

**Township of Gloucester
Planning Board Agenda
January 28, 2014
7:30P. M.**

**Salute to the Flag
Opening Statement
General Rules**

Meeting will start at 7:30 P. M.
No new applications will be heard after 10:00 P. M.
All persons testifying before the Board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order

MINUTES FOR MEMORIALIZATION

**Minutes for Memorialization – November 26, 2013
Minutes for Memorialization – January 14, 2014**

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

**#141003RDSPW
Thomas Greeno**

**Site Plan Waiver
Zone: Gateway-Redevelopment
Block: 10501 Lot: 11
Location: 530 N. Blackhorse
Pike**

**Office for Business Functions related
To Installation of Communication
Systems**

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, November 26, 2013

Chairman Kricum called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement.

Roll Call:

Ms. Costa	Absent
Mr. Guevara	Present
Mr. Jones	Present
Mr. Mercado	Present
Mr. Moffa	Absent
Mr. Owens	Present
Mr. Pearce	Present
Ms. Shinn	Present
Ms. Washington	Present
Chairman Kricum	Present

Also present is Edward Brennan, Esq. who swore in the Board professionals, Steven Bach, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Chairman Kricum seated Ms. Shinn for Mr. Moffa.

Minutes for Memorialization

A motion was made and seconded to approve October 22, 2013 minutes.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Shinn	Yes
Ms. Washington	Yes
Vice Chairman Pearce	Yes

Resolutions for Memorialization

Ronald Aaronson #131038CM	Minor Subdivision/Bulk C Block: 2103 Lots: 13, 14 & 15
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A motion was made and seconded to approve the resolution.

All were in favor.

C Keys, LLC #111048PMFMSPA#3	Major Site Plan-Amended Block: 18501 Lot: 12
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A motion was made and seconded to approve the resolution.

All were in favor.

Applications for Review

#131041CM Lena DiMartino	Minor Subdivision/Bulk C Block: 1306 Lots: 11 & 12
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Appearing before the board was John Wade, Esq. representing the applicant Lena DiMartino. Also appearing before the board was Addison Bradley, PE was sworn and qualified as a professional.

Mr. Wade explained that this is a corner property in Glendora. They plan is to reconfigure the lot to lots 11 and 12. Lot 11 will have an existing dwelling therefore they will need a variance. The variance will be for the side lot from 10 to 8.23.

Mr. Bradley again explained why the variance was need, like Mr. wade had previously explained. Also, they are in agreement with the planner's letter. The wetland flood map doesn't show any wetlands and will provide a letter stating so. With Mr. Bach's letter they asked that the grading plan be completed once a building permit is filed. Mr. Lechner inquired about the utilities lines that cross the lots. They have let it go in the past, however, there have been easements done. Mr. Bradley replied that they do not wish to do an easement. Mr. Bach added that would be

fine all the utility company has to do is come out and put a line to the house.

Mr. Lechner has no object to variance for the 8.3ft vs. 10ft. Mr. Bradley added that this situation to other lots in the area. There are properties, similar to this one, were approved by the Board in the past. The existing dwelling will be on the smaller lot and the new one will be one the full size lot. There is proper separation that they have the 20 sq. ft. except it is 8 and 12. Mr. Lechner asked that be in the deed.

With nothing further from the board the application was open to the public. With no one more the public wishing to speak the public portion was closed.

Mr. Owens made a motion to approve the application, seconded by Mr. Jones.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Shinn	Yes
Mr. Washington	Yes
Chairman Kricum	Yes

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz
Recording Secretary

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, January 14, 2014

Vice Chairman Kricum called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement.

Roll Call:

Ms. Costa	Present
Mr. Dority	Present
Mr. Gallo	Present
Mr. Guevara	Present
Mr. Jones	Absent
Mr. Mercado	Present
Mr. Moffa	Absent
Mr. Owens	Present
Ms. Pinolini	Present
Ms. Washington	Absent
Chairman Kricum	Present

Also present is Edward Brennan, Esq. who swore in the Board professionals, Steven Bach, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Mr. Brennan sworn in new board members: Mark Gallo, Jackie Pinolini and Walter Dority.

Chairman Kricum seated Mrs. Pinolini for Mr. Moffa and Mr. Dority for Ms. Washington.

Annual Reorganization

Election of Chairman

Mr. Owens nominated Andrew Kricum for Board Chairman, seconded by Ms. Costa.

Mr. Owens made a motion for Mr. Kricum as Chairman, seconded by Mr. Mercado.

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricum	Yes

Election of Vice Chairman

Mr. Mercado nominated Scott Owens for Vice Chairman, seconded by Guevara.

Mr. Mercado made a motion for Mr. Owens for Vice Chairman, seconded by Mr. Guevara.

Roll call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricum	Yes

Election Recording Secretary

Mr. Owens nominated Courtney Mosiondz for Recording Secretary, seconded by Mr. Mercado.

Mr. Guevara made a motion for Mrs. Mosiondz for recording secretary, seconded by Mr. Owens.

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricum	Yes

Election of Secretary

Mr. Owens nominated Kenneth Lechner for Secretary, seconded by Mr. Mercado.

Mr. Owens made a motion for Mr. Lechner for secretary, seconded by Mr. Guevara.

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricum	Yes

Appointment of Solicitor

Chairman Kricum read the name of the possible firms for Solicitor to the Board.

Mr. Owens nominated Edward Brennan's law firm, seconded by Mr. Guevara

Mr. Owens made a motion to appoint Mr., Brennan, seconded by Mercado.

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricum	Yes

Appointment of Engineer

Chairman Kricum read the names of the possible Engineer Firms to the Board.

Mr. Owens nominated Steven Bach as engineer, seconded by Mr. Guevara.

Mr. Owens made a motion to appoint Mr. Bach, seconded by Mr. Mercado.

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricum	Yes

Appointment of Conflict Engineer

Chairman Kricum read the names of the possible Conflict Engineer Firms to the Board.

Mr. Owens nominated Remington & Vernick for conflict engineer, seconded by Mr. Mercado

Mr. Owens made a motion to appoint Remington & Vernick, seconded by Mr. Mercado

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricum	Yes

Appointment of Traffic Engineer

Chairman Kricum read the name of the possible Traffic Engineering Firms to the Board.

Mr. Owens nominated RWD Consultants for traffic engineer, seconded by Mr. Mercado

Mr. Owens made a motion to appoint RWD Consultants, seconded by Mr. Mercado.

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricum	Yes

Establishment of Meeting Dates

Mr. Dority made a motion to approve the meeting dates, seconded by Ms. Pinolini.

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricum	Yes

Adoption of Official Newspapers

Mr. Owens made a motion to continue using the same newspapers, seconded by Mr. Mercado.

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricum	Yes

Adoption of Agenda Procedures

Mr. Owens made a motion to approve the procedures, seconded by Mr. Mercado.

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes

Chairman Kricum	Yes
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Minutes for Memorialization

No minutes for memorialization

Resolutions for Memorialization

No resolutions for memorialization

Application for Review

0-14-03 Glen Oaks Redevelopments	Amending Ordinance 0-97-017
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Mr. Lechner directed the Board to the packets they were given. The map shows an Arial view, from Google maps, of the two lots. The two properties are located on landing road across from the Gloucester Township MUA. The surrounding area is woods and a compost facility. The potential business owner owns a metal and fabrication shop. The ordinances doesn't clearly state if a business like what was said is permitted. With that Mr. Lechner recommended that an amendment be made for the listed lots only. The owner is on interested in one of the lots at this time; however, there is a chance that the owner might want to expand in the future.

Mr. Lechner and Mr. Bach would both recommend the amendment for the lots. Township Council does have the final decision.

With no questions from the Board members, Chairman Kricum opened the application up to the public. With no one from the public wishing to speak, the public portion was closed.

Mr. Owens made a motion for Mr. Lechner to send a memorandum to council, seconded by Mr. Guevara.

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes

January 14, 2014

Chairman Kricum	Yes
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Mr. Lechner informed the board that he has applicant that would like to be on the agenda for next meeting. There should be enough time for both Mr. Lechner and Mr. Bach to review

Mr. Lechner also added another applicant, which has not been submitted, is asking to be on the agenda for February 11, 2014. Legends racing is asking for a site plan waiver. They will be using the old Metro Logic building. The application should be submitted January 15, 2014. It will be known at January 28, 2014 meeting if Legends will be on the agenda.

Lastly, Mr. Lechner informed the board of the upcoming College Drive Redevelopment project. Due to the size of the project, they will be the only ones on the agenda when they are heard. There are a significant number of people that will be notified for that meeting.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz
Recording Secretary

TOWNSHIP OF GLOUCESTER
MEMORANDUM



TO: Planning Board

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

RE: *Thomas Greeno - #141003RDSPW*
Block11701, Lot 1

DATE: January 14, 2014

This is to serve notice to the Planning Board that the above referenced applicant appeared before Township Council in their role as Redevelopment Entity on January 13, 2014. The Redevelopment Entity did not object to the proposed project or the Planning Board considering the Site Plan Waiver application while the Memorandum of Redevelopment Agreement is being prepared by the Legal Department.

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 08 2014 Application No.: 141003 G-RD SPW
 Taxes Paid Yes/No _____ (Initial)
 Fees 300.00 Project # 8288
 Escr. 750.00 Escr.# 8288

Planning Board Zoning Board of Adjustment

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Thomas Greeno</u> Address: <u>14 E. Church Street</u> City: <u>Blackwood</u> State, Zip: <u>NJ, 08012</u> Phone: <u>856 232 1000</u> Fax: <u>856 232 1003</u> Email: <u>tom@tgcommunications.net</u>		2. Owner(s) (List all Owners) Name(s): <u>530 Black Horse Pike, LLC</u> Address: <u>33 Silver Lake Drive</u> City: <u>Clayton</u> State, Zip: <u>NJ, 08312</u> Phone: <u>856 582 8856</u> Fax: <u>856 -</u>				
3. Type of Application. Check as many as apply:						
<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 <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	<u>G-RD</u>	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership						
Name of Attorney: <u>Not Applicable</u> Address: _____ City: _____				Firm: _____ State, Zip: _____ Phone: () - - Fax: () - - Email: _____		

6. Name of Persons Preparing Plans and Reports:	
Name: <u>Thomas Greeno</u> Address: <u>14 E. Church Street</u> Profession: <u>Buyer</u> City: <u>Blackwood</u> State, Zip: <u>NJ, 08012</u> Phone: <u>(856) 232-1000</u> Fax: <u>(856) -</u> Email: <u>tom@tgcommunications.net</u>	Name: _____ Address: _____ Profession: _____ City: _____ State, Zip: _____ Phone: <u>856</u> - _____ Fax: <u>856</u> - _____ Email: _____
7. Location of Property:	
Street Address: <u>530 N. Black Horse Pike</u>	Block(s): <u>10501</u>
Tract Area: _____	Lot(s): <u>11</u>
8. Land Use:	
Existing Land Use: <u>Currently Vacant, Most Recent Use Was Printing and Office Use</u>	
Proposed Land Use (Describe Application): <u>Office for business functions related to installation of communication systems. (See Appendix)</u>	
9. Property:	
Number of Existing Lots: <u>One (1)</u>	Proposed Form of Ownership: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Number of Proposed Lots: <u>One (1)</u>	
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
10. Utilities: (Check those that apply.)	
<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Sewer
<input type="checkbox"/> Private Well	<input type="checkbox"/> Private Septic System
11. List of Application Submission Materials:	
List all additional materials on an additional sheet.	
12. List Previous or Pending Applications for this Parcel:	
List all applications on a separate sheet.	

13. Zoning

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

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: Five (5)

Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

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

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

16. Signature of Applicant

 _____ Signature of Applicant	<u>1/7/14</u> _____ Date
_____ Signature of Co-applicant	_____ Date

17. Consent of Owner(s):

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

1/7/14
Date

Daniel J Dalton
Signature

DANIEL J. DALTON
Print Name

Sworn and Subscribed to before me this

7th day of JANUARY

2014 (Year).

Signature

Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots? 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

Thomas Greeno
Signature of Applicant

1/7/14
Date

THOMAS GREENO
Print Name

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 8-21-86, shows and discloses the premises in its entirety, described as Block 10501 Lot 11; 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:

THOMAS GREENO 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 7th day of JANUARY, 2014 before the following authority.

THOMAS GREENO
Name of ~~property owner~~ or applicant

Ronald K. Butcher
Notary public

RONALD K. BUTCHER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 23,

Appendix List

A: TG Communications Overview

B: Site Survey

C: Survey Markup of Already Made/To Be Made
Site Improvements (with extra copies)

D: List Of Recent Building Improvements



14 East Church St. Blackwood, NJ 08012
Phone (856) 232-1000 Fax (856) 232-1003

TG Communications llc. is a telecommunications company. The nature of our day-to-day operations is the sales, service, and support of telecommunications equipment that is then installed at our customers' off-site location. Our primary business entails telecommunications carrier services as well as premise-based business telephone systems. We also install voice and data network cabling and video surveillance (CCTV) systems.

TG Communications llc. consists of a staff of six employees. Three are office administration employees and three are field technicians. On an average day there are approximately 2 to 3 vehicles at the office. These vehicles would be standard sedan personal vehicles. The field technicians are not generally at the office location and they take the company vehicles home in the evening. The field technicians' vehicles are small pickup trucks with caps on the beds. (These vehicles are NOT full size pickups.)

Company Vehicles

1. Ford Ranger
2. GMC Canyon
3. Isuzu I280

The primary use of the building will be for typical office administration activities (to perform billing and filing; answer calls requesting quotes or service; scheduling customer requested services.) Our services are performed at our customers' locations by our field technicians. We do not have "walk in" customers and will not be engaged in retail sales. We will be storing some telecommunications equipment in the building, such as business telephone systems and camera equipment (CCTV).

Our office is currently in Blackwood and has been for the past 6 years. We have been in business for over 9 years. We have been fortunate enough to continue to grow even during the past several economically-challenged years. We are in need of more space for our ongoing operations. I am currently a Gloucester Township resident and have been a resident for the past thirty-five years. I hope to continue to do business in Gloucester Township and appreciate your consideration of my application.

Thomas Greeno
Owner/President of TG Communications llc.

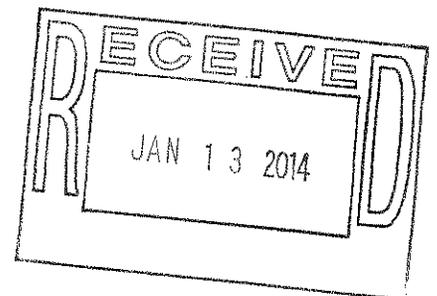
Proposed Improvements for 530 Black Horse Pike Blackwood NJ

Exterior

- Pave entire driveway that will provide dual lane (entry/exit) and six parking spaces
- Install exterior building-mounted lighting in rear of building for parking area
- Steel bollards in parking area to secure heating oil tank and A/C unit are in place.
- Plant shrubs along side of building between building and driveway
- Landscape and plant shrubs in front of building
- Install new windows throughout
- New front and side exterior doors
- Exterior of building has been painted
- New rolled roofing has been installed

Interior Improvements

- New carpet was recently installed throughout office areas.
- New drywall was recently installed throughout office areas.
- New drop ceiling was recently installed throughout office areas.
- Bathrooms will be updated





January 22, 2014

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

Attn: Ken Lechner, Township Director / Planner

Re: Thomas Greeno Site Plan Waiver
530 Black Horse Pike, LLC
530 North Black Horse Pike
Block 10501, Lot 11
Review No. 1
Bach Project No. GTPB-2014-01

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 1/8/14.
- Plan entitled "Map of Property as Surveyed for Ronald K. Butcher & Daniel J. Dalton, 530 Black Horse Pike, Gloucester Township, Camden County, New Jersey", prepared by Pizzelli Associates, Inc. Dated 8-21-86, no revision.
- Sketch of proposed site improvements indicated on a copy of the above referenced survey.

SITE INFORMATION:

Owner: Thomas Greeno
14 Church Street
Blackwood, NJ 08012
856-232-1000

Applicant: 530 Black Horse Pike, LLC
33 Silver Lake Drive
Clayton, NJ 08312
856-582-8856

PROJECT SUMMARY:

This application is for a site plan waiver for a proposed Telecommunications Company to occupy an existing vacant one story block building on the subject site. The existing building will be rehabilitated to accommodate use as an office building. The applicant proposes to pave the existing stone driveway with asphalt and provide landscaping and security lighting. The project site is located on the westerly side of Black Horse Pike (NJSH Route 168) north of Clementon Avenue in The Gateway Redevelopment (GR-D) Zone. The applicant is seeking a Site Plan Waiver.

CONCLUSION:

Based on the provided documentation, we have no objection to the applicant receiving a Site Plan waiver. However, it is noted that the following minimum information should be provided for our review:

1. A current survey with existing topography including building floor elevations. As the submitted survey prepared by Daniel V. Pizzelli which is utilized as the basis of the Site Plan Waiver application is nearly 30 years old it may not accurately depict the current site features. The applicant shall provide a current, full size, signed and sealed existing conditions and topographic survey of the site that has been performed within the last year.
2. A Plan showing ADA compliance for the proposed handicap parking spaces and associated details.
3. A plan showing proposed grading.
4. A plan showing dimensions of drive aisles, parking spaces, sidewalks, and any other proposed site improvements.
5. Delineation of any proposed traffic signage and striping and associated details.
6. A plan showing proposed landscaping and lighting with associated details and planting information. Review of these improvements shall be deferred to the Township Planner.
7. A plan showing any and all notes and details associated with any site improvements including but not limited to paving, curbing, sidewalk, signs, handicap details, bollards, shrub planting and light fixtures.
8. A statement report regarding stormwater management and calculations.

Thomas Greeno Site Plan Waiver
530 Black Horse Pike, LLC
530 North Black Horse Pike
Block 10501, Lot 11
Review No: 1
Bach Project No. GTPB-2014-01
January 22, 2014
Page 3 of 3

9. The sketch of site improvements provided by the applicant appears to indicate a total site disturbance of less than 5,000 square feet. The requested plan shall indicate the dimensions and total square footage of the site disturbance.

We reserve the right to make additional comments pending the receipt of additional application materials.

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
Edward Brennan, Esq. (PB Solicitor)
Thomas Greeno, Applicant

S:\GTPB2014 Gloucester Twp PB\01 Greeno Site Plan Waiver\Docs\GTPB2014-01 Greeno Review No. 1, 1-22-14.doc

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: January 14, 2014

APPLICATION No. #141003RD SPW

APPLICANT: 530 Black Horse Pike, LLC

Redevelopment Zone

THOMAS GREENO

BLOCK(S): 10501

Lot(S): 11

LOCATION: 530 N. BlackHorse Pike, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application Site Plan Waiver Office for Business functions related to installation of communication systems.

PURPOSE OF TRANSMITTAL:

- For Your Review. Please Forward Report By ASAP
- For Your Files.

ENCLOSED:

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

- Variance Plan Bulk (C) Variance SITE PLAN WAIVER

JAN 21 2014

1/16/14
[Signature]
Assessor

COMMENTS:

*NO ISSUES. NICE TO HAVE THE
REHAB OF UNUSED PROP.*

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: January 14, 2014

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Redevelopment Zone

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| <input checked="" type="checkbox"/> Taxes - <i>Current (NB)</i> | <input type="checkbox"/> Construction | |

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COMMENTS:

Mayann Busa 1/15/14



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #141003RD SPW 530 N BHP - Thomas Greeno

Block: 10501 Lot:11

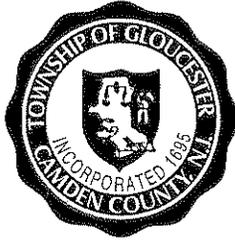
- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal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

Other:

Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____

Date Submitted: 1/16/14



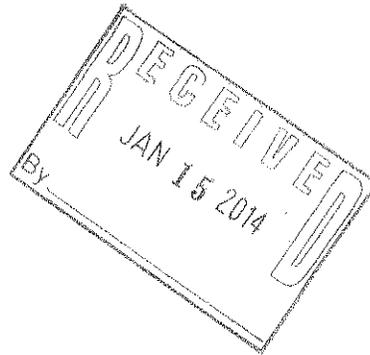
Township Of Gloucester
Construction Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3500
Fax (856) 232-6229

Date: January 15, 2014

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review



Applicant: 530 Black Horse Pike, LLC

Block: 10501 Lot: 11

Application #: 141003SPW

Comments: Building review-

1. NJAC 5:23-7.10 requires an accessible parking space, transfer area & signage. The parking space must be the shortest accessible route to the accessible building entrance.
2. NJAC 5:23-7.7 requires an exterior accessible route to the building entrance.
3. It is noted under the "Interior Improvements" that the toilet rooms will be updated. Please know that construction permits are required and barrier free requirements as prescribed in the Rehabilitation Subcode of the Uniform Construction Code will be enforced.

Thank you,

Jim Gallagher
Building SubCode Official

Bin# 64



TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: January 14, 2014

APPLICATION No. #141003RD SPW

APPLICANT: 530 Black Horse Pike, LLC

Redevelopment Zone

BLOCK(S): 10501

Lot(S): 11

LOCATION: 530 N. BlackHorse Pike, Blackwood, NJ 08012

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- Variance Plan Bulk (C) Variance SITE PLAN WAIVER

COMMENTS: 1-15-14 JTG [Signature] See Letter.

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

January 16, 2014

ROBERT C. BENSON
Executive Director

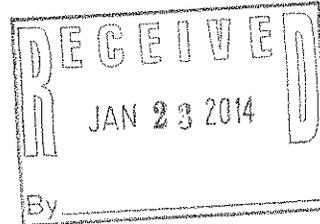
CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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



Re: Application #141003RD SPW
530 Black Horse Pike, LLC
530 N. Black Horse Pike, Blackwood, NJ 08012
Block 10501, Lot 11

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Deputy Executive Director

RJC:mh