

**Township of Gloucester  
Planning Board Agenda  
February 12, 2013  
7:30P. M.**

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

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

**MINUTES FOR MEMORIALIZATION**

**RESOLUTIONS FOR MEMORIALIZATION**

**APPLICATIONS FOR REVIEW**

**Board of Education  
New Jersey Department  
of Education**

**(2) New Softball Fields Dugouts  
on portion of Highland Highschool**

**#131002CPFSP  
Comprehensive Property  
Management, LLC  
Zoned: Highway Commercial**

**Preliminary/Final Major Site/Bulk C  
Block: 18404 Lot: 5  
Location: 571 Cross Keys Road  
Sicklerville  
Pre-Existing, non conforming  
residential. HC Compliant uses  
with offices**

**Meeting Adjourned**



ROBERT N. GARRISON, RA, PP  
BROOKS W. GARRISON, RA  
ROBERT N. GARRISON, JR.  
CALVIN W. HOU, RA

JONG L. HO, RA  
FRANK J. DeFRANCO, RA

SHERRI CROSS-MURPHY  
ERIC J. GEHRING  
SCOTT C. McLAUGHLIN

FEB 04 2013

February 1, 2013

Mr. Kenneth Lechner  
Township Planner  
Gloucester Township  
1261 Chews Landing Road  
Blackwood, NJ 08012

RE: Black Horse Pike Regional School District  
Camden County, New Jersey  
Highland Regional High School New Softball Field Dugouts  
SP# 0390-020-13-2000  
GA# 13-01

Dear Ken:

This letter is to notify you that the Board of Education is currently seeking New Jersey Department of Education approval to construct two (2) New Softball Fields Dugouts on a portion of the Highland HS site. In accordance with N.J.A.C. GA: 26-7.1 and 7.2, we have enclosed a copy of the proposed NJDOE Other Capital Project application.

We would welcome the opportunity to answer any questions that you of the board may have with regard to this project.

Thank you for considering our request.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Robert N. Garrison, Jr.', written over a large, stylized flourish.

ROBERT N. GARRISON, JR.

cc: Ms. Jean Grubb-School Business Administrator

J:\Planning Board Letter.wpd.kp

# NEW SOFTBALL DUGOUTS FOR THE HIGHLAND HIGH SCHOOL

450 ERIAL ROAD  
BLACKWOOD, NEW JERSEY 08012

FOR THE

# BLACK HORSE PIKE REGIONAL SCHOOL DISTRICT

580 ERIAL ROAD  
BLACKWOOD, NEW JERSEY 08012

PROJECT NUMBER: 13-01  
TYPE OF CONSTRUCTION: 5B  
USE GROUP: E

## DESIGN CODES.

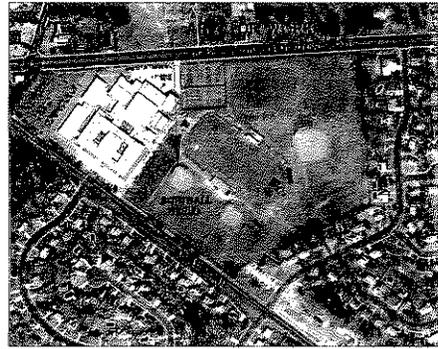
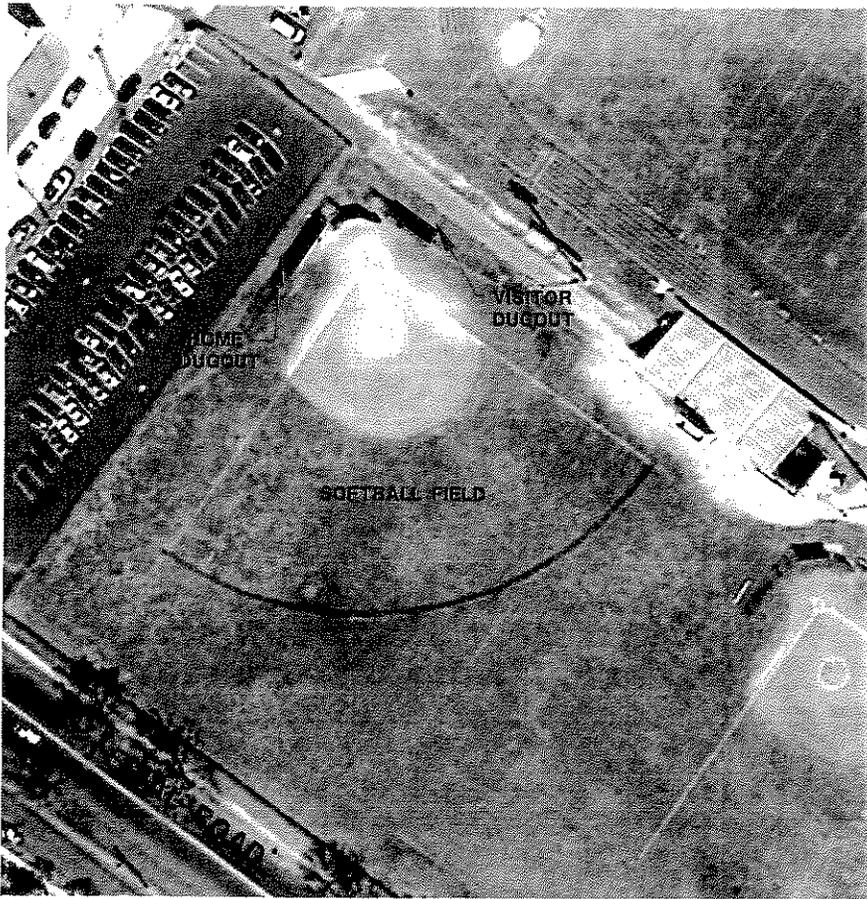
BUILDING SUBCODE - 2008 INTERNATIONAL BUILDING CODE / NJ EDITION  
ELECTRICAL SUBCODE - 2011 NATIONAL ELECTRICAL CODE  
ENERGY SUBCODE - 2007 IECC / 2007 ASHRAE STD. 90.1  
FIRE PROTECTION SUBCODE - 2009 INTERNATIONAL BUILDING CODE / NJ EDITION  
MECHANICAL SUBCODE - 2009 INTERNATIONAL MECHANICAL CODE / NJ EDITION  
PLUMBING SUBCODE - 2009 NSPC  
BARRIER FREE (SUB 7) SUBCODE - 2003 ICC/ANSI A117.1

No.	INDEX OF DRAWINGS
	1 COVER SHEET/INDEX
	<b>ARCHITECTURAL</b>
S-1	SITE PLANS
A-1	WESTERN DUGOUT FLOOR PLANS, ELEVATIONS AND SECTIONS
A-2	HOMER DUGOUT FLOOR PLANS, ELEVATIONS AND SECTIONS



AERIAL MAP

**Garrison Architects**  
A Professional Corporation of Architects and Planners  
130 PRESIDENTIAL BOULEVARD, BALA CYNVYD, PENNSYLVANIA 19004 (610) 668-1800



STATE PLAN # 0390-020-13-2000  
 DOE SUBMISSION: 1/26/13

SIGNATURES:  
 [Signature]  
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**Campton Architects**  
 450 BRAD ROAD  
 BAYWOOD, NEW JERSEY 07005  
 TEL: 908.261.1100 FAX: 908.261.1101  
 WWW.CAMPTONARCHITECTS.COM

NEW SOFTBALL DUGOUTS FOR THE  
 HIGHLAND HIGH SCHOOL

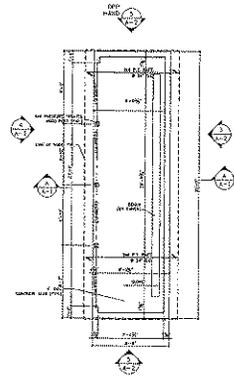
REVISIONS:

NO.	DATE	DESCRIPTION

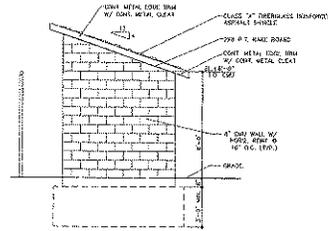
SITE PLAN



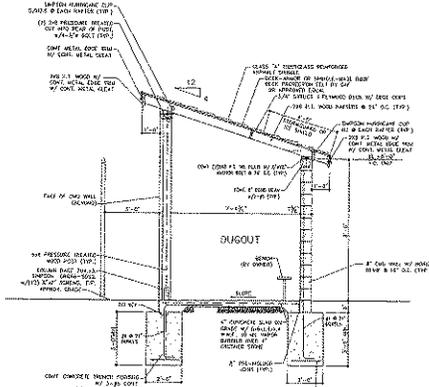
1 VISTOR TEAM DUGOUT FOUNDATION PLAN  
SCALE 1/4" = 1'-0"



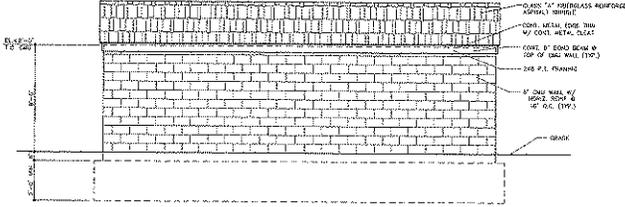
2 VISTOR TEAM DUGOUT FLOOR PLAN  
SCALE 1/4" = 1'-0"



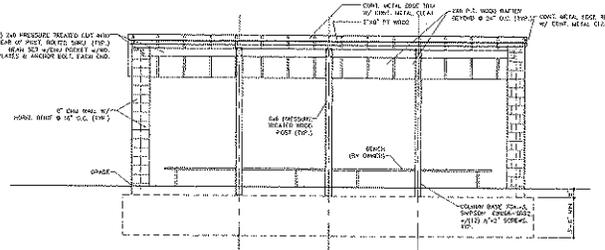
3 HOME & VISTOR TEAM DUGOUT  
SIDE ELEVATION  
SCALE 1/4" = 1'-0"



4 HOME & VISTOR TEAM SECTION  
SCALE 1/4" = 1'-0"



5 VISTOR TEAM DUGOUT REAR ELEVATION  
SCALE 1/4" = 1'-0"



6 VISTOR TEAM DUGOUT FIELD ELEVATION  
SCALE 1/4" = 1'-0"

STATE PLAN # 0390-020-13-2000  
DOE SUBMISSION 1/25/13

SIGNATURES:  
[Signature]  
[Signature]

**Campton Architects**  
1000 WEST 10TH AVENUE  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.CAMPTONARCHITECTS.COM

NEW SOFTBALL DUGOUTS FOR THE  
HIGHLAND HIGH SCHOOL  
HIGHLAND, NEW JERSEY COUNTY

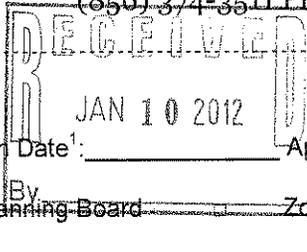
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# TOWNSHIP OF GLOUCESTER

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 10 2012

Application No.: 131002CAFSP

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Fees 1,160.<sup>00</sup> Project # 7581

By Planning Board Zoning Board of Adjustment

Escr. 6,895.<sup>00</sup> Escr. # 7581

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

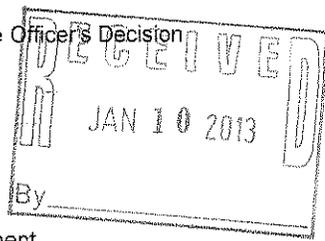
## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Comprehensive Property Management LLC</u> Address: <u>600 Berlin-Cross Keys Road</u> <u>Suite 202</u> City: <u>Sicklerville</u> State, Zip: <u>New Jersey 08081</u> Phone: <u>(856) 318-2966</u> Fax: ( ) - Email: <u>cecily.y.yu@gmail.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Comprehensive Property Management LLC</u> Address: <u>600 Berlin-Cross Keys Road</u> <u>Suite 202</u> City: <u>Sicklerville</u> State, Zip: <u>New Jersey 08081</u> Phone: ( ) - Fax: ( ) -
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**3. Type of Application. Check as many as apply:**

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

<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.



**4. Zoning Districts (Circle all Zones that apply)**

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

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

Name of Attorney: <u>Robert D. Mintz, Esq.</u> Address: <u>34 Tanner Street</u> City: <u>Haddonfield</u>	Firm: <u>Freeman &amp; Mintz, P.A.</u> State, Zip: <u>New Jersey 08053</u> Phone: ( ) <u>795-1234</u> Fax: ( ) <u>795-4620</u> Email: <u>bob@freemanandmintzpa.com</u>
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**6. Name of Persons Preparing Plans and Reports:**

Name: Land Dimensions Engineering  
Address: 6 East High Street  
Profession: Engineer/Planner  
City: Glassboro  
State, Zip: New Jersey 08028  
Phone: ( ) 307\_7800 Fax: ( ) 307\_7805  
Email: larry@landdimensions.com

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

**7. Location of Property:**

Street Address: 571 Cross Keys Road Block(s): 18404  
Tract Area: 0.97 +/- acres Lot(s): 5

**8. Land Use:**

Existing Land Use: Pre-existing, non-conforming residential  
Proposed Land Use (Describe Application): HC compliant uses with focus on office

**9. Property:**

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

**10. Utilities:** (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:** Unknown to applicant

List all applications on a separate sheet.

ZONING: HIGHWAY COMMERCIAL ZONE	EXISTING	RETAIL/ OFFICE	OTHER USES	PROPOSED
MIN. LOT SIZE	0.94 ACRES	20,000 SF	1 ACRE	0.94 ACRES
MIN. LOT FRONTAGE	165 FT	80 FT	100 FT	165 FT
MIN. LOT DEPTH	250 FT±	200 FT	300 FT	250 FT±
MAX. BUILDING COVERAGE	2.5%	25%	15%	15.7%
MAX. LOT COVERAGE	2.9%	75%	50%	46.8%
MIN. FRONT YARD SETBACK	79.77 FT	75 FT	20 FT	88.0 FT
MIN. SIDE YARD SETBACK	40.30 FT	10 FT	10 FT	10.2 FT
MIN. REAR YARD SETBACK	95.43 FT	30 FT	25 FT	30.0 FT
MAX. BUILDING HEIGHT	2-1/2 STY	40 FT	35 FT	<25 STY
<b>PARKING SETBACKS</b>				
FRONT YARD SETBACK	N/A	25 FT	N/P	23.1 FT
SIDE YARD SETBACK	N/A	10 FT	15 FT	10.0 FT
REAR YARD SETBACK	N/A	10 FT	15 FT	25.0 FT
<b>PARKING REQUIREMENTS</b>				
OFFICE (GENERAL) = 1 SPACE/250 SF OF FLOOR AREA	(3,609 S.F.)		REQUIRED	PROPOSED
OFFICE (MEDICAL) = 3 SPACES/DOCTOR +1 SPACE/200 SF FLOOR AREA	(2,400 S.F.)		15	14
TOTAL PARKING			15	15
			30	29

**13. Zoning**

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

**14. Parking and Loading Requirements:**

Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_

Number of loading spaces required: 1 Number of loading spaces provided: -0-

**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**

COMPREHENSIVE PROPERTY MANAGEMENT LLC

By: *Jellen*, manager  
Signature of Applicant

1/9/2013  
Date

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Date

AFFIDAVIT OF OWNERSHIP

STATE OF NJ :  
COUNTY OF Camden : SS.

Cecily Y. Yu of full age, being duly sworn on his/her oath according to law deposes and says that:

1. I am a member of Comprehensive Property Management LLC and have access to the names and addresses of all members.

2. Upon review of Comprehensive Property Management LLC's books and records I have ascertained that the following members hold a share of 10% or greater in Comprehensive Property Management LLC.

3. The complete list of members holding a 10% or greater share is:

NAME	%	ADDRESS
<u>Cecily Y. Yu</u>	<u>100</u>	<u>58 Breatly Dr. Sicklerville, NJ 08081</u>

<del><u>Dr. Minh Cao</u></del>	%	_____
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which is owned by:

_____	%	_____
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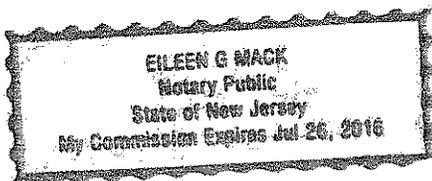
_____	%	_____
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DATED: 4/8/13

Sworn to and subscribed before me this 8th day of January, 2013.

[Signature], Manager

[Signature]



**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).

COMPREHENSIVE PROPERTY MANAGEMENT LLC

Jellu, Manager  
Signature

1/7/2013  
Date

Sworn and Subscribed to before me this

7th day of January

2013 (Year).

Cecily Y. Yu  
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?

**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).

Jan 7th/2013  
Date

Jellu, Manager  
Signature of Applicant

Cecily Y. Yu  
Print Name

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of Jan 7th, 2013 shows and discloses the premises in its entirety, described as Block 18404 Lot 5; 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:  
Cecily Yu of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to  
On this 8th day of January,  
20 13 before the following authority.

Jellu, manager  
Name of property owner or applicant

Melissa Gunter  
Notary public

LAND DIMENSIONS ENGINEERING

MELISSA GUNTER  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES AUGUST 20, 2013

# TOWNSHIP OF GLOUCESTER

## Interoffice Correspondence



**TO:** Planning Board

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

**RE:** **APPLICATION #131002CPFSP Escrow #7581**  
**Comprehensive Property Management, LLC**  
**BLOCK 18404, Lot 5**  
**571 Berlin – Cross Keys Road**

**DATE:** February 05, 2012

The Applicant requests preliminary and final major site plan approval to construct a 6,009 sf building for "HC compliant uses with focus on office" within the HC – Highway Commercial District. The project is located on the west side of Berlin – Cross Keys Road north of Sicklerville Road.

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

- Applicant/Owner: Comprehensive Property Management, LLC, 600 Berlin – Cross Keys road, Suite 202, Sickerville, NJ 08081 (telephone #856-318-2966).
- Engineer: Ahmad Tamous, PE, Land Dimensions Engineering, 6 High Street, Glassboro, NJ 08028(telephone #856-307-7800).
- Attorney: Robert D. Mintz, Esq., Freeman & Mintz, P.A., 34 Tanner Street, Haddonfield, NJ 08083 (telephone #856-795-1234).

### **I. INFORMATION SUBMITTED**

1. Land Development Application Form and checklist dated 01/10/12.
2. Solid Waster Recycling Report, as prepared by Land Dimensions Engineering dated 01/07/13.
3. Environmental Impact Summary as prepared by Land Dimensions Engineering dated 01/07/13.
4. Title Report, as prepared by Collegiate Title Corporation dated 02/22/12.
5. Hydrological Report, as prepared by Land Dimensions Engineering dated January 2013.
6. Stormwater Management Maintenance Plan, as prepared by Land Dimensions Engineering January 2013.
7. Architectural plans, as prepared by Ruggieri & Partners consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
A-1	Floor Plan Building Elevations	01-06-13

8. Engineering plans, as prepared by Land Dimensions Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	01-08-13
2	Plan of Survey and Topography	5-16-12
3	Existing Conditions & Demolition Plan	01-08-13
4	Site Plan	01-08-13
5	Grading, Drainage, and Utility Plan	01-08-13
6	Landscape & Lighting Plan	01-08-13
7	Soil Erosion and Sedimentation Control Plan and Storm Sewer Profiles	01-08-13
8	Sopil Erosion & Sediment Control Detail	01-08-13
9	Construction Details	01-08-13

## II. ZONING REVIEW

1. HC compliant uses with focus on office are permitted uses [§416.B].

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	40,946.4 sf	yes
Lot frontage (min.)	80 ft.	165 ft.	yes
Lot depth (min.)	200 ft.	213.89 ft.	yes
Building Coverage (max.)	25%	14.7%	yes
Lot Coverage (max.)	75%	47%	yes
Front yard (min.)	75 ft.	88 ft.	yes
Side yard (min.)	10 ft.	10.2 ft. / ±62 ft	yes / yes
Rear yard (min.)	30 ft.	30 ft.	yes
Building Height (max.)	40 ft.	19.83 ft.	yes
Floor Area Ratio	0.25	0.147	yes
Buffer	25 ft.	25 ft.	yes
Parking (min.) – 6,009 sf			
100% Office – 1 space/250 sf	24 spaces	29 spaces	yes
<b>100% Retail – 5 spaces/1,000 sf</b>	<b>30 spaces</b>	<b>29 spaces</b>	<b>no*</b>
3,000 sf Office – 1 space/250 sf	12		
3,000 sf Medical Office with 1 doctor – 3 spaces/doctor, plus 1 space/200 sf	<u>18</u>		
Total	30 space	29 spaces	no*
3,000 sf Retail – 5 spaces 1,000 sf	15		
3,000 sf Medical Office with 1 doctor – 3 spaces/doctor, plus 1 space/200 sf	<u>18</u>		
Total	33 space	29 spaces	no*

<sup>1</sup> = Scaled data.

\* = 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.

PARKING AREA SETBACKS			
From any right-of-way (min.)	25 ft.	23.1 ft.	no*
From Side Property Line (min.) <sup>2</sup>	10 ft.	10 ft.	yes
From Rear Property Line (min.) <sup>2</sup>	10 ft.	10 ft.	yes

\* = 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. Free-Standing Signs

SIGN STANDARDS (FREE-STANDING)			
Description	Required	Proposed	Conforms
Number (max.) - §426.AA(2)	1	1	yes
Area (max.) - §426.R(1) – 45 mph - residential	35 sf	36 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.AA(3)	15 ft.	n/p	---

## 3. Facade Signs

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Q(2)	3	3	yes
Area (max.) - §426.Q(1) – Front Elevation “Comprehensive Foot & Ankle Center”	20.23 sf	40 sf	no*
Area (max.) - §426.Q(1) – Tenant 1 and 2	19.76 sf	18 sf	yes

\* = 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. APPLICATION SUBMISSION CHECKLIST

The Applicant has provided the checklist items in accordance with §817, Submission Checklist for a preliminary major site plan or has requested a waiver, except for the following.

The Applicant should note that the “N/A” - Not Applicable submitted on the checklist - in most cases - is not an acceptable response to the ordinance checklist requirements: the correct response is to indicate “Waiver requested” or “Submitted.”

Therefore, the Applicant must submit the following required checklist items or request a waiver.

**We do not recommend waiving underlined items**

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 [Checklist #9].
  - a. The Applicant must provide a certification from a recognized professional in lieu of the required Letter of Interpretation, Presence/absence determination.
2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
  - a. The plans must be revised to show the location of the proposed free-standing sign, which must be 15 feet from all property lines.
3. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
  - a. The plan must be revised to provide the flood classification as depicted on the FIRM, community Panel Number and most effective date.
4. Fire lanes [Checklist #77].
  - a. We defer to the Fire Marshal.
5. Streetlights. [Checklist#90].
  - a. The Applicant must provide professional testimony and/or revised plans to address the applicability of existing and proposed street lights.
6. Cross Sections. [Checklist #94].
  - a. We defer to the Board engineer.

**IV. WAIVER COMMENTS**

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

**We do not recommend waiving underlined items**

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
  - a. The applicant provided an Environmental Impact Summary, which only addressed only a limited number of environmental impacts.
    - i. The applicant must provide professional testimony to address the applicability of allowing the submitted Environmental Impact Summary in lieu of an Environmental Impact Statement.
2. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
  - a. The applicant must provide professional testimony to address the applicability of the requested waiver.
3. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
4. 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. The applicant must provide professional testimony to address the applicability of the requested waiver.
5. Loading areas and number thereof [Checklist #80].
  - a. The applicant must provide professional testimony to address the applicability of the requested waiver.

6. Center line profiles at horizontal scale not less than 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
7. 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].
8. Environmental Constraints Map (See §519). [Checklist #108].

**V. VARIANCE COMMENTS**

The application as submitted requires the following variances:

**§510.A, Off-Street Parking**

1. Retail (100%): (29 spaces provided v. 30 spaces minimum required).
2. Medical & Office: (29 spaces provided v. 30 spaces minimum required).
3. Retail & Medical: (29 spaces provided v. 33 spaces minimum required).
4. Parking Setback: (23.1 ft. provided v. 25 ft. minimum required).

**§426.Q Facade Sign Requirements**

5. Area (Front elevation): (40 sf provided v. 20.23 sf max. allowed).

**§426.R Free-Standing Sign Requirements**

4. Area: (36 sf provided v. 35 sf maximum allowed).

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

5. The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested variances:
  - a. 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)).
  - b. 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).

**VII. SITE PLAN DESIGN REVIEW COMMENTS**

1. The plan must be revised to provide landscaping along at least three (3) sides of the trash enclosure to enhance the aesthetics of the development as per §507.A(1).
2. The plan must be revised to indicate underground irrigation for landscaping for the proposed non-residential use as per §507.A(4)(b).
3. The plan must be revised to provide a more substantially enhance buffer along residential uses as per §507.B(1).
  - a. The landscaping must comprise a mixture of evergreen trees and shrubs to supplement the existing trees along the side and rear buffers as per §507.B(2).

4. The plan must be revised to provide at least two street shade trees along Berlin – Cross Keys Road as per §507.D(4).
5. The plan must be revised to provide a detail for the proposed "Security Lighting" indicated in General Lightinf Notes #3 as per §508, Lighting.
  - a. Light shields must be provided to prevent visibility of the proposed light source from adjacent properties as per §508.F(4).
6. The plan must be revised to provide a detail of the trash enclosure gate as per §510.L, Refuse/Recyclable Storage Areas.
7. The plan must be revised to provide at least one (1) pole mounted street light with 150 Watt HPS Luminaires along Berlin–Cross Keys Road or provide illumination data for existing streetlights, if applicable, as per §508.A, Lighting.

### **VIII. GENERAL REVIEW COMMENTS**

1. The plan must be revised to provide an area to turn around at the end of the parking area along the.
2. The plan must be revised to provide tree protection measures for trees to be preserved within then buffer.

### **IX. 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.*

**X. RECOMMENDATIONS**

1. The applicant must address the underlined items listed above on the site plan.
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.

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

cc: Robert Mintz, Esq.  
Ahmad Tamous, PE  
Edward F. Brennan, Esq.  
Steven M. Bach, PE



February 7, 2013

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

Attn: Ken Lechner, Township Director / Planner

Re: Cross Keys Center  
Preliminary and Final Site Plan.  
Comprehensive Property Management, LLC  
571 Cross Keys Road  
Block 18404, Lot 5  
Review No. 1  
Bach Project No. GTPB-2013-1

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 1/10/13.
- Township of Gloucester Land Development Submission Checklist, dated 1/10/13.
- Camden County Application package, dated 1-10-13.
- Township of Gloucester Escrow Agreement, dated 1/7/13.
- Solid Waste Recycling Report for 571 Cross Keys Road, dated 1-7-13.
- Title Report prepared by Collegiate Title Corporation, dated 2-22-12.
- Environmental Impact summary for 571 Cross Keys Road, prepared by Land Dimensions Engineering, dated January 2013.
- Hydrological Report for Cross Keys Center, prepared by Land Dimensions Engineering, dated January, 2013.
- Stormwater Management Maintenance Plan for Cross Keys Center, prepared by Land Dimensions Engineering, dated January, 2013.
- Floor Plan Building Elevations for 571 Cross Keys Road, Block 18404, Lot 5, Gloucester Twp., NJ, prepared by Ruggieri & Partners, dated 1-6-13, no revision.

Cross Keys Center  
Preliminary and Final Site Plan.  
Comprehensive Property Management, LLC  
571 Cross Keys Road  
Block 18404, Lot 5  
Review No. 1  
Bach Project No. GTPB-2013-1  
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- Drawings entitled "Preliminary / Final Site Plans for 571 Berlin Crosskeys Road, Plate 184, Block 18404, Lot 5, Gloucester Township, Camden County, New Jersey", prepared by Land Dimensions Engineering:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 12	Title/Cover Sheet	None
2 of 12	Plan of Survey and Topography	5-16-12, no revision
3 of 12	Existing Conditions/Demolition Plan	December 2012, no revision
4 of 12	Site Plan	December 2012, no revision
5 of 12	Grading, Drainage and Utility Plan	December 2012, no revision
6 of 12	Landscape and Lighting Plan	December 2012, no revision
7 of 12	SESC Plan	December 2012, no revision
8 of 12	SESC Details Plan	December 2012, no revision
9 of 12	Construction Details	December 2012, no revision
10 of 12	Construction Details	December 2012, no revision
11 of 12	Construction Details	December 2012, no revision
12 of 12	Construction Details	December 2012, no revision

#### SITE INFORMATION:

Owner/Applicant      Comprehensive Property Management, LLC  
600 Berlin – Cross Keys Road,  
Suite 202  
Sicklerville, New Jersey 08081  
856-318-2966

#### PROJECT SUMMARY:

This application is for the construction of approximately 6,000 square feet of medical office and associated site improvements on the site of an existing 2 ½ story frame building with an earth and stone drive. All existing features are to be demolished to accommodate the proposed development. The project site is located on the northwest side of Berlin – Cross Keys Road northeast of Sicklerville Road in the Township's Highway Commercial (HC) District. The applicant is seeking preliminary and final major site plan approval.



**WAIVERS:**

The applicant has requested the following waivers:

1. Four (4) copies of the Traffic Impact Report (see 815). Our office does not support the waiving of this requirement.
2. Location of all existing structures and their uses within 200 feet of the tract. As the site is adjoined by Residential development our office does not support this waiver. There exist residential properties adjacent to the subject property which should be shown on the plans to show the proximity of the proposed development to existing residential dwellings.
3. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slopes. As the plan conforms to this requirement this waiver is not necessary.
4. Centerline profiles at horizontal scale not less than 1"=50' for all existing adjoining streets and proposed streets. Our office has no objection to this waiver.
5. 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. Our office does not support the waiving of this requirement.
6. Environmental Constraints Map (see 815). Our office has no objection to this waiver.

**GENERAL:**

1. All signage and striping shall be in accordance with the Manual on Uniform Traffic Control Devices. Congress has recently adopted Federal regulation regarding traffic operations and traffic control devices. Specifically Title 23, Highways: Chapter 1 Federal Highway Administration: Subchapter G: Engineering and Traffic Operations: part 655: Subpart F: traffic control devices, 23 CFR 655.03(a). this states that:

"For the purpose of MUTCD applicability, open to public travel includes toll roads within shopping centers, parking lot areas, airports, sports arenas, and other similar business and/or recreation facilities that are privately owned but where the public is allowed to travel without access restrictions."

2. The 25' Buffer to Residential Use and the Rear Yard Setback shown along the northwesterly property line are drawn incorrectly and shall be revised.
3. We defer to the County Engineer regarding sight triangle requirements.

**PERFORMANCE STANDARDS (ARTICLE V):**

**A. Parking (Section 510) and Loading (Section 509)**

1. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines. All accessible ramps must be constructed with detectable warnings per the latest recommendations of the ADA requirements.
2. A loading area shall be provided per Section 509.
3. A refuse/recycle area shall be provided per Section 510.L.
4. The locations of fire lanes, to ensure the efficient and effective use of fire apparatus, shall be subject to the review and approval of the Fire Marshal. Fire lanes shall be a minimum of eighteen (18') feet in width unless contiguous to the access aisle per Section 510.M (1).

**B. Sidewalks/Curbs (Section 516)**

1. The plans shall indicate the width of all curbed islands.

**C. Stormwater Management (Section 517)**

1. The applicant shall perform a minimum of two (2) in-situ infiltration tests in accordance with the NJ Stormwater BMP Manual, Appendix E (last revised September 2009) to confirm infiltration capability for the basin.
2. The applicant shall provide calculations confirming the basin will dewater within 72 hours per NJDEP requirements.
3. The stormwater calculations shall be revised to show that the entire site complies with runoff reduction requirements, not just the basin discharge.
4. The Drainage Area Maps shall be revised to label the drainage area designations to be consistent with the Drainage Report text and Hydrocad calculations.

5. The Post Development calculations shall be revised. The uncontrolled runoff area shall not be routed through the basin if the area discharges to Cross Keys Road. The uncontrolled runoff hydrograph and basin outflow hydrograph shall be combined to illustrate total site runoff.
6. We recommend a minimum of two (2) feet of cover over the HDPE storm pipe.

**D. Utilities (Section 518)**

1. The plans note that an existing septic system is to be removed. The plans should be revised to indicate the location of the existing septic system to be removed. The septic system must be abandoned according to Camden County Health Department regulations.
2. The plans indicate that an existing well is to be removed. A copy of the NJDEP well abandonment report for the potable well shall be submitted.
3. The applicant is proposing public water service for the development. We defer to Aqua New Jersey for water improvements. The applicant must provide to the Township a letter indicating connection, supply, and capacity is available from Aqua New Jersey.
4. The applicant is proposing public sanitary sewer service for the development. We defer to Gloucester Township Municipal Utilities Authority (GTMUA) for sewer improvements. Documentation that sanitary sewer service can be provided to the site shall be obtained from the GTMUA and submitted to the Township.
5. All electric, telephone, television and other communication service facilities, both main and service lines, shall be installed in accordance with the prevailing standards and practices of the utility or other companies providing such services. A note to this effect should be added to the plan.
6. If gas service is proposed, it should be shown on the plans. If gas service is not available and bottled gas is proposed to service the buildings, these facilities should be shown on the plans.

**E. Grading (Section 506)**

1. Improved surfaces shall have a minimum grade of one percent (1%) per 506.A(1). The plans shall be revised to meet this requirement.
2. Minimum lawn grades shall be not less than two percent (2%) per 506.A (2). The plans shall be revised to meet this requirement.

3. The Grading Plan shall provide proposed spot elevations for all pc's and pt's of curbed islands.
4. Proposed spot elevations shall be provided at the exterior of all door locations.
5. Additional existing and proposed spot elevations shall be shown in all areas of accessible parking to verify compliance with ADA standards.
6. The plan shall provide proposed spot elevations at all building corners, concrete pad corners and sidewalk corners.
7. The Grading Plan shall be revised. The proposed contours do not appear to match the proposed spot elevation shown on the plan.
8. The plan shall provide additional information regarding proposed grading between the northerly most property line and the proposed building.
9. A top and bottom of curb elevation shall be provided along the northeasterly curb line across from the proposed high point in the paving.
10. There shall be a maximum slope of 3:1 on all grass areas. The contours in the southern most corner of the property exceed 3:1.

**F. Landscaping and Buffering (Section 507)**

1. Our office defers to the Township Planner regarding landscaping and buffering.

**G. Lighting (Section 508)**

1. Per Section 508.F the maximum average illumination of the pavement within the parking lot shall not exceed 2.0 footcandles. The Lighting Plan indicates an average footcandle of 3.0. The lighting shall be revised to meet the Ordinance requirements.
2. All existing lights within 100 feet of the site, including location of all poles and luminaries, shall be shown on the Lighting Plan per Section 508.G (1).
3. There are areas within the site where the required footcandle coverage is not provided, particularly along the northerly corner of the parking area. The design should be revised to provide a minimum horizontal illumination of 0.5 foot candles.
4. A detail of the light fixture shall be shown on the plans.
5. A detail of the light pole shall be shown on the plans.

Cross Keys Center  
Preliminary and Final Site Plan.  
Comprehensive Property Management, LLC  
571 Cross Keys Road  
Block 18404, Lot 5  
Review No. 1  
Bach Project No. GTPB-2013-1  
February 7, 2013  
Page 7 of 7

#### H. Construction Details

1. A "Stop" sign detail shall be added to the plans.
2. A typical sign post detail should be provided. All signs should be installed set back two foot (2') behind the curb line. The sign post should be installed with a concrete base. We recommend that the posts incorporate break away hardware.

#### 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 Marshall
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.

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)  
Comprehensive Property Management, LLC, Applicant  
Robert Mintz, Esq., Applicant's Attorney  
Ahmad Tamous, PE, Applicant's Engineer

S:\GTPB2013 Gloucester Twp Planning Board\Docs\GTPB2013-1 Cross Keys Center Review No 1, 1-23-13.doc

**Tax Account Maintenance**

Add Edit Close Delete << >> Detail Notes

Block: 18404  
 Lot: 5  
 Qualifier:  
 Owner: **COMPREHENSIVE PROPERTY MANAGEMENT** Prop Loc: 571 CROSSEYS ROAD  
 Tax Bill Restricted Edit

General Assessed Values Additional Billing Deductions Balance All Charges Add/Omit

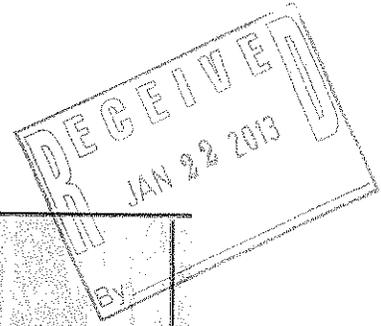
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		2,397.41	2,397.41	.00	2,397.41
2013	1		2,397.41	2,397.41	.00	2,397.41
2013		Total	4,794.82	4,794.82	.00	4,794.82
2012	4		3,016.62	.00	.00	.00
2012	3	Misc.	25.00 *	.00	.00	.00
2012	3		3,016.62	.00	.00	.00
2012	2		1,778.20	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 01/22/13 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/06/12

**TOTAL TAX BALANCE DUE**

Principal: 2,397.41 Penalty: .00  
 Misc. Charges: .00 Interest: .00 Total: 2,397.41



*Current*



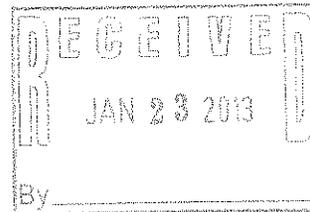
# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #131002CPFSP 571 Cross Keys Rd Comprehensive Property Man. Block 18404 Lot 5

- 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: Application for NJ 39:5-1 and Township parking ordinance 81-35 attached. Proper signage will need to be installed once application approved and added to ordinance. \

The signs are 16 inches by 16 inches, white background with black lettering. It needs to be worded "Parking Only In Designated Area and Between The Painted Lines" with "ORD #81-35" at the bottom. The bottom of the sign must be seven (7) feet from the ground.



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

Signature:

Date Submitted: 1/21/13

# Township of Gloucester

## Application for N.J. Motor Vehicle Statutes/Chapter 81 Municipal Ordinance for Private Property

Instructions for completion of application

Box1: Corporate name, address, phone number and representative name and title

Box2: Date of request

Box 3: Complex name (ie; property, plaza, center) and address

Box 4: Authority name and address

Box 5: Applicant signature

Box 6: Applicants printed name

Contact:

Corporal Rich Worst Jr  
Gloucester Township Police Department  
Traffic Safety Unit  
Dispatch: 856-228-4500 x 765  
Fax: 856-374-3530  
Email: [rworst@gtpolice.com](mailto:rworst@gtpolice.com)

Lieutenant Brian McKendry  
Gloucester Township Police Department  
Traffic Services Bureau  
Direct: 856-374-3530  
Fax: 856-374-3530  
Email: [bmckendry@gtpolice.com](mailto:bmckendry@gtpolice.com)

**APPLICATION TO HAVE NEW JERSEY MOTOR VEHICLE  
STATUTES MADE APPLICABLE TO PRIVATE PROPERTY**

<b>1.</b> <b>FROM:</b>		<b>2.</b> <b>DATE:</b>
<b>TO:</b>	Township of Gloucester, Gloucester Township Police	

**3.**  
**SUBJECT:** Application to have motor vehicle statutes made applicable to:

**4.**  
By authority of N.J.S.A. 39:5A-1, application is hereby made by:

Requesting that the provision of Subtitle 1, Title 39, of the Revised Statutes shall be made applicable to the semipublic roadways, driveways, parking areas and other areas used for vehicular traffic on property shown on the enclosed map or site plan and know as:

<b>Comments</b>	<b>5.</b>
	↑Authorized Signature
	<b>6.</b>
	↑Print Name

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 22, 2013

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

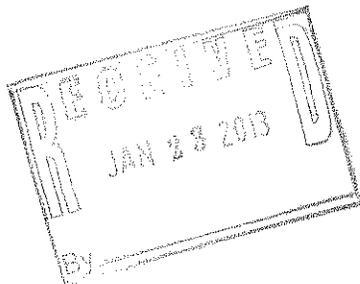
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #131002CPFSP  
Comprehensive Property Management, LLC  
571 Cross Keys Road, Sicklerville, NJ 08081  
Block 18404, Lot 5

Gentlemen:

In response to your transmittal regarding the above application, a Form "F"  
Application will be required.

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



Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

*Robert C. Benson*  
Robert C. Benson  
Executive Director

RCB:mh

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

DATE: January 15, 2013

APPLICATION No: 131002CPFSP

APPLICANT: Comprehensive Property Management, LLC PROJECT No: # 7581

BLOCK(S): 18404 Lot(S): 5 Zoned: Highway Commercial

LOCATION: 571 Cross Key Road, Sicklerville

TRANSMITTAL TO:

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

APPLICATION: **Preliminary & Final Major Site Plan with Bulk C Variance**  
**Pre-existing, non-conforming residential. HC compliant uses with office**

PURPOSE OF TRANSMITTAL:

- For Your Review. **February 5, 2013**  
 For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
  - 1 Copy - Minor Site Plan
  - 1 Copy - Revised Minor Subdivision Plan
  - 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 - Preliminary/Final Major Site Plan, county apps, twp app.
  - 1 Copy - Major Subdivision - Amended Plat
  - 1 Copy - Traffic Report
  - 1 Copy - Development Plan
  - 1 Copy - Drainage Calculations
  - 1 Copy - E.I.S.
  - Recycling Report
- Variance Plan     Bulk (C) Variance     Use (D) Variance

*No issues. Seems like an excellent use for the area + will enhance values.*

Signature

*[Handwritten Signature]*  
Assessor 1/17/13

**APPLICATION FOR COUNTY REVIEW OF SUBDIVISION, SITE AND DEVELOPMENT PLANS**

CAMDEN COUNTY PLANNING BOARD CHARLES J. DePALMA PUBLIC WORKS COMPLEX 2311 EGG HARBORROAD LINDENWOLD, NJ 08021 (609) 566-2940 -- (609) 566-2988 (fax)	THIS APPLICATION MUST BE COMPLETED IN FULL AND SIGNED BY A LOCAL OFFICIAL ALONG WITH A COPY OF THE LOCAL APPLICATION. SEE COUNTY SUBMISSION REQUIREMENT LIST FOR ALL DOCUMENTS NECESSARY FOR A COMPLETE APPLICATION.
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Gloucester Township

PROJECT/PLAN NAME \_\_\_\_\_ MUNICIPALITY \_\_\_\_\_

TYPE OF PLAN	TAX MAP DATA	TYPE OF SUBMISSION
<input checked="" type="checkbox"/> SITE PLAN	PLATE(S) _____	<input checked="" type="checkbox"/> NEW APPLICATION
<input type="checkbox"/> MAJOR SUBDIVISION	BLOCK (s) <u>18404</u>	<input type="checkbox"/> REVISION OF PRIOR APPLICATION
<input type="checkbox"/> FINAL DEVELOPMENT PLAN	LOT(s) <u>5</u>	<input type="checkbox"/> RESUBMISSION OF PART OF A MAJOR SUBDIVISION
<input type="checkbox"/> FILING PLAN	EXISTING ZONING <u>HC</u>	
<input type="checkbox"/> MINOR SUBDIVISION	VARIANCE REQUIRED? <u>Yes</u>	

APPLICANT NAME Comprehensive Property Management LLC PHONE: (856) 318-2966  
 ADDRESS 600 Berlin-Cross Keys Rd., Suite 202 TOWN Sicklerville STATE NJ ZIP 08081  
 AGENT/ATTORNEY Robert D. Mintz, Esq., Freeman & Mintz, P.A. PHONE: \_\_\_\_\_  
 ADDRESS 34 Tanner Street TOWN Haddonfield STATE NJ ZIP 08033

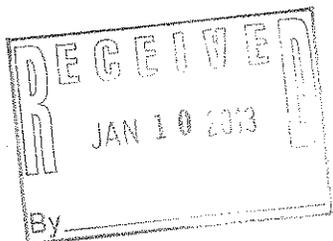
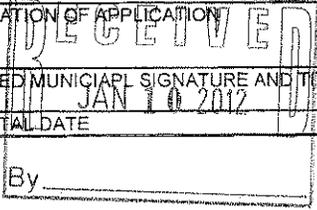
SITE ABUTS COUNTY ROAD Berlin-Cross Keys Road ROUTE # 689

PROPOSED USE	AREA
<input type="checkbox"/> S.F. DETACHED _____	TOTAL AREA OF _____
<input type="checkbox"/> TOWNHOUSES _____	EXISTING LOT: <u>0.97 +/- acres</u>
<input type="checkbox"/> GARDEN APTS. _____	AREA OF PORTION TO BE SUBDIVIDED: _____
MID-RISE APT. _____	
<input type="checkbox"/> HI-RISE APTS. _____	
<input checked="" type="checkbox"/> COMMERCIAL <u>Office</u>	
<input type="checkbox"/> INDUSTRIAL _____	
<input type="checkbox"/> OTHER _____	

COMPREHENSIVE PROPERTY MANAGEMENT LLC  
 By: [Signature] Manager  
 SIGNATURE OF APPLICANT OR AGENT

Cecily Y. Yu  
 PRINT NAME OF PERSON COMPLETING APPLICATION

MUNICIPAL USE	COUNTY USE
<u>Remainder Final Bulk</u>	RECEIVED AND LOGGED:
CLASSIFICATION OF APPLICATION	LOG NO. _____ PLAN NO. _____
<input checked="" type="checkbox"/> AUTHORIZED MUNICIPAL SIGNATURE AND TITLE	
TRANSMITTAL DATE <u>JAN 10 2012</u>	



# 151002CPKSP

**SUBMISSION REQUIREMENTS FOR THE CAMDEN COUNTY PLANNING BOARD:**

Please Submit the Following For:

**MINOR SUBDIVISIONS:**

- 2 copies of County Planning Board Application  
(Lower left hand corner **MUST BE SIGNED** and  
**classified by appropriate local official**)
- 1 Copy of Municipal Township Application
- 1 County Fee Schedule, filled out and signed  
(**check made payable to the Camden County Treasurer**)
- 1 set of Plans
- Affidavit of Ownership
- 1 Copy of Pinelands Certificate of Filing (if applicable)

**SITE PLANS AND MAJOR SUBDIVISIONS:**

- 2 copies of County Planning Board Application  
(lower left hand corner **MUST BE SIGNED** and  
**classified by appropriate local official**)
- 1 Copy of Municipal Township Application
- 1 County Fee Schedule, filled out and signed  
(**check: made payable to the Camden County Treasurer**)
- 2 Sets of Signed and Sealed Plans, which reflect all requirements contained in  
Chapter V of the County's Manual of Land Development practices. Regulations and  
Procedures
- 2 Sets of Drainage Calculations (data based upon 10 year pre and a 25 year post  
construction storm)
- 2 Sets of Traffic Impact Study (if applicable)
- Affidavit of Ownership
- 1 Copy of- Pinelands Certificate of- Filing (if applicable)
- 1 Copy of Local Engineer's Report

**FINAL OR REVISED PLANS: Site Plans & Major Subdivisions**

- 2 copies of County Planning Board Application  
(for major subdivisions final approval must be  
received before filing plats are signed)
- 2 Sets of Signed and Sealed Plans
- 1 County Fee Schedule, filled out and signed  
(**check made payable to the Camden County Treasurer**)

**ADDITIONAL FEES:**

- Signing and Sealing of Filing Plats (\$50.0m  
(**check made payable to the Camden County Treasurer**)

\_\_\_\_\_  
Certification of completeness  
by Local Official

COMPREHENSIVE PROPERTY MANAGEMENT LLC

By: Jill A. Manager  
Signature of Applicant or Agent

CAMDEN COUNTY PLANNING BOARD

FEE SCHEDULE (rev. 6/98)

APPLICANT'S NAME: Comprehensive Property Management LLC

PROJECT NAME: Cross Keys Center MUNICIPALITY:

PLATE: BLOCK: 18404 LOT(S): 5

TYPE OF PLAN

- MINOR SUBDIVISION, SITE PLAN, MAJOR SUBDIVISION

MINOR SUBDIVISION

Table with 2 columns: Description and Amount. Includes items like REVIEW FEE, DESIGN REVIEW FEE, TOTAL PARKING SPACES, DEDICATION REVIEW FEE, INSPECTION FEE, and TOTAL.

MAJOR SUBDIVISION

Table with 2 columns: Description and Amount. Includes items like DESIGN REVIEW FEE, PER DWELLING UNIT, DEDICATION REVIEW FEE, INSPECTION FEE, and TOTAL.

FINAL REVIEWS (Site Plans & Major Subdivisions)

Table with 2 columns: Description and Amount. Includes FINAL (\$200.00).

Final Submission should be submitted after receipt of preliminary approval (May be Waived at Discretion of Board)

REVISIONS (Site Plans & Major Subdivisions)

Table with 2 columns: Description and Amount. Includes REVISIONS (\$200.00).

ADDITIONAL FEES

Table with 2 columns: Description and Amount. Includes SIGNING OF FILING PLATS (\$100.00).

Table with 2 columns: Description and Amount. Includes GRAND TOTAL 774.00.

By: [Signature] Manager SIGNATURE OF APPLICANT OR AGENT