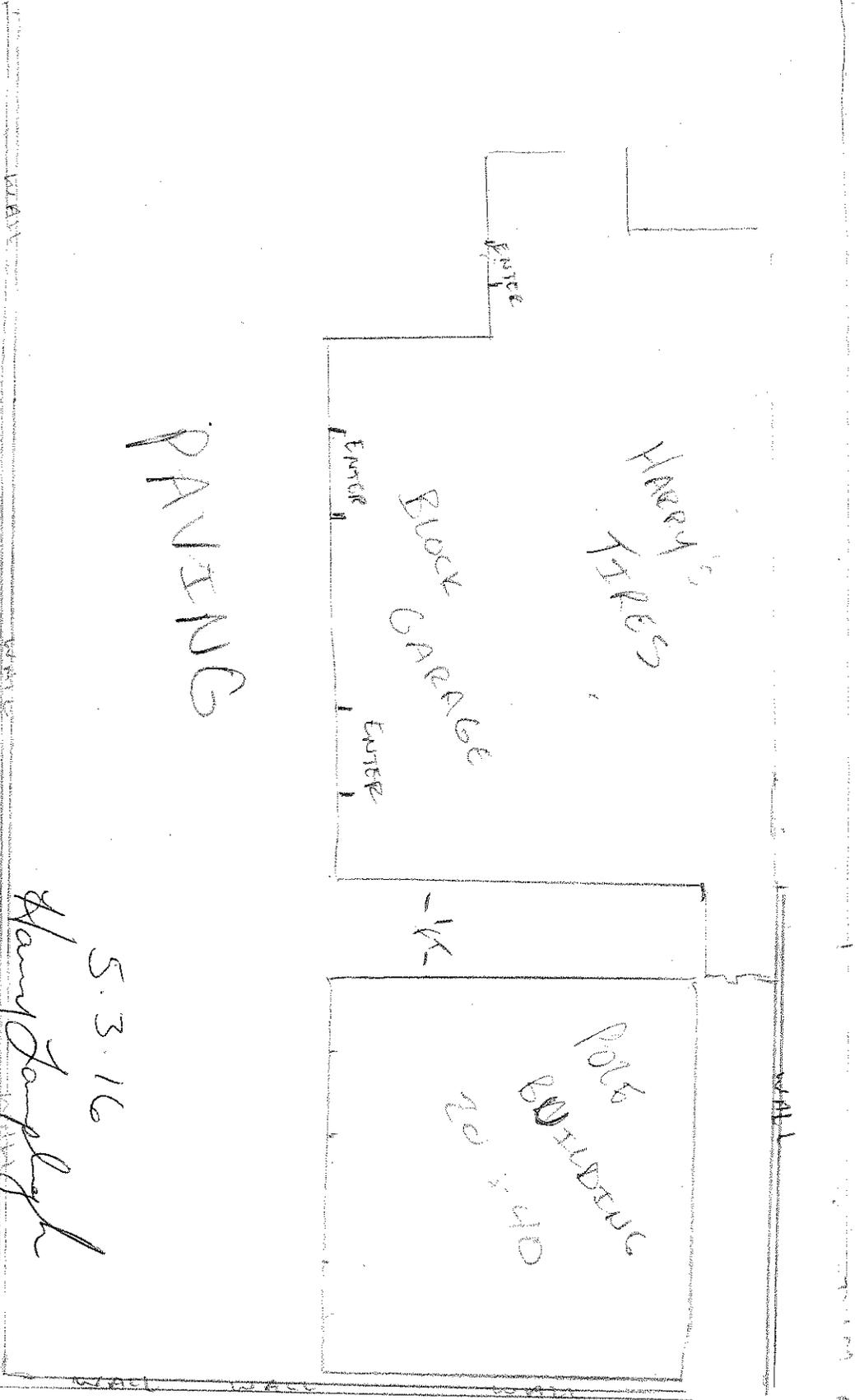


OWNER
DRAWN BY: ALS
REVISIONS:
DATE: 3/8/16
SITE:
ELEVATIONS

A. 2

RECEIVED
MAY 03 2018
BY: _____

HARROP AVE



PAVING

HARROP'S
TILES

BLOCK GARAGE

ENTER

ENTER

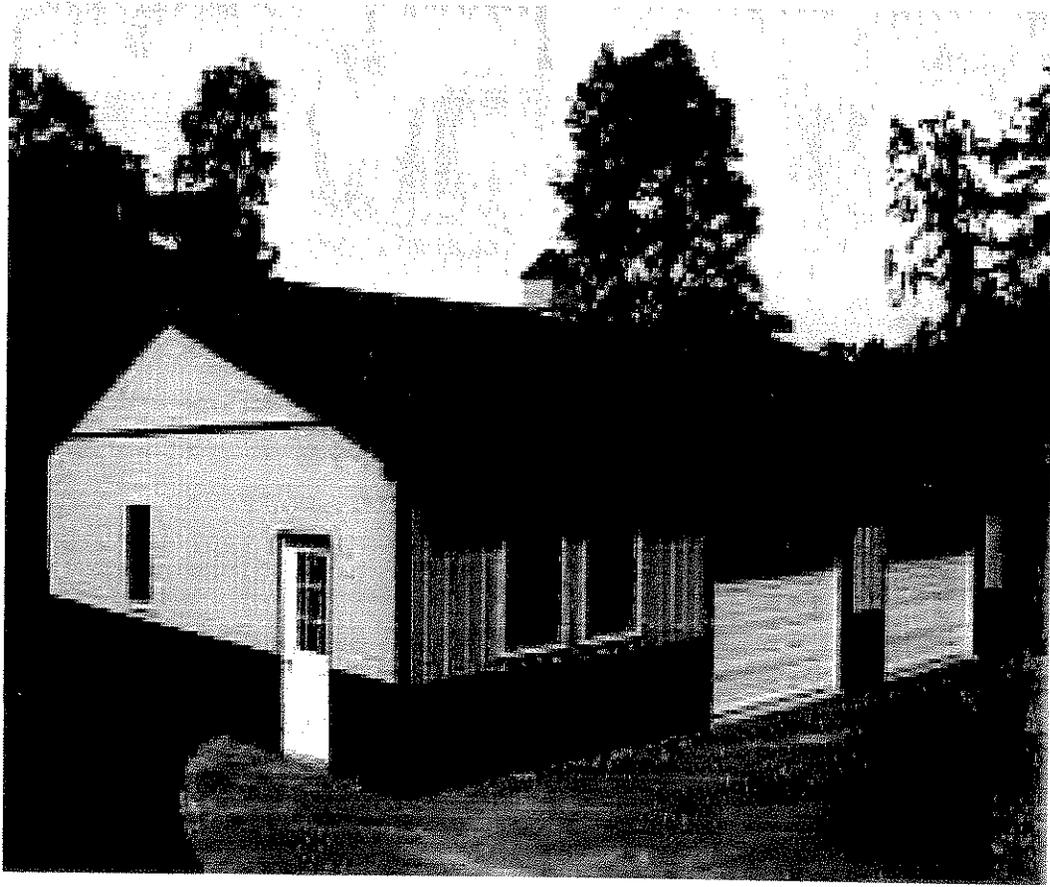
-1-

POLE BUILDING

WALL

S.3.16

Shany Joseph



Bin# 63

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 14, 2016

APPLICATION No. #162016C

APPLICANT: Harry Lamplugh

PROJECT No. 10332

BLOCK(S): 5505 Lot(S): 2.01

LOCATION: 20 Hilltop Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by April 28, 2016**
 For Your Files.

ENCLOSED:

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



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

OK JTG BSO 4.27.16

Signature _____

RECEIVED
MAY 19 2016

Revised App

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 4, 2016

APPLICATION No. #162016CDSPW

APPLICANT: Harry Lamplugh

PROJECT No. 10332

BLOCK(S): 5505 Lot(S): 2.01

LOCATION: 20 Hilltop Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

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

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

REVIEWED
 APPROVED **NOT APPROVED**
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL: *[Signature]*
DATE: *5-16-16*

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

[Signature]
 Signature _____
with comment

** All storage in and around Proposed Building shall meet current NJ International Fire codes regarding storage*

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

RECEIVED
 MAY 03 2016

DATE: April 14, 2016

APPLICATION No. #162016C

APPLICANT: Harry Lamplugh

PROJECT No. 10332

BLOCK(S): 5505 Lot(S): 2.01

LOCATION: 20 Hilltop Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

- | | | |
|---|--|---|
| <input type="checkbox"/> Township Engineer <input type="checkbox"/> Camden County Planning Board <input type="checkbox"/> N.J. American Water Co. <input type="checkbox"/> Taxes | <input type="checkbox"/> Zoning Board Planner <input type="checkbox"/> Traffic Officer <input type="checkbox"/> Aqua N.J. Water Co. <input type="checkbox"/> Construction | <input type="checkbox"/> Tax Assessor <input type="checkbox"/> G.T.M.U.A. <input checked="" type="checkbox"/> Fire District 10 3456 |
|---|--|---|

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

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

REVIEWED

APPROVED
 NOT APPROVED

FIRE DISTRICT 10
 DATE: 4-22-16

w/ comment see correspondence

[Signature] w/ comment see Attachment Correspondance

Signature

Revised App

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 4, 2016

APPLICATION No. #162016CDSPW

APPLICANT: Harry Lamplugh

PROJECT No. 10332

BLOCK(S): 5505 Lot(S): 2.01

LOCATION: 20 Hilltop Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

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

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- Recycling Report

RECEIVED
MAY 17 2016

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

Signature

Harry Lamplugh
5/16/16

OK - clean up yard

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 14, 2016

APPLICATION No. #162016C

APPLICANT: Harry Lamplugh

PROJECT No. 10332

BLOCK(S): 5505 Lot(S): 2.01

LOCATION: 20 Hilltop Ave., Blackwood, NJ 08012

RECEIVED
APR 19 2016

TRANSMITTAL TO:

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

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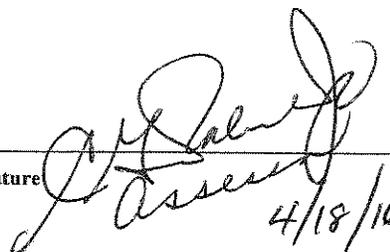
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- Recycling Report

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

Signature 
 4/18/16

*OK - good idea to clean up yard.
 Will be for Commercial use.*

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 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 18, 2016

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

APR 20 2016

Re: Application #162016C
Harry Lamplugh
20 Hilltop Avenue, Blackwood, NJ 08012
Block 5505, Lot 2.01

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.

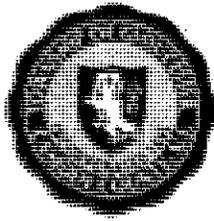
Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray J. Carr", is written over the typed name of the Executive Director.

Raymond J. Carr
Executive Director

RJC:mh



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
374-3528

To Whom It May Concern:

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

Name: Yuka Garbin
Address: 20 Hilltop Ave
Block: 5505 Lot: 2.01

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

4/20/16
Date

Andie Fuguer
Gloucester Township Tax Collector

APR 20 2016

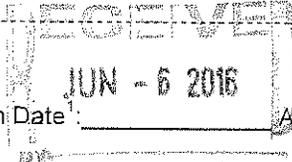


TOWNSHIP OF GLOUCESTER

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: JUN - 6 2016 Application No.: 162035 CDFMSPF

Taxes Paid Yes/No _____ (Initial)

Fees 3460⁰⁰ Project # 10492

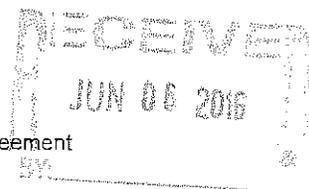
Planning Board Zoning Board of Adjustment

Escr. 85,850⁰⁰ Escr.# 10492

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

LAND DEVELOPMENT APPLICATION

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|---|--|-----------|-------|-------------------------|------|------|----|----|-----|----|----|------|------|----|-----|----|----|----|-------|-------------------------|----|-----|----|----|----|------|---------------|--|--|--|--|--|--|----|
| 1. Applicant Name: <u>VILLE 2, LLC</u> Address: <u>765 John Barry Drive</u> City: <u>Bryn Mawr</u> State, Zip: <u>PA 19010</u> Phone: <u>(610) 526-9503</u> Fax: <u>(610) 526-9508</u> Email: <u>harveysternberg@gmail.com</u> | 2. Owner(s) (List all Owners) Name(s): <u>VILLE 2, LLC</u> Address: <u>765 John Barry Drive</u> City: <u>Bryn Mawr</u> State, Zip: <u>PA 19011</u> Phone: <u>(610) 526-9503</u> Fax: <u>(610) 526-9508</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. Type of Application. Check as many as apply: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"> <input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input checked="" type="checkbox"/> Preliminary Major Subdivision ² <input checked="" type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input checked="" type="checkbox"/> Preliminary Major Site Plan ² <input checked="" 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;"> <input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input checked="" 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 checked="" type="checkbox"/> Preliminary Major Subdivision ² <input checked="" type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input checked="" type="checkbox"/> Preliminary Major Site Plan ² <input checked="" 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 checked="" type="checkbox"/> Bulk "C" Variance ² <input checked="" 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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| <p>² Legal advertisement and notice is required to all property owners within 200 feet.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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><u>BP</u></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>HC</td> <td>PR</td> <td>BW-RD</td> <td><u>(SCR-HC Overlay)</u></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 | <u>BP</u> | G-RD | LP-1 | R1 | RA | BWD | NC | IN | M-RD | NVBP | R2 | APT | OR | HC | PR | BW-RD | <u>(SCR-HC Overlay)</u> | R3 | SCR | OF | GI | FP | L-RD | NVSCR Overlay | | | | | | | IR |
| ER | R4 | GCR | CR | <u>BP</u> | G-RD | LP-1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R1 | RA | BWD | NC | IN | M-RD | NVBP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R2 | APT | OR | HC | PR | BW-RD | <u>(SCR-HC Overlay)</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>Robert D. Mintz, Esq.</u> Address: <u>34 Tanner Street</u> City: <u>Haddonfield</u> | Firm: <u>Freeman & Mintz, P.A.</u> State, Zip: <u>New Jersey 08033</u> Phone: <u>() 795-1234</u> Fax: <u>() 795-4620</u> Email: <u>bob@freemanandmintzpa.com</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



6. Name of Persons Preparing Plans and Reports:

Name: Bach Associates, PC
Steven M. Bach, PE, PP, RA, CME
 Address: 304 White Horse Pike
 Profession: Civil Engineer/Planner
 City: Haddon Heights
 State, Zip: New Jersey 08035
 Phone: (610) 546-8611 Fax: (610) 546-8612
 Email: bach@bachdesigngroup.com

Name: Shropshire Associates, LLC
David R. Shropshire, PE, PP
 Address: 277 White Horse Pike
 Profession: Traffic Engineer
 City: Atco
 State, Zip: New Jersey 08004
 Phone: (610) 714-0400 Fax: (610) 714-9944
 Email: dshrop@sallc.com

7. Location of Property:

Street Address: 1035 Sicklerville Road Block(s): Proposed 18599 *1950*
 Tract Area: 58.42 acre mixed use project; 3,609 acre portion of Lot(s): Proposed Lot 1 *2211*
25.32 acre residential project phase

8. Land Use:

Existing Land Use: Farmland
 Proposed Land Use (Describe Application): (See attached)

9. Property:

Number of Existing Lots: 1
 Number of Proposed Lots: 42
 Proposed Form of Ownership:
 Fee Simple Cooperative
 Condominium Rental
 Are there *existing* deed restrictions? No Yes **(If yes, attach copies)**
 Are there *proposed* deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials: The Village at Cross Keys Phase IV, preliminary & final

List all additional materials on an additional sheet. major subdivision/site plan by Bach Associates.

12. List Previous or Pending Applications for this Parcel: Approval #122049DCPF

List all applications on a separate sheet.

VILLE 2, LLC

CONTINUATION OF APPLICATION - #8 - LAND USE:

The property is a mixed use multi-phase project of 58.42 +/- acres, of which the initial phase of 33.10 +/- acres, was developed as a community shopping center, with outparcel lots having been constructed and being occupied.

Thereafter, the residential phase of the mixed use project under the concept of the SCR-HC Overlay Zone was approved and is in construction, to contain 126 single-family town homes.

This final phase is proposed for 42 similar town homes to the earlier phase, and seeks preliminary and final subdivision and to amend the density to allow 6.7 units per acre within the 25.32 acre residential portion of the project, compared to 5 units per acre previously.

The applicant further seeks a continuation of the variance previously granted, waiving the necessity of a clubhouse (Section 409.E.3); permitting a sidewalk within the buffer area at the project entrance (Section 507.B.4); to allow similar town home 3-story units with a common roof height (together with building height not to exceed 38.5', thus by variance under NJSA 40:55D-70[C][2]), as consistent with existing construction (Section 512.C[2]); and granting relief to allow open space at 34.6% where 35% is required (Section 409.E.4); to allow secondary front yards to be 20' for one lot (Section 409.F); to allow minimum lot depth at 100' (for 6 of the lots) (Section 409.F.1); to allow 40% of the units to possess 2' building front facade setback where 4' is required (Section 512.C.[1]); to allow off-site drainage by easement.

Drainage will be by easement to the existing basin, which design and construction did incorporate this acreage. While the proposed lots do not presently face public roadways, the circulation roadway of the overall residential portion of the project, has been reflected as public upon the earlier subdivision plan, and will thus be public on or before construction of the project, if not prior to the application's presentation.

| 13. Zoning | | | |
|--|-----------------|---|-----------------|
| All Applications | Proposed | Fence Application | Proposed |
| Front setback 1 | 25 | Setback from E.O.P.*1 | _____ |
| Front setback 2 | _____ | Setback from E.O.P.*2 | _____ |
| Rear setback | 20 | Fence type | _____ |
| Side setback 1 | 20 | Fence height | _____ |
| Side setback 2 | _____ | *E.O.P. = Edge Of Pavement. | |
| Lot frontage | 20 | Pool Requirements | |
| Lot depth | 100 | Setback from R.O.W.1 | _____ |
| Lot area | _____ | Setback from R.O.W.2 | _____ |
| Building height | _____ | 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: <u>101</u> | | Number of parking spaces provided: <u>159</u> | |
| Number of loading spaces required: <u>N/A</u> | | Number of loading spaces provided: <u>N/A</u> | |
| 15. Relief Requested: | | | |
| <input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> 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 | | | |
| VILLE 2, LLC | | | |
| By: <u></u> | | <u>5/24/16</u> | |
| Signature of Applicant | | Date | |
| Harvey Sternberg | | | |
| _____ | | _____ | |
| 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).

VILLE 2, LLC

By: _____
Signature

_____ Date

Harvey Sternberg
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ Signature

2016 (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

VILLE 2, LLC

By: _____

Signature of Applicant

Date

Harvey Sternberg

Print Name

5/26/16

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

State of New Jersey,
County of Camden:

Harvey Sternberg 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 26th day of May, 2016 before the following authority.

VILLE 2 LLC

Name of property owner or applicant

Rosemarie Burke
Notary public

ROSEMARIE BURKE

NOTARY PUBLIC OF NEW JERSEY

My Commission Expires 2/28/2018

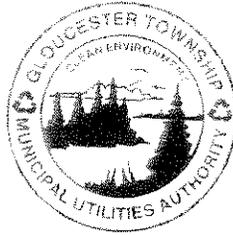
The Villages at Cross Keys – Phase IV
Previously Submitted Reports

The following reports were submitted during submission of Phases I, II and III of The Villages at Cross Keys development:

1. Environmental Impact Statement prepared by Bach Associates, dated 6/5/13.
2. Recycling Report prepared by Bach Associates, dated April, 2013.
3. Groundwater Analysis prepared by Bach Associates, dated 9/19/13.
4. Treatment Works Approval (TWA) from NJDEP.
5. Planning Report prepared by Bach Associates, dated 4/22/13.
6. Stormwater Maintenance Plan prepared by Bach Associates, dated 4/9/13.
7. Building Elevations prepared by Bach Associates, dated 5/15/12.

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 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

June 9, 2016

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

Re: Application #162035CDPFMSPF
Ville 2, LLC
Cross Keys Phase IV
Block 18501, Lots 2 & 11

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "RJC", is written over the typed name of Raymond J. Carr.

Raymond J. Carr
Executive Director

RJC:mh



TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT
TRANSMITTAL

RECEIVED
JUN 27 2016

DATE: June 7, 2016

APPLICATION NO. #162035CDPFMSPF

LOCATION: VILLE 2, LLC
CROSS KEYS PHASE IV

BLOCK: 18501 LOT: 2 & 11

ESCROW: 10492

ZONED: BP/SCR-HC Overlay
TRANSMITTAL TO:

- | | | |
|---|---|---|
| <input type="checkbox"/> Planner | <input type="checkbox"/> Taxes & Tax Assessor | <input type="checkbox"/> MUA |
| <input type="checkbox"/> Churchill | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Construction |
| <input type="checkbox"/> Tony Costa, 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 - Amended Preliminary & Final Subdivision, Preliminary/Final Major Site, Bulk C Variances, Use D

PURPOSE OF TRANSMITTAL:

For Your Review By JULY 6, 2016

ENCLOSED:

- 1 Copy - Site Plan, Checklist, Application, Camden County 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 Amended
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Drainage Calculations
- 1 Copy - Minor Site -Boundary & Location Survey
- 1 Copy - Traffic Engineering Assessment

Bureau of Fire Prevention

Fire District # 5

*Gloucester Township
1781 Sicklerville Road
Sicklerville, New Jersey 08081
Phone: (856) 228-0678
Fax: (856) 374-0424*

MEMORANDUM

TO: Gloucester Township Zoning Board
FROM: Rich Donato, Fire Official
DATE: June 28, 2016
RE: Ville 2, LLC, Cross Keys Phase IV
Application No #162035CDPFMSPF

RECEIVED
JUN 27 2016

LIST OF CONCERNS:

1. The Fire Department can't provide adequate fire protection as the front access road is too narrow for fire apparatus to turn onto the road.
2. There is only one way in and out of the development. Please consider a secondary access road in your plans.
3. Sicklerville Road by the entrance road is sinking. This should be addressed

ratus access roads will connect with future c
ment, as determined by the fire code official.

❖ The presence of this section in an appendix code often raises the question as to whether it is tent of the code that its regulations (including adopted appendices) concerning fire apparatus access roads be applicable to one- and two-family residential development sites upon which buildings constructed under the provisions of the *International Residential Code*® (IRC®). The answer is that it is intended to be a stand-alone code for the correction of detached one- and two-family dwelling townhouses not more than three stories in height, all of the provisions for the construction of buildings of those descriptions are to be regulated exclusively by the IRC and not by another *International Code*. Note, however, that the IRC applies only to the construction of the structures of one- and two-family buildings and not to the development of the site upon multiple structures are built. Accordingly, when code is adopted, its fire apparatus access road provisions contained in Chapter 5 (and, where specifically adopted, the related appendices) would apply because they are dealing only with land development requirements providing fire protection access to community.

This section requires that one- and two-family subdivisions have more than one fire apparatus access road into the complex. The second access road is needed in case one access road for any reason becomes unusable. The two access roads must be remote from one another as required by Section D104.3 to reduce the likelihood that both access roads would be unavailable during a fire or other emergency.

Exception 1 states that when there are more than 30 dwelling units equipped throughout with an approved sprinkler system in accordance with NFPA 13, 13D, as applicable or approved, a second access road is not required. This recognizes the effectiveness and reliability of properly designed and installed automatic sprinkler systems in mitigating the need to have multiple access points.

Exception 2 requires approval by the fire code official any time a new house is constructed on an existing access road. This gives the fire code official an opportunity to assess whether additional access is required.

JUN 27 2016

systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

❖ This section is intended to provide some specific guidance to jurisdictions for dealing with larger apartment complexes. Again, Section 503 suggests that more than one access road is needed when there is a potential for an access road to be unavailable. In a large complex there is a large potential for loss. Lack of access should not become a factor in such a loss.

This section requires at least two separate access roads any time the number of dwelling units exceeds 100. The term "approved" is used because the layout of the complex may require some specific considerations when providing the access roads. For example, having two access roads leading onto a facility that come together before reaching the actual buildings may not satisfy the criterion of remoteness to be effective in an emergency.

The exception would allow a single access road for up to 200 dwelling units if all buildings on the site are fully sprinklered to meet code requirements. This exception acknowledges the effectiveness of sprinklers in slowing the growth of fires; therefore, the risk of having the access road blocked or unusable is more acceptable.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

❖ Because of the large size of such complexes and the potential for large losses, even where sprinklers are installed, two approved access roads should be required. This section emphasizes that the exception in Section D106.1 is for up to 200 units only.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.2, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus

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**TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT
TRANSMITTAL**

DATE: June 7, 2016

APPLICATION NO. #162035CDPFMSPF

LOCATION: VILLE 2, LLC
CROSS KEYS PHASE IV

BLOCK: 18501 LOT: 2 & 11

ESCROW: 10492

ZONED: BP/SCR-HC Overlay
TRANSMITTAL TO:

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

STATUS OF APPLICATION – Amended Preliminary & Final Subdivision, Preliminary/Final Major Site, Bulk C Variances, Use D

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- 1 Copy – Traffic Engineering Assessment

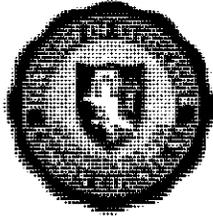
NO ISSUES EXCEPT NEED

NAME FOR "ROAD A"

ROLLBACK TAXES DUE ON FINAL SECTIONS.

Assessor

6/7/15



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
374-3528

JUN - 9 2016

To Whom It May Concern:

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

Name: Vilje 2 LLC
Address: 1035 Sicklerville Rd
Block: 18501 Lot: 2

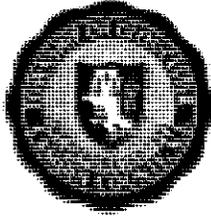
If you have any questions, please feel free to contact the tax office at 856-228-4000.

Date 6/8/16

 [Signature]
Gloucester Township Tax Collector

Subject to roll-back Taxes for 3 years





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
374-3528

To Whom It May Concern:

Our records indicate that the below referenced property ^{has no assessed} ~~is current with~~ taxes and there are no outstanding liens.

Name: Vilje 2 LLC
Address: 1051 Sicklerville Rd
Block: 18501 Lot: 11

NO ASSESSMENT / NO TAXES BILLED

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

 6/8/16
Date

 Annunzio
Gloucester Township Tax Collector



Br# 1B

B

902 03 2016

TOWNSHIP OF GLOUCESTER ZONING BOARD OF ADJUSTMENT TRANSMITTAL

DATE: June 7, 2016

APPLICATION NO. #162035CDPFMSPF

LOCATION: VILLE 2, LLC
CROSS KEYS PHASE IV

BLOCK: 18501 LOT: 2 & 11

ESCROW: 10492

ZONED: BP/SCR-HC Overlay
TRANSMITTAL TO:

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

STATUS OF APPLICATION – Amended Preliminary & Final Subdivision, Preliminary/Final Major Site, Bulk C Variances, Use D

PURPOSE OF TRANSMITTAL:

For Your Review By JULY 6, 2016

ENCLOSED:

- 1 Copy – Site Plan, Checklist, Application, Camden County 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 Amended
- 1 Copy – Redevelopment Agreement/Developers Agreement
- 1 Copy - Drainage Calculations
- 1 Copy – Minor Site –Boundary & Location Survey
- 1 Copy – Traffic Engineering Assessment

OK 6-7-16 JLB plg

Planning Report

for

The Villages at Cross Keys

Block 18501 Lots

2 & 11

Sicklerville Road (CR 704)

Gloucester Township, Camden County

April 22, 2013



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

 **BACH Associates, PC**
ENGINEERS • ARCHITECTS • PLANNERS

I. Introduction

Ville 2 LLC is seeking Preliminary and Final Major Subdivision to develop the 25.32 acre site, known as Block 18501 Lots 2 and 11 , with 126 market-rate townhouse units. The site is within the BP zoning district (Business Park) as well as the SCR-HC Overlay zone (Senior Citizen Residential-Highway Commercial) and is located on the south side of Sicklerville Road, approximately 2,200 feet west of the intersection with Berlin Cross Keys Road. Surrounding land uses include single family residential developments, a commercial retail center, and the limited access Atlantic City Expressway (to the south).

The BP zoning district permits offices, research and engineering laboratories, combinations of office and manufacturing and/or warehousing of goods and materials, planned commercial development incorporating offices, labs, warehousing and distribution, and government and public utility uses; as well as several conditional uses.

The SCR-HC overlay (section 418b) permits specific residential and commercial uses. The permitted residential uses include age-restricted residential single family dwellings, semi-detached dwellings, townhouses, quadraplexes, continuing care retirement community, assisted living, congregate care apartments, and long term care facilities. The permitted non-residential uses include retail sales and service, personal sales and service, restaurants and cafes, nightclubs, professional offices, indoor recreation, hotels, and municipal uses. The SCR-HC overlay is intended to provide a mix of uses serving regional land use needs; specifically to accommodate both planned commercial and residential development. The purpose of the overlay, as set forth in the Township's land development ordinance, is to allow for areas where businesses may be located for the convenience of the residents of the development as well as the general public. Further, the overlay intends to promote development that is compatible and interrelated so that the ends result will be an integrated neighborhood that includes residential and non-residential uses.

The SCR-HC overlay requires an overall tract that is a minimum of forty-five (45) acres and provides that a minimum of ten (10) acres must be designated for "commercial" non-residential development. There are provisions within the overlay (section 418bD(3)) to ensure that the residential portion of the development would not be completed before the commercial portion of the development. In fact the applicant has dedicated thirty-five (35) acres to the non-residential component and has nearly completed the commercial portion of the development in its entirety. The Shoppes at Cross Keys was initially occupied with a mix of retail and restaurant uses in 2008. The proposed townhouse community will complement the commercial development to complete the integrated neighborhood as envisioned.

Ville 2 LLC received Use Variance approval from the Township's Zoning Board which removed the age restriction requirement for residential uses.

In addition, Gloucester Township Council also approved a First Amendment to the Redevelopment Agreement approving the removal of the age restriction requirements for residential uses.

II. Variances

The applicant requests five (5) variances as outlined below in order to enable development of the proposed townhomes.

- A. From Section 409.E.3 to not provide a clubhouse or community center where townhouse developments are required to have a clubhouse or community center consisting of a minimum of 50 square feet per unit.
- B. From Section 507.B.4 to permit a sidewalk in the required 25 ft perimeter landscape buffer at the entrance of the proposed development.
- C. From Section 409.F to allow the secondary front yard setback to be 20 ft. where 25 ft. is required for six (6) corner lots:

Proposed Block 18501.02, Lots 1, 10, 12 & 22
Proposed Block 18501.02, Lots 25 & 26
- D. From Section 512C(1) to allow set back of building facades by two (2) ft. for front facades for at least 40% of the number of units where a 4 ft set back is required.
- E. From Section 512C(2) to allow all all proposed townhouse units to be three stories with the same roof height where it is required that 1) roof lines of at least 30% of the number of units, which are attached in a structure, shall be staggered in height by not less than 5% of the height of the roof lines of the remaining units in such structure and 2) roof lines should be discontinuous through the combination of two- and three-story townhouses and two-story flats.



September 19, 2013

Gloucester Township Community Development
PO Box 8
Blackwood NJ 08012

Attn: Mr. Kenneth D. Lechner, PP, AICP
Director / Planner

Re: Groundwater Management Analysis
The Villages at Cross Keys
Gloucester Township, NJ
Block 18501; Lots 2 & 11
Bach File # BA2309-11N
Gloucester Township Zoning Board
Application #122049DCPF



Dear Mr. Lechner:

The requirement for a groundwater management analysis is not applicable to the referenced project as no basements are proposed for the development.

Should you have any questions, or require any additional information, please contact the undersigned.

Very truly yours,
BACH ASSOCIATES, PC

Steven M. Bach, PE, RA, PP, CME
President
NJ License# GE 41507

Cc: James J. Mellett, PE
Robert D. Mintz, Esq.
Harvey Sternberg

ENVIRONMENTAL IMPACT STATEMENT

THE VILLAGES AT CROSS KEYS

**BLOCK 15801, LOTS 2 & 11
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY**

Prepared by:
BACH ASSOCIATES, PC
304 White Horse Pike
Haddon Heights, NJ 08035
(856) 546-8611

Submitted to:
Ville 2, LLC
765 John Barry Drive
Bryn Mawr, PA 19010



Wright Señeres
Environmental Scientist

April 2013
Bach Associates 2309-11N



BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

THE VILLAGES AT CROSS KEYS
 ENVIRONMENTAL IMPACT STATEMENT
 BLOCK 18501, LOTS 2 & 11
 GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

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- NJDEP Letter of Interpretation
- FEMA Flood Insurance Rate Map

0.0 REVISION HISTORY

This Environmental Impact Statement was originally issued 7/25/12. This revision is dated 4/9/13. The format of the EIS is in accordance with Article VIII, Section 816, Environmental Impact Statement, of the Gloucester Township Land Development Ordinance.

1.0 PROJECT DESCRIPTION

The site consists of Block 18501, Lots 2 and 11 in Gloucester Township, Camden County, New Jersey, encompassing 25.3 acres. The site is located at 1035 Sicklerville Road (Camden County Route 706), between Sicklerville Road and the Atlantic City Expressway. The site has northeastern frontage on Sicklerville Road and southwestern frontage on the Atlantic City Expressway (See **Figure 1**, *Site Location Map*).

The site approximately consists of approximately 13 acres of upland forest, 8.7 acres of active agricultural land, approximately 3 acres of fallow field, and 0.6 acres of former residential area (on Sicklerville Road). Land uses in the surrounding vicinity generally consist of agricultural lands, commercial properties, and residential properties.

The proposed project is The Villages at Cross Keys development: 22 townhouse buildings (126 individual townhouse units) (total footprint approximately 100,800 SF), landscaping, stormwater management facilities, parking, and access drive via Sicklerville Road. The proposed area of disturbance is approximately 20 acres. All residential lots are to be serviced by public water and sewer.

2.0 DEMOGRAPHICS

The proposed development is residential. A discussion of anticipated population is included in the Planning Report and Community Impact Statement prepared by Bach Associates submitted previously.

3.0 MASTER PLAN COMPATIBILITY

3.1 MUNICIPAL MASTER PLAN

The proposed development is compatible with the 1999 Master Plan and 2005 Master Plan Re-examination. The 2005 Re-examination recommends a zoning change for Block 18501, Lot 2 from Planned Business Park to Senior Citizen Residential. A more detailed description of the project's compatibility with Gloucester Township planning and zoning goals and objectives is provided in the Planning Report and Community Impact Statement prepared by Bach Associates, submitted concurrently with this Environmental Impact Statement.

3.2 MASTER PLAN OF ADJACENT MUNICIPALITIES

The site is not located within 1,000 feet of an adjacent municipality. Therefore, a description of compatibility with master plans of adjacent municipalities is not required.

3.3 CAMDEN COUNTY MASTER PLAN

The proposed development is compatible with the 1972 Camden County Master Plan. The county master plan describes planned unit developments and planned residential areas. The proposed development is a residential component of a planned development by a single entity (Bryn Mawr Investments Co./Ville 2, LLC etc.) that includes the commercial development immediately adjacent to the southwest (Shoppes at Cross Keys).

3.4 STATE DEVELOPMENT AND REDEVELOPMENT PLAN

According to the New Jersey State Development and Redevelopment Plan (SDRP), the site is located within PA1 Metropolitan Planning Area. The proposed development is compatible with the goals and intent of the SDRP to concentrate growth within PA1 areas.

3.5 OTHER PERTINENT PLANNING DOCUMENTS

No other planning documents were reviewed for this Environmental Impact Statement.

4.0 SITE DESCRIPTION AND INVENTORY

4.1 TYPES OF SOILS

According to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) SSURGO soils mapping for Camden County, the following soil types are located at the site:

Table 1 – Soils Underlying the Project Site

| Soil Type | Symbol |
|--|--------|
| Aura sandy loam, 2 to 5 percent slopes | AugB |
| Downer-Aura complex, 5 to 10 percent slopes | DonC |
| Manahawkin muck, 0 to 2 percent slopes, frequently flooded | MakAt |

No septic systems or private potable wells are proposed. According to SSURGO data for Camden County, Aura-Downer complex soils are listed as "somewhat limited" for dwellings with and without basements, with slope listed as the limiting feature. Slopes on the site are not anticipated to have a significant impact on the project. No limitations are listed in the SSURGO data for Aura sandy loam. Manahawkin muck is listed as very limited for dwellings. The majority of the development is located on Downer-Aura soils.

Soil borings were performed on 5/10/12. Soil boring logs are included in the Drainage Report prepared by Bach Associates submitted concurrently under separate cover.

4.2 TOPOGRAPHY

The site generally slopes northwesterly towards South Branch Big Timber Creek. The lowest elevation on the site is approximately 137 feet above mean sea level, according to the Boundary/Topographic Survey prepared by Bach Associates, dated 3/16/13. The highest elevation on the site is approximately 162 feet above mean sea level. No slopes exceed 12% on the site.

4.3 GEOLOGY

No septic systems or private potable wells are proposed. According to NJ Geological Survey GIS data, the site is underlain by the Cohansey Formation (Tch). The lithology of the Cohansey Formation is quartz sand, with medium to coarse-grained sand. The proposed land improvements are not anticipated to interfere with bedrock.

4.4 VEGETATION

The existing vegetation on the site primarily consists of upland forests and active agricultural area. An area of successional forested area is located in the northwestern half of the site. This successional forested area consists primarily of deciduous trees such as red maple (*Acer rubrum*), northern red oak (*Quercus rubra*), and black cherry (*Prunus serotina*) and invasive herbaceous species such as greenbrier (*Smilax rotundifolia*). The fallow field and former residence is vegetated with herbaceous species such as red clover (*Trifolium pretense*). The agricultural area is currently planted with soybean.

4.5 WILDLIFE

The site does not contain unique or rare wildlife habitats. Approximately 15.1 acres of the site is mapped on the NJDEP Landscape Project 3.1 mapping for grassland and ranked "1". According to the New Jersey Landscape Project Report, areas ranked "1" are "assigned to patches that meet habitat-specific suitability requirements such as minimum size criteria for endangered, threatened or priority wildlife species, but that do not intersect with any confirmed occurrences of such species." A patch of 0.4 acres on the site (in the general area of the freshwater wetlands) is mapped as Rank 2, which is "assigned to species-specific habitat patches containing one or more occurrences of species considered to be species of special concern." The patch is associated with an occurrence of Great Blue Heron. No specimens of Great Blue Heron were observed by Bach Associates personnel during site inspections.

4.6 SURFACE WATER

A tributary to South Branch Big Timber Creek is mapped on the site according to the USGS 7.5' topographic quadrangle for Pitman East NJ. A state open water feature is mapped in the location of the tributary on site, which drains to intermediate resource value wetlands associated with the tributary. (A Letter of Interpretation verifying the limits of freshwater wetlands and resource value classification was issued on 1/19/07 under NJDEP file number 0415-06-0006.1.) A copy of the LOI included herein.

4.7 SUBSURFACE WATER

No private or community wells are proposed. No groundwater was encountered during a series of soil borings advanced to a depth of 11 feet on 5/10/12 on Lots 2 and 11. Soil boring logs are included in the revised Drainage Calculations Report prepared by Bach Associates submitted concurrently under separate cover.

4.8 HISTORIC RESOURCES

The site is not included in the Historic Preservation Element of the Gloucester Township Master Plan. The site is not listed in the State or National Registers of Historic Places, last revised 1/18/13. No listings on the State or National Registers are adjacent to the site.

4.9 EXISTING DEVELOPMENT FEATURES

The majority of the site is forested and agricultural area. A 0.6 acre segment of the site with frontage on Sicklerville Road is associated with a former residence. Currently, an asphalt access drive that served the former residence as well as the adjacent residence on Block 18501, Lot 3 is located on the site. A segment of the asphalt driveway for the adjacent Lot 3 residence is also located on the site.

A Phase I Environmental Site Assessment was performed previously by Environmental Maintenance Company. A copy of the Phase I ESA report (dated 1/31/06) has been submitted previously with this EIS under separate cover. According to the Phase I report, a potable well, septic system, and heating oil aboveground storage tank associated the former residence (extant in 2006) were observed.

If not previously completed, all existing wells, septic systems, and heating oil tanks are to be removed/abandoned/disposed as required, in accordance with all applicable New Jersey, Camden County, and Gloucester Township regulations.

5.0 AREA AND REGIONAL DESCRIPTION

5.1 SURROUNDING ENVIRONS

The surrounding environs consist primarily of residential and commercial uses. Southeast of the site are commercial uses along Sicklerville Road (Nationwide Carpet) and along Berlin-Cross Keys Road (The Shoppes at Cross Keys). North, west, and east of the site are residential uses along Sicklerville Road. South and southwest of the site are the Atlantic City Expressway and residential uses.

5.2 DRAINAGE AND TRANSPORTATION NETWORK

Drainage from the site currently sheet flows westerly towards a tributary to South Branch Big Timber Creek.

The site is located at 1035 Sicklerville Road, approximately 0.5 miles northwest of the intersection of Berlin-Cross Keys Road and Sicklerville Road. The site also has southwest frontage on the Atlantic City Expressway. Other major roads in the vicinity of the site include Sicklerville Road (Camden County Route 705), New Brooklyn-Erial Road (Camden County Route 689) and the Black Horse Pike (New Jersey State Route 42).

Sanitary sewer service is available for the site. Sewage disposal for the proposed development is anticipated to be discharged to the Camden County facility in Winslow Township. Aqua New Jersey will be contacted regarding capacity and intent-to-serve for potable water supply.

6.0 ENVIRONMENTAL PERFORMANCE CONTROLS

6.1 SEWAGE DISPOSAL TECHNIQUES

Sewage disposal during construction is to be contracted through a third-party portable toilet service. Sewage disposal during operation is to comply with all required federal, state, and local building codes to provide for minimal or no negative on or off-site impacts. No septic systems are proposed; therefore, no negative impact to groundwater is anticipated on or off-site. The anticipated sewage generation is 44,100 gallons per day (GPD). A Treatment Works Approval from NJDEP will be obtained.

6.2 WATER SUPPLY AND WATER CONSERVATION PROPOSALS

Water supply during construction is to be transported on-site as needed. Water usage during operation is to result in minimal or no negative on or off-site impacts. No wells are proposed; therefore, no negative impact to groundwater is anticipated on or off-site. The anticipated water demand for the project during operation is 26,460 GPD. The project is to utilize water-conserving fixtures such as low-flush toilets as required by federal, state, and local building codes.

6.3 ENERGY CONSERVATION MEASURES

Energy usage during construction is associated with heavy construction equipment. Energy conservation is to be achieved through routine maintenance of equipment and shutting off of vehicles and equipment when not in use where possible. Energy conservation during operation is to result in minimal or no negative on or off-site impacts. The project is to utilize energy-conserving fixtures such as high-efficiency lighting as required by federal, state, and local building codes.

6.4 NOISE REDUCTION TECHNIQUES

During construction, temporary adverse noise impacts are anticipated. To minimize adverse environmental impact from noise, construction is to be restricted to normal weekday and weekend hours in compliance with applicable Township codes. Proper maintenance of construction vehicles and equipment in accordance with OSHA regulations is expected to minimize additional noise during construction. Motorized

construction equipment shall be equipped with mufflers where possible. After construction, noise generation from the residences is anticipated to be in compliance with all applicable noise ordinances and regulations.

6.5 SOIL EROSION AND SEDIMENT CONTROL MEASURES

With implementation of a Soil Erosion and Sediment Control Plan certified by the Camden County Soil Conservation District, significant impacts to soil are not anticipated. A Soil Erosion and Sediment Control Plan will be included within the Final Major Subdivision Plans prepared by Bach Associates. Standard soil erosion and sediment controls are to be implemented, including construction of soil erosion and sediment controls early in the construction sequence, stone construction vehicle entrances, protection for stormwater inlets, temporary seeding, periodic spraying, and silt fencing as required. The temporary air impacts expected to be generated during site construction are anticipated to have no significant impact to the surrounding vicinity.

7.0 IMPACT

7.1 FLOODING AND FLOODPLAIN IMPACT

A state open water and a small segment of intermediate resource wetlands are located on the site; however, these regulated features are not proposed to be impacted by the development. Also, the site is mapped Zone X (i.e. outside the 0.2% annual chance floodplain) according to FEMA FIRM 34007C0182E. No base flood areas (Zone A, E, etc.) are mapped on site. Therefore, negative impacts associated with flooding on-site are not anticipated. No negative impacts to off-tract properties are anticipated. The proposed stormwater management system as shown in the Major Site Plan provides for runoff quantity controls as required under the New Jersey Stormwater Management Rules at N.J.A.C. 7:8. Natural drainage patterns are not anticipated to be altered significantly.

An application for approvals under the New Jersey Flood Hazard Area Control Act Rules at N.J.A.C. 7:13, is being prepared by Bach Associates for submittal to NJDEP. A riparian zone buffer of 50' (subject to NJDEP approval) is shown on the Site Plans.

7.2 IMPACT ON SURFACE WATER AND GROUNDWATER QUALITY

A tributary to South Branch Big Timber Creek and associated state open water/wetlands are located on the site; however, negative impacts on surface water on-site are not anticipated. No negative impacts to off-tract properties are anticipated. The proposed stormwater management system as shown in the Major Site Plan provides for runoff quality controls and groundwater recharge as required under the New Jersey Stormwater Management Rules at N.J.A.C 7:8.

7.3 IMPACT ON THE CAPACITY TO SUPPLY GROUNDWATER

No potable wells are proposed; therefore, negative impacts associated with groundwater supply are not anticipated. No negative impacts to off-tract properties

are anticipated. The proposed stormwater management system as shown in the Major Site Plan provides for groundwater recharge as required under the New Jersey Stormwater Management Rules at N.J.A.C. 7:8. Groundwater recharge is to be maintained at pre-development levels during post-development conditions; therefore, the impact to groundwater supply is positive.

7.4 SEWAGE DISPOSAL IMPACTS

No septic systems are proposed; therefore, negative impacts associated with sewage disposal are not anticipated. No negative impacts to off-tract properties are anticipated. The anticipated sewage generated during operation is 44,100 GPD. Sewage capacity is to be confirmed with Camden County. A Treatment Works Approval will be obtained from NJDEP.

7.5 ALTERATION TO EXISTING VEGETATION AND ITS IMPACT ON WILDLIFE AND WILDLIFE HABITATS

The site consists primarily of 25.3 acres of forested and agricultural areas, an approximate 20 acre segment of which is to be converted to residential use. Approximately 12 acres of successional forest is to be converted to residential use. Approximately 8 acres of agricultural field areas is to be converted to residential use. Undeveloped herbaceous and forested areas are to remain on site for habitat, as well as forested areas immediately northwest and southeast of the site for wildlife currently utilizing the site.

7.6 DESTRUCTION OR DISTURBANCE OF CULTURAL RESOURCES

No cultural resources are identified on the site. Therefore, no destruction or disturbance of cultural resources or other negative impacts to cultural resources is to occur.

7.7 NOISE LEVEL IMPACTS

During construction, temporary adverse noise impacts are anticipated. After construction, the hours of operation of the proposed restaurants are to be restricted to normal business hours. Negative noise impacts from the commercial uses (The Shoppes at Cross Keys) on off-tract properties are unavoidable; however, the site is located adjacent to a major road intersection as well as other commercial properties.

7.8 ENERGY UTILIZATION

The proposed development requires more energy than the existing agricultural and forested uses, which is an unavoidable negative impact. Energy conservation techniques are to be utilized where possible to mitigate the increased energy demand.

7.9 BLIGHTING OR IMPROVING EFFECTS ON NEIGHBORHOODS

The site is located within a Business Park (BP) zoning district with a Senior Citizen Residential – Highway Commercial (SCR-HC) overlay. The proposed development is not anticipated to have a blighting or improving visual effect on residential neighborhoods. Landscaping is proposed for screening of any immediately adjacent uses. Additional zoning compliance is described in the Planning Report and Community Impact Statement prepared by Bach Associates submitted concurrently with this report.

7.10 SOIL EROSION IMPACTS

Temporary impacts from soil erosion are to be minimized under a certified Soil Erosion and Sediment Control Plan. Airborne dust is to be controlled through periodic spraying and stockpile covering as required.

8.0 ALTERNATIVES

The preferred design of the proposed project consists of 126 townhome units in 22 buildings with access from Sicklerville Road. Furthermore, this development was conceived as a mixed use component and designed in conjunction with the Shoppes at Cross Keys, which limited the availability of feasible alternatives.

Design alternatives include fewer or smaller buildings; however, this alternative was deemed infeasible on a financial basis for the applicant.

An additional design alternative is to utilize an additional access drive from the Shoppes at Cross Keys. This alternative was deemed infeasible based on traffic safety and circulation considerations. A Traffic Impact Report prepared by others is submitted concurrently.

9.0 LICENSES, PERMITS AND OTHER APPROVALS REQUIRED BY LAW

The following permits and approvals are required prior to project implementation:

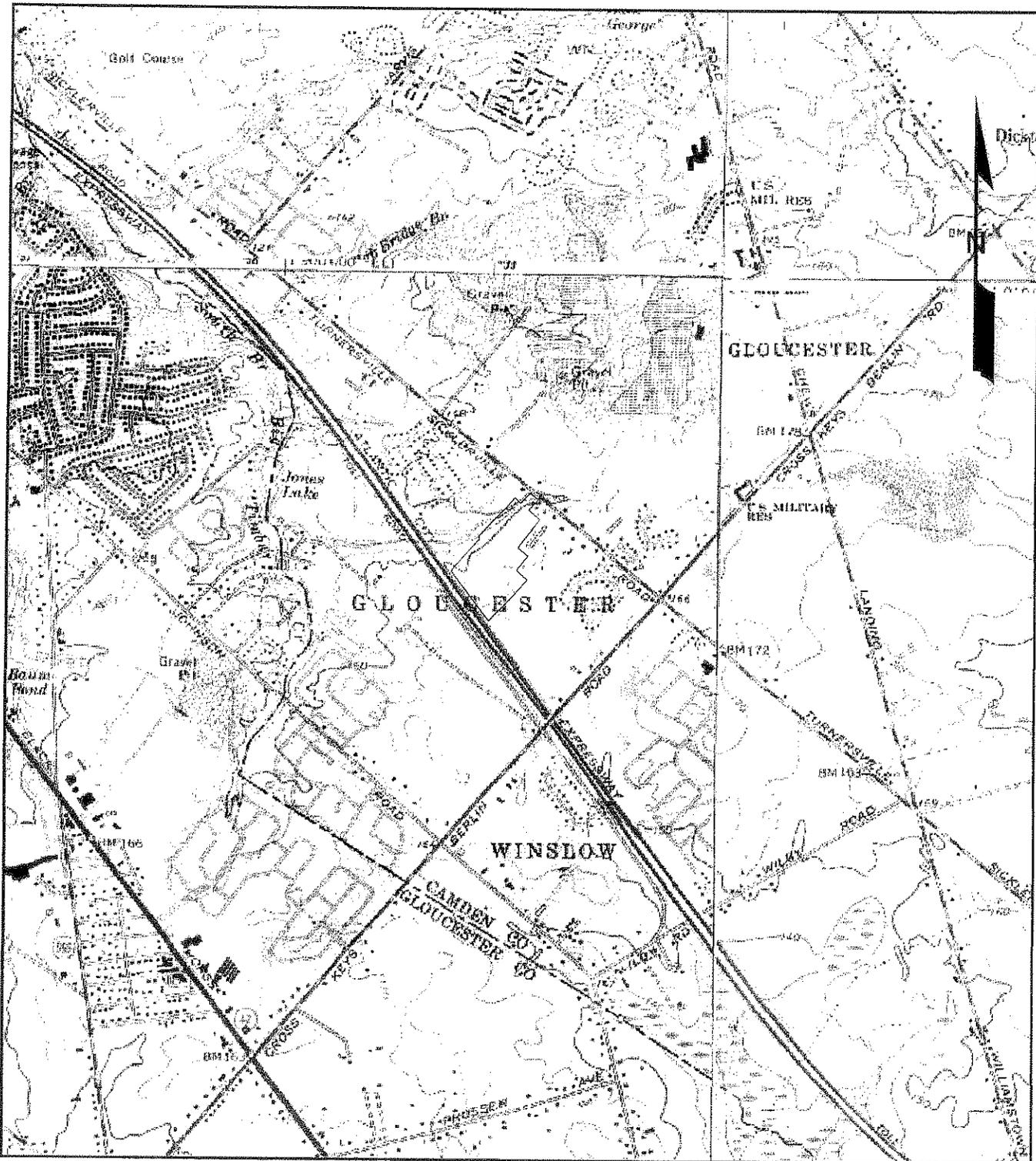
Table 2 – Required Approvals

| Permit/Approval | Status |
|--|-------------------|
| Gloucester Township Use Variance Approval | Approved |
| Gloucester Township Major Subdivision Approval | To Be Applied For |
| Camden County Planning Board Approval | To Be Applied For |
| Camden County Soil Conservation District Certification | To Be Applied For |
| NJDEP Treatment Works Approval | To Be Applied For |
| NJDEP BSDW Water Main Extension Approval | To Be Applied For |
| NJDEP Letter of Interpretation Approval | Received |
| NJDEP Flood Hazard Area Control Permit Approval | To Be Applied For |

10.0 DOCUMENTATION

- Bach Associates, Major Subdivision Plans, The Villages at Cross Keys, Block 18501, Lot 2, Township of Gloucester, Camden County, New Jersey, dated 2/18/13
- Bach Associates, Drainage Calculations Report for The Villages at Cross Keys, Block 18501, Lot 2, Township of Gloucester, Camden County, New Jersey, dated 7/12/12, revised 4/9/13
- Bach Associates, Planning Report and Community Impact Statement, Block 18501, Lot 2, Township of Gloucester, Camden County, New Jersey, dated 7/23/12
- Camden County Planning Department, Proposed Land Use Plan, Comprehensive Planning Program, Camden County, New Jersey, dated 1972
- Clarke Caton Hintz, Gloucester Township Master Plan, dated 6/29/99
- Federal Emergency Management Agency, Flood Insurance Rate Map 34007C0182E, Camden County, New Jersey, dated 9/28/07
- Gloucester Township Department of Community Development, Re-Examination Report of the Master Plan of the Township of Gloucester, Camden County, New Jersey, dated 2005
- Landscape Project, Version 3.1, Digital GIS Critical Area Maps and Report. New Jersey Department of Environmental Protection, Division of Fish and Wildlife
- New Jersey Department of Community Affairs, Office of Smart Growth. State Development and Redevelopment Plan
- New Jersey Department of Environmental Protection. Digital GIS Data Series 1, Vol. 1
- New Jersey Department of Environmental Protection. 2007 Digital Orthophotography
- New Jersey Department of Environmental Protection, Surface Water Quality Standards (NJAC 7.9B), 2006
- New Jersey Geologic Survey. CD Series 00-1, Bedrock Geology (1:100,000-scale) and Topographic Base Maps (1:24,000- and 1:100,000-scales) of New Jersey
- New Jersey Natural Heritage Program, Office of Natural Lands Management, Division of Parks and Forestry, Department of Environmental Protection. GIS coverage of Natural Heritage Program Priority Sites and NHP Grid.
- New Jersey State Historic Preservation Office, New Jersey and National Register Listings by County and GIS coverage of Historic Sites
- United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), Soil Survey Geographic Database (SSURGO) for Camden County.
- United States Geological Survey, Pitman East NJ 7.5 Minute Topographic Quadrangle

11.0 APPENDICES



- NOTES:
 1. PROPERTY LINES ARE BASED ON TAX MAPS AND ARE APPROXIMATE.
 2. SOURCE: USGS 7.5' MINUTE TOPOGRAPHIC QUADRANGLES FOR RUNNEMEDE NJ, CLEMENTON NJ, PITMAN EAST NJ, WILLIAMSTOWN NJ



BACH Associates, PC
 ENGINEERS • ARCHITECTS • PLANNERS
 304 White Horse Pike
 Haddon Heights, New Jersey 08035
 Tel: 856-546-8811
 Fax: 856-546-8812
 www.BachDesignGroup.com

VILLAGES AT CROSS KEYS
 BLOCK 18501, LOTS 2 & 11

GLOUCESTER TOWNSHIP
 CAMDEN COUNTY, NEW JERSEY

FIGURE 1

SITE LOCATION MAP

| | |
|-------------------|------------------|
| Scale: 1" = 2000' | |
| Date: 5/4/11 | Proj: BA2309-11N |
| Draw n By: --- | Checked By: --- |



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0182E

FIRM

FLOOD INSURANCE RATE MAP
CAMDEN COUNTY,
NEW JERSEY
(ALL JURISDICTIONS)

PANEL 182 OF 305

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|-------------------------|--------|-------|--------|
| GLoucester, Township of | 340133 | 0182 | E |
| Winslow, Township of | 340146 | 0182 | E |

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

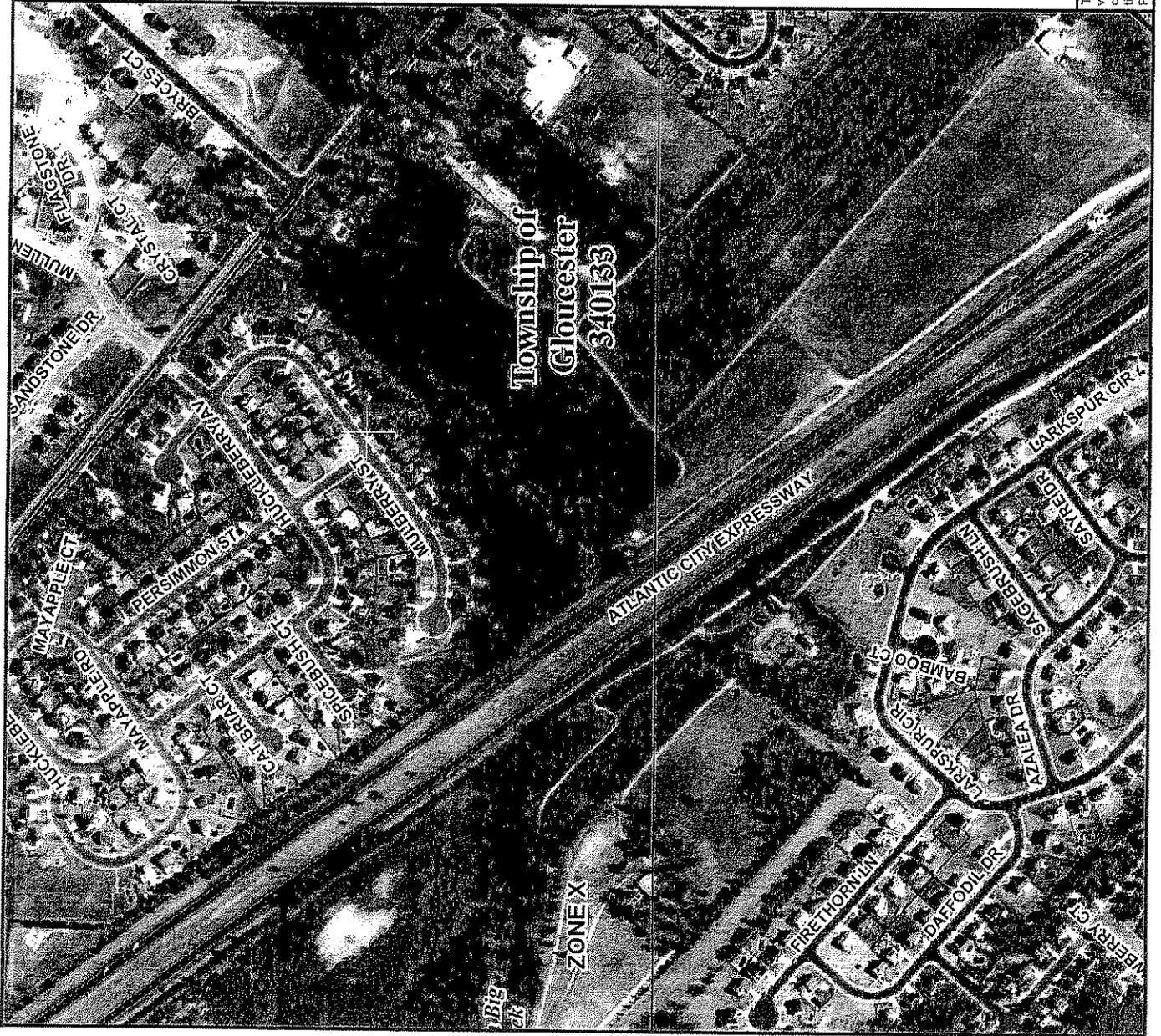


MAP NUMBER
34007C0182E

EFFECTIVE DATE
SEPTEMBER 28, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Township of
Gloucester
340133

ZONE X

JON S. CORZINE
Governor


State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Use Regulation
P.O. Box 439, Trenton, NJ 08625-0439
Fax # (609) 292-8115
Fax # (609) 777-3656
www.state.nj.us/landuse

LISA P. JACK
Commissioner

January 19, 2007

John C. O'Herron, II
O'Herron Biological & Env. Consulting
129 Juniper Street, P.O. Box 126
Cornwall, PA 17016-0126

RE: Letter of Interpretation/Line Verification
File No.: 0415-06-0006.1-FWW060001
Applicant: Bryn Mawr Investment Company, Inc.
Project: Unspecified
Block(s): 18501; Lot(s): 2,6,12,13,14 & 15, Gloucester Twp., Camden County

Dear Mr. O'Herron:

This letter is in response to your request for a Letter of Interpretation to verify the jurisdictional boundary of the freshwater wetlands and waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, Division of Land Use Regulation is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retains the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted on January 18, 2007, the Division has determined that **the freshwater wetlands and/or State open water boundary lines as shown on the plan sheet entitled, "Wetland Survey, Block 18501, Lots 2, 6, 12, 13, 14 & 15, Township Of Gloucester, Camden County, New Jersey", dated February 1, 2006, last revised February 24, 2006, and prepared by Bach Associates, PC (James A. Conway, Jr., P.L.S.), are accurate as shown.**

Any activities regulated under the Freshwater Wetlands Protection Act proposed within the wetlands or transition areas or the deposition of any fill material into any water area, will require a permit from this office unless exempted under the Freshwater Wetlands Protection Act, N.J.S.A. 13:9B-1 et seq., and implementing rules, N.J.A.C. 7:7A. A copy of this plan, together with the information upon which this boundary determination is based, has been made part of the Program's public records.

Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A-1 et seq.), you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter.

The freshwater wetlands and waters boundary line(s), as determined in this letter, must be shown on any future site development plans. The line(s) should be labeled with the above Division file number and the following note: "Freshwater Wetlands/Waters Boundary Line as verified by NJDEP on....(date of this letter)...., File No. 0415-06-0006.1-FWW060001".

The Department has determined that wetlands on or immediately adjacent to the named property denoted by wetland flag points B-10 to B-13 and B-13 to A-1 are of intermediate resource value and have a standard buffer width of 50 feet. Flags C-1 to C-11 and B-1 to B-10 denote the limits of a State open water feature having no wetland buffer. These classifications may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the wetlands portion of this property (see N.J.A.C. 7:7A-5) and the modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

It should be noted that the determination of wetlands resource value classification is based on the best information presently available to the Department. The classification is subject to change if this information is no longer accurate, or as additional information is made available to the Department, including, but not limited to, information supplied by the applicant.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. Also this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the decision date by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist.

Please contact Bruce Stoneback of our staff at (609) 984-0288 should you have any questions regarding this letter. Be sure to indicate the Division's file number in all communication.

Sincerely,



 David B. Fanz, Supervisor
Bureau of Coastal Regulation

c: Municipal Clerk
Municipal Construction Official

DBF/bas



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Water Quality
Municipal Finance and Construction Element
P.O. Box 420, Mail Code 401-03D
Trenton, NJ 08625-0420
Fax: (609) 633-8165
www.state.nj.us/dep/dwq

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

SMB
Stamped
JUL 25 2013
2309-114-2

Ville 2, LLC
765 John Barry Drive
Bryn Mawr, PA 19010

JUL 24 2013

Re: Treatment Works Approval No. 13-0199
Villages at Cross Keys
Gloucester Twp, Camden County

Gentlemen:

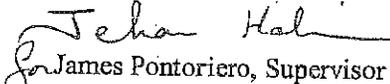
There is enclosed a Treatment Works Approval issued to you pursuant to Title 58 of the Revised Statutes of New Jersey and in consideration of your application received on 06/25/2013 signed by Harvey Sternberg, Owner and Steven M. Bach, P.E.

This approval is valid for a period of two (2) years from the issuance date, unless otherwise stated in the attached approval document. This approval shall expire unless building, installing or modifying of the treatment works has begun within the initial approval period. Treatment works approvals may be extended beyond the original two year approval date, to a maximum period of five years from the original issuance date, in accordance with the terms and conditions contained in N.J.A.C. 7:14A-22.12. A time extension request must be received by the Department prior to the permit's expiration date. Time extension requests shall be submitted to the Bureau of Construction and Connection Permits (BCCP) at the address noted in the heading of this letter.

Within 30 days of completion of the treatment works approved herein, the permittee shall submit an executed Form WQM005 (Certification for Approval by Professional Engineer) to BCCP, as indicated in the Treatment Works Approval under Part II - "General Conditions for Treatment Works Approvals", Section B. Note that for indirect dischargers, the submitted WQM005 form must also be executed by the receiving sewage treatment plant.

If you have any questions regarding the permit, please contact Jerome Palmer of this office by calling (609) 984-4429.

Sincerely,


for James Pontoriero, Supervisor
Bureau of Construction and Connection Permits

13-0199

Enclosure

cc: Bach Associates, PC
Gloucester Twp MUA
Camden County MUA

Let's protect our earth



STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.O. Box 402, TRENTON, NJ 08625-0402

PERMIT TO CONSTRUCT AND OPERATE* TREATMENT WORKS

**Local Agency approval required prior to operation*

The New Jersey Department of Environmental Protection grants this approval in accordance with your application, attachments accompanying same application, and applicable laws and regulation.

| PERMIT NO. | ISSUANCE DATE | EXPIRATION DATE | DESIGN FLOW |
|------------|---------------|-----------------|--------------|
| 13-0199 | 07/17/2013 | 07/16/2015 | .0378 M.G.D. |

NAME AND ADDRESS OF APPLICANT

Ville 2, LLC
765 John Barry Drive
Bryn Mawr PA 19010

LOCATION OF ACTIVITY

Gloucester Twp
Camden County

This permit grants permission to:

Construct and operate 3034 LF of 8 inch PVC sanitary sewer extension on Sicklerville Road, Lots 2 & 11, Block 18501, to serve 126 three-bedroom townhomes.

According to the plans entitled:

"The Villages at Cross Keys, Preliminary & Final Major Subdivision", prepared by Bach Associates, P.C., dated 4/09/13, sheets SP: 5A, 5B, 9A, 9B, 10, 11, 12 and TP-1.

and according to the specifications entitled:

"Sanitary Sewer Specifications for The Villages at Cross Keys Block 18501, Lots 2 & 11, Township of Gloucester, Camden County, NJ" prepared by Bach Associates, dated May 2013.

Shadab Ahmad, P.E.

APPROVED by the Department of Environmental Protection

Gautam R. Patel, Chief

Bureau of Construction and Connection Permits

This permit is also subject to special provisos and general conditions stipulated on the attached page(s) which are agreed to by the permittee upon acceptance of the permit.

PART I

PROVISOS

A. Project Specific Provisos

1. That pursuant to N.J.A.C. 7:10A-1 et. seq., an appropriate public wastewater collection system licensed operator will be required for your system.
2. That the proper operation and maintenance of the sewer system approved herein is the sole responsibility of the OWNER AND OR APPLICANT named herein or its assignees.
3. That except as provided in N.J.A.C. 7:14A-22.4, any future sewer connections into the sanitary sewer system approved herein will require a treatment works approval from the N.J.D.E.P.
4. That a mapping revision or waiver must be obtained from the USEPA Region 2, 290 Broadway, New York, NY 10007-1866, prior to the initiation of construction. You may contact Grace Musumeci, Chief, Environmental Review Section, Strategic Planning and Multi-Media Programs Branch by calling (212) 637-3504 with any questions regarding this matter.
5. That the issuance of this treatment works approval does not exempt nor shall it be construed to exempt the applicant from obtaining a stream encroachment permit, if required pursuant to the provisions of N.J.S.A. 58:16A-50 et. seq. and the regulations adopted for implementation of the same.
6. The issuance of this permit does not exempt the applicant of the responsibility to comply with all other permitting and regulatory requirements of the Department's Land Use Regulation Program, as applicable.

GENERAL CONDITIONS FOR TREATMENT WORKS APPROVALS**Section A. GENERAL CONDITIONS**

1. This permit is revocable, or subject to modification or change, at any time, when in the judgement of the Department of Environmental Protection of the State of New Jersey such revocation, modification or change shall be necessary.
2. The issuance of this permit shall not be deemed to affect in any way action by the Department of Environmental Protection of the State of New Jersey on any future application.
3. The works, facilities, and/or activities shown by plans and/or other engineering data, which are this day approved, subject to the conditions herewith established, shall be constructed and/or executed in conformity with such plans and/or engineering data and the said conditions.
4. No change in plans or specifications shall be made except with the prior written permission of the Department of Environmental Protection of the State of New Jersey.
5. The granting of this permit shall not be construed to in any way affect the title or ownership of property, and shall not make the Department of Environmental Protection or the State a party in any suit or question of property.
6. This permit does not waive the obtaining of Federal or other State or local government consent when necessary. This permit is not valid and no work shall be undertaken until such time as all other required approvals and permits have been obtained.
7. A copy of this permit shall be kept at the work site, and shall be exhibited upon request of any person.
8. No treatment unit or conveyance system may be by-passed which would result in the discharge of untreated sewage into any of the waters of the state.
9. The full responsibility for adequate design, construction and operation of the treatment works, and the full responsibility for successful collection, treatment, and discharge of pollutants shall be on the applicant.
10. The issuance of approval by the Department shall not relieve the applicant of the continuing responsibility for the successful collection, treatment, or discharge of pollutants for the continuing compliance with any applicable effluent limitations, permits, regulations, statute, or other law.
11. Review and approval is based solely upon the information contained in the application and the contents of the engineer's report as certified by the licensed professional engineer as being in compliance with the Department's Rules and Regulations.

Section B. CONSTRUCTION COMPLETION CERTIFICATION

1. Within 30 days of completion of the treatment works approved herein, the permittee shall submit two executed forms, WQM005 Certification of Approval, to the appropriate sewage treatment plant (STP) for their approval prior to operation. One executed copy approved by the receiving STP shall be forwarded to the appropriate Bureau and address noted on the cover page of this approval. Failure to submit the certification within 30 days of completion of the project may be grounds for revocation of the permit. Should partial operation be required prior to completion, approval will be under local jurisdiction.
2. In cases where the project and the receiving treatment facility are one in the same, the WQM005 Certification of Approval form must be submitted to the Bureau and address noted on the cover page of this approval within 30 days of completion of the treatment works. Failure to submit the certification within this time period may be grounds for revocation of the permit.

Section C. PERMIT EXPIRATION AND EXTENSIONS OF TIME

1. This permit shall remain in force for a period of only two years from the date of approval unless stated otherwise within the special provisos, or construction of said works has begun within the approved time frame. Interruption of construction of said works for a period of more than two years may serve as a basis for permit revocation.
2. Treatment works approvals may be extended beyond the original two year approval date, to a maximum of five years from the original issuance date, in accordance with the terms and conditions in N.J.A.C. 7:14A-22.12, unless stated otherwise within the special provisos. A time extension request must be received by the Department prior to the permit's expiration date. Requests must be submitted to the Bureau and address noted on the cover page.

Section D. ADJUDICATORY HEARING REQUESTS

1. Pursuant to N.J.A.C. 7:14A-22.24 et seq., any interested person who considers himself or herself aggrieved by this action, may, within 10 days of publication of notice of the decision in the DEP Bulletin, request a hearing by addressing a written request for such hearing to the:

Office of Legal Affairs
Attention: Adjudicatory Hearing Requests
Department of Environmental Protection
P.O. Box 420, Mail Code 401-04L
Trenton, NJ 08625-0420

Such a request should include a completed Administrative Hearing Request Checklist and Tracking form for Approvals or Denials (enclosed herein for Denials). This form is required, as DEP is the transmitting agency to the Office of Administrative Law, pursuant to N.J.A.C. 1:1-8.2.

STORMWATER SYSTEM MAINTENANCE PLAN

For

Villages at Cross Keys

Block 18501, Lots 2 & 11

Gloucester Township, Camden County, New Jersey

Project No. 2309-11N

Date: April 9, 2013

Prepared by:



304 WHITE HORSE PIKE • HADDON HEIGHTS NJ, 08035

(856) 546-8611 • FAX (856) 546-8612



Steven M. Bach, PE, RA, PP, CME
NJ PE No. 41507

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| Inspection Report | |

I. SITE INFORMATION

This report covers the maintenance of the stormwater management system for the proposed development of Block 18501, Lot 2, in the Township of Gloucester, Camden County, New Jersey. The proposed construction includes buildings, driveways, stormwater management facilities, and other associated site improvements. The stormwater management facilities include inlets, an infiltration basin, and related infrastructure.

II. MAINTENANCE PLAN SUMMARY

This Maintenance Plan for Stormwater Management Measures addresses the requirements of the NJDEP stormwater management rules, N.J.A.C. 7:8. The New Jersey Stormwater Best Management Practices Manual (BMP Manual) will be utilized to address the performance standards outlined in the rules.

The NJDEP stormwater management rules require that a maintenance plan be developed for all stormwater management measures incorporated into the design of a major development. This maintenance plan contains specific preventative and corrective maintenance tasks, schedules, and the person or persons responsible for the measures' maintenance.

III. RESPONSIBILITY PARTY

A. Developer and Responsible Party

Villages at Crosskeys Homeowner's Association
Sicklerville, NJ 08081
(xxx) xxx-xxx

IV. PREVENTATIVE AND CORRECTIVE MAINTENANCE PROCEDURES

The following tasks shall be performed on a regular basis and shall be considered the minimum number of procedures to be followed for the site:

A. Stormwater Management Components

1. The stormwater management components (i.e. inlets and pipes) must be inspected for clogging, excessive debris and sediment accumulation at least four times annually as well as after every storm exceeding 1 inch of rainfall. Disposal of debris, trash, sediment and other waste material shall be done at a suitable disposal/recycling sites in compliance with all applicable local, state and federal waste regulations.
2. Mowing and/or trimming of vegetation must be performed on a regular schedule based on specific site conditions. Grass should be mowed at least once a month during the growing season. Vegetated areas must also be inspected at least annually for erosion and scour. Vegetated areas must be inspected for unwanted tree growth at least once a

year, which should be removed with minimum disruption to the remaining vegetation and basin subsoil.

3. When establishing or restoring vegetation, biweekly inspections of vegetation health should be performed during the first growing season or until the vegetation is established. Once established, inspections of vegetation health, density and diversity should be performed during both the growing and non-growing season at least twice annually.

All use of fertilizers, mechanical treatments, pesticides and other means to assure optimum vegetation health must not compromise the intended purpose of the stormwater management components. All vegetation deficiencies should be addressed without the use of fertilizers and pesticides whenever possible.

4. As demonstrated in the Drainage Calculations for the Villages at Cross Keys, last dated April 9, 2013, the basin shall dewater within 72 hours.
5. The basin shall be maintained clean and free of surface algae and mosquito breeding areas. Corrective measures in accordance with local, state and federal regulations shall be implemented when these conditions are observed. In addition, basin bottom should be mowed regularly to prevent excessively high vegetative growth and to ensure proper infiltration. In the event the basin does not drain within 72 hours, tilling of bottom is required.
6. Periodic inspections shall be used to determine the effectiveness of the regular maintenance schedule as well as to determine the timing of corrective maintenance procedures.
7. All structural components shall be inspected on a routine basis (at least four times annually) and after every storm exceeding 1 inch of rainfall. Important items to examine include: differential settlement, cracking, spalling, erosion, or leakage.
8. The stormwater management components (i.e. inlets) shall be maintained clean and free of surface algae and mosquito breeding areas. Corrective measures in accordance with local, state and federal regulations shall be implemented when these conditions are observed.
9. All stormwater management components must be readily accessible for inspection and maintenance. Therefore, trees, shrubs, and underbrush must be pruned or trimmed as necessary to maintain access to the stormwater management measures.

B. Erosion Control Measures

1. General Maintenance - General maintenance shall include periodic mowing of vegetated areas and removal of all debris. Mowing shall be done a minimum of four times per each growing season. Grass heights shall be kept below 12 inches. Stormwater facilities shall be cleared of any debris following each storm event, or on a monthly basis, whichever is less.
2. A routine shall be developed for the removal of trash and debris. Grass clippings and accumulated organic matter must be removed to prevent the formation of an impervious organic layer or mat. Trees, shrubs and other vegetative cover also require periodic maintenance such as fertilizing, pruning and pest control to maintain healthy growth.
3. Corrective Action - Whenever an area requiring corrective action is identified, the area shall be evaluated to determine the circumstances that may have led to the damage. Improper site conditions such, as inappropriate grading, drainage, soil condition, etc. shall be corrected as soon as practical. After corrective actions are completed, the area(s) shall be monitored weekly to verify that corrective actions were successful.

Standard erosion and surface water control repair procedures shall be utilized to make necessary repairs. Erosion control repair procedures include seeding and mulching of vegetated areas, and/or installation of erosion control silt fencing, and/or placement of stone or rip rap and re-grading. Where erosion has occurred, place additional clean fill and re-established permanent vegetative cover.

Erosion problems that may occur and their repairs include:

a) Problem - Erosion of surface soils

Repair - Fill eroded area with clean, well-graded fill. Grade areas to prevent concentration of stormwater runoff. Place topsoil (approximately 6" thick) and fertilize with 'starter' fertilizer (10-20-10) or equivalent at a rate of 11 lbs. per 1,000 sq. ft. Apply seed at a minimum mix as follows, or equivalent:

| | |
|-------------------|----------------|
| Eastern Gamagrass | 20% (15lbs/Ac) |
| Big Bluestem | 10% (15lbs/Ac) |
| Little Bluestem | 10% (15lbs/Ac) |
| Indian grass | 10% (15lbs/Ac) |
| Switch grass | 10% (15lbs/Ac) |
| Canada Wild Rye | 12% (15lbs/Ac) |
| Partridge Pea | 10% (15lbs/Ac) |
| Fowl Bluegrass | 10% (15lbs/Ac) |
| Plains Coreopsis | 8% (15lbs/Ac) |

Mulch with straw or hay at a rate of 80 lbs. per 1,000 sq. ft. and irrigate if area moisture deficient.

b) Problem - Silting into basin waters

Repair - Install sediment barrier up gradient from receiving waters. Sediment barriers can be silt (filter fabric) fencing, hay bales, or stone berms. Each shall be anchored so as not to dislodge or overtop during normal rain events.

Sediment barriers shall be monitored weekly, and after each storm event, until the source of siltation has been remedied.

All soil erosion and sediment control repairs shall be done in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey.

C. Inspections

1. Stormwater management measures shall be inspected as described in the Inspection Schedule, Appendix A.

V. RECORD KEEPING AND ADMINISTRATIVE PROCEDURES

A. Detailed Log for Maintenance Tasks

1. The person or party responsible must maintain a detailed log of all preventative and corrective maintenance measures for all structural stormwater management control measures. This log shall include the specific task, starting and completion dates, the equipment used, and the success of the procedure.

B. Detailed Inspection Log

1. A record of all inspections and copies of all inspection reports must be maintained by the responsible party.
2. See Appendix A for the Inspection Schedule Form.

C. Evaluation of the Maintenance Plan

1. This maintenance plan must be evaluated at least once per year.
2. The plan shall be adjusted as needed.
3. The maintenance plan and documentation must be made available to any public entity that has authority over the site.

INSPECTION REPORT

| <i>ITEM</i> | <i>MINIMUM NUMBER OF INSPECTIONS</i> | <i>DATE INSPECTED</i> | <i>INSPECTOR</i> | <i>INSPECTION RESULTS ACTIONS TAKEN</i> |
|-----------------------|--|---------------------------|------------------|---|
| Basin | 4 per year* | | | |
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| Storm Inlets | 4 per year* | | | |
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| Basin Bottom | 4 per year* | | | |
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| Buffer Landscaping | 2 per year | | | |
| | | | | |
| Vegetation | 4 per year | | | |
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* These items must also be inspected after each significant rainfall event (rainfall of 1" or more).

Comments:

| ITEM | DATE OF MAINTENANCE | TYPE OF MAINTENANCE PERFORMED |
|-------------|----------------------------|--------------------------------------|
| Basin | | |
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Comments:

| <i>ITEM</i> | <i>DATE OF MAINTENANCE</i> | <i>TYPE OF MAINTENANCE PERFORMED</i> |
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| Storm Inlets | | |
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Comments:

| <i>ITEM</i> | <i>DATE OF MAINTENANCE</i> | <i>TYPE OF MAINTENANCE PERFORMED</i> |
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| Basin Bottom | | |
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Comments:

| <i>ITEM</i> | <i>DATE OF MAINTENANCE</i> | <i>TYPE OF MAINTENANCE PERFORMED</i> |
|--------------------|----------------------------|--------------------------------------|
| Buffer Landscaping | | |
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Comments:

| <i>ITEM</i> | <i>DATE OF MAINTENANCE</i> | <i>TYPE OF MAINTENANCE PERFORMED</i> |
|-------------|----------------------------|--------------------------------------|
| Vegetation | | |
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Comments:

RECYCLING REPORT

THE VILLAGES AT CROSS KEYS

**BLOCK 18501, LOTS 2 & 11
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY**

Prepared by:
BACH ASSOCIATES, PC
304 White Horse Pike
Haddon Heights, NJ 08035
(856) 546-8611

Submitted to:
Ville 2, LLC
765 John Barry Drive
Bryn Mawr, PA 19010



Wright Señeres
Environmental Scientist

April 2013
Bach Associates 2309-11N



BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

THE VILLAGES OF CROSS KEYS
RECYCLING REPORT
BLOCK 18501, LOTS 2 & 11
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

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0.0 REVISION HISTORY

This is the unrevised Recycling Report, issued 4/9/13.

1.0 PROJECT DESCRIPTION

The site consists of Block 18501, Lots 2 and 11 in Gloucester Township, Camden County, New Jersey, encompassing 25.3 acres. The site is located at 1035 Sicklerville Road (Camden County Route 706).

The proposed project is The Villages at Cross Keys development, which consists of 22 townhouse buildings (126 3-bedroom townhome units), landscaping, stormwater management facilities, parking, access drive via Sicklerville Road.

2.0 RECYCLING REQUIREMENTS

2.1 MATERIALS TO BE COLLECTED

The proposed development is anticipated to generate garbage (any waste material in process of or subject to decomposition or decay incident to ordinary domestic use) and trash (all non-putrescible solid waste or rejected matter which is worthless or valueless...of a size so as to easily fit in a solid waste container or receptacle) as defined at Chapter 55 of the Gloucester Township Code. Garbage and trash including recyclable glass, metal, plastic, and paper are to be collected during operation of the development.

2.2 LOCATION FOR MATERIALS TO BE STORED

The recyclable materials are to be stored within the individual townhouse units. Per Township Ordinance Article V, Section 502, Performance Standards for All Uses, 12 SF of floor area for a 4-week accumulation of materials is to be provided for each unit (for developments of 50 or more single-family units). These areas are to be generally located within a garage, basement, or laundry room.

2.3 METHOD FOR COLLECTION OF MATERIALS

Recyclable materials to be placed within the single-stream recycling carts provided by the Gloucester Township Municipal Utilities Authority and placed on the curb or street according to the GTMUA schedule of collection. A copy of the recycling guide provided by GTMUA is included herein. (Separate containers for garbage/non-recyclable trash are to be provided by residents.)

2.4 PICKUP OF MATERIALS

Recyclable materials pickup in Gloucester Township is performed by GTMUA. (Non-recyclable garbage and trash collection in Gloucester Township is performed by Republic Services.)

2.5 FREQUENCY OF COLLECTION OF MATERIALS

Recyclable materials collection is performed every other week in Gloucester Township. According to the GTMUA, this area of the township is scheduled for Monday collection.

2.6 AMOUNT OF STORAGE AREA REQUIRED FOR EACH MATERIAL

Per Article V, Section 502, Performance Standards for All Uses, 12 SF of floor area for a 4-week accumulation of materials is to be provided for each unit (for developments of 50 or more single-family units). These areas are generally located within a garage, basement, or laundry room.

3.0 APPENDIX



GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

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DAVID MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

Dear Gloucester Township Resident:

I am very pleased to announce our new single-stream recycling program. Our new program is beneficial to our community both financially and environmentally.

Together we can reduce trash fees and increase recycling revenue for the township. It is now much easier to recycle. Feel free to mix paper, glass, metal, plastic and cardboard in your new can—there is no longer a need to sort. You will notice that your new can is also larger and can accommodate more recyclables.

The new cans make recycling more efficient and convenient. I am asking for your assistance in our continued commitment to helping conserve resources and protect the environment for generations to come. Thank you for making Gloucester Township a cleaner, greener community.

Sincerely,

David Mayer
Mayor

**SINGLE-STREAM AUTOMATED RECYCLING
ONE CONTAINER - NO SEPARATING
COLLECTION DAYS HAVE NOT CHANGED
THE SCHEDULE IS AVAILABLE ON THE WEBSITES glotwp.com or gtmua.com
GLOUCESTER TOWNSHIP MUA (856) 227-5665 OR (856) 227-8666**

Begin using your new cart now. Sorting recyclables is no longer necessary; all recyclables go into the same container. Please, do not put any markings on your cart as it is Township property; each cart will have an identification number and RFID tag that corresponds with your address. These carts will be collected by automated trucks with a mechanical arm which lifts then empties and returns it to curb side. All this is performed from truck driver's seat. The automated trucks have cameras and a scanner to view and record the cart, curbside area, as well as, the recyclable materials it empties. The cameras will ensure that contaminants and illegal materials aren't in the carts and insure the safety of the drivers and the public. Enclosed in your new cart packet is a residential SINGLE-STREAM guide that should be saved for future reference. *Please note: continue to put shredded paper in brown paper bag and staple closed, so it will not blow out of cart into the street while unloading.*

Use your cart space wisely, compress and flatten recyclables to maximize cart space. All recyclable material must fit in cart with the lid closed in order to be picked up; any recycling material left outside recycling cart will not be collected. Any oversized cardboard that cannot be broken down, call GTMUA for a scheduled pick up.

How should I set my cart out for collection?

- *Carts placed on the curb must be no more than 2 feet from the street.
- *Carts placed in street; wheels should be touching the curb.
- *Arrows on the cart lid must be pointing towards street or the cart cannot be collected.
- *Cart must be at least 5 feet away from any obstacles such as mailboxes, trash, utility poles, vehicles, yard waste and another cart.
- *Automated collection requires a 15 foot overhead clearance, keep cart away from low hanging trees and wires.
- *Don't overload your cart, lid must be fully closed.
- *Carts must always be on level ground (no snow piles).

How do I move my cart?

Moving the cart is easy, put your foot between the wheels at the rear of the cart and tilt back slightly.

When should I set out my cart for collection?

Recycling crews start their day early so the cart should be put out after 4:00 pm the night before, no later than 5 am on collection day. This will allow the crews to occasionally start their collection day early in case of inclement weather or double routes due to holidays.

How do I care for my cart?

Carts are very sturdy but occasionally hosing out your cart and letting it air dry with lid open will help keep the cart odor free and your neighborhood clean. Do not store cart near any source of excessive heat.

Only Township issued carts will be collected every other week at curb side. An additional 96 gallon cart may be purchased for \$35.00 from the GTMUA. If a resident has a valid concern about the size of their cart and would like a smaller 64 gallon cart, please call the GTMUA. Requests for a smaller cart will be reviewed on a case by case basis-only one exchange per household.

Carts broken by Township crews will be repaired or replaced at our discretion. If carts are broken by a resident, they will be responsible for replacement or repair. All recycling carts are the property of Gloucester Township and must be left at your house if you move. Recycling carts used for any other purpose other than recyclable materials will be confiscated. If cart is missing or stolen, contact the GTMUA.

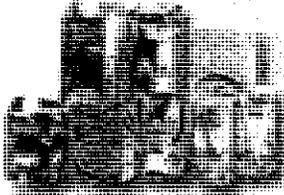
Residential Guide to Single-Stream Recycling



Aluminum &
Tin cans

#1, #2 and #4, #5, #7 Plastic food &
beverage containers

Phone books



Cartons



Corrugated cardboard &
Paper bags (flattened)



Greeting cards,
regular & junk mail



Newspapers, magazines,
brochures & inserts (no
bags, do not tie & bundle)

Paperboard boxes
(cereal, pasta
& tissue)

Cardboard
beverage
carriers



Glass bottles
& jars

File folders, office paper



Loose metal jar lids &
steel bottle caps



Paper
towel rolls

Paperback
books



NO

- Scrap metal
- VHS/VCR tapes
- Plastic bags
- Needles or syringes
- Window panes, mirrors, ceramics & Pyrex dishware
- Stickers or address label sheet waste
- Plastics other than those listed
- Electronic waste (batteries, cell phones, computers, etc.)
- Paint, pesticides, oil & cleansers
- Organic material and food waste
- Waxed paper or waxed cardboard
- Styrofoam or paper to-go containers

NO NEED TO REMOVE:

Paper clips, stamps, address labels, staples, metal fasteners, cellophane address windows, rubber bands, spiral bindings, plastic tabs

Please flatten all cardboard boxes. Empty and rinse all containers.

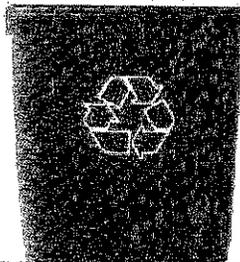
Please follow these guidelines carefully.

Questions? Please contact:

Gloucester Township
(856) 227-5665
(856) 227-8666
gtmua.com

camden county

Making It Better, Together.



AIM FOR MAXIMIZED RECYCLING