

**Township of Gloucester
Planning Board Agenda REVISED
JANUARY 8, 2013
7:30P. M.**

**Salute to the Flag
Opening Statement
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

Reorganization

Election of Chairman

Election of Vice Chairman

Appointment of Secretary

Appointment of Recording

Secretary

Appointment of Engineer/Conflict Engineer

Appointment of Solicitor

Appointment of Official Newspaper

Adoption of Agenda Procedures

Adoption Meeting Dates

Adoption of Planning Board Rules &

Regulations

MINUTES FOR MEMORIALIZATION

RESOLUTIONS FOR MEMORIALIZATION

#121023M

William C & Gina Natoli

Minor Subdivision

Block: 15501 Lot: 2 & 3

APPLICATIONS FOR REVIEW

#121055M

Camden County Health Services

Zoned: LP-1

Minor Subdivision

Block: 12301 Lot: 1

**Location: 425 Woodbury/
Turnersville Road**

No Change in Land Use

Subdividing Property

Proposed Lots: (2)

Meeting Adjourned

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Regulations**

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization - October 23, 2012

RESOLUTIONS FOR MEMORIALIZATION

#121023M

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Block: 15501 Lot: 2 & 3

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**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING A MINOR SUBDIVISION FOR WILLIAM C., III & GINA
NATOLI
APPLICATION NO: 121023M**

WHEREAS, on October 23, 2012 consideration was given to the application of William C., III & Gina Natoli (hereinafter "Applicant") for the property located at Block 15501, Lots 2 and 3 (hereinafter "the Property") for minor subdivision into two (2) lots in the form of a lot line adjustment; and

WHEREAS, the Applicant is appearing before the Board proposing to create two (2) conforming lots by adjusting the existing lot line between lots 2 and 3 to accommodate the relocation through lot line adjustment of an existing garage and stable currently on lot 3 and proposed to be housed on lot 2; and

WHEREAS, William C. Natoli, III, the Applicant, testified in support of the application. Mr. Natoli presented the application for minor subdivision, stating that the proposed minor subdivision through lot line adjustment would essentially return the lot line between lots 2 and 3 to how it existed prior to a previous application (091042CM) by the Applicant for minor subdivision. The Applicant testified that the reason for this minor subdivision application in the form of a lot line adjustment was to move the lot line between lots 2 and 3 so that the garage and stable currently existing on lot 3 would be relocated to lot 2. The Applicant stated that the lot line adjustment would not trigger the need for any variances as the lots conformed with the bulk requirements. The Applicant further requested waiver from concrete sidewalk and curbing requirements as the Applicant was not proposing any new lots but merely adjusting the lot line between two existing lots. Neither the Board Planner nor the Board Engineer expressed any objection to the Applicant's request for waiver.

WHEREAS the meeting was opened to the public and no member of the public appeared to speak on the application; 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: R1 (Commercial Residential)
2. Intended Use: Subdivision into two (2) lots, creating two conforming lots for residential use.

3. The application implicates the following provisions of the ordinance:

- a. R1 zoning bulk requirements under §403.F.
- b. Horse Keeping Regulations under §422.F.

R1 Zone Requirements [§403.F]:

Standard	Required	Proposed (Lot 2)	Proposed (Lot 3)	Complies
Lot size (min.)	1 ac.	5.49970 ac.	1.58131 ac.	yes / yes
Lot frontage (min.)	125 ft.	172.90 ft.	240 ft.	yes / yes
Lot depth (min.)	200 ft.	611.06 ft.	344.75 ft.	yes / yes
Building coverage	15 %	3.9 %	4.3 %	yes / yes
Lot coverage	30 %	20.6 %	29.4 %	yes / yes

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

Front yard (min.)	50 ft.	81.99 ft.	99.10 ft.	yes / yes
Side yard (min.)	25 ft.	52.50 ft. / 56.85 ft.	44.19 ft. / 90.42 ft.	yes / yes
Rear yard (min.)	75 ft.	±491 ft.	±195 ft.	yes / yes
Useable yard area (min)	25 %	≥ 25 %	≥ 25 %	yes / yes
Height (max.)	35 ft.	≤ 35 ft.	≤ 35 ft.	yes / yes

Horse Keeping Regulations [422.F]:

Standard	Required	Proposed (Lot 2)	Complies
Horse Corral setback from property line (min.)	20 ft.	± 36 ft.	yes
Horse stable setback from adjacent dwelling (min.)	50 ft.	± 178 ft.	yes

4. The Board Planner reviewed the following plans:

- a. Land Development Application Form, checklist, dated 04/30/2012.
- b. Minor subdivision plan, as prepared by Atlantech Engineering, LLC, comprising of one (1) sheet dated 04/16/2012.

5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated May 7, 2012 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.

6. The Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E., of Bach Associates, PC., reviewed the following plans:

- a. Land Development Application Form, checklist, dated 04/30/2012.
- b. Plan entitled "Minor Subdivision Plat, Lot Line Adjustment for 1265 & 1285 Little Mill Road, Block 15501, Lots 2 & 3, Township of Gloucester,

County of Camden” consisting of one (1) sheet, dated 04/16/2012, as prepared by Scott D. Brown, PE, PLS.

7. The Board Engineer issued a report dated June 6, 2012 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 William C., III & Gina Natoli's application for minor subdivision 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. Jones and duly seconded by Mr. Owens to approve the Minor Subdivision through lot line adjustment to create conforming Lots 2 and 3 with waiver from sidewalk and curbing requirements for Lots 2 and 3 and with conditions as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mr. Guevera	x	
Mrs. Costa	x	
Mr. Moffa	x	
Mr. Owens	x	
Mr. Jones	x	
Vice-Chairman Pearce	x	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

EDWARD PEARCE, VICE-CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 12th day of June 2012.

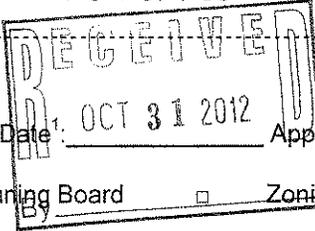
KENNETH LECHNER, SECRETARY

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: OCT 31 2012 Application No.: 121055M

Taxes Paid Yes/No _____ (Initial)

Fees _____ Project # _____

Planning Board Zoning Board of Adjustment

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

Escr. _____ Escr. # _____

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Camden County</u> Address: <u>520 Market Street</u> City: <u>Camden</u> State, Zip: <u>NJ 08102</u> Phone: <u>(856) 566-3120</u> Fax: <u>(856) 566-2988</u> Email: <u>andrewl@camdencounty.com</u>	2. Owner(s) (List all Owners) Name(s): _____ Address: _____ City: _____ State, Zip: _____ Phone: (____) ____ - ____ Fax: (____) ____ - ____																																			
3. Type of Application. Check as many as apply:																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"> <input type="checkbox"/> Informal Review ² <input checked="" type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ² </td> <td style="width:50%; border: none;"> <input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____ </td> </tr> </table> <p>² Legal advertisement and notice is required to all property owners within 200 feet.</p>		<input type="checkbox"/> Informal Review ² <input checked="" type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____																																	
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4. Zoning Districts (Circle all Zones that apply)																																				
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td>R1</td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>HC</td> <td>PR</td> <td>BW-RD</td> <td>SCR-HC Overlay</td> </tr> <tr> <td>R3</td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		ER	R4	GCR	CR	BP	G-RD	LP-1	R1	RA	BWD	NC	IN	M-RD	NVBP	R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
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						IR																														
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership																																				
Name of Attorney: <u>Joshua A. Friedman</u> Address: <u>520</u> City: <u>Camden</u>	Firm: <u>Camden County Counsel</u> State, Zip: <u>N.J. 08102</u> Phone: <u>(856) 225-5543</u> Fax: <u>(856) 786-2244</u> Email: <u>Friedman@camdencounty.com</u>																																			

6. Name of Persons Preparing Plans and Reports:

Name: William E. Alburger, PLS, PP

Address: 1256 N. Church Street

Profession: PLS, P.P.

City: Moorestown

State, Zip: NS 08057

Phone: (856) 722-6700 Fax: (856) 722-0175

Email: WAlburger@TAD

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: () - - Fax: () - -

Email: _____

TANDMASSOCIATES INC

7. Location of Property:

Street Address: 425 Woodbury-Turnersville Rd Block(s): 12301

Tract Area: _____ Lot(s): 1

8. Land Use:

Existing Land Use: Camden County Health Services Center

Proposed Land Use (Describe Application): no change in land use simply subdividing property

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 2

Proposed Form of Ownership:

- Fee Simple Cooperative
 Condominium Rental

Are there *existing* deed restrictions? No Yes **(If yes, attach copies)**

Are there *proposed* deed restrictions? No Yes

10. Utilities: (Check those that apply.)

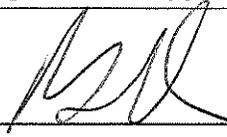
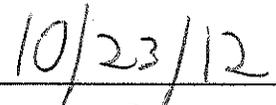
- Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning			
All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		<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>	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____
14. Parking and Loading Requirements:			
Number of parking spaces required: _____		Number of parking spaces provided: _____	
Number of loading spaces required: _____		Number of loading spaces provided: _____	
15. Relief Requested:			
<input type="checkbox"/> Check here if zoning variances are required.			
<input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).			
<input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.			
<input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].			
NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.			
16. Signature of Applicant			
 _____ Signature of Applicant		 _____ 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).

10/23/12
Date

[Signature]
Signature

Ross G. Angidella
Print Name

Sworn and Subscribed to before me this
23rd day of October
2012 (Year).

[Signature]
Signature (NOTARY)

ARNEAL QUINN
Notary Public of New Jersey
Commission Expires 8/26/2013
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? No Yes

IF YES:

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

[Signature]
Signature of Applicant
Ross G. Angidella
Print Name

10-23-12
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:
Ross G. Angidella 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 day of October
2012 before the following authority.

[Signature]
Name of property owner or applicant

[Signature]
Notary public
ARNEAL QUINN

Notary Public of New Jersey
Commission Expires 8/26/2013

TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Planning Board

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

RE: **APPLICATION #121055M**
Camden County
BLOCK 12301, LOT 1

DATE: December 18, 2012

The Applicant minor subdivision approval to construct to create one (1) new lot within the LP-1 Lakeland Phase 1 Redevelopment Zone. The project is located on the east side of Woodbury-Turnersville Road north of Lakeland Road.

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

- Applicant/Owner: Camden County, 520 Market Street, Camden, NJ 08102 (telephone #856-566-3120).
- Surveyor: William E. Alburger, Jr. PLS, T & M Associates, 1256 N. Church Street, Moorestown, NJ 08057 (telephone #856-722-6700)
- Attorney: Joshua A. Friedman, Esq., 520 Market Street, Camden, NJ 08102 (telephone #856-225-5543).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 10/31/12.
2. Minor subdivision plan, as prepared by T & M Associates comprising one (1) sheet dated 10/22/12, last revised 12/05/12.

II. REDEVELOPMENT PLAN REVIEW

1. The Lakeland Phase 1 Redevelopment Zone allows the permitted uses in the SCR – Senior Citizen Residential of Article IV, of Ordinance O-03-03, Land Development.
 - a. County Health care centers and Long-term care facilities are permitted uses in the LP1 – Lakeland Phase 1 Redevelopment Zone.
 - i. County health care centers, county offices and facilities do not require specific area, yard, height, and building coverage or other general requirements (p.7, Lakeland Complex Phase 1 (Block 12301) Redevelopment Plan).

Description	Required (Long-term care)	Proposed Lot 1	Proposed Lot 1.01	Conforms
Lot size (min.)	4 acres	84.96 acres	32.49 acres	yes / yes
Lot size (max.)	8 acres	84.96 acres	32.49 acres	yes / yes
Lot frontage (min.) Woodbury-Turnersville Road Lakeland Road	200 ft. 200 ft.	450.53 ft. ¹ 1,814.51 ft.	829.07 ft. n/a	yes / yes yes / n/a
Lot depth (min.)	300 ft.	1,814.51 ft.	±852 ft. ²	yes / n/a
Building length through axis (max.)	240 ft.	n/a	±780 ft. ²	n/a / yes
Building coverage (max.)	35%	0.32%	10%	yes / yes
Lot coverage (max.)	65%	5.12%	27.65%	yes / yes
Principal Building Minimum Yard Depths and Height Limitations				
Front yard (min.) Woodbury-Turnersville Road Lakeland Road	75 ft. 200 ft.	173.3 ft. 28.1 ft.	147.83 ft. n/a	yes / yes yes / n/a
Side yard (min.)	50 ft.	391.06 ft. / 132.89 ft.	±294 ft. ²	yes / yes / yes
Rear yard (min.)	50 ft.	±1,275 ft.	±342 ft. ²	yes / yes
Building Height (max.)	3 stories or 45 ft.	3 stories	n/a	yes / n/a
Parking Area Setbacks				
From building	12 ft.	±24 ft.	±12 ft. ²	yes / yes
From public street	50 ft.	±3 ft. ²	±72 ft. ²	enc / yes
From internal street or collector driveway	10 ft.	±10 ft.	±18 ft.	yes / yes

¹ = Split frontage.

² = Scaled data.

enc = Existing nonconformance.

n/a = Not Applicable.

III. APPLICATION SUBMISSION CHECKLIST

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

The Applicant must provide the following omitted checklist requirements:

We do not recommend waiving underlined checklist items.

1. "Minor Subdivision Plat for (*Name Development*)" [Checklist #14(b)].

a. The plan must be revised to identify the minor subdivision.

2. 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].
 - a. The plan must be revised to provide a zoning key map.
3. The names, addresses, block and lot numbers of all property owners within 200 feet radius of the development [Checklist #33].
4. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
 - a. We would defer to the Board engineer.
5. 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].
6. A memorandum of Agreement from the Redevelopment Authority describing the preliminary terms of a redevelopers agreement, which may include a project description, uses, densities, aspects related to site architecture, engineering, planning, funding, schedules and any other miscellaneous provisions. [Checklist #110].

IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following checklist requirements.

We do not recommend waiving underlined checklist items.

1. Scale not less than 1"=100' with graphic and written scales shown. [Checklist #29].
 - a. The plan is prepared at a scale of 1" = 120'.
2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
3. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
 - a. We would defer to the Board engineer.
4. 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].
 - a. We would defer to the Board engineer.

V. VARIANCE COMMENTS

The application as submitted does not required variance.

1. While the maximum lot size of 8 acres for a long-term care facility is exceeded, the Lakeland Complex Phase 1 (Block 12301) Redevelopment Plan does not require specific area, yard, height, and building coverage or other general requirements county health care centers, county offices and facilities (p.7, Lakeland Complex Phase 1 (Block 12301) Redevelopment Plan).
 - a. The zoning schedule provided is for the requirements within the SCR – Senior Citizen Residential District for Long=Term Care Facility for illustrative purposes.

VII. MINOR SUBDIVISION REVIEW COMMENTS

1. The plan must be revised to provide concrete monuments along the frontage of Woodbury – Turnersville Road between Block 12301, Lot 1 and 1.01 to define the new lot line as per §503.C(2), Monuments.

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. *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.*

IX. RECOMMENDATIONS

1. The applicant must address the underlined items listed above on the site plan.
2. We reserve the right to provide additional comments at time of application for final major site plan approval.

We have no further comments regarding the application at this time; however, we 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 our concerns, please contact our office at (856) 374-3511.

cc: Joshua A. Friedman, Esq.
William E. Alburger, Jr. PLS
Edward F. Brennan, Esq.
Steven M. Bach, PE



January 3, 2013

Gloucester Township Planning Board
Chews Landing – Clementon Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Attn: Ken Lechner, PP, AICP, Township Planner

Re: Minor Subdivision #121055M
Camden County Health Services Center/Lakeland Facility
Block 12301, Lot 1
Bach File No. GTPB2012-18

Dear Board Members:

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

1. Land Development Application Form, dated October 31, 2012.
2. Land Development Application Checklist.
3. Plan entitled "Major Subdivision Plan, Lakeland Facility, Block 12301, Lot 1, Township of Gloucester, Camden County, NJ", prepared by T & M Associates, dated 10/22/12, no revision.
4. Camden County Planning Board Approval letter dated October 24, 2012.

PROJECT SUMMARY:

This application is seeking a Minor Subdivision of an approximately 117 acre parcel of land along Woodbury-Turnersville Road (County Route 707) known as the Lakeland Facility. The property is in the SCR Senior Citizen Residential Zone and located on the Northeasterly line of Woodbury-Turnersville Road northwest of Lakeland Road. The applicant is seeking a minor subdivision of the land and does not intend any construction to be performed at this time.

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 title of the plan needs to be changed to "Minor Subdivision Plat" per §805.B.6b.

2. The plan shall be at a scale of not less than 1 inch equals 100 feet per §805.B.8. Our office has no objection to a waiver being granted for this requirement as the plan is legible at the 1" equals 120' scale provided.
3. New lot numbers issued by the tax assessor and approved street addresses shall be shown on the plan per §805.B.16. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
4. The direction of flow of the existing stream shall be shown on the plan per §805.B.24a.
5. Any deed restricted buffer, if required, shall be shown on the plan per §805.B.26.
6. Lot dimensions and areas shall not be less than the requirements of Article IV per §503.B.1. The proposed lot frontage along Woodbury-Turnersville Road does not conform. A variance will be required.
7. For minor subdivision, at least one concrete monument should be placed along the frontage to define the new lot line per §503.C.2. The proposed lot corner markers to be set along the Woodbury-Turnersville Road Right-of-Way need to be concrete monuments.
8. The lot area shown on the plan for the original Lot 1 shall be revised to not include the area of Lots 3 and 4.
9. The plan shall provide a Lot Areas Summary to indicate the existing and proposed lot areas of each lot involved in the proposed subdivision.
10. Existing and proposed Lot closure reports shall be provided for each lot involved in the proposed subdivision.
11. The plan shall be revised to include the current certifications required by The Map Filing Law.
12. Our office has no objection to waivers being granted for the following checklist items conditioned upon the understanding that upon any subsequent application for development to the parcel these items will be required for review:
 - a. Existing elevations and countour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S. datum. (checklist #56)
 - b. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope. (checklist #57)

Minor Subdivision #121055M
Camden County Health Services Center/Lakeland Facility
Block 12301, Lot 1
Bach File No. GTPB2012-18
January 3, 2013
Page 3 of 3

- c. Proposed grades in sufficient numbers to illustrate the proposed grading scheme.
(checklist #58)

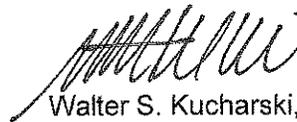
We reserve the option to make additional comments as more information becomes available.

If there are questions or if any additional information is required please contact the undersigned.

Very truly yours,
BACH ASSOCIATES, PC



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



Walter S. Kucharski, PLS.

Cc: Camden County, Applicant
Joshua A. Friedman, Esq.
William E. Alburger, PLS, PP
Edward F. Brennan, Esq.
Ken Lechner, PP, AICP

S:\GTPB2012 Gloucester Twp Planning Board\18 Camden County\Docs\GTPB2012-18 Lakeland 1st Review 2012-12-11.doc

Louis Cappelli, Jr.
Freeholder Director
Ian K. Leonard
Freeholder
Sam Martello
Director

Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2811 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

Board Members
Freeholder Carmen G. Rodriguez - Alternate
George W. Jones Chairman
Dennis S. Garbowski Vice Chairman
Joseph Pillo
Farhat Biviji
Daniel P. Cosner
Thomas Schina
Kevin Becica - County Engineer
G. Ronald Green - Alternate

October 24, 2012

Ross Angilella
Camden County Administrator
520 Market Street
Camden, NJ 08102

RE: **Project Name** Camden County Health Services Center
Our File No.: MJ-15-2-12
BLOCK(S): 12301
LOT(S): 1
Application Type: Major Subdivision

Dear Applicant/Agent:

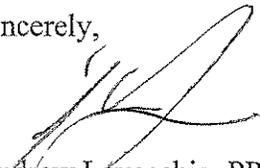
On October 23, 2012, the Camden County Planning Board granted approval for the subject application.

The Camden County Planning Board approval concerns itself primarily with a review of factors that directly impact County facilities. All other reviews and compliance procedures, which fall within the guidelines established under the Municipal Land Use Act, are the responsibility of the appropriate Local Board.

Any construction within the existing right-of-way line must be approved and permits secured from the County Permits Department located in this office. Municipal set-back requirements are to be measured from the future right-of-way line to avoid encroachment when the highway is improved.

Thank you for the opportunity to be of assistance in your planning process.

Sincerely,


Andrew Levecchia, PP/AICP
Senior Planner

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

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: December 12, 2012

APPLICATION No: # 121055M

APPLICANT Camden County Lakeland Facility

PROJECT No #

BLOCK(S): 12301

Lot(S): 1

Zoned: LP-1

LOCATION: 425 Woodbury-Turnersville Road

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

Revised Application: Subdividing Property Proposed Lots – No Change in Land Use

PURPOSE OF TRANSMITTAL:

- For Your Review. **ASAP**
- For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
 - 1 Copy - Minor Site Plan
 - 1 Copy - Revised Minor Subdivision Plat
 - 3 Copies - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
 - 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
 - 1 Copy - Major Subdivision - Prelimin. Plat
 - 1 Copy - Preliminary Site Plan
 - 1 Copy - Major Subdivision - Final Plat
 - 1 Copy - Final Site Plan
 - 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
 - 1 Copy - Amended Site & Subdivision
 - 1 Copy - Major Subdivision - Amended Plat
 - 1 Copy - Traffic Report
 - 1 Copy - Development Plan
 - 1 Copy - Drainage Calculations
 - 1 Copy - E.I.S.
 - Recycling Report
- Variance Plan Bulk (C) Variance Use (D) Variance



*OK
No Issues*

[Signature]

Signature

12/18/12

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: **October 31, 2012**

APPLICATION No: **121055M**

APPLICANT **Camden County**

PROJECT No #

BLOCK(S): **12301**

Lot(S): **1**

Zoned: **LP-1**

LOCATION: **425 Woodbury-Turnersville Road**

TRANSMITTAL TO:

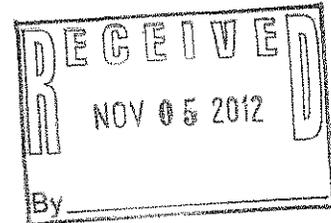
- | | | |
|---|--|--|
| <input type="checkbox"/> Township Engineer | <input type="checkbox"/> Board Planner | <input checked="" type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> Camden County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
|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

STATUS OF APPLICATION:

New Application: Subdividing Property Propose Lots: 2- No Change in Land Use

PURPOSE OF TRANSMITTAL:

- For Your Review. **ASAP**
- For Your Files.



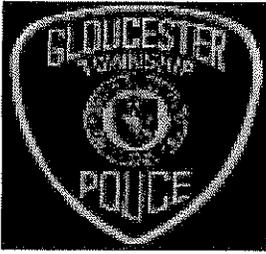
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 - 1 Copy - Major Subdivision - Prelimin. Plat
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 - 1 Copy - Final Site Plan
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 - 1 Copy - Amended Site & Subdivision
 - 1 Copy - Major Subdivision - Amended Plat
 - 1 Copy - Traffic Report
 - 1 Copy - Development Plan
 - 1 Copy - Drainage Calculations
 - 1 Copy - E.I.S.
 - Recycling Report
- Variance Plan Bulk (C) Variance Use (D) Variance

ISSUE: LOT #'s ~~1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20~~ OK

Signature
[Handwritten Signature]
11/1/12

HOSPITAL IS LOT 1.01
VACANT REM. ACREAGE IS LOT 1
WITH OLD MAINT. BLDG + OLD B.O.E. SURVEY.

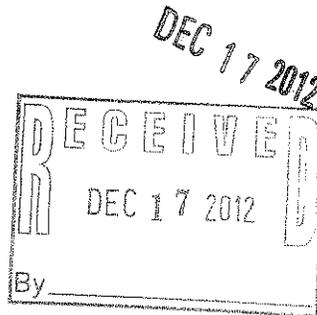


GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #121055M 425 Woodbury-Turnersville Rd Block 12301 Lot 1

- 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:



Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____

Date Submitted: 12/17/12



Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

Board Members
RICHARD EDGAR
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO
KEN GARBOWSKI

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

December 19, 2012

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording 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

DEC 20 2012

Re: Application #121055M
Camden County Lakeland Facility
425 Woodbury-Turnersville Road
Block 12301, Lot 1

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

Robert C. Benson
Robert C. Benson
Executive Director

RCB:mh

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: **October 31, 2012**

APPLICATION No: **121055M**

APPLICANT **Camden County**

PROJECT No #

BLOCK(S): **12301**

Lot(S): **1**

Zoned: **LP-1**

LOCATION: **425 Woodbury-Turnersville Road**

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

New Application: Subdividing Property Propose Lots: 2- No Change in Land Use

PURPOSE OF TRANSMITTAL:

- For Your Review. **ASAP**
- For Your Files.

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 - 1 Copy - E.I.S.
 - Recycling Report
- Variance Plan Bulk (C) Variance Use (D) Variance

Maryann Bessa
Asst Tax Collector

 Signature

Bin# 65 

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: October 31, 2012

APPLICATION No: 121055M

APPLICANT Camden County

PROJECT No #

BLOCK(S): 12301

Lot(S): 1

Zoned: LP-1

LOCATION: 425 Woodbury-Turnersville Road

TRANSMITTAL TO:

- | | | | | | |
|--------------------------|------------------------------|--------------------------|---------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer | <input type="checkbox"/> | Board Planner | <input type="checkbox"/> | Tax Assessor |
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OK 11-20-02 JTC

Signature