

# Township of Gloucester Planning Board Agenda February 23, 2016

Salute to the Flag  
Opening Statement  
Roll Call  
General Rules

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

## MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – October 13, 2015

Minutes for Memorialization – October 27, 2015

Minutes for Memorialization – November 24, 2015

Minutes for Memorialization – January 12, 2016

## RESOLUTIONS FOR MEMORIALIZATION

### E-Mail

#151036M Peter Cheeseman Rd.	Minor Site Plan Block: 14003 Lot: 13
#161002RDSPW Lee & Marie Meinhart	Redevelopment Agreement Waiver/Site Plan Waiver
#161004 0-15-19 Blackwood/Clementon Rd. Redevelopment Plan	Local Redevelopment & Housing Law
#161005 0-15-20 Zoning May Amendment	2015 Reexamination Report of the Master Plan, BWD, District and Signs

**APPLICATIONS FOR REVIEW**

**#161007CPFS  
Paramount @ Chews  
Landing  
Inspira Urgent Care**

**Preliminary & Final Major  
Bulk C Variances  
Block: 20601 Lot: 3  
Location: 1236 Chewslanding  
Road  
Expansion of Existing Store to  
Medical Office & Modification  
Of existing Parking Lot**

**Meeting Adjourned**

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday – October 13, 2015**

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

**Roll Call:**

<b>Mrs. Costa</b>	<b>Present</b>
<b>Mr. Dintino</b>	<b>Present</b>
<b>Mr. Dority</b>	<b>Present</b>
<b>Mr. Guevara</b>	<b>Present</b>
<b>Mr. Jones</b>	<b>Present</b>
<b>Mr. Kricun</b>	<b>Absent</b>
<b>Councilman Mercado</b>	<b>Present</b>
<b>Mrs. Pinolini</b>	<b>Absent</b>
<b>Mrs. Washington</b>	<b>Present</b>
<b>Chairman Owens</b>	<b>Absent</b>

Also present is Richard Wells, Esq., Wayne Roorda Jr., PE, CME, of Bach Associates, PC, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner.

Mr. Jones made a motion to amend the agenda to add a closed session, seconded by Mr. Mercado.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Dority</b>	<b>Yes</b>
<b>Mr. Guevara</b>	<b>Yes</b>
<b>Mr. Jones</b>	<b>Yes</b>
<b>Councilman Mercado</b>	<b>Yes</b>
<b>Mrs. Washington</b>	<b>Yes</b>
<b>Mrs. Costa</b>	<b>Yes</b>

Mr. Mercado made a motion to go into Closed Session, seconded by Mr. Jones.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Dority</b>	<b>Yes</b>
<b>Mr. Guevara</b>	<b>Yes</b>
<b>Mr. Jones</b>	<b>Yes</b>
<b>Councilman Mercado</b>	<b>Yes</b>
<b>Mrs. Washington</b>	<b>Yes</b>
<b>Mrs. Costa</b>	<b>Yes</b>

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**CLOSED SESSION**

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Vice Chairman Costa called the regular meeting back to order.

**Minutes for Memorialization**

Minutes from May 12, 2015.

Mr. Mercado made a motion to approve the minutes from May 12, 2015, seconded by Mrs. Washington.

**Roll Call:**

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Councilman Mercado	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes

**Resolutions for Memorialization**

#151047M	Minor Site Plan
Wawa, Inc.	Block: 13102, Lot 2

#151051M	Minor Site Plan
Wawa, Inc.	Block: 18320, Lot 1

Mrs. Washington made a motion to approve both resolutions, seconded by Mr. Dority.

**Roll Call:**

Mr. Dintino	Yes
Mr. Dority	Yes
Mrs. Washington	Yes

Applications for Review

**#151017RDCPFS#1  
Paltie Properties, LLC  
Zoned: BP Overlay**

**Preliminary & Final Major Site Plan  
Block: 301, Lots: 2, 4 & 7  
Three (3) flex buildings**

Appearing before the Board is John Wade, Esq., attorney for the applicant. Mr. Wade provided an introduction to the application which is to construct three “flex” style buildings. He also provided the Board with information regarding previous approvals from the Township Council as the Redevelopment Entity and a Memorandum of Redevelopment Agreement. He indicated the various reports provided in support of the Application including a Traffic Impact Assessment, Environmental Impact Statement, and Stormwater Management Report

Mr. Dority was seated for Mr. Owens.

Mr. Wade introduced the applicant’s experts including Alan Ippolito, PE and Michael Brown, PE both of Consulting Engineer Services (CES) and Morris Starkman, Managing Member who were sworn, qualified, and accepted by the Board as experts.

Richard Wells, Esq. sworn in the Board professionals, Wayne Roorda Jr, PE, CME, of Bach Associates, PC, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Mr. Ippolito described the project location on Lower Landing Road and the proposed “flex” type building where Lot 4 and Lot 7 would allow for a certain number of tenant spaces and associated parking that meets the Land Development Ordinance (LDO) requirements.

The Applicant entered Exhibit A-1 – Color Rendering of the site plan and identified the access to Lot 7 is lined-up with Meadow Run Drive. Mr. Wade described the variances associated with the proposed project including for Tract Area, Lot Size, Lot Depth, Front Yard, Buffer, and Parking Setback.

The Applicant entered Exhibit A-2 – A color architectural rendering of the building showing the front elevation.

The Applicant entered Exhibit A-3 – A color Architectural rendering of the building showing the rear elevation, which is the location of access to the buildings.

Mr. Starkman described his existing business at 110 Harmon Drive, which is a similar building that provides tenant spaces for an HVAC contractor, marble company, import/export business, etc. He further described a larger complex on Lower Landing Road that caters to larger businesses starting at 4,000 square feet.

Mr. Starkman stated his existing facilities are full and needs more space for new tenants that start out at smaller square footages than at the larger complex. Mr. Wade inquired and Mr. Starkman agrees with all the terms of the Redevelopment Agreement from Township Council, which includes construction of the buildings within two years. Mr. Wade requested the Board include the Redevelopment Agreement and Township Council Resolution as part of the Applicant's record.

Mr. Brown addressed the comments in the Board engineer's review letter regarding the inconsistency with the size of buildings, which are now reduced from what is listed in the report; design vehicles, and no elevated loading areas. He indicated that retail and office uses, which would also be permitted in the zone would generate more traffic.

Mr. Wade and Mr. Ippolito addressed the Board engineer's report indicating the Environmental Impact Statement was submitted and they have discussed the project with Kevin Becicca, PE, Camden County Engineer and that the applicant agrees with all her comments regarding performance and design standards and to provide a minimal amount of lighting. Mr. Ippolito also stated that the stormwater would be discharged into a drainage inlet in the Camden County right-of-way at the same rate.

Mr. Brown summarized the Traffic Impact Assessment.

Mr. Dority inquired on the trash generation and Mr. Ippolito described the location on the site plan for the trash enclosures. Mr. Starkman described the recyclables are mostly cardboard and office trash. The contractor's trash is managed on the job site and not at this proposed business location.

Mr. Dintino inquired on the HVAC and whether or not the buildings would require sprinklers.

The Applicant addressed The Board Planner's report and agreed to comply with all comments.

Mr. Lechner inquired on the capacity of the trash enclosures and for the applicant to ensure the enclosures are appropriately sized for the prospective business needs to avoid dumpsters being located in parking spaces. Mr. Lechner also agrees to maintain shallow swales in the front yard to avoid fencing so there is a landscaped and attractive streetscape.

With nothing further from the Board, Vice Chairman Costa opened this application to the public.

Barbara Menna: Concerned with noise, effect on her property value, and truck deliveries.

With no one else from the public wishing to speak on the application, the public portion was closed.

Mr. Wells provided the Board with direction on a motion to approve or deny the application based on satisfaction of the Applicant's testimony, compliance with Board's professionals reports, and applicant's satisfaction of the positive and negative criteria for the requested variances.

Mr. Jones made a motion to approve and, seconded by Mrs. Washington.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Dority</b>	<b>Yes</b>
<b>Mr. Guevara</b>	<b>Yes</b>
<b>Mr. Jones</b>	<b>Yes</b>
<b>Councilman Mercado</b>	<b>Yes</b>
<b>Mrs. Washington</b>	<b>Yes</b>
<b>Vice Chairman Costa</b>	<b>Yes</b>

**Meeting adjourned.**

Respectfully Submitted,

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Kenneth D. Lechner, PP, AICP  
Acting Recording Secretary

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday – October 27, 2015**

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

**Roll Call:**

<b>Mrs. Costa</b>	<b>Present</b>
<b>Mr. Dintino</b>	<b>Present</b>
<b>Mr. Dority</b>	<b>Present</b>
<b>Mr. Guevara</b>	<b>Absent</b>
<b>Mr. Jones</b>	<b>Absent</b>
<b>Mr. Kricun</b>	<b>Absent</b>
<b>Councilman Mercado</b>	<b>Absent</b>
<b>Mrs. Pinolini</b>	<b>Absent</b>
<b>Mrs. Washington</b>	<b>Present</b>
<b>Chairman Owens</b>	<b>Present</b>

Also present is Richard Wells, Esq., Steven M. Bach, PE, CME, of Bach Associates, PC, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Mr. Dority was seated for Mr. Owens.

**Minutes for Memorialization**

Minutes from September 22, 2015.

Mr. Dority made a motion to approve the minutes from September 22, 2015, seconded by Mr. Dintino.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Dority</b>	<b>Yes</b>
<b>Mrs. Washington</b>	<b>Yes</b>
<b>Chairman Owens</b>	<b>Yes</b>

Resolutions for Memorialization

<b>#151017RDCPFS#1</b>	<b>Preliminary &amp; Final Major Site Plan</b>
<b>Paltie Properties, LLC</b>	<b>Block: 301, Lots: 2, 4 &amp; 7</b>
<b>Zoned: BP Overlay</b>	<b>Three (3) flex buildings</b>

Mrs. Washington made a motion to approve, seconded by Mr. Dority.

**Roll Call:**

<b>Mrs. Costa</b>	<b>Yes</b>
<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Dority</b>	<b>Yes</b>

<b>#1510054LIT</b>	<b>Litigation #1 – September 22, 2015</b>
<b>1840 P Cheeseman Road, LLC</b>	<b>Closed Session</b>

Mrs. Washington made a motion to approve, seconded by Mr. Dintino.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Dority</b>	<b>Yes</b>
<b>Mrs. Washington</b>	<b>Yes</b>
<b>Chairman Owens</b>	<b>Yes</b>

Mr. Dintino made a motion to approve, seconded by Mrs. Costa.

<b>#1510055LIT</b>	<b>Litigation #2 – October 13, 2015</b>
<b>1840 P Cheeseman Road, LLC</b>	<b>Closed Session</b>

**Roll Call:**

<b>Mrs. Costa</b>	<b>Yes</b>
<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Dority</b>	<b>Yes</b>

Applications for Review

<b>#151053C</b>	<b>Courtesy Review</b>
<b>Owens Corning</b>	<b>Block: 14003, Lot: 13</b>
<b>Zoned: R-3</b>	<b>Solar Energy Farm</b>

Appearing before the Board is Albert Marmero, Esq., attorney for the applicant. Mr. Marmero provided an introduction to the project, which is to construct a large solar array farm on the existing Owens Corning site on Somerdale Road.

He indicated that in 2011 the Township issued an RFP for the site to be developed and leased for solar energy and his client Project Navigator was the successful bidder. Specifically, the Township adopted Resolution R-111:09-276 to Project Navigator to develop a solar farm and enter into a lease agreement. Subsequently Project Navigator has been completing feasibility studies and applying for NJDEP permits for closure of the landfill. Mr. Marmero also explained that "Miller Brothers" is the contractor to develop the required engineering and design. He further explained to the Board that because the Township would be the owner of the property the Township decided that the project would require a courtesy review for compliance with the Master Plan in lieu of a complete site plan.

Mr. Marmero introduced the applicant's experts including Annika Colston, Vice President, Project Navigator and Joseph Marrone, Senior Project Manager, Miller Brothers who were sworn, qualified, and accepted by the Board as experts.

Annika Colston stated the Project Navigator was awarded the project and has been completing due diligence for NJDEP permits, interconnect with PSE&G, and to sell power to PJM through a Wholesale Market Participation Agreement. They have contracted with Miller Brothers to complete the design and necessary Planning Board documents. They are proposing the construction of the solar farm in the second quarter of 2016 and operation in the fourth quarter of 2016.

Joseph Marrone stated they are developing the design through a subcontractor T & M Associates. He provided a description of the project, which comprises ballasted solar arrays and there would be no penetration of the landfill and described the solar field as a "passive technology."

Mr. Marmero inquired and Mr. Marrone agreed to comply with the Board Planners comments regarding lighting, extension of the entrance drive, evergreen buffer, as needed, repair of any damaged sidewalk along Somerdale Road, and to provide underground utilities.

Mr. Lechner stated the submitted plan needs to be revised to add a paving detail for the general contractor and a note to provide additional evergreen trees, if required. Mr. Lechner also inquired on the materials comprising the existing access road around the perimeter of the site. Mr. Marron stated it is basically a stabilized grass roadway.

Mr. Lechner inquired and Mr. Marrone stated the project would provide approximately 3.1 Megawatts.

Mr. Dintino inquired if the solar arrays are stationary and Mr. Marrone stated they are on a fixed tilt system.

A general discussion followed on the entrance drive and it was decided the they should use the standards in the ordinance for residential driveways.

Mr. Dintino made a motion, seconded by Mrs. Costa.

**Roll Call:**

<b>Mrs. Costa</b>	<b>Yes</b>
<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Dority</b>	<b>Yes</b>
<b>Mrs. Washington</b>	<b>Yes</b>
<b>Chairman Owens</b>	<b>Yes</b>

Mr. Dority made a motion to go into Closed Session, seconded by Mr. Dintino.

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**CLOSED SESSION**

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Vice Chairman Costa called the regular meeting back to order.

**Meeting adjourned.**

Respectfully Submitted,

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Kenneth D. Lechner, PP, AICP  
Acting Recording Secretary

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday – November 24, 2015**

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

**Roll Call:**

<b>Mrs. Costa</b>	<b>Present</b>
<b>Mr. Dintino</b>	<b>Present</b>
<b>Mr. Dority</b>	<b>Present</b>
<b>Mr. Guevara</b>	<b>Present</b>
<b>Mr. Jones</b>	<b>Present</b>
<b>Mr. Kricun</b>	<b>Absent</b>
<b>Councilman Mercado</b>	<b>Present</b>
<b>Mrs. Pinolini</b>	<b>Absent</b>
<b>Mrs. Washington</b>	<b>Present</b>
<b>Chairman Owens</b>	<b>Present</b>

Also present is Richard Wells, Esq., Steven M. Bach, PE, CME, of Bach Associates, PC, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Mr. Dority was seated for Mr. Kricun.

**Resolutions for Memorialization**

Chairman Owens requested an amendment to the agenda to add a resolution for authorization to reject the demand for default approval from 1840 P Cheeseman Road, LLC.

Mr. Dority a motion to approve, seconded by Mr. Mercado.

Mr. Wells explained the original application to the Board for 37 beds was denied and a subsequent application was referred to the Zoning Board of Adjustment. The Applicant has posited that the Planning Board's inaction is a default approval and has provided the required certifications and notices in the newspaper. The recommended resolution is that the Planning Board does not recognize their demand as legitimate and should do so before he Board's time to act runs out so there is no question that the Board took a stand on the application.

Chairman Owens open the matter to the public and seeing none the public portion was closed.

**1840 P Cheeseman Road, LLC – Demand for default approval**

A motion was made by Mr. Mercado to reject the Applicant's demand for a default approval, seconded by Mr. Jones.

**Roll Call:**

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Councilman Mercado	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

**1840 P Cheeseman Road, LLC – Demand for default approval**

A motion was made by Mr. Dority to memorialize the rejection the Applicant's demand for a default approval, seconded by Mr. Mercado: all "aye."

**Resolutions for Memorialization**

#1510062LIT	Litigation #3
1840 P Cheeseman Road, LLC	Closed Session

Mr. Dority made a motion to approve, seconded by Mrs. Washington.

**Roll Call:**

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Councilman Mercado	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

Mr. Mercado made a motion to go into Closed Session, seconded by Mrs. Costa.

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**CLOSED SESSION**

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November 24, 2015

Mr. Mercado made a motion to go into Closed Session, seconded by Mrs. Washington.

**Meeting adjourned.**

Respectfully Submitted,

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Kenneth D. Lechner, PP, AICP  
Acting Recording Secretary

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday, January 12, 2016**

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Mr. Lechner called the annual reorganization meeting to order and read the commencement statement.

**Roll Call:**

Mrs. Costa	Present
Mr. Dority	Present
Mr. Guevara	Present
Mr. Kricun	Present
Mrs. Washington	Absent
Councilman Hutchison	Present
Mr. Dintino	Present
Mr. Reagan	Present
Chairman Owens	Present

**ANNUAL REORGANIZATION**

Mr. Lechner requested nominations for a Chairman for the 2016 calendar year.

**Election of Chairman:** Mr. Dintino made a motion to appoint Mr. Owens as Chairman, seconded by Mr. Kricun. Seeing no others, the nominations were closed.

**All in favor and motion carried.**

The meeting was turned over to Chairman Owens.

**Election of Vice Chairman:** Mr. Dintino made a motion to appoint Mrs. Costa as Vice Chairman, seconded by Mr. Kricun. Seeing no others, the nominations were closed.

**All in favor and motion carried.**

**Appointment of Planning Board Secretary:** Mr. Dintino made a motion to appoint Mr. Lechner as Planning Board Secretary, seconded by Mrs. Costa. Seeing no others, the nominations were closed.

**All in favor and motion carried.**

**Appointment of Acting Recording Secretary:** Mr. Dintino made a motion to appoint Mr. Lechner as Acting Recording Secretary, seconded by Mr. Kricun. Seeing no others, the nominations were closed.

**All in favor and motion carried.**

**Appointment of Solicitor:** Mr. Dintino made a motion to appoint the Richard Wells, Esq., Florio, Perrucci, Steinhardt & Fader, LLC as Solicitor, seconded by Mr. Kricun. Seeing no others, the nominations were closed.

**All in favor and motion carried.**

**Appointment of Engineer:** Mr. Dintino made a motion to appoint Steven M. Bach, PE, CME, Bach Associates, P.C. as Engineer, seconded by Mr. Reagan. Seeing no others, the nominations were closed.

**All in favor and motion carried.**

**Appointment of Conflict Engineer:** A motion was made and seconded to appoint Remington & Vernick Engineers as Conflict Engineer. Seeing no others, the nominations were closed.

**All in favor and motion carried.**

**Adoption of Meeting Dates:** Mr. Kricun made a motion to adopt Meeting Dates, seconded by Mr. Reagan. Seeing no others, the nominations were closed.

**All in favor and motion carried.**

**Adoption of Official Newspapers:** Mr. Hutchison made a motion to adopt the Courier post and Philadelphia Inquirer South Jersey Edition as official newspapers, seconded by Mr. Reagan. Seeing no others, the nominations were closed.

**All in favor and motion carried.**

**Adoption of Agenda Procedures (Rules and Regulations):** A motion was made and seconded to adopt Agenda Procedures.

**A motion was made and seconded**

**Minutes for Memorialization**

No minutes for memorialization.

**Resolutions for Memorialization**

No resolutions for memorialization.

**Applications for Review**

**#151036M**

**1840 P Cheeseman Road, LLC**

**Zoned IN**

**Minor Site Plan**

**Block: 14003, Lot 13**

Appearing before the Board is Jack Plackter, Esq. attorney for the Applicant.

Mr. Wells provided a complete description of the purpose of this matter, which is a settlement hearing of the application that was heard in July 2015 that was denied by the Board. He further explained the Board authorized himself and Mr. Richard Goldstein to complete the settlement process. The settlement terms must be presented to the Board at a public hearing. There is no admission of fault by either parties to the settlement and the terms of the settlement is the application would be approved as submitted and as agreed upon at the initial meeting.

Jack Plackter, Esq. attorney for the Applicant thanked Mr. Wells and Mr. Lechner and other Township officials for meeting with his client to complete the process. He stated that the application was duly noticed to all property owners within 200 feet and in the official newspaper. He further affirmed that his client agrees with the professionals reports.

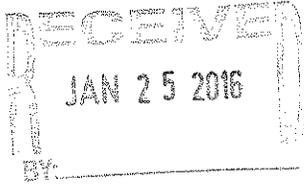
Mr. Hutchison inquired on the vote for the application and order of roll call.

With nothing further from the Board, Chairman Owens opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed.

Mr. Guevara made a motion to the application, seconded by Mrs. Costa.

**Roll Call:**

<b>Mrs. Costa</b>	<b>Yes</b>
<b>Mr. Dority</b>	<b>Yes</b>
<b>Mr. Guevara</b>	<b>Yes</b>
<b>Mr. Kricun</b>	<b>Abstain</b>
<b>Councilman Hutchison</b>	<b>Abstain</b>
<b>Mr. Dintino</b>	<b>Yes</b>
<b>Mr. Reagan</b>	<b>Abstain</b>
<b>Chairman Owens</b>	<b>Yes</b>



### LAND DEVELOPMENT APPLICATION CHECKLIST

Applicant must complete the following requirements to submit an application to the Planning Board or Zoning Board of Adjustment. No application shall be accepted without the items in the below checklist.

- Taxes Paid Certification.
- Land Development Application Form – completed, signed, and notarized.
- Filing Fees.
  - o **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)
- Escrow Fees.
  - o **ESCROW FEE = Engineer + Planner + Legal**
- Signed Escrow Agreement.
- Signed W-9 Form.
- Disclosure Statement (Corporations, LLC, and Partnerships).
  - o Corporations, LLC, and Partnerships must be represented by an attorney.
- Twelve (12) copies of the development plan (signed and sealed).
- Seven (7) copies of the Ordinance Checklist (§817).
- Other reports (4 copies) – if applicable.
  - o Drainage Calculations
  - o Environmental Impact Statement
  - o Traffic Impact Statement

### CAMDEN COUNTY PLANNING BOARD

Land development applications for site plans and subdivisions require review and/or approval of the Camden County Planning Board.

**NOTE:** All municipal site plan and subdivision approvals are conditioned upon Camden County Planning Board Approval.

**Camden County Planning Board**  
 Charles J. DePalma Public Works Complex  
 2311 Egg Harbor Road  
 Lindenwold, NJ 08021  
 Phone 856.566.2978 Fax 856.566.2988  
 planningdivision@camdencounty.com

# 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 25 2016 Application No.: 16100 JCPFSPW Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment Fees: 1250.00 Projec: 10143

<sup>1</sup> Upon receipt of all fees, documents, plans, etc. Escr: 7925.00 Escr.# 10143

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Paramount at Chews Landing, LLC</u> Address: <u>c/o Paramount Realty, Attn: Morris Levy</u> <u>1195 Route 70, Suite 2000</u> City: <u>Lakewood</u> State, Zip: <u>New Jersey 08701</u> Phone: <u>732,961-8116</u> Fax: <u>732,886-1690</u> Email: <u>mdl@regisassets.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Same as Applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: (____) _____ - _____ Fax: (____) _____ - _____																																			
<b>3. Type of Application. Check as many as apply:</b>																																				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input type="checkbox"/> Informal Review <sup>2</sup></td> <td style="width: 50%; border: none;"><input type="checkbox"/> Planned Development <sup>2</sup></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Minor Subdivision</td> <td style="border: none;"><input type="checkbox"/> Interpretation <sup>2</sup></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup></td> <td style="border: none;"><input type="checkbox"/> Appeal of Administrative Officer's Decision</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Final Major Subdivision</td> <td style="border: none;"><input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup></td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Minor Site Plan</td> <td style="border: none;"><input type="checkbox"/> Use "D" Variance <sup>2</sup></td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Preliminary Major Site Plan <sup>2</sup></td> <td style="border: none;"><input type="checkbox"/> Site Plan Waiver</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Final Major Site Plan</td> <td style="border: none;"><input type="checkbox"/> Rezoning Request</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Conditional Use Approval <sup>2</sup></td> <td style="border: none;"><input type="checkbox"/> Redevelopment Agreement</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> General Development Plan <sup>2</sup></td> <td style="border: none;"><input type="checkbox"/> _____</td> </tr> </table>		<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 <sup>2</sup>	<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"/> _____																	
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						IR																														
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>																																				
Name of Attorney: <u>Richard J. Goldstein, Esquire</u> Address: <u>20 Brace Road, Suite 201</u> City: <u>Cherry Hill</u>	Firm: <u>Hangley Aronchick Segal Pudlin &amp; Schiller</u> State, Zip: <u>New Jersey 08034</u> Phone: <u>(856)616-2172</u> Fax: <u>(856)616-2170</u> Email: <u>rgoldstein@hangley.com</u>																																			

<b>6. Name of Persons Preparing Plans and Reports:</b>	
Consulting Engineer Services	
Name: <u>Norman Rodgers, III, P.E.</u>	Name: _____
Address: <u>645 Berlin-Cross Keys Road, Suite 9</u>	Address: _____
Profession: <u>Engineer</u>	Profession: _____
City: <u>Sicklerville</u>	City: _____
State, Zip: <u>New Jersey 08081</u>	State, Zip: _____
Phone: <u>(856) 228-2200</u> Fax: <u>(856) 232-2346</u>	Phone: ( ) - - Fax: ( ) - -
Email: <u>nrodgers@ces-1.com</u>	Email: _____
<b>7. Location of Property:</b>	
Street Address: <u>1236 Chews Landing Road</u>	Block(s): <u>20601</u>
Tract Area: <u>16.32 acres +/-</u>	Lot(s): <u>3</u>
<b>8. Land Use:</b>	
Existing Land Use: <u>Shopping Center</u>	
Proposed Land Use (Describe Application): <u>Demolition of former Checkers building and construction of 3,775 s.f. expansion of existing 4,000 s.f. one-store building for use as a medical office (urgent care, imaging, etc.) and modification of existing parking lot configuration and accessory signage. The building footprint is 7,759 s.f., as a 16 s.f. section of the existing vacant Blockbuster space is to be demolished.</u>	
<b>9. Property:</b>	
Number of Existing Lots: <u>1</u>	<b>Proposed Form of Ownership:</b> <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Number of Proposed Lots: <u>1</u>	
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>(If yes, attach copies)</b>
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>10. Utilities: (Check those that apply.)</b>	
<input checked="" type="checkbox"/> Public Water	<input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Well <input type="checkbox"/> Private Septic System
<b>11. List of Application Submission Materials:</b>	
List all additional materials on an additional sheet. See attached.	
<b>12. List Previous or Pending Applications for this Parcel:</b>	
List all applications on a separate sheet. See attached.	

11. List of Application Submission Materials:

1. ALTA/ACSM Land Title Survey prepared by Consulting Engineer Services ("CES") dated 4/24/07, last revised 5/10/07.
2. Preliminary and Final Major Site Plan for Marketplace and Chews Landing prepared by CES dated January 22, 2016.
3. Stormwater Narrative prepared by CES dated January, 2016.
4. Potable Water and Sanitary Sewer Report prepared by CES dated January, 2016.
5. Environmental Impact Statement prepared by CES dated January, 2016.
6. Traffic Assessment prepared by CES dated January, 2016.
7. Project Narrative prepared by CES dated January, 2016.
8. Recycling Report prepared by CES dated January, 2016.
9. Architectural elevations, sign details and floor plan prepared by Blackney Hayes Architects dated January 11, 2016.

12. List of Previous Applications:

Application #071107PsPa

- Conditional use and preliminary and final site plan approvals to construct 969 s.f. Checkers fast food restaurant with 2 drive thru lanes and signage, and preliminary major site plan approval to construct a 3600 s.f. bank with 3 drive thru lanes and a by-pass lane.

Application #12037SPW Amended

- Site plan waiver for change of use of permitted child care center.

Application #131028INCUCPFS

- Preliminary and final site plan approvals for Somerset Tire Services (STS), conditional use approval and bulk variances.

15. List of Variances & Waiver:

Variances

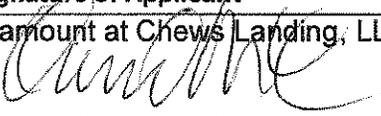
1. The site plan application proposes five (5) façade signs where only one (1) façade sign is permitted per Ordinance Section 426.Q.2. Due to the nature of the medical services to be provided at the facility, the building needs to be easily identifiable.
2. The site plan application proposes 151 square feet of signage on the front face of the building where 110 square feet, (5% of the front façade area) is permitted, and 98 square feet of signage on the side face where only 45 square feet (5% of side

façade area) is permitted, per Ordinance Section 426.Q.1. It should be noted that the signs consist of individual letters and symbols, so the area requested is actually less than stated above.

3. The site plan application proposes an 11.26-foot right-of-way parking setback where a 25-foot right-of-way parking setback is required, per Ordinance Section 416.F. Currently the site has an existing non conforming condition of 15.25 ft parking setback.

#### Waiver

1. The site plan application proposes a front yard loading area where a front yard loading area is not permitted, per Ordinance Section 509.C.5. The property in question does not have a rear yard, as it is fronted by two (2) roadways.

13. Zoning			
<b>All Applications</b>		<b>Proposed</b>	<b>Fence Application</b>
Front setback 1	(to Kelly Driver Rd)	<u>75.75'</u>	Setback from E.O.P.*1
Front setback 2	(to Chews Landing Rd)	<u>76.36'</u>	Setback from E.O.P.*2
Rear setback		<u>N/A</u>	Fence type
Side setback 1	(to Lot 1)	<u>24'</u>	Fence height
Side setback 2	(to Lot 4.01)	<u>1195.18' *</u>	*E.O.P. = Edge Of Pavement.
Lot frontage		<u>***</u>	<b>Pool Requirements</b>
Lot depth		<u>190.72' *</u>	Setback from R.O.W.1
Lot area **		<u>16.32 acres *</u>	Setback from R.O.W.2
Building height		<u>27.5'</u>	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.
*existing condition			
**approx. 2.3 acres disturbed			
***1,378.33' (Kelly Driver), 1494.59' (Chews Landing)			
<b>Garage Application</b>		<b>Proposed</b>	<b>Shed Requirements</b>
Garage Area		<u>N/A</u>	Shed area
Garage height		<u></u>	Shed height
Number of garages		<u></u>	Setback from R.O.W.1
(Include attached garage if applicable)		<u></u>	Setback from R.O.W.2
Number of stories		<u></u>	Setback from property line 1
			Setback from property line 2
<b>14. Parking and Loading Requirements:</b>			
Number of parking spaces required: <u>51</u>		Number of parking spaces provided: <u>53</u>	
Number of loading spaces required: <u>1</u>		Number of loading spaces provided: <u>1</u>	
<b>15. Relief Requested:</b>			
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> 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].			
<b>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.</b>			
<b>16. Signature of Applicant</b>			
Paramount at Chews Landing, LLC			
By: <u></u>		<u>1-20-16</u>	
Signature of Applicant		Date	
David Levy, Managing Member			
<u></u>		<u></u>	
Signature of Co-applicant		Date	

LISA MARIE VASSALLO  
 Commission # 2316604  
 Notary Public, State of New Jersey  
 My Commission Expires  
 July 17, 2019

**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). Paramount at Chews Landing, LLC

1-20-16  
 Date

By: [Signature]  
 Signature

David Levy, Managing Member  
 Print Name

Sworn and Subscribed to before me this

20 day of January,  
2016 (Year).

[Signature]  
 Signature

Lisa M. Vassallo  
 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).

Paramount at Chews Landing, LLC  
 By: [Signature]  
 Signature of Applicant

No  Yes

1-20-16  
 Date

David Levy, Managing Member  
 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 May 10, 2007, shows and discloses the premises in its entirety, described as Block 20601 Lot 3; 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  
David Levy of full age, being duly sworn to law, on oath and says that all of the above statement herein is true. Paramount at Chews Landing, LLC

Sworn and subscribed to  
 On this 20 day of January,  
 20 16 before the following authority.

By: [Signature]  
 Name of property owner or applicant

[Signature]  
 Notary public

David Levy, Managing Member

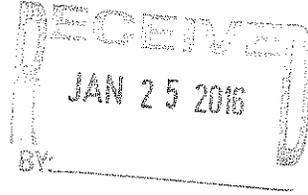
LISA MARIE VASSALLO  
 Commission # 2316604  
 Notary Public, State of New Jersey  
 My Commission Expires  
 July 17, 2019

Section 18. Disclosure Statement

2<sup>nd</sup> Venture LLC  
1195 Route 70  
Suite 2000  
Lakewood, NJ 08701

David M. Levy and RE Ventures (each hold a 10% or greater interest in  
2<sup>nd</sup> Venture LLC)  
1195 Route 70  
Suite 2000  
Lakewood, NJ 08701

# 161007CPE/SPW



PROJECT NARRATIVE

FOR

**PROPOSED URGENT CARE BUILDING  
THE MARKETPLACE AT CHEWS LANDING**

BLOCK 20601, LOT 3

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #2796-04

January 2016

A handwritten signature in cursive script, reading "Norman K. Rodgers III".

Norman K. Rodgers III, P.E., PLS, CME  
N.J. Professional Engineer  
License #39710

Prepared for:  
**Marketplace at Chews Landing, LLC**  
c/o Paramount Realty  
1195 Route 70, Suite 2000  
Lakewood, NJ 08701  
(732) 886-1500



Prepared by:  
**CONSULTING ENGINEER SERVICES**  
Professional Engineers, Planners and Land Surveyors  
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081  
(856) 228-2200 Fax (856) 232-2346

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1	SITE DESCRIPTION.....	1
2	EXISTING CONDITIONS.....	1
3	PROPOSED DEVELOPMENT.....	1
4	SITE OPERATION.....	2

**1 SITE DESCRIPTION**

Consulting Engineer Services (CES) has prepared this Project Narrative for an addition to the Marketplace at Chews Landing, an existing 16.32 acre shopping/retail center located in the Township of Gloucester, Camden County, New Jersey. The Marketplace at Chews Landing shopping center is designated as Plate 206, Block 20601, Lot 3 on the official Tax Map of the Township of Gloucester. The proposed development will occupy an approximate 2.30 acre portion of the Marketplace at Chews Landing shopping center (hereinafter the “site”). The Site is located within the Township’s “HC – Highway Commercial Zone” as per the Zoning Map of the Township of Gloucester.

The proposed improvements are located in the northwestern portion of the Marketplace at Chews Landing shopping center to the north of the STS Tire and Auto, which is currently under construction and is designated on the plans as “Future Improvements”. The proposed improvement area has frontage along Chews Landing Road and Kelly Driver Road. Surrounding land use consists of a mix of residential, professional office and commercial/retail uses. The intended use of this report is to be a part of the Gloucester Township Planning Board application review process, in conjunction with the Project drawings.

**2 EXISTING CONDITIONS**

The Site is currently occupied by a Dunkin Donuts and two vacant buildings (formerly Blockbuster and Checkers) with the associated parking. The majority of the existing Site is paved along with small grassed medians in the parking area. Additionally, there is a landscaped area along the frontage of the improvement area.

**3 PROPOSED DEVELOPMENT**

Major Site plan approval is being sought by Marketplace at Chews Landing, LLC to redevelop the western end of the commercial/retail space. The proposed commercial/retail space will consist of an Urgent Care Facility (7,759 square foot building). The proposed improvements will include an addition to the existing vacant Blockbuster building. The developed Site will have access through the existing Marketplace at Chews Landing entranceways onto Chews Landing Road and Kelly Driver Road. Parking, sidewalks, and associated lighting and landscaping will be

provided within the Site. During site improvements the owner proposes to demolish the existing Checkers building and restore the area back to a parking lot.

No additional impervious surfaces will be created by the development of the Site and total disturbance associated with proposed construction activities will be less than one (1) acre, therefore, stormwater management is not required for this project. Stormwater runoff generated from the proposed improvement area will be conveyed via overland flow and underground stormwater piping and discharge to the existing stormwater system in the Marketplace at Chews Landing. The flow released from the Site will be consistent with the pre-developed runoff (see Stormwater Narrative for discussion of modification of existing stormwater conveyance system).

#### **4 SITE OPERATION**

The proposed Urgent Care facility will operate year round. The proposed facility is anticipated to have a total of 4 doctors. The expected operating hours will be 8 AM to 8 PM seven (7) days per week. The proposed facility will receive deliveries by single container box truck only. Typical deliveries include office supplies, which include WB Mason, Fedex and Staples. The deliveries will occur as required, dependent upon inventories of stored supplies, and all deliveries will occur only during normal business hours. No tractor-trailer traffic is anticipated.

Trash pickup will be provided by a private company and will occur once weekly. A covered trash/recyclable enclosure for waste disposal is proposed in the parking area on the southern side of the building.

**Camden County Planning Division**  
**Submission Requirements**



Melissa H. Dutton, Treasurer

**Submittals:**

- Two (2) Copies of County Planning Board Application (Lower left hand corner **MUST BE SIGNED** and classified by appropriate local official)
- One (1) Copy of Municipal/Township Application
- One (1) Copy of Fee Schedule, Filled Out and Signed (Check made payable to *Camden County Treasurer*)
- One (1) Set of Plans
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (If applicable)

**Site Plans:**

- Two (2) Copies of Camden County Planning Board Application (Lower left hand corner **MUST BE SIGNED** and classified by appropriate local official)
- One (1) Copy of Municipal/Township Application
- One (1) County Fee Schedule, Filled Out & Signed (Check made payable to *Camden County Treasurer*)
- Two (2) Sets of Signed and Sealed Plans (Which reflect all requirements contained in Chapter V of County's Manual of Land Development Practices, Regulations and Procedures)
- Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR -PRE and a 25 YEAR -POST Year Storm Event)
- Two (2) Sets of Traffic Impact Study (If applicable)
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (If applicable)
- One (1) Copy of Local Engineer's Report
- Two (2) Copies of a signed and sealed survey conducted by a licensed surveyor if existing; conditions are referenced in accordance with N.J.A.C 13:40-7.2 (a.)
- All Dedication, Basement, Deed, Etc. (Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.)

**Final or Revised Plans:**

- Two (2) Copies of County Planning Board Application
- Two (2) Sets of Signed & Sealed Plans
- One (1) County Fee Schedule, Filled Out & Signed (Check made payable to *Camden County Treasurer*)

**Additional Requirements:**

- Please submit a map (highlighted copy) of your parcel and a most recent aerial photo of your parcel.
- A digital copy of only the Site Plan and Elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. The digital image should be provided in the form of pdf on a CD. If the plan was not digitally created, provide an 11" x 17" reduction of the plan. Label CD with plan name & CCFD file number.

X  
 Certification of Completeness  
 Signature of Local Official: *David Levy*  
 (of 1)

X By: *David Levy*  
 Signature of Agent or Applicant  
 David Levy, Managing Member

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



**Camden County Planning Board**  
 Charles J. DePalma Public Works Complex  
 2311 Egg Harbor Road  
 Lindenwold, NJ 08021  
 Phone 856.566.2978 Fax 856.566.2988  
 planningdivision@camdencounty.com

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

**Project Information:**

Project Name: Marketplace at Chews Landing  
 Project Address (if applicable) & Municipality: 1236 Chews Landing Road  
 County Route No.: 683 Site Abuts County Road: Chews Landing Road

**Type of Submission:**

New Application  
 Revision of Prior Site Plan  
 Resubmission of Part of Major Subdivision  
 Application Number 1610070 PFS PW Date: JAN 25 2016

**Tax Map Data:**

Plate(s): \_\_\_\_\_  
 Block(s): 20601  
 Lot(s): 3  
 Existing Zoning: HC Highway Commercial  
 Variance Required: Bulk(c) variances

**Type of Plan:**

Site Plan  
 Major Subdivision  
 Other: variance  
 Final Development Plan / Filing Plan  
 Preliminary Plan / Minor Subdivision

**Submission Information:**

Applicant: Paramount at Chews Landing, LLC Phone: (732) 886-1500 Fax: (732) 886-1690  
Address: 1195 Route 70, Suite 2000 Town: Lakewood State: NJ  
E-Mail: ken@paramountrealty.com Zip: 08701

Agent: Richard J. Goldstein, Esquire Phone: (856) 616-2172 Fax: (856) 616-2170  
Address: 20 Brace Road, Suite 201 Town: Cherry Hill State: NJ  
E-Mail: rgoldstein@hangle.com Zip: 08034

**Proposed Use:**

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

**Area:**

Total of Existing Lot: 16.32 AC      Portion to be Sub-divided: N/A AC  
Dedicated Land: N/A AC      Explain: \_\_\_\_\_

**Signatures Required:**

Signature of Applicant: By: [Signature] Date: 1-20-16  
Person Completing Application  
(Please Print): Richard J. Goldstein Date: 1-20-16

**Municipal Use:**

Classification of Application: Pre/Final Site Plan  
Authorized Municipal Signature: [Signature]  
Title: Director Planner Transmittal Date: 1/20/2016  
Phone No.: (352) 374-3511

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

**Camden County Planning Division**  
**Review of Subdivisions & Site Plan Review**

*Fee Schedule*



Applicant's Name: Paramount at Chews Landing, LLC

Project Name: Marketplace at Chews Landing Municipality: Gloucester Township

Plate: \_\_\_\_\_ Block: 20601 Lot(s): 3 Municipal Code (see attached): \_\_\_\_\_

**Type of Plan**

- Minor Subdivision (3 lots or less)     Major Subdivision (4 lots or more)     Site Plan

**Subdivision**

- Minor Review Fee (\$200.00) ..... \$ \_\_\_\_\_
- Major Review Fee (\$500.00) ..... \$ \_\_\_\_\_

**Site Plan/Subdivision**

- Design Review Fee (\$500.00) ..... \$ 500.00
- Total Parking Spaces (\$8.00/SPACE) 53 spaces proposed ..... \$ 424.00
- Per Dwelling Unit (\$16.00/Unit) ..... \$ \_\_\_\_\_
- Dedication, Easement, Deed, Etc. Review Fee (\$150.00) ..... \$ \_\_\_\_\_
- Inspection Fee (\$200.00) ..... \$ \_\_\_\_\_

**Additional Fees**

- Preliminary (\$200.00) ..... \$ \_\_\_\_\_  
*Use for concept drawing review or request for waiver review*
- Final (\$200.00) ..... \$ 200.00
- Revisions (\$200.00) ..... \$ \_\_\_\_\_
- Signing of Filing Plats (\$150.00) ..... \$ \_\_\_\_\_

TOTAL ..... \$ 1,124.00

Paramount at Chews Landing, LLC

X By: *David Levy*  
 Signature of Applicant or Agent  
 David Levy, Managing Member

**Special Provisions**

- \* The Fee Schedule Check is payable to the Camden County Treasurer. Applications are deemed complete and consistent with Municipal Ordinance and Regulations. Fees paid are non-refundable once the review process begins.
- \* All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Plans and Application Submissions of the Planning Board Meeting will be placed on the Agenda for the Next Scheduled Planning Board Meeting.

# Camden County Planning Division

## Affidavit of Ownership



Making It Dotten Together

Name of Company/Organization:

Paramount at Chews Landing, LLC

Is Company a Corporation?  Yes  No

If yes, name of State in which incorporated:

New Jersey LLC

Is Company a Partnership?  Yes  No

Is Company an Individual Owner?  Yes  No

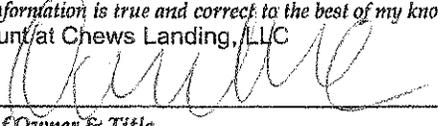
Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization. If a Non-Profit Organization, please list all Board Members.

Name	Address	Title
<u>2nd Venture LLC</u>	<u>1195 Route 70, Lakewood, NJ</u>	<u>Member</u>
<u>David M. Levy</u>	<u>"</u>	<u>*</u>
<u>RE Ventures</u>	<u>"</u>	<u>*</u>

\*each holds a 10% or greater interest in 2nd Venture LLC

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

Paramount at Chews Landing, LLC

X By: 

Signature of Owner & Title

X David Levy, Managing Member

Print Name of Owner & Title

Camden County Planning Division  
Affidavit of Ownership



Name of Company/Organization:

Paramount at Chews Landing, LLC

Is Company a Corporation?  Yes  No

If yes, name of State in which incorporated:

New Jersey LLC

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Name	Address	Title
2nd Venture LLC	1195 Route 70, Lakewood, NJ	Member
David M. Levy	"	*
RE Ventures	"	*

\*each holds a 10% or greater interest in 2nd Venture LLC

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

Paramount at Chews Landing, LLC

X By:

Signature of Owner & Title

X David Levy, Managing Member

Print Name of Owner & Title

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

DATE: January 26, 2016

APPLICATION No. # 161007CPFSPW

APPLICANT: Paramount @ Chews Landing, LLC Block: 20601 Lot: 3

LOCATION: 1236 Chewslanding Road, Laurel Springs, NJ 08021 Escrow: #10143

TRANSMITTAL TO:

- |  |   |                                      |
|--|---|--------------------------------------|
| <input type="radio"/> Planner                | <input checked="" type="radio"/> Taxes & Tax Assessor | <input type="radio"/> MUA            |
| <input type="radio"/> Bach Associates        | <input type="radio"/> Aqua Water Co.                  | <input type="radio"/> Construction   |
| <input type="radio"/> Richard Wells, Esq.    | <input type="radio"/> New Jersey America              | <input type="radio"/> Traffic/Police |
| <input type="radio"/> Camden County Planning | <input type="radio"/> Fire District 1 2 3 4 5 6       | <input type="radio"/> GTEMS          |

STATUS OF APPLICATION- New Application Preliminary/Final Site/C Variances/Waivers

PURPOSE OF TRANSMITTAL:

- For Your Review – Proposed Urgent Care Bldg. sought by Marketplace @Chews Landing, LLC to Redevelop the western end of the commercial/retail space. Proposed improvements will include an addition to existing vacant Blockbuster Bldg. & Checkers demo & restore the area back to a parking lot

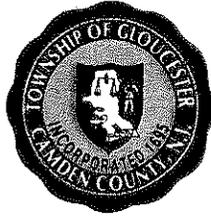
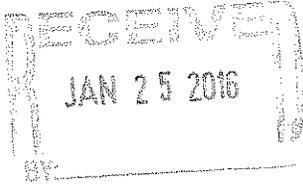
ENCLOSED:

- 1 Copy – Site Plan, checklist, Application, Camden County Planning Application
- 1 Copy – Updated Survey & Grading Plan, Updated Site Plan
- 1 Copy – Boundary & Location Survey
- 3 Copies – Preliminary & Final Major Site Plan, 2 County Apps. 1 Twp. App.
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- 1 Copy - Final Site Plan
- 1 Copy – Minor Site –Boundary & Location Survey
- 1 Copy – Traffic
- 1 Copy Stormwater Narrative & Sanatary Sewer Report
- 1 Copy – Plan of Recycle Report

See Project Narrative

*Maryann Bessa*

*Taxes are current as of 1/31/16.*



TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane  
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527  
374-3528

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: paramount Realty Svc, LLC  
Address: 1200 Chews Land Clementon Rd  
Block: 20601 Lot: 3

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

12-15-15  
Date

Dawn A. Banli  
Gloucester Township Tax Collector  
Tax Clerk

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County



**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

DATE: January 26, 2016

APPLICATION No. # 161007CPFSPW

APPLICANT: Paramount @ Chews Landing, LLC Block: 20601 Lot: 3

LOCATION: 1236 Chewslanding Road, Laurel Springs, NJ 08021 Escrow: #10143

TRANSMITTAL TO:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Planner                | <input checked="" type="checkbox"/> Taxes & Tax Assessor | <input type="checkbox"/> MUA            |
| <input type="checkbox"/> Bach Associates        | <input type="checkbox"/> Aqua Water Co.                  | <input type="checkbox"/> Construction   |
| <input type="checkbox"/> Richard Wells, Esq.    | <input type="checkbox"/> New Jersey America              | <input type="checkbox"/> Traffic/Police |
| <input type="checkbox"/> Camden County Planning | <input type="checkbox"/> Fire District 1 2 3 4 5 6       | <input type="checkbox"/> GTEMS          |

STATUS OF APPLICATION- New Application Preliminary/Final Site/C Variances/Waivers

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- 1 Copy – Plan of Recycle Report

See Project Narrative

*[Signature]*  
assessor  
2/9/16

*No Issues. Renovating Vacant Space  
Filling up/ Parking could be an issue - Demo  
Checkers first.*

# TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: January 26, 2016

APPLICATION No. # 161007CPFSPW

APPLICANT: Paramount @ Chews Landing, LLC Block: 20601 Lot: 3

LOCATION: 1236 Chewslanding Road, Laurel Springs, NJ 08021 Escrow: #10143

**TRANSMITTAL TO:**

- |   |   |   |
|---|---|---|
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STATUS OF APPLICATION- New Application Preliminary/Final Site/C Variances/Waivers

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- 1 Copy – Plan of Recycle Report

See Project Narrative

REVIEWED

APPROVED      NOT APPROVED

GLOUCESTER TWP. FIRE DISTRICT 2

FIRE OFFICIAL *[Signature]*

DATE *2-4-16*

Bind 13  
AS

# TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: January 26, 2016 APPLICATION No. # 161007CPFSPW

APPLICANT: Paramount @ Chews Landing, LLC Block: 20601 Lot: 3

LOCATION: 1236 Chewslanding Road, Laurel Springs, NJ 08021 Escrow: #10143

TRANSMITTAL TO:

- Planner
- Bach Associates
- Richard Wells, Esq.
- Camden County Planning
- Taxes & Tax Assessor
- Aqua Water Co.
- New Jersey America
- Fire District 1 2 3 4 5 6
- MUA
- Construction
- Traffic/Police
- GTEMS

STATUS OF APPLICATION- New Application Preliminary/Final Site/C Variances/Waivers

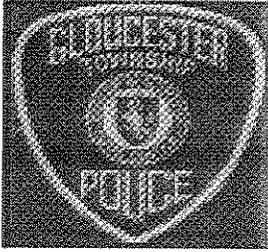
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See Project Narrative OK 2-2-16 JGG Bldg



# GLoucester TOWNSHIP POLICE

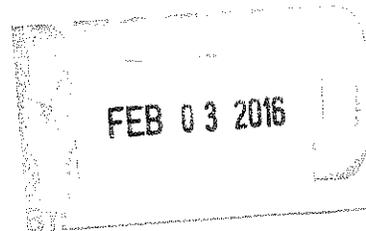
## TRAFFIC SAFETY UNIT

### SITE PLAN REVIEW

Application #161007CPFSPW 1236 Chews Landing Rd, Laurel Springs, NJ Block 20601 Lot 3

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

Other:



Reviewed By:  Lt. Jason Gitters  Cpl. Frank Pace

Signature: 

Date Submitted: 2/2/2016

Commissioners  
Richard P. Calabrese  
Chairman  
Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

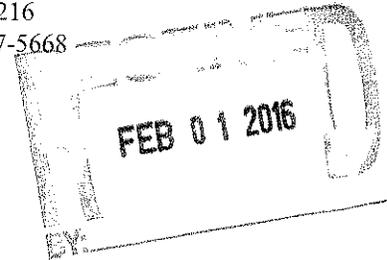
Howard C. Long Jr, Esq.  
Solicitor

Thomas Leisse, PE, CME  
Consulting Engineer

**THE 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, 2016



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

Re: Application #161007CPFSPW  
Paramount @ Chews Landing, LLC  
1236 Chews Landing Road, Laurel Springs, NJ 08021  
Block 20601, Lot 3

Gentlemen:

In response to your letter regarding the above application, a Form "F" Application is required.

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

Very truly yours,

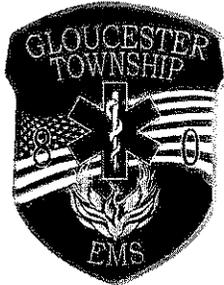
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray J. Carr".

Raymond J. Carr  
Executive Director

RJC:mh

FRANCIS W. PAGUREK  
EMS CHIEF/DIRECTOR  
856-481-4829  
856-481-4930 FAX



109 N. BLACK HORSE PIKE  
SUITE 5-D  
PO BOX 1658  
BLACKWOOD, NJ 08012

Township of Gloucester  
Community Development  
PO Box 8  
Blackwood, NJ 08012

February 10, 2016

RE: Application # 161007CPFSPW

To the Planning Board:

We have reviewed the application submittals for the proposed Urgent Care Building at the Marketplace at Chews Landing located at 1236 Chewslanding Road, Laurel Springs, NJ 08021.

The following are our recommendations for this applicant:

- The ambulance entrance has been designated around the rear of the building with an ambulance entrance sign, but most EMS Providers will not be aware that the ambulance entrance is in the rear as they will respond to the dispatched front street address of the building and enter thru the main vestibule entrance. An additional sign near the main vestibule entrance that the ambulance entrance is in the rear of the building or other directional signage will prevent ambulances and paramedics from entering thru the front of the facility to access patients.
- An auto dial/direct dial phone to 9-1-1, call box should be located outside the building near the main entrance. This would be utilized by patients that arrive with emergent medical problems when the facility is closed so they can access immediate medical assistance. These 9-1-1 call boxes are typically found on most police, fire and EMS Stations for the publics use.
- Ambulance Stretcher turning radiuses must be considered in accessing patient care rooms from the hallways. Based on the submittals we cannot determine if stretcher turning radius is adequate from the hallway into patient care room. Typically these measurements are not taken into consideration when these facilities are constructed and ultimately hinder EMS ability to get ambulance stretchers into patient rooms to transfer patients from treatment tables onto ambulance stretchers. Ambulance Stretchers have a maximum length of 80.5", minimum length of 62" with head elevated at 45 degrees and carriage folded and a width of 23".
- The facility should consider emergency generator power so that the facility can remain open when power failures occur locally especially during major weather emergencies. EMS has standing waivers prepared for pandemics (such as flu) and other emergencies to utilize urgent care facilities to help decompress local hospital emergency departments from becoming overwhelmed from surges caused by these public emergencies. Having generator power will

allow this facility to further benefit the public by remaining open to provide medical care during local emergencies that result in the loss of electricity.

- Before the facility opens the facility managers should contact Gloucester Township EMS to arrange facility walkthroughs for staff and for emergency response planning.

If you have any questions or concerns please feel free to contact me.

Respectfully,

Francis W, Pagurek  
Chief Director of EMS Operations



February 18, 2016

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

Attn: Ken Lechner, Township Director / Planner

Re: Marketplace at Chews Landing – Urgent Care  
Paramount at Chews Landing, LLC  
1236 Chews Landing Road  
Block 20601, Lot 3  
Review No. 1  
Bach Project No. GTPB-2016-2

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 1-25-16.
- Township of Gloucester Land Development Submission Checklist, dated 1-25-16.
- Camden County Planning Board application, dated 1-25-16.
- Project Narrative for Proposed Urgent Care Building, The Marketplace at Chews Landing, Block 20601, Lot 3, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated January 2016, no revision.
- Recycling Report for Proposed Urgent Care Building, The Marketplace at Chews Landing, Block 20601, Lot 3, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated January 2016, no revision.
- Potable Water and Sanitary Sewer Report for Proposed Urgent Care Building, The Marketplace at Chews Landing, Block 20601, Lot 3, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated January 2016, no revision.
- Environmental Impact Statement for Proposed Urgent Care Building, The Marketplace at Chews Landing, Block 20601, Lot 3, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated January 2016, no revision.

Marketplace at Chews Landing – Urgent Care  
Paramount at Chews Landing, LLC  
1236 Chews Landing Road  
Block 20601, Lot 3  
Review No. 1  
Bach Project No. GTPB-2016-2  
February 18, 2016  
Page 2 of 8

- Traffic Assessment for Proposed Urgent Care Building, The Marketplace at Chews Landing, Block 20601, Lot 3, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated January 2016, no revision.
- Stormwater Management Report for Proposed Urgent Care Building, The Marketplace at Chews Landing, Block 20601, Lot 3, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated January 2016, no revision.
- Proposed building renderings by Inspira Health Network, dated January 11, 2016.
- Drawings entitled "Marketplace at Chews Landing – Urgent Care, Block 20601, Lot 3, Gloucester Township, Camden County, New Jersey, Preliminary & Final Major Site Plan", prepared by Consulting Engineer Services:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1	Cover Sheet	1-22-16 / none
2	Exist Conditions & Demo Plan	1-22-16 / none
3	Overall Site and Circulation Plan	1-22-16 / none
4	Site Plan	1-22-16 / none
5	Grading and Drainage Plan	1-22-16 / none
6	Utility Plan	1-22-16 / none
7	Landscape and Lighting Plan	1-22-16 / none
8	Site Construction Details	1-22-16 / none
9	Sanitary Sewer and Water Details	1-22-16 / none
10	Construction and Sign Details	1-22-16 / none
11	Handicap Ramp Details	1-22-16 / none
12	SESC Plan	1-22-16 / none
13	SESC Notes & Details	1-22-16 / none
14	ALTA/ASCM Land Title Survey	4-24-07 / 5-10-07

#### SITE INFORMATION:

Applicant/Owner: Paramount at Chews Landing, LLC  
c/o Paramount Realty  
1195 Route 70, Suite 2000  
Lakewood, NJ 08701  
732-961-8116  
732-886-1690 fax  
mdl@regisassets.com

Marketplace at Chews Landing – Urgent Care  
Paramount at Chews Landing, LLC  
1236 Chews Landing Road  
Block 20601, Lot 3  
Review No. 1  
Bach Project No. GTPB-2016-2  
February 18, 2016  
Page 3 of 8

#### **PROJECT SUMMARY:**

This application is for the renovation of, and addition to, an existing commercial retail tenant space, formerly Ace Hardware, to a proposed Urgent Care facility located in the existing Marketplace at Chews Landing shopping center. The site is located on the southwest side of Chews Landing Road at the intersection of Lincoln Drive in the Township's Highway Commercial (HC) Zoning District. The applicant proposes to demolish the existing Checkers fast food restaurant building and expand the existing Blockbuster building by 3,775 sf. The proposed Urgent Care facility will be connected to an existing Dunkin Donuts which will remain. The applicant is seeking a Preliminary and Final Site Plan review with Bulk "C" Variances.

#### **WAIVERS/VARIANCES:**

1. The applicant has requested a variance from §426.Q.2 to permit five (5) facade signs on a building where only one (1) sign is permitted. We defer to the Township Planner regarding this variance.
2. The applicant has requested a variance from §426.Q.1 to permit 98 sf of signage on the side face of the proposed building where only 45 sf is permitted. We defer to the Township Planner regarding this variance.
3. The applicant has requested a variance from §416.F to permit parking 11.25 feet from a right of way where 25' is required.
4. The applicant has requested a waiver from §509.C.5 where "No off-street loading and maneuvering areas shall be located in any front yard nor require any part of a street". Our office has no objection to this waiver.

#### **GENERAL:**

1. The property survey provided was last revised May of 2007. As this site has seen the construction of a Somerset Tire Service and the installation of a Child Care Center within the past two (2) years alone, the applicant shall provide a current property survey prepared by a New Jersey Licensed Land Surveyor showing the most recent changes to the site.
2. Kelly Driver Road shall be labeled on each of the drawings in the plan set.
3. Block and Lot numbers for adjoining lots shall be shown on all plans.
4. Sheet 5 on the Index of Sheets is incorrectly shown as "Grading, Drainage, Soil Erosion & Sediment Control Plan" and shall be revised.

Marketplace at Chews Landing – Urgent Care  
Paramount at Chews Landing, LLC  
1236 Chews Landing Road  
Block 20601, Lot 3  
Review No. 1  
Bach Project No. GTPB-2016-2  
February 18, 2016  
Page 4 of 8

5. All existing and proposed deed restrictions, covenants and easements shall be shown on the Plans.

#### **PERFORMANCE STANDARDS (ARTICLE V):**

##### **A. Grading (Section 506)**

1. Two permanent benchmarks and symbol in the legend shall be shown on the grading plan per §506.A(4).
2. The plans shall provide existing top and bottom of curb elevations along Chews Landing – Clementon Road.
3. In several locations the proposed paving does not provide the minimum paving grade of 1% as required per § 506 (A).1. Our office has no objection to a waiver of this requirement for the development as currently shown on the Grading and Drainage Plan.
4. The sidewalk proposed in front of the Urgent Care shall slope away from the building at 2% for the entirety of the sidewalk.
5. The limits of paving and overlay shall be shown on the Grading and Drainage Plan.

##### **B. Landscaping and Buffering (Section 507) and Lighting (Section 508)**

1. A note should be added to the Landscape plan indicating that excess topsoil shall not be used as fill or removed as spoil. Existing topsoil shall be redistributed and reused onsite to the greatest extent possible.
2. In accordance with §508-F.4, all landscaped areas shall be equipped with an underground irrigation system.
3. All proposed lighting shall match general type (shoebox) and mounting height of existing pole mounted lights or the existing lights shall be replaced with the newly proposed lights as to create a uniformity among the light poles.
4. Details and ownership information shall be provided for the existing light adjacent to Lot 1, Block 20601.
5. We defer additional review of the landscaping and lighting to the Township Planner.

**C. 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.
2. The applicant's engineer is encouraged to contact our office to coordinate the location and grading of the proposed handicap parking spaces.
3. Painted traffic directional arrows on the proposed paving shall be shown on the plans.
4. The plans shall indicate the distance from the proposed parking rows to the right of way line for Chews Landing – Clementon Road.
5. The angle of the angled parking shall be shown on the plans.
6. The plans shall indicate the narrowest distance between the existing curbed island adjacent to the trash enclosure and the drive thru lane for the Dunkin Donuts.
7. The applicant shall recess the trash enclosure or reduce the depth of the concrete apron to relocate the concrete pad out of the drive isle between the building and the trash enclosure. The concrete pad for the proposed trash enclosure shall be not considered part of the drive isle width and the drive isle shall be more clearly defined. Gore striping shall be considered.
8. Information shall be provided regarding the accessibility from the Urgent Care facility to the proposed loading zone. Most loading zones access the rear door of a building and as designed there is no concrete walk from the rear door of the Urgent Care facility to the loading zone. As designed, deliveries would have to be made through the front door. The applicant shall provide testimony.

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

1. The plans shall indicate the width of all curbed islands.
2. All proposed concrete areas shown on the plans shall be labeled.

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

1. The applicant has indicated in the above stormwater narrative a total site disturbance of less than one (1) acre and a net reduction of impervious area. Based on these conditions the project will not be deemed a major development in regards to stormwater management regulations. The sizing of the proposed stormwater piping is acceptable. As the proposed drainage patterns and land cover will mimic the existing conditions no additional stormwater analysis is necessary.
2. Item No. 2 in the appendix of the stormwater narrative shall be revised to indicate a 24" RCP in-lieu of the 18" CMP as indicated.
3. The stormwater narrative and the Utility Plan are inconsistent as to proposed piping. The applicant shall clarify whether a 24" RCP pipe or two (2) 18" RCP pipes are to be utilized.

**F. Utilities (Section 518)**

1. The applicant is proposing public water service for the development. We defer to Aqua New Jersey for review of water improvements. The applicant shall provide the Township with a letter confirming connection, supply, and capacity are available from Aqua New Jersey.
2. The applicant is proposing public sanitary sewer service for the development. We defer to Gloucester Township Municipal Utilities Authority (GTMUA) for review of sanitary sewer improvements.
3. 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 and having jurisdiction. A note to this effect should be added to the plan.

**G. Traffic (Section 815)**

1. The Traffic Assessment indicates the proposed development includes replacing an existing video rental retail building with a 7,759 square foot (SF) urgent care medical facility and removal of an existing (vacant) fast food restaurant for additional parking area. The Traffic Assessment concludes the development will have no significant adverse impact on traffic as the development will result in a decrease in peak hour traffic. Our office does not expect this development to have a substantial impact on the shopping center or surrounding roadway network.

Marketplace at Chews Landing – Urgent Care  
Paramount at Chews Landing, LLC  
1236 Chews Landing Road  
Block 20601, Lot 3  
Review No. 1  
Bach Project No. GTPB-2016-2  
February 18, 2016  
Page 7 of 8

2. The Site Plan illustrates a one-way drive aisle around the proposed medical facility and a trash enclosure along this drive aisle in close proximity to the site access intersection with Kelly Driver Road. The applicant shall provide testimony regarding anticipated trash collection operations for the medical facility and any expected traffic impacts it may have on the referenced drive aisle and intersection.
3. A note shall be added to the plans indicating all traffic control devices shall conform to the most recent Manual on Uniform Traffic Control Devices (MUTCD).

#### **H. Environmental Impact Statement (Section 816)**

Our office has reviewed the Environmental Impact Statement listed above and find the report acceptable.

#### **I. Details**

1. All traffic markings and striping shall be thermoplastic or epoxy paint. The details shall be revised to confirm the type of paint to be used.

#### **OUTSIDE AGENCY APPROVALS:**

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

1. Camden County Planning Board
2. Gloucester Township Fire Marshal (District II)
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.

Marketplace at Chews Landing – Urgent Care  
Paramount at Chews Landing, LLC  
1236 Chews Landing Road  
Block 20601, Lot 3  
Review No. 1  
Bach Project No. GTPB-2016-2  
February 18, 2016  
Page 8 of 8

If there are any questions or if any additional information is required please contact this office.

Very truly yours,  
BACH ASSOCIATES, PC



Steven M. Bach, PE, RA, PP, CME  
President

Cc: Gloucester Township Planning Board Members  
Richard Wells, Esq. (PB Solicitor)  
Morris Levy, Paramount Realty, Applicant/Owner  
Richard J. Goldstein, Esq., Applicant's Attorney  
Norman Rodgers, III, PE, CES, Applicant's Engineer

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Review No 1,2-4-16.doc

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence

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**TO:** Planning Board  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
Dept. of Community Development & Planning  
**RE:** **APPLICATION #161007CPF Escrow #10143**  
**Paramount at Chews landing, LLC**  
**BLOCK 20601, LOT 3**  
**DATE:** February 18, 2016

The Applicant requests preliminary and final major site plan approval to construct an 3,775 sf addition to an existing building for total of 7,759 sf for an "Urgent care, imaging, etc." use and demolition of existing Checkers Restaurant within the HC – Highway Commercial District. The project is located within the Market Place Shopping Center on Chews Landing and Kelly Driver Roads.

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

- Applicant/Owner: Paramount at Chews Landing, LLC c/o Paramount Realty, 1195 Route 70, Suite 2000, Lakewood, NJ 08071 (telephone 732-961-8116).
- Engineer: Norman K. Rodgers III, PE, Consulting Engineers Services, 645 Berlin-Cross Keys Road, Suite 9, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Attorney: Richard J. Goldstein, Esq., Hanglely Aronchick Segal Pudlin & Schiller, 20 Brace Raod, Suite 201, Cherry Hill, NJ 08034 (telephone #856-616-2172).

### **I. INFORMATION SUBMITTED**

- 1) Hanglely Aronchick Segal Pudlin & Schiller Transmittal Letter dated 01/25/16.
- 2) Land Development Application Form and checklist dated 01/25/16.
- 3) Projective narrative, as prepared by Consulting Engineers Services dated January 2016.
- 4) Recycling Report, as prepared by Consulting Engineers Services dated January 2016.
- 5) Potable Water and Sanitary Sewer Report, as prepared by Consulting Engineers Services dated January 2016.
- 6) Traffic Assessment, as prepared by Consulting Engineers Services dated January 2016.
- 7) Environmental Impact Statement, as prepared by Consulting Engineers Services dated January 2016.
- 8) Stormwater narrative, as prepared by Consulting Engineers Services dated January 2016.

- 9) Engineering plans, as prepared by Consulting Engineers Services consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	01-29-14
2	Existing Conditions and Demolition Plan	01-29-14
3	Overall Site & Circulation Plan	01-29-14
4	Site Plan	01-29-14
5	Grading, Drainage, Soil Erosion & Sediment Control Plan	01-29-14
6	Utility Plan	01-29-14
7	Landscaping and Lighting Plan	01-29-14
8	Site Construction Details	01-29-14
9	Sanitary Sewer and Water Details	01-29-14
10	Construction & Sign Details	01-29-14
11	Handicapped Ramp Details	
12	Soil Erosion and Sediment Control Plan	
13	Soil Erosion and Sediment Control, Landscaping, Lighting Notes & Details	01-29-14

ALTA/ASCM Land Title Survey, as prepared by Consulting Engineers Services comprising one (1) sheet dated 4/24/07, last revised 5/10/07.

- 10) Building Elevations and Floor Plan dated 01/11/16.

## II. ZONING REVIEW

1. Financial services is a listed permitted use [§416.B(5)].

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	16.32 ac.	yes
Lot frontage (min.)			
Kelly Driver Road	80 ft.	1,378.33 ft.	yes
Chews Landing Road	80 ft.	1,494.59 ft.	yes
Lot depth (min.)	200 ft.	190.72 ft. <sup>1</sup>	yes
Building coverage (max.)	25%	23.1%	yes
Lot coverage (max.)	75%	80%	enc
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)			
Kelly Driver Road	75ft.	76.36 ft.	yes
Chews Landing Road	75 ft.	75.75 ft.	yes
Side yard (min.)	10 ft.	24 ft.	yes
Rear yard (min.) <sup>2</sup>	30 ft.	n/a	n/a
Building Height (max.)	40 ft.	27.5 ft.	yes
Floor Area Ratio (max.)	0.25	0.2310	yes

<sup>1</sup> = Scaled data.    enc = existing nonconformance.    n/a = Not applicable.

Parking (min.)	743 spaces	745 spaces	yes
Buffer (min.) - Residential	25 ft.	0 ft.	enc
Parking Area Setback			
<b>From any right-of-way (min.)<sup>3</sup></b>	<b>25 ft.</b>	<b>11.26 ft.</b>	<b>no*</b>
From side property line (min.)	10 ft.	0 ft.	enc
From rear property line (min.) <sup>2</sup>	10 ft.	n/a	n/a

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

<sup>2</sup> = There are two (2) front yards.

<sup>3</sup> = The existing parking area along Kelly Drive Road encroaches ±4 feet into the right-of-way.

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. Facade signs.

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Q(2)	1	5	no*
Area (max.) - §426.AA(5)(a) – Front Elevation “Urgent Care” - “Inspira Health Network” - “Imaging Center”	94.28 sf	151 sf	no*
Area (max.) - §513.Q(1) – “Inspira Health Network” “Urgent Care”	58.34 sf	98 sf	no*

\* = Variance required.

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

## 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.

The Applicant must submit the following omitted checklist items or request a waiver.

### We do not recommend waiving underlined checklist items.

1. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
  - a. The applicant provided a “Traffic Assessment” in lieu of a Traffic Impact Statement.
2. 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 submitted Environmental Impact Statement indicates the absence of freshwater wetlands in lieu of the required Letter of Interpretation, Presence/absence determination.

3. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
4. Expansion plans incorporated into the building design. [Checklist 41].
5. 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 plans must be revised to provide two (2) permanent benchmarks.
6. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
  - a. Defer to Board Engineer.
7. Acceleration/deceleration lanes. [Checklist #75].
  - a. Defer to Board Traffic Engineer.
8. Location of street names and signs. [Checklist #88].
9. Streetlights. [Checklist#90].
10. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
  - a. Defer to Board Engineer.
11. Environmental Constraints Map (See §519). [Checklist #108].

#### **IV. WAIVER COMMENTS**

The Application as submitted does not request a waiver from the checklist requirements.

#### **V. VARIANCE COMMENTS**

The plan as submitted requires the following variance:

§416.F, Area, Yard, Height and Building Coverage

1. Parking front setback: (11.26 ft. provided v. 25 ft. minimum required).

§426.AA, Signs Permitted in the NC and HC Districts

2. Number: (5 provided v. 1 maximum allowed).
3. Area (North): (151 sf provided v. 94.28 sf maximum allowed).
4. Area (West): (98 sf provided v. 58.34 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:
6. 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)).
7. 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).

## **VI. PRELIMINARY MAJOR SITE PLAN COMMENTS**

1. The plans must be revised to correct the symbol in the legend for the Leyland Cypress, which is similar to the Compact Ink Berry as per §507.A, Landscaping.
2. The Applicant should consider replacing the proposed Skyrocket Juniper (Juniperus Scopulorum) with an alternate evergreen tree species as per §507.A, Landscaping.
  - a. The Department has been advised this species is not always available, whereas an alternative evergreen was utilized for the STS Auto & Tire development.
3. The plans must be revised to provide at 6' – 8' tall Leyland Cypress (Cupressocyparis Leylandii) as per §507.A(4), General Landscaping Provisions.
4. It is recommended that the plans be revised to provide the following notation to ensure a suitable buffer along Kelly Driver Road.
  - a. "Additionally landscaping shall be provided to provide an improved buffer screen if required by the Township Planner."
5. The plans must be revised to provide lighting for the rear parking area along Kelly Driver Road as per §508.F(1).
6. The Applicant must provide testimony and the plan revised, if applicable, to address reduction of illumination when not required as per §508.F(6).
7. The proposed trash enclosure/recycling areas must be designed in accordance with §510.L, Refuse/Recyclable Storage Areas.
  - a. The Applicant must provide testimony that the trash enclosure is sufficiently sized to accommodate the proposed uses.

## **VII. TRAFFIC IMPACT STATEMENT COMMENTS**

The applicant must provide professional testimony to address the following omitted items as per §815, Traffic Impact Report.

1. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).
5. Schematic plan for any recommended improvements as per §815.A(4)(d).

## **VIII. ENVIRONMENTAL IMPACT STATEMENT COMMENTS**

1. The submitted Environmental Impact Statement is substantially consistent with the requirements of §816, Environmental Impact Statement.

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

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: Paramount at Chews Landing, LLC  
Richard J. Goldstein, Esq.  
Norman K. Rodgers III, PE  
Richard Wells, Esq., Board Solicitor  
Steven M. Bach, PE, Board Engineer