

**Township of Gloucester
Planning Board Agenda
March 10, 2015**

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

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – January 13, 2015

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

**Clementon Ventures, LLC
#141032INMC**

**Minor Site/Bulk C
Block: 14401 Lot: 4
Dental Office Revised
Addition for a Vestibule
Entrance & Addition later**

Correspondence

**Shoppes @ Cross Keys
Review 1
The Reserve @ Independence
Square Review #2**

MEETING ADJOURNED

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, January 13, 2015

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

Roll Call:

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

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

Chairman Kricum seated Mrs. Pinolini for Mrs. Costa and Mr. Dority for Mr. Jones

Annual Reorganization

Election of Chairman

Mr. Owens made a motion to elect Andy Kricum as chairman. Mrs. Washington seconded the motion.

Mr. Mercado made a motion to close, seconded by Mr. Owens.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Chairman Kricum	Abstain

Election of Vice Chairman

Mr. Guevara made a motion to elect Scott Owens, seconded by Mr. Dority.

Mr. Guevara made a motion to close, seconded by Mr. Mercado.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Mercado	Yes
Mr. Owens	Abstain
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Election of Secretary

Mr. Owens made a motion to elect Kenneth Lechner, seconded by Mrs. Washington.

Mr. Owens made a motion to close, seconded by Mr. Guevara.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Election of Recording Secretary

Mr. Owens made a motion to elect Courtney Mosiondz, seconded by Mr. Dority.

Mr. Owen made a motion to close, seconded by Mr. Mercado

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Appointment of Solicitor

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

Mr. Owens made a motion to close, seconded by Mr. Mercado.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Appointment of Engineer/Conflict

Mr. Owens made a motion to appoint Mr. Bach for engineer, seconded by Mr. Guevara.

Mr. Owens made a motion to close, seconded by Mr. Mercado

Roll call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Meeting Dates

Mr. Owens made a motion for the meeting dates, seconded by Mr. Mercado.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Official Newspapers

Mr. Owens made a motion to use the Post and Inquirer, seconded by Mr. Mercado.

Roll call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Agenda Procedures

Mr. Owens made a motion to adopt Agenda procedures, seconded by Mrs. Pinolini.

Roll call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Minutes for memorialization

Vice Chairman Owens made a motion to approve minutes from November 25, 2014, seconded by Mrs. Washington.

Roll call:

Mr. Dority	Yes
Mr. Guevara	Yes
Vice Chairman Owens	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes

Resolutions for Memorialization

Glen Oaks Redevelopment Plan Business Park Overlay Zone	Amendment to No. 4 Ordinance O-97-017
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Vice Chairman Owens made a motion to approve the amendment to the ordinance, seconded by Mr. Dority. All were in favor.

Wawa, Inc. #041083FSPM-A2	Minor Site Plan Block: 14008 Lot: 2
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Vice Chairman Owens made a motion to approve the resolution, seconded by Mr. Dority.

Roll Call:

Mr. Dority	Yes
Mr. Guevara	Yes
Vice Chairman Owens	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes

Senior Housing Campus II #101022MPSP	Request for extension Block: 12301 Lot: 4
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Vice Chairman Owens made a motion to approve the resolution, seconded by Mr., Dority.

Roll Call:

Mr. Dority	Yes
Mr. Guevara	Yes
Vice Chairman Owens	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes

Mr. Lechner informed the board that there weren't any new applications. He will send notification at a later date when the next meeting will be.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Courtney Mosiondz
Recording Secretary

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 12 2015 Application No.: # 141033 IN MG Taxes Paid Yes/No # (Initial) #

Planning Board Zoning Board of Adjustment Fees 460 Project # 8725

¹ Upon receipt of all fees, documents, plans, etc. Escr. 1600 Escr. # 8725

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Clementon Ventures, LLC</u> Address: <u>2070 Springdale Rd Suite 400</u> City: <u>Cherry Hill</u> State, Zip: <u>NJ, 08003</u> Phone: <u>609,965_0405</u> Fax: <u>609,965_0105</u> Email: _____	2. Owner(s) (List all Owners) Name(s): _____ Address: _____ City: _____ State, Zip: _____ Phone: <u>609</u> - _____ Fax: <u>609</u> - _____
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3. Type of Application. Check as many as apply:

<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input checked="" type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____
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² Legal advertisement and notice is required to all property owners within 200 feet.

4. Zoning Districts (Circle all Zones that apply) - HC

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

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

Name of Attorney: <u>Jay Mintzer</u> Address: <u>2070 Springdale Rd Suite 400</u> City: <u>Cherry Hill, NJ 08003</u>	Firm: _____ State, Zip: _____ Phone: <u>(856) 616_0700</u> Fax: <u>()</u> - _____ Email: <u>jmintzer@defensecounsel.com</u>
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6. Name of Persons Preparing Plans and Reports:

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

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

7. Location of Property:

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

8. Land Use:

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

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	76.4 (EXIST)	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	19.9 (WOOD)	Fence type	_____
Side setback 1	21.5 (RAD 106.0)	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	160'	Pool Requirements	_____
Lot depth	116'	Setback from R.O.W. 1	_____
Lot area	22,064 sq ft	Setback from R.O.W. 2	_____
Building height	1 Story	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	_____
		R.O.W. = Right-of-way.	_____
		Setback = Measured from edge of pool apron.	_____
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W. 1	_____
(Include attached garage if applicable)	_____	Setback from R.O.W. 2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

15. Relief Requested:

Check here if zoning variances are required. *(SEE SITE PLAN)*

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

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

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

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

16. Signature of Applicant

 6-19-14
 Signature of Applicant Date

 Signature of Co-applicant Date

17. Consent of Owner(s):

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

6-19-14
Date

[Signature]
Signature
Gary J. Vespa
Print Name

Sworn and Subscribed to before me this _____ day of _____ (Year).

Signature

Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots?
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
- C. Is this application for approval on a site or sites for commercial purposes?
- D. Is the applicant a corporation?
- E. Is the applicant a limited liability corporation?
- F. Is the applicant a partnership?

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

[Signature]
Signature of Applicant

Gary J. Vespa For Camden Ventures LLC
Print Name

6-19-14
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

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

Name of property owner or applicant

Notary public

Affidavit of Ownership

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

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

Albert Taus- 1187 Morefield Road, Philadelphia, Pennsylvania 19115

Jim Zeris – 114 Oakmont Drive, Moorestown, NJ 08057

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



July 1, 2014

GARY VESPIA
Managing Member

#141032 INMC

January 16, 2015

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

JAN 21 2015

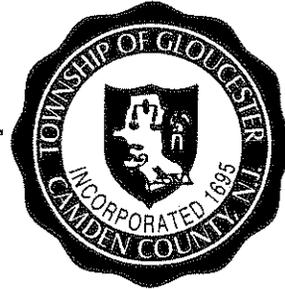
DESCRIPTION OF PROPOSED DEVELOPEMENT

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

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

TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Planning Board

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

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

DATE: February 5, 2015

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

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

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

I. INFORMATION SUBMITTED

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

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

II. ZONING REVIEW

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

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

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

PARKING AREA SETBACKS

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

¹ = Scaled data.

² =

= Applies to rear drive aisle.

enc = Existing nonconformance.

* = Variance required.

2. Free-Standing Signs

SIGN STANDARDS (FREE-STANDING)

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

3. Facade Signs

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

* = Variance required.

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

4. Municipal Welcome Sign.

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

III. APPLICATION SUBMISSION CHECKLIST

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

Waiving underlined comments is not recommended

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

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

IV. WAVIER COMMENTS

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

Waiving underlined comments is not recommended

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

V. VARIANCE COMMENTS

The application as submitted requires the following variances:

§426.R Free-Standing Sign Requirements.

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

§426.Q Facade Sign Requirements.

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

VI. MINOR SITE PLAN REVIEW COMMENTS

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

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VIII. RECOMMENDATIONS

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

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

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

February 5, 2015

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

Attn: Ken Lechner, Township Director / Planner

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

Dear Mr. Lechner:

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

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

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

Proposed Dental Office
Minor Site Plan
Clementon Ventures, LLC
1212 Blackwood Clementon Road
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3 of 5	Utilities, Landscape & Lighting Plan	October 2014, none
4 of 5	Erosion Control Plan	October 2014, none
5 of 5	Detail Plan	October 2014, none

SITE INFORMATION:

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

PROJECT SUMMARY:

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

GENERAL:

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

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5. A sight triangle shall be shown at the intersection of Blackwood Clementon Road and College Drive as well as both proposed driveway entrances to the site per §808-B.8.bb(1).
6. All Ingress/egress locations shall be shown for the building.
7. The proposed trash enclosure shall be constructed of masonry material with the exterior covering be compatible with that of the principal structure per §510-L (1).
8. A truck turning plan shall be provided to confirm the accessibility for a trash truck and a fire truck.
9. The Site Plan shall indicate the Zones of the adjacent properties.
10. As Blackwood-Clementon Road and College Drive are both County roads, the applicant is responsible for restoring the roadways in accordance with County standards.
11. All existing and proposed deed restrictions, covenants and easements shall be shown on the Plans.

TRAFFIC:

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

PERFORMANCE STANDARDS (ARTICLE V):

A. Parking (Section 510)

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

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2. A dimension shall be provided from the face of curb on the easterly side of the proposed building to the face of curb at the 6' wide island to provide an access drive width.
3. A dimension shall be provided from the end of the proposed parking stalls on the northerly side of the proposed building to the face of curb at the 6' wide island to provide an access drive width.

B. Sidewalks/Curbs (Section 516)

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

C. Stormwater Management (Section 517)

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

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D. Utilities (Section 518)

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

E. Grading (Section 506)

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

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

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

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

G. Details

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

OUTSIDE AGENCY APPROVALS:

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

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

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

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

Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq., PB Solicitor
Lydia Pendino, Gloucester Township
Gary Vespia, Clementon Ventures, Applicant
Jay Mintzer, Esq., Applicant's Attorney
Jack J. Gravlin, Jr., PE, Applicant's Engineer
Wayne Roorda, Jr., PE, PP, CME

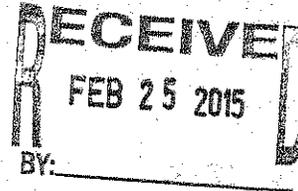
S:\GTPB 2015 Gloucester Twp PBI-01 Clementon Ventures\Docs\GTPB2015-1 Clementon VenturesReview No 1, 1-29-15.doc

JACK J. GRAVLIN JR., P.E.
PROFESSIONAL ENGINEER
MAILING ADDRESS
P.O. BOX 221
WEST BERLIN, NEW JERSEY 08091

TELEPHONE (609) 965-0405, FAX (609) 965-0105
E-MAIL jjgpe@verizon.net

February 23, 2015

Mr. Kenneth D. Lechner, PP, AICP
Gloucester Township Department of Community Development
Chews Landing Road
Blackwood, New Jersey 08012



TO BE HAND DELIVERED

Re: Clementon Ventures LLC
Revisions to Minor Site Plan
Block 14401, Lot 4
Gloucester Twp., NJ
GTPB # 141032INMC

Dear Mr. Lechner:

Pursuant to your review letter dated February 5th and the Bach Associates letter dated February 5th I have revised the subject plans. The following is a listing of the revisions:

General Revision

An addition for a Vestibule entrance has been added to the front of the building. A Phase 2 building addition is also now requested for approval.

Ken Lechner's Letter of February 5, 2015

III: Application Submission Checklist

2. There are no freshwater wetlands on the subject parcel.
3. An updated Survey Plan will be submitted when received from the Land Surveyor.
4. The title block on Sheet 1 has been revised to indicate Minor Site Plan For "Clementon Ventures".
5. The certified list of owners has been added to the Site plan, Sheet 1.
6. A portion of the Zoning Map was added to Sheet 1 to indicate the surrounding zoning.

Mr. Kenneth D. Lechner, PP, AICP

February 23, 2015

- Page 2 -

7. The signature blocks have been moved to an outside fold area of Sheet 1.
10. The FIRM info has been added to the Site Plan, Sheet 1, Note # 10.

V. Minor Site Plan Review Comments

1. The trash enclosure has been changed to a masonry structure and detailed on the Demo Plan (Sheet 3). The specific notes have been added to the detail. The applicant is proposing to paint the exterior block to match the building.
2. The applicant would like to discuss the need to replace all curbing when he appears before the Planning Board. The interior curb is being replaced.
3. A Demolition Plan has been added to the Plan set. The vacuums, telephone, and freestanding sign are indicated to be removed.

Bach Associates Letter of February 5, 2015

General

1. A current / updated survey will be delivered to the Township upon receipt from the Land Surveyor.
2. A Demolition Plan, Sheet 3, has been added to the Plan set.
3. The existing HC ramp will remain. The requirement to protect the existing HC rate has been noted on the Demo Plan.
4. Utility lines are shown on the Utility Plan, Sheet 4. A note has also been added to this plan requiring the reuse of existing utility connections.
5. Clear Sight lines have been added to the Site Plan, Sheet 1.
6. The two (2) building ingress / egress points are indicated on the Site Plan.
7. The trash enclosure has been changed to a masonry structure and detailed on the Detail Plan. The applicant is proposing to paint the exterior block to match the building.
8. Due to the limited nature of the proposal, we are requesting a waiver from Traffic plans.
9. A Zoning Map has been added to the Site Plan, Sheet 1.
10. We have met with the County engineer to discuss our proposal. We understand that formal approval is required by the County Planning Board.
11. The existing access easement is indicated on the Site Plan. A copy of the Title report and associated documents are being submitted to the Township.

Traffic - No revisions required

Mr. Kenneth D. Lechner, PP, AICP

February 23, 2015

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Bach Associates Letter of February 5, 2015 Continued

A. Parking

1. The lengths of the parking stalls are indicated on the Site Plan, Sheet 1.
2. The proposed aisle width has been indicated on the Site Plan.
3. The proposed aisle width has been indicated on the Site Plan.

B. Sidewalks / Curbs

1. Additional radii have been added to the Site plan.
2. Both ROW to face of curb dimensions have been added to the Site Plan.

C. Stormwater Management

1. No revision required.
2. The proposed grate and invert elevation is indicated on the Grading Plan.
3. The existing invert elevation and pipe size is indicated on the Grading Plan.
4. The existing light pole is being removed (see Demo Plan).
5. My client has requested that the direct connection without a manhole be permitted, subject to a County review.

D. Utilities – No revision required

E. Grading

1. The two (2) door locations are indicated with a spot elevation.
2. Elevations are indicated at all building corners.
3. Additional spot elevations for the proposed curb and sidewalk have been added to the Grading Plan.
4. Spot elevations have been added for the trash enclosure pad.
5. Additional spot elevations have been added to the HC parking and ramp area.
6. The existing wall is not being removed. The Demo Plan indicates the wall is to be protected during all construction activities. Swales are proposed around the rear of the building.

F. Landscaping

1. The requested Topsoil note has been added to the Landscaping Plan, Sheet 4.
2. Note # 10 on the Landscaping Plan requires installation of an irrigation system.

Mr. Kenneth D. Lechner, PP, AICP

February 23, 2015

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Bach Associates Letter of February 5, 2015 Continued

3. Two of the proposed fixtures have been relocated / rotated to minimize spillage onto the adjoining roadways. I have called for rear and side shields to limit the intensity to 0.25 FC at the ROW. Note # 5 allows for a nighttime inspection to verify intensity levels.
4. I checked the illumination pattern. You are correct, it is a Type IV w/spill control (SL4). The pattern was developed using the manufacturer's ies files and is accurate as presented. Reference to "forward throw" has been removed from the plan. A copy of the brochure showing the pattern is attached.
5. No revision required.

G. Details

1. The manhole detail has been removed from the Detail Plan.
2. The Trash Enclosure detail has been revised to indicate the PSI and air entrainment percentage (shown on Demo Plan, Sheet 3).
3. The B inlet detail has been revised to specify a Type N-Eco curb piece.
4. The typical paving section has been revised to meet Twp standards.

Enclosed are the following:

1. Twelve (12) Sets of the revised plan, six (6) sheets each.
2. Twelve (12) Copies of Architectural Floor Plan / Elevation
3. Two (2) Copies of the Title Report / Easement
4. Two (2) Copies of the Lighting Brochure.

If you have any questions regarding this matter, please call.

Very truly yours,



Jack J. Gravlin Jr., P.E.

JJG/ag

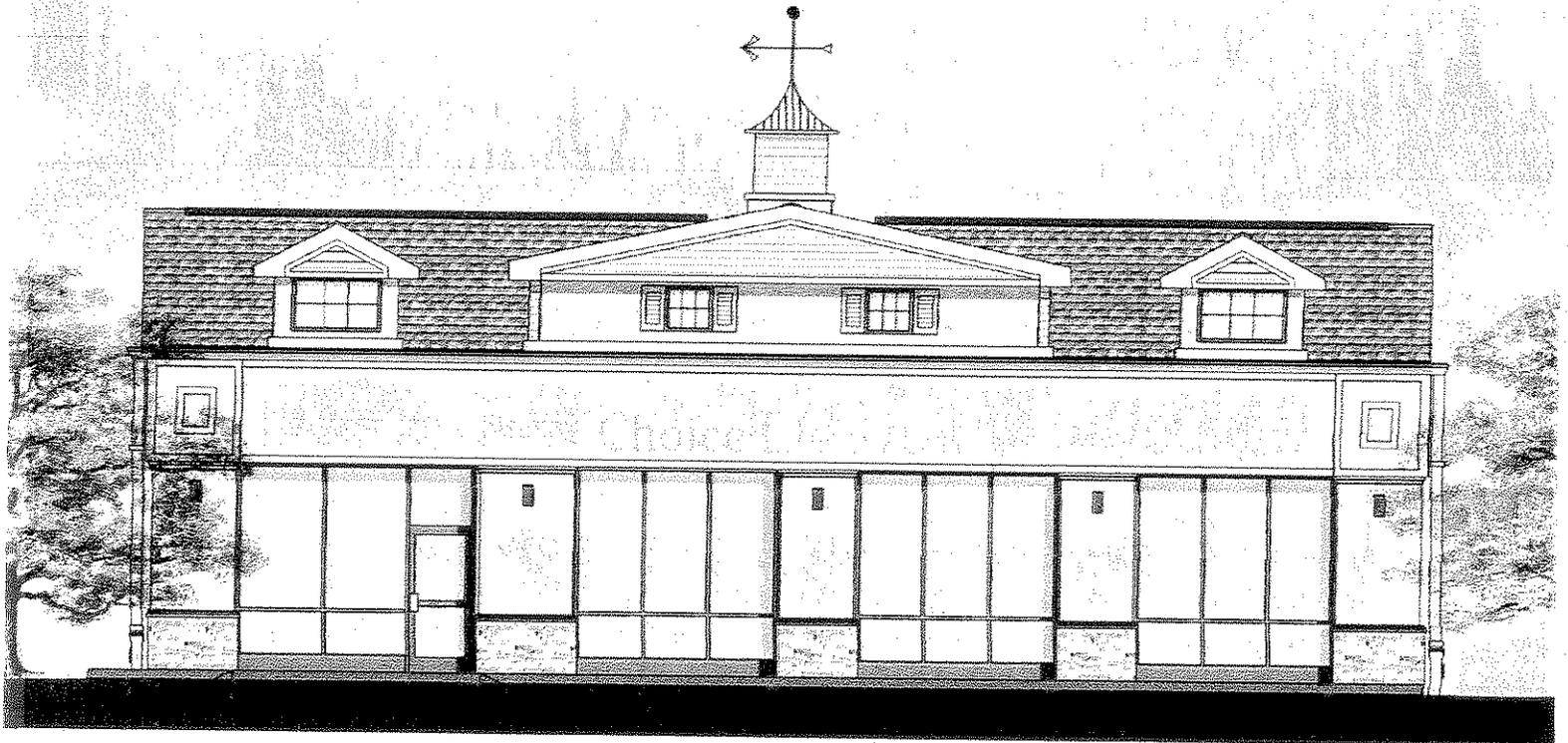
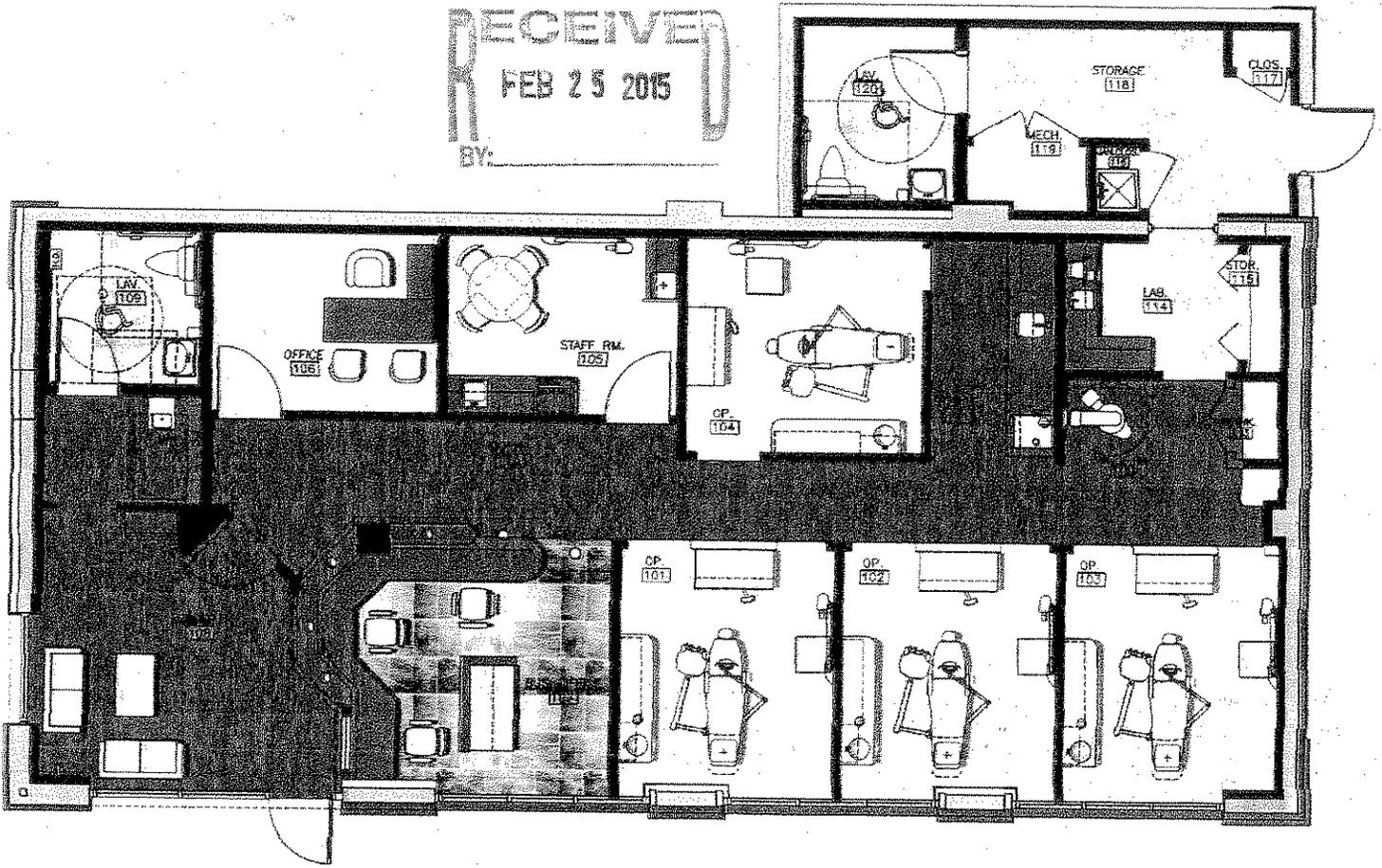
Encl.

cc: Copies for Professionals

Jay Mintzer, Esq.

Gary Vespia

RECEIVED
FEB 25 2015
BY: _____





FIDELITY NATIONAL TITLE COMPANY, LLC

3705 QUAKERBRIDGE ROAD, MERCERVILLE NJ 08619

PHONE: 609-584-8844

FAX: 609-584-8911

Date: June 12, 2013

Order Number: 2012-80385

Ross S. Rumsky
FIDELITY NATIONAL TITLE INSURANCE COMPANY
1415 Kellum Place
Garden City, NY 11530

CUSTOMER REFERENCE: LOCATION #56124

POWER TEST REALTY COMPANY LIMITED PARTNERSHIP, A NEW YORK
LIMITED PARTNERSHIP TO
CLEMENTON VENTURES LLC
1212 BLACKWOOD-CLEMENTON ROAD,
CLEMENTON, NJ 08021

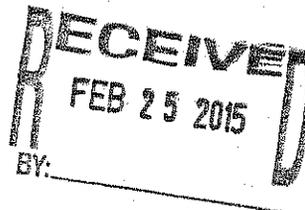
Dear Mr. Rumsky:

Enclosed please find the final title policy with the original recorded Deed and Release regarding the above captioned matter. Thank you for this opportunity to be of service to you and your client.

For your convenience we have included an additional copy of the title policy(s) for your file.

Very truly yours,


Renee Pulsifer
Policy Department



OWNER'S POLICY OF TITLE INSURANCE

Issued by Fidelity National Title Insurance Company



Fidelity National Title
Insurance Company

POLICY NUMBER
2012-80385

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Fidelity National Title Insurance Company, a California Corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter Insured against by this Policy, but only to the extent provided in the Conditions.

IN WITNESS WHEREOF, the Company has caused this Policy to be signed with the facsimile signatures of its President and Secretary and sealed as required by its By-Laws.

Attest:

Secretary

FIDELITY NATIONAL TITLE INSURANCE COMPANY



By:

President

Countersigned:

By:
Authorized Signatory

Issued by:
Fidelity National Title Company, LLC
3705 Quakerbridge Road
Mercerville NJ08619
Tel: 609-584-8844 Fax: 609-584-8911

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10; or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 11 and 12 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) If the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as Insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as Insured, is rejected as Unmarketable Title.



Issued By:



Fidelity National Title
Insurance Company

3705 QUAKERBRIDGE ROAD, MERCERVILLE NJ 08619 PHONE: 609-584-8844 FAX: 609-584-8911

SCHEDULE A

Your Ref: LOCATION #56124

Policy No. 2012-80385

Name and Address of Title Insurance Company: Fidelity National Title Insurance Company
3705 Quakerbridge Road
Mercerville, NJ 08619
TEL 609-584-8844 FAX 609-584-8911

File No: 2012-80385

Address Reference: 1212 BLACKWOOD-CLEMENTON ROAD,
CLEMENTON, NJ 08021

Amount of Insurance: \$118,000.00

Date of Policy: May 14, 2013

1. Name of Insured

CLEMENTON VENTURES LLC

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

CLEMENTON VENTURES LLC, a New Jersey limited liability company by deed from POWER TEST REALTY COMPANY LIMITED PARTNERSHIP, A NEW YORK LIMITED PARTNERSHIP, dated April 17, 2013, recorded May 14, 2013, in the Camden County Clerk's Office, Deed Book 09806, Page 1037.

4. The Land referred to in this policy is described as follows:

See Exhibit A" attached hereto and made a part hereof

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

ALTA Owner 6/17/06

NJ-01040.305713-RAM-27-306-1-13-2012-80385

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Issued By:

SCHEDULE A



Fidelity National Title
Insurance Company

3705 QUAKERBRIDGE ROAD, MERCERVILLE NJ 08619 PHONE: 609-584-8844 FAX: 609-584-8911

(Continued)

Your Ref: LOCATION #56124

Policy No.

2012-80385

LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AND IS DESCRIBED AS FOLLOWS:

BEGINNING at a point on the Southerly line of Blackwood-Clementon Road (76 feet wide) said point also being the Westerly end of a curve, connecting the Southerly line of Blackwood-Clementon Road with the Northwesterly line of Laurel Road (76 feet wide) as shown on plan hereinafter mentioned; thence

- (1) Along said connecting curve, curving to the right, with a radius of 34.00 feet an arc distance Southwesterly of 76.61 feet to the Northwesterly line of Laurel Road; thence
- (2) South 44 degrees 23 minutes 02 seconds West, along the Northwesterly line of Laurel Road, 97.70 feet to a point; thence
- (3) North 87 degrees 16 minutes 22 seconds West, 98.53 feet to the Easterly end of a curve as shown on said plan; thence
- (4) Northwesterly along said curve, curving to the right with a radius of 20.00 feet an arc distance of 31.42 feet to a point of tangent; thence
- (5) North 02 degrees 43 minutes 38 seconds East, 116.71 feet to the Southerly line of Blackwood-Clementon Road; thence
- (6) South 84 degrees 42 minutes 35 seconds East, along Blackwood-Clementon Road, 159.75 feet to the point and place of BEGINNING.

BEING shown as Lot 1 Block "A" on plan "March Shopping Center" subdivision of Tax Map Block 358 Lot 5, filed in the Office of the Register of Deeds and Mortgage for County of Camden, New Jersey, on February 22, 1972.

TOGETHER with the free and perpetual right, liberty and privilege of ingress, egress and regress over the following described land adjoining the hereby granted premises, provided that the Grantee, its successors and assigns, shall pave and maintain such portion of said land as may be used for vehicular passage:

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

ALTA Owner 6/17/06

NJ-01040.305713-RAM-27-306--1-13-2012-80385

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Issued By:

SCHEDULE A



Fidelity National Title
Insurance Company

3705 QUAKERBRIDGE ROAD, MERCERVILLE NJ 08619 PHONE: 609-584-8844 FAX: 609-584-8911

(Continued)

Your Ref: LOCATION #56124

Policy No.

2012-80385

EXHIBIT A

LEGAL DESCRIPTION (Continued)

BEGINNING at a point in the Northwesterly line of Laurel Road (76.00 feet wide) where the same is intersected by the Southerly line of Block "A", Lot 1 as illustrated on plan of "March Shopping Center - Subdivision of Tax Map, Block 358, Lot 5" prepared by Consulting Engineers Services and dated February, 1972, and from said beginning point runs; thence along the aforementioned line of Laurel Road;

- (1) South 44 degrees 23 minutes 02 seconds West, 45.00 feet to a point; thence
- (2) North 45 degrees 36 minutes 58 seconds West, 50.58 feet to a point in line of the aforementioned Lot 1; thence along the same
- (3) South 87 degrees 16 minutes 22 seconds East, 67.70 feet to the point and place of **BEGINNING**.

BEING ALSO KNOWN AS (REPORTED FOR INFORMATIONAL PURPOSES ONLY):

Block 14401, Lot 4 on the official tax map of the TOWNSHIP OF GLOUCESTER, County of Camden, State of New Jersey



Issued By:

SCHEDULE B



**Fidelity National Title
Insurance Company**

3705 QUAKERBRIDGE ROAD, MERCERVILLE NJ 08619 PHONE: 609-584-8844 FAX: 609-584-8911

Your Ref: LOCATION #56124

Policy No.

2012-80385

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

Notwithstanding any provision of the policy to the contrary, the following matters are expressly excepted from the coverage of the policy, and the Company will not pay loss or damage, costs, attorney's fees, or expenses that arise by reason of:

1. Municipal liens, if any, for utility services due and payable at or prior to the policy effective date are hereby excepted from coverage.
2. The exact quantity of land in number of acres or square feet contained within the premises described herein is not insured.
3. Subsurface conditions and/or encroachments not disclosed by an instrument of record.
4. Subject to the rights of tenants, occupiers or parties in possession, if any, under unrecorded leases.
5. Reservations and Conditions of Ingress and Egress Easement as contained in Deed Book 3228, page 329.
6. Easement of Ingress and Egress as contained in Deed Book 3243, page 548 and Deed Book 4028, page 149.
7. Utility Easement as contained in Deed Book 4351, page 569.
8. Subject to a 3 foot wide County Drainage Easement along property abutting Blackwood-Clementon Road and Laurel Road as shown on filed Map No. 521-4.
9. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments and any matters not of record which would be disclosed by an accurate survey or inspection of the land.
10. Lien of unpaid real estate taxes for the year 2013. Taxes paid through the second quarter. Subsequent taxes not yet due and payable.

(END OF SCHEDULE B)

ALTA Owner 6/17/06

NJ-01040.305713-RAM-27-306-1-13-2012-80385

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CONDITIONS CONTINUED

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or

damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

CONDITIONS CONTINUED

(b) in the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as Insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guarantees, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons.

Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim

arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

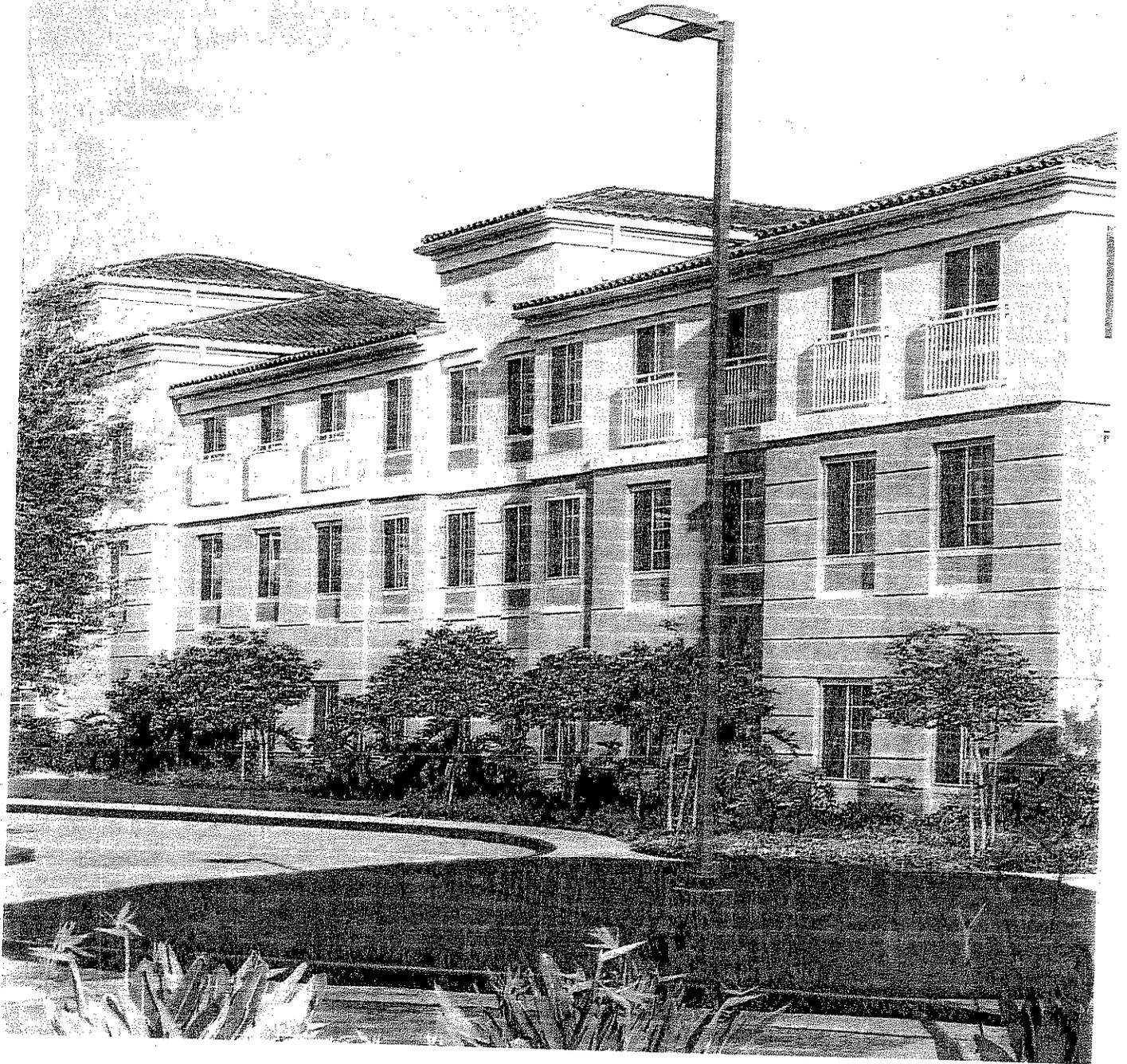
(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at: Claims Department, PO Box 45023, Jacksonville, Florida 32232-5023.

Galleon™
LED Area and Site Luminaire

STREETWORKS



Cooper Lighting
by **F.T.N**

RECEIVED
FEB 25 2015
BY: _____

Optical Performance Retained

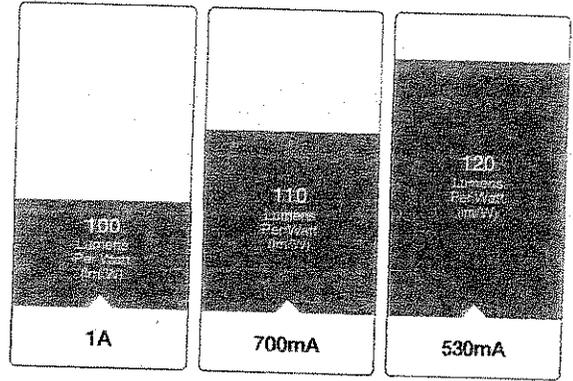
Performance and Scalability

The Galleon LED luminaire is designed around superior optical performance and scalability. With a choice of 30 lumen packages and 16 optical distributions, the optimal configuration can be used to maximize light levels while minimizing operating costs.

Power Consumption (Watts)

	30	38	56
1	30	38	56
2	54	72	107
3	80	105	157
4	105	138	213
5	130	176	264
6	159	210	315
7	184	243	370
8	209	276	421
9	234	314	475
10	259	348	528

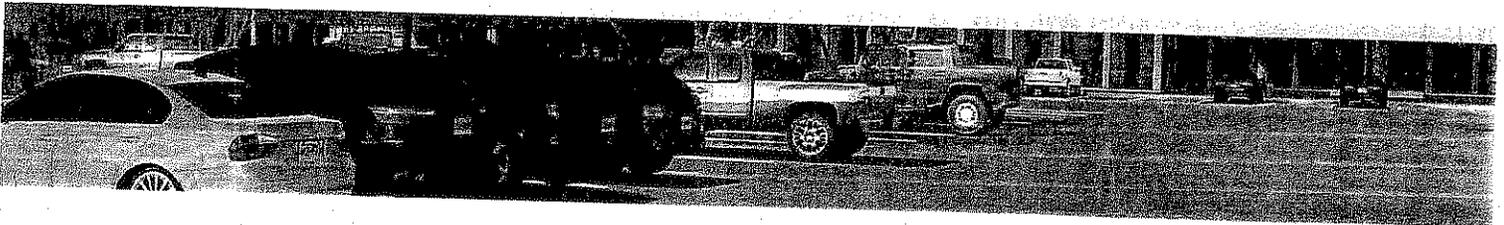
Efficacy (lm/W)



Lower Initial Cost

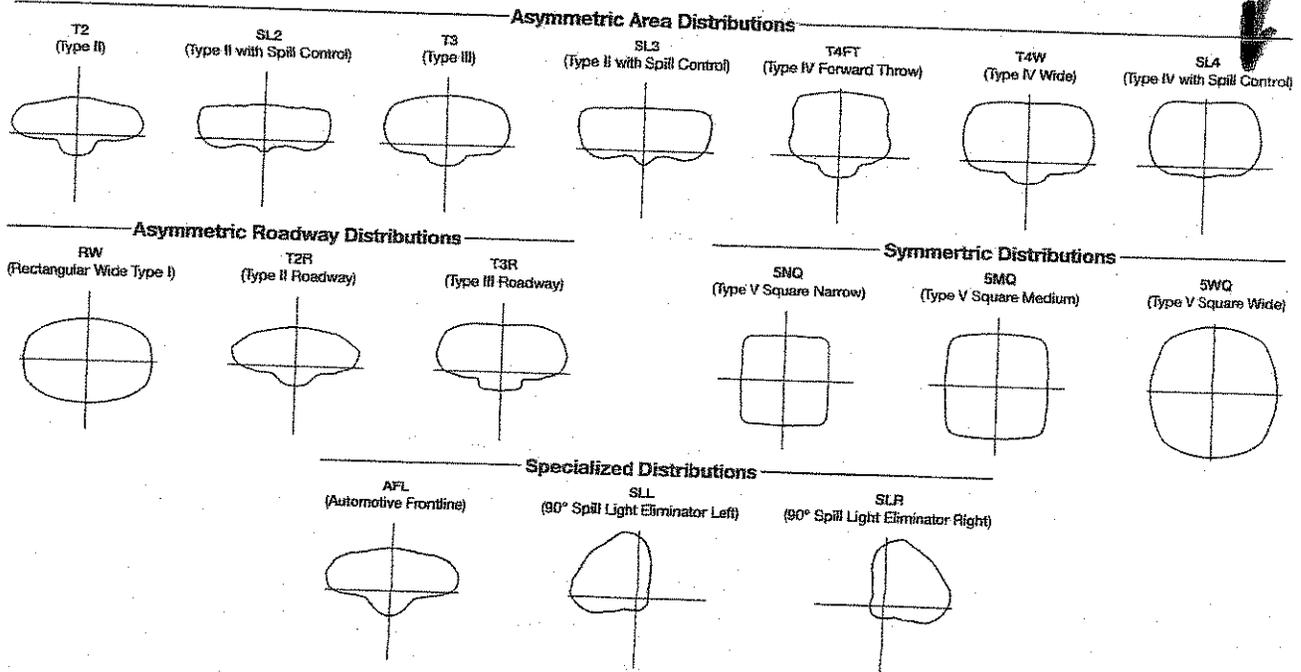
Lower Operating Cost

NOTE: Nominal efficacy at 4000K CCT



Optical Distributions

The Galleon luminaire has a choice of seven asymmetric area, three asymmetric roadway, three symmetric and three specialized distributions.



Sample Number: GAN-AE-04-LED-U-T3A-AP

GAN=Gallexon	AE=1A Drive Current	01=1 02=2 03=3 04=4 05=5 06=6 07=7 08=8 09=9 10=10	LED=Solid State Light Emitting Diodes	U=Universal (120-277V) 9=347V ² 8=480V ²	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4F=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide	SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[BLANK]=Arm for Round or Square Pole EA=Extended Arm ² MA=Mast Arm Adapter ¹ WM=Wall Mount
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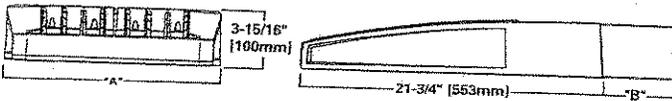
2L=Two Circuits ^{5,6} 7030=70 CRI 3000K ⁷ 7060=70 CRI 6000K ⁷ 530=Drive Current Factory Set to 530mA ⁸ 700=Drive Current Factory Set to 700mA ⁸ 3=Three-Position Terminal Block P=Button Type Photocontrol (120, 208, 240 or 277V) 4=NEMA Twistlock Photocontrol Receptacle	HA=50°C High Ambient ⁶ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{9,10,11,13} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{9,10,11,12} MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{11,12,13,14} MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{11,12,14} MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{11,12,14} DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ¹³ DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ¹³	L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LCP=Light Square Trim Plate Painted to Match Housing HSS=Factory Installed House Side Shield ¹⁵
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0A/RA1016=NEMA Photocontrol Multi-Tap - 105-285V 0A/RA1027=NEMA Photocontrol - 480V 0A/RA1201=NEMA Photocontrol - 347V 0A/RA1013=Photocontrol Shorting Cap 0A/RA1014=120V Photocontrol SA1252=10kV Surge Module Replacement SA1036=XX=Single Tenon Adapter for 2-3/8" O.D. Tenon SA1037=XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon SA1197=XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon	SA1187=XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon SA1188=XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon SA1189=XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon SA1190=XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon SA1191=XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon SA1038=XX=Single Tenon Adapter for 3-1/2" O.D. Tenon SA1039=XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon SA1192=XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon SA1193=XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon	SA1194=XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon SA1195=XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁶ GAN-MT1=Field Installed Mesh Top for 1-4 Light Squares GAN-MT2=Field Installed Mesh Top for 5-6 Light Squares GAN-MT3=Field Installed Mesh Top for 7-8 Light Squares GAN-MT4=Field Installed Mesh Top for 9-10 Light Squares LS/HSS=Field Installed House Side Shield ^{15,17}
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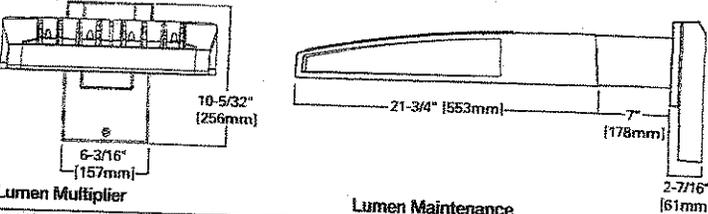
NOTES: 1 Standard 4000K CCT and minimum 70 CRI. 2 LumaWatt Wireless Sensors not currently available for 347V or 480V applications. 3 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. 4 Factory installed. 5 Only available in 5-10 Light Squares. 6 Not available with LumaWatt wireless sensors. 7 Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Gallexon luminaire product page on the website. 8 1 Amp standard. Use dedicated IES files when performing layouts. These files are published on the Gallexon luminaire product page on the website. 9 Must specify dimming driver. Consult factory for more information. 10 120V or 277V 60Hz and 230V 50Hz only. Replace E1 with specific voltage. Consult factory for availability in 347V and 480V. 11 The FSIR-100 accessory is required to adjust parameters. 12 Not available with HA option. 13 LumaWatt wireless sensors are factory installed only requiring network components RF-EM1, RF-GW1 and RF-ROUT1 in appropriate quantities. See www.cooperlighting.com for LumaWatt application information. 14 Sensor mounted externally. Available in 2, 3, 4 or 6 Light Square configurations. Replace "X" with number of Light Squares in low output mode. For ON/OFF operation, replace "X" with "0". Maximum two Light Squares in low output mode. Not available with dimming driver. No terminal block with bi-level operation. 15 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. 16 This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your Enton's Cooper Lighting business representative for additional details. 17 One required for each Light Square.

Dimensions

Pole Mount



Wall Mount



Dimensional Data

1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)

NOTES: 1 Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2 EPA calculated with optional arm length.

Lumen Multiplier

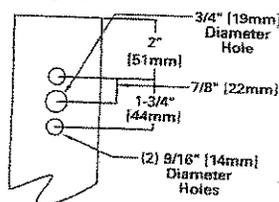
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Lumen Maintenance

25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C	> 90%	> 170,000

Drilling Pattern

TYPE "N"



Additional Information

UL and cUL Wet Location Listed IP66 Light Squares 3G Vibration Rated AFRRA Compliant ISO 9001	+40°C (104°F) Ambient Temperature Rating -40°C (-40°F) Ambient Temperature Rating Optional 50°F (10A) Ambient Temperature Rating >0.9 Power Factor <20% Total Harmonic Distortion 120V-277V/60 and 60 Hz 347V/60 Hz, 480V/60 Hz	1-4 Light Squares 33 lbs. (15.0 kgs.) 5-6 Light Squares 44 lbs. (20.0 kgs.) 7-8 Light Squares 54 lbs. (24.5 kgs.) 9-10 Light Squares 63 lbs. (28.6 kgs.)	1-4 Light Squares 0.96 5-6 Light Squares 1.00 7-8 Light Squares 1.07 9-10 Light Squares 1.12
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IP66

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: February 24, 2015

APPLICATION No. 141032INCMRev.

APPLICANT: Clementon Ventures, LLC

ESCROW: # 8725

Block: 14401 Lot(S): 4

LOCATION: 1212 Blackwood Clementon Road, Clementon, NJ ZONED: HC

TRANSMITTAL TO:

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

STATUS OF APPLICATION

PURPOSE OF TRANSMITTAL: Minor Site Plan/Bulk C Variances REVISED- DENTAL OFFICE Addition for a Vestibule Entrance to front of building. Phase 2 Bldg. Addition

- For Your Review - By March 10, 2015

ENCLOSED:

closed

- 1 Copy - Minor Site Plan, checklist, Camden County Planning Application
- 1 Copy - Minor Site
- 1 Copy - Development Plans Preliminary & Final Major Site Plan
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Major Site. & Subdivision
- 1 Copy - Architectural Elevations
- 1 Copy - Department of Environmental Protection
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

- Preliminary & Final Site Plan Minor Site Plan Revised

COMMENTS:

No problems. Very nice plan.

[Signature]

Assessor 2/26/15

Bin# 63

[Handwritten signature]

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

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

APPLICANT: Clementon Ventures, LLC ESCROW: # 8725

Block: 14401 Lot(S): 4

LOCATION: 1212 Blackwood Clementon Road ZONED: HC

TRANSMITTAL TO:

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

STATUS OF APPLICATION

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

For Your Review - By February 8, 2015

ENCLOSED:

- 1 Copy - Minor Site Plan, checklist, Camden County Planning Application
- 1 Copy - Minor Subdivision Plat
- 1 Copy - Development Plans Preliminary & Final Major Site Plan
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision -Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Major Site. & Subdivision
- 1 Copy -Architectural Elevations
- 1 Copy - Recycling Report
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

- Preliminary & Final Site Plan Minor Site Plan

COMMENTS:

OK 2-2-15 JTG Bldg

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

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

APPLICANT: Clementon Ventures, LLC ESCROW: # 8725

Block: 14401 Lot(S): 4

LOCATION: 1212 Blackwood Clementon Road ZONED: HC

TRANSMITTAL TO:

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

STATUS OF APPLICATION

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

For Your Review - By February 8, 2015

ENCLOSED:

- 1 Copy - Minor Site Plan, checklist, Camden County Planning Application
- 1 Copy - Minor Subdivision Plat
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- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Major Site. & Subdivision
- 1 Copy - Architectural Elevations
- 1 Copy - Recycling Report
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

Preliminary & Final Site Plan Minor Site Plan

COMMENTS: NO ISSUES GREAT PLAN

2/5/15

Assem



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #141032INMC 1212 Blackwood-Clementon Rd Block:14401 lot 4

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

Other:

Reviewed By: Lt. Brian McKendry
Signature: _____

Date Submitted: 1/29/14

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

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

APPLICANT: Clementon Ventures, LLC ESCROW: # 8725

Block: 14401 Lot(S): 4

LOCATION: 1212 Blackwood Clementon Road ZONED: HC

TRANSMITTAL TO:

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

STATUS OF APPLICATION

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

For Your Review - By February 8, 2015

ENCLOSED

- 1 Copy - Minor Site Plan, checklist, Camden County Planning Application
- 1 Copy - Minor Subdivision Plat
- 1 Copy - Development Plans Preliminary & Final Major Site Plan
- 3 Copies - Major Subdivision - Prelimin. Plat. 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Major Site & Subdivision
- 1 Copy - Architectural Elevations
- 1 Copy - Recycling Report
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

Preliminary & Final Site Plan

Minor Site Plan

REVIEWED

DATE: 1/28/15

By: Pete Kirsch
Fire Marshal

WITH COMMENT

WITHOUT COMMENT

BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. Box 541
BLACKWOOD, N.J. 08012

COMMENTS:

141033 IN MC

January 16, 2015

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

JAN 21 2015

RECYCLING REPORT

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

1. Materials

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

2. Storage Location, Collection and Disposal

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

3. Frequency of Collection and Disposal

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

Quantity of Materials

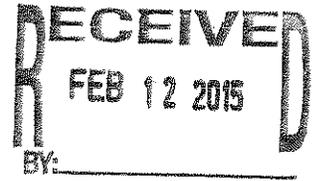
A minimal quantity is anticipated, based on the Dental Use and limited nature of the practice.

Storage Area for Materials

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



February 11, 2015



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

Attn: Ken Lechner, Township Director / Planner

Re: The Shoppes at Cross Keys – Phase II
Amended Preliminary and Final Site Plan Review & Final Major Subdivision
C Keys, LLC
611 Cross Keys Road
Block 18501, Lot 12
Review No. 1
Bach Project No. GTPB-2012-2A and GTPB-2012-2B
GTPB Application No. 111048PMFMSPa#2 & 111048PMFMSPa#4

Dear Mr. Lechner:

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

- Revised Storm Sewer System Calculations, The Shoppes at Cross Keys – Phase 2, prepared by Langan Engineering, dated September 19, 2013
- Lot closure calculations for Lots 12 & 12.01
- The following Legal descriptions:
 1. The Shoppes at Cross Keys, Sign Easement, dated 8-25-14
 2. The Shoppes at Cross Keys, Sidewalk Easement, dated 8-25-14
 3. The Shoppes at Cross Keys, Water Easement – Lot 12, dated 8-25-14
 4. The Shoppes at Cross Keys, Water Easement 1 – Lot 12.01, dated 8-25-14
 5. The Shoppes at Cross Keys, Water Easement 2 – Lot 12.01, dated 8-25-14
 6. The Shoppes at Cross Keys, Variable Width Access and Maintenance Easement, dated 8-25-14
 7. The Shoppes at Cross Keys, Access and Sanitary Sewer Easement – Lot 12.01, dated 8-25-14
 8. The Shoppes at Cross Keys, Sanitary Sewer Easement, dated 8-25-14
 9. The Shoppes at Cross Keys, Drainage Easement, dated 8-25-14
 10. The Shoppes at Cross Keys, Slope Easement – Lot 12, dated 8-25-14
 11. The Shoppes at Cross Keys, Slope Easement – Lot 12.01, dated 8-25-14
 12. The Shoppes at Cross Keys, Landscape Easement, dated 8-25-14

13. The Shoppes at Cross Keys, Proposed Lot 12, dated 8-22-14
14. The Shoppes at Cross Keys, Proposed Lot 12.01, dated 8-22-14
15. The Shoppes at Cross Keys, Water Main Easement #2 Dedicated to AQUA New Jersey, Inc., dated 8-25-14, revised to January 7, 2015.

- Water Line Easement Agreement between C Keys, LLC and AQUA New Jersey, Inc., dated February 6, 2015.
- Termination and Release of Water Line Deed of Easement by C Keys, LLC, dated February 6, 2015.
- Drawings entitled “Amended Preliminary and Final Site Plans for The Shoppes at Cross Keys, Phase 2, 611 Cross keys Road. Block 18501, Lot 12, Gloucester Township, Camden County, New Jersey”, prepared by Langan Engineering:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 18	Title/Cover Sheet	9-12-13, 10-107-14
2 of 18	As-Built Survey	3-6-09, 3-20-14
3 of 18	Phase 2 Demolition Plan	12-12-11, 10-17-14
4 of 18	Phase 2 Final Master Site Plan	12-12-11, 10-17-14
5 of 18	Phase 2 Truck Turn Plan	12-12-11, 10-17-14
6 of 18	Phase 2 Grading and Drainage Plan	12-12-11, 10-17-14
7 of 18	Phase 2 Storm Profiles	12-12-11, 10-17-14
8 of 18	Phase 2 SESC Plan	12-12-11, 10-17-14
9 of 18	Phase 2 SESC Details Plan	12-12-11, 10-17-14
10 of 18	Phase 2 Utility Plan	12-12-11, 10-17-14
11 of 18	Phase 2 Sanitary and Water Profiles	12-12-11, 10-17-14
12 of 18	Phase 2 Landscape Plan	12-12-11, 10-17-14
13 of 18	Phase 2 Landscape Notes & Details	12-12-11, 10-17-14
14 of 18	Phase 2 Lighting Plan	12-12-11, 10-17-14
15 of 18	Phase 2 Lighting Notes & Details	12-12-11, 10-17-14
16 of 18	Phase 2 Sanitary & Water Details	12-12-11, 10-17-14
17 of 18	Phase 2 Details	12-12-11, 10-17-14
18 of 18	Phase 2 Details	12-12-11, 10-17-14

- Drawings entitled “Preliminary and Final Major Subdivision Plans for The Shoppes at Cross Keys, Phase 2, 611 Cross keys Road. Block 18501, Lot 12, Gloucester Township, Camden County, New Jersey”, prepared by Langan Engineering:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 4	Title/Cover Sheet	4-1-14, 1-7-15
2 of 4	As-Built Survey	3-6-09, 1-21-15

The Shoppes at Cross Keys – Phase II
Amended Preliminary and Final Site Plan Review & Final Major Subdivision
C Keys, LLC
611 Cross Keys Road
Block 18501, Lot 12
Bach Project No. GTPB-2012-2A & GTPB-2012-2B
February 11, 2015
Page 3 of 3

3 of 4 Preliminary and Major Subdivision Plat 4-1-14, 1-7-15
4 of 4 Easement Plan 4-1-14, 1-7-15

The applicant has addressed all of the outstanding items in regards to engineering and surveying related items associated with this application.

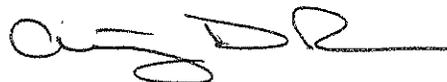
Upon request by the Planning Board Secretary we will endorse the plans as required.

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



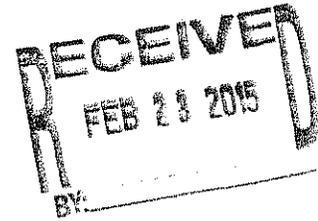
Anthony F. DiRosa, PE, PLS
Associate

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq. (PB Solicitor)
C Keys, LLC, Applicant
Marc Citron, Esq., Applicant's Attorney
Joseph Romano, PLS, Langan
Gregory Eiko, PE, Langan

S:\GTPB2012 Gloucester Twp PB\2B C Keys LLC (Major Subdivision Review)\Docs\GTPB2012-2B The Shoppes at Cross Keys
Sub Review No 2, 2-11-15.doc



February 18, 2015



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

Attn: Ken Lechner, Township Director / Planner

Re: The Reserve at Independence
 Newman Gloucester Reserve, LLC
 Independence Boulevard
 Block 18302, Lots 3 & 4
 Review No. 2
 Bach Project No. GTPB-2014-05

Dear Mr. Lechner:

We have received the following revised application materials submitted for the referenced project in response to our review letter of May 22, 2014. Any underlined items still need to be addressed:

- Response letter from Stantec Consulting Services, Inc., dated June 20, 2014.
- Resolution of the Gloucester Township Planning Board memorializing Preliminary and Final Major Subdivision approval with design waivers for application number 141014CFP.
- "Traffic Impact Analysis Addendum for The Reserve at Independence Square, Phase IV," prepared by Stantec Consulting Services, Inc., dated June 14, 2014.
- Stormwater Management Narrative Addendum for The Reserve at Independence Square, Phase IV," prepared by Stantec Consulting Services, Inc., dated January 24, 2014, revised to June 20, 2014.
- Drawings entitled "Preliminary/ Final Major Subdivision Plat for The Reserves at Independence Square, Block 18302, Lot 3, Plate 183, Township of Gloucester, Camden County, New Jersey", prepared by Stantec Engineering:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
G-001	General Information Plan	1-27-14, 6-20-14
C-101	Existing Conditions and Site Demolition	1-27-14, 6-20-14

V-102	Subdivision Plan	1-27-14, 6-20-14
V-102.1	Subdivision Plan 1	1-27-14, 6-20-14
V-102.2	Subdivision Plan 2	1-27-14, 6-20-14
V-102.2	Subdivision Plan 3	1-27-14, 6-20-14
V-102.2	Subdivision Plan 4	1-27-14, 6-20-14
C-102	Overall Site Plan	1-27-14, 6-20-14
C-102.1	Site Plan 1	1-27-14, 6-20-14
C-102.2	Site Plan 2	1-27-14, 6-20-14
C-102.3	Site Plan 3	1-27-14, 6-20-14
C-102.4	Site Plan 4	1-27-14, 6-20-14
C-102.5	Site Phasing Plan	1-27-14, 6-20-14
C-103	Overall Grading Plan	1-27-14, 6-20-14
C-103.1	Grading Plan 1	1-27-14, 6-20-14
C-103.2	Grading Plan 2	1-27-14, 6-20-14
C-103.3	Grading Plan 3	1-27-14, 6-20-14
C-103.4	Grading Plan 4	1-27-14, 6-20-14
C-104	Overall Utility Plan	1-27-14, 6-20-14
C-104.1	Utility Plan 1	1-27-14, 6-20-14
C-104.2	Utility Plan 2	1-27-14, 6-20-14
C-104.3	Utility Plan 3	1-27-14, 6-20-14
C-104.4	Utility Plan 4	1-27-14, 6-20-14
C-105	SESC Plan	1-27-14, 6-20-14
C-105.1	SESC Notes & Details	1-27-14, 6-20-14
C-105.2	SESC Notes	1-27-14, 6-20-14
C-201	Storm Utility Profiles 1	1-27-14, 6-20-14
C-202	Storm Utility Profiles 2	1-27-14, 6-20-14
C-203	Sanitary Sewer Profiles	1-27-14, 6-20-14
C-204	Sanitary Force Main & Water Profiles	1-27-14, 6-20-14
C-205	Water Profiles	1-27-14, 6-20-14
C-301	Roadway Profiles	1-27-14, 6-20-14
C-501	Roadway Profile & Cross Section	1-27-14, 6-20-14
C-301.2	Roadway Cross Sections	1-27-14, 6-20-14
C-501	Detail Plan 1	1-27-14, 6-20-14
C-502	Detail Plan 2	1-27-14, 6-20-14
C-503	Detail Plan 3	1-27-14, 6-20-14
C-504	Detail Plan 4	1-27-14, 6-20-14
C-505	Detail Plan 5	1-27-14, 6-20-14
L-101	Overall Landscape Plan	1-27-14, 6-20-14
L-101.1	Landscape Plan 1	1-27-14, 6-20-14
L-101.2	Landscape Plan 2	1-27-14, 6-20-14
L-101.3	Landscape Plan 3	1-27-14, 6-20-14

L-101.4	Landscape Plan 4	1-27-14, 6-20-14
L-501	Landscape Notes & Details	1-27-14, 6-20-14
E-101	Lighting Plan	1-27-14, 6-20-14

SITE INFORMATION:

Owner/Applicant: Newman Gloucester Reserve, LLC
203 Progress Drive
Montgomeryville, Pennsylvania 18936
610-277-0300

PROJECT SUMMARY:

This application is for the construction of 180 townhouse units and associated site improvements on approximately 22.6 acres of land. The project site is located along the northwesterly side of Independence Boulevard in the Township's NVBP (New Vision Business Park) Zoning District. This development will create a north bound approach to a newly created "T" intersection with Independence Boulevard. The applicant received conditional preliminary and final major subdivision approval at a meeting of the Gloucester Township Planning Board on July 8, 2014. The applicant currently seeks to comply with the conditions of approval for the development.

WAIVERS / VARIANCES:

The applicant did not request any variances for the development but received the following design waivers:

1. Per §510-M.3 "No area shall be used for parking if it is not large enough to provide for at least three (3) contiguous stalls, unless approval otherwise is obtained from the body, agency, or official having jurisdiction of the plan".
2. Parking in a cul-de-sac
3. Per §506.A.5 - Minimum swale grades shall not be less than 2%.
4. Per §506.A.6 - Embankment in residential developments greater than three feet in height shall not exceed a 5:1 slope.
5. Per §506.A.7 - Existing grades shall not be changed within five (5') feet of the boundary with an adjacent property.

6. Per §506.A.10 - Unless otherwise approved by the reviewing agency, residential lawns shall provide an area behind the house with a maximum grade of 5 percent for a minimum distance of twenty-five (25) feet. The remainder of the lot shall not have grades exceeding ten percent (10%), except where embankments are necessary to preserve existing wooded areas.

GENERAL:

1. The applicant shall clarify the ownership and responsibility of the proposed streets. ***Complies.***
2. Our office recommends match lines be established to provide clarity to the plans. ***Complies.***
3. Roadway stationing shall be provided on all plans. ***Complies.***
4. The applicant shall confirm that the proposed overflow parking fields will remain the responsibility of the Home Owners Association. ***Complies.***
5. The applicant is to address requirements with NJAC 5:21-4.14 for the number of parking spaces required including possible ADA required parking spaces in the designated overflow parking fields. ***Complies.***
6. The plans shall be submitted to the Gloucester Township Fire Marshall for review and approval. The Fire Marshall's approval letter must be submitted to all professionals reviewing this project. ***Complies.***
7. Dedicated sight triangles shall be provided at all intersections. The apex shall be set a minimum of 20 feet behind the curb or edge of pavement of the uncontrolled street. The length shall be based on NJDOT Figure 6-B (dated November 18, 1994) standards in accordance with §515-N. **The sight triangle shown at the intersection of Main Entrance and station 12+28 of Loop Road shall be revised to locate the apex in the easterly most drive isle of Main Entrance. Furthermore, sight triangle easements shall be located at stations 3+75, 9+50, and 15+10 to allow for clear sight distances on the 30' curb radii. The sight triangle easements shall be shown on all plans.**
8. The sheet numbers shall be revised on the Drawing Index on the cover sheet. ***Complies.***
9. Any reference to "Clementon Borough" shall be replaced with Gloucester Township" in the Demolition Notes. ***Complies.***

FINAL PLAN OF LOTS:

1. All existing and proposed easements affecting the site must be shown and dimensioned on the all subdivision plans. ***Complies.***
2. All rights-of-ways and easements, whether dedicated to public or private entities shall be filed by deed. *The applicant has indicated that right of ways and easements will be filed by deed.* **A note shall be provided on the plans.**
3. Easement legal descriptions and easement agreements shall include any restrictions prohibiting installation of fencing, storage sheds, shrubbery, etc. on any proposed easements that will be the responsibility of the Homeowner's Association. ***The applicant has agreed to provide. Legal descriptions will be provided for our review and approval prior to Subdivision Plan endorsement.***
4. The plan shall be revised to indicate the actual responsible authority (i.e. HOA, etc.) of any easements, overflow parking areas, open space, etc. ***Complies.***
5. Any proposed Open Space Lot and buffers shall be labeled on the Subdivision Plans and legal descriptions submitted for review. ***Legal descriptions will be provided for our review and approval prior to Subdivision Plan endorsement.***
6. All required Title Recordation Act information shall be shown on each individual subdivision plan as they should each stand on their own. **The owners name shall be shown on each Subdivision Plan.**
7. All road names must be shown on the subdivision plans (as approved by the Twp). ***The applicant will provide all approved road names on the subdivision plans prior to Subdivision Plan endorsement.***
8. All sight Triangles must be shown and dimensioned on the plans. **Sight triangles shown on sheet V-102, sheet 3 of 47 shall be proposed and dimensioned where sight triangles cross through lots.**
9. Building setbacks shall be shown on all lots. ***Complies.***
10. The phasing lines shown on the plan set shall be shown on all subdivision plans. ***Complies.***
11. The applicant's land surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to our office for review. ***The applicant has agreed to provide lot closure reports for our review and approval prior to Subdivision Plan endorsement***

12. A certification that the new lot numbers have been assigned by the tax assessor must be provided. **Not provided. applicant awaiting certification from tax assessor.**
13. Permanent Benchmarks shall be set for all major subdivisions. Concrete monuments shall be set or other similar permanent structure shall be used in accordance with §506.A.4. **Complies.**
14. Final Plan of Lots shall be provided for the development and filed with the County of Camden as a condition of approval.

PERFORMANCE STANDARDS (ARTICLE V):

A. Grading (Section 506)

1. Storm sewer crossings are not indicated on the sanitary sewer profiles. The plans shall be revised to comply. **Complies.**
2. If the American's with Disabilities Act (ADA) accessible parking is required, additional spot elevations may be required in all areas of accessible parking. **Complies.**
3. The Driveway Detail should be revised to indicate a minimum slope of one (1) percent and a maximum slope of ten (10) percent in accordance with §506.A.1. **The minimum and maximum slopes provided on the revised Driveway Detail shall be shown on the driveway and not the apron.**
4. Road and parking lot grades along curb lines shall be a minimum of 0.5 percent in accordance with §506.A.1. The plans do not comply at several locations. **Complies.**
5. The proposed gutter grades in the vicinity of proposed storm inlets 2, 28 and 29 do not depict a positive flow in the direction of the inlets. The grading shall be revised to maintain a minimum grade of 0.5% in the direction of the nearest downstream inlet. **Complies.**
6. The grade away from foundation wall shall fall a minimum of 6 inches within the first 10 feet, except where restricted by lot lines, where the fall shall be a minimum of 6 inches regardless of the horizontal distance available in accordance with §506.A.2. **Complies.**

7. Minimum swale grades shall be not less than 2% in accordance with §506.A.5. The areas between Lots 41 and 65, Lots 13 and 18, and Lots 19 and 30 do not comply. *Additional inlets have been added and waiver granted for swales grades less than 2%. However, the grading shall be revised between Lots 2 and 8, Block 18302.1 as the 12 foot vertical difference between the first floor elevations of these houses, the reduced swale slope and the flat area created with two (2) spot elevations with the same elevation of 172.55 being 30 feet apart will not allow for positive drainage away from the proposed dwelling on Lot 8.*
8. Embankments in residential developments greater than three feet in height shall not exceed a 5:1 slope in accordance with §506.A.6. The plans do not comply at several locations. *Waiver granted.*
9. Existing grades shall not be changed within five (5') feet of the boundary with an adjacent property in accordance with §506.A.7. Our office has no objection to deviating from this requirement where the proposed development meets portions of Phase I, II or III of the previously approved Reserve at Independence development. *Waiver granted.*
10. In accordance with §506.A.8, where drainage swales are located on residential lots, they shall be placed as close to property lines as practical. In addition, easements for the drainage swales shall be provided in favor of the Home Owner's Association. *Complies.*
11. Unless otherwise approved by the reviewing agency, residential lawns shall provide an area behind the house with a maximum grade of 5 percent for a minimum distance of twenty-five (25) feet. The remainder of the lot shall not have grades exceeding ten percent (10%), except where embankments are necessary to preserve existing wooded areas in accordance with §506.A.10. The plans do not comply at several locations. *Waiver granted.*
12. The following note must be provided on the Grading Plan, "If topsoil is to be removed from the site, permission must be granted by the Township Engineer". *Complies.*
13. The following note must be provided in the set of plans, "Any soil brought onto the site must be certified clean soil and written certification must be provided to the Township Engineer. The certified clean soil must be approved by the Township Engineer". *Complies.*
14. Prior to the issuance of a final Certificate of Occupancy, an as-built grading plan shall be submitted in digital and/or paper form, showing foundation grades, elevations at fifty (50) foot intervals along property lines, high point elevation, and centerline of swale elevations in accordance with §506.C.1.

15. The applicant's engineer shall provide cut and fill calculations. **Complies.**
 16. The application for certificate of occupancy shall include a certification prepared by a New Jersey licensed professional land surveyor stating that the lot grading is in substantial conformance with the approved plan meeting the standards set forth in this section indicating on the final survey those same grade elevation locations as are required on the approved plan; or by submitting an as-built revised grading plan, certified by a New Jersey licensed surveyor, to be reviewed by the Township Engineer to confirm substantial compliance with the approved grading plan. The Township Engineer will review and decide upon as-built plans within five business days following receipt of a written request for same in accordance with §506.C.2.
 17. The plans shall be revised to eliminate the text overwrite between Lot Numbers and Finished Floor elevations.
 18. The applicant shall address the restriction of fencing in swaled areas as indicated in the approving resolution.
 19. *The proposed dwelling units appear to be designed with slab structures in mind. It shall be noted that if the units are to be constructed with basements or crawl spaces that grading modifications may be required at time of plot submission and are subject to review and approval by the Township Engineer.*
- B. Parking (Section 510)
1. Per §510-M.3 "No area shall be used for parking if it is not large enough to provide for at least three (3) contiguous stalls, unless approval otherwise is obtained from the body, agency, or official having jurisdiction of the plan". The plans do not comply with this requirement. **Waiver granted.**
 2. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines. All accessible ramps must be constructed with detectable warnings per the latest recommendations of the ADA requirements.
 3. Our office does not recommend vehicular parking along the cul-de-sac curbline. The plans shall be revised accordingly. **Waiver granted.**

4. Sight triangles shall be provided at all entrance drives and intersections. **Complies.**

C. Sidewalks/Curbs (Section 516)

1. Handicap ramps shall be provided at the intersections of Road A and Loop Road, Loop Road and Parking Lots entrance/exit, and Loop Road and Main Entrance Road. **Complies.**
2. Sidewalk adjacent to parking areas shall be six (6') feet wide or concrete wheel stops shall be provided. **Complies.**
3. Crosswalks are proposed throughout the development at five (5) feet wide. Per MUTCD standards, crosswalks should be six (6) feet wide. The plans should be revised to comply. **Complies.**

D. Stormwater Management (Section 517)

1. A minimum of two (2) in-situ infiltration tests shall be performed for Basin B at a depth of either eight feet (8') below the proposed bottom of basin or twice the depth of the maximum potential water depth in the proposed BMP, whichever is greater, in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009. The results of the tests shall be incorporated into basin dewatering calculations and shall be provided to our office for review. Test results for infiltration tests performed within Basin B have been provided in Appendix A. A key map shall be provided confirming the location of the pits. It should be noted that the tests were performed less than one foot below the proposed bottom basin elevation. Tests shall be performed at a depth of either eight feet (8') below the proposed bottom of basin or twice the depth of the maximum potential water depth in the proposed BMP. Dewatering calculations should be updated to utilize the lowest infiltration rate obtained from the tests. The applicant shall also identify the seasonal high water elevations within the basin area to ensure a two foot minimum separation from the bottom of basin to seasonal high water elevation is provided.
2. A note shall be added to the Overall Grading Plan stating the following: A minimum of two (2) post construction in-situ infiltration tests shall be performed at each infiltration basin in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, and results shall be submitted for review and acceptance by the Township Engineer. **Complies.**
3. Notes shall be added to the Overall Grading Plan indicating the use of heavy equipment shall be prohibited within the basin bottom areas in order to minimize compaction of the sub-soils where infiltration is proposed. **Complies.**

4. The applicant shall provide calculations utilizing Darcy's Law confirming the infiltration basin will dewater within 72 hours per NJDEP requirements. The calculation shall be revised to utilize Darcy's Law and a rate of three inches per hour in lieu of an average infiltration rate.
5. The time of concentration calculations shall be revised to reflect a maximum of one hundred feet (100') of sheet flow length for use in calculations via NRCS segmental method per Chapter 15 of the USDA National Engineering Handbook, last revised May 2010. The report shall be revised to include the summary sheets confirming the use of a maximum of one hundred feet of sheet flow length.
6. A construction detail shall be provided for the underdrain proposed at Basin B. Separation from the bottom of the basin and seasonal high water table shall be confirmed and indicated on the plans. A detail has been provided however the seasonal high water table elevations have not been shown on the plans.
7. The plans shall be revised to illustrate the installation of stormwater infrastructure within each phase. Complies.
8. The plans shall be revised to incorporate basin access via curb cuts and stabilized basin access roads at a slope not greater than 5 to 1. If alternate methods of basin access are proposed the applicant shall provide testimony accordingly. The plans have been revised to show reinforced turf areas however no reinforcement has been provided on the side slopes, nor reduction of slope, to allow for stabilized access to the bottom of the basin. The plans shall be revised accordingly.
9. There is a lack of adequate cover over the outflow pipes for Basin A at the outfall structure. The plans shall be revised accordingly. Does not comply.
10. Anti-seep collars shall be provided along outfall pipes at Basins A, B, and C, in accordance with NJAC 5:21-7.8(d)1.iii. A detail shall be provided. Complies.
11. Emergency spillways for each surface basin shall be provided with supporting calculations. Routing calculations shall be provided confirming at least 1 foot (1') of freeboard is maintained over the peak elevation of the 100 year storm passing the spillway. It shall be noted that for basins with drainage areas greater than twenty (20) acres, a minimum of two feet (2') of freeboard from the crest of spillway elevation to the settled top of the berm in accordance with NJAC 5:21-7.8(d)4(6). Does not comply.

12. The emergency spillway calculations indicate the use of 3:1 side slopes whereas the detail on Sheet 24 of 44 indicate the use of 4:1 side slopes. The plans and / or calculations shall be revised accordingly. **Complies.**
13. The stormwater report indicates compliance with requirements set forth by NJAC 7:8. A NJDEP Nonstructural Strategies Point System worksheet shall be provided for review. Additionally the LID checklist and Annual Groundwater Recharge Analysis worksheet shall be updated to reflect proposed Phase IV site conditions and submitted for review. **Complies.**
14. Information for the following structures is not shown on the Stormwater Structure Summary provided on the Utility Plans:
 - a. Headwall No. 1
 - b. Storm Manhole No. 2
 - c. Storm Manhole No. 5**Complies.**
15. The applicant shall provide manufacturer's specifications to substantiate the allowance of less than the recommended two (2') foot of cover as is required over RCP. Many yard inlets located in the rear yards, storm sewer Inlets number 2, 4, 12, 24, 25, 28 and 29 and storm manholes 7 and 9 maintain less than the recommended two (2') of cover. **Does not comply. The applicant's engineer has indicated the use of Class IV RCP pipe in locations where less than 2' over cover will be provided over the storm pipe. However, the plans do not reflect this. The plans shall indicate Class IV RCP pipe or manufacturer's specifications for the HDPE shall be provided.**
16. Our office recommends a minimum separation of two (2) feet be maintained at all crossings of storm sewer pipe with any other utility. Specifically but not limited to the storm sewer and sanitary sewer crossing approximately 30' north of storm manhole 8, 15 feet west of inlet 13, 15 feet south of inlet 27, and 20' west of inlet 28. **Our office defers to GTMUA regarding to concrete encasement of sanitary sewer piping..**
17. The storm pipe exiting Inlet 8 and extending in an eastwardly direction appears to be missing from the plan. The text shall be relocated so that the text does not interfere with the storm piping. **Complies.**
18. Fencing shall be provided around each basin with gate access. The plans shall be revised accordingly. **Not satisfied. The plans shall provide fencing around the entire basin structure.**

19. Additional calculations shall be provided confirming downstream stability for areas receiving discharges, specifically basin overflow along emergency spillways. Additional erosion controls shall be provided as necessary. **Complies.**
20. The applicant shall provide testimony regarding the phasing of the project in regards to the stormwater management systems. **Testimony provided.**
21. The applicant shall provide clarification regarding the proposal of any units with basements. If basements are to be proposed, additional information regarding the seasonal high water table shall be provided and sump pumps shall be provided in accordance with §517 of the LDO, as necessary. **The applicant has indicated basement units are not proposed at this time. It should be noted if basement units are proposed at any time additional information shall be provided for review as listed above.**
22. It shall be noted that the applicant is required to provide a basin maintenance trust in accordance with §517-P.
23. **Testimony was provided at the meeting indicating that the applicant will be addressing the functionality of the existing basin on Lot 4. Applicant shall provide a remedial action plan to restore working order to the subject basin.**

E. 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. Documentation confirming availability of sanitary sewer service for the project site shall be obtained from the GTMUA and submitted to the Township.
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. **Complies.**
4. All storm sewer, sanitary sewer, water main and their crossings shall be shown on the Road Profiles. **Complies.**

F. Traffic Impact Statement (Section 815)

1. The applicant is requesting an exception from the Planning Board and division of community affairs for this project and regarding the proposed cul-de-sac for Loop Road exceeding the allowable maximum radius and cartway.
2. The applicant shall address the ADA required amount of accessible parking spaces. Nine (9) accessible spaces are required based on the number of parking spaces provided in each parking area and striped on street spaces; however only six (6) are proposed.
3. The applicant shall provide our office with a copy of the Fire Marshall approval letter regarding pedestrian safety and circulation in addition to consideration of emergency access via the cul-de-sac.
4. The applicant has agreed to adopt Title 39 for this development which allows the Township to install crosswalk signs (which meet MUTCD standards) by ordinance or resolution.
5. The plans shall be revised to include all roundabout. splinter island curbs as mountable curb.

G. Environmental Impact Statement (Section 816)

1. An EIS was not provided with this application. It is our understanding that an EIS was approved as part of the overall "The Reserve at Independence" development and includes this parcel referred to as section 4. As a condition of approval, we request a copy of the approved EIS for our records. Not provided.

H. Construction Details

1. The details associated with depressed curb shall be revised to reflect a minimum reveal of 1 ½ inches as shown in Figure 4.1 (6 of 6) from the RSIS. It shall be noted that flush curb at ADA accessible ramps is permitted. The Depressed Granite Block Curb & Gutter Detail shall be revised. It appears the gutter elevation is shown incorrectly on the detail.
2. All references to concrete for sidewalk shall be revised to indicate the use of 4,500 psi concrete in accordance with NJAC 5:21-4.18. Complies.

3. Our office recommends a minimum clear opening of thirty inches (30") in lieu of twenty four inches (24") currently depicted for storm manholes per §517-D.2. The detail shall be revised accordingly. ***Complies.***
4. Our office recommends the use of white epoxy paint for striping of parking spaces. The standard parking space detail shall be revised accordingly. ***Does not comply.***

APPROVAL PROCESS:

If the Board grants approval to this project, the following conditions apply.

1. The cost estimate of all site improvements must be submitted to the Township Engineer for review. Upon review, the Township Engineer will forward the required performance bond and inspection escrow amount to the Township. Performance guarantees and inspection escrows shall be posted with the Township Clerk in the amounts approved by the Board.
2. 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.
 - a. Gloucester Township Fire Marshall
 - b. Gloucester Township MUA
 - c. Aqua New Jersey
 - d. Camden County Planning Board
 - e. Camden County Soil Conservation District
 - f. Any and all agencies having jurisdiction
3. Prior to the issuance of a final Certificate of Occupancy, an as-built grading plan shall be submitted in digital and/or paper form, showing foundation grades, elevations at fifty (50) foot intervals along property lines, high point elevation, and centerline of swale elevations in accordance with §506.7.
4. Twelve (12) sets of plans must be submitted upon final approval for signatures.

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.

The Reserve at Independence
Newman Gloucester Reserve, LLC
Independence Boulevard
Block 18302, Lots 3 & 4
Review No. 2
Bach Project No. GTPB-2014-05
February 18, 2015
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If there are any questions or if any additional information is required please contact this office.

Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq. (PB Solicitor)
Newman Gloucester Reserve, LLC, Applicant/Owner
Frank V. Tedesco, Applicant's Attorney
Clifton W. Quay, PE, PP, Applicant's Engineer

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