

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

**Salute to the Flag
Opening Statement
Roll Call
Seat Alternates, if applicable
Swear in Board Professionals
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 –

Minutes for Memorialization –

RESOLUTIONS FOR MEMORIALIZATION

College Drive

Redevelopment Study

Preliminary Investigation Report

APPLICATIONS FOR REVIEW

#131028INCUCPFS

Somerset Tire Service

The Marketplace @

Chews Landing

Conditional Use, Bulk C

Preliminary & Final Site

Block: 20601 Lots: 2&3

Location: 1236 Chews

Landing Rod.

New Tire & Auto Center

Meeting Adjourned

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD ADOPTING THE PRELIMINARY INVESTIGATION FOR DETERMINATION
OF ELIGIBILITY FOR DECLARATION AS AN AREA IN NEED OF
REDEVELOPMENT AND RECOMMENDING THE SAME TO
TOWNSHIP COUNCIL FOR BLOCK 13103, LOTS 2 & 25;
BLOCK 13107, LOT 1; BLOCK 13108, LOT 1; BLOCK 13109, LOTS 1 and 1.01; Block
14002, LOTS 17, 18, 19, 20, 21, 23, 24, 25, 30 and portions of LOTS 1, 16, 22 and 26**

WHEREAS, the Gloucester Township Planning Board was directed through resolution R-14:01-035 by the Gloucester Township Council dated January 13, 2014 to consider the report of T&M Associates, retained to examine the area known as the College drive Redevelopment Study Area and indicate whether or not the area qualifies as a "Redevelopment Area", under the standards set forth in the New Jersey Statute, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the property in question is designated on the Tax Map of the Township of Gloucester as Block 13103, Lots 2 & 25; Block 13107, Lot 1; Block 13108, Lot 1; Block 13109, Lots 1 & 1.01; and Block 14002, Lots 17, 18, 19, 20, 21, 23, 24, 25, 30 and portions of Lots 1, 16, 22 and 26, hereinafter referred as to the "Property", and

WHEREAS, a Study & Preliminary Investigation Report was prepared by Stan Slachetka, PP, AICP, of T&M Associates, dated February 5, 2014, hereinafter referred to as the "Report", which was presented to and reviewed by the Gloucester Township Planning Board at its regular meeting on February 25, 2014; and

WHEREAS, Stan Slachetka, PP, AICP, of T&M Associates, presented the Report to the Planning Board on February 25, 2014 and provided testimony regarding the findings of the Report; and

WHEREAS, Mr. Slachetka presented an overview of the Property, providing a background on the prior use of the Property and the scope of the Property including the potential redevelopment of the property. Mr. Slachetka testified relative to the Local Redevelopment and Housing Law in the State of New Jersey, N.J.S.A. 40A:12A-1 et seq., addressing the criteria forming the basis for declaring the Property as a redevelopment area; and

WHEREAS, the Planning Board provided comment regarding the Property and the Report, expressing support for the findings of the Report and the testimony of Mr. Slachetka; and

WHEREAS, the matter being opened to the public and certain members of the public associated with the corporate entity, 500 Davistown Road, Inc., who owns parcels adjacent to the Property, expressed concern and interest about inclusion in the Report and redevelopment area of the parcels owned by the corporate entity and the Township Planning

Board having received correspondence from attorney, Leonard J. Wood, Esq., on behalf of the corporate entity expressing the same concerns; and

WHEREAS, it appearing that a recommendation should be made to the Township Council of Gloucester Township, recommending the adoption of an Ordinance by the Township Council designating the Property as an area in need of redevelopment, in accordance with New Jersey Statutes as set forth more fully within the Report.

NOW THEREFORE, upon motion duly made by Mr. Moffa and duly seconded by Mr. Guevara and unanimously adopted.

BE IT RESOLVED that the Planning Board of Gloucester Township hereby adopts the Study & Preliminary Investigation Report, and recommends the Report findings to the Township Council of Gloucester Township for the Property.

BE IT FURTHER RESOLVED, that the Planning Board of Gloucester Township specifically finds that the Property meets the relevant criteria of the statutory standards for evaluating a delineated area for redevelopment set forth in N.J.S.A. 40A:12A-5.

BE IT FURTHER RESOLVED that it is recommended by the Planning Board of Gloucester Township, that the Township Council of Gloucester Township, adopt an Ordinance designating the Property as an area in need of redevelopment in accordance with the statutes of the State of New Jersey as set forth more fully in the Study & Preliminary Investigation Report.

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, VICE-CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 11th day of March 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 25th day of February 2014.

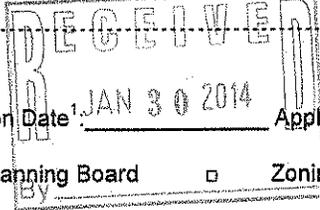
KENNETH LECHNER, SECRETARY

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 30 2014 Application No.: #151028 IN CUC PFS Taxes Paid Yes/No _____ (Initial)
 Fees: 1,260.00 Project # 8028
 Planning Board Zoning Board of Adjustment
 Escr. 6600. Escr.# 8028

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Marketplace at Chews Landing, LLC</u> Address: <u>c/o Paramount Realty</u> <u>1195 Route 70, Suite 2000</u> City: <u>Lakewood</u> State, Zip: <u>NJ 08701</u> Attn: <u>Ken Freid</u> Phone: <u>(732) 886-1500</u> Fax: <u>(732) 886-1690</u> Email: <u>ken@paramountrealty.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Same as Applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: (____) _____ - _____ Fax: (____) _____ - _____					
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 type="checkbox"/> Minor Site Plan <input checked="" type="checkbox"/> Preliminary Major Site Plan ² <input checked="" type="checkbox"/> Final Major Site Plan <input checked="" 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"/> _____						
² Legal advertisement and notice is required to all property owners within 200 feet.						
4. Zoning Districts (Circle all Zones that apply)						
ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	(HC)	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership						
Name of Attorney: <u>Richard J. Goldstein</u> Address: <u>20 Brace Road, Suite 201</u> City: <u>Cherry Hill</u>				Firm: <u>Hangley Aronchick Segal Pudlin & Schiller</u> State, Zip: <u>NJ 08034</u> Phone: <u>(856) 616-2172</u> Fax: <u>(856) 616-2170</u> Email: <u>rgoldstein@hangley.com</u>		

6. Name of Persons Preparing Plans and Reports:	
Consulting Engineer Services Name: <u>Norman Rodgers, III, P.E.</u> Address: <u>645 Berlin-Cross Keys Road, Suite 9</u> Profession: <u>Engineer</u> City: <u>Sicklerville</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 228-2200</u> Fax: <u>(856) 232-2346</u> Email: <u>nrodgers@ces-1.com</u>	Name: _____ Address: _____ Profession: _____ City: _____ State, Zip: _____ Phone: () - - Fax: () - - Email: _____
7. Location of Property:	
Street Address: <u>1236 Chews Landing Road</u>	Block(s): <u>20601</u>
Tract Area: <u>16.32 acres +/-</u>	Lot(s): <u>2 & 3</u>
8. Land Use:	
Existing Land Use: <u>Shopping Center</u>	
Proposed Land Use (Describe Application): <u>Same with addition of automobile repair shop with accessory parking and signage.</u>	
9. Property:	
Number of Existing Lots: <u>2</u>	Proposed Form of Ownership:
Number of Proposed Lots: <u>2</u>	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
10. Utilities: (Check those that apply.)	
<input checked="" type="checkbox"/> Public Water <input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Well <input type="checkbox"/> Private Septic System	
11. List of Application Submission Materials:	
List all additional materials on an additional sheet. See attached.	
12. List Previous or Pending Applications for this Parcel:	
List all applications on a separate sheet. See attached.	

11. List of Application Submission Materials:

1. ALTA/ACSM Land Title Survey prepared by Consulting Engineer Services ("CES") dated 4/24/07, last revised 5/10/07.
2. Preliminary and Final Major Site Plan for Marketplace and Chews Landing prepared by CES dated January 29, 2014.
3. Stormwater Narrative prepared by CES dated January, 2014.
4. Potable Water and Sanitary Sewer Report prepared by CES dated January, 2014.
5. Environmental Impact Statement prepared by CES dated January, 2014.
6. Traffic Assessment prepared by CES dated January, 2014.
7. Project Narrative prepared by CES dated January, 2014.
8. Recycling Report prepared by CES dated January, 2014.
9. Architectural elevations, sign details and floor plan prepared by SSP Architectural Group dated January 24, 2014.

12. List of Previous Applications:

Application #071107PsPa

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

Application #12037SPW Amended

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

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): Marketplace at Chews Landing, LLC

1-13-14
Date

By: [Signature]
Signature

Maurice Zekaria
Print Name

Sworn and Subscribed to before me this

13 day of January
2014 (Year).

[Signature]
Signature
LISA M TOOHEY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 17, 2014
[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? No Yes
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? No Yes
- C. Is this application for approval on a site or sites for commercial purposes? No Yes
- D. Is the applicant a corporation? No Yes
- E. Is the applicant a limited liability corporation? No Yes
- F. Is the applicant a partnership? No Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? No Yes

IF YES:

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

Marketplace at Chews Landing, LLC
[Signature]
Signature of Applicant

1/14/14
Date

Maurice Zekaria
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 20601 Lot 2 & 3; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown. **

State of New Jersey,
County of Camden:
Maurice Zekaria of full age, being duly sworn to law, on oath and says that all of the above statement herein is true. Marketplace at Chews Landing, LLC

Sworn and subscribed to
On this 13 day of January
2014 before the following authority.

By: [Signature]
Name of property owner or applicant

[Signature]
Notary public

* dated 4/24/07, last revised 5/10/07.

** and modifications previously approved by the Planning Board

LISA M TOOHEY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 17, 2014

Section 18. Disclosure Statement

Maurice Zekaria
1195 Route 70
Lakewood, NJ 08701

PROJECT NARRATIVE

FOR

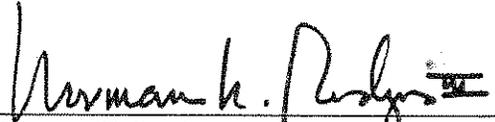
**PROPOSED TIRE AND AUTO CENTER
THE MARKETPLACE AT CHEWS LANDING**

BLOCK 20601, LOTS 2 AND 3

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #2796-01

January 2014



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

Prepared for:

Marketplace at Chews Landing, LLC

c/o Paramount Realty

1195 Route 70, Suite 2000

Lakewood, NJ 08701

(732) 886-1500

Prepared by:

CONSULTING ENGINEER SERVICES

Professional Engineers, Planners and Land Surveyors

645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081

(856) 228-2200 Fax (856) 232-2346



TABLE OF CONTENTS

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

1 SITE DESCRIPTION

Consulting Engineer Services (CES) has prepared this Project Narrative for an addition to the Marketplace at Chews Landing, an existing 16.32 acre shopping/retail center located in the Township of Gloucester, Camden County, New Jersey. The Marketplace at Chews Landing shopping center is designated as Plate 206, Block 20601, Lots 2 and 3 on the official Tax Map of the Township of Gloucester. The area of the proposed development will occupy an approximately 0.88 acre portion (hereinafter the "Site") of the Marketplace at Chews Landing shopping center. The Site is located within the Township's "HC – Highway Commercial Zone" as of the Zoning Map of the Township of Gloucester.

The proposed improvements are located in the western portion of the Marketplace at Chews Landing shopping center to the west of the existing Children of America child care center. The proposed improvement area has frontage along Chews Landing Road and Kelly Driver Road. Surrounding land use consists of a mix of residential, professional office and commercial/retail uses. The intended use of this report is to be a part of the Gloucester Township Planning Board application review process, in conjunction with the Project drawings.

2 EXISTING CONDITIONS

The Site is currently used as a parking lot for the Marketplace at Chews Landing shopping center. The majority of the existing Site is paved along with small grassed medians in the parking area. Additionally, there is a landscaped area along the frontage of the improvement area.

3 PROPOSED DEVELOPMENT

Major Site plan approval is being sought by Marketplace at Chews Landing, LLC to develop the parking area adjacent to the western end of the existing 145,536 SF retail building into additional commercial/retail space. The commercial/retail space will consist of a stand alone 6-bay Tire and Auto Center (5,765 square feet building). The developed Site will have access through the existing Marketplace at Chews Landing entranceways onto Chews Landing Road and Kelly Driver Road. Parking, sidewalks, and associated lighting and landscaping will be provided within the Site

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

4 SITE OPERATION

The proposed Tire and Auto Center will operate year round. The proposed facility is anticipated to have a total of approximately 6 to 8 employees. There will be one shift per day. The expected operating hours of the will be 7 AM to 6 PM on Monday through Friday and 7 AM to 6 PM on Saturday. The facility will not be open on Sunday. The proposed facility will receive deliveries by single container box truck only. The deliveries will occur as required, dependent upon inventories of stored supplies, and all deliveries will occur only during normal business hours. No tractor-trailer traffic is anticipated.

Trash pickup will be provided by a private company and will occur once weekly. A covered trash/recyclable enclosure for waste disposal is proposed at the rear of the building

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development & Planning
RE: **APPLICATION #131028INCUCPFS Escrow #8028**
Marketplace at Chews landing, LLC
BLOCK 20601, LOT 2 and 3
DATE: March 05, 2014

The Applicant requests preliminary and final major site plan and a conditional use approval to construct an 5,765 sf "automobile repair shop with accessory parking and signage" within the HC – Highway Commercial District. The project is located within the Market Place Shopping Center on Chews Landing and Kelly Driver Roads.

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

- Applicant/Owner: Marketplace at Chews Landing, LLC c/o Paramount Realty, 1195 Routye 70, Suite 2000, Lakewood, NJ 08071 (telephone 732-886-1500).
- Engineer: Norman K. Rodgers III, PE, Consulting Engineers Services, 645 Berlin-Cross Keys Road, Suite 9, Sickerville, NJ 08081 (telephone #856-228-2200).
- Attorney: Richard J. Goldstein, Esq., Hangley Aronchick Segal Pudlin & Schiller, 20 Brace Road, Suite 201, Cherry Hill, NJ 08034 (telephone #856-616-2172).

I. INFORMATION SUBMITTED

- 1) Hangley Aronchick Segal Pudlin & Schiller Transmittal Letter dated 01/30/14.
- 2) Land Development Application Form and checklist with Description of Operations, and Waivers Requested dated 01/30/14.
- 3) Projective narrative, as prepared by Consulting Engineers Services dated January 2014.
- 4) Recycling Report, as prepared by Consulting Engineers Services dated January 2014.
- 5) Potable Water and Sanitary Sewer Report, as prepared by Consulting Engineers Services dated January 2014.
- 6) Traffic Assessment, as prepared by Consulting Engineers Services dated January 2014.
- 7) Environmental Impact Statement, as prepared by Consulting Engineers Services dated January 2014.
- 8) Stormwater narrative, as prepared by Consulting Engineers Services dated January 2014.
- 9) ALTA/ASCM Land Title Survey, as prepared by Consulting Engineers Services comprising one (1) sheet dated 4/24/07, last revised 5/10/07.
- 10) Engineering plans, as prepared by Consulting Engineers Services consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	01-29-14
2	Existing Conditions and Demolition Plan	01-29-14
3	Overall Site & Circulation Plan	01-29-14

4	Site Plan	01-29-14
5	Grading, Drainage, Soil Erosion & Sediment Control Plan	01-29-14
6	Utilities Plan	01-29-14
7	Profiles & Sign Detail	01-29-14
8	Landscaping and Lighting Plan	01-29-14
9	Site Construction Details	01-29-14
10	Sanitary Sewer and Water Details	01-29-14
11	Storm Sewer Details	01-29-14
12	Soil Erosion and Sediment Control, Landscaping, Lighting Notes & Details	01-29-14

11) Architectural plans, as prepared by SSP Architectural Group consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
A-1	Proposed New Floor Plan, Finish Schedule, Building & Code Information, and General Notes	01-24-14
A-2	Exterior Elevations & Signage Details	01-24-14

II. ZONING REVIEW

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

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	16.32 ac.	yes
Lot frontage (min.)			
Kelly Driver Road	80 ft.	1,379.68 ft.	yes
Chews Landing Road	80 ft.	1,494.59 ft.	yes
Lot depth (min.)	200 ft.	±183 ft. ¹	yes
Building coverage (max.)	25%	22.70%	yes
Lot coverage (max.)	75%	80%	enc
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)			
Kelly Driver Road	75ft.	77.3 ft.	yes
Chews Landing Road	75 ft.	211.6 ft.	yes
Side yard (min.)	10 ft.	318.1 ft. / ±927 ft. ¹	yes / yes
Rear yard (min.) ²	30 ft.	n/a	n/a
Building Height (max.)	40 ft.	23 ft.	yes
Floor Area Ratio (max.)	0.25	0.2270	yes
Parking (min.)	709 spaces	722 spaces	yes
Buffer (min.) - Residential	25 ft.	0 ft.	enc

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

Parking Area Setback			
From any right-of-way (min.) ³	25ft.	0 ft.	enc
From side property line (min.)	10 ft.	0 ft.	enc
From rear property line (min.) ²	10 ft.	n/a	n/a

¹ = Scaled data.

² = There are two (2) front yards.

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

enc = existing nonconformance.

n/a = Not applicable.

* = **Variance required.**

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

2. Conditional Use Requirements

Description	Required (Auto Repair Facility)	Proposed	Conforms
Lot size (min.)	20,000 sf	16.32 ac.	yes
Lot frontage (min.)			
Kelly Driver Road	125 ft.	1,379.68 ft.	yes
Chews Landing Road	125 ft.	1,494.59 ft.	yes
Fuel pump setback (min.)			
Street Line	35 ft.	n/a	n/a
Side and Rear Property Line	25 ft.	n/a	n/a
Entrances and Exits (max.)	3	4	enc
Pits, storage areas, trash within building ²	yes	yes	yes
Fuel tanks underground	yes	n/a	yes
Repair performed inside building	yes	yes	yes
Number of vehicles awaiting repair	8	≤ 8	yes
No exterior vehicle or equipment display	yes	no	yes

¹ = Scaled data.

² = This does not apply to proposed required trash enclosure for the proposed "General Consumer Recyclables as per §510.L, Refuse/Recyclable Storage Areas.

3. Facade signs.

4. SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Q(2)	1	2	no*
Area (max.) - §426.AA(5)(a) – Front Elevation “STS Tire & Auto Center”	80sf	130.33 sf	no*
Area (max.) - §513.Q(1) – 2 nd Front Elevation “STS”	89.34 sf	43.19 sf	yes

* = Variance required.

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

III. APPLICATION SUBMISSION CHECKLIST

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

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

We do not recommend waiving underlined checklist items.

1. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
 - a. The applicant provided a “Traffic Assessment” in lieu of a Traffic Impact Statement.
 - i. Defer to the Board Traffic Engineer.
2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations [Checklist #9].
 - a. The submitted Environmental Impact Statement indicates the absence of freshwater wetlands in lieu of the required Letter of Interpretation, Presence/absence determination.
3. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
4. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
 - a. Defer to Board Engineer.
5. Acceleration/deceleration lanes. [Checklist #75].
 - a. Defer to Board Traffic Engineer.
6. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
 - a. Defer to Board Engineer.
7. Environmental Constraints Map (See §519). [Checklist #108].

IV. WAIVER COMMENTS

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

V. VARIANCE COMMENTS

The plan as submitted requires the following variance:
§426.AA, Signs Permitted in the NC and HC Districts

1. Number: (2 provided v. 1 maximum allowed).
2. Area: (130.33 sf provided v. 80 sf maximum allowed).

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

3. The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested variances:
4. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
5. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

NEGATIVE CRITERIA

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

VI. PRELIMINARY MAJOR SITE PLAN COMMENTS

1. The plan must be revised to provide a revised landscaping plan including but not necessarily limited to the recommended evergreen trees and shrubs to provide a dense buffer screen at the following locations to enhance the aesthetics of the development and the Township as per §507.A(1).
 - a. From the existing Bell Atlantic Easement eastward to the northerly line of Northgate Drive (extended).
 - i. Supplement the proposed landscaped island with ±10 Leyland Cypress (*Cupressocyparis leylandii*) trees 5' – 6' height and 10' on-center.
 - b. Replace the proposed deciduous shrubs and trees comprising 23 Red Sprite, Jim Dandy (*Ilex Verticillata*), 22 Gold Mound Spirea (*Spirea Bumulda* "Gold Mound," and 2 Red Maple (*Acer Rubrum*) with evergreen trees comprising ±18 Leyland Cypress (*Cupressocyparis leylandii*) trees 5' – 6' height and 8' on-center.
 - i. However, there is no objection to supplementing the recommended Leyland Cypress trees with the above Red Sprite, Jim Dandy Gold Mound Spirea species within this area in front of the Leyland Cypress along Kelley Driver Road.
 - c. Supplement the existing landscaped buffer a ±50' open area is present in the vicinity of the rear of the Shoprite building with ±6 Leyland Cypress (*Cupressocyparis leylandii*) trees 5' – 6' height and 8' on-center.

- d. It is recommended consideration be given to removing the existing mature deciduous trees in the existing rear buffer along Kelly Driver Road with Leyland Cypress (*Cupressocyparis leylandii*) trees 5' – 6' height.
 - i. It appears these trees have been over pruned and the buffer would be improved by supplementing these existing mature deciduous trees White Pine (*Pinus Strobus*) trees and Compact Pfizer Junipers (*Juniperus chinensis* 'Compacta') consistent with the former approved planting scheme.
- e. It is recommended that the plans be revised to provide the following notation to ensure a suitable buffer along Kelly Driver Road.
 - i. "Additionally landscaping shall be provided to provide an improved buffer screen if required by the Township Planner."
2. The plan must be revised to indicate underground irrigation for landscaping for the proposed non-residential use as per §507.A(4)(b).
3. The plans must be revised to provide the following notation as per §507.F(1).
 - a. "All planting material shall be guaranteed for a two (2) year period after acceptance by the Township and/or the release of performance bonds. A note on the landscape plan shall require that "All plant material not surviving for a period of two (2) years shall be replaced with the same or equivalent size species."
4. The Applicant must provide testimony and the plan revised, if applicable, to address reduction of illumination when not required as per §508.F(6).
5. The plan must be revised to include the following notations for the trash enclosure detail as per §510.L(1), Refuse/Recyclable Storage Areas:
 - a. The exterior shall be compatible with the proposed principal structure.
 - b. The chain link gates shall be screened with vertical screening slats with top and bottom locking channels.
6. The plans must be revised to provide a handicapped access ramp with truncated domes at the following location as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.
 - a. The end sidewalk in the rear parking area.

VII. GENERAL COMMENTS

1. The Applicant must provide a Deed of Consolidation combining Block 20601, Lots 2 and 3 into one lot.

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.

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

cc: Marketplace at Chews Landing, LLC
Richard J. Goldstein, Esq.
Norman K. Rodgers III, PE
Edward F. Brennan, Esq., Board Solicitor
Steven M. Bach, PE, Board Engineer
Joseph Raday, PE, Board Traffic Engineer

S:\Planning Board Reviews\Major Site Plans\071107\Rpt\R_071107PSPparamountatchewslandingprerev01.doc



March 6, 2014

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

Attn: Ken Lechner, Township Director / Planner

Re: Somerset Tire Service/Marketplace at Chews Landing Shopping Center
Preliminary and Final Major Site Plan
Marketplace at Chews Landing, LLC
1236 Chews Landing Road
Block 20601, Lots 2 & 3
Review No. 1
Bach Project No. GTPB2014-3

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 1/30/14.
- Township of Gloucester Land Development Submission Checklist, dated 1/30/14.
- "Project Narrative for Proposed Tire and Auto Center, The Marketplace at Chews Landing, Block 20601, Lots 2 and 3, Township of Gloucester, Camden County, New Jersey", prepared by Consulting Engineer Services, dated January 2014, no revision.
- "Recycling Report for Proposed Tire and Auto Center, The Marketplace at Chews Landing, Block 20601, Lots 2 and 3, Township of Gloucester, Camden County, New Jersey", prepared by Consulting Engineer Services, dated January 2014, no revision.
- "Traffic Assessment for Proposed Tire and Auto Center, The Marketplace at Chews Landing, Block 20601, Lots 2 and 3, Township of Gloucester, Camden County, New Jersey", prepared by Consulting Engineer Services, dated January 2014, no revision.
- "Potable Water and Sanitary Sewer Report for Proposed Tire and Auto Center, The Marketplace at Chews Landing, Block 20601, Lots 2 and 3, Township of Gloucester, Camden County, New Jersey", prepared by Consulting Engineer Services, dated January 2014, no revision.

Somerset Tire Service/Marketplace at Chews Landing Shopping Center
 Preliminary and Final Major Site Plan
 Marketplace at Chews Landing, LLC
 1236 Chews Landing Road
 Block 20601, Lots 2 & 3
 Review No. 1
 Bach Project No. GTPB2014-3
 March 6, 2014
 Page 2 of 7

- "Environmental Impact Statement for Proposed Tire and Auto Center, The Marketplace at Chews Landing, Block 20601, Lots 2 and 3, Township of Gloucester, Camden County, New Jersey", prepared by Consulting Engineer Services, dated January 2014, no revision.
- "Stormwater Narrative for Proposed Tire and Auto Center, The Marketplace at Chews Landing, Block 20601, Lots 2 and 3, Township of Gloucester, Camden County, New Jersey", prepared by Consulting Engineer Services, dated January 2014, no revision.
- Camden County Application package, dated 1/30/14.
- Survey entitled "ALTA/ACSM Land Title Survey, Market Place at Chews Landing, 1200 Chews Landing Road, Block 20601, Lots 2 and 3, Gloucester Township, Camden County, New Jersey, Preliminary and Final Major Site Plan", prepared by Consulting Engineer Services, dated 4/24/07, revised to 5/10/07.
- Architectural Plan Set (2 plans) entitled "Proposed New Tire and Auto Center, Somerset Tire Service, Gloucester Township, Camden County, New Jersey", prepared by SSP Architectural Group, Dated January 24, 2014.
- Drawings entitled "Marketplace at Chews Landing, Block 20601, Lots 2 and 3, Gloucester Township, Camden County, New Jersey, Preliminary and Final Major Site Plan", prepared by Consulting Engineer Services:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 12	Cover Sheet	1-29-14, none
2 of 12	Existing Conditions and Demo Plan	1-29-14, none
3 of 12	Overall Site and Circulation Plan	1-29-14, none
4 of 12	Site Plan	1-29-14, none
5 of 12	Grading, Drainage and SESC Plan	1-29-14, none
6 of 12	Utility Plan	1-29-14, none
7 of 12	Profiles and Sign Details	1-29-14, none
8 of 12	Landscape and Lighting Plan	1-29-14, none
9 of 12	Site Construction Details	1-29-14, none
10 of 12	Sanitary Sewer and Water Details	1-29-14, none
11 of 12	Storm Sewer Details	1-29-14, none
12 of 12	SESC, Landscaping & Lighting Details	1-29-14, none

Somerset Tire Service/Marketplace at Chews Landing Shopping Center
Preliminary and Final Major Site Plan
Marketplace at Chews Landing, LLC
1236 Chews Landing Road
Block 20601, Lots 2 & 3
Review No. 1
Bach Project No. GTPB2014-3
March 6, 2014
Page 3 of 7

SITE INFORMATION:

Owner/Applicant Marketplace at Chews Landing, LLC
 c/o Paramount Realty
 1195 Route 70, Suite 2000
 Lakewood, NJ 08701
 732-886-1500
 ken@paramountrealty.com

PROJECT SUMMARY:

This application is for the construction of 5,765 square foot Tire and Auto Center and associated improvements within the existing Marketplace at Chews Landing shopping center. The applicant proposes to eliminate an existing parking area consisting of 46 parking spaces. The site is located on the southwest side of Chews Landing Road at the intersection of Lincoln Drive in the Township's Highway Commercial (HC) Zone. The applicant is seeking preliminary and final major site plan approval.

WAIVERS/VARIANCES:

1. The applicant may require a variance from §426.Q.2 to permit two (2) facade signs on a building where only one (1) sign is permitted. We defer to the Township Planner regarding this variance.
2. The applicant will require a waiver from §509.C.5 where "No off-street loading and maneuvering areas shall be located in any front yard nor require any part of a street". Our office has no objection to this waiver.

GENERAL:

1. Block and Lot numbers for adjoining lots shall be shown on all plans.
2. The applicant shall provide a current survey plan, dated within the last six months, in accordance with NJAC 13:40-7.2.
3. Our office has reviewed the Environmental Impact Statement listed above and find the report acceptable.

PERFORMANCE STANDARDS (ARTICLE V):

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

1. The location of the proposed loading zone will be in the front yard of the existing shopping center. Per §509-C.5 "No off-street loading and maneuvering areas shall be located in any front yard nor require any part of a street". A waiver will be required.
2. Additional dimensions shall be provided for the width and length of the proposed loading zone.
3. The three (3) parking spaces located southeast of the proposed loading zone will not be accessible during times of any truck delivery. We recommend that these spaces be eliminated or labeled as "employee parking only". The applicant shall provide testimony regarding proposed use of the parking spaces in question.
4. The plans shall be revised to include provisions for ADA access to the day care facility as previously approved in the Children of America site plan application.

B. Sidewalks/Curbs (Section 516)

1. Curb radii shall be labeled for the proposed curbed island separating the site from the existing adjacent drive isle.
2. Dimension shall be provided between the proposed curb and the proposed sidewalk northwest of the main entrance to the proposed building.
3. A face of curb to face of curb dimension shall be provided at the entrance to the site, north of the proposed building.
4. A dimensions shall be provided to indicate the parking encroachment into the right-of-way of Kelly Driver Road.
5. Concrete wheel stops shall be provided for the handicap parking stalls. A detail shall be provided with appropriate dimensions.

Somerset Tire Service/Marketplace at Chews Landing Shopping Center
Preliminary and Final Major Site Plan
Marketplace at Chews Landing, LLC
1236 Chews Landing Road
Block 20601, Lots 2 & 3
Review No. 1
Bach Project No. GTPB2014-3
March 6, 2014
Page 5 of 7

C. Stormwater Management (Section 517)

1. The applicant has indicated in the above stormwater narrative a total site disturbance of less than 1 acre and a net reduction of impervious area. Based on these conditions the project will not be deemed a major development in regards to stormwater management regulations. The sizing of the proposed stormwater piping is acceptable. As the proposed drainage patterns and land cover will mimic the existing conditions no additional stormwater analysis is necessary.

D. Utilities (Section 518)

1. All existing and proposed easements shall be shown on the Utility Plan.
2. Our office recommends a minimum separation of ten feet (10') between the building and the relocated storm sewer piping. A dimension shall be shown on the plan.
3. Our office defers review of any sanitary sewer connections to the Gloucester Township Municipal Utilities Authority.
4. Our office defers review of any water service connections to Aqua New Jersey.
5. The applicant shall provide documentation demonstrating that the proposed development is consistent with the existing New Jersey Department of Environmental Protection Treatment Works Approval and Bureau of Water System Engineering approvals for the Marketplace at Chews Landing Shopping Center. We defer to the Gloucester Township MUA and Aqua NJ.

E. Grading (Section 506)

1. Additional existing topography and spot elevations south of the proposed development shall be shown on the plan.
2. Existing spot elevations shall be provided along the curb lines of the proposed mill and overlay area.
3. Proposed spot elevations shall be provided at the exterior of all door locations.
4. Additional spot elevations shall be shown in all areas of accessible parking to verify compliance with ADA standards.

Somerset Tire Service/Marketplace at Chews Landing Shopping Center
Preliminary and Final Major Site Plan
Marketplace at Chews Landing, LLC
1236 Chews Landing Road
Block 20601, Lots 2 & 3
Review No. 1
Bach Project No. GTPB2014-3
March 6, 2014
Page 6 of 7

5. The proposed "80.90" spot elevation along the building in the proposed trash enclosure area is at a lower elevation than the adjoining curb and may create a ponding condition. The plan shall be revised.
6. The grading, drainage, soil erosion and sediment control plan, indicates proposed grading outside of the delineated limit of disturbance area. The limit of disturbance boundary shall be relocated to the curbed island northeast of the development area. The total area of disturbance shall be updated accordingly.

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.
3. In accordance with Section 508-F.4, light shields are required to achieve a maximum of 0.25 foot-candles at any property line or right-of-way.
4. We defer any additional review of the landscaping and lighting to the Township Planner.

G. Details

1. A detail shall be provided to confirm the pavement section in areas of fill greater than five inches (5").
2. The handicap sign detail shall be revised to indicate the signs will be building mounted, with appropriate mounting heights shown.

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:

Somerset Tire Service/Marketplace at Chews Landing Shopping Center
Preliminary and Final Major Site Plan
Marketplace at Chews Landing, LLC
1236 Chews Landing Road
Block 20601, Lots 2 & 3
Review No. 1
Bach Project No. GTPB2014-3
March 6, 2014
Page 7 of 7

1. Camden County Planning Board
2. Gloucester Township Fire Marshall
3. Camden County Soil Conservation District
4. Gloucester Township Municipal Utilities Authority
5. Aqua NJ
6. New Jersey Department of Environmental Protection
7. Any other as may be necessary

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

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

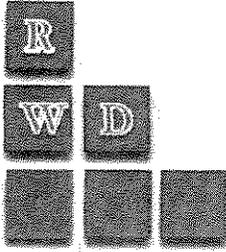
Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq., PB Solicitor
Marketplace at Chews Landing, LLC, Applicant
Richard J. Goldstein, Applicant's Attorney
Norman Rodgers, III, PE, Applicant's Engineer
Wayne Roorda, Jr., PE
Joseph J. Raday, PE, CME

S:\GTPB2014 Gloucester Twp PB\03 Somerset Tire Service\Docs\GTPB2014-3 Somerset Tire Review No 1, 3-4-14.doc



2 Aquarium Drive, Suite 320
Camden, New Jersey 08103
P 856.668.8600 F 856.668.8610

5856 Route 9
Tuckerton, New Jersey 08087
P 609.294.2754 F 609.294.3013

Civil, Environmental, Traffic & Planning

Engineering Your Future

March 5, 2014

Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
Township of Gloucester
P.O. Box 8
Blackwood, NJ 08012

Re: Preliminary/Final Major Site Plan Application
Application No.: 131028INCUCPFS
Proposed Tire and Auto Center The Marketplace at Chews Landing
Block 20601, Lots 2 & 3
1236 Chews Landing Road
ABR Project No. GLT-07001
Review Letter I

Dear Director and Planning Board Members:

Our office has received the above Preliminary/Final Major Site Plan Application submission on February 28, 2014, consisting of the following:

- Proposed Tire & Auto Center The Marketplace at Chews Landing Preliminary/Final Major Site Plan, Block 20601, Lots 2 & 3, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Service, dated January 29, 2014.

<u>Sheet</u>	<u>Title</u>	<u>Date</u>	<u>Rev. Date</u>
1 of 12	Cover Sheet	01/29/2014	NA
2 of 12	Existing Conditions & Demolition Plan	01/29/2014	NA
3 of 12	Overall Site & Circulation Plan	01/29/2014	NA
4 of 12	Site Plan	01/29/2014	NA
5 of 12	Grading, Drainage, Soil Erosion & Sediment Control Plan	01/29/2014	NA
6 of 12	Utility Plan	01/29/2014	NA
7 of 12	Profiles & Sign Detail	01/29/2014	NA
8 of 12	Landscaping & Lighting Plan	01/29/2014	NA
9 of 12	Site Construction Details	01/29/2014	NA
10 of 12	Sanitary Sewer & Water Details	01/29/2014	NA
11 of 12	Storm Sewer Details	01/29/2014	NA
12 of 12	Soil Erosion & Sediment Control Landscaping, Lighting Notes & Details	01/29/201	NA

- Proposed Tire & Auto Center The Marketplace at Chews Landing Project Narrative, Block 20601, Lots 2 & 3, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Service, dated January 2014.
- Proposed Tire & Auto Center The Marketplace at Chews Landing Traffic Assessment, Block 20601, Lots 2 & 3, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Service, dated January 2014.

A review of documents received for the above referenced project has been completed. The following information and comments are offered.

Project Description:

The applicant proposes to add a 5,765 SF 6-bay Tire and Auto Center building and modify a portion of the existing parking lot to an existing shopping center in the HC (Highway Commercial) zone.

TRAFFIC REVIEW

1. The review of this development is based upon the latest version of the Land Development Ordinance, Gloucester Township.

Traffic Assessment

1. The estimated peak hour trips denoted in the traffic assessment were based on the Institute of Transportation Engineer (ITE) Trip Generation, 8th Edition, 2008. The current Institute of Transportation Engineer (ITE) Trip Generation is the 9th Edition, published September 2012. The applicant's engineer should verify and provide testimony regarding any discrepancies in the trip generation calculation.
2. The applicant's traffic engineer has estimated the peak hour trips based upon the above-mentioned ITE manual. The AM peak hour was determined to be 17, PM peak hour is 21 and the Saturday peak hour is 29. These trips would be distributed to the existing access points on site. The proposed auto center will expect to add a maximum of seven vehicles to any one traffic movement entering or exiting the site during peak hour movements. Considering the existing traffic volumes within the shopping center we don't expect this project to substantially impact the access points.
3. The applicant must provide testimony regarding the operation of the propose Tire & Auto Center. We question the use of "Do Not Enter" lettering within the aisle in front of the garage doors? Does this mean customers will not be driving vehicles into service bays? Will vehicles be stored in this aisle?

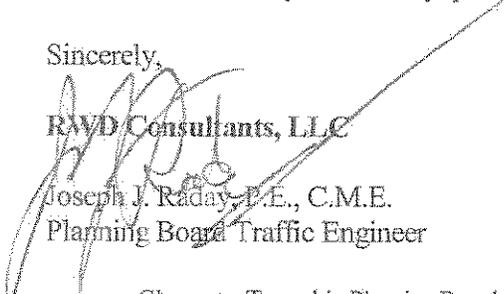
General Traffic Comments

1. (LDO Section 510f) The following note must be denoted on the plans, "All traffic control devices (striping, markings, and signage) are to conform and be installed in accordance to the most recent Manual on Uniform Traffic Control Devices (MUTCD)."

2. (LDO Section 510M) A copy of the plans must be submitted to the Gloucester Township Fire Marshal for approval. A copy of the Fire Marshal's approval letter must be forwarded to our office.
3. The applicant is proposing 2 handicap parking stalls for this application. ADA requires a minimum of one (1) van accessible parking stall. The van parking stall must be located where the passenger side of the van has access to the handicap parking access aisle. The applicant's engineer must denote the location of the van accessible parking stall on the Site Plan. A van accessible sign detail has been provided in the plans.
4. ADA requires a maximum slope of 1:48 (approximately 2.08%) in the handicap parking stalls and access aisle. Additional spot grades in the handicap parking stalls and access aisle must be denoted on the plans.
5. The plans denote several pedestrian accesses to the building. ADA requires the handicap parking stalls located at the shortest accessible route from the parking lot to the building's entrance. If parking on site serves multiply pedestrian accessible entrances, the handicap parking stalls are to be located at each accessible entrance from the parking lot to the building's entrance. Testimony must be provided on the different pedestrian access point to the building to determine if the handicap parking stalls are located in the correct location.
6. The applicant must provide testimony regarding the removal of trash for the site. Our office defers further comments to the Planning Board Engineer and Planner.
7. The site fronts a county road. The applicant must submit plans to the Camden County Engineer's Office. A copy of the county engineer's approval letter must be forwarded to our office.

When plans are resubmitted, they are to be accompanied with a point-by point response to all items. Please contact me if you have any questions or require any additional information.

Sincerely,


RWD Consultants, LLC

Joseph J. Raday, P.E., C.M.E.
Planning Board Traffic Engineer

cc: Gloucester Township Planning Board
Kenneth Lechner, PP, AICP, Planning Board Secretary
Steven Bach, P.E., Planning Board Engineer
Edward F. Brennan, Esq, Planning Board Solicitor
Norman K. Rodgers III, PE, CES
Marketplace at Chews Landing, LLC, Applicant

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: January 30, 2014 APPLICATION No. #131028INCUCPFS

APPLICANT: Marketplace @ Chews Landing Zoned: HC Escrow# 8028

BLOCK(S): 20601 Lot(S): 2 & 3

LOCATION: 1236 Chews Landing Road, Laurel Springs, NJ. 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application Automobile Repair Shop with Accessory parking & signage

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report By February 27, 2014**
- For Your Files. **Conditional Use, Bulk C Variance & Preliminary & Final Site**

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - SITE PLAN
- 1 Copy - Minor Subdivision Plat
- Copies - Prelimin. & Final Site Plan, ~~2 County Apps and 1 Twp. App., checklist~~
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Project Narrative
- 1 Copy - Traffic Report
- 1 Copy - Stormwater
- 1 Copy - Potable Water & Sanitary Sewer Report
- 1 Copy - E.I.S.
- Recycling Report

- CONDITIONAL USE APPROVAL BULK C VARIANCE Preliminary & Final Site

COMMENTS:

Maryann Bessa 2/3/14



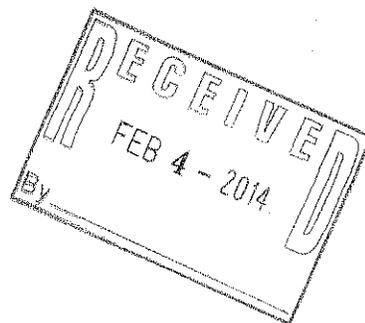
GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #131028INCUCPFS Market Place at Chews Landing

Block:20601 lot 2 & 3

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

Other: See Attached



Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____ Date Submitted: 2/5/14

Bin# 63

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: January 30, 2014 APPLICATION No. #131028INCUCPFS

APPLICANT: Marketplace @ Chews Landing Zoned: HC Escrow# 8028

BLOCK(S): 20601 Lot(S): 2 & 3

LOCATION: 1236 Chews Landing Road, Laurel Springs, NJ. 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application Automobile Repair Shop with Accessory parking & signage

PURPOSE OF TRANSMITTAL:

- For Your Review. Please Forward Report By February 27, 2014
- For Your Files. Conditional Use, Bulk C Variance & Preliminary & Final Site

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - SITE PLAN
- 1 Copy - Minor Subdivision Plat
- Copies - Prelimin. & Final Site Plan, 2 County Apps and 1 Twp. App., checklist
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Project Narrative
- 1 Copy - Traffic Report
- 1 Copy - Stormwater
- 1 Copy - Potable Water & Sanitary Sewer Report
- 1 Copy - E.I.S.
- Recycling Report

- CONDITIONAL USE APPROVAL
- BULK C VARIANCE
- Preliminary & Final Site

COMMENTS:

Building @ Concern IBC 2009 - Fire Separation
 Distance Between Buildings

Was the "Market Place" constructed as an
 Unincorporated Area Building? This could be an issue!



*Township Of Gloucester
Construction Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3500
Fax (856) 232-6229*

Date: February 20, 2014

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Marketplace @ Chews Landing

Block: 20601 Lot: 2 & 3

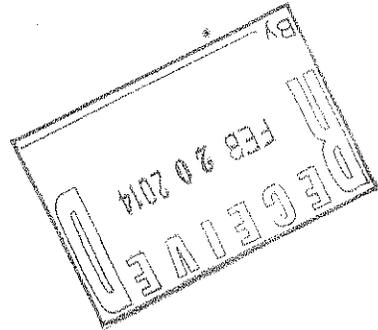
Application #: 131028INCUCPFS

Comments:

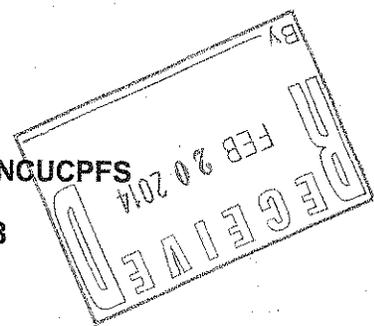
Building review:

- 1. Concern IBC 2009-Fire separation between buildings.*
- 2. Was the "Market Place" constructed as an Unlimited Area Building?
(This could be an issue)*

*Jim Gallagher
Building SubCode Official*



TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL



DATE: January 30, 2014 APPLICATION No. #131028INCUCPFS
 APPLICANT: Marketplace @ Chews Landing Zoned: HC Escrow# 8028
 BLOCK(S): 20601 Lot(S): 2 & 3
 LOCATION: 1236 Chews Landing Road, Laurel Springs, NJ. 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application: Automobile Repair Shop with Accessory parking & signage

PURPOSE OF TRANSMITTAL:

- For Your Review. Please Forward Report By February 27, 2014
 For Your Files. Conditional Use, Bulk C Variance & Preliminary & Final Site

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - SITE PLAN
- 1 Copy - Minor Subdivision Plat
- Copies - Prelimin. & Final Site Plan, ~~2 County Apps and 1 Twp. App., checklist~~
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Project Narrative
- 1 Copy - Traffic Report
- 1 Copy - Stormwater
- 1 Copy - Potable Water & Sanitary Sewer Report
- 1 Copy - E.I.S.
- Recycling Report

- CONDITIONAL USE APPROVAL BULK C VARIANCE Preliminary & Final Site

COMMENTS:

*w/ comment
SEE Attachment 1*



BUREAU OF FIRE PREVENTION

FIRE DISTRICT NO. 2

CHEWS LANDING

43 SOMERDALE ROAD

BLACKWOOD, NJ 08012

PHONE: (856) 939-2090 Ext. 124

FAX: (856) 228-9007

Township of Gloucester
Office of the Planning Board

February 14, 2014

Re: Application # 131028INCUCPFS
Block# 2061
Lots# 2&3

Office of Planning,

This office is in receipt of the aforementioned application for review. A few concerns to mention; the plans call for a refuse enclosure to be constructed adjacent to the rear of the structure. The plans show the walls are of block however I fail to see what the roof consists of. Referenced accompanied NJ Fire Code...Please advise.

Referring to the location of this proposed building and the complex as it stands now, this office has concerns that the newly constructed preschool known as Children of America will have limited areas of refuge for children and staff during an emergency that constitutes an evacuation. Now the added traffic and dedicated space that this plan presents only adds to my concerns.

Understanding that this office has limited jurisdiction on the approval process this is being mentioned for the purpose of going on record...

Referenced attachment;
N.J.A.C. 5:70-3,304.3.3

Respectfully,
Kenneth P Young


Fire Marshal
GTFD#2

SECTION: 304.3.3

03 GENERAL PRECAUTIONS AGAINST FIRE

0304. COMBUSTIBLE WASTE MATERIAL

03. Containers

03. Capacity exceeding 1

304.3.3 Capacity exceeding 1.5 cubic yards. Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m³)] or more shall not be stored in buildings or placed within 5 feet (1524mm) of combustible walls, openings or combustible roof eave lines.

Exceptions:

- 1) Dumpsters or containers in areas protected by an approved automatic sprinkler system installed throughout in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
- 2) Storage in a structure shall not be prohibited where the structure is of Type I or IIA construction, located not less than 10 feet (3048 mm) from other buildings and used exclusively for dumpster or container storage.



consulting engineer services
Engineers, Planners, and Land Surveyors

Henry J. Haley, PE, PP, CME
President

Norman K. Rodgers, III, PE, PLS, CME
Vice President

Margaret Kulik, PLS
Vice President

March 10, 2014

Kenneth D. Lechner PP, AICP, Director/Planner
Gloucester Township
Department of Community Development & Planning
P.O. Box 8
Blackwood, NJ 08012

Steven M. Shriver
VP Business Development
Tony Lecane, Senior Associate
Marie Baaden, PE, Associate
Jay F. Sims, PE, PP, CME, Associate
Rosie Wolk, PE, CME, Associate

Michael R. Brown, PE, CME
Peter G. Burgess, PE, PLS, CME
Michael C. Dupras, MS
Alan J. Ippolito, PE, CME
William A. Ralston, PE, CME
John F. Witthohn, PE, CME
Paul A. Witthohn, PE

**RE: Response to RWD Review Letter dated March 5, 2014
Proposed Tire and Auto Center
Application No. 131028INCUCPFS
Block 20601, Lots 2 and 3
Gloucester Township, Camden County, New Jersey**

Dear Mr. Lechner:

We have received the review letter from RWD Consultants, LLC dated March 5, 2014, and we offer the following responses to the comments included in the review letter:

Traffic Assessment

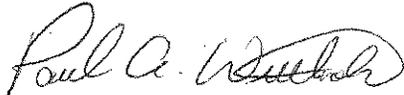
1. The trip generation rates (see attached three sheets) included in the current ITE *Trip Generation* (9th Edition) are identical to those utilized in the Traffic Assessment (8th Edition). Therefore, there are no discrepancies in the trip generation calculations included in the Traffic Assessment, and the results remain the same.
2. Acknowledged.
3. The proposed service bay access area, which is shown on the Site Plan with the "Do Not Enter" pavement marking at the entrance, will be for employee access only. Customers will not be permitted to maneuver their vehicles into this area. The applicant will provide testimony regarding the operation of the proposed Tire & Auto Center, including this access area.

General Traffic Comments

1. A note shall be added to the Site Plan construction notes (Sheet No. 4 of 12) reading "All traffic control devices (striping, markings, and signage) are to conform to, and be installed in accordance to the most recent Manual on Uniform Traffic Control Devices (MUTCD)" as requested.

2. Acknowledged.
3. The Site Plan shows two (2) accessible parking spaces, both adjacent to an eight (8) foot wide access aisle. CES will revise the site plan to note both as van-accessible.
4. Additional spot grades shall be added to the handicap parking stalls and access aisle to clarify the accessible parking design intent.
5. The accessible parking spaces are located near the main entrance to the building. The proposed door at the front of the building is for employees, and the proposed doors at the rear of the building are for deliveries. Testimony on the proposed pedestrian access points to the building will be provided by the Applicant.
6. Trash will be removed from the site on a weekly basis.
7. The applicant has made application to the Camden County Engineer's Office, and will forward a copy of the County Engineer's approval letter to your office upon receipt.

Very truly yours,



Paul A. Witthohn, P.E.
Project Engineer

Enc.

cc: Joseph J. Raday, P.E., C.M.E., RWD Consultants, LLC
Ken Freid, Paramount Realty Services
Richard J. Goldstein, Esq., Hangle, Aronchick, Segal & Pudlin
Norman K. Rodgers, III, P.E., CES

Tire Store (848)

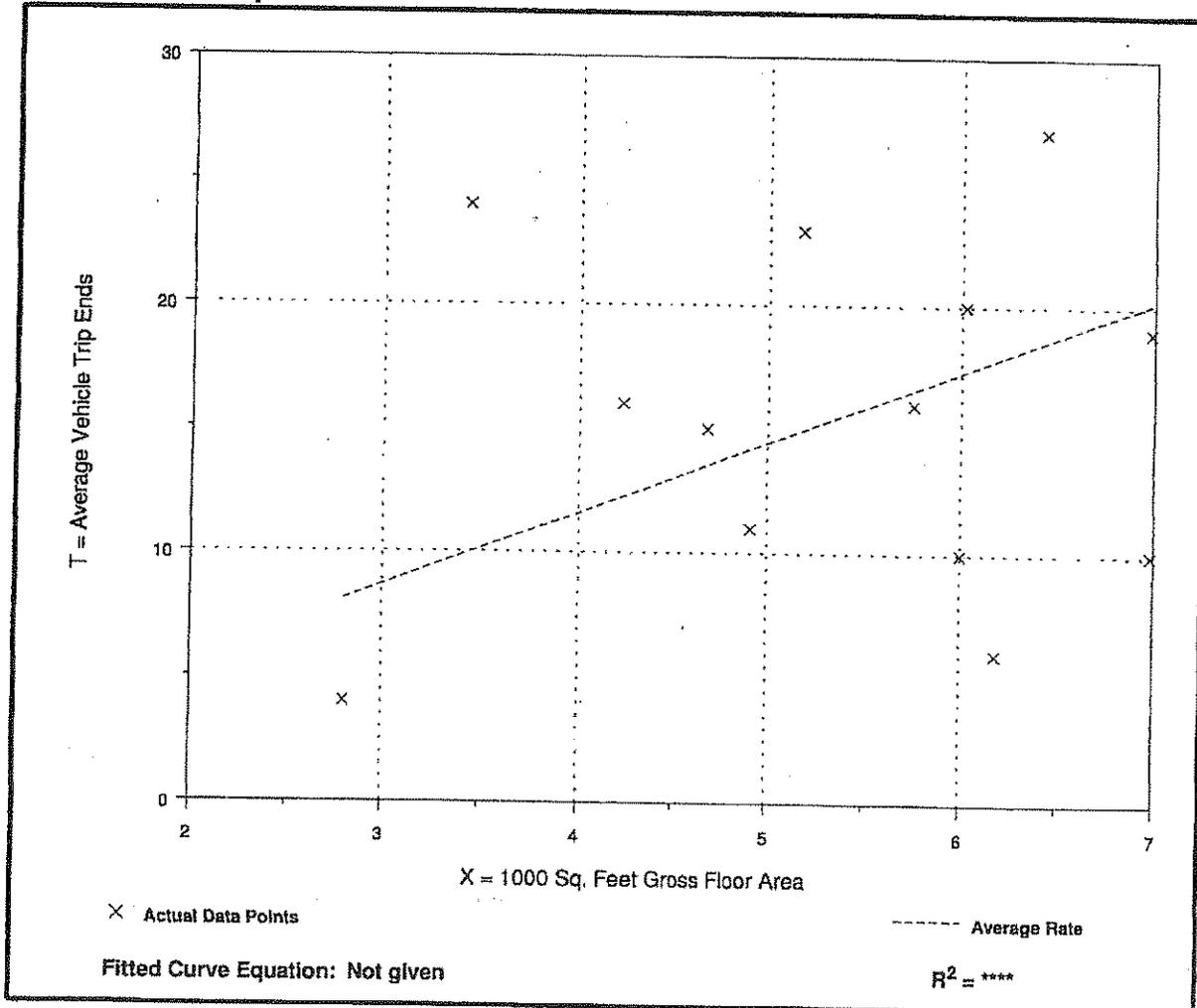
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 13
Average 1000 Sq. Feet GFA: 5
Directional Distribution: 63% entering, 37% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
2.89	0.97 - 6.98	2.10

Data Plot and Equation



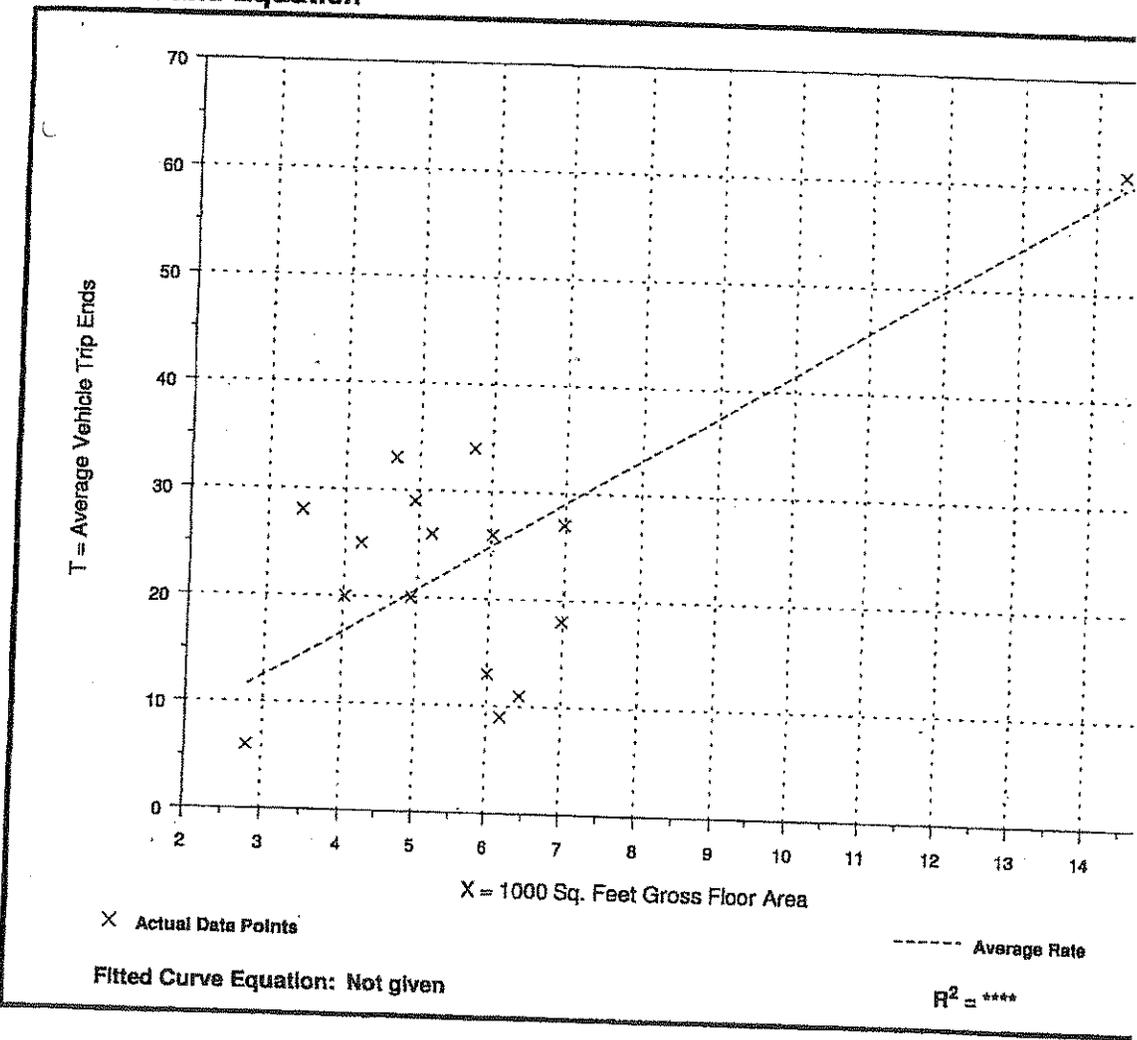
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.

Number of Studies: 16
 Average 1000 Sq. Feet GFA: 6
 Directional Distribution: 43% entering, 57% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
4.15	1.46 - 8.14	2.55

Data Plot and Equation



Tire Store (848)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday,
Peak Hour of Generator

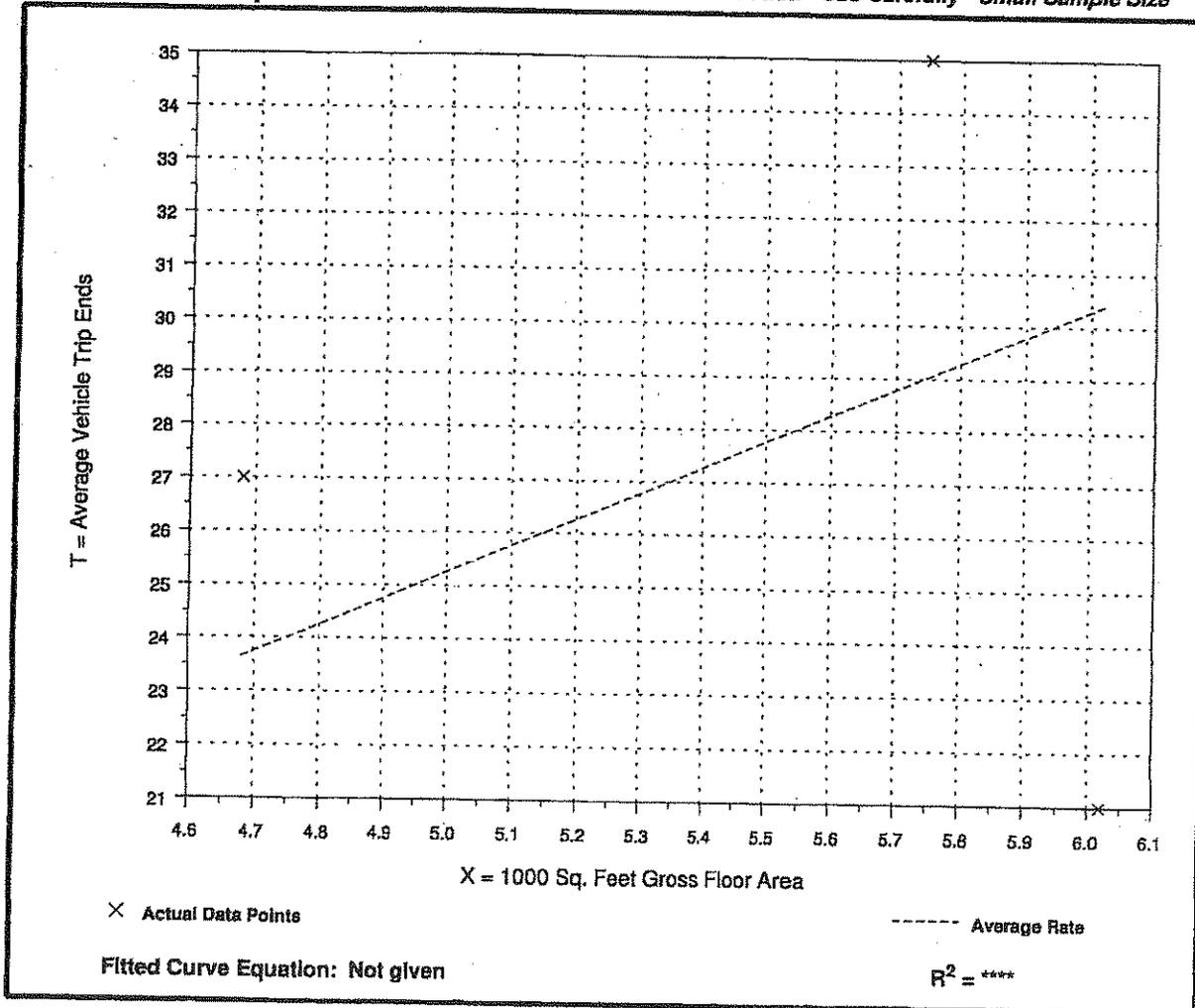
Number of Studies: 3
 Average 1000 Sq. Feet GFA: 5
 Directional Distribution: 47% entering, 53% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
5.05	3.49 - 6.09	2.43

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

February 5, 2014

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

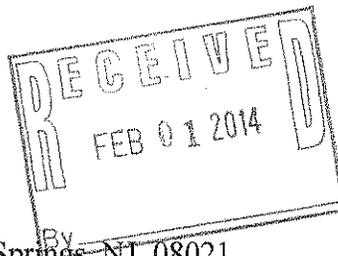
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #131028INCUCPFS
Marketplace @ Chews Landing
1236 Chews Landing Road, Laurel Springs, NJ 08021
Block 20601, Lots 2 & 3



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Executive Director

RCB:mh