

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, July 27, 2016
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

No applications will be heard after 10:00P.M.

All persons testifying before the board must be sworn in.

The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR ADOPTION

Zoning Board Minutes – *Wednesday*,

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

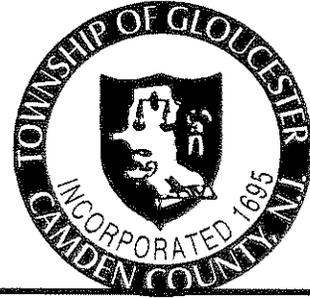
#162001BDCPMSFMS
Brahin Properties, Inc.
Zoned: R1

Bulk C Variance/Prel-Final Major Subdiv
Block: 16504 Lot: 10-11-12
Location: 189/1271/1263 Jarvis Rd, Sicklerville

50 single family homes with accessory functions & 3 lots for open space & drainage

Meeting Adjourned

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: **APPLICATION #162001BDCPMSFMS Escrow #10087**
Brahin Properties, Inc.
BLOCK 16504, LOTS 10, 11, and 12

DATE: July 20, 2016

The Applicant requests preliminary and final major subdivision and bulk variance approval to provide "50 single-family homes" within the R-1 – Residential District. The project is located on the northwest side of Jarvis Road southwest of Peachtree Lane.

The applicant previously received a density variance for fifty (50) lots and a 1½% COAH developer fee in accordance with the Land Development Ordinance as per Zoning Board of Adjustment Resolution #162001BD adopted February 24, 2016. The Applicant is advised the percentage of a developer fee is based on the ordinance percentage at the time of issuance of a building permit as per the New Jersey Administrative Code.

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

Applicant: Brahlin Properties, Inc., 1635 Chestnut Street, Suite 200, Philadelphia, PA 19102 (telephone #856-795-1234).
Owner: Harry R. Bleattler Jr., ind & exec under LWT of Harry R. Bleattler & Margaret A. Bleattler Indiv, c/o 16 Lakeview Court SW, Carolina Shores, NC 28467.
Engineer: Brian Peterman, PE, Peterman Maxcy Associates, LLC, 189 S. Lakeview Drive, Suite 101, Gibbsboro, NJ 08026 (telephone #856-282-744).
Traffic Engineer: Shropshire Associates, LLC, 277 White Horse Pike, Suite 203, Atco, NJ 08004 (telephone #609-714-0400).
Environmental: PT Consultants, Inc., 629 Creek Road, Bellmawr, NJ 08031 (telephone #856-251-9980).
Surveyor: Jack W. Shoemaker, PLS, First Order, llc, 3701 William Penn Highway, Easton, PA, 18045 (telephone#610-438-5840).
Attorney: Robert Mintz, Esq., Freeman & Mintz, P.A., 34 Tanner Street, Haddonfield, NJ 08033 (telephone #856-795-1234).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 6/27/16.
2. Peterman Maxcy Associates, LLC Submission Letter dated 6/13/16.
3. Flood Insurance Rate Map, Panel Number 34007C0138E, Effective Dated September 28, 2007.
4. Disclosure Statement.
5. Recycling Report, as prepared by Peterman Maxcy Associates, LLC dated 6/13/16.
6. Groundwater Mounding Analysis, as prepared by Peterman Maxcy Associates, LLC dated 6/09/16.
7. Stormwater Management Report, as prepared by Peterman Maxcy Associates, LLC dated 6/09/16.

8. Stormwater Management Plan, as prepared by Peterman Maxcy Associates, LLC dated 6/13/16.
9. PA/Phase 1 ESA, as prepared by PT Consultants dated 5/27/15.
10. Engineering plans, as prepared by Peterman Maxcy Associates, LLC consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	6-19-16
2	Preliminary Plan of Lots	6-19-16
3	Existing Conditions/Demolition Plan	6-19-16
4	Development Plan	6-19-16
5	Grading Plan	6-19-16
6	Utility Plan	6-19-16
7	Landscape & Lighting Plan	6-19-16
8	Profiles	6-19-16
9	Construction Details	6-19-16
10	Utility Details	6-19-16
11	Drainage Details	6-19-16
12	Soil Erosion Control and Sediment Control Plan	6-19-16
13	Soil Erosion Control and Sediment Control Details	6-19-16

II. ZONING DISTRICT COMMENTS

ZONE: R-1 – Residential District [§403].

<u>Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Conforms</u>
Lot size (min.) ¹ – Lot 54	1 ac.	≥ 6,807 sf	no*
Lot frontage (min.) – Lot 6	125 ft.	≥ 62.03 ft.	no*
Lot frontage (min.) – cul-de-sac	93.75 ft.	≥ 33.80 ft.	no*
Lot depth (min.) – Lots 53 and 54	200 ft.	≥ 101.91 ft.	no*

¹ = The Applicant is required to “comply as closely as possible to the R-3 Residential District lot frontage,” which is 75-feet as per Resolution #162001BD adopted February 24, 2016..

* = 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.

<u>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS¹</u>			
Building coverage (max.)	15%	35%	no*
Lot coverage (max.)	30%	65%	no*
Front yard (min.)	50 ft.	20 ft.	no*
Side yard (min.)	25 ft.	10 ft.	no*
Rear yard (min.)	75 ft.	20 ft.	no*
Usable yard area (min.)	25%	25%	yes
Maximum Height (max.)	35 ft.	35 ft.	yes

¹ = The Applicant is requesting approval to apply the R-4 Residential District bulk and setback requirements.

* = 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 Preliminary, and Final Major Subdivision, and Variance requirements. The Applicant has provided the checklist requirements or requested a waiver.

The submitted checklist indicates several required plan items as "N/A" Not Applicable or "D" Deferred: these are not available options. The plans must be revised to provide the ordinance checklist requirements or request and have approved waivers.

The applicant must provide the following omitted checklist items or request a waiver:

It's not recommended to waive underlined comments

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
 - a. The Applicant submitted a PA/Phase 1 Environmental Site Assessment; however, this is different the ordinance requirements for an Environmental Impacts Statement.
2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a. The plans shall be revised to amend General Note #5 indicating the absence of freshwater wetlands is based on a field investigation and data in addition to map data.
3. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
 - a. The plans shall be revised to provide the names, addresses, block and lot numbers of all property owners within 200 feet of the development.
4. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].
 - a. The plans shall be revised to provide each block and each lot within each block shall be numbered as approved by the Tax Assessor.
5. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
 - a. The plans shall be revised to provide two (2) permanent benchmarks based upon U.S.G.S datum.
6. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
7. Acceleration/deceleration lanes. [Checklist #75].
8. Cross Sections. [Checklist #94].
 - a. Defer to Board engineer.
9. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].

IV. WAIVER COMMENTS

It's not recommended to waive underlined comments

1. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. [Checklist #22].
 - a. The submitted boundary survey was completed on July 01, 2015.
2. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
 - a. Considering the approved density increase of three (3) times more than the R-1 Residential Zoning District it's recommended the plans shall be revised to provide existing structures and their uses within 200 feet of the tract.
3. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
 - a. Defer to Board engineer.

V. VARIANCE COMMENTS

The instant application required the following variances:

§403.F, Area, Yard, Height and Building Coverage (Residential Cluster)

1. Lot size: (≥ 6,807 sf provided v. 1 ac. minimum required).
2. Lot frontage: (≥ 62.03 ft. provided v. 125 ft. minimum required).
3. Lot frontage (cul-de-sac): (≥ 33.80 ft. provided v. 93.75 ft. minimum required).
4. Lot depth: (≥ 101.91 ft. provided v. 200 ft. minimum required).
5. Building coverage: (35% provided v. 15% maximum allowed).
6. Lot coverage: (65% provided v. 30% maximum allowed).
7. Front yard: 20 ft. provided v. 50 ft. minimum required).
8. Side yard: (10 ft. provided v. 25 ft. minimum required).
9. Rear yard: (20 ft. provided v. 75 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 variances:

10. 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)).
11. 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).

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.

VI. PRELIMINARY/FINAL SUBDIVISION REVIEW COMMENTS

1. The plans shall be revised to provide a detail of the "Proposed Identification Sign" consistent with the requirements of §426.GG, Residential Development Community Entrance Sign.
2. The plans shall be revised to indicate the responsible authority (Home Owners Association, Township of Gloucester, etc.) for the following proposed open space, stormwater management basin, and utility easements as per §503.D, Easement/Restricted Covenants:
 - a. "Stormwater Management to be Dedicated to 'Responsible Authority'."
 - b. "Open Space to be Dedicated to 'Responsible Authority'."
 - c. "20' Utility Easement to be Dedicated to 'Responsible Authority'."
 - d. "10' Wide Street Tree Easement to be Dedicated to 'Responsible Authority'."
3. It's recommended the plans be revised to also provide an access easement across the proposed 20' Utility Easement for either proposed Lots 6 and 7 or 9 and 11 as per §503.D, Easement/Restricted Covenants.
 - a. The purpose of this is to provide an opportunity for a future emergency ingress/egress to Block 16504, Lot 24, which is municipal open space and may be developed as active and/or passive open space.
4. The plans shall be revised to provide a Final Plan of Lots that identifies proposed dedications to a Home Owners Association, the Township of Gloucester, etc. to ensure this information is added to the Municipal Tax Maps as per §503.D, Easement/Restricted Covenants.
5. The plans shall be revised to provide the following additional and/or replacement landscaping at the identified locations to enhance the aesthetics of the proposed development as per §507.A(1).
 - a. Proposed Lot 29 - Stormwater Management Basin (Northwest Side)
 - i. Replace the proposed Four (4) Pitch Pine and three (3) Virginia Pine with twelve (12) Leyland Cypress (*Cupressocyparis leylandii*) 7' – 8' tall at planting eight (8) feet on-center.
 1. The Leyland Cypress evergreen tree is an improved buffer for the proposed adjacent a residence.
 - b. Proposed Lot 29 - Stormwater Management Basin (Northeast Side)
 - i. The proposed thirty (32) evergreens are insufficient. Replace the proposed nine (9) Pitch Pine and nine (9) Virginia Pine and

supplement the proposed thirteen (13) Red Cedar with the following trees providing at least fifty (50) evergreen trees total along the 478.20 property line.

- Leyland Cypress (Cupressocyparis leylandii) 6' - 8' tall at planting.
- American Holly (Ilex opaca) 6' - 8' tall at planting.
- Norway spruce (Picea abies) 6' - 8' tall at planting.
- White fir (Abies concolor) 6' - 8' tall at planting.
- Thuja Green Giant (Thuja standishii x plicata) 5' - 6' tall at planting.
 - The above recommendation provides an average spacing of approximately ten (10) feet between evergreen trees and an improved screen.

c. Proposed Lot 29 - Stormwater Management Basin (Southeast Side – Jarvis Road)

- i. The proposed landscaping shall be supplemented with at least six (6) evergreen trees of a variety as noted above.

d. Proposed Lot 29 - Stormwater Management Basin (Southwest Side – Proposed Road "A")

- i. The proposed shrubs shall be supplement with at least 50% more shrubs.
 - 1. The proposed drainage basin in the front yard shall also serve as a landscape feature and the proposed spacing for small shrubs of 10-foot on-center is insufficient as a suitable streetscape.

e. Proposed Lot 30 – Open Space (Southeast Side – Jarvis Road)

- i. The plans shall be revised to provide the following notation for.
 - 1. "Additional evergreen trees shall be provided to effectuate a buffer screen if required by the Township Planner."

f. Proposed Lot 1 – Open Space (Southeast Side – Jarvis Road)

- i. The proposed landscaping shall be supplemented with a variety of at least six (6) evergreen trees as noted above.
 - 1. The above recommendation is to complement the recommended landscaping on proposed Lot 29.
- ii. The plans shall be revised to provide a notation that the open area would be disc harrowed or the functional equivalent, graded, and provide top soil, fertilizer, and seed.
 - 1. The purpose of this recommendation is to provide a suitable area approximately 80' x 80' as a multi-purpose field.
 - a. In the alternative the open area may be landscaped as an arboretum for nature study and/or park node for the development.

6. The Landscaping Plan, Sheet 9, Planting Specifications, No. 16 shall be revised to guarantee plants for at least two (2) years as per §507.F, Guarantee.

7. The plans shall be revised to relocate the proposed street lights between Lots 45 and 46 to be between Lots 46 and 47 to be consistent with the northerly section of Proposed Road "A" as per §508.A, Lighting.

8. The plans shall be revised to provide street lights between Lots 14 and 15 and between Lots 20 and 21 within the "eyebrows" of Proposed Road "A" as per §508.A, Lighting.
9. The plans shall be revised to provide the following ornamental street lights or the functional equivalent along the frontage of the proposed roads as per §508.A, Lighting.
 - a. HADCO, Colgate I with Signature globe incorporating the "GT" brand including but not necessarily limited to the following locations as per §508.D, Lighting.
10. The plans shall be revised to provide the street name as per §515.J, Street Design.
11. It's recommended the plans be revised to provide a 3-Rail Vinyl Fence with wire mesh in lieu of the proposed wood split rail fencing for the basin as per §517.J(4), Retention (Infiltration) System.
 - a. The recommended fencing provides an improved viewshed for the basin as a landscaped feature than the proposed split rail, which in time would fade to a dull and gray finish from rainwater and sunlight.
12. The plans shall be revised to provide a phasing plan for installation and completion of all site improvements within a two (2) year period as per §905.D, Staging and Completion of Installation of Improvements.

VII. GENERAL REVIEW COMMENTS

1. The plans shall be revised to provide a Final Plan of Lots in accordance with the provisions of the Recordation Law [Basis NJSA 40:55D, 54].
 - a. This would require review and approval by the Township Engineer.
 - i. The plans are revised to include a Final Plan of Lots that also includes the following to address Certification of the Secretary of the Zoning Board of Adjustment [NJAC 46:26B-5]:
 1. "This is to certify that the Zoning Board of Adjustment of the Township of Gloucester is the proper authority to approve and has approved this map and that this map complies with the "Map Filing Law". This map shall be filed in the Camden County Clerk's office on or before the _____ day of _____, which said date is 95 days from the signing of this plat.

Secretary

Date".

2. The Applicant shall provide a copy of the by-laws of the Home Owner's Association, if applicable.
3. The plans shall be revised to include proposed Lot 1 in Phase 1 of the project.
4. The plans shall be revised to renumber the lots to include a Lot 10.
5. The plans shall be revised to provide a temporary cul-de-sac between Phase 1 and Phase 2.

6. The Applicant shall address the following recommendation to advance the planning process.
 - a. Consideration should be given to an providing alternate drainage design to the proposed rear yard drainage swales and associated improvements.
 - i. The Township has experienced several conflicts between property owners and long-term maintenance of these types of drainage systems. These rear yard systems create conflicts to future home owners that want patio areas, sheds, pools, etc. in their rear yard, particularly for Lots 3, 4, and 5. This can be avoided by implementing an alternative design.
7. The Applicant shall address the ability of the development to comply with Ordinance O-12-05, adopted March 12, 2012 amending Chapter 55, Garbage, Rubbish and Waste, specifically regarding location of single stream recycling containers as per §55-2.12(b), as follows:
 - a. "Storage of Trash/Recyclable Containers. Trash/Recyclable containers stored outside residential buildings shall be placed behind the extended front face of the structure. Containers shall be concealed to the extent that they are not visible from the public right of way or adjacent properties."
8. The Applicant should provide a design plan that would address building elevations, floor plans, building materials, colors, textures, facade modulation, roof lines, which are requirements under the provisions of a Planned Development.
 - a. Should the Board approve the instant application it's recommended the proposed building elevations, floor plans, building materials, colors, textures, facade modulation, roof lines, etc. be a condition of approval to maintain consistency throughout the development.

VIII. TRAFFIC IMPACT STATEMENT COMMENTS

The applicant must provide professional testimony to address applicability of the following omitted items as per §815, Traffic Impact Report.

1. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).
5. Site distance analysis as per §815.A(5)(c).

IX. PA/PHASE I ESA COMMENTS

The Applicant shall address the following eight (8) Recognized Environmental Conditions (REC) and Areas of Concern (AOC) and measures to be completed to address additional studies and analyses as recommended by the Applicant's Environmental Consultant and the proposed schedule for remediation:

1. Historic Junkyard Operations (REC/AOC-1): Additional investigation of the site regarding impacts that may be present because of the former automobile junkyard from 1954 – 2010.
2. Historic Agricultural Use (REC/AOC-2): Additional studies for contamination of surface soils and historic pesticides from former farming operations.
3. Drum Staging Areas (REC/AOC-3): Collection and proper disposal of four (4) 55-gallon drums.

4. Stained or Discolored Areas (REC/AOC-4): Collection and proper disposal of nine (9) 5-gallon containers, remediation of stained soils, additional investigation, and sampling.
5. Former Well (REC/AOC-5): Remediation of a former "block line-pit feature, which is reported as a former well, stained soils, additional investigation, and sampling.
6. Soil Piles (REC/AOC-6): Collection and proper disposal of apparent imported soil piles.
7. Former Structures (REC/AOC-7): Additional investigation of areas that included three (3) former structures, a residence, ruins of a residence/farmstead, outhouse, oil tank, sewage systems, etc.
8. Waste Piles (REC/AOC-8): Collection and removal of miscellaneous debris throughout the property including, building materials, tires, motor homes, boats, etc.

X. RESOLUTION COMMENTS

Findings of Fact

The Applicant is required to complete the following:

1. *The Applicant has provided a residential development that does not exceed fifty (50) residential lots.*
2. *The Applicant has provided a Traffic Impact Statement.*
3. The submitted plans provide decorative lighting.
 - a. However, it is recommended the Applicant provide a street light presently used by the Township or it's functional equivalent.
4. *The submitted plans provide belgian block curb.*
5. The Applicant is required to provide \$25,000.00 (\$500.00 per lot) to the Field of Dreams fund prior to signature of the Final Plan of Lots.
6. The plans provide lots that have 62.03' frontage or greater where the R-3 – Residential District requires a 75' lot frontage.

XI. 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.*

XII. RECOMMENDATIONS

1. Should the Board approve the submitted application, a subsequent preliminary and final major subdivision approval is required in accordance with the Township Land Development Ordinance.

cc: Brahin Properties, Inc.
Robert Mintz, Esq.
Brian Peterman, PE
Anthony Costa, Esq.
James Mellett, PE

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*#162001BDCPMSFMS
Brahin Properties, Inc.
Block 16504, Lots 10, 11, and 12*

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. #162001BDC PMS FMS Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 2660 Project # _____

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

Escr. 27500 Escr.# _____

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Brahin Properties, Inc.</u> Address: <u>1535 Chestnut Street</u> <u>Suite 200</u> City: <u>Philadelphia</u> State, Zip: <u>PA 19102</u> Phone: <u>(856) 795 - 1234</u> Fax: <u>(856) 795 - 4620</u> Email: <u>bob@freemanandmintzpa.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Harry R. Bleattler, Jr., ind & exec under LWT of</u> <u>Harry R. Bleattler & Margaret A. Bleattler Indiv.</u> Address: <u>c/o 15 Lakeview Court SW</u> City: <u>Carolina Shores</u> State, Zip: <u>North Carolina 28467</u> Phone: <u>(856) - -</u> Fax: <u>(856) - -</u>
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3. Type of Application. Check as many as apply:

<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 type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² Section 902-4(a)(ii) <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____
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² Legal advertisement and notice is required to all property owners within 200 feet.

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: <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>
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6. Name of Persons Preparing Plans and Reports:

Name: Brian Peterman, Peterman, Maxcy Assoc, LLC
Address: 189 S. Lakeview Drive, Suite 101
Profession: Engineer
City: Gibbsboro
State, Zip: New Jersey 08026
Phone: 856 282 7444 Fax: 856 282 7443
Email: petermaneng@comcast.net

Name: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: 856 - _____ Fax: 856 - _____
Email: _____

7. Location of Property:

Street Address: 1289/1271/1263 Jarvis Road Block(s): 16504
Tract Area: 16 +/- acres Lot(s): 10, 11, 12

8. Land Use:

Existing Land Use: Junk yard plus small structures
Proposed Land Use (Describe Application): 50 single-family homes with accessory functions and 3 lots for open space and drainage.

9. Property:

Number of Existing Lots: 3
Number of Proposed Lots: 53 (includes open space & basin)
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) to be determined

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. Peterman, Maxcy Assoc. subdivision & supporting plans.

12. List Previous or Pending Applications for this Parcel: Resol. #162001BD density variance

List all applications on a separate sheet.

*

13. Zoning See Bulk Standard Schedule attached & on plan - variance from R-1 standards to actual plan layout reflecting R-4 standard used for implementation.

All Applications	R1 <u>REQD</u>	R4	Proposed *	Fence Application	Proposed
Front setback 1	50'	20'	20'	Setback from E.O.P.*1	N/A
Front setback 2	-	-	-	Setback from E.O.P.*2	
Rear setback	75'	20'	20'	Fence type	
Side setback 1	25'	10'	10'	Fence height	
Side setback 2	-	-	-	*E.O.P. = Edge Of Pavement.	
Lot frontage	125'	50'	65'	Pool Requirements	N/A
Lot depth	200'	100'	>100'	Setback from R.O.W.1	
Lot area	43500 SF	6000 SF	6545 SF	Setback from R.O.W.2	
Building height	35'	35'	≤ 35'	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	N/A			Shed Requirements	N/A
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: RSIS standard met Number of parking spaces provided: _____
 Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested: UNKNOWN AT THIS TIME

- 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

BRAHIN PROPERTIES, INC.

Lee Brahin

Signature of Applicant Lee Brahin

6-16-16

Date

Signature of Co-applicant

Date

No
No

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).

June 25, 2016
Date

Nancy R Bleattler Jr
Signature

Harry R. Bleattler, Jr., indiv & as Executor under the Last Will
Print Name & Testament of Harry R. Bleattler

Sworn and Subscribed to before me this

27 day of June

HARRY R BLEATTLER JR.
Signature

2016 (Year).
Margaret A. Bleattler

Margaret A. Bleattler
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

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).

BRAHIN PROPERTIES, INC.

Signature of Applicant

Lee Brahin

Print Name

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 16504 Lot 10, 11, 12 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. Peterman, Maxcy Associates LLC

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

Name of property owner or applicant Brian Peterman

Notary public _____

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).

June 25, 2016

Date

Signature

Harry R. Bleattier, Jr., indiv & as Executor under the Last Will & Testament of Harry R. Bleattier

Sworn and Subscribed to before me this

27th day of June

2016 (Year)

Donald Rye

Signature

Margaret A. Robbins
Print Name

18. Declaration of Assignment (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? See attached

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

BRAHIN PROPERTIES, INC.

Signature of Applicant

Lee Brahın

Print Name

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 16504 Lot 10, 11, 12 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 day of

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

20 16 before the following authority.

Name of property owner or applicant Brian Peterman

Notary public

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
 _____ Signature
 Harry R. Bleattler, Jr., indiv & as Executor under the Last Will
 Sworn and Subscribed to before me this _____ day of _____
 Print Name & Testament of Harry R. Bleattler

_____ day of _____
 _____ Signature
 Margaret A. Bleattler
 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?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
C. Is this application for approval on a site or sites for commercial purposes?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
D. Is the applicant a corporation?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
E. Is the applicant a limited liability corporation?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
F. Is the applicant a partnership?	<input type="checkbox"/> No	<input type="checkbox"/> Yes

IF YES TO ANY OF THE ABOVE:

- 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).
- Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? See attached

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).

BRAHIN PROPERTIES, INC.
 _____ Signature of Applicant
 Lee Brahin
 _____ Print Name

_____ Date
 6-16-16

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 16504 Lot 10, 11, 12 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.

AS REQUIRED BY ORDINANCE

State of New Jersey, Sworn and subscribed to
 County of Camden: On this _____ day of _____
 _____ of full age, being duly sworn to 20 16 before the following authority.
 law, on oath and says that all of the above statement
 herein is true. Peterman, Maxey Associates LLC

 Name of property owner or applicant Brian Peterman Notary public

Brian S. Peterman

AFFIDAVIT OF OWNERSHIP

STATE OF PENNSYLVANIA :
: SS.
COUNTY OF PHILADELPHIA :

Lee Brahin of full age, being duly sworn on his oath according to law deposes and says that:

1. I am a corporate employee and have access to the names and addresses of all corporate stockholders.

2. Upon review of Brahin Properties Inc's corporate books and records I have ascertained that the following stockholders/members hold a share of 10% or greater in Brahin Properties, Inc.

3. The complete list of stockholders/members holding a 10% or greater share is:

NAME	ADDRESS
<u>Lee Brahin</u> <i>President + Secretary</i>	50% <u>1535 Chestnut Street, Suite 200</u> <u>Philadelphia, PA 19102</u>
<u>Judy Brahin</u> <i>Vice President</i>	50% <u>210 W. Rittenhouse Square #3206</u> <u>Philadelphia, PA 19103</u>

which is owned by:

_____ % _____

_____ % _____

Lee Brahin

DATED: 6-16-16

Sworn to and subscribed
before me this 16 day
of JUNE, 2016.
Denise R. Reid

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Denise R. Reid, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Jan. 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



MAP SCALE 1" = 500'



PANEL 0138E

FIRM FLOOD INSURANCE RATE MAP

CAMDEN COUNTY,
NEW JERSEY
(ALL JURISDICTIONS)

PANEL 138 OF 305
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMPARABLE NUMBER	PANEL	SUFFIX
34007	00138E	E

NOTE: TO USE THIS MAP, MEMBERS MUST BECOME A MEMBER OF THE COMMUNITY NUMBERED FIRM (CNF) AND OBTAIN A POLICY FROM AN INSURANCE COMPANY APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



Federal Emergency Management Agency

MAP NUMBER
3400700138E

EFFECTIVE DATE
SEPTEMBER 28, 2007

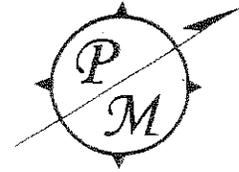
NATIONAL FLOOD INSURANCE PROGRAM

This is an official copy of the Flood Insurance Rate Map (FIRM) for Camden County, New Jersey, as of September 28, 2007. It was extracted using the FIRM On-Line system. This map document and related data are the property of FEMA and are loaned to you for your use only. It is not to be used for any other purpose. For more information, please contact the FEMA Flood Map Service Center at 4800 Marking Road, St. Louis, MO 63109.



Peterman • Maxcy Associates, LLC

ENGINEERING • SURVEYING • PLANNING



June 13, 2016
File No. 15073

Jarvis Road Major Subdivision
Block 16504, Lots 10, 11 & 12
1271 Jarvis Road
Gloucester Township, Camden County, New Jersey

SUBMISSION CHECKLIST ITEMS NOT APPLICABLE

- Checklist Item #20 – Sheet index for multiple sheets.
- Checklist Item #62 – No running stream is proposed.
- Checklist Item #100 – No pump stations are proposed.
- Checklist Item #106 – No individual septic systems or water wells are proposed.

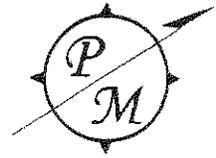
REQUESTED CHECKLIST DEFERRAL ITEMS

- Checklist Item #33 – For not providing a certified 200 property owners list.
- Checklist Item #50 – For not providing assigned block and lot numbers from the Tax Assessor.
- Checklist Item #56 – To provide two (2) benchmarks.
- Checklist Item #106 – For not providing will provide service letters from existing utility company.

REQUESTED SUBMISSION CHECKLIST WAIVERS

- Checklist Item #22– A partial waiver is requested for not providing a property survey less than 6 months old.

189 South Lakeview Drive
Suite 101
Gibbsboro, New Jersey, 08026
(856) 282-7444 • FAX (856) 282-7443



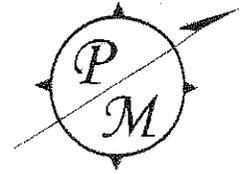
- Checklist Item #34 – for not providing existing structures and their related uses within 200 feet.
- Checklist Item #65 – For not providing location and elevations of all existing lakes or ponds within 500 feet of the PIQ.
- Checklist Item #74 – For not providing the names, locations and dimensions of all existing streets, driveways, sidewalks, bike routes, water, sewer and gas mains within 200 feet of the PIQ.
- Checklist Item #94 – For not providing cross sections.
- Checklist Item #96 – A partial waiver is being requested for not providing a profile of Jarvis Road.
- Checklist Item #108 – For not providing an Environmental Constraints Map, § 519

BSP/kas

C:\DWG\Peterman\15073 Jarvis Road\Reports\15073 6-13-16 Checklist Waiver Variance.doc

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JUN 27 2013

GROUNDWATER MOUNDING ANALYSIS
FOR
JARVIS ROAD MAJOR SUBDIVISION
BLOCK 16504, LOTS 10, 11 & 12
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

A handwritten signature in black ink, appearing to read 'B. Peterman', written over a horizontal line.

BRIAN S. PETERMAN, P.E., C.M.E.
New Jersey Professional Engineer License # 38232
June 9, 2016

Project No. 15073

189 South Lakeview Drive
Suite 101
Gibbsboro, New Jersey, 08026
(856) 282-7444 • FAX (856) 282-7443



Introduction

A groundwater mounding analysis was performed for the Jarvis Road Major Subdivision Development located along Jarvis Road in Gloucester Township. The following information was used:

- NJ Stormwater Best Management Practice Basis of Design (within Stormwater Management Report)
- Soil Survey of Camden County, New Jersey
- Computer program found at www.aquifertest.com/forum/rmound.asp
- Reference: Simulation of Groundwater Mounding Beneath Hypothetical Stormwater Infiltration Basin prepared by USGS prepared in cooperation with the NJDEP.
- NJDEP GIS interactive map at <http://www.state.nj.us/dep/gis/depsplash.htm#>

The proposed stormwater management basin is located within the following soil groups:

Downer loamy sand, 0-5% slopes. The Downer series consists of well-drained, Gray-Brown Podzolic soils intergrading to Regosols. The water-holding capacity of this soil is low. Movement of water through this soil is moderate to rapid. Downer soils have a "Rapidly permeable sub-stratum".

Woodstown and Dragston sandy loam – The Woodstown series consists of nearly level, moderately well drained soils that occur in intermediate positions. Their subsoil is slightly more clayey than the surface layer. The Woodstown and Dragston are mainly a Woodstown soil, however, the Dragston soil occur in the lower positions and are less sloping than the Woodstown. A higher water table is a problem in these soils

The information from the above test and reports were used in the Simulation of Groundwater Mounding Beneath Hypothetical Stormwater Infiltration Basin prepared by USGS.

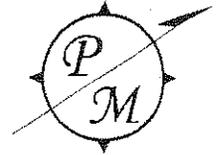
Basin A

The hydraulic conductivity (K) of 2.00 inch/hour or **4.00 ft/day**, (K) inch/hour was used.

The specific yield is usually between 0.085 – 0.17. **0.085** (ϵ) was used.

Initial saturated thickness – Multiple soil pits were performed around the site and no ground water was encountered. Test pit # 1, which is conducted within the area of Basin "A", has a ground elevation of 161±. The pit was excavated down 14 feet and no groundwater was encountered. An elevation of 147± feet (168"/ 12") was used for this calculation, approximately **14 feet** below existing ground.

The actual infiltration rate was 12.98 in/hr (lowest), **1.33** was used.



T is time to drain, 72 hours or 3 days with a safety factor of two, 36 (t) hours or 1.5 (t), hours was used.

The above information was used in the USGS program that is based upon the Hantush ~~formula for predicting the maximum height of the water table beneath a rectangular recharge~~ area. It was determined that there would be no rise in the water-table rise 120 feet from the center of the infiltration basin. Assuming that the ground water elevation is at 147, the maximum rise in water elevation would be 147. This is well beneath the adjacent buildings.

Summary

Based on this analysis, it is this office's professional opinion that the groundwater mounding will not cause stormwater or groundwater to breakout to the land surface or cause adverse impact to adjacent surface water bodies, wetlands or subsurface structures including but not limited to basements and septic systems.

This spreadsheet will calculate the height of a groundwater mound beneath a stormwater infiltration basin. More information can be found in the U.S. Geological Survey Scientific Investigations Report 2010-5102 "Simulation of groundwater mounding beneath hypothetical stormwater infiltration basins".

The user must specify infiltration rate (R), specific yield (Sy), horizontal hydraulic conductivity (Kh), basin dimensions (x, y), duration of infiltration period (t), and the initial thickness of the saturated zone (hi(0), height of the water table if the bottom of the aquifer is the datum). For a square basin the half width equals the half length (x = y). For a rectangular basin, if the user wants the water-table changes perpendicular to the long side, specify x as the short dimension and y as the long dimension. Conversely, if the user wants the values perpendicular to the short side, specify y as the short dimension, x as the long dimension. All distances are from the center of the basin. Users can change the distances from the center of the basin at which water-table aquifer thickness are calculated. Cells highlighted in yellow are values that can be changed by the user. Cells highlighted in red are output values based on user-specified inputs. The user MUST click the blue "Re-Calculate Now" button each time ANY of the user-specified inputs are changed otherwise necessary iterations to converge on the correct solution will not be done and values shown will be incorrect. Use consistent units for all input values (for example, feet and days)

Input Values	
1.3300	R
0.085	Sy
4.00	K
180.000	x
15.000	y
1.500	t
14.000	hi(0)

R
Sy
K
x
y
t
hi(0)

Use consistent units (e.g. feet & days or inches & hours)

Conversion Table

inch/hour	feet/day
0.67	1.33
2.00	4.00
hours	days
36	1.50

In the report accompanying this spreadsheet (USGS SIR 2010-5102), vertical soil permeability (ft/d) is assumed to be one-tenth horizontal hydraulic conductivity (ft/d).

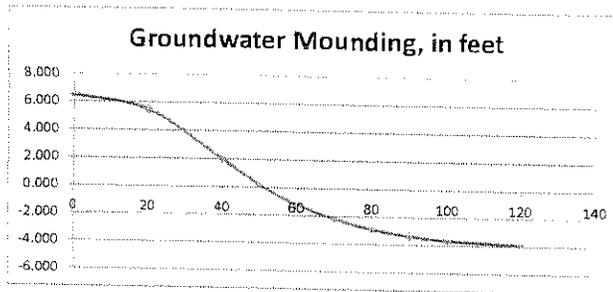
h(max)
Δh(max)

maximum thickness of saturated zone (beneath center of basin at end of infiltration period)
maximum groundwater mounding (beneath center of basin at end of infiltration period)

Ground-water Mounding, in feet
Distance from center of basin in x direction, in feet

0
20
40
50
60
70
80
90
100
120

Re-Calculate Now

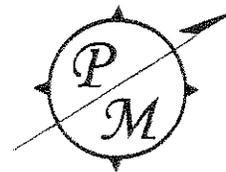


Disclaimer

This spreadsheet solving the Hantush (1967) equation for ground-water mounding beneath an infiltration basin is made available to the general public as a convenience for those wishing to replicate values documented in the USGS Scientific Investigations Report 2010-5102 "Groundwater mounding beneath hypothetical stormwater infiltration basins" or to calculate values based on user-specified site conditions. Any changes made to the spreadsheet (other than values identified as user-specified) after transmission from the USGS could have unintended, undesirable consequences. These consequences could include, but may not be limited to: erroneous output, numerical instabilities, and violations of underlying assumptions that are inherent in results presented in the accompanying USGS published report. The USGS assumes no responsibility for the consequences of any changes made to the spreadsheet. If changes are made to the spreadsheet, the user is responsible for documenting the changes and justifying the results and conclusions.

Peterman • Maxcy Associates, LLC

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June 13, 2016
File No. 15073

Jarvis Road Major Subdivision
Block 16504 Lots 10, 11 & 12

1271 Jarvis Road
Gloucester Township, Camden County, New Jersey

Recycling Report

Trash will be picked-up curb-side at each residence. Recycling containers will be provided by the Township. The residents will need to abide by the Township regulations regarding trash and recycling requirements.

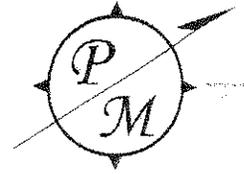
Trash and recycling pick-up shall only be permitted from 7:00 am to 10:00 pm in accordance with Camden County's Noise Ordinance

The quantity of material that will be generated is unknown.

BSP/kas
C:\DWG\Peterman\15073 Jarvis Road\Reports\15073 6-13-16 Recycling Report.doc

Peterman • Maxcy Associates, LLC

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STORMWATER MAINTENANCE PLAN
FOR
JARVIS ROAD MAJOR SUBDIVISION
BLOCK 16504, LOTS 10, 11 & 12
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

A handwritten signature in black ink, appearing to read 'B. Peterman', is written over a horizontal line.

BRIAN S. PETERMAN, P.E., C.M.E.
New Jersey Professional Engineer License # 38232
June 9, 2016

Project No. 15073

189 South Lakeview Drive
Suite 101
Gibbsboro, New Jersey, 08026
(856) 282-7444 • FAX (856) 282-7443

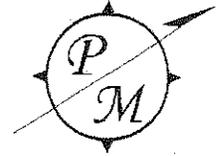
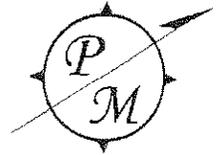


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- I. Introduction**
- II. Stormwater Maintenance Plan for Infiltration Basin**

- III. Stormwater Maintenance Responsibilities**
- IV. Preventative Maintenance Procedures**
- V. Corrective Maintenance Procedures**
- VI. Aesthetic Maintenance Procedures**
- VII. Maintenance Tasks and Schedule**
- VIII. Maintenance Equipment and Materials**
- IX. Maintenance Cost Estimates for Routine Maintenance Tasks**



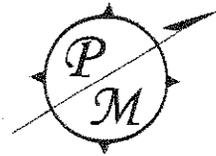
I. Introduction

Jarvis Road Major Subdivision Development consists of one (1) infiltration/retention basin that is located on site. The basin is to be maintained by a Homeowners Association. The basin is located within open space lot and can be accessed from the proposed road.

The basin was designed to be infiltration/retention basin as shown in the New Jersey Stormwater Best Management Practices (BMP) Manual.

One of the BMP requirements is to supply a stormwater maintenance plan. The plan is required to include the following:

- 1) The name, address and phone number of person(s) responsible. If the responsible party is to be a homeowners association, the plan must include a written agreement.
- 2) Specific preventative and corrective maintenance tasks such as removal of sediment, trash and debris; mowing, pruning and restoration of vegetation; restoration of eroded areas; elimination of mosquito breeding habitats; control of aquatic vegetation; and repair or replacement of damaged or deteriorating components.
- 3) A schedule of regular inspections and tasks.
- 4) Cost estimates of maintenance tasks, including sediment, trash and debris removal.
- 5) Detailed logs of all preventative and corrective maintenance performed.
- 6) A list of all standard and nonstandard maintenance equipment, tools and supplies required to perform all tasks.
- 7) The plan should note if the stormwater management measures includes a Class I or II dam as defined in the NJDEP Dam Safety Standards at NJAC 7:20. An emergency action plan is also required at NJAC 7:20-1(f) for more information.
- 8) Maintenance, repair and replacement instructions for specialized, proprietary and nonstandard measures components, including manufactures' products instructions and user manuals.
- 9) Procedures and equipment to protect the safety of inspection and maintenance personnel.
- 10) Approved disposal and recycling site and procedures for sediment, trash, debris and other material removed from basin during maintenance operations.
- 11) Originals or copies of manufactures' warranties.
- 12) As-built construction plans of the stormwater management measures and copies of pertinent construction documents such as laboratory test results, permits and completion certificates.



II. Stormwater Maintenance Plan for Infiltration Basin

The Jarvis Road Major Subdivision Development basin is designed to be an infiltration/retention basin. The basin will have a softer side slope and is located off the proposed road. The basin will be excavated and will surrounded by trees.

With this development, the stormwater infiltration basin was sized to handle the requirements set forth by the Residential Site Improvements (RSIS) and the Township of Gloucester. The drainage calculations will show that the peak post-developed stormwater flow rates for the 2-yr, 10-yr and 100-yr after development will not be greater than the pre-development rates for the 2-yr, 10-yr and 100-yr.

The infiltration basin design goal is to recharge the stormwater on-site as required by New Jersey Department of Environmental Protection. The soils onsite are a "B" type soils. The basin's permeability rates are within the acceptable range. The basin will be excavated an additional 6" and replaced with K5, or approved equal, sand for better infiltration.

III. Stormwater Maintenance Responsibilities

During construction, the responsible party for maintaining the basin(s) will be:

Developer name: Unknown at this time

Developer address: Unknown at this time

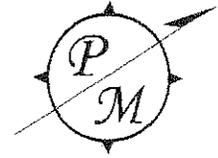
Developer telephone number: Unknown at this time

If someone other than the developer is the responsible party for maintaining the basin(s), the plan shall include either:

- Documentation of such person's agreement to assume maintenance responsibilities, or
- The Developer's obligation to dedicate the stormwater management facility(s) to such person under an applicable ordinance or regulation.

The responsible person is required to:

- 1) Evaluate the effectiveness of the maintenance plan (at least once per year) and adjust the plan as needed.
- 2) Retain and make available the maintenance plan and associated documentation to any requested administrative, health, environmental or safety agency authority over the site.



- 3) Submit annual copies to the Township, when required.
- 4) Maintain the following records:
 - a) A detailed log of all preventative and corrective measure for the structural stormwater management measures.
 - b) Records of all maintenance related inspections.
 - c) Records of maintenance related work orders.

After construction, the responsibility will become that of the Homeowners Association.

Homeowners Association name: Unknown at this time

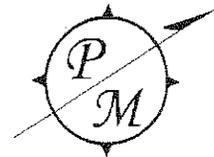
Homeowners Association address: Unknown at this time

Homeowners Association telephone number: Unknown at this time

The developer will dedicate the stormwater basin to the Homeowners Association under an applicable ordinance or regulation.

The Homeowners Association is required to:

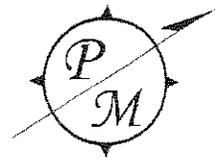
- 1) Maintain the following records:
 - a) A log of all preventative and corrective measure for each of the stormwater facilities.
 - b) Records of all inspections.
 - c) Records of maintenance performed.
- 2) Evaluate the effectiveness of the maintenance plan (yearly) and adjust the plan and deed as needed
- 3) Retain and make available the maintenance plan and any associated documentation to any administrative, health, environmental or safety agency.



IV. Preventative Maintenance Procedures

Preventative maintenance will ensure that the basin and drainage swales are safe and operating in their utmost capacity. To achieve this, the following measures are required per BMP regulations.

- 1) **Grass cutting**
The grass shall be mowed and trimmed during the growing season to a height of 1 to 2 inches. This will promote a healthy tight knit turf, which is to be disease, pest and weed free. All grass clippings are to be mulched or removed from site properly. Grassed areas are to be mowed at least twice a month.
- 2) **Grass Maintenance**
Grassed areas periodically will require de-thatching and soil conditioning. Provisions should also be made to reseed and reestablish grass covers in areas damaged by sediment, stormwater flow or other causes. This should occur as soon as the problem is discovered. Refer to the "Standards for Sediment Control in New Jersey" manual for specifications.
- 3) **Vegetative Cover**
Periodically trees, shrubs and ground cover will require pruning and pest control. They shall be maintained so that they do not interfere with the access to the basins and the basin itself.
- 4) **Removal and Disposal of Trash and Debris**
A regularly scheduled program of debris and trash removal will reduce the possibility of failure of the basin. This will prevent inlets, outlet structures and trash racks from becoming inoperable during storm events. The removal of trash and debris will also prevent damage to the basin and eliminate any potential mosquito breeding habitats. Disposal of trash and debris must comply with all local, county, state and federal regulations. Only suitable disposal and recycling sites shall be utilized. Debris shall be removed prior to mowing and after any major storm event.
- 5) **Sediment Removal and Disposal**
Sediment should be removed before it threatens the operation of storage volume of the basin. Disposal of the sediment must comply with all local, county, state and federal regulations. The bottom of basin shall be scarified and the silt and sediment shall be removed and then the basin should be tilled to assure proper infiltration. The sediment removal program for infiltration shall also incorporate provisions for monitoring the porosity of the sub-base, the need for tilling and replacement or cleaning of the sand bottom as necessary. Sediment shall be removed yearly from inlet structures, pipes, channels, riprap apron, etc. to ensure unobstructed flow and after any major storm events.
- 6) **Mechanical Components, as needed**
All components, such as fence gates, locks and access hatches shall remain fully functional at all times. Regularly schedule maintenance shall be performed in accordance with the manufacturer's recommendation. All mechanical components shall be inspected every 3 months to assure their continued performance.



7) Elimination of Potential Mosquito Breeding Habitats

The elimination of mosquito breeding habitats is one of the most effective ways to control the mosquito population. Mosquitoes are attracted to stagnant water. Stagnant water can be found in empty bottles, cans, trash and sediment accumulation. Areas of ground settlement provide ideal locations. ~~Trash and debris shall be removed and low areas and depressions are to be eliminated when grass cutting/maintenance is performed.~~ Aerators will be installed in each of the wet ponds to ensure that the ponds do not become stagnate. Aerators shall be inspected monthly during use.

8) Access

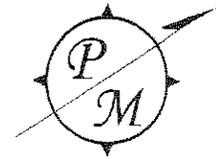
All stormwater management components shall be readily accessible for maintenance and inspection. Trees, shrubs and ground cover must be pruned or trimmed as necessary to maintain access to the basins. This includes paths through perimeter vegetation to permanent pools, aquatic benches and safety ledges to allow for maintenance and inspection. The exact limits of inspection and maintenance easements and right-of-way shall be referred to within the stormwater management plan.

9) Training of Maintenance Personnel

Maintenance training begins with a basic description of the purpose and the function of the overall stormwater management system. With this understanding, the maintenance personnel will be able to report and or fix any problems that may arise. Depending on the size, character, location and the mechanical components of the stormwater management system, maintenance personnel may also require training in specialized inspection and maintenance tasks and/or operation of specialized maintenance equipment. Training shall also be provided on safety procedure and equipment.

10) Inspections

Inspections shall be performed by a qualified inspectors. Inspectors shall inspect the operational condition and the safety of the facility, including embankments, outlet structures and other safety features. Inspections will also provide information on the effectiveness of regularly scheduled preventative and aesthetic maintenance procedures this will identify any changes to extend and scheduling of the procedures. The facility inspections shall also determine the need for timing of corrective maintenance procedures. The stormwater management system shall be visually inspected yearly and after all major storms. Annual inspections shall be performed by a licensed professional engineer. Informal inspections shall be performed during every visit to the basin by maintenance or supervisory personnel.



11) Reporting

Having all maintenance reports and inspection documentation can provide a valuable insight on how effective the stormwater basin is along with making the basin more effective. Checklist for Maintenance Work Order and Checklist, Maintenance Logs, Inspection Checklist and Inspection Logs can be found at the end of this report.

V. Corrective Maintenance Procedures

Corrective maintenance is required on an emergency basis to correct problems or malfunctions that arise at the stormwater basin, and to restore the basin to a safe condition.

1) Removal and Debris and Sediment

Sediment, debris and trash shall be removed from the basin immediately and disposed of properly. Equipment and personnel shall be made available to perform the work when required. Sediment, debris and trash should be disposed of properly. When sediment is removed from the rip rap aprons or scour holes the aprons or scour holes, shall be restored to their original state.

2) Structure Repairs

Structural damage to inlets and outlet structures, trash racks and headwalls from severe weather, vandalism or malfunctions shall be repaired immediately. Equipment and personnel shall be made available to perform the work when required. The analysis of the structures damage shall be performed by a licensed professional engineer and repaired accordingly.

3) Dam, Embankment and Slope Repair

Damage to dam, embankments and side slopes from severe weather, vandalism, animals or neglect shall be repaired immediately. Equipment and personnel shall be made available to perform the work when required. The analysis of the damage shall be performed by a qualified person and repaired accordingly.

4) Dewatering

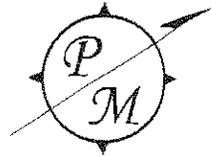
At times it may be necessary to dewater a basin. The ponding may occur due to a blocked principal outlet or loss of infiltration. Portable pumps may be required to remove the ponded water, until a permanent solution is reached.

5) Extermination of Mosquitoes

If neglected, a stormwater basin or wet pond could be come a mosquito breeding area. Corrective measures should be taken at once. If the measures listed previously do not work, the local professionals may be contacted to rectify the problem. The preventative maintenance program should be re-evaluated to define more corrective measures.

6) Erosion Repair

Vegetative cover or other protective measures are required in keeping a basin stable. If for some reason erosion continues to occur, other measures for stabilizing the basin shall be used



such as erosion control matting, gabion baskets, rip rap or forms of retaining walls. A licensed professional engineer may be contacted in rectifying the problem.

7) Elimination of Trees, Brush, Roots and Animal Burrows

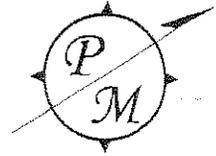
Trees, brush, roots and animal burrows either on a dam embankment or a side slope of a basin could provide a hazard to the stormwater basin. Trees, brush and tree roots shall be removed completely to prevent destabilization. Root voids and burrows shall be plugged by filling with material similar to the existing material. All areas shall be reseeded for stability.

8) Snow and Ice Removal

Accumulations of snow and ice can threaten the functioning of the stormwater facility. All street inlets, outlet control structures headwalls and flared end sections shall be kept free of snow and ice as it is necessary to assure continued functioning during the winter months.

VI. Aesthetic Maintenance Procedures

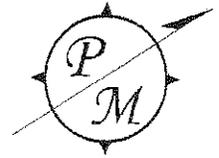
Aesthetic maintenance is not required but will maintain a visually pleasing appeal to the facility and the community. Simple measures such as the removal of graffiti, the trimming of grass, removal of debris and the control of weeds and any other eye sores will make the basin more aesthetically appealing.



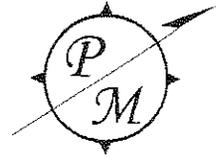
VII. Maintenance Tasks and Schedule

MAINTENANCE TASKS AND SCHEDULE DURING CONSTRUCTION								
Tasks	Storm Sewer systems	Catch Basin Sumps	Trash Racks	Outlet Control Structures	Rip Rap	Infiltration Basins	Storm Detention Areas	Schedule
Inspect for sediment accumulation and if necessary remove and replace K5 sand layer and sediment, to restore to original infiltration rate	X	X	X	X	X	X	X	4 times a year or after min 1" rainfall event
Removal of Sediment accumulations	X	X	X	X	X	X	X	4 times a year As needed*
Inspect for clogging and debris			X	X		X	X	4 times a year or after min 1" rainfall event
Cleaning of clogging and debris			X	X		X	X	4 times a year
Inspection of erosion				X		X	X	Weekly
Inspect for signs of damage to structure, repair eroded areas and reestablish permanent vegetation on eroded slopes, check for signs of petroleum contamination and remediate						X	X	2 times a year & at turnover
Replacement of stone				X				As needed* & prior to turnover
Mowing, remove litter and debris. Repair erosion at inflow structure(s)				X		X	X	Monthly during growing season (as needed)
Ensure that infiltration BMP drains completely within 72 hours. If fails, corrective measures shall be taken. Raking or tilling using light equipment the bottom of basin						X	X	Every 1" of rainfalls
Inspect stormwater system components during wet weather and compare to design plans	X	X	X	X	X	X	X	Every 6 mths & at turnover
Make adjustments or replacements as determined by annual wet weather inspections	X	X	X	X	X	X	X	As needed*
Inspect for un wanted tree growth and remove is necessary, aerate bottom of infiltration basin a minimum of 6"						X	X	Annually

* As need means when sediment has accumulated to a maximum of one-foot depth



PERMANENT MAINTENANCE TASKS AND SCHEDULE								
Tasks	Storm Sewer systems	Catch Basin Sumps	Trash Racks	Outlet Control Structures	Rip Rap	Infiltration Basins	Storm Detention Areas	Schedule
Inspect for sediment accumulation and if necessary remove and replace K5 sand layer and sediment to restore to original infiltration rate	X	X		X		X	X	4 times a year or after min 1" rainfall event
Removal and Sediment accumulations	X	X		X		X	X	4 times a year
Inspect for floatables and debris			X	X		X	X	4 times a year or after min 1" rainfall event
Cleaning of floatables and debris			X	X		X	X	4 times a year
Inspection of erosion				X		X	X	Monthly
Inspect for signs of damage to structure, repair eroded areas and reestablish permanent vegetation on eroded slopes, check for signs of petroleum contamination and remediate						X	X	2 times a year
Replacement of stone				X				Every 3-5 years as needed
Mowing, remove litter and debris. Repair erosion at inflow structure(s)						X	X	Monthly during growing season (as needed)
Ensure that infiltration BMP drains completely within 72 hours. If fails, corrective measures shall be taken. Raking or tilling using light equipment the bottom of basin						X	X	Every 1" of rainfalls
Inspect stormwater system components during wet weather and compare to design plans	X	X	X	X	X	X	X	Every six months
Make adjustments or replacements as determined by annual wet weather inspections	X	X	X	X	X	X	X	As needed
Keep records of all inspections and maintenance activities and report to Township								Annually
Keep records of all costs for inspections, maintenance and repairs. Report to Township								Annually
Inspect for un wanted tree growth and remove is necessary, aerate bottom of infiltration basin a minimum of 6"						X	X	Annually



VIII. Maintenance Equipment and Materials

The following is a general list of equipment and materials that are required to maintain the stormwater facility. Actual equipment and materials requirements must be determined by the individuals for each facility.

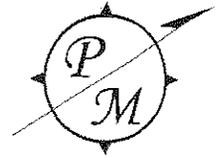
- 1) Grass Maintenance Equipment
 - Tractor riding mowers
 - Hand mowers
 - Gas power trimmers/edger's
 - Seed spreaders
 - De-thatching equipment
 - Grass clipping and leaf collection equipment

- 2) Vegetative Cover Maintenance Equipment
 - Saws
 - Pruning Shears
 - Hedge trimmers
 - Wood Chippers

- 3) Transportation Equipment
 - Trucks to transport personnel
 - Trucks to transport material
 - Trucks to transport equipment

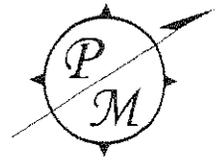
- 4) Debris, Trash and Sediment Removal Equipment
 - Loader
 - Backhoe
 - Grader

- 5) Miscellaneous Equipment
 - Shovels
 - Rakes
 - Picks
 - Wheel Barrel
 - Fence Repair Tools
 - Paint Equipment
 - Gloves
 - Standard mechanic tools
 - Tools for maintenance equipment
 - Office space



- Office Equipment
- Telephones/Beepers
- Safety Equipment
- Tools for concrete work (mixers, form materials, etc.)
- Welding equipment

-
- 6) Materials
- Topsoil / seed
 - Fill
 - Mulch
 - Oil and grease for equipment
 - Paint/Paint remover
 - Spare parts for equipment



IX. Maintenance Cost Estimates for Routine Maintenance Tasks

Inspection for Sediment Accumulation	\$500.00
Removal of Sediment Accumulation	\$2,000.00
Inspection for Floatables and Debris	\$150.00
Removal of Floatables and Debris	\$250.00
Inspect System for Erosion	\$150.00
Reestablish Permanent Vegetation on Eroded Slopes	\$1,500.00
Replacement of Stone	\$ 500.00
Grass Mowing and Trimming	\$1,500.00
Inspect Structural Components	\$150.00
Make Structural Adjustments or Replacements	\$1,500.00
Emergency Inspections Performed by Professional Engineer	\$ 500.00
Estimate of Total Annual Budget	\$ 8,700.00

Note: This maintenance cost estimate is based on various sources. The engineer has no control over the cost of both labor and/or materials. Therefore, this estimate is to be utilized as a guide only.

Inspection Checklist for Stormwater Management Facilities

Name of Facility: _____

Date: _____

Location: _____

Weather: _____

Facility Item	Okay ₁	Routine ₂	Urgent ₃	Comments ₄
Embankments and Side Slopes				
a) Vegetation				
b) Linings				
c) Erosion				
d) Settlement				
e) Sloughing				
f) Trash and Debris				
g) Seepage				
h) Aesthetics				
e) Other:				

Bottom (Detention and Infiltration)				
a) Vegetation				
b) Erosion				
c) Standing Water				
d) Settlement				
e) Trash and Debris				
f) Sediment				
g) Aesthetics				
h) Other:				

Low Flow Channels (Detention)				
a) Vegetation				
b) Linings				
c) Erosion				
d) Settlement				
e) Standing Water				
e) Trash and Debris				
f) Sediment				
g) Other:				

Facility Item

Okay¹ Routine² Urgent³ Comments⁴

Inlet Structure

a) Condition of Structure				
b) Erosion				
c) Trash & Debris				
d) Sediment				
e) Aesthetics				
f) Other:				

Outlet Structure (Detention & Retention)

a) Condition of Structure				
b) Erosion				
c) Trash & Debris				
d) Sediment				
e) Mechanical Components				
f) Aesthetics				
g) Other:				

Emergency Spillway

a) Vegetation				
b) Lining				
c) Erosion				
d) Trash & Debris				
e) Other:				

Perimeter

a) Vegetation				
b) Erosion				
c) Trash and Debris				
d) Fences & Gates				
e) Aesthetics				
f) Other:				

Access Road

a) Vegetation				
b) Road Surface				
c) Fences & Gates				
d) Erosion				
e) Aesthetics				
f) Other:				

Facility Item

Okay¹ Routine² Urgent³ Comments⁴

Miscellaneous

a) Vegetation				
b) Dam Inspection				
c) Potential Mosquito Habitat				
d) Mosquitoes				
e)				
f)				
g)				

- 1 The item checked is in good condition and the maintenance plan is adequate.
- 2 The item checked requires attention, but does not present immediate threat to the facility or other facility components.
- 3 The item checked requires immediate attention, to keep the facility operational or to prevent damage to other facility components.
- 4 Provide explanation and details if columns 2 and 3 are checked.

Remarks:

Inspector: _____

Inspection Log for Stormwater Management Facilities

Name of Facility: _____

Location: _____

Date: _____

Facility Item Indicate Conditions Okay₁ Routine₂ Urgent₃

Embankments and Side Slopes

a) Vegetation																				
b) Linings																				
c) Erosion																				
d) Settlement																				
e) Sloughing																				
f) Trash and Debris																				
g) Seepage																				
h) Aesthetics																				
e) Other:																				

Bottom (Detention and Infiltration)

a) Vegetation																				
b) Erosion																				
c) Standing Water																				
d) Settlement																				
e) Trash and Debris																				
f) Sediment																				
g) Aesthetics																				
h) Other:																				

Low Flow Channels (Detention)

a) Vegetation																				
b) Linings																				
c) Erosion																				
d) Settlement																				
e) Standing Water																				
e) Trash and Debris																				
f) Sediment																				
g) Other:																				

Facility Item Indicate Conditions Okay¹ Routine² Urgent³

Inlet Structure

a) Condition of Structure																				
b) Erosion																				
c) Trash & Debris																				
d) Sediment																				
e) Aesthetics																				
f) Other:																				

Outlet Structure (Detention & Retention)

a) Condition of Structure																				
b) Erosion																				
c) Trash & Debris																				
d) Sediment																				
e) Mechanical Components																				
f) Aesthetics																				
g) Other:																				

Emergency Spillway

a) Vegetation																				
b) Lining																				
c) Erosion																				
d) Trash & Debris																				
e) Other:																				

Perimeter

a) Vegetation																				
b) Erosion																				
c) Trash and Debris																				
d) Fences & Gates																				
e) Aesthetics																				
f) Other:																				

Access Road

a) Vegetation																				
b) Road Surface																				
c) Fences & Gates																				
d) Erosion																				
e) Aesthetics																				
f) Other:																				

Facility Item Indicate Conditions Okay¹ Routine² Urgent³

Miscellaneous

a) Vegetation										
b) Dam Inspection										
c) Potential Mosquito Habitat										
d) Mosquitoes										
e)										
f)										
g)										

- 1 The item checked is in good condition and the maintenance plan is adequate.
- 2 The item checked requires attention, but does not present immediate threat to the facility or other facility components.
- 3 The item checked requires immediate attention, to keep the facility operational or to prevent damage to other facility components.
- 4 Provide explanation and details if columns 2 and 3 are checked.

Remarks:

Maintenance Work Order and Checklist for Stormwater Management Facilities

Name of Facility: _____
 Location: _____

Date: _____
 Weather: _____

Crew: _____
 Equipment: _____

Work Started: _____
 Work Completed: _____

Preventive Maintenance

Grass Cutting	Item Req'd (√)	Item Done (√)	Comments and Special Instructions
a) Bottoms			
b) Embankments and Side Slopes			
c) Perimeter Areas			
d) Access Areas and Road			
e) Other:			

Basin Maintenance

a) Visual Inspection			
b) Re-Seeding			
c) De-Thatching			
d) Pest Control			
e) Other:			

Vegetative Cover

a) Visual Inspection			
b) Pruning			
c) Pest Control			
d) Other:			

Trash and Debris Removal

a) Bottoms			
b) Embankments and Side Slopes			
c) Perimeter Areas			
d) Access Areas and Road			
e) Inlets			
f) Outlets and Trash Racks			
g) Other:			

Sediment Removal

a) Inlets			
b) Outlets and Trash Racks			
c) Bottom			
d) Other:			

Preventive Maintenance

Technical Components	Item	Item Done	Comments and Special Instructions
	Req'd (√)	(√)	
a) Valves			
b) Sluice Gates			
c) Pumps			
d) Fence Gates			
e) Locks			
f) Access Hatches			
g) Other:			

Elimination of Potential Mosquito Breeding Habitats

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Other Preventative Maintenance

a)			
b)			
c)			
d)			

Corrective Maintenance

Work Item	Item	Item Done	Comments and Special Instructions
	Req'd (√)	(√)	
1) Removal of Debris & Sediment			
2) Structural Repairs			
3) Dam, Embankment & Slope Repairs			
4) Dewatering			
5) Control of Mosquitoes			
6) Erosion Repair			
7) Fence Repair			
8) Elimination of Trees, Brush, Roots and Animal Burrows			
9) Snow & Ice Removal			
10) Other:			

Aesthetic Maintenance

Work Item

1) Graffiti Removal

2) Grass Trimming

3) Weeding

4) Other:

Item Item Done
Req'd (√) (√) Location and Comments

Req'd (√)	Item Done (√)	Location and Comments

Remarks:

Work Order Prepared By:

Work Completed By

Aesthetic Maintenance

Date:

--	--	--	--	--	--	--	--	--	--	--

Work Item

1) Graffiti Removal

2) Grass Trimming

3) Weeding

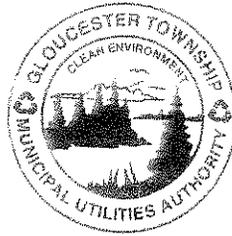
4) Other:

Remarks:

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, Clondora, NJ 08029-0216

Phone: (856) 227-8666 • FAX: (856) 227-5668

June 30, 2016

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

Re: Application #162001BDCPMSFMS
Brahin Properties, Inc.
1289 – 1271 – 1263 Jarvis Road, Sicklerville, NJ 08081
Block 16504, Lots 10, 11 & 12



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.

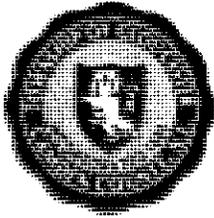
Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

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.

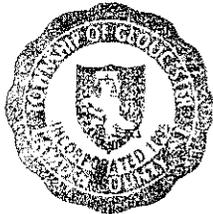
Name: Harry Bleattler
Address: 1263 Jarvis Rd. Erial, NJ 08081
Block: 16504 Lot: 12

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

6/30/16
Date

Maryann Bissa
Asst Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector
Gloucester Township
Camden County

JUN 30 2016



Printed on recycled paper

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**

RECEIVED
JUN 29 2016

DATE: June 27, 2016

APPLICATION No. 162001BDCPMSFMS

APPLICANT: Brahlin Properties, Inc.

PROJECT No. 10087

BLOCK(S): 16504 Lot(S): 10, 11, 12

LOCATION: 1289 - 1271 - 1263 Jarvis Rd., Sicklerville, NJ 08081

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"/> | GTEMS |

STATUS OF APPLICATION:

- New Application - **Bulk C Variance / Preliminary & Final Major Subdivision**
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by July 17, 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

SUBDIVISION PLANS ATTACHED

- Variance Plan Prelim & Final Major Subdivision

- Bulk C Variance

PLAN IS NOT ACCEPTABLE. MUST HAVE:

- ① Block + Lot #'s
- ② Street Address
- ③ Street Name.

They must contact me.
Second Request from JAN.

Signature

[Handwritten Signature]
Assessor
6/28/16

Br# 60
[Signature]

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 27, 2016

APPLICATION No. 162001BDCPMSFMS

APPLICANT: Brahin Properties, Inc.

PROJECT No. 10087

BLOCK(S): 16504

Lot(S): 10, 11, 12

LOCATION: ~~1288 1274 1263 Jarvis Rd., Sicklerville, NJ 08061~~

[Stamp: JUL 12 2016]

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"/> | GTEMS |

STATUS OF APPLICATION:

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- Recycling Report

SUBDIVISION PLANS ATTACHED

- Variance Plan Prelim & Final Major Subdivision Bulk C Variance

OK 7-16-16 JWG Bldg

Signature



GLOUCESTER TOWNSHIP POLICE

TRAFFIC SAFETY UNIT

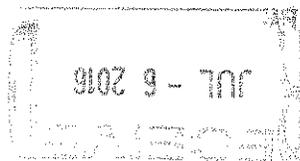
SITE PLAN REVIEW

Application #162001BDCPMSFMS 1289-1271-1263 Jarvis Road, Sicklerville, NJ Block:16504 Lot10,11,12

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

Other: 1) Mid-block crosswalk on the northern end of Jarvis Road will need to be covered by an Ordinance.

2) Pedestrian crosswalk signs (W11-2) along with the arrow (W16-7) in fluorescent yellow-green background color needs to be installed south of the crosswalk on the southern end of Jarvis Road and north of the northern crosswalk of Jarvis Road. Recommend Pedestrian crosswalk ahead (W11-2 and W16-9P) 100 ft prior to each crosswalk.



Reviewed By: Lt. Jason Gittens Cpl. Frank Pace

Signature: _____

[Handwritten signature] #124

Date Submitted: 7/6/16

Tax Account Maintenance

Block: 16504

Lot: 12

Owner: BLEATTLE, HARRY Prop Loc: 1263 JARVIS ROAD

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2016	2		558.63	558.63	7.08	565.71
2016	1		558.63	.00	.00	.00
2016		Total	1,117.26	558.63	7.08	565.71
2015	4		562.34	.00	.00	.00
2015	3		562.34	.00	.00	.00
2015	2		554.91	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 06/28/16
 Other APR2 Threshold Amt: .00 Per Diem: .124 Last Payment Date: 02/02/2016

TOTAL TAX BALANCE DUE

Principal:	558.63	Penalty:	.00
Misc. Charges:	.00	Interest:	7.08
Total:		565.71	

* Indicates Adjusted Billing in a Tax Quarter.

JUL 06 2016
 11:53 AM