

**Township of Gloucester
Planning Board Agenda
February 11, 2014
7:30P. M.**

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

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization –December 10, 2013

Minutes for Memorialization – January 28, 2014

RESOLUTIONS FOR MEMORIALIZATION

**Thomas Greeno
#141003RDSPW**

**Site Plan Waiver
Block: 10501 Lot: 11**

APPLICATIONS FOR REVIEW

**#141004CUCSPW
Legends Karting, LLC**

**Conditional Use, Bulk C,
Site Plan Waiver
Block: 11001 Lots: 49 & 50
Location: 90 Coles Road
Blackwood
Indoor Commercial Leisure
Facility/Commercial**

Meeting Adjourned

6. Name of Persons Preparing Plans and Reports:

Name: Eric L. Hafer, R.A.
Address: 827 Stone Road
Profession: Registered Architect
City: Laurel Springs
State, Zip: New Jersey 08021
Phone: () 782-7720 Fax: () 772-5698
Email: elh@ehafer.com

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

7. Location of Property:

Street Address: 90 Coles Road Block(s): 11001
Tract Area: _____ Lot(s): 49 and 50

8. Land Use:

Existing Land Use: Presently Vacant (Manufacturing and Office)
Proposed Land Use (Describe Application): Indoor Commercial Recreational and Leisure Facility

See Exhibit "A" attached hereto

9. Property:

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:	
Number of Proposed Lots: <u>N/A</u>	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes	(If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: N/A

List all applications on a separate sheet.

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

14. Parking and Loading Requirements:

Number of parking spaces required: 540 Number of parking spaces provided: 350

Number of loading spaces required: 1 Number of loading spaces provided: 3

15. Relief Requested:

Check here if zoning variances are required.

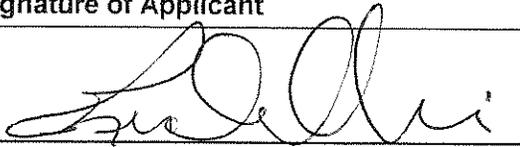
Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

 1-14-14

Signature of Applicant Date

Signature of Co-applicant _____
Date

17. Consent of Owner(s):

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

1-14-14
Date

Sworn and Subscribed to before me this
14th day of January
2014 (Year).

[Signature]
Signature
Donald F. Cafiero, Managing Member
Print Name

[Signature]
Signature
ILANA MINDEL
Print Name

ILANA MINDEL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6/14/2017

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots? No Yes

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? No Yes

C. Is this application for approval on a site or sites for commercial purposes? No Yes

D. Is the applicant a corporation? No Yes

E. Is the applicant a limited liability corporation? No Yes

F. Is the applicant a partnership? No Yes

IF YES TO ANY OF THE ABOVE:

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

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? See Exhibit "B" attached hereto No Yes

IF YES:

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

Signature of Applicant

Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____ 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, Sworn and subscribed to
County of Camden: On this _____ day of _____
_____ of full age, being duly sworn to 20____ before the following authority.
law, on oath and says that all of the above statement
herein is true. N/A

Name of property owner or applicant

Notary public

17. Consent of Owner(s):

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

_____ Date
 _____ Signature
 Sworn and Subscribed to before me this _____ day of _____, _____ (Year).
 _____ Print Name
 _____ 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? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| C. Is this application for approval on a site or sites for commercial purposes? | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| D. Is the applicant a corporation? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| E. Is the applicant a limited liability corporation? | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| F. Is the applicant a partnership? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

IF YES TO ANY OF THE ABOVE:

- 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).
- Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? *See Exhibit "B" attached hereto*

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).

[Handwritten Signature]

Signature of Applicant

RICHARD D. NORRIS, MANAGER

Print Name

1-14-14

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.

N/A

 Name of property owner or applicant

 Notary public

EXHIBIT "A"

I. BRIEF DESCRIPTION OF THE PROPOSED USE

The applicant seeks to utilize the property located at 90 Coles Road for an indoor kart racing facility. Indoor Kart racing has been popular in Europe for many years and has recently developed a following on the east coast of the United States. Legends Racing will be the first company to bring the pure "European" style indoor electric kart facility to the South Jersey/Philadelphia area. Legends Racing will be for all abilities. While adult racing karts can reach 45 MPH, the professional staff is also available to teach new racers basic racing techniques. There are also Junior Karts (slower speeds) for the younger racers who are at least 48" tall.

The karts are the highest performance, state of the art custom electric karts available in the market. The karts come equipped with top of the line disc brakes, belt driven motor and competition style racing tires. In addition, the electric powered karts are zero-emission and are engineered for safety. Racers will be provided with all necessary gear to race such as clean head socks and full-face helmets.

In addition to kart racing, the facility will include party areas, arcade gaming, a café and cyber sports. Legends Racing will be available for birthday parties, social group events and company outings to promote executive team building. The plan is to be open for the Summer of 2014.

II. RELIEF SOUGHT

A. Conditional Use: Indoor commercial recreational and leisure facilities such as the use proposed by the applicant will be permitted so long as the following criteria is met:

1. The lot size shall be a minimum of one (1) acre, which it is 9.75 acres.
2. The arcade games floor shall not exceed 15% of the total floor area, which it does not as 10.4% of the total floor area will be used for the arcade.
3. The food service floor area shall not exceed 20% of the total floor area, which it does not as 7.23% of the total floor area will be used for the food service area.

B. Site Plan Waiver: Applicant seeks a site plan waiver. Notwithstanding, the applicant will construct a walkway on the east side of the building were the entrance is located. The walkway will be 150 feet long and slope no more than 1:20.

- C. Sign Variance: Applicant seeks sign variances on the monument sign on Coles Road, the sign on the building as well as the pole sign facing Route 42. The proposed free standing sign is 98 square feet whereby the permitted size in this zone is 20 square feet. The proposed sign on the building is 230 square feet whereby the permitted size in this zone is 200 square feet. The proposed sign on the existing pole facing Route 42 is located within 15 feet of the property line, whereas the distance is must be is 30 feet from the property line. Furthermore, the existing pole is approximately 1,000 feet from the interchange whereas is must be at least 3,000 feet from the interchange.
- D. Parking Variance: Applicant will have 200 parking spaces on the East side of the building and 150 parking spaces on the West side of the building for a total of 350 parking spaces. The requirement for the property appears to be 540 parking spaces, which significantly exceeds the amount the applicant will need. As such, the applicant will be seeking a variance.

EXHIBIT "B"

<u>Name and Address</u>	<u>Percentage of Ownership Over 10%</u>
Giovanni Visceglia 456 Brittany Lane Cherry Hill, New Jersey 08003	27%
Richard Norris 1807 Burroughs Mill Circle Cherry Hill, New Jersey 08002	24.5%
Giovanni Taccardi 924 Kings Croft Cherry Hill, New Jersey 08034	24.5%
Stacey Eisinger 37 Windmill Drive Clementon, New Jersey 08021	15%

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, December 10, 2013

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

Roll Call:

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

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

Minutes for memorialization

Mr. Jones made a motion to approve September 24, 2013 minutes, seconded by Mr. Pearce.

Roll Call:

Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Chairman Kricun	Yes

Resolutions for memorialization

Lena DiMartino #131041CM	Minor Subdivision Block: 1306 Lot: 11 & 12
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Mr. Owens made a motion to approve the resolution, seconded by Mr. Mercado.

Roll Call:

Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Chairman Kricun	Yes

There were not any applications on the agenda; however, there was someone from the public wishing to speak.

Michael Ward, Esq. spoke with Mr. Lechner about the John Hooper Major Subdivision application in 2006-2007. Mr. Hooper came in front of the board to build 20 houses called briar lake phase 3 the previous two were approved and build over the past 15 years on northern edge of GEMS landfill. This was a one or two-year approval process with concerns brought up by the board. 2007 after the presentation and board engineer everything was satisfactory but the board turned down the application. Both developer and client appealed to superior court and the judge stated that there wasn't a lot of reason but sided with the board. At that point in time Mr. Hooper dropped out and Mr. Ward's client again pursued it with the appellate division. Michael McKenna, Board Solicitor argued at the appellate court then in 2011 the decision was reversed. They sent it back in front of the board that they get their preliminary and final subdivision for the lots. For the past few years they have been trying to figure out a way to continue. Mr. Brennan pointed out that most of the members that sat on the board at that time are no longer on the present board. With that they cannot approve something they do not have any knowledge of. A letter was sent this past spring to Mr. Lechner on proceeding. Mr. Lechner suggested coming in and making a presentation for the current board. The township has everything they need for a resolution to be put together.

Mr. Brennan spoke with Mr. Ward that this is a unique situation. They will need to work out how this approval is going to go thru. The current Board engineer does have an issue with some environmental concerns that weren't discussed in 2007.

Chairman Kricun feels they should submit an application and to present something to the board. Personally he would have to abstain from voting since he has no knowledge of prior testimony.

Mr. Ward continued that he feels they need to talk with Mr. Bach and work on any issues. He absolutely agrees of not voting on anything that you have no knowledge. He also feels that it would be a problem for the current board to vote on a resolution that they have never heard prior testimony.

December 10, 2013

Mr. Lechner stated that he hasn't looked at the plan since. A short discussion followed for the plans and a way to inform the new board members of the plans.

Mr. Ward and Mr. Brennan are going to try and work out any issue.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz
Recording Secretary

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, January 28, 2014

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

Roll Call:

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

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

Mr. Jones seated Ms. Pinolini for Ms. Costa and Mr. Dority for Mr. Owens

Minutes for memorialization

Mr. Mercado made a motion to approve minutes from November 26, 2013, seconded by Mr. Guevara.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Ms. Washington	Yes

Mr. Mercado made a motion to approve minutes from January 14, 2014, seconded by Mr. Guevara.

Roll Call:

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

Resolutions for memorialization

No resolutions for memorialization

Applications for Review

#141003RDSPW Thomas Greeno	Site Plan Waiver Block: 10501 Lot: 11
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Appearing before the board was Thomas Greeno the applicant. Also present was Mr. Butcher and Dan Dalton, whom were sworn in.

Mr. Greeno informed the board that his plans are to do new blacktop, landscape and exterior lighting. He will also be replacing windows in the building.

Mr. Lechner added that the property has been unused for the last 10 years. Mr. Greeno has appeared before Council and the resolution was passed at their last meeting.

Mr. Bach was in support of the application. He just brought, to the applicants, attention to follow the comments. Make sure that there is no drainage onto the property next door and also some information on lighting. The only concern is a need for an updated survey. A minimum base survey would be sufficient. The last suggestion was to talk with an engineer in reference to sight safety and a record plans. Mr. Greeno was in agreement with all of Mr. Bach's comments.

Mr. Lechner wanted to bring to Mr. Greeno's attention of the specific requirement for blacktop that he listed in his report.

Mr. Lechner also questioned on the time frame for all the improvements to be completed and make that a condition. Mr. Greeno replied that he wants things to get done quickly, however, with the winter season that might be hindered. Once the spring time comes in he believe that's everything would be able to get started and hope to have it all done within the next 6 months. Mr. Greeno also added that the building is going to represent his business and wants it to have aesthetic

appeal. As time goes on he would like to spend more money in doing more improvement on the exterior. They have been in business for 10 year now and have been renting for the past 7. Right now they are located off of Church Street in Blackwood. They have out grown the office space they have now. There are five (5) employees and most of that are technicians that are on the road. They load up, small pick-ups, and are on the road the rest of the day. There really aren't any customers that will be visiting the building. Most of the clients they go to.

With nothing from the Board, chairman Jones; open the application up to the public. With no one from the public wishing to speak, the public portion was closed.

Mr. Brennan stated the motion would be conditioned to the applicant complying with the reports within six (6) months.

Mr. Lechner inquired that when pavements are done they need to see that they are done properly and who will check that? Mr. Bach replied due to the small scope of work, no bond or performance guarantee that Mr. Lechner can handle the review. Mr. Bach will be there for any guidance and will assist with a completion report.

Ms. Washington made a motion to approve the applicant with the conditions, seconded by Mr. Mercado.

Roll Call:

Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Ms. Pinolini	Yes
Ms. Washington	Yes

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz
Recording Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING SITE PLAN WAIVER
FOR THOMAS GREENO
APPLICATION NO: 141003RDSPW**

WHEREAS, on January 28, 2014 consideration was given to the application of Thomas Greeno (hereinafter "Applicant") for the property located at Block 10501, Lot 11 (hereinafter "the Property") for site plan waiver; and

WHEREAS, the Applicant is appearing before the Board proposing an office for business function for communications systems at a currently existing commercial building in the Gateway Redevelopment Zone and is requesting site plan waiver as the Applicant is not proposing any major changes to the current structure or the property in general; and

WHEREAS, the application was presented by the Applicant who is the sole proprietor of the business that is proposed to occupy the commercial space and the Applicant, Mr. Greeno provided testimony in support of the application. Mr. Greeno testified that he is proposing to occupy existing commercial office space with a communications system business. Mr. Greeno testified that he will comply with all recommendations of the Board professionals regarding site improvements and accepts the suggestions contained in the professional reports as a condition of approval of the site plan waiver application and as a further condition of approval, Mr. Greeno agrees to accomplish the suggestions and site improvements contained in the professional reports within six (6) months of approval by the Board. Mr. Greeno testified that he is moving into this space to accommodate expansion as he has outgrown his current space. Mr. Greeno testified that he will have five (5) employees with two (2) who will remain on the premises and the remaining employees working as outside technicians. Mr. Greeno testified that the vehicles used in connection with his business are small pickup trucks and he does not anticipate larger vehicles; and

WHEREAS the meeting was opened to the public and no member of the public wished to speak; and

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

1. Existing Zoning: G-RD (Gateway Redevelopment District)
2. Intended Use: Professional Office Use

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

a. Gateway Redevelopment District

Description	Required	Proposed	Conforms
Lot size (min.)	10,000 sf	32,496 sf	yes
Lot frontage (min.)	65 ft	80.11 ft	yes
Lot depth (min.)	150 ft	285.18 ft	yes
Building coverage	35%	±5.17% ¹	yes
Lot coverage (max.)	75%	±16.86% ¹	yes
Floor Area Ratio (max.)	0.30	± 0.0517 ¹	yes

Principal Building Minimum Yards, Depths and Height Limitations

Description	Required	Proposed	Conforms
Front yard (min.)	75 ft	9.8 ft	Enc
Side yard (min.)	10 ft	2.9 ft / ±36 ft	enc / yes
Rear yard (min.)	30 ft	± 221 ft	yes
Building height (max.)	40 ft	< 40 ft	yes

Parking Area Setback

Description	Required	Proposed	Conforms
In front of the building line (min.)	Not Permitted	no	yes
From the primary residential use on adjacent property (min.)	10 ft	0.7 ft	enc
From commercial use or mixed use building (min.)	10 ft	0 ft	enc
With cross-access easements for shared parking (min.)	0 ft	n/a	n/a
Parking Office - 1 space/250 sf	7 spaces	6 spaces	enc

¹ = scaled data

enc = existing nonconformance

4. The Board Planner reviewed the following plans:

- a. Land Development Application Form, checklist, dated 01/08/2014
- b. TG Communications narrative
- c. Sketch plan
- d. Proposed improvements
- e. Copy of survey of premises, as prepared by Pizzelli Associates, Inc., comprising of one (1) sheet, dated 08/21/1986

5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated January 27, 2014, recommending certain revisions, clarification and/or modifications to the site with which the applicant agreed to comply within six (6) months of approval to the extent that they had not done so already as a condition of approval.
6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, reviewed the following plans:
 - a. Land Development Application Form, checklist, dated 01/08/2014
 - b. TG Communications narrative
 - c. Sketch plan
 - d. Proposed improvements
 - e. Copy of survey of premises, as prepared by Pizzelli Associates, Inc., comprising of one (1) sheet, dated 08/21/1986
7. The Board Engineer issued a report dated January 22, 2014 indicating the need for several revisions, clarifications and/or modifications to the site to which the applicant agreed to comply within six (6) months of approval as a condition of approval.
8. Per Gloucester Township Ordinance §801.A(3):

"The approving authority may waive the requirement of a site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review..."

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Thomas Greeno's application for Site Plan Waiver has substantial merit and should be approved subject, however, to the following conditions:

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

- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the applicant at all public hearings.
- F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)
- G) Compliance with any and all suggestions and site improvements made in the professional reports within six (6) months of the date of approval of this application.

WHEREAS, a motion was duly made by Ms. Washington and duly seconded by Mr. Mercado to approve the Site Plan Waiver with conditions as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mrs. Washington	x	
Mr. Moffa	x	
Mr. Mercado	x	
Acting Chairman Jones	x	
Mr. Guevara	x	
Mr. Dority	x	
Ms. Pinolini	x	
Mr. Gallo	x	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

MIKE JONES, ACTING CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 11th day of February 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 28th day of January 2014.

KENNETH LECHNER, SECRETARY

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board

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

RE: *APPLICATION #14100CUCSPW* *Escrow #8303*
Legends Karting, LLC
BLOCK 11001, LOTS 49 thru 50

DATE: February 04, 2014

The Applicant requests a Site Plan Waiver and variances for signage for an "Indoor Commercial Recreational and Leisure Facility" at the former Metrologic (Hewlett Packard) site within the GI – General Industry District. The project is located on the south side of Coles Road east of NJ Route 42.

The application and support documents have been reviewed and the following comments are offered for your consideration.

Should you have any questions regarding this application, do not hesitate to contact me at (856) 374-3511.

- Applicant: Legends Karting, LLC, 456 Brittany Lane, Cherry Hill, NJ 08003 (telephone #609-413-3838).
- Owner: Montgomery Commons 9, LLC, 1800 Germantown Pike, Suite A-2, Plymouth Meeting, PA 19462 (telephone #610-272-6500).
- Architect: Eric Hafer & Associates, P.A., 827 Stone Road, Laurel Springs, NJ 08021 (Telephone #856-782-7720).
- Attorney: Seth N. Broder, Esq., Broder Law Group, P.C., 110 Marter Avenue, Suite 409, Moorestown, NJ 08057 (telephone #856-234-8768).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form dated 01/15/14.
2. Proposed Tenant Improvement Plan, as prepared by Eric Hafer & Associates, P.A. consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
SP-1	Site Plan	01-02-14
A-1.0	Spacing Plan Signage	01-02-14

II. ZONING REVIEW

1. Bulk Zoning Requirements:

Zone: GI ~ General Industry District [§417].

Use: Indoor commercial recreation and leisure facilities is a conditional use. [§417.D(3)].

Description	Required (All Uses)	Proposed	Conforms
Lot size (min.)	30,000 sf	9.755 ac.	yes
Lot frontage (min.)			
Coles Road	100 ft.	833.72 ft.	yes
NJ Route 42	100 ft.	462.64 ft.	yes
Lot depth (min.)	150 ft.	420 ft.	yes
Building coverage (max.)	30%	27.22%	yes
Lot coverage (max.)	60%	±65% ¹	enc
Floor Area Ratio (max.)	0.30	0.2722	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)			
Coles Road	15 ft.	±34 ft.	Yes
NJ Route 42	15 ft.	±65 ft.	yes
Side yard (min.)	15 ft.	±222 ft.	yes
Rear yard (min.)	15 ft.	±100 ft.	yes
Building Height (max.)	35 ft.	n/a	n/a
Parking Area Setback			
In front of the building line (min.) – Coles Road	N.P.	No	yes
From side property (min.) ²	8 ft.	±18 ft. / ±5 ft.	yes / enc
From rear property line (min.)	10 ft.	±20 ft. ¹	yes
Parking			
Commercial Recreation (90,542 sf) – 6 spaces/1,000 sf	543 spaces	200 spaces	no*
Office (25,139.33 sf) – 1 space/50 sf	101 spaces	133 spaces	yes

1 = Scaled data.

enc = Existing nonconformance.

n/a = Not applicable.

* 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.

2. Conditional Use Requirements

Description	Required	Proposed	Conforms
Lot size (min.)	1 ac.	9.755	yes
Video Arcade Game Area (max.)	15%	10.4%	yes
Food Service and Vending Area (max.)	20%	7.23%	yes

3. Sign Requirements

SIGN STANDARDS (FREE-STANDING)			
Description	Required	Proposed	Conforms
Number (max.) - §426.AA(2)	1	3	no*
Area (max.) - §426.R(1) Coles Road: "Legends Racing"	20 sf	98 sf	no*
Route 42: "Indoor Karting – Next Exit"	20 sf	72 sf	no*
Height (max.) - §426.R(7) Coles Road: "Legends Racing"	8 ft.	8 ft.	yes
Route 42: "Indoor Karting – Next Exit"	8 ft.	> 12 ft.	no*
Letter size (min) – §426.R(1) Coles Road: "Legends Racing"	8 in.	6 in.	no*
Route 42: "Indoor Karting – Next Exit"	8 ft.	n/p	---
Street line setback (min.) - §426.Z(3) Coles Road: "Legends Racing"	30 ft.	15 ft.	no*
Route 42: "Indoor Karting – Next Exit"	30 ft.	±15 ft.	no*
Property line setback - §426.R(8) Coles Road: "Legends Racing"	10 ft.	±2 ft.	no*
Route 42: "Indoor Karting – Next Exit"	10 ft.	> 10 ft.	yes

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Q(2)	1	1	yes
Area (max.) - §426.Z(2)(a)	200 sf	240 sf	no*
Above roof line - §426.L(4)	N.P.	yes	no*

¹ = Scaled data.

N.P. = Not Permitted.

* = 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.

III. WAIVER COMMENTS

The Applicant has requested a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

"The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

IV. VARIANCES COMMENTS

The instant application requires the following variances:

§426, Signs

Free-standing Signs

1. Number: (3 signs provided v. 1 maximum allowed).
 - a. The instant application proposes three (3) signs;
 - i. Coles Road: "Legends Racing" sign
 - ii. Coles Road: Sign reserved for future tenant on existing block wall.
 - iii. Route 42: "Indoor Karting – Next Exit" sign.

Coles Road : Freestanding Sign – "Legends Racing"

2. Area: (98 sf provided v. 20 sf maximum allowed).
3. Letter Size: (6 in. provided v. 8 in. minimum required).
4. Front setback: (15 ft. provided v. 30 ft. minimum required).
5. Side Setback: (±2 ft. provided v. 10 ft. minimum required).

Route 42: Freestanding Sign – "Indoor Karting – Next Exit"

6. Area: (72 sf provided v. 20 sf maximum allowed).
7. Height: (> 12 ft. provided v. 8 ft. maximum allowed).
8. Letter Size: (not provided v. 8 in. minimum required).
9. Front setback: (15 ft. provided v. 30 ft. minimum required).

Facade Signs

10. Area: (240 sf provided v. 240 sf maximum allowed).
11. Above roof line: (provided v. Not permitted).

§510.A, Off-Street Parking

Parking

12. Parking spaces: (200 spaces provided v. 543 spaces minimum required).

POSITIVE CRITERIA ("C1" and "C2" variances)

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested bulk variances:

13. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (Basis 40:55D-70c(1)).

14. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

NEGATIVE CRITERIA

The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis N.J.S.A. 40:55D-70).

V. SITE PLAN WAIVER COMMENTS

The subject property previously received site plan approval under application #SPMF 94-9-8.

Should the Planning Board approve the site plan waiver it's recommended the following items be conditions of approval as a prior approval to a Temporary Certificate of Occupancy or Certificate of Occupancy.

1. Asphalt Walkway:
 - a. The Applicant must provide testimony addressing the width of the proposed asphalt walkway.
 - b. The asphalt walkway shall comprise a minimum of 2" thick bituminous surface course, Mix 1-5, over 4" thick dense graded aggregate subbase over compacted subgrade and shall be in accordance with Barrier Free Code of the NJUCC and the ADA.
 - c. Consideration should be given to providing a walkway edge protection including but not necessarily limited to a railing and curb/barrier.
 - i. The purpose of this recommendation is to provide protection along the walkway edge because it is within the slope of a drainage system, which was designed at 5:1 slopes.
2. Parking Area
 - a. The Applicant must provide testimony addressing whether or not the existing pole mounted lights remain functioning to provide sufficient illumination to enable safe movement of persons, vehicle, and provide for security as per §508.F(1), Lighting.
 - b. The proposed parking facilities for handicapped persons shall be in accordance with the Barrier Free Code of the NJUCC and the ADA as per §510.E, Additional Handicapped Parking Provisions.
 - c. The parking area shall be line-striped providing parking space markings consisting of 4-inch wide strip of white traffic paint, or other materials, meeting NJDOT requirements as per §510.l(1), Delineation.
3. Landscaping
 - a. It appears existing landscaping must be removed along the parking perimeter to construct the proposed walkway.
 - i. Consideration should be given to provide compensatory plantings comprising a mixture of evergreen and ornamental shrubs between the proposed asphalt walkway and existing parking areas as per §507.A, Landscaping.

- b. The base of the free-standing sign along Coles Road shall be landscaped comprising a mixture of evergreen and ornamental shrubs, and perennials as per §426.R(11).

VI. 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.*

VII. RECOMMENDATIONS

1. The Applicant must address the above 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.

cc: Legends Karting, LLC
Seth N. Broder, Esq.
Edward F. Brennan, Esq.
Steven M. Bach, PE



January 30, 2014

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

Attn: Ken Lechner, Township Director / Planner

Re: Legends Racing
Montgomery Commons 9, LLC
90 Coles Road
Blackwood, New Jersey
Block 11001, Lots 49 & 50
Review No. 1
Bach Project No. GTPB-2014-02

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 1/15/14.
- Plans entitled "Proposed Tenant Improvement for Legends Racing, 90 Coles Road, Blackwood, New Jersey, 08012", prepared by Eric Hafer & Associates, PA, dated 1-2-14.

SITE INFORMATION:

Owner: Montgomery Commons 9, LLC
1800 Germantown Pike, Suite A-2
Plymouth Meeting, Pennsylvania 19462
610-272-6500

Applicant: Legends Karting, LLC
456 Brittany Lane
Cherry Hill, New Jersey 08003
609-413-3838

Legends Racing
Montgomery Commons 9, LLC
90 Coles Road
Blackwood, New Jersey
Block 11001, Lots 49 & 50
Review No. 1
Bach Project No. GTPB-2014-02
January 30, 2014
Page 2 of 3

PROJECT SUMMARY:

This application is for a site plan waiver for a proposed indoor commercial recreational and leisure facility known as Legends Racing. The applicant proposes to rehabilitate an existing vacant manufacturing and office building with indoor go-kart race tracks and associated improvements. The applicant further proposes to utilize two existing on-site parking areas and provide new handicap parking spaces and a handicap ramp on the easterly most side of the existing building. The project site is located on the southwesterly side of Coles Road directly across from Camden Avenue in The General Industrial (GI) Zone. The applicant is seeking a Site Plan Waiver.

CONCLUSION:

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

1. A current survey signed and sealed by a licensed New Jersey surveyor.
2. A plan demonstrating ADA compliance for the proposed handicap parking spaces and associated details.
3. A plan illustrating existing topography and proposed grading in the area of the proposed handicap parking and proposed handicap ramp. The plan shall also indicate the building floor elevation.
4. A plan showing any and all notes and details associated with any site improvements including but not limited to paving, curbing, sidewalk, signs, and handicap details.

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

Legends Racing
Montgomery Commons 9, LLC
90 Coles Road
Blackwood, New Jersey
Block 11001, Lots 49 & 50
Review No. 1
Bach Project No. GTPB-2014-02
January 30, 2014
Page 3 of 3

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)
Legends Carting, LLC, Applicant
Montgomery Commons 9, LLC, Owner
Seth N. Broder, Esq., Applicant's Attorney

S:\GTPB2014 Gloucester Twp PB\02 Legends Racing\Docs\GTPB2014-02 Legends Racing, Review No. 1, 1-30-14.doc

Commissioners
CHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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



GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

February 3, 2014

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

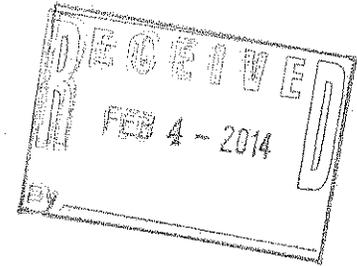
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

Township of Gloucester
Planning Board
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #141004CUCSPW
Legends Karting, LLC
90 Coles road, Blackwood, NJ 08012
Block 11001, Lots 49 & 50



Gentlemen:

In response to the "Notice of Hearing on Application" regarding the above application, a Form "F" Application will be required to determine if sewer is available.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: January 16, 2014 APPLICATION No. #141004CUCSPW
 APPLICANT: Legends Karting, LLC Zoned: HC/GI Escrow# 8303

BLOCK(S): 11001 Lot(S): 49 & 50

LOCATION: 90 Coles Road, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION: OLD METROLOGIC BLDG.

New Application Presently vacant. Proposed: Indoor Commercial Recreational/Leisure Facility.

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report By January 30, 2014**
 For Your Files. **Conditional Use, Bulk C Variance & Site Plan Waiver**

ENCLOSED:

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

- CONDITIONAL USE APPROVAL BULK C VARIANCE SITE PLAN WAIVER

COMMENTS:

Taxes are current. Maryann Busa



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #141004CUCSPW

90 Coles Rd

Block: 11001 Lot:49 and 50

- 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:

Request township ordinance 81-35 be enacted to allow police department of enforcement of parking regulations. 1 sign installed at each entrance to parking lot from Coles Road.

Application attached.

Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____ Date Submitted: 1/16/14

MEMBERS ONLY
ADMITTED

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: January 16, 2014 APPLICATION No. #141004CUCSPW
 APPLICANT: Legends Karting, LLC Zoned: HC/GI Escrow# 8303

BLOCK(S): 11001 Lot(S): 49 & 50

LOCATION: 90 Coles Road, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION: OLD METROLOGIC BLDG.

New Application Presently vacant. Proposed: Indoor Commercial Recreational/Leisure Facility.

PURPOSE OF TRANSMITTAL:

- For Your Review. Please Forward Report By January 30, 2014
 For Your Files. Conditional Use, Bulk C Variance & Site Plan Waiver

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- Recycling Report

CONCERNS

- ① Any change to exterior of building?
- ② Ventilation for GAS VEHICLES?
- ③ Noise?

CONDITIONAL USE APPROVAL BULK-C VARIANCE SITE PLAN WAIVER

COMMENTS:

1/20/14 *J. Palumbo Jr. Assessor*

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

January 28, 2014

ROBERT C. BENSON
Executive Director

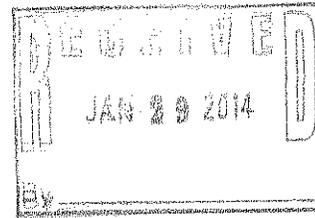
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Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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



Re: Application #141004CUCSPW
Legends Karting, LLC
90 Coles Road, Blackwood, NJ 08012
Block 11001, Lots 49 & 50

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Executive Director

RCB:mh

Blk# 63



TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: January 16, 2014 APPLICATION No. #141004CUCSPW
APPLICANT: Legends Karting, LLC Zoned: HC/GI Escrow# 8303

BLOCK(S): 11001 Lot(S): 49 & 50

LOCATION: 90 Coles Road, Blackwood, NJ 08012

TRANSMITTAL TO:

- | | | |
|--|--|--|
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- 1 Copy - E.I.S.
- Recycling Report

- CONDITIONAL USE APPROVAL BULK C VARIANCE SITE PLAN WAIVER

COMMENTS:

OK 1-28-14 JTK Bldg