

**Township of Gloucester  
Planning Board Agenda  
August 9, 2016**

Salute to the Flag  
Opening Statement  
Roll Call  
General Rules

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

**MINUTES FOR MEMORIALIZATION**

**Minutes for Memorialization – July 12, 2016**

**RESOLUTIONS FOR MEMORIALIZATION**

**#161037CPFS  
Republic Bank**

**Preliminary/Final Site  
Block: 13302 Lot: 1 & 2**

**APPLICATIONS FOR REVIEW**

**#161043M  
Wells Fargo Bank, LLC**

**Minor Site Plan  
Block: 20303 Lot: 4  
Location: 1355 Blackwood  
Clementon Rd.  
Zoned: HC**

**#161044APFS  
Applebee's Bar &  
Restaurant**

**Amended Preliminary &  
Final Major Site  
Block: 13106 Lot: 1  
Location: 200 Premium Out  
Lets Drive  
Zoned: IR**

**Meeting Adjourned**

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday July 12, 2016**

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Chairman Owens calls the meeting to order.

Salute to the Flag

Opening Statement

**Roll Call:**

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

Chairman Owens requested Swearing in of Board Professionals.

Mr. Lechner & Mr. Bach sworn in recognized as professionals.

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

**Minutes for Memorialization**

Minutes from June 14, 2016.

Chairman Owens requested a motion to approve the minutes

Mr. Dority made a motion to approve the minutes from June 14, 2016 seconded by Mr. Dintino.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Dority</b>	<b>Yes</b>
<b>Mrs. Costa</b>	<b>Yes</b>
<b>Chairman Owens</b>	<b>Yes</b>

**Resolutions for Memorialization**

**#051024RACPPSP  
Crossroads Village, LLC  
(successor to Southwinds)  
Permit extension Act  
Through June 30, 2016**

**Preliminary / Final Site with  
Waivers Adopted on  
May 24, 2011  
Extension for (1) yr.  
Mingus Run Redevelopment  
Zone**

Chairman Owens requested a motion to approve the Resolution.

Mr. Dintino made a motion seconded by Mrs. Costa.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Dority</b>	<b>Yes</b>
<b>Mrs. Costa</b>	<b>Yes</b>
<b>Chairman Owens</b>	<b>Yes</b>

**#161028M  
CVS Pharmacy, LLC**

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

Chairman Owens requested a motion to approve the Resolution.

Mr. Dintino made a motion seconded by Mrs. Costa.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Dority</b>	<b>Yes</b>
<b>Mrs. Costa</b>	<b>Yes</b>
<b>Chairman Owens</b>	<b>Yes</b>

## Applications for Review

**#161037CPFS  
Republic Bank Bank**

**Preliminary / Final Site  
Bulk C Variances  
Block: 13302 Lot: 1 & 2  
Location: 1400 Blackwood-  
Clementon Rd.  
Zoned: HC**

Chairman Owens introduces the Application for Review.

Mr. DelDuca approached the podium and introduces himself as an Attorney with DelDuca- Lewis who is here representing the applicant Republic Bank. He introduced others in his team, Miss Sharon Hamill – Republic Bank, Rich Canderian – Structural Engineer, Nick Aiello – Traffic Engineer, who would be testifying later. Mr. Del Luca proceeded with his testimony by providing an over view of the intent of the application and how they would like to transform the property so to speed things up with the testimony in the review process.

Mr. Del Luca mentioned that Republic Bank has been around in the Philadelphia area for quite some time but is in the midst of a significant growth program and would be very pleased to be in Gloucester Township. He mentioned the current property is under contract to purchase with the contingency of getting approvals that satisfies the Bank.

Mr. Del Luca proceeded to show colored renderings of a similar property completely developed will look like once the property is completely developed with the Mr. Del Luca stated that they are there to night to receive preliminary and final approvals.

No variances are needed because the bank is in a permitted use HC zone. However, the variance relief to be obtained would be for the free standing signage than current allowed ordinance.

Mr. Del Luca stated that they received comments and suggestions in the Bach letter and a review letter from Mr. Lechner. He stated they have no comments from the Back letter and they will follow the recommendations suggested. However, Mr. Lechner's letter asked for clarification on a few things and a few comments needed to be addressed. Mr. Del Luca addressed Mr. Lechner's comments about Gloucester

Twp. signage branding component. Mr. Del Luca agreed that something could be worked out but communication with Corporate Office was needed first.

Mr. Del Luca opened discussion about street lighting, additional shrubbery plantings and tall oak trees which was recommended by Mr. Lechner in his letter.

Mr. Del Luca discussed how the property would be dismantled as a former gas station and property cleaned in order for it to be purchased by Republic.

Mr. Kenderian a Licensed Professional Engineer from Maser Consulting approached the podium and was sworn in as a professional. He briefly discussed his qualifications as such.

Mr. Kenderian proceeded to give an overview of the site plan. He stated that it was Block: 13302 – Lot: 1 & 2 classified South East Leg of the Black Horse Pike Road in a highly commercialized district of 1.8 acres in a trapezoidal shape in a north to south direction..

He proceeded to describe the property having an existing shell gas station.

The proposal would include a single story 3500 sq. ft retail dwelling. He continued to describe the drive-thru with its vehicle capacity, access in /out of the property, the landscaping w/ additional buffering of shrubbery, the connection of city utilities, management of water runoff, building and parking lot illumination and the lobby wall mural. He further discussed the signage would be the only ordinance needing a variance and why it would need such.

Mr. Kenderian stated a waiver is requested for the loading area and trash enclosure. The reason being deliveries for banks small as they are use front door entrances and there is no trash enclosure needed due to the shredding of documents that are recycled, so there is no trash.

Mr. Kenderian stated that there is not enough area for the plantings of trees and that the existing trees will be removed cause root damage will occur during excavation of the site.

After Mr. Kenderian completed his testimony and it was agreed that the information seeking was satisfied, Mr. Lechner wanted clarity on the traffic and patterns that would occur discussed in his sent letter in section 8 – Traffic routes.

Mr. Aiello a traffic Engineer approached the podium, was sworn in as a professional and briefly discussed his credentials. He then proceeded to supply statistics to satisfy the questions about traffic patterns created including pedestrian movement.

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

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

Mr. Lechner stated I short that this right of way area was developed many years ago and that the township is looking to change its image and that's why the township

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

Chairman Owens requested a motion to approve the application for preliminary and bulk variance approval.

Councilman Hutchison made the motion seconded by Mrs. Costa.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Dority</b>	<b>Yes</b>
<b>Mrs. Washington</b>	<b>Yes</b>
<b>Councilman Hutchison</b>	<b>Yes</b>
<b>Mrs. Costa</b>	<b>Yes</b>
<b>Chairman Owens</b>	<b>Yes</b>

Chairman Owens apologized for not contacting the Administration about the time change for this meeting. A brief discussion ensued amongst board members about the meeting time and meeting notification by Phone call or email.

Chairman Owens requested a motion to adjourn.

Motion to adjourn was made by Mrs. Washington seconded by Mr. Dintino.

**Meeting Adjourned.**

**Recording Secretary,**

**Christopher Nowak**

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING  
BOARD MEMORIALIZING PRELIMINARY AND FINAL MAJOR SITE PLAN  
APPROVAL WITH BULK VARIANCES FOR  
REPUBLIC FIRST BANK D/B/A REPUBLIC BANK  
APPLICATION NO: 161037CPFS**

**WHEREAS**, on July 14, 2016 consideration was given to the application of Republic First Bank d/b/a Republic Bank (hereinafter “the Applicant”) for the property located at Block 13302, Lots 1 & 2 (hereinafter “the Property”) for Preliminary and Final Major Site Plan Approval with Bulk Variances for the construction of a 3,552 square foot bank with four drive-through lanes; and

**WHEREAS**, the Applicant has contracted to purchase the property, contingent upon receipt of the approvals granted herein and upon completion of remediation efforts at the site; and

**WHEREAS**, Damien DelDuca, Esquire appeared on behalf of the Applicant, and summarized the application to the Board; and

**WHEREAS**, the Applicant plans to purchase the existing property, on which a gas station and car wash is currently operating. The current station operator, Bronson Oil, as well as the prior property owner, Motiva, have executed agreements with each other and/or with the Applicant to close the operation and perform all necessary remediation, underground storage tank (UST) removal, and any other necessary work in order to ensure the site complies with all environmental requirements prior to beginning construction of the bank; and

**WHEREAS**, Mr. Richard Kenderian, P.E., P.P., was sworn and qualified as an expert in the field of engineering. Mr. Kenderian described the site plan, and referenced exhibits A-1 (color rendering of the site plan), A-3 (color rendering of the proposed sign package), A-5 (color photo depicting exterior front of existing, similar bank), and A-6 (color photo depicting exterior rear drive-through of existing, similar bank) to assist with describing the proposed plan; and

**WHEREAS**, the Applicant highlighted that the proposed site plan is compliant with the Township’s requirements, except for the proposed signage which is consistent with the Applicant’s standard sign designs and placement. The Applicant addressed each requested variance and waiver request as outlined within the Application, clarified certain measurements as detailed within the application, and testified as to how the requests satisfied the positive and negative criteria applicable to the requested bulk variance relief; and

**WHEREAS**, Mr. Nicholas Aiello, P.E., PTOE, PTP, the Applicant’s Traffic Engineer, was sworn and testified as to the impact the proposed plan would have on traffic,

sidewalks, and pedestrian mobility. Mr. Aiello addressed the comments in the letter of Board Planner Kenneth D. Lechner, PP, AICP, and indicated that the bank generates very little traffic; and

**WHEREAS**, the Applicant addressed the conditions and comments written within the review letters of Board Planner Kenneth D. Lechner, PP, AICP, and Board Engineer Steven M. Bach, P.E., RA, PP, CME. The Applicant agreed to all comments in Mr. Bach’s letter, and with respect to Mr. Lechner’s letter, noted that they will work with the Township in developing an “at Gloucester Township” component of their signage package. The Applicant had no objections to adding street lights as requested, which will be coordinated between the Township and the Applicant’s engineer. Finally, the Applicant had no objection to adding additional landscaping and plants to screen the drainage basin, which will be coordinated with Mr. Lechner; and

**WHEREAS**, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities having heard testimony from the Board Planner and Board Engineer makes the following factual findings in approving the subject application for preliminary and final major site plan approval:

1. Existing Zoning: Highway Commercial District [HC].
2. Intended Use: Bank with four (4) drive-through lanes.
3. The application implicates the following provisions of the ordinance:
  - a. §416.B(5) – Highway Commercial
  - b. §426, §513 Signage

**HC –Highway Commercial District – § 416.B(5):**

1. Financial Services including a drive-thru is a permitted use [§416.B(5)]

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	76, 514 sf	yes
Lot frontage (min.)			
Blackwood-Clementon Road	80 ft.	269.43 ft.	yes
Emerson Drive	80 ft.	303.85 ft.	yes
Plaza Drive	80 ft.	216.32 ft.	yes
Lot depth (min.)	200 ft.	300 ft. <sup>1</sup>	yes

Building Coverage (max.)	25%	7%	yes
Lot Coverage (max.)	75%	47.2%	yes
Front yard (min.)			
Blackwood-Clementon Road	75 ft.	80.88 ft.	yes
Emerson Drive	75 ft.	89.36 ft.	yes
Plaza Drive	75 ft.	160.78	yes
Side yard (min.) – Drive-thru canopy	10 ft.	61.63 ft.	yes
Rear yard (min.)	30 ft.	n/a	n/a
Building Height (max.)	40 ft.	< 40 ft.	yes
Floor Area Ratio	0.25	0.0464	yes

<sup>1</sup> = Scaled data.

PARKING AREA SETBACKS			
Parking (min.)			
1 space per 200 sf	18 spaces	35 spaces	yes
From any right-of-way (min.)			
Blackwood-Clementon Road	25 ft.	25.5 ft.	yes
Emerson Drive	25 ft.	25.57 ft.	yes
Plaza Drive	25 ft.	75.10 ft.	yes
From Side Property Line (min.)	10 ft.	47.20 ft.	yes
From Rear Property Line (min.)	10 ft.	n/a	n/a

## 2. Free-Standing Signs

SIGN STANDARDS (FREE-STANDING)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Z(2)			
Blackwood-Clementon Road	1	1	yes
Emerson Drive	1	1	yes
Area (max.) - §426.R(1)			
Blackwood-Clementon Road (45 mph)	65 sf	60.29 sf	yes
<b>Emerson Drive</b>	<b>20 sf</b>	<b>60.29 sf</b>	<b>no *</b>
Height (max.) - §426.R(7)			
Blackwood-Clementon Road (45 mph)	8 ft.	17 ft.	no *
<b>Emerson Drive</b>	<b>8 ft.</b>	<b>8.17 ft.</b>	<b>no *</b>
Property line setback (min.) - §426.Z(3)			

Blackwood-Clementon Road	10 ft.	12.3 ft.	yes
Emerson Drive	10 ft.	21 ft.	yes

\* = 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.

### 3. Facade Signs

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Q(2)	2	2	yes
Area (max.) - §42.Q(1) – North Elevation “Republic Bank”	67.881 sf	29.198 sf	yes
Area (max.) - §513.Q(1) – West Elevation “Republic Bank”	58.803 sf	29.198 sf	yes

### 4. Directional Signs

DIRECTIONAL SIGNS (PUBLIC STREET)			
Description	Required	Proposed	Conforms
Commercial Message - §426.O(1)(a)	N/P	No	yes
Area (max.) - §426.O(1)(c)	4 sf	3.46 sf	yes
<b>Height (max.) - §426.O(1)(c)</b> <b>Blackwood-Clementon Road</b>	<b>30 in.</b>	<b>35 in.</b>	<b>no*</b>
<b>Emerson Drive</b>	<b>30 in.</b>	<b>35 in.</b>	<b>no*</b>
Number (max.) - §426.O(1)(d)	2	2	yes

### 5. Directional Signs

DIRECTIONAL SIGNS (INTERNAL)			
Description	Required	Proposed	Conforms
Tract Perimeter Setback (min.) - §426.O(2)(a)			
Sign #8	50 ft.	±116 ft. <sup>1</sup>	yes
Sign #9	50 ft.	±110 ft. <sup>1</sup>	yes
Sign #10	50 ft.	±55 ft. <sup>1</sup>	yes
Free-standing - §426.O(2)(b)	yes	yes	yes

Area (max.) - §426.O(2)(d) – Sign #8, #9, and #10	8 sf	3.408 sf	yes
Height (max.) - §426.O(1)(c) – Sign #8, #9, and #10	4 ft.	1.375 ft.	yes

<sup>1</sup> = Scaled data.

6. Seasonal Wall Poster

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Q(2)	N/P	2	no*
Location – 426.Q(2)(b) – Facing residential use	N/P	yes	no*
Area (max.) - §426.Q(1) – South Elevation 2 posters @ 12.083 sf	63.4 sf	24.166 sf	yes

4. The Board Planner reviewed the following plans:

- A. DelDuca Lewis Law Firm Transmittal Letter dated 6/08/16.
- B. Land Development Application Form, summary of Application, and checklist dated 6/09/16.
- C. Deeds, as follows:
  - i. Bargain and Sale Deed between Motiva Enterprises, LLC and Bronson Oil Free Holdings, LLC dated 10/31/07.
  - ii. Deed of Easement dated 9/07/99.
  - iii. Access Agreement between Motiva Enterprises, LLC and Bronson Oil Free Holdings, LLC dated 10/31/07.
  - iv. Special Warranty Deed dated 6/27/91.
  - v. Deed dated Oct 1, 1998.
- D. Maser Consulting, P.A. EIS Ordinance Relief Letter dated 5/11/16.
- E. Maser Consulting, P.A. EIS Waiver Request Letter dated 5/11/16.
- F. Maser Consulting, P.A. Recycling Plan Letter dated 5/11/16.
- G. Maser Consulting, P.A. Freshwater Wetlands Statement dated 5/11/16.
- H. Aerial Exhibit (letter size), as prepared by Maser Consulting, P.A. dated 5/26/15.
- I. USGS Map Exhibit (letter size), as prepared by Maser Consulting, P.A. dated 5/26/15.
- J. Boundary and Topographic Survey, as prepared by Maser Consulting, P.A. comprising one (1) sheet dated 5/22/16.
- K. Traffic Impact Study, as prepared by Maser Consulting, P.A. dated 5/10/16.

- L. Stormwater Management Report, as prepared by Maser Consulting, P.A. dated May 2016.
- M. Stormwater Management Operations and Maintenance Manual, as prepared by Maser Consulting, P.A. dated May 2016.
- N. Engineering plans, as prepared by Maser Consulting, P.A. consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	5-19-15
2	Existing Conditions Plan	5-19-15
3	Site Plan	5-19-15
4	Grading Plan	5-19-15
5	Utility Plan	5-19-15
6	Profiles	5-19-15
7	Landscape Plan	5-19-15
8	Landscape Details	5-19-15
9	Lighting Plan	5-19-15
10	Soil Erosion & Sediment Control Plan	5-19-15
11	Soil Erosion & Sediment Control Details	5-19-15
12 – 15	Details	5-19-15
16	Signage Details	5-19-15
17	Signage Plan	5-19-15

- 5. The Board Planner, Kenneth D. Lechner, P.P., A.I.C.P., issued a report dated July 12, 2016 recommending certain revisions, clarifications, and/or modifications to the plans with which the Applicant agreed to comply to the extent that they had not done so already, as outlined herein and as addressed during the Applicant's testimony.
- 6. The Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E., of Bach Associates, reviewed the following plans:
  - A. DelDuca Lewis Law Firm Transmittal Letter dated 6/08/16.
  - B. Land Development Application Form, summary of Application, and checklist dated 6/09/16.
  - C. Deeds, as follows:
    - i. Bargain and Sale Deed between Motiva Enterprises, LLC and Bronson Oil Free Holdings, LLC dated 10/31/07.
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7	Landscape Plan	5-19-15
8	Landscape Details	5-19-15
9	Lighting Plan	5-19-15
10	Soil Erosion & Sediment Control Plan	5-19-15
11	Soil Erosion & Sediment Control Details	5-19-15
12 – 15	Details	5-19-15
16	Signage Details	5-19-15
17	Signage Plan	5-19-15

- 7. The Board Engineer issued a report dated July 7, 2016 indicating the need for several revisions, clarifications, and/or modifications to the plan to which the Applicant agreed as a condition of approval.

**NOW, THEREFORE BE IT RESOLVED**, after considering the foregoing facts the Board concludes that the application of Paramount at Chews Landing, LLC for Preliminary and Final Major Site Plan approval with Bulk Variances has substantial merit and should be approved subject, however, to the following conditions:

- A. The Plan will be revised to depict sight triangles as applicable.
- B. An "at Gloucester Township" component of the signage in and/or outside of the building on the property will be incorporated, in coordination with the Board Planner.
- C. The Applicant's Engineer will coordinate with the Board Planner and Engineer regarding the provision of street lights in a manner consistent with the Blackwood Clementon Redevelopment area.
- D. The Applicant will coordinate with the Board Planner for the provision of additional landscaping to screen the drainage basin.
- E. Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- F. Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- G. Compliance with the Board Engineer's report and comments at the public hearing.
- H. Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- I. Compliance with all representations made by the applicant at all public hearings.
- J. All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner, and plan notation).

**WHEREAS**, a motion was duly made by Councilman Hutchinson and duly seconded by Mrs. Costa to approve the Preliminary and Final Major Site Plan with Bulk Variances with conditions as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote                      In Favor                      Opposed                      Abstentions

Mrs. Costa	X		
Mr. Dintino	X		
Mr. Dority	X		
Councilman Hutchinson	X		
Mrs. Washington	X		
Chairman Owens	X		

ATTEST:

GLOUCESTER TOWNSHIP  
PLANNING BOARD:

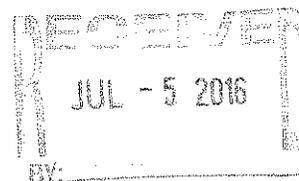
\_\_\_\_\_  
KENNETH LECHNER, SECRETARY

\_\_\_\_\_  
SCOTT OWENS, CHAIRMAN

**CERTIFICATION**

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 9th day of August 2016 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 14th day of July, 2016.

\_\_\_\_\_  
KENNETH LECHNER, SECRETARY



## LAND DEVELOPMENT APPLICATION CHECKLIST

Applicant must complete the following requirements to submit an application to the Planning Board or Zoning Board of Adjustment. No application shall be accepted without the items in the below checklist.

- Taxes Paid Certification.
- Land Development Application Form – completed, signed, and notarized.
- Filing Fees.
  - **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)
- Escrow Fees.
  - **ESCROW FEE = Engineer + Planner + Legal**
- Signed Escrow Agreement.
- Signed W-9 Form.
- Disclosure Statement (Corporations, LLC, and Partnerships).
  - Corporations, LLC, and Partnerships must be represented by an attorney.
- Twelve (12) copies of the development plan (signed and sealed).
- Seven (7) copies of the Ordinance Checklist (§817).
- Other reports (4 copies) – if applicable.
  - Drainage Calculations
  - Environmental Impact Statement
  - Traffic Impact Statement

## CAMDEN COUNTY PLANNING BOARD

Land development applications for site plans and subdivisions require review and/or approval of the Camden County Planning Board.

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

**Camden County Planning Board**  
Charles J. DePalma Public Works Complex  
2311 Egg Harbor Road  
Lindenwold, NJ 08021  
Phone 856.566.2978 Fax 856.566.2988  
planningdivision@camdencounty.com

# 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

**RECEIVED**  
JUL - 5 2016

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No.: 161043M

Taxes Paid Yes/No SI (Initial)

Fees 350 Project # 10616

Planning Board  Zoning Board of Adjustment

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

Escr. 1,600.00 Escr.# 10616

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Wells Fargo Bank, N.A.</u> Address: <u>c/o Law Department, 301 South College St, 22nd Floor</u> _____ City: <u>Charlotte</u> State, Zip: <u>North Carolina, 28202-6000</u> Phone: ( ) <u>927-1177</u> Fax: ( ) <u>926-9721</u> Email: <u>mpeacock@npdlaw.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Group Four Properties</u> _____ Address: <u>14000 Horizon Way, Suite 100</u> _____ City: <u>Mt. Laurel</u> State, Zip: <u>New Jersey, 08054</u> Phone: ( ) _____ Fax: ( ) _____																																			
<b>3. Type of Application. Check as many as apply:</b>																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"><input type="checkbox"/> Informal Review <sup>2</sup></td> <td style="width:50%; border: none;"><input type="checkbox"/> Planned Development <sup>2</sup></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Minor Subdivision</td> <td style="border: none;"><input type="checkbox"/> Interpretation <sup>2</sup></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup></td> <td style="border: none;"><input type="checkbox"/> Appeal of Administrative Officer's Decision</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Final Major Subdivision</td> <td style="border: none;"><input type="checkbox"/> Bulk "C" Variance <sup>2</sup></td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Minor Site Plan</td> <td style="border: none;"><input type="checkbox"/> Use "D" Variance <sup>2</sup></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup></td> <td style="border: none;"><input type="checkbox"/> Site Plan Waiver</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Final Major Site Plan</td> <td style="border: none;"><input type="checkbox"/> Rezoning Request</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Conditional Use Approval <sup>2</sup></td> <td style="border: none;"><input type="checkbox"/> Redevelopment Agreement</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> General Development Plan <sup>2</sup></td> <td style="border: none;"><input type="checkbox"/> _____</td> </tr> </table>		<input type="checkbox"/> Informal Review <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup>	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation <sup>2</sup>	<input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup>	<input type="checkbox"/> Appeal of Administrative Officer's Decision	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Bulk "C" Variance <sup>2</sup>	<input checked="" type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance <sup>2</sup>	<input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>	<input type="checkbox"/> Site Plan Waiver	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request	<input type="checkbox"/> Conditional Use Approval <sup>2</sup>	<input type="checkbox"/> Redevelopment Agreement	<input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> _____																	
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<b>4. Zoning Districts (Circle all Zones that apply)</b>																																				
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R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay																														
						IR																														
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>																																				
Name of Attorney: <u>Michael R. Peacock, Esquire</u> Address: <u>4030 Ocean Heights Avenue</u> City: <u>Egg Harbor Township</u>	Firm: <u>Nehmad Perillo &amp; Davis, P.C.</u> State, Zip: <u>New Jersey, 08234</u> Phone: ( ) <u>927-1177</u> Fax: ( ) <u>926-9721</u> Email: <u>MPEACOCK@NPDLAW.COM</u>																																			

926-3512

**6. Name of Persons Preparing Plans and Reports:**

Name: Dynamic Engineering  
Address: 790 Newtown Yardley Road, Suite 425  
Profession: Engineers/Planners  
City: Newtown  
State, Zip: PA, 18940  
Phone: ( ) - - Fax: ( ) - -  
Email: nsander@dynamicicec.com

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

**7. Location of Property:**

Street Address: 1355 Blackwood Clementon Road Block(s): 20303  
Tract Area: 13.21 acres Lot(s): 4

**8. Land Use:**

Existing Land Use: Commerce Square shopping center & existing Wells Fargo bank  
Proposed Land Use (Describe Application): same as existing

**9. Property:**

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

**10. Utilities:** (Check those that apply.)

Public Water       Public Sewer       Private Well       Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.



**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).

See enclosed Owner's Consent

Date

Signature

Sworn and Subscribed to before me this

Print Name

\_\_\_\_\_ day of \_\_\_\_\_,

Signature

\_\_\_\_\_ (Year).

Print Name

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

Complete each of the following sections:

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

- No  Yes

**IF YES TO ANY OF THE ABOVE:**

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

**IF YES:**

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

- No  Yes

*See attached*

*[Signature]*

Signature of Applicant

Michael R. Peacock, Esq. - Attorney for Applicant  
Print Name *Wells Fargo Bank, N.A.*

6-28-16

Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 5-11-16, shows and discloses the premises in its entirety, described as Block 20303 Lot 9; 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:

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

Sworn and subscribed to

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before the following authority.

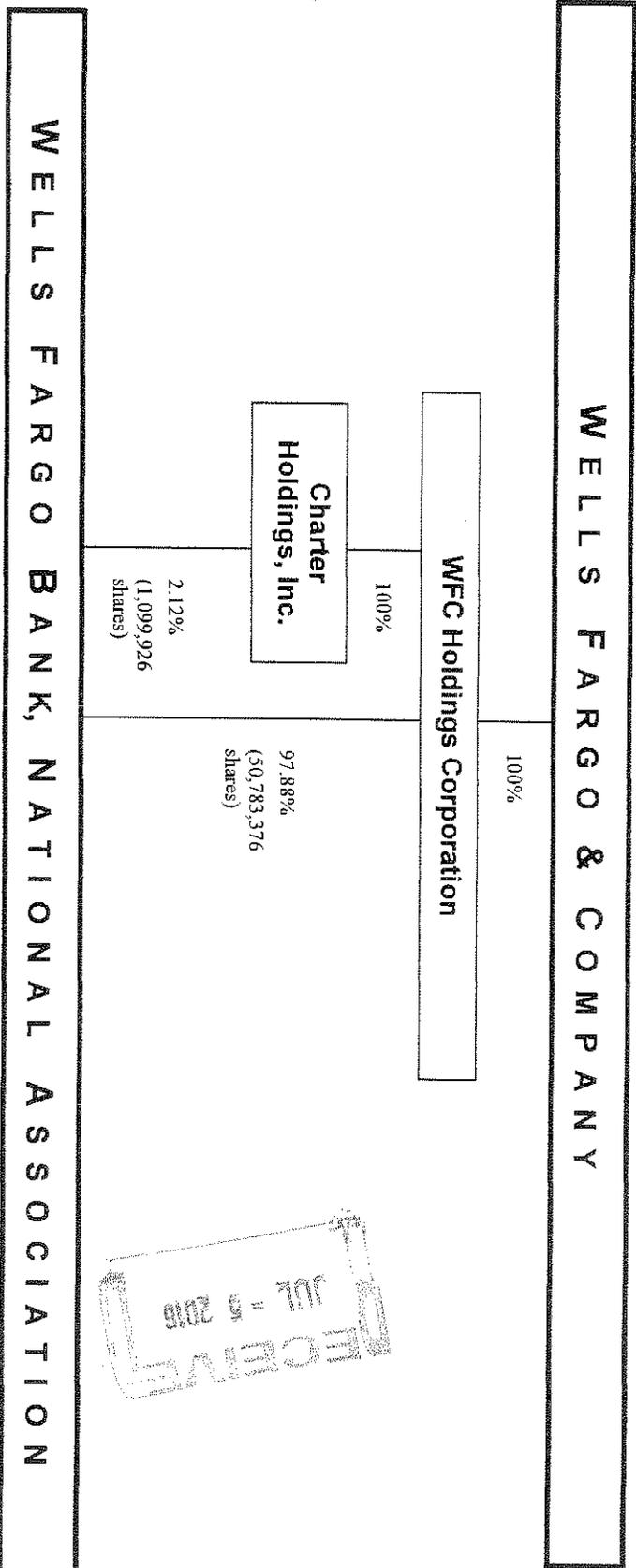
*[Signature]*

Name of property owner or applicant

Notary public

*Michael R. Peacock, Esq.  
Attorney for Applicant  
Wells Fargo Bank, N.A.*

Ownership of Wells Fargo Bank, National Association as of June 1, 2014\*

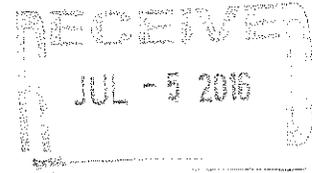


RECEIVED  
JUL - 9 2014

\*Last ownership change June 1, 2014. Wells Fargo Bank, National Association has 51,883,302 shares of common stock outstanding.

May 2, 2016

To: Group Four Properties, LLC  
1700 Horizon Way, Suite 200, Mount Laurel, NJ 08054  
Scott@ic-re.com ; Sleonard@ic-re.com



Re: Wells Fargo - Compliance Lighting Upgrade 2016  
1411 Blackwood Clementon Rd, Clementon, NJ 08021 (BE# 140197)

Dear Group Four Properties, LLC,

I am writing to inform you of an enhancement to our banking facilities at the above address. Wells Fargo Bank is undertaking a large project to upgrade ATM lighting, as mandated by state law and the Wells Fargo Security Policies, at multiple locations across various states, including the above location. Attached is a copy of the site plan, pictures denoting proposed location of new fixtures and fixture cut sheets. We plan to start within the next (30) thirty days.

If you have any concerns or questions, please contact Jennifer Dea at (949) 600-7686 or [jdea@emgcorp.com](mailto:jdea@emgcorp.com). If you have no objections, please acknowledge your approval of our performing the work at the above location by signing and returning this letter via email within ten (10) business days after your receipt thereof.

Wells Fargo Bank appreciates your support in allowing us to provide our customers and employees with the highest level of service and security. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Richardson".

Robert Richardson  
Vice President  
Wells Fargo Bank, N.A.  
Corporate Properties Group

cc: Records Center

---

ACKNOWLEDGED AND APPROVED BY LANDLORD:

Signed By   
Print Name Sean D. Leonard  
Company Group Four Properties  
Address 14000 Horizon Way Ste 100  
Mt Laurel NJ 08054  
Email sleonard@ic-re.com  
Telephone (856) 439-9200

# TOWNSHIP OF GLOUCESTER

## Interoffice Correspondence

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**TO:** Planning Board

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

**RE:** APPLICATION #161043M Escrow #10616  
Wells Fargo Bank, N.A.  
BLOCK 20303, LOT 4  
1355 Blackwood – Clementon Road

**DATE:** July 25, 2016

The applicant requests minor site plan approval for a modification of the site lighting within the HC – Highway Commercial District. The project is located on the north side of Blackwood - Clementon Road and west of Millbridge Road.

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

- Applicant/Owner: Wells Fargo Bank, N.A., c/o/ Law Department, 301 South College St., 22 fir, Charlotte, NC 28202-6000.
- Engineer: Neil E. Sander, PE, Dynamic Engineering, 790 Newton Yardley Road, Suite 425, Newton, PA 18940 (telephone #267-685-0276).
- Attorney: Michael R. Peacock, Esq., Nehmad Perillo & Davis, P.C., 4030 Ocean Heights Avenue, Egg Harbor Township, NJ 08234 (telephone #609-927-1777).

### **I. INFORMATION SUBMITTED**

1. Nehmad Perillo & Davis, P.C. Transmittal Letter dated 6/29/16.
2. Land Development Application Form and checklist dated 7/05/16.
3. Ownership Statement dated 6/01/14.
4. Engineering plans, as prepared by Dynamic Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Lighting Plan	5-11-16
2	Lighting Details	5-11-16
3	Lighting Details	5-11-16
4	Lighting Details	5-11-16

### **II. ZONING REVIEW**

1. Financial Service is a permitted use [§416.B(5)].

Description	Required	Proposed	Conforms
Lot size (min.)	5 acres	5.0	yes
Lot frontage (min.)	200 ft.	±548 ft. <sup>1</sup>	yes
Lot Width (min.)	200 ft.	±556 ft. <sup>1</sup>	yes
Lot depth (min.)	200 ft.	338.33 ft.	yes
Front yard (min.)	100 ft.	100 ft.	yes
Side yard (min.) - Building	10 ft.	±130 ft. <sup>1</sup>	n/a
Rear yard (min.) - Building	30 ft.	±112 ft. <sup>1</sup>	yes
Lot coverage (max.)	70%	49%	yes
Building Height (max.)	40 ft.	30.7 ft.	yes

<sup>1</sup> = Scaled data.

### III. APPLICATION SUBMISSION CHECKLIST

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

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

#### **It's not recommended to waive underlined checklist requirements**

1. Four (4) copies of the Recycling Report. [Checklist #8].
  - a. The Applicant shall address the existing trash dumpster, which is located on a parking space and not within a proper enclosure constructed in accordance with ordinance requirements.
2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
3. "Minor Site Plan for (*Name of Development*)" [Checklist #13(a)].
  - a. The plans shall be revised to provide a cover sheet indicated the proposed type of site plan.
4. North arrow. [Checklist #27].
5. Scale not less than 1"=50' with graphic and written scales shown. [Checklist #28].
6. Existing and proposed street and lot layout, with dimensions correct to scale, showing that portion proposed for development in relation to the entire tract. [Checklist #46].
7. The names, locations, right-of-way widths and purposes of existing and proposed easements and other right-of-ways in the subdivision. [Checklist #47].

### IV. WAIVER COMMENTS

The Applicant requests a waiver from having to provide the following checklist requirements.

#### **It's not recommended to waive underlined checklist requirements**

1. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1" = 2000' [Checklist #32].

2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
3. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
4. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
5. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
6. Area of original tract to the nearest one hundredth of an acre [Checklist #38].
7. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
8. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
9. Existing signs including the location, size, and height [Checklist #43].
10. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
11. Existing structures and uses on the tract to include the shortest distance between any existing building and proposed or existing building and proposed or existing lot line, and as indication of those to be removed. [Checklist #52].
12. All side, rear, and front setback lines with dimensions. [Checklist #53].
13. The site in relation to all remaining lands in the applicant's or owner's ownership [Checklist #54].
14. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
15. 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].
16. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
17. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
18. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
19. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
20. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
21. Location of each inlet, manhole or other appurtenance [Checklist #67].
22. Slope of line [Checklist #68].
23. Pipe material type [Checklist #69].

24. Strength, class or thickness [Checklist #70].
25. Erosion control and soil stabilization method [Checklist #71].
26. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
27. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
28. Traffic channelization [Checklist #76].
  - a. It's recommended the plans be revised to indicate travel lanes, particularly for the existing drive-thru and ATM machine.
29. Fire lanes [Checklist #77].
30. Driveway aisles with dimensions [Checklist #78].
31. Parking spaces with size, number, location and handicapped spaces [Checklist #79].
32. Loading areas and number thereof [Checklist #80].
33. Curbs [Checklist #81].
34. Ramps for the handicapped [Checklist #82].
35. Sidewalks and bike routes [Checklist #83].
36. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].
37. Directional signs with scaled drawings [Checklist #85].
38. Sight triangle easements at intersections. [Checklist #86].
39. Radii at curblines [Checklist #87].
40. Location of street names and signs. [Checklist #88].
41. Traffic control devices [Checklist #89].
42. Fencing, railroad ties, bollards and parking bumpers [Checklist #92].
43. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
44. Cross Sections. [Checklist #94].
45. Proposed grades [Checklist #95].
46. Center line profiles at horizontal scale not less than 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
47. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].
48. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
49. If private utilities are proposed, they shall fully comply with all township, county and state regulations. [Checklist #105].

## **V. VARIANCE COMMENTS**

The instant application does not require any variances.

## **VI. MINOR SITE PLAN COMMENTS**

1. The plans must be revised to provide a masonry trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.
  - a. The existing trash dumpster is located on a parking space and does not comply with current standards.

## **VII. 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.*

## **VIII. RECOMMENDATIONS**

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

I have no further comments regarding the application at this time. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Michael R. Peacock, Esq.  
Neil E. Sander, PE  
Richard Wells, Esq.  
Steven M. Bach, PE



July 21, 2016

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

Attn: Ken Lechner, Community Development Director

Re: Wells Fargo Bank  
1355 Blackwood Clementon Road  
Block 20302, Lot 4  
Minor Site Plan  
Review No. 1  
Bach Project No. GTPB-2016-7

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application for a Minor Site Plan, dated July 5, 2016.
- Land Development Ordinance Checklist, dated July 5, 2016.
- Plans (set of 4 sheets) entitled "Wells Fargo Lighting Upgrades, Branch #140197, Block 20303, Lot 4, 1411 Blackwood Clementon Road, Township of Gloucester, Camden County, New Jersey", prepared by Dynamic Engineering, dated May 11, 2016, no revision.

**GENERAL INFORMATION:**

Applicant: Wells Fargo Bank, N.A.  
c/o Law Department  
301 South College Street, 22<sup>nd</sup> Floor  
Charlotte, North Carolina 28202-6000  
704-927-1177  
[mpeacock@npdlaw.com](mailto:mpeacock@npdlaw.com)

Owner: Group Four Properties  
14000 Horizon Way, Suite 100  
Mount Laurel, New Jersey 08054

Wells Fargo Bank  
1355 Blackwood Clementon Road  
Block 20302, Lot 4  
Minor Site Plan  
Review No. 1  
Bach Project No. GTPB-2016-7  
July 21, 2016  
Page 2 of 2

**PROJECT SUMMARY:**

This application is for modifications to the existing exterior site lighting of an existing Wells Fargo Bank on the northerly side of Blackwood Clementon Road in the Commerce Square shopping center. There are no changes to the site infrastructure being proposed by this application. The site is located in the Highway Commercial (HC) Zoning District. The applicant is seeking a Minor Site Plan approval.

**REVIEW COMMENTS:**

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

1. The applicant shall provide a current survey of the property prepared by a New Jersey licensed land surveyor.
2. The plans shall provide a footing detail for the proposed pole mounted light.
3. The plans shall indicate on the Overall Photometric Plan the mounting height of each proposed pole mounted light.
4. The applicant shall comply with all applicable standards as set forth in Section 508 of the Gloucester Township Ordinance.
5. Our office has no objection to the requested waivers as indicated on the completed Land Development Checklist.

If there are any questions or if any additional information is required please contact this office.

Very truly yours,  
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members  
Richard Wells, Esq., PB Solicitor  
Wells Fargo Bank, Applicant  
Group Four Properties, Owner  
Neil E. Sander, Applicant's Professional

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JUL 19 2016

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL

DATE: July 6, 2016

APPLICATION NO. 161043M

LOCATION: 1355 Blackwood Clementon Rd.  
Clementon, NJ 08021

BLOCK: 20303 LOT: 4

ESCROW: #10616

ZONE: HC

TRANSMITTAL TO:

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

STATUS OF APPLICATION - WELLS FARGO BANK, LLC  
PURPOSE OF TRANSMITTAL: MINOR SITE Installing LED Exterior Lighting

For Your Review JULY 20, 2016

ENCLOSED:

- 1 Copy - Site Plan, Checklist, Application, ~~Camden County Application~~
- 1 Copy - Environmental Impact Checklist Waiver Request
- 1 Copy - Recycle Plan & Fresh Water Wetlands Statement/Ordinance Relief
- 1 Copy - Aerial Map Exhibit/Boundary & Topographic Survey
- 1 Copy - Minor Subdivision Plan checklist, County Application
- 1 Copy - Preliminary & Final Major Site Plan Amended
- 1 Copy - Bargain & Sale Deed, Deed of Easement Access Agreement, Warranty Deed
- 1 Copy - Stormwater Management Report
- 1 Copy - Stormwater Management Operations & Maintenance Manual
- 1 Copy - Traffic

*w/o Comm*

REVIEWED

APPROVED

NOT APPROVED

GLOUCESTER TWP. FIRE DISTRICT 2

FIRE OFFICIAL: *[Signature]*

DATE: *7-15-16*

Bin# 62

B

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL

DATE: July 6, 2016

APPLICATION NO. 161043M

LOCATION: 1355 Blackwood Clementon Rd.  
Clementon, NJ 08021

BLOCK: 20303 LOT: 4

ESCROW: # 10616

ZONE: HC

TRANSMITTAL TO:

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

STATUS OF APPLICATION -  
PURPOSE OF TRANSMITTAL:

WELLS FARGO BANK, LLC  
MINOR SITE Installing LED Exterior Lighting

For Your Review JULY 20, 2016

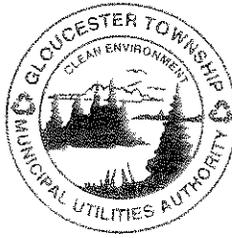
ENCLOSED:

- 1 Copy - Site Plan, Checklist, Application, ~~Camden County Application~~
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- 1 Copy - Stormwater Management Operations & Maintenance Manual
- 1 Copy - Traffic

JK 7-12-16 JVE Side

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

Mariene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

July 12, 2016

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

Re: Application #161043M  
Wells Fargo Bank, N.A.  
1355 Blackwood Clementon Road, Clementon, NJ 08021  
Block 20303, Lot 4

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Executive Director

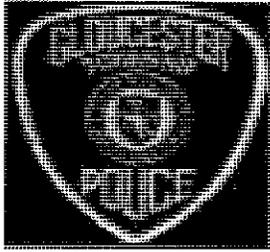
JUL 13 2016

RJC:mh

Tax Account Maintenance

Block: 20303      Sp Charges Notes Exist  
 Lot: 4  
 Qualifier:  
 Owner: GROUP FOUR PROPERTIES      Prop Loc: 1355 BLACKWOOD CLEM ROAD      Restricted Edit

Certificate	Type	Sale Date	Status	Cert/Assign Amt	Fees	Subsequents
14-07569	Outside	12/30/14	Redeemed	584.43	55.00	.00
932951	Outside	06/24/09	Redeemed	378.55	52.00	.00
Total	Redeemed		Count: 2	962.98	107.00	.00



# GLoucester TOWNSHIP POLICE

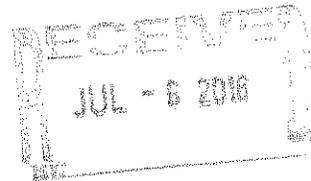
## TRAFFIC SAFETY UNIT

### SITE PLAN REVIEW

Application #161043M 1355 Blackwood-Clementon Road, Clementon, NJ 08021 Block:20303 Lot 4

- 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: See Attached



Reviewed By:  Lt. Jason Gittens  Cpl. Frank Pace

Signature: \_\_\_\_\_

Date Submitted: 7/6/16

# **GLOUCESTER PREMIUM OUTLETS**

**Applebee's Neighborhood Grill and Bar**

**Block 13106, Lot 1**

## **PRELIMINARY AND FINAL SITE PLAN APPROVAL**

### **OPERATIONAL STATEMENT**

The proposed Applebee's Neighborhood Grill and Bar full service restaurant will occupy a previously approved out lot at the Gloucester Premium Outlets or a portion of Block 13106, Lot 1. Gloucester Premium Outlets® (the "Center") consists of nine, single-story buildings dedicated to commercial retail and supporting services as well as other facilities and amenities encompassing approximately 413,320 s.f. of gross floor area. There are food kiosks as well as additional retail mobile merchandise units located throughout the Center. Tenants include upscale designer fashions, sportswear, shoes, fine leather, luggage, jewelry, housewares and home furnishings, specialty items, and various food merchants. In addition, under the present design, there are five separate buildings to be constructed on two outparcels ("Outparcel Development") which accommodates another 31,580 s.f. of gross floor area. Retail, restaurants, banks and other complementary and supportive uses are contemplated for these structures. Thus, it is anticipated that the total square footage for both the Center and the Outparcel Development is approximately 444,900 s.f.

#### **I. The Center**

The Center operates year round. Typical hours of operation are Monday to Saturday, 10 AM - 9 PM, and Sunday, 10 AM - 7 PM. These hours may be modified at certain times throughout the year to accommodate for increased/decreased customer volumes during certain holiday and seasonal periods. Tenants staff their stores based upon experience and need i.e. each tenant will likely have its own "shift" changes.

Initially, the overall project will generate approximately 200 - 250 full time construction jobs. Once completed, approximately 800 new, full- and part-time job positions will be created to serve the many shoppers who will visit the Center each year.

Truck traffic will be heaviest during construction and prior to the grand-opening when tenants are outfitting the stores. Once the Center is operational and given the nature of this development, deliveries can be expected at any time. Most deliveries will be made via courier delivery services by companies such as Federal Express or UPS. The Center's design separates out deliveries from customer vehicular and pedestrian circulation.

As reflected within the various traffic, water quality/management and environmental reports filed simultaneously with the required prior approval for this project,

the Center and the Outparcel Development meet any and all required governmental standards.

## II. The Applebee's Restaurant

The proposed Applebee's Neighborhood Grill and Bar full service restaurant (the "Restaurant") occupies a 4.42 acre lot and is approximately 6,400 square feet.

The Restaurant will be a sit down restaurant containing two hundred and twenty-five (225) seats in the dining and bar areas. The Restaurant is proposed to be open at 11:00 A.M. and close at 11:00 P.M. Sunday through Thursday. The Restaurant is proposed to open at 11:00 A.M. and close at 1:00 A.M. Friday and Saturday subject to seasonal trends and local codes.

The Restaurant will employ approximately one hundred and twenty (120) full and part-time associates inclusive of Managers, Kitchen Staff, and Bar and Dining Staff. The shift average will be +/- thirty (30) hours depending on daily and seasonal needs.

The Restaurant deliveries for food and supplies will be made during the early morning hours after the Restaurant has closed. The frequency of such deliveries is expected to be three (3) time per week depending on sales and tractor trailer. Additional smaller deliveries are made in the morning via local box type trucks. Trash and recycling is also picked up during the early morning hours at a frequency of three to four times per week, similarly based on need.

# 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: JUL - 7 2008 Application No.: 11-10-44 Amended Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment Fees: 7939.00 Project # 10617

Escr. 1060.00 Escr. # 10617

*Site*

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

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Apple New Jersey LLC</u> Address: <u>6200 Oak Tree Blvd.</u> <u>Suite 250</u> City: <u>Independence</u> State, Zip: <u>Ohio, 44131</u> Phone: (____) ____-____ Email: _____	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Simon/Prait Gloucester Development LLC</u> Address: <u>PO Box 6120</u> City: <u>Indianapolis</u> State, Zip: <u>Indiana, 46206</u> Phone: (____) ____-____ Fax: (____) ____-____					
<b>3. Type of Application. Check as many as apply:</b>						
<input type="checkbox"/> Informal Review <sup>2</sup>						
<input type="checkbox"/> Minor Subdivision						
<input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup>						
<input type="checkbox"/> Final Major Subdivision						
<input type="checkbox"/> Minor Site Plan						
<input checked="" type="checkbox"/> Preliminary Major Site Plan <i>(Amended)</i>						
<input checked="" type="checkbox"/> Final Major Site Plan						
<input type="checkbox"/> Conditional Use Approval <sup>2</sup>						
<input type="checkbox"/> General Development Plan <sup>2</sup>						
<input type="checkbox"/> Planned Development <sup>2</sup>						
<input type="checkbox"/> Interpretation <sup>2</sup>						
<input type="checkbox"/> Appeal of Administrative Officer's Decision						
<input type="checkbox"/> Bulk "C" Variance <sup>2</sup>						
<input type="checkbox"/> Use "D" Variance <sup>2</sup>						
<input type="checkbox"/> Site Plan Waiver						
<input type="checkbox"/> Rezoning Request						
<input type="checkbox"/> Redevelopment Agreement						
<input checked="" type="checkbox"/> Amended Preliminary Major Site Plan						
<small><sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.</small>						
<b>4. Zoning Districts (Circle all Zones that apply)</b>						
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 <input checked="" type="checkbox"/>						
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>						
Name of Attorney: <u>Donald M. Pepe, Esq.</u> Address: <u>331 Newnan Springs Rd., Building 3</u> City: <u>Suite 310, Red Bank</u>				Firm: <u>Scarinci Hollenbeck</u> State, Zip: <u>New Jersey 07701-5692</u> Phone: (____) <u>780-5590</u> Fax: (____) <u>695-8108</u> Email: <u>dpepe@sh-law.com</u>		

6. Name of Persons Preparing Plans and Reports:

Name: Langan  
Address: 30 South 17th Street, Suite 300  
Profession: Engineering  
City: Philadelphia  
State, Zip: PA 19103-4005  
Phone: (215) 446-2931 Fax: (215) 864-0671  
Email: \_\_\_\_\_

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

7. Location of Property:

Street Address: 200 Premium Outlets Drive Block(s): 13106  
Tract Area: 4.42 Acres Lot(s): 1

8. Land Use:

Existing Land Use: Vacant/Existing pylon sign 100ft. tall  
Proposed Land Use (Describe Application): Construction of free standing 6,400 square foot Applebee's restaurant at the Gloucester Premium Outlets

9. Property:

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

10. Utilities: (Check those that apply.)

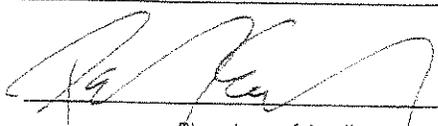
Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

<b>13. Zoning</b>			
<b>All Applications</b>	<b>Proposed</b>	<b>Fence Application</b>	<b>Proposed</b>
Front setback 1	101.3 Ft	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	121.21 Ft	Fence type	_____
Side setback 1	158.9 Ft	Fence height	_____
Side setback 2	381.1 Ft	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	607.8 Ft	<b>Pool Requirements</b>	
Lot depth	317.0 Ft	Setback from R.O.W.1	_____
Lot area	4.42 Acres	Setback from R.O.W.2	_____
Building height	60'	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		<small>Distance = measured from edge of water.</small>	
		<small>R.O.W. = Right-of-way.</small>	
		<small>Setback = Measured from edge of pool apron.</small>	
<b>Garage Application</b>		<b>Shed Requirements</b>	
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	_____
<b>14. Parking and Loading Requirements:</b>			
Number of parking spaces required: <u>85</u>		Number of parking spaces provided: <u>127</u>	
Number of loading spaces required: <u>0</u>		Number of loading spaces provided: <u>0</u>	
<b>15. Relief Requested:</b>			
<input type="checkbox"/> Check here if zoning variances are required.			
<input checked="" type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).			
<input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.			
<input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].			
<b>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.</b>			
<b>16. Signature of Applicant</b>			
 _____ Signature of Applicant Vice President - Real Estate		<u>6-23-16</u> _____ Date	
_____ Signature of Co-applicant		_____ Date	

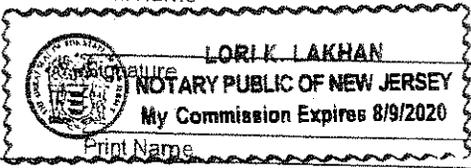
**17. Consent of Owner(s):**

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

6/20/2016  
Date

[Signature]  
Signature  
Danielle Devita, Vice President  
Print Name

Sworn and Subscribed to before me this  
20<sup>th</sup> day of June  
2016 (Year).  
Lori K. Lakhani



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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

[Signature]  
Signature of Applicant  
Patrick J. Eulberg  
Vice President - Real Estate  
Print Name

6-23-16  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 6/3/2016, shows and discloses the premises in its entirety, described as Block 12106 Lot 1 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, Ohio  
County of Camden: Cuyahoga  
Patrick J. Eulberg of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to  
On this 23<sup>rd</sup> day of June  
20 16 before the following authority.

Patrick J. Eulberg  
Name of property owner or applicant

[Signature]  
Notary public

ANGELA RASMUSSEN  
Notary Public, State of Ohio, Cuya. Cty.  
My Commission Expires 09/24/2017 of 4

Gloucester Township, NJ  
Land Development Application  
Apple New Jersey LLC

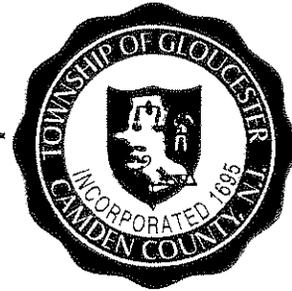
#### PRIOR OR PENDING APPLICATIONS

1. Township of Gloucester Resolution regarding Preliminary & Final Site Plan Approval with Bulk Variances for Blocks: 13119, 13105, 13106 Lot: 1 adopted by the Gloucester Township Planning Board on August 27, 2013.

# TOWNSHIP OF GLOUCESTER

## Interoffice Correspondence

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**TO:** Planning Board

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

**RE:** **APPLICATION #161044APFS Escrow #10617**  
**Apple New Jersey, LLC**  
**Block 13106, Lot 1**

**DATE:** August 01, 2016

The Applicant requests amended preliminary and final major site plan approval in conjunction with an approved Redevelopment Agreement to allow a 5,330 sf Applebee's Restaurant within the IR – Interchange Redevelopment District. The project is located at the southeast intersection of Premium Outlets Way and Zimmerman Road (Roundabout).

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

**Applicant:** Apple New Jersey, LLC, 6200 Oak Ree Blvd., Suite 250, Independence, OH 44131 (telephone #216-525-2755).

**Owner:** Simon/PREIT Gloucester Development, LLC, P.O. Box 6120, Indianapolis, IN 46206.

**Engineer:** Brian M. Conlon, PE, Langan Engineering & Environmental Services, 30 South 17<sup>th</sup> Street, Philadelphia, PA 19103 (telephone #215-864-0640).

**Landscape Architect:** Jayne O. Spector, LA, Langan Engineering & Environmental Services, 30 South 17<sup>th</sup> Street, Philadelphia, PA 19103 (telephone #215-864-0640).

**Attorney:** Donald M. Pepe, Esq., Scarinci Hollenbeck, 1100 Valley Brook Avenue, P.O. Box 790 Lyndhurst, NJ 07071 (telephone #201-894-4100).

### **I. INFORMATION SUBMITTED**

1. Scarinci Hollenbeck Transmittal Letter dated 6/23/16.
2. Land Development Application Form and checklist dated 7/07/16.
3. Gloucester Premium Outlets, Applebee's Neighborhood Grill and Bar, Operational Statement.
4. Recycling Report, as prepared by Langan Engineering & Environmental Services dated 6/13/16.
5. Applebee's Neighborhood Grill & Bar Site Recommendation Book.
6. Stormwater Management Summary, as prepared by Langan Engineering & Environmental Services dated 6/13/16.

7. Engineering plans, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	6-13-16
2	Tax Map, Zoning Map & Adjacent Property Owners List	6-13-16
3	ALTA/NSPS Title Survey	6-03-16
4	Master Site Plan	6-13-16
5	Site Plan	6-13-16
6	Truck Circulation and Pavement Plan	6-13-16
7	Site Control Details	6-13-16
8	Grading & Drainage Plan	6-13-16
9	Storm Sewer Profiles	6-13-16
10	Drainage Notes & Details	6-13-16
11	Soil Erosion & Sediment Control Plan – Stage I	6-13-16
12	Soil Erosion & Sediment Control Plan – Stage II	6-13-16
13	Soil Erosion & Sediment Control Notes & Details	6-13-16
14	Utility Plan	6-13-16
15	Utility Profiles	6-13-16
16	Utility Notes & Details	6-13-16
17	Landscape Plan	6-13-16
18	Planting Notes & Details	6-13-16
19	Lighting Plan	6-13-16
20	Lighting Notes & Details	6-13-16

## II. REDEVELOPMENT PLAN COMMENTS

The following applies to the Interchange Redevelopment Plan.

The plans submitted with the instant application shall be revised to address the following omitted requirements of the Interchange Redevelopment Plan.

### **§2.0, Goals and Objectives:**

1. The plans submitted with the instant application shall be revised as follows to address Goal #2, which provides direction that projects complement existing community assets, multi-modal transportation solutions, and walkable neighborhoods as per §2.0(2).
  - a. The plans shall be revised to provide a concrete sidewalk along Premium Outlets Way from the connection of Robert E. Kelley Boulevard extending northward approximately 350 feet to align with a recommended crosswalk connection to a recommended walkway and crosswalk for the instant application noted below in Section II.2(b).
    - i. The purpose of this requirement is to improve pedestrian safety and mobility within the Interchange Redevelopment Area.
  - b. The plans shall be revised to provide a pedestrian crosswalk within the parking area from proposed sidewalks along Premium Outlets Way as a physical improvement (i.e., concrete, brick pavers, etc.) in lieu of line striping.
    - i. The purpose of this proposal is to improve pedestrian safety and mobility and may require elimination of some parking spaces.
2. The plans shall be revised to re-grade the area between the proposed parking area and Route 42 consistent with the preliminary approval that transitioned development into the natural slope of the of the subject property and removing an existing stockpile to address Goal #3, which requires redevelopment projects to be architecturally pleasing and contributing to a community's sense of place as per §2.0(3).

- a. The existing stockpile adds to existing vegetation that obstructs the viewshed of the proposed restaurant, landscaping, and Gloucester Premium Outlets from Route 42.

**§3.1, IR – Interchange Redevelopment Plan**

- 3. The subject parcel is located within the IR – Interchange Redevelopment District as per §3.1, Interchange Redevelopment District (IR).
  - a. Restaurants and other eating establishments is a permitted use within the Interchange Redevelopment Plan [§3.1.C(2)(c)].
  - b. Planned Commercial Development is also a permitted use within the Interchange Redevelopment plan [§3.1.C(4)(b)].

**§3.1.K, Parking Standards**

- 4. The Applicant shall provide expert testimony to satisfaction of the Planning Board addressing the adequacy of the proposed number of parking spaces to meet the expected demand of the proposed restaurant as per §3.1.K, Parking Standards.
  - a. The Planning Board is advised the Interchange Redevelopment Plan does not rely on the Land Development Ordinance parking requirements and defers compliance to professional testimony of the applicant based on their expertise, professionals, and design considerations current to the time period and land uses.
    - i. However, the Planning Board should note the Gloucester Township Land Development Ordinance would require the following parking requirements for a restaurant
      - 1. 1 space / 3 seats.
        - a. The instant applicant proposes a 5,330 sf restaurant with 225 seats.
      - 2. 1 space / 2 employees.
        - a. The Applicant shall provide testimony to address the number of employees per shift.

**§3.1.N, Additional Requirements**

- 5. *The instant application proposes a connection to public water and sanitary sewerage facilities to be provided as per §3.1.N(1).*
- 6. The Applicant shall provide testimony to satisfaction of the Planning Board addressing the proposed building architecture is "compatibly designed ... and suitably finished for aesthetic purposes" in its relation to elevations facing a street or residential areas as per §3.1.N(2).
- 7. *Sheets 17 & 18 are signed and sealed by a NJ Licensed Landscape Architect as per §3.1.N(3).*
- 8. It's recommended the plans be revised to provide additional landscaping that comprises a mixture of shrubs, grasses, ground cover, etc. to enhance the aesthetics of the development and the vistas and viewsheds of the Interchange Redevelopment Area and the Township in the following location as per §3.1.N(4).
  - a. Two (2) landscaped islands on the west side of the proposed restaurant.
- 9. The plans shall be revised to remove an existing stockpile and re-grade the area consistent with the preliminary approval as per §3.1.N(4).
- 10. The Applicant shall revise the plans to show the driveway sight triangle to ensure proposed landscaping complies with 425.D, Clear Sight Distance of the Gloucester Township Land Development Ordinance as per §3.1.N(6).
- 11. The Applicant shall provide professional testimony to the satisfaction of the Planning Board that the proposed signs are suitably sized and designed for the proposed development and consistent with Section 2, Goals and Objectives of the Interchange Redevelopment Plan as per §3.1.N(7).
- 12. The plans shall be revised to provide a pedestrian crosswalk within the parking area from a recommended concrete sidewalk along Premium Outlets Way as a physical improvement (i.e., concrete, brick pavers, etc.) in lieu of line striping as per §3.1N(8).

- a. The purpose of this proposal is to improve pedestrian safety and mobility and may require elimination of some parking spaces.
- 13. The Applicant shall provide professional testimony addressing the proposed lighting plan is suitably designed for the proposed land use and provides adequate illumination as per §3.1.N(9).
  - a. The applicant proposes 25-foot high light standards with a double - shoe box shield for the parking area, which complies with the maximum height as per §508, Lighting of the Gloucester Township Land Development Ordinance.
  - b. The Applicant proposes an average illumination of 2.17 footcandles and requires a waiver from §508, Lighting of the Gloucester Township Land Development Ordinance.
    - i. The maximum average illumination is 2.0 footcandles.
- 14. The Applicant shall provide professional testimony addressing the proposed building cardinal point elevations are "architecturally appealing" and advance the scenic vistas and viewsheds of the development and Township as per §3.1.N(10).

### III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist.

#### **It's not recommend to waive underlined items**

- 1. 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 Applicant previously provided an Environmental Impact Statement, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13, which indicated the absence of freshwater wetlands on the subject property.
- 2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
  - a. The Interchange Redevelopment Plan does not have specific requirements for the number and size of free-standing and façade signs.
    - i. The plans shall be revised to incorporate the proposed façade signage within the submitted Apple American Group Site Recommendation Book.
    - ii. The Applicant shall provide testimony to address whether or not a free-standing sign is proposed for the instant application.
- 3. Sidewalks and bike routes [Checklist #83].
  - a. The plans shall be revised to provide concrete sidewalk along Premium Outlets Way from the connection of Robert E. Kelley Boulevard extending northward approximately 350 feet to align with a recommended crosswalk connection to a proposed walkway for the instant application.
- 4. Sight triangle easements at intersections. [Checklist #86].
  - a. The plans shall be revised to provide the sight triangle at the intersection of the entrance drive and Premium Outlets Way.
- 5. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
  - a. Defer to the Board Engineer.

#### IV. WAIVER COMMENTS

1. Four (4) copies of the drainage calculations and engineer's report [Checklist #4].
  - a. The Applicant previously provided a Stormwater Management Report and Stormwater Facilities Maintenance Plan, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13.
2. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
  - a. The Applicant previously provided an Environmental Impact Statement, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13.
3. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
  - a. The Applicant previously provided a Traffic Impact Statement, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13.

#### V. VARIANCE COMMENTS

The typical bulk and setback variances are not part of applications within the Interchange Redevelopment Plan.

Generally, applicants must comply with the goals and objectives of the redevelopment plan regarding land uses and architectural considerations to the satisfaction of the Redevelopment Entity and site development to the satisfaction of the Planning Board.

#### VI. SITE PLAN DESIGN REVIEW COMMENTS

1. The plan shall be revised to include additional lighting within the subject parcel as a landscape feature providing a streetscape that is architecturally pleasing and contributes to the Township's sense of place (Goal #3) by utilizing the HADCO, PSE&G Colgate I with Signature globe incorporating the "GT" brand and including banner posts and an electrical outlet at the following locations as per §508.D, Lighting:
  - a. Each side of the development entrance or two (2) lights.
2. The plans shall be revised to provide concrete sidewalks at a minimum at the following location consistent with Goal #2 of the Interchange Redevelopment Plan and as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.
  - a. Along Premium Outlets Way from the connection of Robert E. Kelley Boulevard extending northward approximately 350 feet to align with a recommended crosswalk connection to a recommended walkway and crosswalk.
  - b. As a pedestrian link from the above required sidewalk along Premium Outlet Drive to a recommended crosswalk within the parking area consistent with Goal #2 of the Interchange Redevelopment Plan and as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.
3. The plans shall be revised to provide a pedestrian crosswalk within the parking area as a physical improvement (i.e., concrete, brick pavers, etc.) in lieu of line striping consistent with Goal #2 of the Interchange Redevelopment Plan and as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.

**VII. GENERAL REVIEW COMMENTS**

1. The plan shall be revised to relocate the "SILT FENCE (TYP.)" graphic to ensure an existing stockpile is cleared, graded consistent with the preliminary approval and landscaped to provide the recommended streetscape and scenic vistas required in the Interchange Redevelopment Plan.

**VIII. 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. *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.*
4. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
5. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
6. *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.*

**IX. RECOMMENDATIONS**

1. The applicant must address the underlined items listed above.

I have no further comments regarding the application at this time; however, reserve the right to provide additional comments during the Planning Board meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review my concerns, please contact my office at (856) 374-3511.

cc: Apple New Jersey, LLC  
Donald M. Pepe, Esq.  
Brian M. Conlon, PE  
Richard Wells, Esq.  
Steven M. Bach, PE

Commissioners  
Richard P. Calabrese  
Chairman

Frank Simiriglia  
Vice Chairman

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



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

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

April 27, 2016

Mr. James O'Brien, EIT, LEED GA  
Staff Engineer  
Langan Engineering & Environmental Services  
30 South 17<sup>th</sup> Street, Suite 1300  
Philadelphia, PA 19103

**Re: Sanitary Sewer Service Request  
Zimmerman Road & Premium Outlets Drive  
Block 13106, Lot 1  
Langan Project No.: 220095201**

Dear Mr. O'Brien:

In response to your letter regarding the above referenced, a Form "F" Application is required to determine sewer availability.

Enclosed, please find a Form "F" Application.

Should you have any further questions, please feel free to contact me @ (856) 227-8666.

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

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

Raymond J. Carr  
Executive Director

RJC:mh  
Enclosure

Aqua New Jersey, Inc.

Southern Division

Flow Test 2008

Company Name: MODEL FIRE PROTECTION

Date: 7-3-13

Time: 10:15 AM

Static Hydrant Location: A-6

Main Size: 12<sup>LI</sup>

Static Pressure: 57 PSI      Pipot      Flow Pressure: 54 PSI

Flow Hydrant Location: A-0157

Gallons Per Minute: 2 1/2" Outlet:

4" Outlet:

Residual Flow Pressure:

Test Administrator: Kevin Willette

Aqua Witness:

Matt Hantz



An Exelon Company

428 Ellis Street  
Glassboro, NJ 08028

**WILL SERVE LETTER**

**April 27, 2016**

**Langan Engineering and Environmental Services, Inc.  
30 South 17<sup>th</sup> Street  
Suite 1300  
Philadelphia, PA 19103**

**Re: Proposed Applebee's at The Gloucester Premium Outlets  
Block 13106, Lot 1  
Gloucester Township, Camden County, New Jersey**

Dear Mr. O'Brien,

This letter is in response to your inquiry with regard to the availability of electric service for your proposed project.

Atlantic City Electric Co. anticipates having adequate power available to serve your project. The required electric service will be made available subject to our compliance with the rules and regulations of the New Jersey Board of Public Utilities and the New Jersey Department of Community Affairs, Office of Smart Growth. Contingent on these Terms and Conditions of Service are any customer contractual obligations including right of way easements and customer contributions in aid of construction that may be required.

Once you have developed your formal site plans and received the appropriate approvals, please formally apply for service by calling our New Business office at (856) 863-7906 and forward your plans to us so that we can develop our plans to provide you with the service requested. Please keep in mind that depending upon the extent of the work required to install our electric facilities that it may take up to 6 months from the date of your official service application request to complete / fulfill all the tasks associated with our design requirements.

If you should have any questions, please feel free to call me at 856-863-7910.

Sincerely,

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

Kenneth Atwood  
Field Engineering Technician



*South Jersey Gas*

April 29, 2016

LANGAN  
Attention: James O'Brien  
30 South 17<sup>th</sup> Street, Suite 1300  
Philadelphia, PA 19103

RE: Availability of gas service to –  
Zimmerman Rd & Premium Outlet Drive  
Block 13106, Lot 1  
Township of Gloucester, Camden County, NJ  
Langan Project No.: 220095201

Dear Mr. O'Brien,

Thank you for your interest in natural gas service. We have reviewed your request and we will have adequate resources to serve NATURAL GAS to your new facility.

Before a final commitment can be made, exact load requirements must be reviewed to determine that our distribution system is physically and financially capable of delivery. This gas load information, along with site plans for your project, and an Application for Gas Service, can be forwarded to my office when they become available. Further, this request is contingent upon receipt of State, County or Municipal permits when required.

Please address any further inquiries to my attention. Thank you for your commitment to growth and development in Southern New Jersey.

Sincerely,

*Ray Daley*

Ray Daley  
Commercial New Construction Field Rep  
609-204-2517

Commissioners  
Richard P. Calabrese  
Chairman

Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara

Joseph Pilio  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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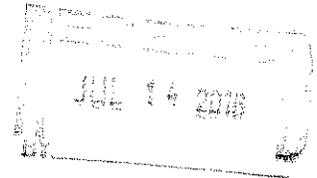
July 13, 2016

Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer



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

Re: Application #161044APFS  
Gloucester Premium Outlets  
100 Premium Outlets Drive, Blackwood, NJ 08012  
Block 13106, Lot 1

Gentlemen:

In response to your letter regarding the above application, a Form "F" 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 "Ray J. Carr".

Raymond J. Carr  
Executive Director

RJC:mh

June 7, 2016  
03:35 PM

TOWNSHIP OF GLOUCESTER  
Tax Account Detail Inquiry

Page No: 1

BLQ: 13106. 1.  
Owner Name: SIMON/PREIT GLOUC DEV LLC

Tax Year: 2016 to 2016  
Property Location: 300 PREMIUM OUTLETS DRIVE

Original Billed:	5,635.16	5,635.15	0.00	0.00	11,270.31
Payments:	5,635.16	5,635.15	0.00	0.00	11,270.31
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2016 Prin Balance
										Original Billed
01/19/16	1	Payment	001	80380138	CK	9242	83 MB1	11,270.31		11,270.31
04/18/16	2	Payment	001	80380042	CK	9755	34 KAB	5,635.16	0.00	5,635.15
								5,635.15	0.00	0.00

Total Principal Balance for Tax Years in Range: 0.00

JUL 11 2016

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL

DATE: July 11, 2016

APPLICATION NO. 161044APFS

LOCATION: 100 Premium Outlets Drive  
Blackwood, NJ

BLOCK: 13106 LOT: 1

GLOUCESTER PREMIUM OUTLETS

ESCROW: # 10617

ZONE: IR

TRANSMITTAL TO:

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

STATUS OF APPLICATION - APPLEBEE'S RESTAURANT & BAR

PURPOSE OF TRANSMITTAL: Amended Preliminary & Final Major Site

For Your Review August 11, 2016

ENCLOSED:

- 2 Copy - Site Plan, Checklist, Application, Camden County Application
- 1 Copy - Environmental Impact Checklist Waiver Request
- 1 Copy - Fresh Water Wetlands Statement/Ordinance Relief
- 1 Copy - Aerial Map Exhibit/Boundary & Topographic Survey
- 1 Copy - Minor Subdivision Plan checklist, County Application
- 1 Copy - Preliminary & Final Major Site Plan Amended
- 1 Copy - Bargain & Sale Deed, Deed of Easement Access Agreement, Warranty Deed
- 1 Copy - Stormwater Management Memorandum
- 1 Copy - Recycling Report
- 1 Copy - Traffic

*Applebee's Address*  
 will be #200 Premium Outlets Drive

*No other issues*

*PRELIM. TAX ABATEMENT APPLICATION DUE //*

Butt # 60

B

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL

DATE: July 11, 2016 APPLICATION NO. 161044APFS

LOCATION: 100 Premium Outlets Drive  
Blackwood, NJ BLOCK: 13106 LOT: 1

GLOUCESTER PREMIUM OUTLETS ESCROW: # 10617 ZONE: IR

TRANSMITTAL TO:

- Planner
- Bach Associates
- Richard Welis, Esq.
- Camden County Planning
- Taxes & Tax Assessor
- Aqua Water Co.
- New Jersey America
- Fire District 1 2 3 4 5 6
- MUA
- Construction
- Traffic/Police
- GTEMS

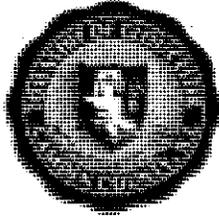
STATUS OF APPLICATION - APPLEBEE'S RESTAURANT & BAR  
PURPOSE OF TRANSMITTAL: Amended Preliminary & Final Major Site

For Your Review August 11, 2016

ENCLOSED:

- 2 Copy - Site Plan, Checklist, Application, Camden County Application
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- 1 Copy - Stormwater Management Memorandum
- 1 Copy - Recycling Report
- 1 Copy - Traffic

OK 7-17-16 JJK JSJ



9102 E 7117

# 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: Simon/Breit Glouc Dev LLC

JOD Address: 300 Premium Outlets Dr.

Block: 13106 Lot: 1

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

7/8/16  
Date

[Signature]  
Gloucester Township Tax Collector



**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD  
MEMORIALIZING A PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL  
WITH BULK VARIANCES AND WAIVERS FOR  
SIMON MANAGEMENT ASSOCIATES II, LLC  
APPLICATION NO: 131009RDPFS**

WHEREAS, on May 28, 2013 consideration was given to the application of Simon Management Associates II, LLC (SIMON) and PREIT-Rubin, Inc. (PREIT) (collectively hereinafter "Applicants") for the properties located at Block 13119, Lot 1, Block 13105, Lot 1 and Block 13106, Lot 1 (hereinafter "the Property") for preliminary and final major site plan with waivers for the construction of a retail outlet center on Block 13119, Lot 1 and for preliminary major site plan approval for the five pad sites on Block 13105, Lot 1 and Block 13106, Lot 1; and

WHEREAS, the Applicant is proposing construction of 450,000+/- square feet of retail sales, services and related improvements, including associated parking, landscaping, a food court, gathering areas, a central town square and other amenities and supporting structures in a currently vacant area designated as the Interchange Redevelopment Area within the Township; and

WHEREAS, the Applicant was represented by Louis L. D'Arminio, Esq., who presented the application for preliminary and final major site plan with waivers indicating that the Applicant is proposing construction of 450,000+/- square feet of retail sales, services and related improvements, including associated parking, landscaping, a food court, gathering areas, a central town square and other amenities and supporting structures in a currently vacant area designated as the Interchange Redevelopment Area within the Township and the site is entirely conforming with the conditions of the zone. Mr. D'Arminio stated that the Applicant was seeking preliminary and final site plan approval for the main retail center on Block 13199, Lot 1, but only preliminary site plan approval for the pad site, Block 13105, Lot 1 and Block 13106, Lot 1, where the Applicant is proposing 5 pads for future development as restaurants or stand alone uses. Mr. D'Arminio introduced the presenters who would be testifying in support of the application as Danielle DeVita, Senior VP of Development from SIMON, John Dionis from PREIT, Doug Williams of FRCH Design, Brian Conlon from Langan Engineering, Dan Discario from Langan Engineering to discuss traffic and Greg Woodriff from Langan Engineering to testify on planning compliance. Mr. D'Arminio also introduced the following items as exhibits in support of the application:

- A-1 Aerial provided by Langan Engineering
- A-2 CS100 - Site Plan
- A-3 Power Point Presentation by FRCH
- A-4 Existing Conditions VL-102 - ATLA Land Title Survey
- A-5 Pre-Development Watershed Map

- A-6 Post-Development Watershed Map
- A-7 Master Utility Plan
- A-8 Master Landscape Plan
- A-9 Lighting Plan
- A-10 Environmental Impact Statement
- A-11 Traffic Impact Study
- A-12 Redevelopment Plan Study and Analysis; and

WHEREAS Ms. DeVita testified first, stating that the Applicant is the largest real estate company in the world and that the Applicant is working on opening two other retail centers and expanding 5 others. Ms. DeVita testified that the Applicant has three similar centers in the area, Jersey Shore, Jackson and Philadelphia. Ms. DeVita testified that the data shows that customers will drive 45-60 miles to visit their existing centers and customers will spend hours at the center shopping and eating and the Applicant views their centers as destinations. Ms. DeVita testified that the Applicant is proposing 375,000 sf of leaseable space and they are proposing a racetrack layout with exterior parking and various entrance points with about 100 merchants. Ms. DeVita testified that the Applicant will be providing a high level of architectural finish, consistent with the surrounding area along with a town center element. Mr. Dionis testified on behalf of co-applicant PREIT, stating that this application is part of a joint venture between PREIT and SIMON and that PREIT has been involved in other retail centers similar to the proposal in Cherry Hill, Voorhees and other joint ventures with SIMON.

Thereafter, Mr. Williams of FRCH, the architect on the project testified in support of the application, stating that the Applicant was implementing many design influences including the Main Street/Town Square concept and that other influences for the design were Georgian style architecture. Mr. Williams testified that the Applicant is proposing an open mall type center with nine (9) buildings separated by thirty (30) foot promenades. Mr. Williams further testified that the Applicant is proposing six (6) entry plaza along with a main entry area. Mr. Williams testified that the Applicant is proposing many variations on material, paint color, and other design elements to incorporate the Main Street feel. Mr. Williams testified that there are also proposed kiosks for further retail opportunities and service equipment will be screened by a wall system. Ms. Williams also testified that a bus plaza is proposed for public transportation.

Mr. Conlon, from Langan Engineering provided further testimony, focusing on the engineering related to the retail aspects of the project. Mr. Conlon testified that there are wetlands on the property and that the Applicant is proposing to use an existing stormwater basin. Mr. Conlon testified that the Applicant is proposing to remove all existing wooded areas and structures currently on the property. Mr. Conlon testified that the Applicant is proposing a racetrack design for the center with centrally located buildings and parking encompassing the buildings and no further than 300 feet from the retail. Mr. Conlon testified about the numerous entrances to the site and the design of the rig road that can handle truck and emergency traffic. Mr. Conlon testified that all access lanes will accommodate all types of vehicles and the Applicant has engaged NJ Transit to make the center a stop on the local bus route. Mr. Conlon testified about pedestrian access, noting that the Applicant is proposing to utilize existing sidewalks on Robert E. Kelly Blvd., which will pick up the sidewalks along Cooper St and into the site. The Applicant is also proposing a six (6) foot wide multi use path along the Black

Horse Pike and is proposing to provide the design to the satisfaction of the Board Engineer and Planner as a condition of approval. Mr. Conlon provided testimony regarding the existing wetlands on the property and the Applicant's intent to disturb a small portion but that the Applicant plans to compensate with the addition of wetlands buffers in other areas on site. Mr. Conlon testified that the Applicant is proposing a significant change in grading and drainage on site post-development and is proposing three stormwater features, a 35 acre pond at the northwest corner of the site, a subsurface stormwater management system in the south end of the site and the currently existing extended detention basin along College Dr. Mr. Conlon provided testimony that sanitary sewer would be drained offsite into an existing system and pumped into the sewer, that water would have two connections on the Black Horse Pike and a system that loops into the buildings and that other utilities, electric, telephone and gas would connect off of Black Horse Pike except for the currently existing infrastructure along College Dr. Mr. Conlon provided testimony about the landscape plan, stating that the Applicant is proposing to maintain the wooded area along the Black Horse Pike and use a meadow mix for the stormwater features. Mr. Conlon testified that the Applicant will provide the required plantings in the parking, service and loading areas and is proposing a well balanced mix of landscape on site. Upon discussion, Mr. Conlon and the Applicant agreed to low shrubs and wildflowers around the stormwater basins, agreed to cleanup of the wooded area through natural maintenance and to work on the lighting requests of the Township with the architect and engineers. Mr. Conlon provided testimony about the Applicant's proposed lighting, stating that the Applicant proposes 49 poles of 40 foot height in the parking lot spaced traditionally and that after meeting with staff, the Applicant has agreed to provide additional lighting along the roadways including 12.5 foot high acorn fixtures along the Black Horse Pike, College Dr. and Cooper Dr., spaced approximately every 75 feet. The Applicant is also proposing lighting to frame entrances and will comply with the lighting demands of the Township so long as permitting related to wetlands is not impacted. Mr. Conlon testified that the overall average lighting intensity will be 2.8 candles throughout the site. Mr. Conlon testified as to the Environmental Impact Statement, providing that the key element was preservation of wetlands a commitment the Applicant has made. Mr. Conlon concluded his testimony by stating that the Applicant is not requesting variance from requirements but is requesting waivers as follows:

1. Grading and Land Disturbance within 5 ft. of the Property Line as the Applicant is not proposing any disturbances except for new access to site and road widening for County roads.
2. Average foot candles not to exceed 2.0 foot candles as there is no nuisance to neighboring property owners as the lighting is currently proposed.
3. Loading and unloading areas
4. Concrete curb and sidewalks
5. Luminaire mounting height exceeding 25 feet

The Board Engineer and the Board Planner did not object to these waiver requests and supported them in light of the Applicants changes to the pedestrian links to add the multi use

path at the Black Horse Pike and connect the pedestrian walkways connecting Camden County College. Further, the Board professionals were willing to provide waiver requests based upon the Applicant agreeing to the streetscape lighting proposed by the Township and the Applicant has agreed to work with the Board professionals to finalize design and general details. Mr. Conlon stated that otherwise, the Applicant would comply with the comments of the Board Engineer's letter with the exception of the alternate striping material subject to review by the Board Engineer.

Mr. Discario from Lanagan Engineering thereafter provided testimony in support of the application as it related to traffic on and off the site and the impact the site will have on the same. Mr. Discario testified that given the current infrastructure traffic patterns are currently efficient and will remain so into the future. Mr. Discario did recommend additional improvements:

1. along Cooper Dr., to convert the inside lane in southbound direction to center two-way left turn lane to provide access for left turns into the main outlet center;
2. widen Cooper Dr. at the main entrance to provide deceleration lanes;
3. install traffic signal at main entrance to facilitate turning into and out of main outlet center; and
4. propose to widen the northbound side of Zimmerman for an additional lane for those exiting from Route 42.

Mr. Discario further testified that by taking currently existing County infrastructure and improving it, the Applicant will accommodate future traffic. Mr. Discario testified that the proposal is consistent with the redevelopment plan and the surrounding area and will remain efficient. Mr. Discario testified that the application provided safe and efficient ingress/egress and has no substantial negative impact on traffic in surrounding areas. Mr. Discario addressed the Gloucester Township Police concerns and indicated that the Applicant would comply and work with the Township Police with respect to Title 39 adoption to modify it to meet the needs of the Applicant and the Township.

Thereafter, Mr. Woodruff from Lanagan Engineering testified relative to the Interchange Redevelopment Plan goals and objectives, testifying that the application meets or exceeds the objectives and goals and that the unique aspects of the site justify the requested waivers. Mr. Woodruff testified that the proposed lighting, both height and luminosity is consistent with centers of this size and that implementing the curbing and sidewalk requirements would have a significant impact on the stormwater management on and off site. Mr. Woodruff testified that the site provided a number of challenges but that the goals and objective of the Interchange Redevelopment Plan have been met; and

WHEREAS the Board members expressed certain concerns about the application including the naming of the center, the maintenance of the stormwater facilities, ornamental lighting and branding of the center on behalf of the Township; and

WHEREAS the Application was opened to the public and Warren Strumpfer of Blackwood estates expressed concerns about traffic and water drainage; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for preliminary and final major site plan approval:

1. Existing Zoning: IR - Interchange Redevelopment District
2. Intended Use: Retail
3. The Board Planner Planner, Kenneth D. Lechner, PP, AICP, reviewed voluminous plans and issued a report dated May 22, 2013 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already or weren't requesting waiver from same.
4. The Board Engineer Steven M. Bach, PE, RA, PP, CME, reviewed voluminous plans and issued a report dated May 22, 2013 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already or weren't requesting waiver from same.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Simon Management Associates II, LLC and PREIT-Rubin, Inc.'s application for preliminary and final major site plan approval with waivers has substantial merit and should be approved subject, however, to the following conditions:

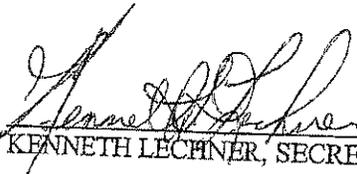
- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report and comments at the public hearing
- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the applicant at all public hearings.

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

WHEREAS, a motion was duly made by Mr. Pearce and duly seconded by Mr. Guevara to approve the Preliminary and Final Major Site Plan and grant waivers as requested for Block 13199, Lot 1 with conditions as set forth during testimony and Preliminary Major Site Plan Approval for Block 13105, Lot 1 and Block 13106, Lot 1 as set forth during testimony and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mr. Moffa	x	
Mrs. Washington	x	
Mr. Owens	x	
Mr. Mercado	x	
Mr. Jones	x	
Vic -Chairman Pearce	x	
Mr. Guevara	x	
Chairman Kricun	x	

ATTEST:

  
 KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP  
 PLANNING BOARD:

  
 EDWARD PEARCE, VICE CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 23 day of July 2013 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 28th day of May 2013.

  
 KENNETH LECHNER, SECRETARY

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD  
MEMORIALIZING AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN  
APPROVAL FOR SIMON MANAGEMENT ASSOCIATES II, LLC  
APPLICATION NO: 131009RDPFSAI**

WHEREAS, on July 23, 2013 consideration was given to the application of Simon Management Associates II, LLC (SIMON) and PREIT-Rubin, Inc. (PREIT) (collectively hereinafter "Applicants") for the properties located at Block 13199, Lot 1, Block 13105, Lot 1 and Block 13106, Lot 1 (hereinafter "the Property") for amended preliminary and final major site plan with waivers for the construction of a retail outlet center on Block 13199, Lot 1 and for preliminary major site plan approval for the five pad sites on Block 13105, Lot 1 and Block 13106, Lot 1; and

WHEREAS, the Applicant is proposing construction of 450,000+/- square feet of retail sales, services and related improvements, including associated parking, landscaping, a food court, gathering areas, a central town square and other amenities and supporting structures in a portion of a currently vacant area designated as the Interchange Redevelopment Area within the Township; and

WHEREAS, the Applicant previously received preliminary and final major site plan approval with bulk variances and waivers for the retail outlet center proposed for Block 13199, Lot 1, and preliminary major site plan approval for the outparcel areas for complementary uses on Block 13105, Lot 1 and Block 13106, Lot 1 through a resolution of the Planning Board dated July 23, 2013 under Application No. 131009RDPFS; and

WHEREAS, the Applicant now presents to the Board requesting to amend the previously approved major site plan to include signage and lighting elements which were not previously presented for this application; and

WHEREAS, the Applicant was again represented by Louis L. D'Arminio, Esq., who presented the application for amended preliminary and final major site plan with waivers indicating that the Applicant is amending the prior approvals to present and gain approval for the sign package and the new lighting plan. The site previously received preliminary and final major site plan approval for construction of 450,000+/- square feet of retail sales, services and related improvements, including associated parking, landscaping, a food court, gathering areas, a central town square and other amenities in the area designated within the Interchange Redevelopment Area. Mr. D'Arminio introduced the presenters who would be testifying in support of the application as Douglas Williams, the Director of Architecture at FRCH Design who is providing expert testimony regarding signage and Brian Conlon, P.E., from Langan Engineering who is providing expert testimony regarding certain signage elements, the lighting on site and surrounding the property, and changes made in the plan per the last Board approval. Mr. D'Arminio also introduced the following items as exhibits in support of the application:

A-1 FRCH Site Signage Power Point Presentation  
A-2 Site Plan Exhibit EXS-1; and

WHEREAS, Mr. Williams of FRCH, the architect on the project testified in support of the sign package, stating that the Applicant was proposing a number of different sign types on the site including monument signs, pylon signs, signage identifying the site, directional signage for automobiles, parking field signage, bus plaza signage, service port signage, signage for the exterior elevations of the buildings, signage for the exterior entrance of the site and temporary signage while construction is taking place. Mr. Williams testified with the exception of the temporary signage, the Applicant's site signage will be constructed with consistent materials compared with the entire site and font and other elements on signage would be consistent site-wide. Mr. Williams testified that the Applicant was proposing conforming signage requiring no additional variances.

Mr. Conlon, from Langan Engineering provided various site engineering testimony including results from a study concerning the visibility of the pylon signage from the roadway, site lighting, amendments to the plan to conform with comments from the prior approval and wetland buffer adjustments on the site. Specifically, Mr. Conlon testified that the size of the pylon signage was justified given the high rate of speed on Route 42 and the ability of motorists to see the signage in sufficient time to safely navigate the roadway and exit for the center if necessary. Further, Mr. Conlon provided testimony that the Applicant was proposing an ornamental lighting package consistent with the Board's original request with some modification. The Applicant will be adding a total of thirty (30) ornamental lights, twenty-four (24) on College Drive and Blackhorse Pike, plus two (2) lights at each of the three (3) entrances to the retail outlet center on Cooper Drive and Zimmerman Road. Mr. Conlon testified that the Applicant is proposing to place ornamental "Acorn" lights consistent with the lights throughout the Township approximately eighteen (18) feet in height and spaced at every one hundred (100) feet on the designated roadways except in areas that are either not part of the site/owned by Applicant or where the Applicant could not place lighting due to wetlands concerns. Mr. Conlon provided testimony that the lighting would be maintained by the Applicant. Mr. Conlon additionally provided testimony that the site plans had been revised to meet the amendments requested previously with regard to the six (6) foot wide walkway along Black Horse Pike and Zimmerman Road and also the addition of sidewalk on the plan at the Cooper Drive and Robert. E. Kelly Drive intersection. Mr. Conlon also clarified that, due to wetlands restrictions, certain of the requested shrubbery removal would either be limited or would have to be done without machinery. Mr. Conlon also testified that the Applicant has agreed to comply with all comments provided by the Board professionals in their reports except for the naming requirement which was withdrawn by the Board professionals, and certain other provisions which have been clarified on the Record; and

WHEREAS the Application was opened to the public and the following members of the public appeared to speak about the application:

1. Paul DiBartolo - expressed concerns about ownership of the site, incentives for the development provided by the Township and the draw for the proposed retail outlets;

2. Mark and Melissa Malfara - expressed concerns about the location of the proposed development to their house and the hours of construction of the site, along with the concern about increased traffic at the site upon completion and the impact on their property as a result;

3. Lou DeStefano - expressed concerns about congestion in the area and safe traffic; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for preliminary and final major site plan approval:

1. Existing Zoning: IR - Interchange Redevelopment District
2. Intended Use: Retail
3. The Board Planner, Kenneth D. Lechner, PP, AICP, reviewed voluminous plans and issued a report dated July 22, 2013 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already or were not requesting waiver from same.
4. The Board Engineer Steven M. Bach, PE, RA, PP, CME, reviewed voluminous plans and issued a report dated July 18, 2013 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already or were not requesting waiver from same.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Simon Management Associates II, LLC and PREIT-Rubin, Inc.'s application for amended preliminary and final major site plan approval has substantial merit and should be approved subject, however, to the following conditions:

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report and comments at the public hearing except where otherwise indicated.

- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing, except where otherwise indicated.
- E) Compliance with all representations made by the applicant at all public hearings.
- F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval.

WHEREAS, a motion was duly made by Mr. Owens and duly seconded by Mr. Guevara to approve the Amended Preliminary and Final Major Site Plan for Block 13199, Lot 1 with conditions as set forth during testimony and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mr. Moffa	X	
Mrs. Washington	X	
Mr. Owens	X	
Mr. Mercado	X	
Mr. Jones	X	
Vice-Chairman Pearce	X	
Mr. Guevara	X	
Mrs. Costa	X	
Mrs. Shinn	X	

ATTEST:

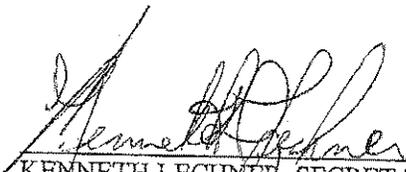
  
 \_\_\_\_\_  
 KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP  
 PLANNING BOARD:

  
 \_\_\_\_\_  
 EDWARD PEARCE, VICE-CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 27th day of August 2013 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 27th day of August 2013.

  
 \_\_\_\_\_  
 KENNETH LECHNER, SECRETARY

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30 South 17<sup>th</sup> Street, Suite 1300 Philadelphia, PA 19103 T: 215.864.0640 F: 215.864.0671

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**To:** Gloucester Township Planning Board

**From:** Brian M. Conlon, PE, LEED AP, CDP

**Date:** 13 June 2016

**Re:** **Applebee's at the Gloucester Premium Outlets  
Amended Preliminary and Final Major Site Plan  
Stormwater Management Summary  
Applicant: Apple New Jersey, LLC  
Langan Project No.: 220095201**

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This memo summarizes the engineering design of the stormwater conveyance and management systems for the amended site plan application for the proposed Applebee's restaurant (Retail/Restaurant E) at The Gloucester Premium Outlets. The design and regulatory conformance of this site plan amendment references the previously-approved plans (Preliminary and Final Major Site Plan for Gloucester Premium Outlets, last revised 27 March 2015) and stormwater management report (Stormwater Management Report for the Gloucester Premium Outlets, last revised 14 April 2014), both completed by Langan. This previous application received approval for Preliminary and Final Major Site Plan from the Gloucester Township Planning Board Resolution under Application #131009RDPFS, adopted July 23, 2013, and most recently amended under Application #131009RDPFSAI, adopted August 27, 2013.

The subject site is at the existing Gloucester Premium Outlets property, located near the intersection of Robert E. Kelly Boulevard (aka County Route 763) and Premium Outlets Way (aka County Route 762) in Gloucester Township, Camden County, New Jersey. Retail/Restaurant E is located on the northern portion of Block 13106, Lot 1. The entirety of the Gloucester Premium Outlets most recently received amended preliminary and final major site plan approval for construction of 450,000± square feet of "retail sales, services and related improvements..." To date, a total of 417,283 square feet has been constructed on Lot 13199, Lot 1 which comprises the Gloucester Premium Outlets.

The current application consists of the construction of an Applebee's restaurant. The original Retail/Restaurant E building was entitled at 5,625 square feet and the proposed Applebee's building is 5,330 square feet; a decrease of 295 square feet.

As the site work on Lot 13106, Lot 1 was not completed in the initial phase of construction, additional associated improvements are proposed in the southern corner of the site, including curbing, pavement, striping, utilities, storm drainage, landscaping etc. The subject parcel was graded and stoned during construction for use as a parking area for contractors.

The stormwater conveyance and management systems for the entire Gloucester Premium Outlets property were designed in accordance with the New Jersey Administrative Code (N.J.A.C.) Chapter 8 (Stormwater Management), the New Jersey BMP Manual (April 2004), the

# MEMO

Applebee's at the Gloucester Premium Outlets  
Stormwater Management Summary  
Applicant: Apple New Jersey, LLC  
Langan Project No.: 220095201  
13 June 2016- Page 2 of 2

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New Jersey Residential Site Improvement Standards, and the Gloucester Township Land Development Regulations, as detailed in Stormwater Management Report for the Gloucester Premium Outlets, last revised 14 April 2014, as prepared by Langan. The stormwater management system approved and constructed for the project consisted of the following features:

- A subsurface collection and conveyance system with catch basins, manholes and underground pipes that capture and convey the stormwater runoff generated by the 25-year design storm (a 24-hour storm with Type III distribution)
- One surface extended detention stormwater management basin;
- One surface infiltration basin;
- A subsurface stormwater management infiltration and detention system; and
- A manufactured water quality treatment device.

A majority of the runoff generated by the improved site is collected via inlets and conveyed to one of the above elements. The entire stormwater management system is designed to accommodate the 100-year post-development stormwater runoff volume for the full build-out of the property.

Storm drainage facilities constructed as part of the initial phases of development will remain in place to service the proposed improvements. The entire stormwater management infrastructure on Block 13199, Lot 1 has been constructed. A 24" RCP conveyance pipe was extended from Block 13199, Lot 1 to Block 13106, Lot 1 into an existing catch during initial construction, as originally designed. The stormwater collection and conveyance system for Applebee's will be constructed in generally the same manner as the originally designed system. This collection and conveyance system will connect into the previously constructed storm drainage facilities via a catch basin along the Premium Outlets Way frontage. Hydraulic analysis for this system is attached, showing that the system is designed to convey the 25-year, 24-hour Type III design storm event.

Drainage patterns and the overall intent of the existing stormwater management system remains the same as originally designed. Runoff collected from Block 13106, Lot 1 will be directed to inlets and pipes which drain directly to a catchbasin along Premium Outlets Way, which ultimately discharges to Infiltration Basin A on Block 13199, Lot 1. As a result of the proposed amendment to the site plan, the total area draining to this catch basin is unchanged, the impervious coverage decreased slightly from 53.2% (102,500 square feet) to 51.4% (98,952 square feet) resulting in a slight reduction in runoff volume and a slight improvement in water quality.

In conclusion, the stormwater collection and management systems for the fully developed Gloucester Premium Outlets have been adequately designed and constructed to accommodate the proposed development. The improvements included in this amended site plan application are consistent with the original site design and meet the original design requirements.

30 South 17<sup>th</sup> Street, Suite 1300 Philadelphia, PA 19103 T: 215.864.0640 F: 215.864.0671

**To:** Gloucester Township Planning Board  
**From:** Brian M. Conlon, PE, LEED AP, SCDP  
**Date:** 13 June 2016  
**Re:** Recycling Report  
Applebee's at the Gloucester Premium Outlets  
Gloucester Township, Camden County, New Jersey  
Langan Project No.: 220095201

Allow this memorandum to represent the "Recycling Report" for Applebee's at the Gloucester Premium Outlets in accordance with the Land Development Ordinance of Gloucester Township, Article 05. (V.) - Performance and Design Standards, Section 502 - Performance Standards for All Uses, 1.5(b and c) Storage and Waste Disposal.

*b. Each application for a non-residential use which utilizes one thousand (1,000) square feet or more of land shall include provisions for the collection, disposition, and recycling of recyclable materials. Each application shall quantify the amount of recyclable material it will generate as part of its weekly generation, including newspapers, leaves, white high-grade paper, glass bottles and jars, aluminum, corrugated cardboard and tin and bimetal cans. The application shall provide a storage area to contain a week's accumulation of recyclable material.*

*c. Storage area for recyclable materials shall be designed for truck access for pick-up of materials and be suitably screened from view if located outside a building.*

Apple New Jersey, LLC anticipates the following recyclable materials to be generated at the project site:

- Paper, cardboard, glass bottles and jars; plastic bottles, jars and packaging materials and aluminum cans
  - Recyclable materials will be comingled. One 8-yard container will be provided and is expected to be emptied 3 to 4 times per week depending upon demand. Approximately 24 to 32 yards of recyclable materials are expected per week.
- Leaves and grass clippings
  - Leaves and grass clippings will be collected and removed seasonally, as required, by a professional landscaper or grounds maintenance company.

All trash and recyclable containers will be located in the service area near the rear of the building and screened with walls and landscaping.

CERTIFICATE AS TO RESOLUTIONS  
OF THE MANAGING MEMBER OF  
SIMON/PREIT GLOUCESTER DEVELOPMENT, LLC

The undersigned, Darryl E. Gugig, hereby certifies that:

1. He is the duly qualified and acting Assistant Secretary of Gloucester Simon Member, LLC, a Delaware limited liability company (the "*Company*"), the managing member of Gloucester Premium Outlets Member, LLC, a Delaware limited liability company, the managing member of Simon/PREIT Gloucester Development, LLC (the "*LLC*").

2. The LLC is the owner of the real property and improvements comprising that certain retail center known as Gloucester Premium Outlets located in Blackwood, New Jersey (the "*Property*") which is a Portfolio Property as defined in Paragraph 3 hereof).

3. The following resolutions were duly adopted and ratified by consent of Simon Property Group, L.P., the sole member of the Company (the "*Member*") by written consent on August 25, 2014, and the same remain in full force and effect:

RESOLVED, that the Company now owns and may hereafter acquire, directly or indirectly, through one or more partnerships in which the Company is a direct or indirect general partner and limited liability companies in which the Company is a direct or indirect member (such partnerships and limited liability companies being hereinafter individually referred to as "*Entity*" and collectively referred to as "*Entities*"), one or more properties or interests therein (individually, a "*Portfolio Property*" and collectively, the "*Portfolio Properties*") which the Company and/or one or more of the Entities shall develop, construct, reconstruct, repair, maintain, lease, manage, finance, redevelop, refinance, expand, renovate, remodel, release, mortgage, operate, sell or convey (other than all or substantially all of the assets of the Company/or the Entities) and otherwise deal in and with a Portfolio Property or the Portfolio Properties.

FURTHER RESOLVED, that the ownership and operation of each of the Portfolio Properties as described above shall require the execution, delivery and performance on behalf of each of the Entities including, without limitation, leases, and sub-leases to department stores and other tenants, parking covenants and agreements, easement agreements, reciprocal easement and operating agreements, assumed name and similar filings, supplemental agreements, purchase and sale agreements, deeds, declarations, licenses, service agreements, contracts, cancellations, assignments, consents, indemnities, notes, mortgages, deeds of trust, security agreements, loan agreements, loan applications, term sheets, environmental indemnities, guarantees (both payment and performance), swaps, caps, hedges, collars and other interest rate protection agreements, and various additional documents, instruments, certificates and agreements (collectively, the "*Property Documents*").

FURTHER RESOLVED, that the Member deems it necessary, appropriate and advisable and in the best business interests of the Company, for itself and on behalf of each of the Entities, to undertake all necessary, appropriate and/or advisable actions with respect to, and to execute, deliver and perform all of, the Property Documents.

FURTHER RESOLVED, that any of the Chairman of the Board, Chief

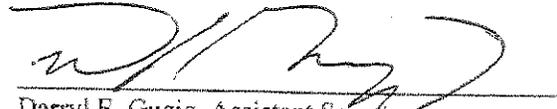
Executive Officer, President, any Vice President, the Secretary, any Assistant Secretary, the Treasurer, or any Assistant Treasurer (the "*Authorized Officers*") of the Company be and each of them hereby is, authorized to do and perform (or cause to be done and performed), in the name and on behalf of the Company, for itself and on behalf of each of the Entities, all such acts and things and to make, execute and deliver (or cause to be made, executed and delivered) all such agreements, guaranties, documents, instruments, certificates, consents and waivers as any such officer or officers may deem necessary or advisable to carry out the intent of the foregoing resolutions, and that all acts and things previously done and performed (or caused to be done and performed) in the name and on behalf of the Company, for itself and on behalf of each of the Entities, prior to the date of these resolutions, are hereby approved, ratified and confirmed in all respects.

4. The following persons have been duly elected to serve as officers of the Company at the pleasure of the sole member or until the election, qualification and taking of office of their successors, and each is an Authorized Officer:

<u>Name</u>	<u>Title</u>
David Simon	Chairman of the Board
Stephen Yalof	Chief Executive Officer
Mark Silvestri	Executive Vice President - Chief Operating Officer
Lawrence Weinstein	Vice President
Richard S. Sokolov	Vice President
Andrew Juster	Vice President
John Rulli	Vice President
Danielle DeVita	Vice President
Mikael Thygesen	Vice President
Matthew Broas	Vice President
Brian J. McDade	Treasurer
James M. Barkley	Secretary
Darryl E. Gugig	Assistant Secretary
Steven E. Fivel	Assistant Secretary

*[This space has been intentionally left blank.]*

CERTIFIED this 20th day of June, 2016.



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Darryl E. Gugig, Assistant Secretary

# Camden County Planning Division

## Submission Requirements

camden county

Making it Better Together

### REGULATORY DIVISIONS

- Two (2) Copies of County Planning Board Application  
(Lower left hand corner MUST BE SIGNED and classified by appropriate local official)
- One (1) Copy of Municipal/Township Application
- One (1) Copy of Fee Schedule, Filled Out and Signed  
(Check made payable to Camden County Treasurer)
- One (1) Set of Plans
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (If applicable)

### Site Plans:

- Two (2) Copies of Camden County Planning Board Application  
(Lower left hand corner MUST BE SIGNED and classified by appropriate local official)
- One (1) Copy of Municipal/Township Application
- One (1) County Fee Schedule, Filled Out & Signed  
(Check made payable to Camden County Treasurer)
- Two (2) Sets of Signed and Sealed Plans (Which reflect all requirements contained in Chapter V of County's Manual of Land Development Practices, Regulations and Procedures)
- Two (2) Sets of Drainage Calculations  
(Data based upon 10 YEAR -PRE and a 25 YEAR -POST Year Storm Event)
- Two (2) Sets of Traffic Impact Study (If applicable)
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (If applicable)
- One (1) Copy of Local Engineer's Report
- Two (2) Copies of a signed and sealed survey conducted by a licensed surveyor if existing conditions are referenced in accordance with N.J.A.C 13:40-7.2 (a.)1
- All Dedication, Easement, Deed, Etc. (Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.)

### Final or Revised Plans:

- Two (2) Copies of County Planning Board Application
- Two (2) Sets of Signed & Sealed Plans
- One (1) County Fee Schedule, Filled Out & Signed  
(Check made payable to Camden County Treasurer)

### Additional Requirements:

- Please submit a map (highlighted copy) of your parcel and a most recent aerial photo of your parcel.
- A digital copy of only the Site Plan and Elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. The digital image should be provided in the form of pdf on a CD. If the plan was not digitally created, provide an 11" x 17" reduction of the plan. Label CD with plan name & CCPD file number.

X James D. Lechner  
Certification of Completeness  
Signature By Local Official

X [Signature]  
Signature of Agent or Applicant

**Camden County Planning Division**  
 Application for County Approval of Subdivision, Site & Development Plan



**Camden County Planning Board**  
 Charles J. DePalma Public Works Complex  
 2311 Egg Harbor Road  
 Lindenwold, NJ 08021  
 Phone: 856.566.2978 Fax 856.566.2988  
[planningdivision@camdencounty.com](mailto:planningdivision@camdencounty.com)

*This application must be completed in full, duplicate, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.*  
 (PLEASE TYPE OR PRINT LEGIBLY)

**Project Information:**

Project Name: Applebees at the Gloucester Premium Centers  
 Project Address (if applicable) & Municipality: 100 Premium Center Drive, Gloucester  
 County Route No.: \_\_\_\_\_ Site Abuts County Road: \_\_\_\_\_

**Type of Submission:**

New Application  
 Revision of Prior Site Plan  
 Resubmission of Part of Major Subdivision

Application Number 161044 APFS Date: 7/7/16  
 Application Number 10617 Date: \_\_\_\_\_

**Map Data:**

Plate(s): \_\_\_\_\_  
 Block(s): B106  
 Lot(s): 1

Existing Zoning: IR District  
 Variance Required: none

**Type of Plan:**

Final major Site Plan | Final Development Plan | Preliminary Plan  
 Major Subdivision | Filing Plan | Minor Subdivision  
 Other: Amended preliminary major Site Plan

**Submission Information:**

Applicant: Apple New Jersey LLC Phone: 216-525-2755 Fax: \_\_\_\_\_  
Address: 6700 Oak Tree Blvd Town: Independence State: Ohio  
E-Mail: \_\_\_\_\_ Zip: 44131

Agent: Derrick J. Eulberg Phone: 216-525-2755 Fax: \_\_\_\_\_  
Address: 6200 Oak Tree Blvd Town: Independence State: Ohio  
E-Mail: deulberg@plymholdings.com Zip: 44131

**Proposed Use:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Single Family Detached | <input type="checkbox"/> Town Homes          | <input type="checkbox"/> Commercial        |
| <input type="checkbox"/> High Rise Apartments   | <input type="checkbox"/> Mid-Rise Apartments | <input type="checkbox"/> Garden Apartments |
| <input checked="" type="checkbox"/> Commercial  | <input type="checkbox"/> Industrial          | <input type="checkbox"/> Other: _____      |

**Area:**

Total of Existing Lot: 442 AC  
Dedicated Land: \_\_\_\_\_ AC  
Portion to be Sub-divided: \_\_\_\_\_ AC  
Explain: \_\_\_\_\_

**Signatures Required:**

Signature of Applicant: [Signature] <sup>Attorney</sup> for Applicant Date: 7/6/2010  
Person Completing Application  
(Please Print): Crystal M. Prans, Esq. Date: 7/16/2010

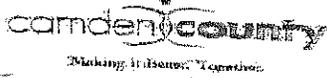
**Municipal Use:**

Classification of Application: Amended Preliminary Plat of Final Site  
Authorized Municipal Signature: [Signature]  
Title: Director, Planner Transmittal Date: 7/2/10  
Phone No.: (856) 374-3511

**For County Use:**

Classification of Application: \_\_\_\_\_  
Authorized County Signature: \_\_\_\_\_  
Title: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Log No.: \_\_\_\_\_  
Plan No.: \_\_\_\_\_

**Camden County Planning Division**  
**Review of Subdivisions & Site Plan Review**  
*Fee Schedule*



Applicant's Name: Apple New Jersey LLC  
 Project Name: Applewoods at The Gloucester Premium Centers Municipality: Gloucester  
 Plate: \_\_\_\_\_ Block: B106 Lot(s): 1 Municipal Code (see attached): \_\_\_\_\_

**Type of Plan**

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

**Subdivision**

- Minor Review Fee (\$200.00) ..... \$ \_\_\_\_\_  
 Major Review Fee (\$500.00) ..... \$ 500.00

**Site Plan/Subdivision**

- Design Review Fee (\$500.00) ..... \$ 500.00  
 Total Parking Spaces (\$8.00/SPACE) ..... \$ 1,016.00  
 Per Dwelling Unit (\$16.00/Unit) ..... \$ \_\_\_\_\_  
 Dedication, Easement, Deed, Etc. Review Fee (\$150.00) ..... \$ \_\_\_\_\_  
 Inspection Fee (\$200.00) ..... \$ 200.00

**Additional Fees**

- Preliminary (\$200.00) ..... \$ 200.00  
*Use for concept drawing review or request for waiver review*  
 Final (\$200.00) ..... \$ 200.00  
 Revisions (\$200.00) ..... \$ \_\_\_\_\_  
 Signing of Filing Plats (\$150.00) ..... \$ \_\_\_\_\_  
 TOTAL ..... \$ 2,616

[Signature]  
 Signature of Applicant or Agent

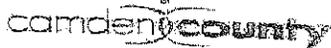
Attorney for Applicant

**Special Provisions**

The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.  
 All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Plan and Application Submissions at the Planning Board Meeting will be placed on the Agenda for the Next Scheduled Planning Board Meeting.

# Camden County Planning Division

## Affidavit of Ownership



Name of Company/Organization:

Apone New Jersey LLC

Is Company a Corporation?  Yes  No

If yes, name of State in which incorporated:

Is Company a Partnership?  Yes  No

Is Company an Individual Owner?  Yes  No

Please list any/all individuals who are owners (full/part) / (individual/multiple) of the Company/Organization. If a Non-Profit Organization, please list all Board Members.

Name

Address

Title

Please see Exhibit A attached hereto.

The above information is true and correct to the best of my knowledge:

X

Signature of Owner & Title

X

Print Name of Owner & Title