

**Township of Gloucester
Planning Board Agenda Revised
February 10, 2015**

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

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

MINUTES FOR MEMORIALIZATION

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

Ordinance 0-15-3

Amending Ordinance

0-03-03. Land Development

As Applies to Section 426, Signs

**Clementon Ventures, LLC
#141032INMC**

Minor Site/Bulk C

Block: 14401 Lot: 4

Dental Office

MEETING ADJOURNED

0-15-3 **ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF
CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE
O-03-03, LAND DEVELOPMENT AS APPLIES TO SECTION 426,
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 and is hereby amended, as follows:

SECTION 1. That Article IV, Section 426, titled "Signs" be repealed in its entirety and amended as follows:

Section 426 Signs

- A. **PURPOSE AND INTENT.** The purpose of this section is to encourage the effective use of signs as a means of communication, to maintain the aesthetic environment and the Township's ability to attract economic development and growth, to improve pedestrian and vehicular safety, to minimize the potential adverse effects of signs on nearby public and private property and to enable the fair and consistent application of the regulations contained herein.
- B. **PERFORMANCE.** Signs shall be permitted as accessory uses in all zoning districts within the jurisdiction of this Ordinance. Signs may be used, erected, maintained, altered, relocated, removed, or demolished only in compliance with the provisions of this section and any and all other ordinances and regulations of the municipality relating to the use, erection, maintenance, alteration, moving, or removal of signs or similar devices.
- C. **SIGN PERMIT.** A valid sign permit shall be required for the installation or alteration of all signs, unless exempted from such requirements under §426.G, Signs Allowed Without Zoning Permit of this section, in accordance with the following requirements:
1. Application requirements:
 - a. **Zoning:**
 1. All applications for sign permits shall be made to the Administrative Officer on forms provided by the municipality. All applications shall be signed by the owner of the sign and the property owner on whose premises the sign is to be erected. All applications shall contain a sketch of the proposed sign, drawn to scale, the wording or message, where the sign will be attached to a building, and a plot plan showing the location of the proposed sign with dimensions to the nearest building and lot lines. A color photograph, no smaller than 3" x 5" or larger than 8" x 10" shall be submitted for each existing sign on the premises.
 2. Applications for facade signs shall include the dimensions of the facade area, namely, the height and width of the building, which the sign will be installed and the number and location of other facade signs on the building.
 3. Applications for freestanding signs shall include a property survey or plot plan showing the location of the proposed sign with dimensions to the front property line and at least one side property line, the number and location of other freestanding signs on the property, and the location of the nearest freestanding sign on adjacent properties along the same road frontage.
 - b. **Construction**
 1. Following approval a zoning permit a proposed sign may also require a construction permit.
 2. Change of copy. Any change in the copy, wording, pictures, size, shape or structural alteration shall require an application for a zoning permit to ensure compliance with Section 426, Signs.
 3. Sign permit invalidation. Every sign used and maintained shall be required to have a valid sign permit, unless exempted. Any of the following shall cause a sign permit to be invalidated:
 - a. An alteration in the structure of a sign support.

- b. Vacation of the premises by the user to which the sign relates.
- c. Abandonment pursuant to §426.C(5), Abandonment.
- d. Failure to correct a condition given in a written notice by the Zoning Officer pursuant to §426.D, Maintenance.

4. Effect of invalidation. For a period of not more than six (6) months, a sign may continue to be displayed once its permit has become invalid provided the property is being actively marketed for a new owner or tenant. Following notification from the Zoning Officer of a sign permit invalidation the sign shall be deemed abandoned. Internally illuminated box signs shall be considered to meet the requirement of abandonment if the message is turned to face the interior of the box. At no time shall the lighting elements of the sign box be visible to passersby. It shall constitute a violation of this Ordinance for each and every day that a sign continues to be displayed following notification from the Zoning Officer or his designee. Signs that continue to be displayed in violation of this Ordinance shall be subject to confiscation and the owner shall be liable for the full costs of such removal and disposal borne by the municipality.

5. Abandonment. If a sign advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted for a period of time greater than six (6) months, that sign shall be considered an invalid sign as per §426.C(3), Sign permit invalidation and abandoned and shall, within sixty (60) days after such notification of abandonment, be completely removed by the sign owner, owner of the property where the sign is located, or other party having control over such sign. Removal shall include the sign, supports, and any other structures associated with the sign. In this context, a seasonal business such as a farm stand, custard stand, and other similar seasonal business shall be considered operational even though closed for a period not to exceed nine (9) months. Abandoned signs shall be subject to confiscation as noted in § 426.C(4), Effect of invalidation.

D. MAINTENANCE. All signs shall be maintained in good order with periodic painting, repairs and cleaning. In the event that the Zoning Officer of the municipality determines that any sign has fallen into a state of disrepair, has become dilapidated or constitutes a safety hazard, the sign owner and property owner (if different) shall be given written notice to correct the condition within forty five (45) days from the date of the mailing of the notice. Failure to correct the condition within the time provided shall constitute a violation of this Ordinance. The Township shall have the right to recover from said owner the full costs of the removal and disposal of such signs should the owner fail to heed such correction notice. Signs shall conform to the requirements of the Uniform Construction Code and any other codes of the municipality that may be applicable.

E. GENERAL PROVISIONS. The following general requirements shall apply to all signs:

- 1. Items of information. Permanent freestanding signs and facade signs closer than seventy five (75) feet to the right-of-way of a major arterial, arterial or collector road shall not contain more than nine (9) items of information. For the purposes of this section, "items of information" shall mean a discrete quantum of data that conveys part of a message which is equivalent to a word, symbol, logo, initial, abbreviation, an unbroken group of numbers; each word in a registered trademark or service mark; or, a broken geometric plane.
- 2. Official sign imitation. No sign shall be erected that is of such character, form, shape or color that it imitates or resembles any official traffic sign, signal or device, or that has any characteristics that are likely to confuse or dangerously distract the attention of the operator of a motor vehicle.
- 3. Permitted uses. No sign shall be erected containing a message that states or implies that a property may be used for any purpose not permitted in the zoning district unless approved by duly authorized variance in which said sign is located under the provisions of this Ordinance.
- 4. Prohibited placement. No sign shall be placed on any tree, telegraph, electric light, traffic signal or public utility pole, or upon rocks or other natural features, or on any street furniture.
- 5. Public property and rights-of-way. No sign other than traffic control or similar official governmental signs shall be erected within or project over the right-of-way of any public street or sidewalk, except as hereinafter provided. Any sign

located along the right-of-way of a State or Federal highway shall comply with any more restrictive requirements of the State and Federal government. Any sign installed or placed on public property, except in conformance with the requirements of this ordinance, shall be forfeited to the public and subject to confiscation. In addition to other remedies that may be imposed under this Ordinance, the municipality shall have the right to recover from the owner or person placing such sign the full costs of removal and disposal of such sign.

6. Sight triangles. No sign shall be erected within the clear sight triangle area as otherwise established in this Ordinance, unless the topmost portion of such sign is less than two and one-half (2½) feet high. In no case shall any sign be so erected that it impedes the vision of motorists or pedestrians, or otherwise endangers their safety.
7. Cutting of trees or shrubs. No person may, for the purpose of increasing or enhancing the visibility of a sign, damage, trim, destroy, or remove any trees, shrubs, or other vegetation located:
 - a. Within the right-of-way of any public street or road, unless the work is done pursuant to an approved site plan or subdivision.
 - b. On property that is not under the ownership or control of the person doing or responsible for such work, unless the work is done pursuant to the express authorization of the person owning the property where such trees or shrubs are located.
 - c. In any area where such landscaping is required to remain under any Board approval or permit issued under this Ordinance.
- F. Reserved.
- G. SIGNS ALLOWED WITHOUT ZONING PERMIT. The following signs shall be allowed without the issuance of a zoning permit if non-illuminated. If specifically noted to allow illumination a zoning and construction permit is required:
 1. Emergency. Emergency warning signs erected by a governmental agency, public utility, pipeline company, or contractor doing such work authorized or permitted by such agency, utility, or company. Such signs may be illuminated.
 2. Flags. Flags of the United States, the states, county, or municipality, foreign nations having diplomatic relations with the United States, any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction; religious, or educational institutions provided that such flag shall not exceed two hundred forty (240) square feet in area and shall not be flown from a pole that exceeds forty (40) feet in height. In addition, one other flag of equal size displaying a corporate logo, symbol, text, or other means of expression shall be permitted for non-residential uses. Residential uses shall be permitted two (2) decorative flags indicating seasonal events or other similar activities not to exceed sixty (60) square feet. Flags of the United States and its political subdivisions shall be permitted on residential property. Any other flags shall be considered freestanding signs and shall be governed by such regulations that may apply in the applicable zoning district in which such flag is located. Flags may be illuminated.
 3. Governmental. Signs posted by governmental agencies. Such signs may be illuminated.
 4. Historic markers. Historic tablets, cornerstones, memorial plaques and emblems which are installed under the direction of government agencies or civil or religious organizations, provided that the sign area does not exceed six (6) square feet.
 5. Incidental signs. Incidental signs, such as those advertising the availability of rest rooms, telephone, or similar public conveniences, provided that such signs do not advertise any commercial establishment, activity, organization, product, goods or services, except those of public utilities. Incidental signs provided for the guidance and convenience of the public within commercial properties may also be erected. Any such sign shall not exceed two (2) square feet in area. Such signs may be illuminated.

6. Name and Address. Name and address signs attached to the facade of a building, lamp post or on a mailbox, provided that the size of the sign does not exceed one and a half (1½) square feet. Address lettering shall be legible to emergency personnel.
7. Public notice. Any sign providing public notice required by a valid and applicable federal, state, or local law, regulation, or ordinance.
8. Public transportation. Signs indicating public transportation stops when installed by the municipality or a public transportation agency. Such signs may be illuminated.
9. Temporary signs. Excepting temporary signs for which a master permit is required, pursuant to the requirements of Chapter §73 Street Address Numbering of the Municipal Code.
10. Time and temperature. Time and temperature signs shall comply with the following requirements:
 - a. Time and temperature signs shall be permitted in any district in which commercial uses are permitted, provided that they do not encompass more than twenty (20) percent of the allowable sign area for the type of sign upon which they are placed.
 - b. Time and temperature signs shall be permitted in addition to any other allowable signage for the property.
 - c. The time and temperature display may alternate, provided that the period of time that one display is shown is not less than one (1) second.
 - d. Where a time and temperature sign is not combined with any other sign, the regulations governing facade signs and freestanding signs shall apply.
11. Traffic control signs. Temporary and permanent traffic signs and signals installed by the municipality, county and state for the purpose of directing and regulating the flow of traffic.
12. Trespassing. Trespassing signs; signs indicating the private nature of a road, driveway, or premises; and signs prohibiting or otherwise controlling the fishing or hunting upon a particular premises, provided that the sign area shall not exceed two (2) square feet, nor be posted closer than fifty (50) feet from another sign with the same message.
13. Vending. Signs that are an integral part of vending machines, including gasoline pumps, soft drink and juice machines, provided that they do not exceed six (6) square feet in area. Such signs may be illuminated.

H. SIGN AREA CALCULATION. For the purposes of this section, "sign area" shall mean the area expressed in square feet, within a rectangle enclosing the extreme limits of writing, symbols, logos, letters, figures, emblems, or other embellishments plus all material or color forming an integral part of the sign or used to differentiate the sign from the background against which it is placed, provided that:

1. In the event a sign is designed with more than one (1) face, the area shall be computed by including only the maximum surface display area of one (1) face, provided that the message is the same on each face. For round, triangular or other non-standard signs, the size shall be computed by the area as represented on one (1) plane.
2. The supports, uprights, skirting, pole wrap or other structure on which any sign is attached or supported shall not be included in the calculation of sign area unless such structure is designed in such a manner as to form an integral part of the sign or conveys meaning.
3. The area of lamps, neon tubing, or other artificial illumination visible on a sign shall be counted as part of the total allowable sign area. The area of lamps focused on a sign to provide external illumination, however, shall not be included in this calculation.
4. Neon window signs, where permitted, cannot exceed twenty (20) percent of the window area in which they are mounted with a maximum sign area not to exceed twenty five (25) square feet.

- I. ILLUMINATION. Illuminated signs shall conform to the following provisions:
 1. Where illuminated signs are permitted, illumination may be provided by floodlights, spotlights, incandescent bulbs, fluorescent tubes, metal halide, mercury-vapor lamps neon tubing or any other type of glass encased ionized gas system. Regardless of the type of illumination employed, all illuminated signs shall be properly shielded and so located as to prevent glare or blinding effects upon motor vehicle traffic and so as not to cause a nuisance to residents of the area.
 2. Signs capable of illumination shall be turned off between the hours of 10:00 p.m. and 7:00 a.m. the following morning, unless the business or uses advertised are open to the public later than 10:00 p.m. or earlier than 7:00 a.m., in which event any such establishment may keep a sign illuminated during business hours, only.
- J. REQUIRED STREET NUMBERING. Street numbering shall be required for every dwelling unit and non-residential building in accordance with Chapter 73 of the Code of the Township of Gloucester.
- K. TEMPORARY SIGNS, NO PERMIT REQUIRED. The following temporary signs shall not require a sign permit:
 1. Contracting signs. Temporary signs of contractors, mechanics, painters, paperhangers and/or artisans, on the lot on which the contracting work is being performed shall be permitted during the period of work. Contracting signs shall not exceed twelve (12) square feet in area. Any such sign shall be removed within seven (7) days of the completion of the work to which the sign relates.
 2. Grand opening and business relocation signs. Grand opening, "under new management" and business relocation signs shall be permitted for a period of time not to exceed thirty (30) days from the initial opening of a business or a change in the ownership of the premises on which the sign is located. Grand opening signs may be facade signs, freestanding signs, or banners. Business relocation signs may be facade or window signs. Grand opening and business relocation signs shall not exceed the total sign area permitted on the premises for permanent facade signs. Grand opening and business relocation signs shall be permitted in addition to any permanent signage allowed. Relocation signs shall be restricted to the present location of the relocating business and the future location of the relocating business.
 3. Political signs. Political signs may be erected for a period of no more than sixty (60) days. One political sign may be erected for each candidate in an election. Political signs shall be erected no sooner than forty five (45) days prior to an election and shall be removed within fifteen (15) days after an election. When no election, referendum or other plebiscite is within sixty (60) days, only one (1) political sign at any one time shall be permitted. Political signs in residential zones shall not exceed sixteen (16) square feet, the dimension shall not exceed four (4) feet on any side and they shall not exceed six (6) feet in height. Political signs in all other zones shall not exceed thirtytwo (32) square feet in area nor six (6) feet in height. Such signs shall be exempt from the requirement limiting the number of items of information as otherwise required. No political sign shall be installed or placed on public property, including rights-of-way. Any such sign on public property shall be subject to confiscation.
 4. Project development. One (1) sign announcing the name of the project developer, architect, engineer, contractor, and/or financing institution shall be permitted at a site under construction or expansion in accordance with an approved site plan or subdivision, provided the sign shall not thirtytwo (32) square feet in area and six (6) feet in height. The sign shall be removed before any certificate of occupancy is issued for non-residential uses and when seventyfive (75) percent of the certificate of occupancies for residential uses have been issued. Such signs shall be exempt from the requirement limiting the number of items of information as otherwise required.
 5. Public functions. Signs advertising public functions; providing public service or information; or fund raising events for charitable or religious organizations shall be permitted for a period of thirty (30) days prior to and during the event and shall be removed within five (5) days after the event. The sign may be erected either on the premises of the event or as a banner, provided that the location of the banner is approved by the appropriate governmental authority if suspended over a

public right-of-way. A sign erected on the premises shall not exceed thirty-two (32) square feet nor eight (8) feet in height. Banners may project over a right-of-way provided that the lowest edge of the sign is a minimum of seventeen (17) feet and six (6) inches above the highest part of the cartway. Banners shall not exceed sixty (60) square feet in area.

6. Real estate. Real estate signs announcing the sale, rental or lease of the premises on which the sign is located. The sign may be double-faced. Only one (1) sign per street frontage shall be permitted. The maximum size of the sign shall be in accordance with the following schedule:
 - a. Residential zones: six (6) square feet.
 - b. Commercial zones: twenty four (24) square feet.
 - c. Industrial zones: twenty four (24) square feet.

All real estate signs shall be removed within seven (7) days after closing or settlement on said property or the execution of the lease.

Off-tract directional real estate signs identifying an open house shall also be permitted. Signs may be double-faced and may not exceed three (3) square feet per side. Signs may be installed only with the written permission of the property owner(s). Signs may be installed for a period of time up to twenty four (24) hours preceding the open house and shall be removed the same day.

7. Special events. Special event signs in conjunction with a temporary use allowed pursuant to §423.H, Temporary uses to the extent as may be permitted by Township Council.
8. Window signs. Window signs and internal signs advertising or describing sales or special merchandise are permitted, provided that the same sign does not remain visible from the exterior of the building for a period of longer than twenty (20) days and that all of the signs individually or collectively do not exceed fifty (50) percent of all available window space or twenty (20) percent of the total facade area, whichever is less.
9. Yard and garage sale signs. Signs advertising a yard or garage sale shall not exceed three (3) square feet in area; shall not be erected more than seven (7) days prior to such sale; and shall be removed within forty eight (48) hours after the sale. No premise shall be permitted to erect such signs more than two (2) times in any calendar year. No more than eight (8) signs shall be permitted to be installed advertising any one (1) sale. No sign shall be attached to a utility pole or traffic sign or signal. Signs may be placed on private property with the permission of the land owner.
10. Public recreation registration signs. Signs advertising registration for a Township recognized public recreation organization or other similar organization may be erected for a period of no more than forty five (45) days and shall be removed within seven (7) days after the event. Public recreation registration signs shall not exceed six (6) square feet and shall not exceed four (4) feet in height. Such signs shall be exempt from the requirement limiting the number of items of information as otherwise required.

L. PROHIBITED SIGNS. All signs not permitted by this Ordinance are hereby prohibited, with the following signs specifically prohibited:

1. Flashing, blinking, twinkling, animated, moving, projected, or reflectorized signs of any type, with the exception of time and temperature displays as otherwise permitted.
2. Banners, pennants, streamers, pinwheels, or similar devices; vehicle signs; portable signs; balloon signs or other inflated signs; and searchlights, displayed for the purpose of attracting the attention of pedestrians and motorists; except banners shall be permitted pursuant to §426.K(5), Public functions.
3. Signs which emit smoke, visible vapors or particles, sound or odor. Any sign that emits electromagnetic radiation outside the wavelengths of visible light which is measurable beyond the property boundary and signs causing interference with radio or television reception.

4. Any sign attached or affixed to the roof of a building, or a facade sign that projects above the lowest level of a roof or beyond the corner of a wall. This shall not be construed to prohibit projecting signs as defined and permitted herein.
 5. Any that which, when applying contemporary community standards, has a dominant theme or purpose which appeals to prurient interests or is obscene in nature.
 6. Signs that attempt to imitate or otherwise cause confusion with existing signs erected by any governmental board, body or agency.
 7. Any sign so erected, constructed, or maintained as to obstruct any fire escape, window, door, or other opening used as a means of ingress and egress or that prevents adequate light and air to the interior of any building.
 8. A series of two (2) or more signs placed in a line parallel to a street each of which contains part of such message or advertisement.
 9. Signs attached, affixed or painted on trees, fences, utility poles, light poles, signs attached to other signs and signs placed upon motor vehicles, boats, trailers, or other similar devices that are continuously or repeatedly parked in a conspicuous location to serve as a sign. This subsection shall not be construed to prohibit the placement of directional signs that identify the general location of parking areas in large parking lots.
 10. Portable signs, unless otherwise excepted.
 11. Signs that advertise activities that is illegal under Federal, State, County, or Local law.
- M. **AWNING SIGN REQUIREMENTS.** Awning signs, where permitted, shall be in lieu of facade signs and shall comply with the size limitations of facade signage.
- N. **CHANGEABLE COPY SIGNS.** Changeable copy signs, where permitted, shall comply with the following provisions as well as any more specific regulations in this section:
1. Changeable copy signs shall be allowed only as an integral part of a freestanding or facade sign. The area of a changeable copy sign shall be included in the sign area calculation for the freestanding or facade sign and shall not exceed fifty (50) percent of the total sign area, excepting movie theater marquee signs.
 2. Changeable copy signs shall not be permitted on temporary or portable signage.
 3. Copy shall not be changed more than once every twenty four (24) hours, excepting time and temperature displays. Changeable copy signs that are changed more frequently shall be considered animated signs.
 4. Changeable copy signs may not be located in any residential zoning district, excepting institutional uses.
 5. The maximum number of lines of changeable copy shall be four (4) lines.
 6. The minimum height of changeable copy letters shall be four (4) inches and the maximum six (6) inches.
- O. **DIRECTIONAL SIGNS.** Directional signs shall comply with the following requirements:
1. Directional signs for indicating the path of pedestrian or vehicular traffic from a public street shall meet the following regulations:
 - a. No such sign shall contain a commercial message. A business name and or logo shall not be considered a commercial message in this context.
 - b. Directional signs may be illuminated.
 - c. The size of each sign shall not exceed four (4) square feet nor exceed thirty (30) inches in height.
 - d. The number of signs shall be limited to the number of driveway or pedestrian walkway intersections with a public street or public sidewalk, respectively.
 2. Directional signs for indicating the path of pedestrian or vehicular traffic at driveway intersections internal to a site shall meet the following regulations:
 - a. The sign shall not be located within fifty (50) feet of the tract perimeter.

- b. The sign shall be freestanding.
- c. Such signs may contain more than one (1) commercial message and may be illuminated.
- d. Any such sign shall not exceed eight (8) square feet in area nor four (4) feet in height.

P. DIRECTORY SIGNS. Directory signs shall comply with the following requirements:

- 1. The sign shall be located within the site or complex so as to allow motorists to leave the flow of traffic and safely read the directory; or, shall be placed at the main entrance to a building.
- 2. The sign shall contain a map or floor plan diagram, as the case may be, indicating the location of the buildings or offices listed on the directory.
- 3. Any such sign shall not exceed eight (8) square feet in sign area for building mounted signs or sixteen (16) square feet in area for freestanding signs.
- 4. A freestanding directory sign shall not exceed six (6) feet in height.
- 5. Directory signs may contain more than one (1) commercial message and may be illuminated.

Q. FACADE SIGN REQUIREMENTS. Facade signs, where permitted, shall comply with the following provisions as well as more specific regulations in this section:

- 1. Size Limitation. Unless otherwise modified herein, no facade sign shall exceed five (5) percent of the total sign facade area to which it is attached.
- 2. Number. One (1) facade sign per building, or ground level store in a shopping center, shall be permitted. Where the building is located on a corner lot, a second facade sign shall be permitted provided:
 - a. The sign advertises the same business;
 - b. The facade of the building to which the sign would be attached does not face a residential use across the intervening street;
 - c. The sign does not face a principal arterial (limited access highway) as defined by the Master Plan.
- 3. Location on buildings. Facade signs shall be located in the following places:
 - a. Above the first floor windows;
 - b. Below a parapet, mansard roof, or pent roof;
- 4. Bonus for individual letter sign types. The sign area limitations in §426.Q.1. Size limitation may be increased by ten (10) percent or in other words five and one tenth (5.1) percent when the message consists of individual letters or symbols and by twenty (20) percent or in other words five and two tenths (5.2) percent when the message consists of individual back lighted letters or symbols.
- 5. Construction of signs flat against buildings. Any sign attached flat against the surface of a building shall be constructed of durable material and attached securely to the building with rust-proof metal hardware in accordance with the Uniform Construction Code.
- 6. Menu sign. Restaurants or other eating establishments may erect one (1) additional facade sign for the placement of a menu or other bill of fare at the main entrance, provided the sign does not exceed six (6) square feet in area.

R. FREESTANDING SIGN REQUIREMENTS. Freestanding signs, where permitted, shall comply with the following provisions as well as any more specific regulations herein:

- 1. Unless otherwise modified, the following sign area limitations and requirements shall apply to all freestanding signs:

Allowed Freestanding Sign Area.

No. of Travel Lanes	Posted Speed Limit (MPH)	Maximum Sign Area: No Residential Use or Zone Abutting Side Yard or Across the Street	Maximum Sign Area: Residential Use or Zone Abutting Side Yard or Across the Street
2	0-25	15 sf	10 sf
	26-45	35 sf	20 sf
	46+	75 sf	50 sf

4	0-25	20 sf	15 sf
	26-45	50 sf	35 sf
	46+	120 sf	80 sf
6	26-45	65 sf	40 sf
	46+	130 sf	90 sf

2. No freestanding sign shall be permitted if the building line is less than twentyfive (25) feet from the street line, excepting signs in a historic district.
 3. No freestanding sign shall block the view of any existing signs.
 4. Freestanding signs shall be permitted only in a front yard.
 5. No freestanding sign, excepting real estate signs, shall be directed towards a street from which the property does not have direct access.
 6. Sign separation of any new sign shall be a minimum distance of eighty (80) feet from any existing adjacent freestanding sign, excepting directional, directory, or incidental signs.
 7. All freestanding signs shall be skirted to enclose the supporting pole or pylon of the sign. The skirting shall not be included in the sign size calculation unless it displays a message.
 8. The base of the freestanding sign shall be landscaped with a combination of shrubs, ground cover, flowers, or other plant material.
- S. BILLBOARDS & OUTDOOR ADVERTISING OFF-PREMISE SIGNS. Billboard and outdoor advertising signs also known as off-premise signs are permitted as a conditional use and shall comply with §426.DD, Billboards & outdoor advertising.
- T. TEMPORARY SIGNS, PERMIT REQUIRED. When allowed within specified zoning districts, an applicant may apply for a master permit governing the location and size of temporary signs. Each master permit shall allow temporary signage to advertise special sales or events and shall be for a time period of one (1) year. No temporary signs for which a master permit is required shall be displayed without a valid permit. Each and every day that a temporary sign for which a permit is required and is displayed without a master permit shall constitute a separate violation of this Ordinance. Temporary signs in this subsection shall conform to the following requirements:
1. Such signs shall be limited to retail sales and service uses.
 2. The minimum display time shall be one (1) week and the maximum display time shall be four (4) weeks.
 3. The sign shall be constructed of materials sufficiently durable for the required time period.
 4. Such signs shall be located on the facade of the building, unless otherwise excepted.
 5. One (1) temporary sign per building shall be permitted, unless otherwise excepted. Where the building is located on a corner lot, a second temporary sign attached to the facade shall be permitted provided the conditions of §426.Q(2)(a-c), Facade sign requirements are met.
 6. The size of the temporary sign shall not exceed the size limitation for one (1) facade sign as permitted in the zoning district.
 7. The message on a temporary sign shall not repeat the message on a previous temporary sign within a four (4) month time period.
 8. Temporary signage permitted in this subsection shall be in addition to temporary signage allowed without permit as per §426.K, Temporary signs, no permit required and changeable copy signs as per §426.N, Changeable copy signs, and A-Frame signs.
- U. Reserved.
- V. SIGNS PERMITTED IN THE ER, R-1, R-2, R-3 AND R-4, BWD DISTRICTS.
1. Any sign allowed without a permit, pursuant to §426.G, Signs Allowed Without Permit.
 2. Residential uses.

- a. Entrance signs associated with a residential development as per §426.GG, Residential Development Community Entrance Sign.
 - b. At an approved rental or sales office installed pursuant to §422.N, Sales Office one (1) freestanding non-illuminated sign advertising the office, not to exceed sixteen (16) square feet in area and not more than five (5) feet in height and a minimum of ten (10) feet from any property line. Such sign shall be removed with the removal of the temporary office.
 - c. Residential sign not exceeding six (6) square feet in area nor four (4) feet in height, if freestanding. Any freestanding sign shall be set back a minimum of twenty (20) feet from any property line.
3. Commercial uses. One (1) freestanding sign not to exceed ten (10) square feet in area nor four (4) feet in height and a minimum of ten (10) feet from any property line and one (1) directory sign attached to the facade of the building. No facade sign shall otherwise be permitted.
4. Agricultural uses.
- a. Farm stands for the sale of farm produce grown on the premises may have two (2) freestanding signs, each not larger than twelve (12) square feet in area and not exceeding eight (8) feet in height and a minimum of ten (10) feet from any property line. Such signs may have changeable copy. In addition, one (1) facade sign no larger than sixteen (16) square feet in area shall be permitted attached to the farm stand or farm building where the produce or products are sold.
5. Institutional uses. The following signs shall be permitted for institutional uses:
- a. One (1) freestanding sign not exceeding thirty two (32) square feet in area nor eight (8) feet in height.
 - b. Freestanding signs shall be set back from all street lines a minimum of ten (10) feet.
 - c. One (1) facade sign per building in accordance with §426.Q, Facade Sign Requirements, not to exceed forty (40) square feet.
 - d. One (1) changeable copy sign pursuant to §426.N, Changeable Copy Signs not to exceed eighteen (18) square feet, provided such sign is attached to a freestanding sign.
 - e. Directional signs pursuant to §426.O, Directional Signs.
 - f. Directory signs pursuant to §426.P, Directory Signs.

W. SIGNS PERMITTED IN THE RA, APT, SCR AND GCR DISTRICTS.

- 1. Any sign allowed without a permit, pursuant to §426.G. Signs allowed without permit.
- 2. Residential uses.
 - a. Entrance signs associated with a residential development as per §426.GG, Residential development community entrance sign.
 - b. At an approved rental or sales office installed pursuant to §422.N, Sales Office one (1) freestanding non-illuminated sign advertising the office, not to exceed sixteen (16) square feet in area and not more than five (5) feet in height and a minimum of ten (10) feet from any property line. Such sign shall be removed with the removal of the temporary office.
 - c. Residential sign not exceeding six (6) square feet in area nor four (4) feet in height, if freestanding. Any freestanding sign shall be set back a minimum of twenty (20) feet from any property line.
- 3. One (1) facade sign per building in accordance with §426.Q, Facade Sign Requirements and not exceeding six (6) square feet in area.
- 4. Single family detached and two-family dwellings shall be permitted signs in accordance with §426.V, Signs Permitted in the ER, R-1, R-2, R-3 and R-4 districts, only.

5. Directional signs pursuant to §426.O, Directional Signs.
6. Directory signs pursuant to §426.P, Directory Signs.
7. Commercial or institutional uses, where permitted, shall conform to the requirements in §426.V(3), Commercial uses.

X. SIGNS PERMITTED IN THE OR DISTRICTS.

1. Any sign allowed without a permit, pursuant to §426.G, Signs Allowed Without Permit.
2. One (1) freestanding sign per premises pursuant to §426.R, Freestanding Sign Requirements and not exceeding six (6) feet in height and a minimum of ten (10) feet from any property line.
3. Facade signs in accordance with §426.Q, Facade Sign Requirements and not exceeding twenty (20) square feet, whichever is less.
4. Directional signs pursuant to §426.O, Directional Signs.
5. Directory signs pursuant to §426.P, Directory Signs.
6. One (1) temporary sign pursuant to §426.T, Temporary Signs, Permit Required, excepting uses in the OF - Office Residential District.
7. Neon window signs in accordance with §426.H(4), Sign Area Calculation and §426.I(1), Illumination. No more than one (1) neon sign per business unit per wall with a maximum of two (2) neon signs.

Y. SIGNS PERMITTED IN THE OF AND CR DISTRICTS.

1. Any sign allowed without a permit, pursuant to §426.G, Signs Allowed Without Permit.
2. One freestanding sign per premises pursuant to §426.R, Freestanding Sign Requirements and not exceeding six (6) feet in height and a minimum of ten (10) feet from any property line.
3. Facade signs in accordance with §426.Q, Facade Sign Requirements and not exceeding sixty (60) square feet, whichever is less.
4. A-frame sign. An A-frame sign for each retail establishment conforming to the following:
 - a. The sign may be displayed only during business hours.
 - b. Each side of the sign may not exceed six (6) square feet.
 - c. The sign may consist of a framed chalkboard, tack board or changeable copy sign for the listing of daily specials and hours of operation, only. Permanent lettering, excepting the name of the establishment shall not be permitted.
 - d. The location of the sign shall not interfere with pedestrian or vehicular traffic.
 - e. This type sign shall not be located within a parking area.
5. Awning signs pursuant to §426.M, Awning Sign Requirements, excepting uses in the OF - Office District where awning signs are prohibited.
6. One (1) changeable copy sign pursuant to §426.N, Changeable Copy Signs.
7. Directional signs pursuant to §426.O, Directional Signs.
8. Directory signs pursuant to §426.P, Directory Signs.
9. One (1) temporary sign pursuant to §426.T, Temporary Signs, Permit Required, excepting uses in the Office district where temporary signs, permit required are prohibited.
10. One (1) projecting sign per building in lieu of a freestanding sign not to exceed twelve (12) square feet in area. The minimum height clearance of the lower edge of any such sign shall be nine (9) feet.
11. Neon window signs in accordance with §426.H(4), Sign Area Calculation and §426.I(1), Illumination. No more than one (1) neon sign per business unit per wall with a maximum of two (2) neon signs.

Z. SIGNS PERMITTED IN THE BP AND GI DISTRICTS.

1. Any sign allowed without a permit, pursuant to §426.G, Signs Allowed Without Permit.
2. One (1) freestanding sign for each collector or arterial roadway that provides access to the building or complex pursuant to §426.R, Freestanding Sign Requirements.
3. Freestanding signs shall be set back from all street lines a minimum of ten (10) feet.
4. Facade signs in accordance with §426.Q, Facade Sign Requirements and not exceeding one hundred (100) square feet, whichever is less.
5. Facade signs in the GI-district shall meet the following requirements, unless otherwise limited by §426.Q Facade Sign Requirements:
 - a. Facade signs for principal uses may be increased to no more than two (200) square feet in area.
 - b. One (1) facade sign for each accessory use shall be permitted not to exceed forty (40) square feet in area.
 - c. Awning signs in lieu of a facade sign shall be permitted.
6. Directional signs pursuant to §426.O, Directional Signs.
7. Directory signs pursuant to §426.P, Directory Signs.
8. Neon window signs in accordance with §426.H(4), Sign Area Calculation and §426.I(1), Illumination. No more than one (1) neon sign per business unit per wall with a maximum of two (2) neon signs.
9. Billboards in the BP – Business Park District only in accordance with §426.DD, Billboards & Outdoor Advertising Signs.

AA. SIGNS PERMITTED IN THE NC AND HC DISTRICTS.

1. Any sign allowed without a permit, pursuant to §426.G, Signs allowed without permit.
2. One (1) freestanding sign for each collector or arterial roadway that provides access to the building or complex, pursuant to §426.R, Freestanding Sign Requirements.
3. Freestanding signs shall be set back from all property lines a minimum distance of ten (10) feet.
4. Facade signs shall conform to §426.Q, Facade Sign Requirements and shall not exceed one hundred (100) square feet, whichever is less.
5. One (1) changeable copy sign pursuant to §426.N, Changeable Copy Signs.
6. Directional signs pursuant to §426.O, Directional Signs.
7. Directory signs pursuant to §426.P, Directory Signs.
8. One (1) temporary sign pursuant to §426.T, Temporary Signs, Permit Required.
10. New car and truck nationally franchised dealerships with at least four (400) feet of contiguous street frontage shall be permitted one (1) additional freestanding sign, pursuant to the size limitations of §426.R(1), Freestanding Sign Requirements. The additional sign may be attached to the primary freestanding sign or located on a second support structure. The additional sign shall only contain a single commercial message identifying a brand of vehicle sold on the premises.
11. Service stations shall be permitted a changeable copy sign on any permitted freestanding sign for prices of grades of fuel, not exceeding five (5) square feet per grade sold and not to exceed three (3) square feet in area for each fuel pump.
12. Fast food restaurants with a drive-thru facility shall be permitted one (1) additional freestanding or facade sign for the display of a menu. Such sign shall not be legible from the public right-of-way. The sign shall not exceed sixtyfour (64) square feet in area nor seven (7) feet in height.

13. Neon window signs in accordance with §426.H(4), Sign Area Calculation and §426.I(1), Illumination. No more than one (1) neon sign per business unit per wall with a maximum of two (2) neon signs.

BB. SIGNS PERMITTED IN THE IN AND PR DISTRICTS.

1. Any sign allowed without a permit, pursuant to §426.G, Signs allowed without permit.
2. One (1) freestanding sign in accordance with §426.R Freestanding sign requirements, not exceeding thirty-two (32) square feet and six (6) feet in height.
3. Freestanding signs shall be set back from all street lines a minimum of ten (10) feet.
4. One (1) facade sign per building in accordance with §426.Q, Facade sign requirements, not to exceed one hundred (100) square feet.
5. One (1) changeable copy sign pursuant to §426.N, Changeable copy signs.
6. Directional signs pursuant to §426.O, Directional signs.
7. Directory signs pursuant to §426.P, Directory signs.
8. Neon window signs in accordance with §426.H(4), Sign area calculation and §426.I(1), Illumination. No more than one (1) neon sign per business unit per wall with a maximum of two (2) neon signs.

CC. ROAD SIGNS.

1. Traffic control signs shall be designed and installed in accordance with the most recent edition of the "Manual on Uniform Traffic Control Devices for Streets and Highways" as published by the U.S. Department of Transportation and Federal Highway Administration and as adopted by the N.J. Department of Transportation.
2. Street name signs shall be placed at each street intersection so that one (1) such sign shall be placed at each "T" intersection with two (2) such signs being placed at every four-way street intersection.
3. Street name signs shall be in general conformance with existing signs already installed in the Township and shall be designed in accordance with the criteria set forth below:
 - a. All streets, both existing and proposed, shall be identified on the street signs.
 - b. Street name signs and assemblies shall include two (2) double-based plates affixed to a bracketed post with the post being capped.
 - c. Nameplates on each installation shall be of equal length and of extruded aluminum construction having a green reflective sheeting background.
 - d. Nameplates shall be six (6) inches in height with a length of eighteen (18), twentyfour (24), or thirtysix (36) inches.
 - e. Letters for street names shall be on white bead reflectorized copy, four (4) inches in height and lettered with standard alphabet, heat activated B-series.
 - f. Prefix and suffix letters shall be three (3) inches in height and lettered with standard alphabet, heat activated C-series.
 - g. Post caps and brackets shall be of smooth finish, die-case of high-strength aluminum alloy No. 380 under four hundred (400) tons of pressure, within a minimal tensile strength of forty-five thousand (45,000) pounds per square inch. The post cap shall be of die-cast aluminum to fit a two and three eighths (2 3/8) inch outside-diameter post. The bracket shall be aluminum, ninety (90) degrees, self-locking slots or aluminum, fortyfive (45) degrees, self-locking slots.
 - h. All street signs and assemblies shall be mounted atop a two and three eighths (2 3/8) inch outside-diameter galvanized steel post.

- i. The post shall be inserted in the ground to a point not less than three (3) feet below ground level. The height above grade shall not exceed nine (9) feet.
 - j. The post shall be placed in a base of concrete, or concrete and stone, with a radius of at least twelve (12) inches and a depth of at least thirty-six (36) inches.
 - k. The post shall be anchored to the base by means of a steel pin not less than six (6) inches long and one-fourth (1/4) inch in diameter, inserted through two (2) opposing holes drilled through the base of the post at a point one (1) foot above the base of the post.
 - l. The post shall be installed perpendicular to the plane of the ground as determined by the plane of the adjacent sidewalk.
- 4. Street signs conforming to the standards hereinabove prescribed shall be installed by the developer as a condition of acceptance of the street by the Township and prior to the issuance of a certificate of occupancy for any dwelling unit on the street.
 - 5. All street names shall be designated or approved by the Department of Assessors Office.
 - 6. At signalized intersections, street signs shall be located on the overhead arm supporting the traffic signal, or otherwise suitably suspended over the intersection. Roadway clearance shall be a minimum of fifteen (15) feet from the bottom of any sign or supporting equipment and the top of the paved surface.

DD. Billboards & Outdoor Advertising Signs

Billboards & Outdoor Advertising Signs may be permitted when authorized as a conditional use by the Planning Board. The requirements of §426.DD(6), Area, Height, Yard and Other Bulk Requirements shall be the specific conditional use criteria for issuance of a conditional use permit.

- 1. Specific Purpose and Intent. The regulation of billboards is intended to enhance and protect the community character and image by minimizing visual blight and pollution, and to minimize traffic safety hazards due to the diversion of the drivers attention and blockage of sight distances while at the same time, to provide the ability to deliver a commercial message to the public and not deprive any entity or person of their first amendment rights and privileges. Any billboard, display or device allowed under this ordinance may contain, in lieu of any other copy, any otherwise lawful, noncommercial message, that does not direct attention to a business operated for profit or to a commodity or service for sale, and that complies with all other requirements of this ordinance.
- 2. Locations. Billboards may be located in the following districts of the Township:
 - a. The IR - Interchange Redevelopment District in accordance with the Interchange Redevelopment Plan, Ordinance O-11-17 adopted August 08, 2011.
 - b. The BP - Business Park District that are adjacent to N.J. Route 42 (North South Freeway) and the toll road commonly known as "the Atlantic City Expressway" excluding the following locations for the reasons noted.
 - (1) The BP - Business Park District along the east side of Orr Road, which is not specifically adjacent NJ Route 42.
 - (2) The BP - Business Park District along the northeast corner of the Atlantic City Expressway and Berlin - Cross Keys Road, which has implemented the SCR-HC - Senior Citizen Residential - Highway Commercial Overlay District.
- 3. Performance. Billboards may be used, erected, maintained, altered, relocated, removed, or demolished only in compliance with the provisions of this section and any and all other ordinances and regulations of the municipality relating to the use, erection, maintenance, alteration, moving or removal of any billboards.
 - a. No billboards can be utilized to advertise tobacco or any tobacco products or their use and consumption. The advertisement of alcoholic products must conform to the current Federal and New Jersey State standards.

- b. All billboards shall be located within six hundred and sixty feet (660) of the right of way of both N.J. Route 42 and the Atlantic City Expressway.
 - c. All billboards shall conform to the general provisions of Section 426, parts A, C, D, E, I-1, L and DD of the current Zoning Ordinance. No billboards shall contain, include or utilize any components included and prohibited by the provisions of §426.L, Prohibited signs.
 - d. No billboard shall be attached to any building.
 - e. All billboards regulated by this ordinance shall be constructed of permanent materials and shall be permanently attached to the ground by direct attachment to a rigid wall, frame or structure.
 - f. All billboards must possess and provide limited access to their structure in order to avoid climbing upon or unauthorized entrance to the structure.
 - g. No billboard can present a blank or unused advertising face for more than a sixty (60) day period. If a commercial or charitable message is not present, then a public service message must be presented. If the billboard is blank or has no charitable or public message for a period that exceeds sixty (60) days the billboard is deemed to be abandoned as per §426.DD(8). Abandonment.
 - h. No billboard shall be permitted to advertise activities that are illegal under Federal, State or Local law in effect at the location of those signs or at the location of those activities.
 - i. Embellishments such as objects, letters, figures or other devices, which create a three-dimensional effect may be attached to the surface area or extended beyond the surface area as may be applicable; however, shall be counted for area as per §426.H, Sign Area Calculation, height and setback as per §426.DD(6), Area, Height, Yard and Other Bulk Requirements.
4. Billboard Permits. All appropriate permits are required for the construction and erection of any billboard.
- a. The erection and construction of all billboards will comply with the applicable provisions of the appropriate building and electrical codes of Gloucester Township.
 - b. All permit applications must include two (2) sets of plans showing the construction details of the proposed billboard. Such plans must contain the signature of an Architect or Professional Engineer licensed in the State of New Jersey.
 - c. All applications for a billboard permit must contain the written approval and consent of the property owner of the land upon which the billboard is to be erected.
 - d. A Site Plan in accordance with the Land Development Ordinance is required for each billboard application prior to its approval and the issuance of any permits. All applications must contain a copy of the State of New Jersey permit which was issued for the billboard.
5. Illumination. A billboard may be illuminated, provided that all light sources shall be designed, shielded, arranged and installed to confine or direct all illumination to the surface of the billboard and away from adjoining properties. All lighting shall conform with the provisions of §426.I(1), Illumination.
6. Area, Height, Yard and Other Bulk Requirements. Except as otherwise modified, the following conditional use criteria shall apply to the installation and location of all billboards.
- a. No billboard shall exceed the maximum overall height of fortyfive (45) feet. This height shall be measured from the horizontal plane at the nearest edge of paved road surface opposite the edge of the sign face to the highest point of the billboard or embellishment, if applicable.
 - b. Only one (1) double-faced billboard shall be erected on each billboard support structure. Billboard sign faces may be double-faced, single-faced back-to-back, or single-faced in a V-type construction.

- c. No billboard shall exceed the maximum size of sixteen (16) feet in height by sixty (60) feet in width or nine hundred sixty (960) square feet.
 - d. A billboard and its support structure shall be erected no closer than ten (10) feet to any property line.
 - e. No billboard shall be erected within three (3,000) thousand feet of an existing billboard located on either side of the roadway. These distances shall be measured and shall apply only within the political and geographical boundaries of Gloucester Township.
 - f. Billboards shall be located a minimum of four hundred (400) feet from a residential zoning district. This distance shall be measured from the nearest edge of the billboard or embellishment, if applicable to the nearest residential zoning district boundary.
7. Non-Conforming Billboards. All non-conforming billboards shall be dismantled and removed at the owners expense if any of the following occurs:
- a. The billboard is declared and determined to be abandoned in accordance with §426.DD(8), Abandonment of this Ordinance.
 - b. The billboard is determined to be damaged in excess of the degree established by §426.EE, Non-Conforming Signs.
8. Abandonment: Any billboard and outdoor advertising display that has not had an advertisement on it, or the advertisement is in need of repair, or the structure is missing components necessary for an advertisement for a period of ninety (90) days shall be considered abandoned and shall within sixty (60) days after such notification of abandonment, be completely removed by the billboard and outdoor advertising display owner, owner of the property where the billboard and outdoor advertising display is located, or other party having control over such billboard and outdoor advertising display. Removal shall include the billboard and outdoor advertising display, supports, and any other structures or embellishments associated with the billboard and outdoor advertising display.

EE. NON-CONFORMING SIGNS.

- 1. Subject to the remaining restrictions of this section, non-conforming signs that were otherwise lawful on the effective date of this Ordinance may be continued except as provided below.
- 2. A non-conforming sign may not be moved or replaced except to bring the sign into complete conformity with this Ordinance.
- 3. If a non-conforming sign is destroyed by natural causes, it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this Ordinance, and the remnants of the former sign structure shall be cleared from the land. For purposes of this section, a non-conforming sign is "destroyed" if damaged to an extent that the cost of repairing the sign to its former stature or replacing it with an equivalent sign equals or exceeds fifty (50) percent of the value (tax value if listed for tax purposes) of the sign so damaged.
- 4. If a building to which a non-conforming sign is attached or to which it relates is demolished or destroyed by man-made or natural causes, the non-conforming sign shall be brought into conformance with the provisions of this section.
- 5. The message of a non-conforming sign may be changed as long as no new non-conformity is created.

FF. ELECTRONIC MESSAGE CENTER

- 1. Electronic Message Centers shall be permitted for the following entities to promote the public health, safety, general welfare, and community:
 - a. Fire District #1, #2, #3, #4, #5, and #6.
- 2. No more than one (1) Electronic Message Center shall be permitted at each location.
- 3. No Electronic Message Center shall exceed twenty four (24) square feet.
- 4. No Electronic Message Center shall exceed a height of eight (8) feet.
- 5. Any Electronic Message Center shall be installed within the front property line and at least ten (10) feet from any side or rear property line.

6. Gloucester Township shall have the ability to display messages on the Electronic Message Center as may be required to promote the public health, safety, general welfare, and community.
- GG. RESIDENTIAL DEVELOPMENT COMMUNITY ENTRANCE SIGN
1. Residential Development Community Entrance Signs shall be permitted for any residential development regardless of the zoning district.
 2. No more than one (1) double-faced freestanding sign or two (2) single-faced freestanding signs shall be permitted for any development.
 - a. Residential developments with two (2) entrances may apply the above standard to both entrances; however, no more than two (2) entrances shall have residential development entrance signs.
 3. No Residential Development Community Entrance Sign shall exceed twenty four (24) square feet.
 4. No Residential Development Community Entrance Sign shall exceed a height of six (6) feet.
 5. Residential Development Community Entrance signs shall be required to identify Gloucester Township within the sign area.
 6. Any Residential Development Community Entrance Sign shall be installed within the front property line and at least ten (10) feet from any side or rear property line.

SECTION 2. 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 3. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgement 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 4. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: January 26, 2015

Adopted:

ATTEST:

PRESIDENT OF COUNCIL

TOWNSHIP CLERK, RMC

MAYOR

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 2 2015 Application No.: #141033 IN MG

Taxes Paid Yes/No # (Initial)

Planning Board Zoning Board of Adjustment

Fees 460 Project # 8725

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

Escr. 1600 Escr. # 8725

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Clementon Ventures, LLC</u> Address: <u>2070 Springdale Rd Suite 400</u> City: <u>Cherry Hill</u> State, Zip: <u>NJ, 08003</u> Phone: <u>609 965 0405</u> Fax: <u>609 965 0105</u> Email: _____	2. Owner(s) (List all Owners) Name(s): _____ Address: _____ City: _____ State, Zip: _____ Phone: <u>609</u> - _____ Fax: <u>609</u> - _____
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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 checked="" 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) - HC

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	XXHC	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>Jay Mintzer</u> Address: <u>2070 Springdale Rd Suite 400</u> City: <u>Cherry Hill, NJ 08003</u>	Firm: _____ State, Zip: _____ Phone: <u>(856) 616 0700</u> Fax: () - _____ Email: <u>jmintzer@defensecounsel.com</u>
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6. Name of Persons Preparing Plans and Reports:

Name: Jack J Gravlin Jr., P.E
Address: PO Box 221
Profession: Professional Engineer
City: West Berlin
State, Zip: NJ 08091
Phone: 609,965,0405 Fax: 609,965,0105
Email: jigpe@verizon.net

Name: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: 609 - _____ Fax: 609 - _____
Email: _____

7. Location of Property:

Street Address: 1212 Blackwood Clementon Rd. Block(s): 14401
Tract Area: 0.51 Acres Lot(s): 4

8. Land Use:

Existing Land Use: Gasoline Service Station / Vacant
Proposed Land Use (Describe Application): Dental Office

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials: Site Plan _____, Jack J. Gravlin Jr., P.E.

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

13. Zoning

All Applications

	Proposed
Front setback 1	76.4' (EXIST)
Front setback 2	
Rear setback	19.9' (Proposed)
Side setback 1	21.5' (Proposed)
Side setback 2	
Lot frontage	160'
Lot depth	116'
Lot area	22,061 sq ft
Building height	1 Story

Fence Application

	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement.

Pool Requirements

Setback from R.O.W.1	
Setback from R.O.W.2	
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

Garage Area	
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements

Shed area	
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: 19 Number of parking spaces provided: 21

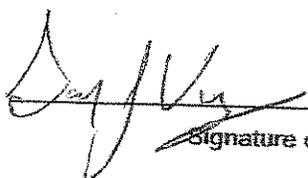
Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

- Check here if zoning variances are required. *(SEE Site Plan)*
- 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

6-19-14
Date

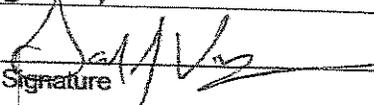
Signature of Co-applicant

Date

17. Consent of Owner(s):

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

6-19-14
Date


Signature
Gary Vespa
Print Name

Sworn and Subscribed to before me this _____ day of _____ (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?
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
- C. Is this application for approval on a site or sites for commercial purposes?
- D. Is the applicant a corporation?
- E. Is the applicant a limited liability corporation?
- F. Is the applicant a partnership?

- No Yes

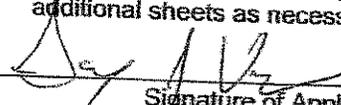
IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes


Signature of Applicant

Gary Vespa for Clinton Ventures LLC
Print Name

6-19-14
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

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

Name of property owner or applicant

Notary public

Affidavit of Ownership

It is hereby certified that the following individuals are all persons who own at least 10% of Clementon Ventures, LLC.

Jay Mintzer- 50 Cameo Drive, Cherry Hill, New Jersey 08003

Albert Taus- 1187 Morefield Road, Philadelphia, Pennsylvania 19115

Jim Zeris – 114 Oakmont Drive, Moorestown, NJ 08057

Gary Vespia- 177 Laurel Lane. Ponte Vedra Beach, Florida 32082



July 1, 2014

GARY VESPIA

Managing Member

#141032 TUMC

January 16, 2015

Clementon Ventures LLC
Proposed Dental Office
Block 14401, Lot 4
Gloucester Twp., NJ.

JAN 21 2015

DESCRIPTION OF PROPOSED DEVELOPEMENT

Clementon Ventures LLC proposes to redevelop the existing service station site into a Dental Office Use.

The maximum anticipated number of employees is five (5) to seven (7). The anticipated, daily maximum number of patients is approximately thirty (30). Hours of operation are expected to be 9:00 A.M. through 9:00 P.M. weekdays, and 9:00 A.M. to 5:00 P.M. Saturday. Medical waste generated from the Dental practice will be stored within the building and collected for disposal by a licensed medical waste hauler. No other unique truck traffic, noise, glare, radiation, heat, odor, safety hazards, or air / water pollution will result from redevelopment of this property.

TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Planning Board

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

RE: **APPLICATION #141032INMC** Escrow #8725
Clementon Ventures, LLC
BLOCK 14401, Part 4
1212 Blackwood-Clementon Road

DATE: February 5, 2015

The Applicant requests minor site plan approval to convert an existing gasoline service station for a "Dental Office" within the HC – Highway Commercial District. The project is located on the southeast corner of Blackwood-Clementon and College Drive.

The plans have been reviewed and the following comments are offered for your consideration.

- Applicant: Clementon Ventures, LLC, 2070 Springdale Road, Suite 400, Cherry Hill, NJ 08003 (telephone #609-965-0405).
- Engineer: Jack J. Gravlin Jr., PE, P.O. Box 221, West Berlin, 08091 (telephone #609-965-0405).
- Architect: Albert Taus, AIA, Albert Taus & Associates, 1187 Morefield Road, Philadelphia, PA 19115-2525 (telephone #215-698-2516).
- Attorney: Jay Mintzer, Esq., 2070 Springdale Road, Suite 400, Cherry Hill, NJ 08003 (telephone #856-616-0700).

I. INFORMATION SUBMITTED

1. Jack J. Gravlin Jr., PE Transmittal Reports Letter dated 01/19/15.
2. Jack J. Gravlin Jr., PE Transmittal Application Letter dated 01/02/15.
3. Land Development Application Form and checklist dated 01/12/15.
4. Affidavit of Ownership date 07/01/14.
5. Recycling Report dated 01/16/15.
6. Description of Proposed Development 01/16/15.
7. Engineering plans, as prepared by Jack J. Gravlin Jr., PE consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Minor Site Plan	10-23-14
2	Grading Plan	10-23-14
3	Utilities, Landscaping and Lighting	10-23-14
4	Erosion Control Plan	10-23-14
5	Detail Plan	10-23-14
8. Proposed Renovation (Building Elevation) plan as prepared by Albert Taus & Associates comprising two (2) sheets dated 3/03/14, last revised 10/2014.

II. ZONING REVIEW

1. Dental office is a permitted use [§416.B(5)].

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	22,064 sf	yes
Lot frontage (min.)			
Blackwood-Clementon Road	80 ft.	198.055 ft.	yes
College Drive	80 ft.	136.005 ft.	yes
Lot depth (min.)	200 ft.	±135 ft. ¹	enc
Building Coverage (max.)	25%	8.77%	yes
Lot Coverage (max.)	75%	±71% ¹	yes

Front yard (min.)			
Blackwood-Clementon Road	75 ft.	76.4 ft.	yes
College Drive	75 ft.	45.9 ft.	yes
Side yard (min.)	10 ft.	±21 ft.	yes
Rear yard (min.)	30 ft.	19.9 ft.	enc
Building Height (max.)	1 story	±19 ft.	yes
Floor Area Ratio	0.25	0.0877	yes

PARKING AREA SETBACKS

Parking (min.)			
3 spaces per doctor, plus 1 per 200 sf	9 spaces <u>10 spaces</u>		
Total	19 spaces	21 spaces	yes
From any right-of-way (min.)			
Blackwood-Clementon Road	25 ft.	±6 ft. ¹	enc
Little Gloucester Road	25 ft.	±16 ft. ¹	enc
From Side Property Line (min.) ²	10 ft.	7 ft.	enc
From Rear Property Line (min.) ²	10 ft.	±7 ft. ¹	enc

¹ = Scaled data.

² =

Applies to rear drive aisle.

enc = Existing nonconformance.

* = Variance required.

2. Free-Standing Signs

SIGN STANDARDS (FREE-STANDING)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Z(2)	1	1	yes
Area (max.) - §426.R(1)	50 sf	72 sf	no
Height (max.) - §426.R(7)	8 ft.	8 ft.	yes
Letter size (min) - §426R(1)	10 in.	≥ 10 in.	yes
Property line setback - §426.Z(3)	15 ft.	±8.9 ft.	yes

3. Facade Signs

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Q(2)	2	2	yes
Area (max.) - §513.Q(1) – North Elevation "CHOICE DENTAL"	48.22 sf	79 sf	no
Area (max.) - §513.Q(1) – East Elevation "CHOICE DENTAL with Logo"	28.62 sf	50.59 sf	no

* = Variance required.

Variance Expiration. The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.

4. Municipal Welcome Sign.

- a. The engineering plans must be revised to provide a details of all signs that are shown on the architectural plans including details for the proposed "Welcome to Gloucester Township" sign.

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with minor site plan as per §817, Submission Checklist. The Applicant must provide the following required checklist items or requested a waiver.

Waiving underlined comments is not recommended

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
2. The Applicant must provide testimony addressing the presence or absence of freshwater wetlands.
3. Clearly and legibly drawn plan in accordance with §802.K [Checklist 12].
 - a. The Applicant must provide a signed and sealed survey.
 - i. "1. Survey information may be transferred to the site plan if duly noted as to the date of the survey, by whom, and for whom. A signed and sealed copy of the survey shall be submitted to the reviewing governmental body with the site plan submission" [NJAC 13:40-7.2(a)1].
4. The plan must be revised to indicate "Minor Site Plan for (Name of Development)" [Checklist #13(a)].
5. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
6. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
 - a. The plans may be revised to provide a key map of the zoning map to address this requirement.
7. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
 - a. The plans must be revised to relocate the signature blocks to an outside fold.

8. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
 - a. Defer to Board Engineer.
9. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
 - a. Defer to to Board Engineer.
10. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
 - a. The plans must be revised to provide the flood classification as depicted on the FIRM, community Panel Number and most effective date.
11. Fire lanes [Checklist #77].
 - a. Defer to Fire Marshal.

IV. WAIVER COMMENTS

The Applicant requests a waiver from providing the following checklist requirement:

Waiving underlined comments is not recommended

1. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].

V. VARIANCE COMMENTS

The application as submitted requires the following variances:

§426.R Free-Standing Sign Requirements.

1. Area: (72 sf provided v. 50 sf maximum allowed).

§426.Q Facade Sign Requirements.

1. Area (North elevation): (79 sf provided v. 48.22 sf maximum allowed).
2. Area (East elevation): (5.59 sf provided v. 28.62 sf maximum allowed).

VI. MINOR SITE PLAN REVIEW COMMENTS

1. The plans must be revised to provide a masonry trash enclosure with the following detail notations as per §510, L, Refuse/Recyclable Storage Area.
 - a. "Exterior covering shall be compatible with that of the principal structure."
 - b. The gate shall provide vertical screening slats with top and bottom locking channels.
2. The plans must be revised to indicate replacement of all concrete curb within the interior site and along Blackwood-Clementon Road and College Drive as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.
 - a. Most of the concrete curb is chipped, damaged, and spalled showing various degrees of wear,; therefore, it is recommended the project be developed with all new concrete curb.
3. The plans must be revised to indicate removal of existing damaged vacuum cleaners, telephone stand, and free-standing sign.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

VIII. RECOMMENDATIONS

1. The Applicant must address the above referenced underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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

cc: Jay Mintzer, Esq.
Jack J. Gravlin Jr., PE (via e-mail)
Edward F. Brennan, Esq. (via e-mail)
Steven M. Bach, PE (via e-mail)

February 5, 2015

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

Attn: Ken Lechner, Township Director / Planner

Re: Proposed Dental Office
Minor Site Plan
Clementon Ventures, LLC
1212 Blackwood Clementon Road
Block 14401, Lot 4
Review No. 1
GTPB Application No. 141032INMC
Bach Project No. GTPB2015-1

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 1/21/15.
- Township of Gloucester Land Development Submission Checklist, dated 1/21/15.
- "Description of Proposed Development", dated January 16, 2015.
- "Recycling Report", prepared by Consulting Engineer Services, dated January 16, 2015.
- Camden County Application package, undated.
- Architectural Plan Set (2 plans) entitled "Proposed Renovation, 1212 Blackwood-Clementon Road, Clementon, NJ 08021, Gloucester Township", prepared by Albert Taus & Associates, Dated March 3, 2014, revised to 10-20-14.
- Drawings entitled "Clementon Ventures, LLC, 1212 Blackwood – Clementon Road, Block 14401, Lot 4, Gloucester Township, Camden County, NJ", prepared by Jack J. Gravlin, Jr., PE:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 5	Minor Site Plan	October 2014, none
2 of 5	Grading Plan	October 2014, none

Proposed Dental Office
Minor Site Plan
Clementon Ventures, LLC
1212 Blackwood Clementon Road
Block 14401, Lot 4
Review No. 1
GTPB Application No. 141032INMC
Bach Project No. GTPB2015-1
February 5, 2015
Page 2 of 7

3 of 5	Utilities, Landscape & Lighting Plan	October 2014, none
4 of 5	Erosion Control Plan	October 2014, none
5 of 5	Detail Plan	October 2014, none

SITE INFORMATION:

Owner/Applicant Clementon Ventures, LLC
 2070 Springdale Road, Suite 400
 Cherry Hill, NJ 08003
 609-965-0405

PROJECT SUMMARY:

This application is for the conversion of an existing vacant service station to a proposed dental office. The applicant proposes to make a 169 SF addition to the existing 1767 SF building, reconfiguration of existing driveway entrances and improvements to the existing bituminous parking area. The site is located on the southwesterly corner of Blackwood Clementon Road and College Drive and is located within the Township's Highway Commercial (HC) Zone. The applicant is seeking a Minor Site Plan approval.

GENERAL:

1. The applicant shall provide a current survey plan, dated within the last six months, in accordance with NJAC 13:40-7.2.
2. The applicant shall provide a Demolition Plan to further clarify existing features and their limits of removal.
3. The plans shall clarify if the handicap ramp and cross walk shown at the intersection of Blackwood-Clementon Road and College Drive are to remain or be replaced.
4. The "Utilities, Landscape and Lighting Plan" does not indicate the sewer, water, storm sewer, electric or gas that service the site. These utilities shall be shown on the plan. As the plan does not show any proposed utility connections the applicant shall provide a note on the plans indicating the reuse of existing utility connections or the plans shall be revised to show proposed utility connections.

Proposed Dental Office
Minor Site Plan
Clementon Ventures, LLC
1212 Blackwood Clementon Road
Block 14401, Lot 4
Review No. 1
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February 5, 2015
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5. A sight triangle shall be shown at the intersection of Blackwood Clementon Road and College Drive as well as both proposed driveway entrances to the site per §808-B.8.bb(1).
6. All Ingress/egress locations shall be shown for the building.
7. The proposed trash enclosure shall be constructed of masonry material with the exterior covering be compatible with that of the principal structure per §510-L (1).
8. A truck turning plan shall be provided to confirm the accessibility for a trash truck and a fire truck.
9. The Site Plan shall indicate the Zones of the adjacent properties.
10. As Blackwood-Clementon Road and College Drive are both County roads, the applicant is responsible for restoring the roadways in accordance with County standards.
11. All existing and proposed deed restrictions, covenants and easements shall be shown on the Plans.

TRAFFIC:

1. The plans illustrate the closing of two (2) existing site access points and maintaining one (1) existing access point along Blackwood Clementon Road and the relocation of one (1) access along College Drive. It is noted that all improvements along Blackwood Clementon Road and College Drive are subject to Camden County approval.
2. The plans indicate the existing 1,767 square foot service station consisting of three (3) service bays will be converted to a 1,936 square foot dentist office. The anticipated impact of trips generated from the change of use is expected to be negligible.

PERFORMANCE STANDARDS (ARTICLE V):

A. Parking (Section 510)

1. Additional dimensions shall be provided for parking stall lengths adjacent to the building.

Proposed Dental Office
Minor Site Plan
Clementon Ventures, LLC
1212 Blackwood Clementon Road
Block 14401, Lot 4
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2. A dimension shall be provided from the face of curb on the easterly side of the proposed building to the face of curb at the 6' wide island to provide an access drive width.
3. A dimension shall be provided from the end of the proposed parking stalls on the northerly side of the proposed building to the face of curb at the 6' wide island to provide an access drive width.

B. Sidewalks/Curbs (Section 516)

1. Curb radii shall be labeled on the Site Plan for all proposed curb.
2. A dimension shall be provided from the face of curb of the proposed curb to the right of way line on Blackwood Clementon Road and from the face of proposed curb to the right of way line on College Drive.

C. Stormwater Management (Section 517)

1. The applicant has indicated a total site disturbance of less than 1 acre and less than 0.25 acres of new impervious coverage. Based on these conditions the project will not be deemed a major development in regards to stormwater management regulations. As the proposed drainage patterns and land cover will mimic the existing conditions no additional stormwater analysis is necessary.
2. The proposed inlet shall indicate a grate and invert elevation.
3. The plans shall be revised to indicate invert elevations and pipe size at the existing storm sewer inlet shown on Blackwood Clementon Road.
4. Our office recommends the applicant relocate the proposed B inlet to avoid conflict with the existing light pole. The proposed pipe is currently shown to be directly adjacent to the existing light pole.
5. Our office recommends the installation of a storm manhole behind the proposed sidewalk fronting on Blackwood Clementon Road to allow for a perpendicular tie in to the existing county inlet. We defer to Camden County for stormwater improvements within the county right of way.

D. Utilities (Section 518)

1. Our office defers review of any sanitary sewer connections to the Gloucester Township Municipal Utilities Authority.
2. Our office defers review of any water service connections to Aqua New Jersey.

E. Grading (Section 506)

1. The plans shall indicate all building ingress/egress locations and spot elevations shall be provided at each location.
2. Existing and/or proposed spot elevations shall be provided at all building corners.
3. Proposed spot elevations shall be provided at all curb corners and at all pc and pt locations along proposed curb.
4. Proposed spot elevations shall be provided at all corners of the proposed trash enclosure.
5. Additional spot elevations shall be shown in all areas of accessible parking to confirm compliance with ADA standards.
6. It appears that a portion of the existing wall adjacent to Lot 5 will be removed. The grading plan shall indicate if this area will be regraded. As the grades on adjacent Lot 5 appear to be considerably higher than the first floor elevation of the proposed dental office, the grading design shall provide positive drainage away from and around the building.

F. Landscaping and Buffering (Section 507) and Lighting (Section 508)

1. A note should be added to the Landscape plan indicating that excess topsoil shall not be used as fill or removed as spoil. Existing topsoil shall be redistributed and reused onsite to the greatest extent possible.
2. In accordance with Section 508-F.4, all landscaped areas shall be equipped with an underground irrigation system.

Proposed Dental Office
Minor Site Plan
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3. In accordance with Section 508-F.4, light shields are required to maintain a maximum of 0.25 foot-candles at any property line or right-of-way. The light spillage onto Blackwood Clementon Road exceeds the 0.25 maximum at the right-of-way line.
4. The footcandle pattern shown on the plans shall be verified. The pattern shown appears to resemble the Type IV Wide or the Type IV Spill Control as apposed to the Type IV Forward Throw.
5. We defer additional review of the landscaping and lighting to the Township Planner.

G. Details

1. A Manhole Detail is shown on the Detail Plan. As the plans do not indicate a proposed Manhole the detail shall be removed from the plans.
2. The Trash Enclosure Detail shall indicate the PSI as well as the percentage of air entrainment for the concrete slab.
3. The 'B' Inlet Detail shall be revised to provide a Type 'N' -Eco Curb Piece.
4. The Typical Paving Detail shall be revised to reflect the ordinance required pavement section of 1 ½" I-5 surface course, 3" I-2 base course and 4" DGA sub-base.

OUTSIDE AGENCY APPROVALS:

This plan set may be subject to the review and approval of the following outside agencies. Evidence of these approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Camden County Planning Board
2. Gloucester Township Fire Marshal
3. Camden County Soil Conservation District
4. Gloucester Township Municipal Utilities Authority
5. Aqua NJ
6. Any other as may be necessary

When plans are resubmitted, they are to be accompanied with a point-by-point response. We reserve the right to make additional comments pending the receipt of revised plans.

Proposed Dental Office
Minor Site Plan
Clementon Ventures, LLC
1212 Blackwood Clementon Road
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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
Lydia Pendino, Gloucester Township
Gary Vespia, Clementon Ventures, Applicant
Jay Mintzer, Esq., Applicant's Attorney
Jack J. Gravlin, Jr., PE, Applicant's Engineer
Wayne Roorda, Jr., PE, PP, CME

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141032 IN MC

January 16, 2015

Clementon Ventures LLC
Proposed Dental Office
Block 14401, Lot 4
Gloucester Twp., NJ.

JAN 2 2015

RECYCLING REPORT

Clementon Ventures LLC proposes to redevelop the existing service station site into a Dental Office Use. The following procedures will be implemented for recycling of waste materials:

1. Materials

Typical materials recycling such as cans, bottles and paper will be recycled.

2. Storage Location, Collection and Disposal

Recycling materials will be stored within a dedicated dumpster and will be collected and disposed of by a private, licensed waste hauler.

3. Frequency of Collection and Disposal

The private, licensed waste hauler will collect the recycled materials on an as needed basis, anticipated to be weekly.

Quantity of Materials

A minimal quantity is anticipated, based on the Dental Use and limited nature of the practice.

Storage Area for Materials

A small, single stream dumpster will be placed within the trash enclosure area.



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #141032INMC

1212 Blackwood-Clementon Rd

Block:14401 lot 4

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

Other:

Reviewed By: Lt. Brian McKendry

Signature: _____

Date Submitted: 1/29/14

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: January 20, 2015 APPLICATION No. #141032INMC

APPLICANT: Clementon Ventures, LLC ESCROW: # 8725

Block: 14401 Lot(S): 4

LOCATION: 1212 Blackwood Clementon Road ZONED: HC

TRANSMITTAL TO:

- Bach Associates
- Planner
- Taxes & Assessor
- Traffic/Police
- Aqua Water Co.
- Construction
- Ted Brennan, Esq.
- Fire District 1 2 3 4 5 6
- Camden County Planning

STATUS OF APPLICATION

PURPOSE OF TRANSMITTAL: Minor Site Plan/Bulk C Variance Dental Office/.51 acres

For Your Review - By February 8, 2015

ENCLOSED

- 1 Copy - Minor Site Plan, checklist, Camden County Planning Application
- 1 Copy - Minor Subdivision Plat
- 1 Copy - Development Plans Preliminary & Final Major Site Plan
- 3 Copies - Major Subdivision - Prelimin. Plat. 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 - Major Site & Subdivision
- 1 Copy - Architectural Elevations
- 1 Copy - Recycling Report
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

Preliminary & Final Site Plan Minor Site Plan

REVIEWED

DATE: 1/28/15

By: Peter Vireo
Fire Marshall

WITH COMMENT

WITHOUT COMMENT

BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. Box 841
BLACKWOOD, N.J. 08012

COMMENTS:

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: January 20, 2015 APPLICATION No. #141032INMC

APPLICANT: Clementon Ventures, LLC ESCROW: # 8725

Block: 14401 Lot(S): 4

LOCATION: 1212 Blackwood Clementon Road ZONED: HC

JAN 20 2015

TRANSMITTAL TO:

- | | | |
|--|---|--|
| <input type="checkbox"/> Bach Associates | <input type="checkbox"/> Traffic/Police | <input type="checkbox"/> Ted Brennan, Esq. |
| <input type="checkbox"/> Planner | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input checked="" type="checkbox"/> Taxes & Assessor | <input type="checkbox"/> Construction | <input type="checkbox"/> Camden County Planning |

STATUS OF APPLICATION

PURPOSE OF TRANSMITTAL: Minor Site Plan/Bulk C Variance Dental Office/.51 acres

For Your Review - By February 8, 2015

ENCLOSED:

- 1 Copy - Minor Site Plan, checklist, Camden County Planning Application
- 1 Copy - Minor Subdivision Plat
- 1 Copy - Development Plans Preliminary & Final Major Site Plan
- 3 Copies - Major Subdivision - Prelimin. Plat, 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 - Major Site. & Subdivision
- 1 Copy - Architectural Elevations
- 1 Copy - Recycling Report
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

Preliminary & Final Site Plan Minor Site Plan

COMMENTS: Property taxes are current as of 1/22/15.
Mayann Bura

141032 JN III

JACK J. GRAVLIN JR., P.E.

PROFESSIONAL ENGINEER

MAILING ADDRESS

P.O. BOX 221

WEST BERLIN, NEW JERSEY 08091

TELEPHONE (609) 965-0405, FAX (609) 965-0105

E-MAIL jjgpe@verizon.net

10/31/14

LETTER OF TRANSMITTAL

DATE: October 31, 2014
ATTN: Andrew Levecchia, AICP
JOB : 33108
RE : Clementon Ventures LLC.
Block 14401, Lot 4
Gloucester Twp., NJ.

TO: Camden County Planning Board
Camden County Complex
2311 Egg Harbor Road
Lindenwold, NJ. 08021

Enclosed please find the following:

<u>No. Copies</u>	<u>Description</u>
2	County Planning Board Application
2	County Fee Schedule
2	County Affidavit of Ownership
2	Survey Plan
2	Site Plans, 5 Sheets, 10/23/2014
2	Architectural Plan, 1 Sheet
1	County Fee, \$ 668.00

The enclosed are submitted for County approval. This is one of the old gas station sites that we have previously discussed by phone and meeting. Thank you.

Jack J. Gravlín Jr., P.E.

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

camden county

Making It Better. Together.

Camden County Planning Board

Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021
Phone 856.566.2978 Fax 856.566.2988
plannedivision@camdencounty.com

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

Project Name: Clementon Ventures, LLC

Project Address (if applicable) & Municipality: 1212 Blackwood Clementon Rd, Gloucester Twp.

County Route No.: 534 & 673

Site Abuts County Road: 534 & 673

New Application

Revision of Prior Site Plan

Resubmission of Part of Major Subdivision

Application Number _____

Date: _____

Application Number _____

Date: _____

Plate(s): 144

Block(s): 14401

Lot(s): 4

Existing Zoning: HC Highway Commercial

Variance Required: No

Site Plan

Major Subdivision

Other: _____

Final Development Plan

Filing Plan

Preliminary Plan

Minor Subdivision

Applicant: Clementon Ventures LLC Phone: 609-965-0405 Fax: 609-965-0105
Address: 2070 Springdale Rd, Suite 400 Town: Cherry Hill State: NJ
E-Mail: _____ Zip: 08003

Agent: Jay Mintzer Phone: 856-616-0700 Fax: _____
Address: 2070 Springdale Rd, Suite 400 Town: Cherry Hill State: NJ
E-Mail: jmintzer@defensecounsel.com Zip: 08003

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

Total of Existing Lot: 0.51 AC Portion to be Sub-divided: NA AC
Dedicated Land: _____ AC Explain: _____

Signature of Applicant: [Signature] Date: _____
Person Completing Application _____
(Please Print): Jay Mintzer Date: _____

Classification of Application: _____
Authorized Municipal Signature: _____
Title: _____ Transmittal Date: _____
Phone No.: _____

For County Use:	
Classification of Application:	_____
Authorized County Signature:	_____
Title:	_____
Date Received:	_____
Phone No.:	_____
Log No.:	_____
Plan No.:	_____

Camden County Planning Division

Affidavit of Ownership



Making It Better, Together.

Name of Company/Organization:

CLEMENTON VENTURES LLC

Is Company a Corporation? Yes No

If yes, name of State in which incorporated:

NJ

Is Company a Partnership? Yes No

Is Company an Individual Owner? Yes No

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

Name	Address	Title
JAY MINTZON	50 LANEO DR, CHERRY HILL, NJ	Member
ALBERT TAVIC	1187 MONROFIELD RD, PHILA, Pa.	Member
JIM ZORIS	114 OAKMONT DR, MOORESTOWN, NJ	Member
GARY VESPIA	117 LAUNCE LA, PORT VEDER LAKEN, Fla.	Member

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

X Managing Member
Signature of Owner & Title

X Jay E. Mintzon Managing Member
Print Name of Owner & Title