

Township of Gloucester Planning Board Agenda January 12, 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

Annual Reorganization
Election of Chairman
Election of Vice Chairman
Election of Secretary
Election of Recording
Secretary

Appointment of Solicitor
Appointment of Engineer/Conflict
Engineer/Traffic Engineer
Establishment of Meeting Dates
Adoption of Official Newspapers
Adoption of Agenda Procedures

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization –

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

#151036M
1840 P. Cheeseman Rd.
Recovery Centers of
America

Minor Site Plan
Block: 14003 Lot: 13
(Denial)

**#161002RDSPW
Lee & Marie Meinhart**

**Redevelopment Agreement
Waiver/Site Plan Waiver
Block: 11604 Lots: 6, 10, 11
Location: 210 S. Blackhorse Pike
Blackwood**

**#161004
Blackwood-Clementon Rd
Redevelopment Plan**

**0-15-19
Local Redevelopment
& Housing Law**

**#161005
Amendment to Zoning Map**

**0-15-20
2015 Reexamination Report
Of the Master Plan, BWD,
District, and Signs**

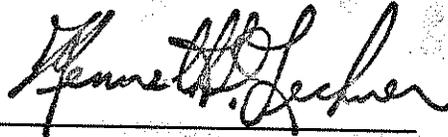
Meeting Adjourned

GLOUCESTER TOWNSHIP NOTICE

TAKE NOTICE, that the Planning Board of the Township of Gloucester will hold its Annual Reorganization Meeting as follows:

NOTICE of Reorganization Meeting Gloucester Township Planning Board

Pursuant to the Open Public Meeting Act, Please be informed the Planning Board Of the Township of Gloucester, Camden County, New Jersey, will hold its Reorganization Meeting on January 12, 2015 at 7:30 PM in the Council Room of the Municipal Complex, located at 1261 Chews Landing-Clementon Road. The regularly scheduled meeting will commence following reorganization.



**Kenneth D. Lechner, PP, AICP
Director of Community Development
& Planning Secretary of Planning Board**

**A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
GLOUCESTER ADOPTING AGENDA PROCEDURES**

WHEREAS, the Municipal Land Use Law N. J. A. A. 40:55D-8 requires that every municipal agency acting thereunder must adopt rules and regulations for the administration of its functions, powers and duties; and

WHEREAS, the Planning Board is desirous of maintain the current procedures that have been adopted for such administration a copy of which are attached hereto and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED THAT the rules and by-laws of the Planning Board of the TOWNSHIP OF GLOUCESTER be and are hereby adopted pursuant to the statutes in such case made and provided.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 12th day of January, 2016.

Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD
PROVIDING THE ELECTION OF CHAIRMAN**

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Chairman who shall preside at all public meetings and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Chairman of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the PLANNING BOARD of the TOWNSHIP OF GLOUCESTER at a meeting held on the 12th day of January, 2016

Secretary

**A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
GLOUCESTER PROVIDING THE ELECTION OF VICE CHAIRMAN**

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Vice Chairman who shall serve in the stead of the Chairman when the Chairman is absent and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Vice Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Vice Chairman of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 12th day of January, 2016.

Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD
PROVIDING THE ELECTION OF A SECRETARY**

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect a Secretary who need not be a member to serve as a Secretary to the Board and to assume and dispatch all obligations and duties of an administrative officer under the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Secretary:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Secretary of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 12th day of January, 2016.

Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD
PROVIDING THE ELECTION OF A RECORDING SECRETARY**

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect a Recording Secretary who need not be a member to serve as a Recording Secretary to the Board and to assume a Recording Secretary under the Municipal Land Use Law 50:55 D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a Majority of members able to vote, the following individual was elected to serve as Recording Secretary;

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be And is hereby elected to serve as Recording Secretary of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) yr.

ATTEST:
GLOUCESTER

TOWNSHIP OF
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution Adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on The 12^h day of January, 2016.

Kenneth D. Lechner

**A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
GLOUCESTER PROVIDING FOR THE SERVICES OF A SOLICITOR**

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Solicitor; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Solicitor:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Solicitor; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Solicitor to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contract awarded hereby which notice must further stat that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the 12th Day of January, 2016.

Secretary

**A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
GLOUCESTER ESTABLISHING WORK SESSION MEETING DATES AND
OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC
MEETINGS ACT**

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Planning Board be posted in one public place designated by the Board and mailed, telephoned, telegrammed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the TOWNSHIP OF GLOUCESTER as follows:

1. All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;
2. All advance written notices of Board meetings shall be given to the **Courier Post and the Philadelphia Inquirer.**
3. All advance written notices of Board meetings from **January 16, 2016** through the date of the **2016** reorganization meeting of the Planning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of \$5.00. News media shall be exempt from such fee;
4. The work session meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at **4:30 PM.**

**GLOUCESTER TOWNSHIP PLANNING BOARD
WORK SESSIONS**

COUNCIL ROOM 4:30 PM

JANUARY 19, 2016

FEBRUARY 16, 2016

MARCH 15, 2016

APRIL 9, 2016

MAY 17, 2016

JUNE 21, 2016

JULY 19, 2016

AUGUST 16, 2016

SEPTEMBER 20, 2016

OCTOBER 18, 2016

NOVEMBER 15, 2016

DECEMBER 20, 2016

5. The work session meetings shall be held as scheduled unless canceled for lack of applications to process;
6. The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;
7. The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"
8. Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.

ATTEST:

TOWNSHIP
OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

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Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD
PROVIDING FOR THE SERVICES OF AN ENGINEER**

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of A Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Engineer to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contract awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

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Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING FOR THE SERVICES OF A CONFLICT ENGINEER

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Conflict Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and this selection is part of a fair and open process in accordance with Title 19 of the laws of the State of New Jersey.

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Conflict Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Conflict Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Conflict Engineer to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contract awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

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Secretary

**A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
GLOUCESTER ESTABLISHING REGULAR MEETING DATES AND
OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC
MEETINGS ACT**

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Planning Board be posted in one public place designated by the Board and mailed, telephoned, telegraphed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the TOWNSHIP OF GLOUCESTER as follows:

1. All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;
2. All advance written notices of Board meetings shall be given to the **Courier Post and the Philadelphia Inquirer.**
3. All advance written notices of Board meetings from **January 12, 2016** through the date of the **2016** reorganization meeting of the Planning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of \$5.00. News media shall be exempt from such fee;
4. The regular meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at 7:30 PM.

GLOUCESTER TOWNSHIP PLANNING BOARD

Regular Meeting Schedule 2016

Take Notice a Resolution of the Planning Board of the Township of Gloucester Established Regular Meeting dates for 2016 to be Heard in the Council Room of Gloucester Township Municipal Complex, Located 1261 Chews Landing-Clementon Rd. at 7:30 PM for the following dates:

REGULAR MEETINGS/COUNCIL ROOM 7:30

January 12, 2016
January 26, 2016
February 9, 2015
February 23, 2016
March 8, 2016
March 22, 2016
April 12, 2016
April 26, 2016
May 10, 2016
May 24, 2016
June 14, 2016
June 28, 2016
July 12, 2016
July 26, 2016
August 09, 2016
August 23, 2016
September 13, 2016
September 27, 2016
October 11, 2016
October 25, 2016
November 08, 2016
November 22, 2016
December 27, 2016

5. The regular meetings shall be held as scheduled unless canceled for lack of applications to process;
6. The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;
7. The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"
8. Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.

ATTEST:

TOWNSHIP OF GLOUCESTER

Secretary

Chairman

CERTIFICATION

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Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING FOR THE SERVICES OF A TRAFFIC ENGINEER

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Traffic Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and this selection is part of a fair and open process in accordance with Title 19 of the laws of the State of New Jersey.

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Traffic Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Traffic Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Traffic Engineer to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contract awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place

forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the **12th Day of January, 2016.**

Secretary, Kenneth D. Lechner

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 For Office Use Only

Submission Date: JUN 15 2015 Application No.: #151036M Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment Fees 300 Project # 9585

¹ Upon receipt of all fees, documents, plans, etc. Escr 2100 Escr.# 9585

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>1840 P Cheeseman Road, LLC</u> Address: <u>2701 Renaissance Boulevard</u> <u>4th Floor</u> City: <u>King of Prussia</u> State, Zip: <u>PA, 19406</u> Phone: <u>(610) 239-6100</u> Fax: () - Email: <u>JLombardo@mipbuilders.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Same</u> Address: _____ City: _____ State, Zip: _____ Phone: () - Fax: () -
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3. Type of Application. Check as many as apply:

<input type="checkbox"/> Informal Review ²	<input type="checkbox"/> Planned Development ²
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ²
<input type="checkbox"/> Preliminary Major Subdivision ²	<input type="checkbox"/> Appeal of Administrative Officer's Decision
<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Bulk "C" Variance ²
<input checked="" type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance ²
<input type="checkbox"/> Preliminary Major Site Plan ²	<input type="checkbox"/> Site Plan Waiver
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request
<input type="checkbox"/> Conditional Use Approval ²	<input type="checkbox"/> Redevelopment Agreement
<input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: <u>Nick Menas</u> Address: <u>Midtown Bldg, Ste 400, 1301 Atlantic Ave</u> City: <u>Atlantic City</u>	Firm: <u>Fox Rothschild</u> State, Zip: <u>NJ</u> Phone: <u>(609) 348 4515</u> Fax: <u>(609) 348-6834</u> Email: <u>nmenas@foxrothschild.com</u>
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6. Name of Persons Preparing Plans and Reports:

Name: Adams, Rehmann & Heggan Assoc., Inc.

Address: 850 N. White Horse Pike

Profession: Ted Wilkinson, PE

City: Hammonton

State, Zip: NJ, 08037

Phone: (609) 561-0482 Fax: () -

Email:

Name: Horner & Canter Associates

Address: 105 Atsion Rd - Suite F

Profession: David Horner, PE, PTOE

City: Medford

State, Zip: NJ, 08055

Phone: (609) 654 - 4104 Fax: () -

Email: dhorner@horner-canter.com

7. Location of Property:

Street Address: 1840 Peter Cheeseman Road Block(s): 14003

Tract Area: 26.67 acres Lot(s): 13

8. Land Use:

Existing Land Use: Vacant Building - Former Retreat Center Diocese

Proposed Land Use (Describe Application): Residential Substance Abuse Center

9. Property:

Number of Existing Lots: one (1)

Number of Proposed Lots: one (1)

Are there *existing* deed restrictions?

Are there *proposed* deed restrictions?

Proposed Form of Ownership:

Fee Simple Cooperative

Condominium Rental

No Yes (If yes, attach copies)

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 N/A	Proposed
Front setback 1	+/- 185	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	+/- 560	Fence type	_____
Side setback 1	+/- 93	Fence height	_____
Side setback 2	+/- 453	*E.O.P. = Edge Of Pavement.	
Lot frontage	1292.60	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	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application N/A		Shed Requirements N/A	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: 37 Number of parking spaces provided: 62
 Number of loading spaces required: 1 Number of loading spaces provided: 1

15. Relief Requested:

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

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

16. Signature of Applicant

X John R. Lombardo
JOHN R. LOMBARDO
 Signature of Applicant

JUNE 15, 2015
 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).

June 15, 2015 Date
[Signature] Signature
JOHN R. LOMBARDO Print Name

Sworn and Subscribed to before me this

15th day of June
2015 (Year).

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Annmarie Weisenberger, Notary Public
 Swarthmore Boro, Delaware County
 My Commission Expires 7/1/17

[Signature] Signature
Annmarie Weisenberger Notary Public
My Commission Expires 7/1/17

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?

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
JOHN R. LOMBARDO Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of May 2015, shows and discloses the premises in its entirety, described as Block R40003 Lot 13; 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, Sworn and subscribed to
 County of Camden: On this _____ day of _____
 _____ of full age, being duly sworn to 20____ before the following authority.
 law, on oath and says that all of the above statement
 herein is true.

[Signature] Name of property owner or applicant
JOHN LOMBARDO

Notary public

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING MINOR SITE PLAN DENIAL
FOR 1840 P CHEESEMAN ROAD, LLC
APPLICATION NO: 151036M**

WHEREAS, on July 14, 2015 consideration was given to the application of 1840 P Cheeseman Road, LLC (hereinafter "Applicant") for the property located at Block 14003, Lot 13 (hereinafter "the Property"), located at 1840 Peter Cheeseman Road for Minor Site Plan approval; and

WHEREAS, the Applicant is appearing before the Board proposing to convert an existing vacant structure, formerly used as the St. Pius Retreat House, into a Residential Substance Abuse Center; and

WHEREAS, Mr. Jack Plackter, Esq. presented the application on behalf of the Applicant, and the Board qualified Mr. Theodore Wilkinson, PE, Senior Project Manager of Adams, Rehmann & Heggan Associates, Inc., as an expert. Mr. Wilkinson testified that in his opinion the application met the requirements necessary for site plan approval, and further testified that any existing non-conforming uses would not be expanded. Dr. Denie Carese also testified on behalf of the Applicant, as to aspects of the use of the facility and as to her opinion of the adequacy of the site as proposed in the plan to facilitate that use; and

WHEREAS Mr. Wilkinson further testified that because the Applicant will be removing all existing signage from the facility, the Applicant's request for bulk variance relief with respect to signage is withdrawn; and

WHEREAS members of the public appeared to speak against the application. Members of the public addressed a variety of topics and concerns, including the site's suitability to handle the proposed use, the adequacy of the site's ability to effectively control ingress and egress of patients, residents, and visitors, the adequacy of parking to facilitate patients, visitors, and staff, the adequacy of the Applicant's traffic study, and the site's ability to handle vehicular traffic from patients, visitors, and staff. Members of the public also expressed concern about the site's proposed use in light of the site's close proximity to nearby schools, potential negative effects on nearby property values, and the potential for the site to be expanded into a larger facility or complex; and

WHEREAS, the Board noted those public comments which dealt with the proposed use of the property, and considered those comments applicable to the Board's site plan review; 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 and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings in denying the subject application for minor site plan approval:

1. Existing Zoning: IN (Industrial)
2. Intended Use: Residential Rehabilitation Center.
3. The application implicates the following provisions of the ordinance:
 - a. IN zoning requirements under §419.

IN Zone Requirements [§419]:

Standard	Other Use	Proposed	Complies
Proposed In-Patient Recovery			
Lot Size (min.)	5 ac.	± 26 ac.	Yes
Lot Frontage (min.)	400 ft.	± 1,292.6 ft.	Yes
Lot Width (min.)	400 ft.	± 1,214.5	Yes
Lot Depth (min.)	400 ft.	921.86 ft.	Yes
Tract Perimeter Setback (min.)	100 ft.	94 ft.	ENC
Front Yard (min.)	100 ft.	185 ft.	Yes
Side Yard (min.)	10 ft.	94 ft.	Yes
Rear Yard (min.)	10 ft.	564 ft.	Yes
Building Coverage (max)	20 %	2.1 %	Yes
Lot Coverage (max)	55 %	6.5 %	Yes
Building Height (min.)	4 stories or 60 ft., whichever is less	3 stories	Yes
Parking (min.) - 1 space per 3 beds (37 beds), plus 1 per employees on a shift, plus 1 per visiting Doctor.	12 spaces	n/p	n/p
From any Right-of-Way (min.)	50 ft.	± 5 ft.	ENC
From Side Property Line (min.)	50 ft.	± 670 ft. ± 292 ft.	Yes / Yes
From Rear Property Line (min.)	50 ft.	± 690 ft.	ENC

4. The Board Planner reviewed the following plans:

- a. ALTA Survey Letter, dated 6/22/15, prepared by Adams, Rehmann & Heggan Associates, Inc.
 - b. Transmittal Letter, dated 6/15/15, prepared by Adams, Rehmann & Heggan Associates, Inc.
 - c. Traffic Impact Statement, dated 5/08/15, prepared by David H. Horner, PE, of Horner & Canter Associates.
 - d. ALTA Survey, dated December 2014 and revised 6/05/15, prepared by Land Dimension Engineering.
 - e. Floor plans, dated 6/12/15, prepared by THE Architects.
 - f. Engineering plans, dated 10/23/14, prepared by Adams, Rehmann & Heggan Associates, Inc.
 - g. Land Development Application Form, Checklist, and Corporate Disclosure Statement, dated 6/15/15.
5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated July 7, 2015 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, PE, RA, PP, CME of Bach Associates, PC, reviewed the following plans:
- a. ALTA Survey Letter, dated 6/22/15, prepared by Adams, Rehmann & Heggan Associates, Inc.
 - b. Transmittal Letter, dated 6/15/15, prepared by Adams, Rehmann & Heggan Associates, Inc.
 - c. Traffic Impact Statement, dated 5/08/15, prepared by David H. Horner, PE, of Horner & Canter Associates.
 - d. ALTA Survey, dated December 2014 and revised 6/05/15, prepared by Land Dimension Engineering.
 - e. Floor plans, dated 6/12/15, prepared by THE Architects.
 - f. Engineering plans, dated 10/23/14, prepared by Adams, Rehmann & Heggan Associates, Inc.
 - g. Land Development Application Form, Checklist, and Corporate Disclosure Statement, dated 6/15/15.
7. The Board Engineer issued a report dated July 9, 2015 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Minor Site Plan relief has failed to demonstrate that the proposed site design will not have a deleterious effect upon the neighborhood, and has failed to satisfy the standards necessary for approval and should therefore be denied, based in part upon:

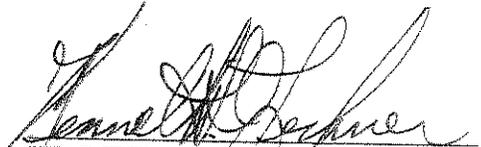
- A) Failure to adequately satisfy the Board Professionals' concerns outlined in their respective reports, including requisite specificity as to adequate parking requirements, impacts on area traffic, and the site's ability to manage vehicular traffic from patients and visitors.
- B) Failure to demonstrate that the site plan as proposed is consistent with the limited hospital-like, and non-residential use as previously interpreted by the Zoning Board.
- C) Failure to adequately address the public's concerns of how the site as proposed will manage increased pedestrian traffic from patients and visitors.
- D) Failure to satisfy the public's concerns as to the site's impact on nearby vehicular traffic.

WHEREAS, a motion was duly made by Mr. Dintino and duly seconded by Mr. Dority to DENY the minor site plan as set forth above, and a roll call vote on the motion was recorded as follows:

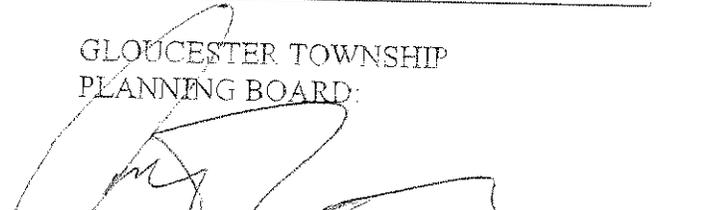
Those Eligible to Vote In Favor of Denial Opposed to Denial Abstentions

Mrs. Costa	X		
Mr. Dintino	X		
Mr. Dority	X		
Mr. Guevara		X	
Mr. Jones			X
Mrs. Pinnolini	X		
Chairman Owens	X		

ATTEST:

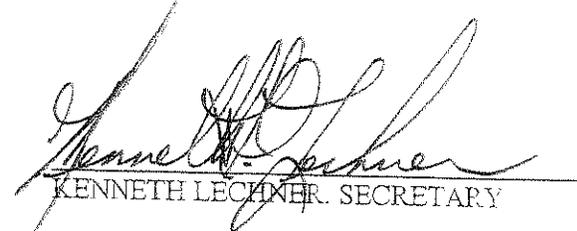

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD:


SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 8th day of September 2015 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 2015.


KENNETH LECHNER, SECRETARY

Zoning Permit Denial

210 S BLACK HORSE PIKE
Block/Lot 11604/11

Applicant

Turner, Pierce
61 Mullen Dr.
Sicklerville, NJ 08081

Real Estate Owner

MEINHART, LEE & MARIE
233 BELLS LAKE ROAD
TURNERSVILLE, NJ 08012

This is to certify that the above-named applied for a permit to/authorization for a proposed change of use to a "Furniture" retail store.. This application for approval is hereby denied

Zone
BWRD
Application is

Denied

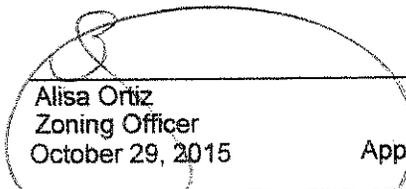
Comments on Decision:

Property is located within the BWRD District and would require Planning Board for a change of use approval prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

Gloucester Township

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


Alisa Ortiz
Zoning Officer
October 29, 2015

Applic No. 9998
5121

Cut Here

Deliver to...

Turner, Pierce
61 Mullen Dr.
Sicklerville, NJ 08081

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: JAN - 4 2016 Application No.: 16100 8RD5PW Taxes Paid Yes/No (Initial)
 Fees: 210.00 Project #: 10096
 Planning Board Zoning Board of Adjustment
 Escr. 750.00 Escr. # 10096

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Lee & Marie Meinhart</u> Address: <u>233 Bells Lake Rd</u> City: <u>Turnersville</u> State, Zip: <u>NJ 08012</u> Phone: () <u>227-8304</u> Fax: () _____ Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Lee & Marie Meinhart</u> Address: <u>233 Bells Lake Rd</u> City: <u>Turnersville</u> State, Zip: <u>NJ 08012</u> Phone: () <u>227-8304</u> Fax: () _____																																			
3. Type of Application. Check as many as apply:																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none; vertical-align: top;"> <input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ² </td> <td style="width:50%; border: none; vertical-align: top;"> <input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input checked="" type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input checked="" type="checkbox"/> Redevelopment Agreement WAIVER <input type="checkbox"/> _____ </td> </tr> </table>		<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input 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 checked="" type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input checked="" type="checkbox"/> Redevelopment Agreement WAIVER <input type="checkbox"/> _____																																	
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² Legal advertisement and notice is required to all property owners within 200 feet.																																				
4. Zoning Districts (Circle all Zones that apply)																																				
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td>R1</td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>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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R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay																														
						IR																														
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership																																				
Name of Attorney: <u>William Ziegler</u> Address: <u>66 Euclid St</u> City: <u>Woodbury</u>	Firm: <u>Holston, MacDonald, Uedavinis, Ziegler, Lodge, & Myles</u> State, Zip: <u>NJ 08096</u> Phone: () <u>848-5858</u> Fax: () <u>848-1898</u> Email: <u>wziegler@holstonlaw.com</u>																																			

JAN 4 2016
 1 of 4
 LAWYER

6. Name of Persons Preparing Plans and Reports:

Name: Structures Unlimited LLC, Bjorn Haglid, P.E.
Address: 101 Stone Tower Land
Profession: Consulting Engineer
City: Wilmington
State, Zip: DE 19803
Phone: () 540 7429 Fax: () 654 3053
Email: bjornhaglid@gmail.com

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

7. Location of Property:

Street Address: 210 S. Blackhorse Pike Block(s): 11604
Tract Area: 1 Ac Lot(s): 11, 6, 10 (now combined)

8. Land Use:

Existing Land Use: Retail sales
Proposed Land Use (Describe Application): Retail sales - No change of use is proposed

9. Property:

Number of Existing Lots: 1 Proposed Form of Ownership:
Number of Proposed Lots: 1 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. Sketches, Details & Photos

12. List Previous or Pending Applications for this Parcel: None

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>n/a</u>	Setback from E.O.P.*1	<u>n/a</u>
Front setback 2	<u>n/a</u>	Setback from E.O.P.*2	<u>n/a</u>
Rear setback	<u>n/a</u>	Fence type	<u>n/a</u>
Side setback 1	<u>n/a</u>	Fence height	<u>n/a</u>
Side setback 2	<u>n/a</u>	*E.O.P. = Edge Of Pavement.	
Lot frontage	<u>n/a</u>	Pool Requirements	
Lot depth	<u>n/a</u>	Setback from R.O.W.1	<u>n/a</u>
Lot area	<u>n/a</u>	Setback from R.O.W.2	<u>n/a</u>
Building height	<u>n/a</u>	Setback from property line 1	<u>n/a</u>
		Setback from property line 2	<u>n/a</u>
		Distance from dwelling	<u>n/a</u>
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	<u>n/a</u>	Shed area	<u>n/a</u>
Garage height	<u>n/a</u>	Shed height	<u>n/a</u>
Number of garages	<u>n/a</u>	Setback from R.O.W.1	<u>n/a</u>
(Include attached garage if applicable)		Setback from R.O.W.2	<u>n/a</u>
Number of stories	<u>n/a</u>	Setback from property line 1	<u>n/a</u>
		Setback from property line 2	<u>n/a</u>

14. Parking and Loading Requirements:

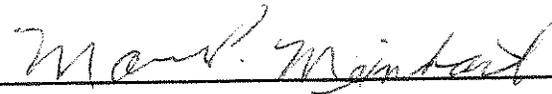
Number of parking spaces required: 16 Number of parking spaces provided: 18, including 2 handicapped
 Number of loading spaces required: None Number of loading spaces provided: (None; loading along rear and at street side w/s)

15. Relief Requested:

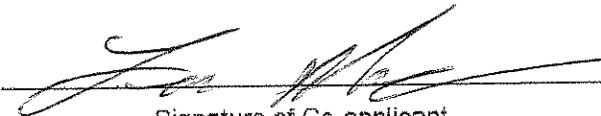
- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the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

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

16. Signature of Applicant


 Signature of Applicant

12/30/15
 Date


 Signature of Co-applicant

12/30/15
 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).

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

Lee Meinhart
Signature
Lee Meinhart
Print Name
Marie Meinhart
Signature
Marie Meinhart
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?

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).

N/A

Signature of Applicant

Print Name

Date

19. Survey waiver certification: N/A: A waiver of site plan & survey is part of this application

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.

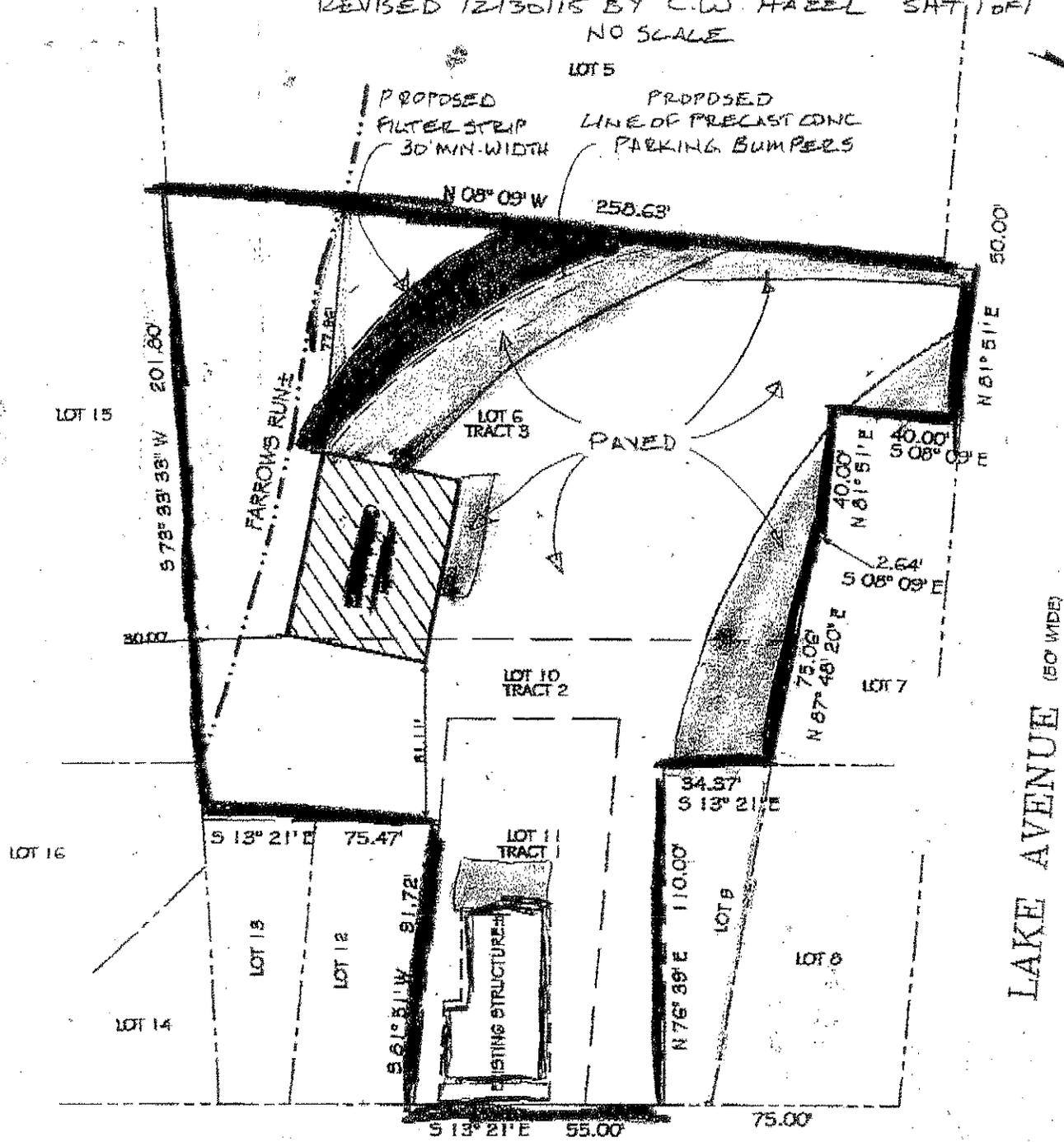
State of New Jersey,
County of Camden:
_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

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

Name of property owner or applicant

Notary public

LAND DEVELOPMENT SKETCH FOR 2105 BLACKHORSE PIKE
 REVISED 12/30/15 BY C.W. HAZEL SHT 1 OF 1
 NO SCALE



BLACK HORSE PIKE (66' WIDE)
 (N.J.S.H. 168) (A.K.A. MAIN STREET)

Lot 6 - 24,000
 Lot 10 - 8,625
 Lot 11 - 6,875

Front Retail Store - 2593
 Pole Barn Storage - 2700
 Repaved lot approx 10,360
 additional area paved 1640

42,500 sq. ft property

APPRX. 17293

APPRX. 60% of property un paved

Application of Lee & Marie Meinhart RE 210 S. Blackhorse Pike on 12/30/15

Township of Gloucester
County of Camden

Land Development Ordinance
§817 Submission Checklist

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
1. The required application forms supplied by the Administrative Officer.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. The application and escrow fees. Along with a signed Escrow agreement.	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seven (7) copies of the checklist.	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Four (4) copies of the drainage calculations and engineer's report.			X	X				<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Four (4) copies of the Environmental Impact Report (see §816)			X	X				<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Four (4) copies of the Soil Erosion and Sediment Control Plan.			X	X				<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Four (4) copies of the Traffic Impact Report (see §815)			X	X				<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Four (4) copies of the Reuse/ing Report.	X		X	X				<input checked="" type="checkbox"/>	<input type="checkbox"/>

NOTE THAT WAIVERS ARE REQUESTED FOR CHECKLIST ITEMS 9. THRU 112. THOSE CKLIST PAGES ARE NOT INCLUDED

Submission Item No. and Description	Minor	Preliminary	Final	Variance	Waiver	Submitted

STRUCTURES UNLIMITED, LLC

CIVIL ENGINEERING & FORENSIC INVESTIGATION
101 Stone Tower Lane, Wilmington DE 19803

Office/Cell (302) 540-7429
Fax (302) 654-3059

Lee & Marie Meinhart
233 Bells Lake Rd.
Turnersville, NJ 08012

December 30, 2015

Via US Mail & email to: mariemeinhart@comcast.net

Dear Lee & Marie,

RE: RELATED TO
BLOCK 11604, LOTS 6,10,& 11 AKA 210 S. BLACKHORSE PIKE,
BLACKWOOD, CAMDEN COUNTY, NEW JERSEY

On the parcel known as 210 S Blackhorse Pike, there is concern that recent repaving may have increased the area of pavement on this parcel.

To mitigate any increase with respect to stormwater quality, 2 measures are proposed

1. A line of precast concrete parking bumpers at the southern limit of the pavement to reduce the potential for vehicles to leave the paved surface while also allowing storm runoff to proceed toward Farrow Run to continue in sheet flow.
2. The establishment of a turf filter strip at a min 2% slope and max 8% slope with a minimum flow length of 25' to manage sheet flow from the pavement before the leaves the filter strip and flows down the steeper slope to Farrow Run.

Initially, the turf will be established by topsoiling, seeding, and mulching. The turf to be managed at a height of less than 9" high by periodic mowing. After turf is established, the filter strip area to be planted with low spreading Juniper shrub plugs on 1.5' centers in staggered rows parallel to the edge of pavement to result in a continuous, low-maintenance ground cover establishing the filter strip permanently and stabilizing the filter strip area.

See Schematic Plan, and Detail.

Contact the engineer with questions or comments.

Respectfully submitted


C. W. Hazel
Project Engineer

C/Corres2015/210SBlackhorsePk/FitrSripLtr.doc

RECEIVED
JAN 04 2016

Lydia Pendino

From: Ken Lechner
Sent: Tuesday, December 29, 2015 6:44 PM
To: chazelpe@verizon.net
Cc: Lydia Pendino
Subject: Meinhart application

Mr. Hazel:

As we discussed you may check both boxes on the Land Development Application for a Redevelopment Agreement and Site Plan Waiver. The first is before Township Council in their capacity as the Redevelopment Entity and the second is before the Planning Board. Since you are doing a concurrent application there is no fee for the Redevelopment Agreement but for the Site Plan Waiver there is a filing fee of \$210.00 and Escrow fee of \$750.00 in two separate checks. The Applicant or attorney needs to provide proof of taxes being paid, sign the application, W-9 Form, and Escrow Agreement. The following are links to the our Department webpage, which has the application forms; the Land Development Ordinance (See Article V); and, the Blackwood West Redevelopment Plan.

Link 1: http://glotwp.com/departments/com_development/com_development.html

Link 2: <https://sites.google.com/site/landdevelopmentordinance/home/article-v>

Link 3: http://www.mediafire.com/view/52f326b7el6656c/Final_Redevelopment_Plan_6-28-04.pdf

I would recommend that you address the following issues for each governmental body:

- 1.) Redevelopment Entity: The Blackwood West Redevelopment Plan (BWRDP) has many different architectural requirements for projects but also includes recommendations for street furniture. In my opinion for this development there maybe opportunities for at least a new sign to replace the projecting sign, light sconces on the building façade, and street furniture. But, please review the BWRDP to see if there is some reasonable improvement the applicant could do to the front of the building that would advance the goals of the BWRDP.
- 2.) Planning Board: There are three primary issues I would recommend the Applicant address in their application:
 - a. The parking lot lighting.
 - i. I don't recommend flood lights from the pole frame building for suitable lighting because it creates shadows and glare to the neighboring properties.
 1. There is a pole that may be able to accommodate a cobra light fixture: 0.25 fc (min.) and 2.0 fc (max.).
 - b. The parking lot drainage:
 - i. I would suggest you be able to address the runoff of the property into the ravine.
 - c. Pole Frame Building.
 - i. I would recommend the Applicant address both the retail store along the Black Horse Pike and the Pole Frame building with this application even though they presently don't have a tenant. This way the Zoning Officer could approve a zoning permit for any new tenant if the use is permitted in the BWRDP because the Applicant addressed both buildings with this application.

I hope the above clarifies my telecon with you today.

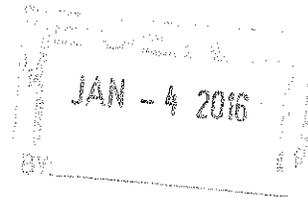
Sincerely,

Kenneth D. Lechner, PP, AICP, Director
Department of Community Development & Planning

12/30/2015

Lee & Marie Meinhart
233 Bells Lake Rd.
Turnersville, NJ 08012
856-227-8304

Re: Land Development Application
210 South Black Horse Pike
Blackwood, NJ 08012
Block 11604 Lot 11, 6, 10



To Ken Lechner,

I neglected to attach this letter with pictures to the application of items we would commit to have in place this month if their

- a. acceptance of the items and
- b. assurance of Site Plan and Redevelopment agreement waivers this month and
- c. assurance of issuance of a Zoning Permit/Certificate of Occupancy for the proposed mattress store tenant before February 1, 2016.

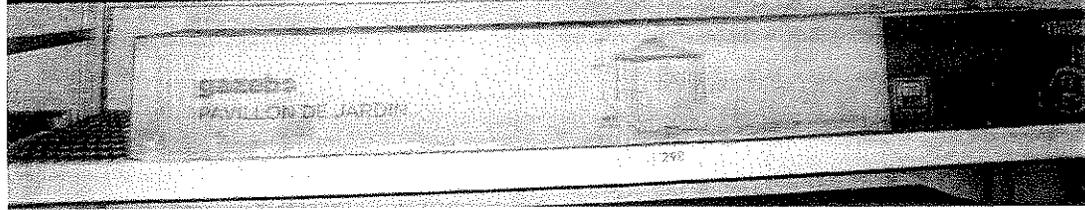
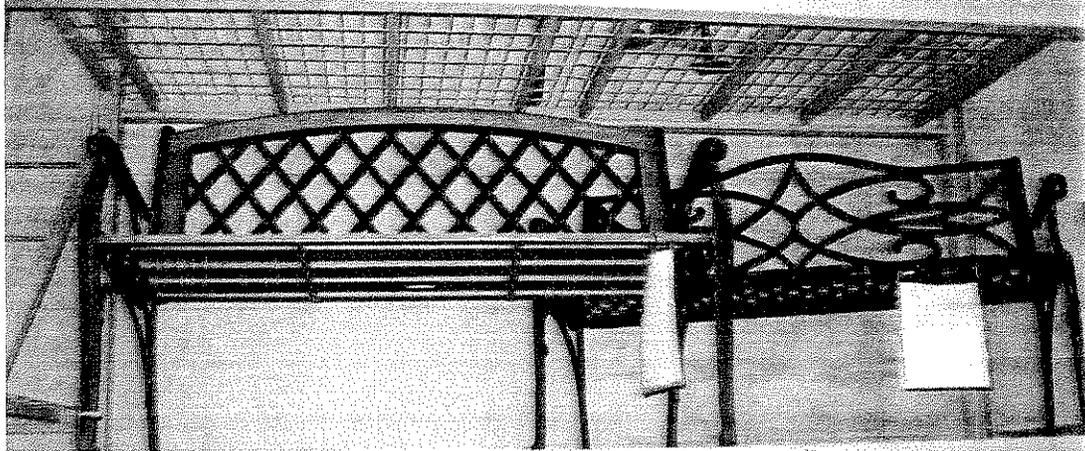
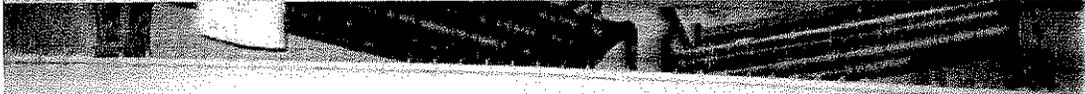
I would like to attach this letter to our Land Development Application that we agree to take these measures to address the Redevelopment Zone Enhancements that are appropriate to the property.

- a. A Bench in front of the building to the design style suggested by regulation.
- b. A Planter in front of the building next to the bench.
- c. Change the Front façade lighting of 2 small lantern lights to 2 large light sconces with the spirit and intent of the Redevelopment regulations.
- d. A Parking lot cobra-head style light, to be mounted on the existing pole supplying light in the intensity range specified and with parts or adjustments that can be fitted to block/reduce light from this light to adjacent residents and other adjacent light-sensitive land uses.

Thank you,

Lee & Marie Meinhart

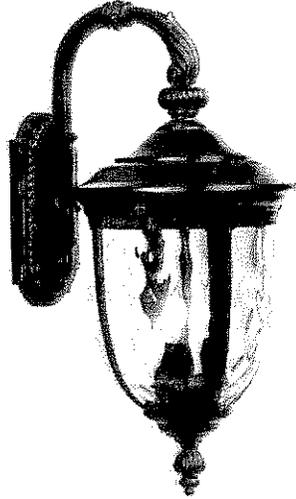
REC
JAN - 4 2016





See also an attached pdf showing a colonial light fixture typical for 2 to replace the 2 small fixtures shown in the photo above.

ECB
JAN - 4 2016



Bellagio™ 20 1/2" High Black Outdoor Wall Light

★★★★★ 18 Reviews

OTHER OPTIONS



\$89.95 + FREE SHIPPING & FREE RETURNS*

SALE | SAVE \$10 | Reg. \$99.99 | Compare \$149.99 | Ends 1/24/16

Low Price Guarantee

Qty: 1

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ADD TO WISH LIST

Save Energy! Purchase with a dimmer.

In Stock - Ships in 1 to 2 Days

ZOOM



VIDEO

Style # 37750

Decorate your outdoor space with this outdoor downlight from John Timberland®.

This handsome, antique style outdoor wall light is an exclusive from the John Timberland® lighting collection. Down bridge arm lends the piece a light, refined look. Featuring a clear hammered glass with a textured black finish.

PRINT

EMAIL

CHAT

CALLBACK



- Textured black finish
- Clear hammered glass
- Takes three 40 watt candleabra bulbs (not included)
- 20 1/2" high
- 9 1/2" wide
- 12 3/4" extension
- Backplate is 8 1/2" high, 5" wide



January 6, 2016

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

Attn: Ken Lechner, Township Director / Planner

Re: Retail Mattress Store
Lee & Marie Meinhart
210 South Black Horse Pike (NJSH Route 168)
Block 11604, Lots 6, 10 & 11
Review No. 1
Bach Project No. GTPB-2016-1

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application for a Site Plan Waiver and Redevelopment Agreement Waiver, dated January 4, 2016.
- Document from Structures Unlimited, LLC to Lee & Marie Meinhart regarding stormwater information at the site, dated December 30, 2015.
- Sketch indicating the impervious cover of the site.

GENERAL INFORMATION:

Owner & Applicant: Lee & Marie Meinhart
233 Bells Lake Road
Turnersville, NJ 08012

PROJECT SUMMARY:

This application is for a change in use from an existing commercial equipment rental store to a retail mattress store. The property consists of an existing 2,593 SF commercial building and a 2,700 SF "pole barn" used for storage. Since at least 2007 the existing site access and parking areas has been improved bituminous surface and stone. The property is located on the Southwesterly side of Black Horse Pike (NJSH Route 168), south of West Lake Street and has additional frontage on South Lake Street. The site is a one (1) acre parcel of land located in the Blackwood West Redevelopment (BW-RD) Zoning District. The applicant is seeking a Site Plan Waiver and Redevelopment Agreement Waiver.

Retail Mattress Store
Lee & Marie Meinhart
210 South Black Horse Pike (NJSH Route 168)
Block 11604, Lots 6, 10 & 11
Review No. 1
Bach Project No. GTPB-2016-1
January 6, 2016
Page 2 of 2

GENERAL COMMENTS:

1. The applicant proposes to add the following site improvements:
 - a. A line of precast concrete parking bumpers at the southern limit of the existing pavement to reduce the potential for vehicles to go beyond the paved area.
 - b. A 30 foot wide turn filter strip along the southern side of the proposed parking bumpers to improve stormwater quality of any runoff to Farrows Run.
 - c. A parking lot cobra-head style light to be mounted on the existing pole.
 - d. A planter and bench along the front of the existing building.
2. The applicant proposes to change the front façade lighting of two (2) small lantern lights to two (2) large light scones consistent with the Redevelopment Zone requirements.

Upon review of the submitted application materials our office has no objection to approval of the requested site plan waiver.

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, Planning Board Solicitor
Lee & Marie Meinhart, Applicants
William Ziegler, Esq., Applicant's Professional
C.W. Hazel, Applicant's Professional

S:\GTPB2016 Gloucester Twp PBI-01\GTPB2016-1, Review No. 1, 1-6-16.doc



TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 6, 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: marie & Lee meinhardt
Address: 210 S. Black Horse Pike
Block: 11604 Lot: 11

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

11-12-75
Date

Harold A. Benelli
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector
Gloucester Township
Gloucester County



**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: December 4, 2015

APPLICATION No. #161002RDW & SPW

APPLICANT: Lee & Marie Meinhart

Escrow: #10096

BLOCK: 11604 Lot: 6,10 & 11

Zoned: BW-RD

LOCATION: 210 S. Blackhorse Pike, Blackwood, NJ 08012

TRANSMITTAL TO:

- | | | |
|---|--|---|
| <input type="checkbox"/> Planner | <input checked="" 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 type="checkbox"/> Fire District 1 2 3 4 5 6 | |

STATUS OF APPLICATION- NEW APPLICATION RETAIL SALES MATTRESS STORE

PURPOSE OF TRANSMITTAL:

- For Your Review – Redevelopment Agreement WAIVER & Site Plan WAIVER

ENCLOSED:

- 1 Copy – Site Plan, checklist, Application, Camden County Planning Application
- 1 Copy – Updated Survey & Grading Plan, Updated Site Plan
- 1 Copy – Boundary & Location Survey
- 3 Copies – Preliminary & Final Major Site Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision –Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy – Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy – Minor Site –Boundary & Location Survey
- 1 Copy – Proposed Diesel Fuel Modifications
- 1 Copy - Traffic Impact Study
- 1 Copy – Stormwater Management Report
- 1 Copy – Plan of Recycle Report

*No Issues. This was originally
a retail establishment/proxy for many years.*

SEE ATTACHED CORRESPONDENCE AS REVIEW MATERIAL

*AS [Signature] 1/5/16
Arson*

O-15-19 **ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING THE BLACKWOOD CLEMENTON ROAD REDEVELOPMENT PLAN IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET SEQ., LOCAL REDEVELOPMENT AND HOUSING LAW**

WHEREAS, the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, previously designated the entirety of Gloucester Township as an area in need of rehabilitation by Ordinance O-89-52 adopted November 13, 1989 authorizing the Township of Gloucester to use all those powers provided by the Legislature for use in a rehabilitation area; and

WHEREAS, the Blackwood Clementon Road Redevelopment Plan Area (“Redevelopment Plan Area”) is comprised of several parcels along Blackwood Clementon Road as depicted in Exhibit No. 1 and is generally consistent with the HC – Highway Commercial Zoning District (“HC District”) and bounded on the North by the boundary line between the HC District and APT – Apartment District on the south by Plaza Drive on the west by Little Gloucester Road and on the east by the boundary line between the HC District and the R-1 – Residential District; and

WHEREAS, the Township Council of the Township of Gloucester finds that the public health, safety, morals, and welfare of the community shall be promoted by the adoption of the redevelopment plan titled “Blackwood Clementon Road Redevelopment Plan,” (“Redevelopment Plan”) as prepared by T & M Associates dated August 2015; and

WHEREAS, the Township Council of the Township of Gloucester has reviewed the Redevelopment Plan and believes the Redevelopment Plan will facilitate economic growth and development in the Redevelopment Plan Area; and

WHEREAS, the Planning Board of the Township of Gloucester has adopted a Master Plan and Reexamination Report providing for the appropriate use and development of lands in the Township in a manner that will promote the public health, safety, morals, and general welfare and the Township Council has determined that the Redevelopment Plan Area is an area in need of rehabilitation in accordance with the Redevelopment Plan; and

WHEREAS, the Township Council does hereby make the following findings for adoption of the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7, Adoption of Redevelopment Plan:

- A) The Township Council of the Township of Gloucester designated the entirety of Gloucester Township as an area in need of rehabilitation by Ordinance O-89-52 adopted November 13, 1989 in accordance with P.L. 1977, c. 12, supplementing Chapter 4 of the Title 54 of the revised statutes (C 54:4-3.95 et. seq.); and
- B) The Township Council of the Township of Gloucester is authorized to adopt a redevelopment plan by ordinance for an area in need of rehabilitation in accordance with N.J.S.A 40:12A-7, Adoption of a redevelopment plan; and
- C) The Planning Board of the Township of Gloucester is required to provide the Township Council a report containing its recommendation concerning the Redevelopment Plan including objectives consistent with the goals for development and redevelopment of the Township as expressed in the Master Plan and Reexamination Report; and

- D) Township Council does hereby desire to move forward with first reading of this Ordinance subject to review and report by the Planning Board; and
- E) It is the intent of Township Council to move forward with second reading and final adoption of this Ordinance, in the appropriate manner, and in accordance with Township Council's review of recommendations of the Planning Board.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey as follows:

SECTION 1. The Township Council does hereby adopt the "Blackwood Clementon Road Redevelopment Plan," in accordance with N.J.S.A. 40A:12A-7, as the Redevelopment Plan for the Redevelopment Plan Area so designated.

SECTION 2. In accordance with N.J.S.A. 40A:12A-7(c), the Zoning Map, as included in Ordinance O-03-03, known as the Land Development Ordinance of the Township of Gloucester, be and hereby is amended to designate the Redevelopment Plan Area as an overlay district titled the "BC-RD – Blackwood Clementon Road District."

SECTION 3. The Township Council is designated as the Redevelopment Entity under the Blackwood Clementon Road Redevelopment Plan, and may proceed with clearance, replanning, development, and redevelopment of the Rehabilitation Area to effectuate the purposes of the Local Redevelopment and Housing Law.

SECTION 4. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 6. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced:

Adopted:

ATTEST:

PRESIDENT OF COUNCIL

TOWNSHIP CLERK, RMC

MAYOR



BLACKWOOD CLEMENTON ROAD REDEVELOPMENT PLAN

Township of Gloucester, New Jersey

August 2015

Prepared By



Blackwood Clementon Road Redevelopment Plan

August 2015

Prepared for:



Township of Gloucester
Camden County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

Stan Slachetka, P.P., AICP
NJ Professional Planner No.: LI-03508

*The original of this document was signed
and sealed in accordance with New Jersey Law*

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY

Honorable Mayor David R. Mayer

Township Council

Glen V. Bianchini, Council President

Orlando Mercado, Council Vice President

Dan Hutchinson, Councilman

Franklin T. Schmidt, Councilman

Samuel L. Siler, Councilman

Tracey Trotto, Councilwoman

Michelle L. Winters, Councilwoman

Planning Board

Scott Owens, Chairman

Josephine Costa, Vice Chairwoman

Josephine Washington

Orlando Mercado, Councilman

Andy Kricun

Michael Jones

Antonio Guevara

Frank Dintino

Jackie Pinolini, Alt. 1

Walter Dority, Alt. 2

Steven M. Bach, PE, CME, Planning Board Engineer

Kenneth D. Lechner, PP, AICP, Planning Board Planner

Kenneth D. Lechner, Planning Board Secretary

Edward F. Brennan, Planning Board Solicitor

Courtney Mosiondz, Planning Board Recording Secretary

Department of Community Development

Kenneth D. Lechner, PP, AICP, Director

CAMDEN COUNTY

Andrew Levecchia, PP, AICP, Planning Director

Kevin Becica, PE, County Engineer



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Introduction

Blackwood Clementon Road (CR 534) is a critical east-west minor arterial highway that provides access to Route 42 and is accessible from Philadelphia in as fast as 15 to 20 minutes. Given its importance as a critical regional transportation route, the Blackwood Clementon Road corridor should provide residents and visitors with a wide range of shopping, dining, entertainment and service options while providing the Township with tax ratables that contribute to the economic well-being of the Township. However, the corridor has suffered from a period during which there has been a lack of investment, and there are several underutilized properties along the corridor.

In 2009, Gloucester Township, through a combination of grants funded by New Jersey's Smart Future Grant Program and the Delaware Valley Regional Planning Commission, engaged a team of consultants to undertake a planning study of the segment of Blackwood Clementon Road corridor that traverses the Township. The Blackwood Clementon Road Greyfields Planning Study is rooted in the results of an extensive community engagement process and outlines the problems and issues with the existing roadway and development patterns along the corridor; identifies potential land uses types that may contribute toward revitalizing the corridor; and provides land use and design recommendations for revitalizing the corridor.

In 1989, the Gloucester Township Council adopted a resolution providing for tax exemption and abatement for commercial and industrial improvements and projects in the Township pursuant to P.L. 1977, c. 12 (N.J.S.A. 54:4-3.95 et seq.). This designation of Gloucester Township as an area in need of rehabilitation made prior to the current Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. (LRHL) continues as an Area in Need of Rehabilitation under the LRHL. The Township has prepared this Redevelopment Plan in accordance with the requirements of the LRHL in order to implement the recommendations of the Blackwood Clementon Road Greyfields Planning Study. The Redevelopment Plan for the Blackwood Clementon Road Redevelopment Plan area is intended to spur reinvestment and revitalization along the Blackwood Clementon Road corridor. To do so, the Plan provides incentive bonuses for constructing mixed use developments within the area governed by the Plan. The Plan also provides for flexibility with respect to site design and layout and eliminates the parking and setback requirements that typically govern the development of suburban arterial corridors.

Statutory Requirements

This Redevelopment Plan is written pursuant to Section 7 of the LRHL (N.J.S.A. 40A:12A-7), which provides that "no redevelopment project shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body." Pursuant to the requirements of the LRHL, the Redevelopment Plan shall include an outline for the planning, development, redevelopment, or rehabilitation of a Rehabilitation Area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the Rehabilitation Area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Rehabilitation Area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the Rehabilitation Area which is proposed to be acquired in accordance with the Redevelopment Plan.
5. Any significant relationship of the Redevelopment Plan to: (a) the master plans of contiguous municipalities; (b) the master plan of the county in which the municipality is located; and (c) the State Development and Redevelopment Plan (SDRP) adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al.).

The Redevelopment Plan has been prepared to meet these requirements as described in the following sections of the plan.



Redevelopment Plan Objectives and Relationship to Local Objectives

This Redevelopment Plan seeks to achieve the following objectives:

1. Provide an implementable plan to spur reinvestment and revitalization in an underutilized commercial corridor into an economically viable and vibrant corridor that complements surrounding land uses and provides a benefit to the surrounding community.
2. Increase safety and mobility throughout the corridor for all transportation modes and provide safe access for cyclists and pedestrians through the implementation of Complete Streets infrastructure.
3. Incentivize investment to create a vibrant center for the community and a place where residents and visitors can shop, live, work, socialize, and recreate.
4. Improve the aesthetics of the Blackwood Clementon Road corridor.
5. Increase tax ratables within the area governed by the Redevelopment Plan to contribute to the economic well-being of the Township.
6. Redevelop the Redevelopment Plan area in a manner consistent with the objectives of the Gloucester Township Master Plan.

The Redevelopment Plan objectives are consistent with and seek to advance the following objectives of the Gloucester Township Master Plan:

Circulation:

- Promote pedestrian connections between neighborhoods where feasible. The Blackwood Clementon Road Redevelopment Plan provides incentives aimed at fostering the construction of connections between residential areas and commercial space through walking and bike paths. The Plan also establishes design standards for dedicated pedestrian and bicycle connections between neighborhoods and commercial uses within the area governed by this Redevelopment Plan.
- Promote trails and selected hard-surfaced paths as part of a bicycle and pedestrian system. Applicants seeking to develop or improve property under the guidelines of the Redevelopment Plan must provide paths for pedestrians and cyclists along a property's frontage on Blackwood Clementon Road. Applicants that also provide pedestrian and bicycle connections between the corridor and surrounding residential uses are eligible to claim additional incentive bonuses as noted in this Plan.

Land Use:

- Improve the quality of life for Gloucester Township residents, those persons who work in the municipality and visitors by following the principles of the Master Plan through its implementation in the zoning ordinance. The Blackwood Clementon Road Redevelopment Plan is consistent with the principles of the Master Plan and seeks to supplement the Master Plan and zoning ordinance to improve the quality of life for Township residents.
- Direct new development and redevelopment to places in relation to their transportation and environmental capacities. The Blackwood Clementon Road Redevelopment Plan provides the framework to implement the recommendations of the Blackwood Clementon Road Greyfields Planning Study in an effort to revitalize a previously developed but underutilized commercial corridor. Incentivizing development within the area governed by the plan is intended to direct development along a heavily traveled roadway and implementing the plan will have limited environmental impacts due to the previously developed nature of the area governed by the Plan. The Blackwood Clementon Road Greyfields Planning Study recommended design principles which were carried through to this Plan including the design of new buildings, sidewalks and parking areas and a redesign of the roadway to be pedestrian-friendly .

BLACKWOOD CLEMENTON ROAD REDEVELOPMENT PLAN
TOWNSHIP OF GLOUCESTER, NEW JERSEY

- Retail uses should be designed for community shopping rather than regional shopping needs.
The Blackwood Clementon Road Redevelopment Plan provides for a variety of retail, commercial and service oriented uses that are intended to serve Township residents. However, given the roadway's importance as a minor arterial highway that provides access to Route 42, it is likely that retail uses along the corridor will also serve the region.

Blackwood Clementon Road at Millbridge Road – Existing Conditions



Proposed Traffic Calming and Streetscape





Relationship to Zoning and Land Development Regulations

The Blackwood Clementon Road Redevelopment Plan area will act as a zoning overlay, where developers will have the option to develop under the guidelines set forth in this Plan, or follow the underlying Highway Commercial (HC) zone requirements. The overlay zone will allow developers to provide increased development intensity, site design and site layout flexibility in exchange for the completion of certain improvements that are intended to improve safety, connectivity and aesthetics along the Blackwood Clementon Road corridor. The developer of any property within the Redevelopment Plan area must declare, when submitting a site plan application for the property, whether the site plan will conform to the zoning overlay district set forth in this plan or the underlying HC zone district. Should a developer elect to conform to the requirements of the zoning overlay district, the developer shall follow all required Land Uses, Building Design Standards and Site Improvements outlined herein. *Optional Site Improvements may be included for additional incentives.*

The Blackwood Clementon Road Redevelopment Plan area will herein be referred to as the BC-RD District. The corridor defined in this Plan is bounded to the west by Little Gloucester Road (CR 759) and the east by Laurel Road (CR 673). Sites within the Redevelopment Plan area boundaries may be redeveloped in accordance with the standards detailed in this Redevelopment Plan. Tenant fit-out of retail space shall not trigger adherence to the BC-RD District for the entire site. Any component of a development not specifically regulated herein shall comply with all applicable standards of the Township Land Development Ordinance. The zoning map is hereby amended to overlay the Highway Commercial (HC) zone with the BC-RD Overlay Zone for the Redevelopment Plan area as defined in Appendix A and in accordance with the LRHL.

Redevelopment Plan Features

Roadway Cross Section and Streetscaping

This Redevelopment Plan seeks to revitalize and upgrade the Blackwood Clementon Road Corridor. At the core of any corridor is the roadway itself. The geometry within the existing public right-of-way is the primary focus of this Plan. In 2012, Gloucester Township adopted a Complete Streets policy to "accommodate all users of all ages and abilities, including pedestrians, bicyclists, motorists and transit vehicle users." In addition, the current cross section geometry of the roadway creates a highway atmosphere, with high speeds and long pedestrian crossing lengths. The Township desires to establish more of a boulevard atmosphere, creating a sense of place along the corridor and producing a more pedestrian-friendly environment.

A proposed redesign of the cross section plan for Blackwood Clementon Road within the Redevelopment Plan area is provided in Appendix B. This redesign concept was supported by Camden County Planning. In addition to the cross section design, the streetscape elements along the corridor in the Redevelopment Plan area were also defined in the Required Improvement Elements section below. The County and the Township will work together to formulate a plan to acquire funding for the design, construction and maintenance of the roadway redesign and streetscaping. The County may decide to pursue a more comprehensive design including traffic signal optimization and intersection improvements.

Building Design and Relationship to the Roadway

The design standards and building form and placement in relationship to Blackwood Clementon Road formulate another component of this Redevelopment Plan. All new construction of buildings along the corridor which elect to conform to the BC-RD overlay zone will follow the standards of this Plan in order to bring about a sense of place to the Redevelopment Plan area. These standards would ensure that any improvements made to sites along Blackwood Clementon Road are made in a manner that transforms the atmosphere of the corridor from highway to boulevard. The intent of the design standards is to develop a consistent form along the corridor, however developers may deviate from the standards by electing to conform to the standards of the underlying HC zone requirements.

Land Uses and Building Design Standards

Permitted Principal Uses

- Retail sales and services.
- Personal sales and services.
- Eating establishments including restaurants, lunch counters, delicatessens, cafes, and coffee shops.
- Mixed use development consisting of a combination of retail commercial, office, and/or multifamily residential uses. Residential uses are otherwise prohibited within the Redevelopment Plan area.
- Medical and professional offices, real estate, insurance, financial services, messenger or telegraph services, call centers and general and administrative offices.
- Government and utility offices, including post offices or other public or semi-public offices, but not including maintenance yards or vehicle servicing facilities.
- Indoor and outdoor recreational and leisure facilities except go-carts or other motorized conveyances.
- Libraries and museums.
- Motels, hotels and customary accessory uses including restaurants, meeting rooms, conference rooms and recreational facilities.
- Dental and medical laboratories.
- Catering halls and event centers.
- Business and institutional schools, including trade schools.
- Dance and martial arts studios.
- Municipal Uses.

Permitted Accessory Uses and Structures

- Off-street parking in accordance with §510 of the Township Land Development Ordinance.
- Fences and walls in accordance with §425 of the Township Land Development Ordinance.
- Signs in accordance with §426 of the Township Land Development Ordinance.
- Outdoor eating areas, as defined in Appendix D.
- Accessory uses and structures customarily incidental to a principal use as determined by the Planning Board.

Prohibited Elements

The following elements are prohibited within the Redevelopment Plan area:

- Drive-thru facilities.
- Exterior Insulation Finishing Systems (EIFS).
- Exemptions from the Complete Streets policies of Gloucester Township and Camden County.

Bulk Standards

- | | |
|-----------------------------|--------------------|
| • Minimum lot size | 20,000 square feet |
| • Minimum lot frontage | 80 feet |
| • Minimum lot depth | 200 feet |
| • Maximum building coverage | 50% |
| • Maximum lot coverage | 75% |
| • Front yard setback | 3 feet |
| • Side yard setback | 10 feet |
| • Rear yard setback | 10 feet |
| • Maximum height | 40 feet |
| • Parking area setback | 10 feet |

**From any property line (except where parking lots are shared)*

Parking Flexibility

Developers may claim an exemption from the minimum off-street parking requirements of the Township Land Development Ordinance §510, if they can demonstrate that adequate parking exists, or that the unique character of the project will require less parking, to the satisfaction of the Planning Board.

Setback Flexibility

Developers may claim an exemption from the minimum building setback requirements, if they can demonstrate to the satisfaction of the Planning Board that the increased flexibility will result in a unique or innovative site design.

Density Standards

Density and floor area ratio standards will be determined on a project-by-project basis as part of the redevelopment agreement process.



Site Improvement Requirements

All proposed developments within the boundaries of the Blackwood Clementon Road Redevelopment Plan area which elect to conform to the BC-RD overlay zone shall meet the minimum requirements for site improvements, which are outlined below.

Required Site Improvement Elements

Comprehensive Streetscape Elements

Comprehensive streetscape improvements shall be provided along the Blackwood Clementon Road frontage of a property or properties under consideration for development. Streetscape improvements shall be dimensioned in accordance with the typical cross section for the Blackwood Clementon Road corridor contained in Appendix B of this Plan. This typical cross section consists of the following components:

- Four (4) foot sidewalks on each side of the Road.
- Two (2) foot planting strips on each side of the Road.
- Four (4) foot bicycle lanes with three (3) foot protection buffer on each side of the Road.
- Two (2) twelve (12) foot travel lanes on each side of the Road, and
- One (1) twelve (12) foot center island with left turn lanes provided via cut-outs at signalized intersections.

Streetscape improvements shall be completed between the property line and edge of pavement, with the exception of on-site landscaping, which shall be completed as required on the property under consideration for development.

Bicycle Parking Areas

Bicycle parking areas containing bike racks shall be provided on properties that are developed or improved under the Redevelopment Plan. Bicycle parking spaces shall be provided in accordance with the following table for all uses:

Gross Floor Area	Required Minimum Number of Bicycle Parking Spaces
0 – 7,500 square feet	0
7,501 – 20,000 square feet	2
Over 20,000 square feet	1 per every 10,000 sq. ft. or fraction thereof

The location and style of bicycle racks within the Redevelopment Plan area shall conform to the following requirements:

1. Bicycle racks within the Redevelopment Plan area shall be Class II bicycle racks that are permanently anchored to promote stability and security.
2. Bicycle racks shall be located in a visible area within 100 feet of a building entrance.
3. Bicycle racks shall be U-Rack, Bollard, or Sheffield style (See images below).
4. Bicycle racks shall be of a galvanized, powder coated or stainless steel finish.

Landscaping

Landscaping along the property's frontage on Blackwood Clementon Road shall be provided in accordance with the standards contained in §507 of the Township Land Development Ordinance.

Sidewalks

Sidewalks shall be provided within the right-of-way in accordance with the best currently available standards and practices including the NJDOT Roadway Design Manual, NJ DOT Bicycle and Pedestrian Facilities Design Guidelines, ADA Access Guide, AASHTO's Guide for the Planning, Design and Operation of Pedestrian Facilities, and any others as related. Barrier free (ADA compliant) pedestrian facilities shall be provided.

Bicycle/Pedestrian Facilities & Connections to Adjacent Residential Areas

For properties within the Redevelopment Plan area that abut a residential use or residential street, an applicant shall construct a bicycle and/or pedestrian connection between the property and the adjacent residential area defined in the Circulation Plan in Appendix C. Connections shall be provided to bicycle and pedestrian facilities along Blackwood Clementon Road and to bicycle parking areas within the proposed development project. Bicycle and pedestrian connections shall be designed in accordance with the sidewalk and bicycle lane design standards and practices of the NJDOT Roadway Design Manual, the AASHTO Guide for the Development of Bicycle Facilities, AASHTO's Guide for the Planning, Design and Operation of Pedestrian Facilities, the Manual of Uniform Traffic Control Devices (MUTCD) and others as related. The design of the facilities should also be in accordance with the Blackwood Clementon Road Redevelopment Plan area to ensure continuity with the streetscape improvements along the corridor. Care should be taken to preserve the natural landscape of undeveloped areas between proposed connection points wherever possible.

Planting Strips

Planting strips shall be provided in accordance with the dimensions contained in the typical cross section for the Blackwood Clementon Road corridor within the Redevelopment Plan area. Planting strips shall consist of lawn or landscaped areas and shall contain street trees spaced no greater than fifty (50) feet on center. Planting strips shall also contain street lighting to be provided in accordance with the standards contained and referenced herein.

Street Lighting

Street lighting shall be provided in accordance with the requirements of the PSE&G or the Atlantic City Electric Outdoor Lighting Program, depending on service provider. The fixture types in the Redevelopment Plan area shall be in accordance with the specification drawings in Appendix E.

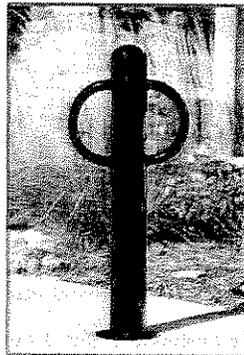


Figure 1. Examples of Bicycle Racks

Optional Site Improvements and Incentive Bonuses

Developers have the option to access development incentive bonuses when they provide additional eligible site improvements, in addition to the aforementioned required site improvements, in accordance with the guidelines set forth below.

Eligible Site Improvement	Incentive Bonus
<i>(If a developer provides...)</i>	<i>(Then the developer is eligible for...)</i>
<p>Mixed Use Development Development along Blackwood Clementon Road Corridor can be further enhanced through mixed use development. Mixed Use developments that contain commercial uses on the ground floor and residential uses on the upper floors. Residential units shall not be constructed on the ground floor. In addition, only multi-family residential units are allowed.</p>	<p>Building Coverage Bonus An applicant may claim a one-time, fifty percent (50%) increase over the maximum permitted building coverage in the BC-RD District as set forth in the bulk standards defined herein.</p> <p>Density Bonus / Floor Area Ratio As part of the redevelopment agreement process, buildings of a higher density will be permitted with the incorporation of mixed uses.</p>
<p>Concealed Parking from Blackwood Clementon Road Locating surface or structured parking in a manner that uses building layout to conceal parking spaces from the view of the users of Blackwood Clementon Road provides a more walkable and uninterrupted pedestrian environment along the corridor. This configuration of parking would prevent gaps in the street wall and the domination of parking of the character of the corridor. The utilization of landscaped buffers around a parking lot does not meet the intent of this improvement element.</p>	<p>Applicant may claim relief to the Bulk Requirements for setbacks by 50%.</p>
<p>Building Street Frontage The orientation of at least 60% of the building frontage facing the front build to line, or a public space or park, as a percentage of lot frontage is another preferred improvement element of this Plan.</p>	<p>Applicant may claim relief to the Bulk Requirements for setbacks by 50%.</p>
<p>Bus Stop Pullout Area The provision of a bus stop pullout area at the location of existing or future designated bus stops would allow for the free flow of traffic in the outside lane along Blackwood Clementon Road while a bus is onboarding/offloading passengers. This element would promote the progression of traffic along the corridor while allowing passengers to safely board public transit. A bus shelter must be provided with pullout area.</p>	<p>Applicant may claim relief to the Bulk Requirements for building coverage at a percentage equal to the area improved for the bus stop pullout area and the bus shelter.</p>

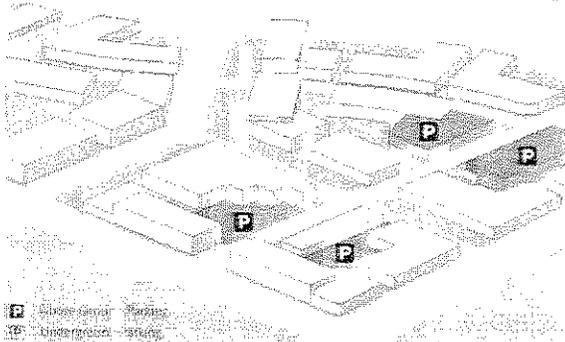


Illustration of concealed parking – Source: *Design for Walkability*

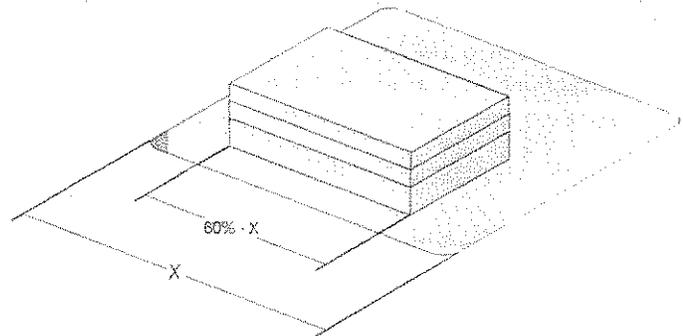


Illustration of building street frontage

Summary Table

Required and Optional Site Improvements for BC-RD Overlay Zone

Landscaping	●	Per §507 of Township Land Development Ordinance
Sidewalks	●	Per NJDOT Roadway Design Manual, NJ DOT Bicycle and Pedestrian Facilities Design Guidelines, ADA Access Guide, and AASHTO's Guide for the Planning, Design and Operation of Pedestrian Facilities
Bicycle Parking	●	2 bicycle parking spaces for sites with gross floor area between 7,500 s.f. and 20,000 s.f., 1 space for every 10,000 s.f. above 20,000 s.f. Class II bike racks shall be permanently anchored in visible areas within 100 feet of building entrances and shall be U-Rack, Bollard or Sheffield style with a galvanized, powder coated or stainless steel finish.
Planting Strips	●	Dimensions per typical cross section in Appendix B. Street trees shall be provided no further spaced than 50 feet on center.
Street Lighting	●	Per requirements of the PSE&G or the Atlantic City Electric Outdoor Lighting Program, depending on service provider. <u>PSE&G: Philips-HADCO Capitol or Franklin Park luminaires mounted at a height between 12 and 16 feet. Atlantic City Electric: Traditionaire or Arlington luminaires mounted at a height of 12 feet.</u>
Bicycle/Pedestrian Connectors	●	Per NJDOT Roadway Design Manual, NJ DOT Bicycle and Pedestrian Facilities Design Guidelines, ADA Access Guide, AASHTO Guide for the Development of Bicycle Facilities, AASHTO's Guide for the Planning, Design and Operation of Pedestrian Facilities, and MUTCD
Mixed Use Development	●	Must contain commercial uses only on the ground floor
Concealed Parking	●	Buildings must shield parking spaces from Blackwood Clementon Road
Building Street Frontage	●	60% of front building façade must occupy front build-to line
Bus Stop Pullout Area	●	Bus shelter must be provided

● Required ● Optional

Planning Relationship

Township of Gloucester Master Plan

Pursuant to the LRHL, "all provisions of the Redevelopment Plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan." (N.J.S.A. 40A:12A-7d) As described in prior sections, the Redevelopment Plan is substantially consistent with the Township Master Plan and is intended to effectuate the goals and objectives of the Township Master Plan.

Camden County

The Camden County Comprehensive Plan was updated in 2014 and is intended to provide the County and its 37 municipalities with an actionable vision for the future and in order to keep pace with changes anticipated up to the year 2040. The plan is intended to be used by municipalities as a tool for guidance in developing land use regulations and for evaluating consistency with municipal actions such as master plans, zoning ordinances, and redevelopment plans. Three principles guide and inform the goals and policy actions of the Land Use Element. They are:

- **Vibrancy:** Promotes economic and social interaction through the strengthening of downtowns, mixed-use centers, and strong, well-connected neighborhoods.
- **Proximity:** promotes sustainable, compact land use patterns in areas with existing infrastructure, in addition to enhanced multi-modal connections throughout the County, allowing undeveloped and natural areas to remain untouched.
- **Durability:** promotes long-term sustainable policies and land use patterns that ensure that Camden County meets the social, economic, and environmental needs of its current and future residents.

Additionally, the Camden County Comprehensive Plan also establishes ten policy goals to help guide long-term growth and development in the County. Those that are relevant to this plan include:

- Promote growth, development, and redevelopment activities in suburban and urban communities that contain existing or planned infrastructure, existing population and employment clusters, and dense settlement patterns.
- Encourage active transit corridors by clustering growth, development, and a vibrant mix of uses within a walkable distance of transit stations.
- Evolve suburban centers to become not just hubs of commerce, but also walkable, mixed-use focal points of the community.
- Improve multi-modal conditions and land use quality along aging strip arterial corridors.
- Ensure that the County's green and grey infrastructure systems work to reduce the impacts of natural disasters, create viable alternatives for non-motorized forms of transportation, and promote sustainable forms of land use development.

State Development and Redevelopment Plan (SDRP)

On March 1, 2001, the State Planning Commission ("SPC") adopted the SDRP. The SDRP establishes a proposed statewide planning framework that is designed to maintain and revitalize existing cities and towns and organize new growth in "centers" – compact, mixed-use communities that provide a variety of choices in housing, employment opportunities, entertainment, services, transportation and social interaction.

The Township of Gloucester is located within the Metropolitan Planning Area (PA-1). Most communities within the Metropolitan Planning Area are fully developed and exhibit little vacant and developable land. The SDRP recognizes that most of future land use changes will be the result of redevelopment. The SDRP's vision for PA-1 is

- To provide for much of the state's future redevelopment;



- To revitalize cities and towns;
- To promote growth in compact forms;
- To stabilize older suburbs;
- To redesign areas of sprawl; and
- To protect the character of existing stable communities.

In 2012, the State Planning Commission introduced the State Strategic Plan to act as a revision to the 2001 State Development & Redevelopment Plan. This plan sets forth a vision for the future of the state along with strategies to achieve this vision. However, the development and adoption of the 2012 plan was postponed after Hurricane Sandy.

Administrative and Procedural Requirements

Relocation

The portion of the Township governed by this Plan is located within a Rehabilitation Area. As such, the redevelopment powers of the Township are limited, and the use of eminent domain is prohibited. Furthermore, the area governed by the Plan is primarily non-residential. Therefore, relocation is not required, and provisions for relocation assistance have not been contemplated.

Acquisition

The designation of the site as an –area-in-need-of-rehabilitation prohibits the use of eminent domain. Instead, the Borough anticipates private transactions by landowners and developers to move this project through to completion.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the Township Council may amend, revise or modify the Redevelopment Plan in general or for specific properties within the Redevelopment Area, as circumstances may make such changes appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the LRHL. However, any proposed changes in permitted uses, the land use plan, residential density, building height, or the core design concepts in this plan shall require notice and public hearings in a manner similar to the adoption of the original plan.

Redevelopment Powers

The Township may also use any and all redevelopment powers granted to it pursuant to the LRHL to effectuate this plan. The Township may enter into agreements with a designated redeveloper or redevelopers in connection with the construction of any aspect of the Redevelopment Plan, including off-site improvements.

Conveyance of Land

The Township may sell, lease, or otherwise convey to a redeveloper for redevelopment, subject to restrictions, controls and requirements of the Redevelopment Plan, all or any of the properties designated in need of redevelopment within the designated Redevelopment Plan area that it owns or may acquire. The Township may also use its redevelopment powers pursuant to the LRHL to enter into other agreements with a designated redeveloper or redevelopers in connection with the implementation of the Redevelopment Plan.

Duration of the Plan

The Redevelopment Plan, as it may be amended from time to time, shall be in full force and effect upon its adoption by ordinance by the Township Council and shall be in effect until the redevelopment of the area is completed as evidenced by the issuance of a certificate of completion by the Township in accordance with the Redevelopment Plan.

Redeveloper Selection

Redevelopment under the terms of this Redevelopment Plan shall only be undertaken pursuant to a redevelopment agreement entered into between the Township and a designated redeveloper(s), which may be the property owner. The Township may undertake a developer selection process that will provide a qualified redeveloper(s) to implement the Redevelopment Plan in a manner that is in the best interest of the Township. The following restrictions and controls on redevelopment are hereby imposed in connection with the selection of a redeveloper(s) for any property or properties included in the Redevelopment Plan and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulations now or hereafter in force.

- The redeveloper will be obligated to carry out the specified improvements in accordance with the Redevelopment Plan.
- The redeveloper, its successors or assignees shall develop the Redevelopment Plan area in accordance with the uses and building requirements specified in the Redevelopment Plan.
- Until the required improvements are completed and a certificate of completion is issued, the redeveloper covenants provided for in N.J.S.A. 40A:12A-9 and imposed in any redevelopment agreement, lease, deed or other instruments shall remain in full force and effect.
- The redevelopment agreement(s) shall contain provisions to assure the timely construction of the redevelopment project, the qualifications, financial capability and financial guarantees of the redeveloper(s) and any other provisions necessary to assure the successful completion of the project.

Redevelopment Entity Review

The Township Council, acting as the redevelopment entity, shall review all proposed redevelopment projects within the Redevelopment Plan area to ensure that such project(s) is consistent with the Redevelopment Plan and relevant redeveloper agreement(s). Such review shall occur prior to the submission of the redevelopment project(s) to the Planning Board. As part of its review, the Township Council may require the redeveloper to submit its proposed project to a technical review committee or subcommittee of the Township Council. The technical review committee may include members of the Township Council and any other members and/or professionals as determined necessary and appropriate by the Township. The technical review committee shall make its recommendations to the Township Council.

In undertaking its review, the Township Council shall determine whether the proposal is consistent with this Redevelopment Plan and relevant redeveloper agreement(s). In addition, the review may address the site and building design elements of the project to ensure that the project adequately addresses the goals and objectives of the plan.

Affordable Housing Requirements

The redevelopment of the Redevelopment Plan area shall include provisions to address any affordable housing requirements generated as a result of such redevelopment. Terms of compliance with any affordable housing requirements shall be in accordance with applicable laws and regulations, including through the construction of on-site or off-site affordable units or through payments in lieu of constructing affordable units or payment of development fees; provided, however, that the Township may grant waivers or other relief to a redeveloper under this Redevelopment Plan. The terms for compliance with this provision, including any waivers or other relief granted by the Township, shall be outlined in any redevelopment agreement(s) entered into by the Township and the designated redeveloper(s).



Planning Board Review Process

Pursuant to N.J.S.A. 40A:12A-13, all development applications for development of sites governed by this Redevelopment Plan shall be submitted to the Planning Board for review and approval. The following provisions shall govern review of any proposed redevelopment projects for the Redevelopment Plan area:

- No building permit shall be issued by the construction or zoning official for any work resulting in a change of intensity of development or change of use for any properties or buildings within the area of the Redevelopment Plan without prior review and approval of the work by the Township Council and the Planning Board.
- Regular maintenance and minor repair shall not require Planning Board review and approval.
- The Planning Board shall conduct site plan and subdivision review, if applicable, pursuant to N.J.S.A. 40:55D-1 et seq. and the Township's Land Development Ordinance.
- As part of site plan approval, the Planning Board may require the redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53 and as required in the Township's Land Development Ordinance. The performance guarantees shall be in favor of the Township of Gloucester, and the Township Engineer shall determine the amount of any performance guarantees.
- Any subdivision of lots or parcels of land within the Redevelopment Plan area shall be in compliance with the Redevelopment Plan and reviewed by the Planning Board pursuant to the LRHL and N.J.S.A. 40A:55D-1 et seq.
- Once a property has been redeveloped in accordance with the Redevelopment Plan, it may not be converted to any use not expressly permitted in this Redevelopment Plan. No non-conforming use, building, or structure may be expanded or made more non-conforming in nature after adoption of this Redevelopment Plan. A use or structure not conforming to the requirements of this Redevelopment Plan may not be reconstructed in the event of its destruction. The Planning Board shall determine the issue of whether the non-conforming use or building structure has been "destroyed."
- The Planning Board may grant relief from the bulk, parking, lighting, architectural, landscaping and/or sign requirements of the adopted Redevelopment Plan as well as the design standards contained herein where there is a hardship or the granting of such relief will promote the purposes of said plan consistent with the standards established at N.J.S.A. 40:55D-70(c). In no event shall relief be granted by the Planning Board to provide a use or facility that is not permitted by the Redevelopment Plan.
- The regulations and controls of this Redevelopment Plan shall be implemented, where applicable, by appropriate covenants, or other provisions and through agreements between the redeveloper and Township pursuant to N.J.S.A. 40A:12A-8 and 40A:12A-9.
- Any and all definitions contained within this Redevelopment Plan shall prevail. In the absence of a definition, the definition found within the Township's Land Development Ordinance shall prevail. Any and all definitions inconsistent with N.J.S.A. 40A:12A-3 shall be considered invalid.
- A redeveloper shall be required to pay all applicable escrow fees and other required charges in accordance with applicable provisions of the Township's Land Development Ordinance and State law. Additionally, a redeveloper shall be required to pay their proportional share of the cost of any studies, plans, reports, or analysis prepared by the Township or its designated redevelopment entity as part of this Redevelopment Plan. Any such payments required to reimburse the Township shall be specified in the redevelopment agreement.

The above provisions are all subject to approval by ordinance and/or resolution according to law. If a court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing ordinances shall remain in full force and effect.

Implementation and Funding

Following the adoption of this Redevelopment Plan, the Township of Gloucester and/or County of Camden will pursue funding opportunities for a capital project incorporating the geometric changes of the roadway defined in the proposed cross section in Appendix B as well as installation of the median island and signal and pedestrian upgrades at the intersections along the corridor. In addition, the project sponsor may find it most practical to secure capital funding for the installation of the lighting, street trees and other street furniture along the corridor all at once. The site developers would then be responsible for maintenance of the installed streetscaping, as well as for the provision of bike racks and other site specific landscaping.

Maintenance of common elements, such as the center median, could be held under the purview of the County, Township or a shared services agreement between the two entities. Another option could include the establishment of a Business Improvement District (BID) or Special Improvement District (SID) to capture funding from property owners to pay for maintenance of the corridor.

Funding Sources

The Township of Gloucester and/or Camden County can apply to the following grant programs for funding to offset the cost of the redesign and reconstruction of the Blackwood Clementon Road corridor:

1. **NJDOT Municipal Aid Program**: NJDOT's Municipal Aid program funds road improvement projects such as resurfacing, rehabilitation, reconstruction, or signalization improvements. Funds are appropriated by the Legislature for municipalities in each county based on a formula contained in legislation. The Township and County must apply for this grant opportunity online through SAGE.
2. **NJDOT County Aid Program**: Similar to the Municipal Aid program, the County Aid program distributes funding for the improvement of public roads and bridges under county jurisdiction as appropriated by the Legislature. This program also funds public transportation and other transportation projects. To be eligible for this program, the county must develop an Annual Transportation Program (ATP), which lists a pool of eligible projects by name and location and provides a brief description of the project, as well as an estimated construction costs. The ATP must be approved by the Board of Chosen Freeholders and be submitted to NJDOT's Local Aid District Office for approval. NJDOT also requires that the County produce and submit a report of the County's performance in expending previously allotted County Aid funds. This report must be submitted to the Local Aid Office by December 31 of each year. The County must apply for this grant opportunity through SAGE.
3. **NJDOT Local Aid Infrastructure Fund (Discretionary Funding)**: Subject to funding appropriation, a Local Aid Infrastructure Fund is established to address emergencies and regional needs throughout the State. Any county or municipality may apply at any time. These projects are approved at the discretion of the Commissioner. Payment of project costs is the same as the Municipal Aid Program. Under this program a county or municipality may also apply for funding for pedestrian safety and bikeway projects. Application for discretionary funding can be made through SAGE.
4. **NJDOT Bikeways**: A primary objective of the Bikeway Grant Program is to support the State's goal of constructing 1,000 new miles of dedicated bike paths (facilities that are physically separated from motorized vehicular traffic by an open space or barrier either within the highway right of way or within an independent right of way). In an effort to establish regionally connected bicycle networks, this program is available to every municipality and county throughout New Jersey. Application to this program can be made through SAGE.
5. **NJDOT Safe Streets to Transit**: This program provides funding to counties and municipalities in improving access to transit facilities and all nodes of public transportation in accordance with the following objectives:



- a. To improve the overall safety and accessibility for mass transit riders walking to transit facilities.
- b. To encourage mass transit users to walk to transit stations.
- c. To facilitate the implementation of projects and activities that will improve safety in the vicinity of transit facilities (approximately one-half mile for pedestrian improvements)

Application under this program must be made through SAGE.

6. **Federal DOT Transportation Enhancements Program:** The Federal DOT Transportation Enhancement (TE) program is funded through a 10 percent set aside of the Surface Transportation Program category of federal funds for projects which are transportation related. These projects are design to foster more livable communities, preserve and protect environmental and cultural resource and to promote alternative modes of transportation. Funds are available for design, construction, and right-of-way acquisition. Selection of TE projects involves the participation of civic and environmental groups, the transportation community and other government organizations such as the state's Metropolitan Planning Organizations. All applications for the Transportation Enhancement Program are to be submitted online through SAGE.

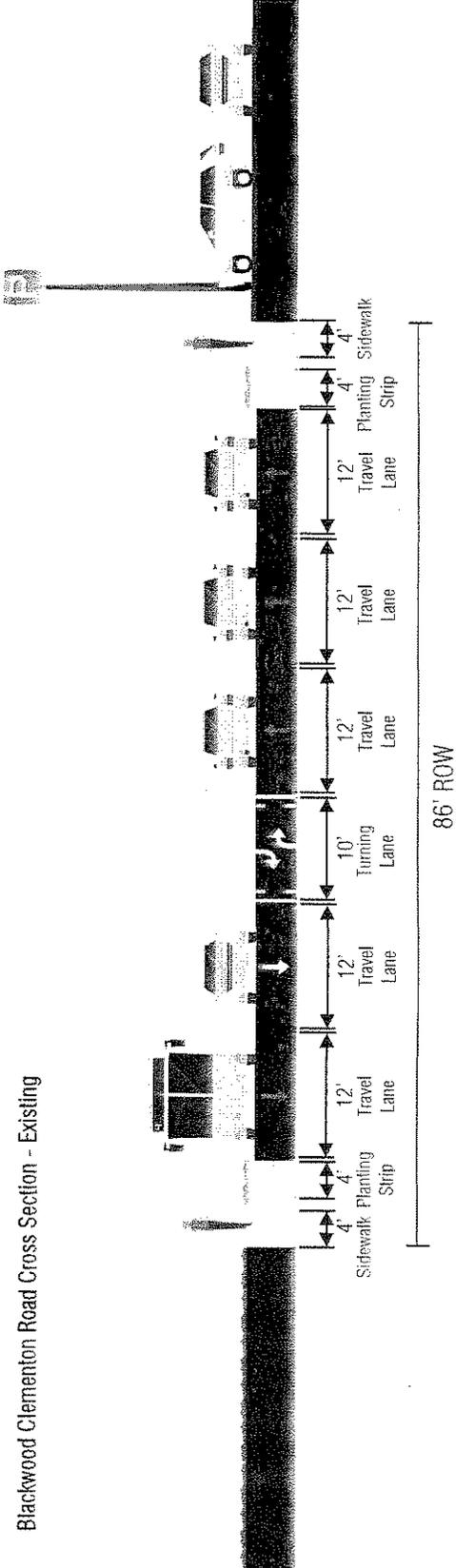
Since Blackwood Clementon Road is a County Road, the Township will need to secure documentation from the County that indicates the County's support for the project. Generally, this takes the form of a support letter. However, in some cases, the Township will be required to obtain additional information from the County that will indicate the County's support for any improvements to the corridor.

Appendix A: Redevelopment Area Boundary Map

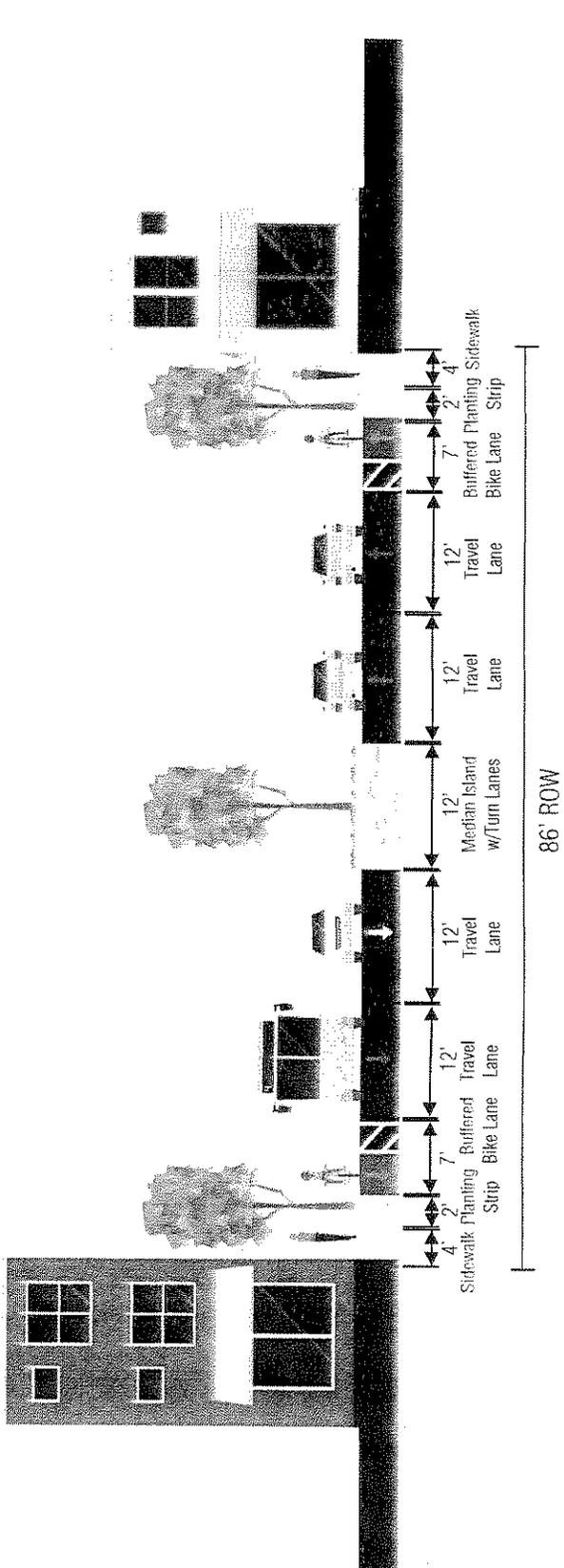
Appendix B: Blackwood Clementon Road Typical Cross Section



Blackwood Clementon Road Cross Section - Existing



Blackwood Clementon Road Cross Section - Proposed



Appendix C: Blackwood Clementon Road Circulation Plan

Appendix D: Outdoor Dining Standards



- A. Purpose. The purpose of this section is to establish a procedure and authorize rules and regulations thereunder for the licensing of outdoor dining areas in the Blackwood Clementon Road Redevelopment (BC-RD) District of the Township of Gloucester. The Township has determined that outdoor dining areas will promote the public interest by adding to the active and attractive pedestrian environment created by them and provide the opportunity for creative, colorful, pedestrian-focused commercial activities on a day, night and seasonal basis, which activities are aesthetically pleasing and will add to the excitement, charm, vitality and diversity of the Blackwood Clementon Road Redevelopment Plan area.
- B. Definitions. For the purpose of this section, the following words shall have the meaning respectively ascribed in this section:
- OUTDOOR DINING AREA**
Any commercial establishment where food and other refreshments are served upon the public right-of-way, namely the sidewalks immediately in front of any restaurant or cafe.
- SIDEWALK**
That area of the public right-of-way reserved for pedestrian traffic from the curb to the front line of the building housing the eating establishment.
- C. Requirement of license. It shall be unlawful for any person, firm, partnership, corporation, association or organization of any kind (hereinafter collectively referred to as "person") to create, establish, operate, maintain or otherwise be engaged in the business of conducting an outdoor dining area upon the sidewalks of the Township of Gloucester, or on private property, unless such person shall hold a currently valid license issued pursuant to the terms of this section.
- D. No license shall be issued hereunder unless the applicant shall demonstrate that a minimum of five feet will be available for pedestrian traffic around such outdoor dining area and that such outdoor dining area will be directly in front of a "commercial establishment," as hereinafter defined for eating establishments. No food or drinks served at such outdoor dining area shall be prepared or stored other than in the interior of the eating establishment. The term "directly in front of" shall confine the outdoor dining area to the area represented by an extension of each side of the building occupied by the commercial establishment projected directly to the curbline immediately in front thereof. The perimeter of the cafe area shall be more than 50 feet from any driveway or alley.
- E. Application for license. Application for the license required hereunder shall be made to the Zoning Officer and shall be signed by the applicant. The application shall contain the following information:
- 1) The name, residence, address, and telephone number of each individual, owner, partner, or, if a domestic corporation, the names, residences, addresses, and telephone numbers of the directors and officers owning a 10% or greater interest in the corporation and the chief operating executive of the corporation and, if a nondomestic corporation, the name, residence, address, and telephone number of the managing officer for service of process within the State of New Jersey and a

copy of the qualification of said nondomestic corporation to conduct business in the State of New Jersey.

- 2) A copy of the trade, corporate, business, or fictitious name upon which the applicant intends to do business pursuant to this section.
- 3) The address and description of each place where the applicant intends to establish or operate an outdoor dining area.
- 4) The name and address of the person owning the premises, if other than the applicant, and the consent of the owner of the premises to the application.
- 5) Three sets of a proposed layout plan containing scaled drawings prepared by a licensed professional architect or engineer clearly illustrating the number, type of materials, color and location of all tables, chairs, umbrellas, or other furnishings or fixtures intended to be located in the outdoor dining area. All tables and chairs must be constructed of material of sufficient weight so as to not be affected by high winds. The perimeter of the outdoor dining area shall be defined and set off by a portable-type enclosure, which may include live potted plantings on Township property. The enclosure shall define the perimeter of the area to be used as an outdoor dining area and shall separate it from the pedestrians traversing the adjacent sidewalk. The enclosure shall not contain doors or windows nor air-conditioning or heating equipment and shall be open at all times to the air, and the barrier shall not have a height of more than three feet. Awnings or outdoor umbrellas extending over the enclosure are permitted, provided that the lowest portion of the awning or umbrella is not less than seven feet above the adjacent sidewalk and does not extend more than one foot beyond the enclosure. The scaled drawings shall also illustrate the following:
 - i. The location of any doors leading from the commercial establishment to the outdoor dining area. No such doors may be obstructed in any manner.
 - ii. The number of feet and location of unobstructed space permitting free passage of pedestrian traffic around each outdoor dining area.
 - iii. The location of the place where any food or drink is intended to be prepared.
 - iv. The enclosure or protective barrier separating the dining or activity area of each outdoor dining area from pedestrian traffic, which shall be indicated by a plan, elevation and section.
 - v. The location of all bus stops, fire hydrants, utility poles, benches, handicap ramps, street furniture, trees and any other fixtures permanently located on the sidewalk in front of the commercial establishment or within 10 feet thereof on either or any side.
 - vi. The type and location of any proposed outdoor lighting and fixtures and should include the following information: mounting height, lamp type and lumens. Any open-flame-type fixture shall only be permitted with the approval of the Fire Official.
 - vii. An application fee as set forth in § of the Code of the Township of Gloucester.

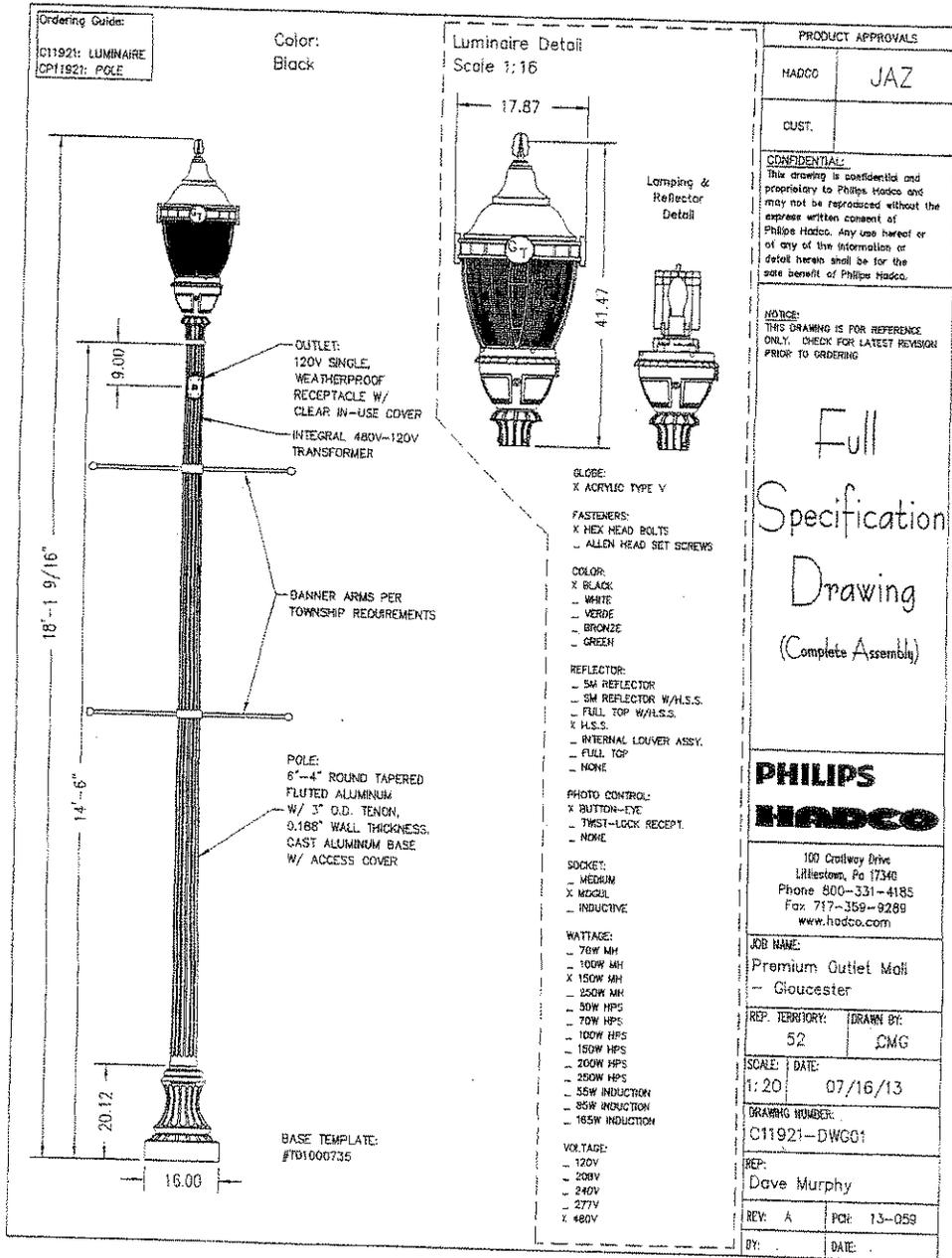


- F. Zoning Officer review of application. The Zoning Officer will review the application for completeness and compliance with the terms of this section. If the application is complete, the Zoning Officer will act upon the same within 10 business days after the application becomes complete. If the application is not complete, the Zoning Officer will so notify the applicant within 10 business days of the submission and specifically detail the areas in which the application lacks compliance with the requirements of this section.
- G. Issuance of license. If the application complies with this section, the Zoning Officer shall issue a license strictly subject to the terms and conditions of this section.
- H. Transfer of license. The license is personal to the applicant, and any change or transfer of ownership of the outdoor dining area shall terminate the license and shall require a new application and a new license in conformance with all of the requirements of this section.
- I. Inspection of outdoor dining area. Acceptance of the license by the applicant shall operate as a consent to the Health, Fire, Police and Building Officials of the Township to inspect the outdoor dining area for continued compliance with the terms and conditions of this section and any federal, state, county or local law, ordinance or regulation affecting the same.
- J. Indemnity. No license required by this section shall be granted to any person to operate an outdoor dining area until such person shall have filed with the Zoning Officer a statement agreeing to indemnify and hold harmless the Township of Gloucester, its agents, servants, representatives or employees from any or all claims, damages, judgment costs or expenses, including attorneys' fees, which they or any of them may incur or be required to pay because of any personal injury, including death, or property damage suffered by any person or persons as a result of or related in any way to the operation and maintenance of the outdoor dining area for which the license is issued.
- K. Revocability of license. Any license issued hereunder is issued solely as a revocable license, which shall be subject to revocation or suspension by the Township Clerk for failure of any licensee to comply with this section or for violation of any other applicable federal, state, county or municipal law, regulation or ordinance. Any license issued hereunder is issued upon the express understanding that the licensee obtains no property right thereunder nor any interest in the continuation of said license.
- L. Unlawful operation of outdoor dining area. It shall be unlawful for any person to operate an outdoor dining area after the suspension or termination of the applicable license.
- M. Cleanliness of area. Each licensee is responsible for keeping the area of the outdoor dining area and the adjacent sidewalks and streets free and clear of debris or litter occasioned by the outdoor dining area. Areas must be cleaned as needed and at the time that business is closed and at the beginning of each business day, but not later than 9:00 a.m.
- N. Vending machines. No vending machines of any kind are permitted on the exterior of any building operating an outdoor dining area.
- O. Signs. No signs shall be permitted in the area of the outdoor dining area except easel and awning signs complying with Article IX, Signs, of this chapter. There shall be no logos or advertising upon any umbrellas without prior approval of the Planning Board.

- P. Modification, suspension or revocation of license. In addition to the powers of suspension or revocation as set forth above, the Township reserves the right to modify, suspend or revoke any license on 10 days' written notice if the Township determines that the pedestrian operation of the outdoor dining area has violated the terms and/or conditions of its approval, is a hazard to public safety or because of any other safety issue within the Township because of such operation. The license may also be suspended or revoked on 10 days' written notice in the event the Township determines that it is necessary to utilize the area or any part thereof for the maintenance or installation of underground utilities. In the event of any emergency, which emergency is certified by the Township Clerk, the license may be suspended or revoked without notice.
- Q. Duration and renewal. Outdoor dining area shall be permitted to be operated from March 1 to November 30 in any calendar year.
- R. Outdoor equipment. No tables, chairs or other equipment used in the outdoor dining area shall be attached, chained or in any manner affixed to any tree, post, sign, curb or sidewalk or property for the Township of Gloucester within or near the licensed area. All equipment used in connection with the operation of an outdoor dining area shall be of sufficient size and weight to avoid being blown about by the wind. No food items shall be served upon paper, Styrofoam or with plastic utensils. All equipment, tables, chairs, umbrellas, etc., pertaining to the outdoor seating area shall be removed at the end of each and every evening and secured within the confines of the building. No equipment, tables, chairs or any other material of any kind shall be permitted to remain outdoors during hours in which the business is not open to the public and operating.
- S. Termination of license. The licensee agrees at the end of the license period, or in the event that the license is temporarily or permanently suspended or revoked, that the licensee will at his own cost and expense vacate the sidewalk space and promptly remove any property placed thereon. Failure to do so on five days' written notice shall grant to the Township the right to remove any property on the sidewalk, and the licensee agrees to reimburse the Township for the cost of removing and storing the same.



Appendix E: Street Lighting Specifications



POLE DETAIL - FIXTURE TYPE 'S5'
NO SCALE (REFER TO FIXTURE TYPE 'LB'
FOR POLE BASE DETAILS)

Appendix F: List of Blocks and Lots Comprising Redevelopment Area

Block 13203, Lots 1, 2, 3, 4

Block 13301, Lot 1

Block 13302, Lots 1, 2, 3

Block 13303, Lots 1, 2

Block 13304, Lot 1

Block 13305, Lots 1, 2, 3, 4, 5, 6, 7

Block 13307, Lots 5, 7

Block 11402, Lots 65, 66, 67, 68

Block 14401, Lots 2.02, 3, 4, 5

Block 14402, Lots 1, 2, 3, 4, 5, 6, 7, 8.01, 8.02, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29.01, 29.02, 34

Block 20201, Lot 3

Block 20202, Lots 1, 2, 3.01

Block 20303, Lots 1, 2, 3, 4, 4.01, 4.02

Block 20304, Lots 1, 2

0-15-20 ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE O-03-03, LAND DEVELOPMENT TO AMEND THE ZONING MAP IN ACCORDANCE WITH THE 2015 REEXAMINATION REPORT OF THE MASTER PLAN, BWD DISTRICT, AND SIGNS.

BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Ordinance O-03-03, known as the "Land Development Ordinance" be hereby amended, as follows:

SECTION 1. That Article III, Zoning Districts and Zoning Map, Section 302 titled "Zoning Map" is hereby amended, as follows:

- a.) To revise the zoning district boundaries as shown within Section 5.0, 2015 Recommended Changes within a report titled "Reexamination Report of the Master Plan of the Township of Gloucester," prepared by Kenneth D. Lechner, PP, AICP, Director, Department of Community Development & Planning dated June 2015; and
- b.) To revise the redevelopment area boundary for the Glen Oaks Redevelopment Area is hereby amended to correct the boundary to be consistent with Ordinance O-97-17 adopted June 08, 1997 and Amendment No. 1, Ordinance O-01-14 adopted May 14, 2001 as shown on Exhibit 1 attached hereto.
- c.) To delineate the redevelopment area boundary for the College Drive Redevelopment Plan as shown in a report titled the "College Drive Redevelopment Plan of the Township of Gloucester," as prepared by Kenneth D. Lechner, PP, AICP dated April 2015, established by Ordinance O-15-08 adopted April 27, 2015 and as shown in Exhibit 2 attached hereto.
- d.) To delineate the redevelopment plan overlay district boundary for The Villages of Gloucester Township Redevelopment Plan as shown in a report titled "The Villages of Gloucester Township Redevelopment Plan," as prepared by Kenneth D. Lechner, PP, AICP dated June 2015, established by Ordinance O-15-12 adopted July 27, 2015 and as shown in Exhibit 3 attached hereto.
- e.) To delineate the redevelopment plan overlay district boundary for the Blackwood Clementon Road Redevelopment Plan as shown in a report titled "Blackwood Clementon Road Redevelopment Plan," as prepared by T & M Associates dated August 2015, established by Ordinance O-15-_____ adopted _____ and as shown in Exhibit 4 attached hereto.

SECTION 2. That Ordinance O-03-03, Land Development is hereby amended to repeal references to the Blackwood West District (BWD) in the following locations where the only remaining lots in the BWD District as depicted in Section 5.1.2 of the 2015 Reexamination Report of the Master Plan referenced in Section 1 herein are to be zoned R-3, Residential:

- a.) Article III, Zoning Districts and Zoning Map, Section 301, Establishment of Districts is hereby amended to delete "Blackwood West" and "BWD" from the zoning district table referenced in Section 301, Establishment of Districts; and,
- b.) Article IV, Zoning District Regulations, Section 411, Blackwood West District (BWD) is hereby repealed in its entirety and replaced with the word "Reserved;" and,

SECTION 3. That Article IV, Zoning District Regulations, Section 426 Signs is hereby amended as follows:

- a.) Section 426.V, Signs permitted in the ER, R-1, R-2, R-3 and R-4, BWD Districts:
 - i. Delete "BWD."
 - ii. Add "AND L-RD REDEVELOPMENT ZONE."

- b.) Section 426.X, Signs permitted in the OR Districts add the following:
 - i. "AND BW-RD REDEVELOPEMNT ZONE."
- c.) Section 426.Y, Signs permitted in the OF and CR Districts add the following:
 - i. "AND G-RD AND M-RD REDEVELOPMENT ZONES."
- d.) Section 426.Z(2) shall add the following after the word "requirements"
 - i. "and not exceeding eight (8) feet in height.
- e.) Section 426.AA(2) shall add the following after the word "requirements"
 - i. "and not exceeding eight (8) feet in height.

SECTION 3. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 4. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 5. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced:

Adopted:

ATTEST:

PRESIDENT OF COUNCIL

TOWNSHIP CLERK, RMC

MAYOR