

**Township of Gloucester
Planning Board Agenda
April 8, 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 – November 12, 2013

Minutes for Memorialization – February 11, 2014

RESOLUTIONS FOR MEMORIALIZATION

**Somerset Tire Service
#131028INCUCPFS**

**Conditional Use, Bulk C,
Preliminary & Final Site**

APPLICATIONS FOR REVIEW

**Bryn Mawr Investments
BBC19, LLC
#061140CPPSPFSPW**

**Site Plan Waiver
Block: 18501 Lot: 19
Location: 609 Cross Keys Rd.
Sicklerville**

**Expansion of existing Parking
Lot**

**Frank Bisconti
#141011SPW**

**Site Plan Waiver
Block: 4301 Lot: 4
Location: 630 Lower Landing Rd.
Blackwood**

Restaurant with (2) Storage Units

**Correspondence – College Drive Redevelopment Study
Meeting Adjourned**

November 12, 2013

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, November 12, 2013

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

Roll Call:

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

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

Minutes for Memorialization

Resolutions for Memorialization

Applications for Review

Appearing before the Board was David Patterson, Esq. representing the Camden County Technical School. Also appearing was John Gibbson, architect, and James Clark, business administrator.

Mr. Patterson explained that they are in the process of receiving funding from the State to build an auditorium.

Mr. Gibson gave the Board an overview of the location of the school. Right now, the school does not have an auditorium. They propose the auditorium will be 2,400 sq. ft. with seating for 600 people. Using a map of the school building layout, Mr. Gibson showed the Board that the auditorium will be attached to a current building. There will be a public restroom, along with locker rooms. Within

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the building, they will revise two rooms. One of the rooms will be used for band activities.

Mr. Patterson added that the school now has a performing arts program. The school will be encouraging use the auditorium in the evenings. Community meetings and/or non-profit organizations can use the new auditorium with no fees.

Ms. Shinn asked what is currently in the location where the auditorium will be. Mr. Gibson answered that at this time, the area is grass.

Mr. Lechner is familiar with the site, and it is a large area. The Camden County MUA has just upgraded their pump station, which sits off to the corner of the property. There is more than enough space for what is being proposed.

A motion was made and seconded for Mr. Lechner to send a letter of compliance. All were in favor.

#111048PMFMSPA#3 The Shoppes @ Cross Keys	Preliminary/Final Site/Bulk C Block: 18501 Lot:12
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Appearing before the Board was Marc Citron, Esq. representing the applicant. Also appearing was Gregory Elko, PE and Richard Crawford, sign engineer, were sworn and qualified as professionals.

Mr. Citron gave background from when they were in front of the Board in 2007 and then again in 2012. The application was back in front of the Board for an amendment to phase II, which proposes two (2) retail buildings that total 85,000 sq. ft. They were seeking waiver for copies of the environmental impact statement, the traffic impact statement, the boundary survey structures within two hundred feet of the property, and a landscape plan. Additional, they want a variance for signage requirements.

Mr. Elko directed the Board to exhibit A-3, the aerial view of the master site plan. They briefly went over the location and previous plans. Exhibit A-4 shows the rendering of the proposed expansion which totals 85,000 sq. ft. The one building proposed would be 35,000 sq. ft., and the other is 50,000 sq. ft. The proposed building will basically be in the same location as the previously approved structure. Access to the building would be from the internal drive; parking would be at the front of the retail stores with 188 spaces. There would be additional parking in the rear of the building facing the expressway for employees. Some of the utilities will also be relocated.

In the previous plan, there was 72.0% of impervious coverage, and now, they will have 71.5%. The landscaping will be in accordance with the rest of the

property, such as having shade trees and shrubs. The islands will have shrubs, and the trees that will be used are native to the area.

They complied with all the comments. With Mr. Bach's letter regarding parking spaces, exhibit A-6 was showed that they redistributed parking spaces, but the total number of spaces remains the same.

Lastly, they need a variance for signage. They would like to add one additional free standing sign along the Atlantic City expressway. They already have approval from the DOT.

Mr. Crawford explained that he has extensive experience in the sign industry. He has reviewed the site, and in his professional opinion, the free standing sign is adequate for the road way. The second sign is for additional businesses. The height of the sign is needed, so it is visible to the vehicles on the expressway. They need to be able to read it clearly since the center is not visible from the roadway. With that, the sign needs to be big enough to be seen, and it allows time for the vehicle to safely take the exit, coming from either direction.

With nothing further, it was opened to the Board members for questions.

Mr. Lechner asked about identifying Gloucester Township on the new sign. This would help since there are numerous mailings within the town. Mr. Crawford replied that he will add it to the sign. They will present a few options to Mr. Lechner.

Mr. Bach asked who will have control over the sign. The reply was that the applicant will have the control for their announcements and other public service announcements.

Mr. Mercado asked if the two (2) buildings are being done with tenants in mind. Mr. Citron replied that they do not have anything definite at this time; however, there is some interest based on the square footage they are proposing.

With no further questions from the Board, the application was opened up to the public. With no one from the public wishing to speak, the public portion was closed.

Mr. Owens made a motion approval to the amended plans with waivers and the variance stated above, seconded by Ms. Shinn.

Roll Call:

Mr. Owens	Yes
Ms. Shinn	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes

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Ms. Washington	Yes
Mr. Guevara	Yes
Mrs. Costa	Yes
Vice-Chairman Pearce	Yes

Mr. Lechner informed the board that there will be a meeting on November 26.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz

Recording Secretary

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, February 11, 2014

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

Roll Call:

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

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

Vice Chairman Owens seated Ms. Pinolini for Chairman Kricun and Mr. Dority for Mr. Jones.

Minutes for memorialization

The Minutes of December 10, 2013 and January 28, 2014 were tabled until the next meeting. The board wasn't aware that they have to view the items of the agenda on the Township's website.

Resolutions for memorialization

Mr. Guevara made a motion to approve the resolution, seconded by Mr. Mercado.

Roll Call:

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

Applications for Review

#141004CUCSPW Legends Karting, LLC.	Conditional Use, Bulk C and Site Plan Waiver Block: 11001 Lots: 49 & 50
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Appearing before the Board was Seth Broder, Esq. representing the applicant. Also appearing was Eric Hafer, architect, and Rich Norris, project planner/manager were sworn and qualified as professionals.

Mr. Broder explained that the facility is going to be used for go-karting racing, café, and arcade. A brief summary was given of what was going to be discussed and the location of the facility. This is a conditional use, sign, and site plan waiver. A packet was handed out to each Board member, which was exhibit A-1.

Mr. Norris explained that they wanted to be different than other karting facilities around. The name, Legends, was chosen to celebrate the popular names of racing around the world. As you walk into the main entrance, they will have pictures and information on all kinds of racing, like a mini museum. There will be a European theme throughout the facility. The portion of the building they are renting is a total of 116,000 sq. ft.; 90,000 sq. ft. of that will be used space. The two (2) tracks will take up 55,000 sq. ft. of the 90,000. There will be an adult track where a full size kart will be driven; therefore, each customer must have a driver's license. The other track will be their junior track, which the customer must be 48 in. or taller. The Board was directed to exhibit A-2, showing the interior layout of the facility. Beside the tracks, they will have a café which will have sitting room, meeting rooms for corporate team building events, and children's zone for birthday parties which includes the arcade.

When there is a birthday party, the children will be called over to the staging area eight (8) at a time. They will be given instructions on what to do and what is expected of them. They will be given socks and helmets. For the adult

customers, once they have registered, they will wait until their name is called. Then, they will report to the staging area and go through the same procedure as the kids.

Mr. Norris continued that safety is their main concern, especially following all State law. State officials actually went out to the facility where they discussed what was being proposed, and each official liked the idea. Once the facility is done, they are going to come back and test the tracks. If there is anything they feel should be changed or improved, it will be done since a State license is needed to open the facility.

The tracks will have high impact barriers (see in exhibit A-3) which move only a few inches on impact. The State wants them to be this way, so there is less damage in the case of a crash. The karts will be electric and can only top out at 45 mph. The way the tracks are designed will permit maximum speeds between 25-30 mph.

The hours of operation will be Sunday-Thursday from 10 am-10 pm and Friday-Saturday from 10 am-12 am. It is estimated that during their busiest time, they could have anywhere from 120-200 people plus up to 20 employees. The reason they will be opening up at 10 am is for corporate events. They have 200 parking spaces, which will be enough spaces even during peak hour since some people will be carpooling. Once a person checks in, they can be in the building about 45 minutes until they race and leave or get back in the line again. Once they are in a car, racing on the track only takes 7 minutes. They are hoping to open on June 1, 2014. There will be no loud noises or music outside the building.

Mr. Mercado asked if the west side lot is available to them. Mr. Norris replied that the lot is for tenants that occupy the back portion of the building.

Mr. Dority asked where the people will be when they are when not racing. Their hope is that they are eating or playing in the arcade. There will also be televisions around to show past races and sporting events that may be airing at that time.

Mr. Bach asked about the VP entrance on their plans. Mr. Norris replied that it was going to be used as a handicap entrance since the spaces were right there. The handicap spaces have since been moved, and that space is now going to be an emergency exit.

Mr. Hafer had looked over letters from the professionals. With his testimony, he used exhibits A4&5 (interior plan and signage). The property is now vacant and used to be Metrologic. This application is permitted as a conditional use that they meet all the requirements of. A sidewalk is being added by the front entrance where the handicap spaces are. There are two (2) van access and two

(2) regular handicap spaces. They are going to add railroad ties along the asphalt walk-way.

Mr. Lechner inquired about how much of the spaces are not track and how many vehicles they would have at one time. There are 45,000 sq. ft. that is not track. They believe that there is not going to be more than 100 cars at one time. Mr. Norris added that it is part of their business plan to have a place to make reservations on the website.

Mr. Bach stated that with the maximum occupancy of 500, there be a requirement of 210 parking spaces. However, he was not concerned with the parking spaces.

A sign will be constructed on the northeast side of Coles Road, which will be a monument sign. The sign proposed is under 75 sq. ft.; however, the maximum required is 20 sq. ft. If they were to make the sign any smaller than what is proposed, it wouldn't be visible. Additionally, the required set back is 30 ft., and they are at 15 ft. If the requirement was followed, the sign would be back behind the fence within the trees. The sign will be back lit on the lower portion, but only on the side that is not facing a residential neighborhood. The sign on the front entrance side of the building is going into the 240 sq. ft. space present now (showed using exhibit A-1 & A-6). The sign will not be lit, just reflective. The lighting of the lot is going to remain the same as it was with Honeywell. They will be on during business hours and will be controlled using a timer.

Finally, using a building that is already existing has less of an environmental impact, as they are trying to be green. The survey for the site from 2008 is believed to be sufficient since they are making minimal changes.

Mr. Lechner asked if they are going to omit the sign on Route 42 and if they are in agreement with all the underlined items in his report. They are omitting the sign on Route 42, and they are in agreement and will amend the report showing the grade and what is planned for the wheelchairs. That can make it a condition of approval.

Mr. Lechner added that he would like to see some flowering added around the signage. Also, the handicap ramp has to have nothing greater than 2% slope. Those will be added to the plan.

Mr. Bach asked that that they submitted the 2008 survey along with a letter stating that there is going to be minimal changes from the surveying company.

With nothing from the Board members, the application was opened up to the public. With no one from the public wishing to speak, the public portion was closed.

Mr. Guevara made a motion to approve the application with said conditions, seconded by Mr. Mercado

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Ms. Pinolini	Yes
Vice-Chairman Owens	Yes

Mr. Guevara made a motion to approve the site plan waiver, seconded by Mr. Dority.

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Ms. Pinolini	Yes
Vice-Chairman Owens	Yes

Mr. Lechner reminded everyone to review the packets on the Township website

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz

Recording Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING APPROVAL FOR PRELIMINARY AND FINAL SITE
PLAN, CONDITIONAL USE AND BULK VARIANCES FOR
THE MARKETPLACE AT CHEWS LANDING, LLC
APPLICATION NO: 131028INCUCPFS**

WHEREAS, on March 11, 2014 consideration was given to the application of Marketplace at Chews Landing, LLC (hereinafter "Applicant") for the property located at Block 20601, Lots 2 and 3 (hereinafter "the Property") for Preliminary and Final Site Plan, Conditional Use and Bulk Variance approval; and

WHEREAS, the Applicant appeared before the Board proposing to construct a 5,765 square foot automobile repair shop with accessory parking and signage within the Highway Commercial District within the Market Place Shopping Center on Chews Landing and Kelly Driver Roads; and

WHEREAS, the Applicant is seeking preliminary and final site plan approval for construction of the automobile repair shop, conditional use approval for the automobile repair shop and bulk variance from the signage requirements in the Highway Commercial zoning district; and

WHEREAS, Richard J. Goldstein, Esq., attorney for the Applicant presented the application for Preliminary and Final Site Plan, Conditional Use and Bulk Variance approval, stating that the subject site was originally developed as a shopping center in 1995 and consists of 16 acres of property. Mr. Goldstein further stated that the Applicant acquired the property in 2007 and has since moved to develop vacancies and under-developed portions of the site, including appearing before this Board and obtaining prior preliminary approval for a bank at the site in 2008. Mr. Goldstein noted that the Applicant is now seeking approval for construction of a Somerset Tire Service (STS) Center. Mr. Goldstein noted that the proposed use meets all requirements to be a conditional use in the zone and the application meets all bulk requirements but for signage. Mr. Goldstein testified that the Applicant is additionally seeking waiver from restrictions of off-street loading and maneuvering in the front yard due to the multiple frontages existing at the site and waiver from providing a full site survey and instead providing a localized site survey. Mr. Goldstein stated that the Applicant can mostly comply with the review letters of the Board Professionals and that the proposed use and development satisfy the criteria of the ordinance and serve the best interests of the applicant and community at large.

Thereafter, Nicole Johnson, Director of Leasing for the Applicant provided testimony regarding the economic downturn and the efforts of the Applicant to populate the shopping center. Ms. Johnson additionally testified in response to the Township Fire Marshall letter, noting that the existing daycare facility does have a refuge plan and it provides for safety away from this proposed application.

Mr. Ted Haase, Vice President at STS next testified in support of the application noting that STS has been in business for 55 years and has 150 locations and 1200 employees. Mr. Haase testified that STS mainly services tires and light maintenance such as oil, brakes, diagnostics and tune ups. Mr. Haase further testified that the applicant will perform all repairs in the building and will not store junked vehicles on the premises for an extended period of time and won't sell vehicles. Mr. Haase testified that STS will have between 6 and 8 employees with hours of operation Monday through Friday 7am - 6 pm and Saturday 7 am - 5 pm. Mr. Haase testified that new lighting installed by STS will be on timer control to reduce/turn off at 10 pm nightly. Mr. Haase testified that trash disposal would occur 1-2 times per week or as needed and would be enclosed in an area at the rear of the building. Further, Mr. Haase testified that byproducts pertaining to service on motor vehicles will be appropriately recycled. Mr. Haase testified that deliveries would occur about once daily and would be via a 24 foot box truck or small passenger van. Mr. Haase testified that he would dedicate 3 parking spaces on the southeast side of the loading zone to employees only. Mr. Haase testified that the applicant is requesting variance relief for signage because the proposed sign is proportionate to the facade size and given the setback from the roadway and orientation of the building, for safety and identification by drivers, a larger sign is necessary.

Thereafter, Norm Rodgers, PE, CME, the Applicant's engineer was accepted as an expert and provided testimony in support of the application. Mr. Rodgers introduced Exhibit A - Site Plan; and Exhibit - Overview of the entire site; for reference in his testimony. Mr. Rodgers testified that the proposed STS will be placed on an area that is occupied by pavement and landscaped islands and that the proposal calculates to a decrease in impervious coverage on the total site. Mr. Rodgers testified that the applicant meets the parking requirement, proposing 37 spaces where 30 are required. Mr. Rodgers testified that the Applicant is proposing to remove existing paving and replace paving and curbing for a fresh look at the site. Mr. Rodgers testified that site circulation meets the needs of the site and water and sewer will be extending to the newly constructed building. Mr. Rodgers further testified that although there is less impervious coverage, the Applicant is installing inlets and drainage piping to alleviate stormwater issues. Mr. Rodgers testified that the Applicant will comply with the planners review letter on additional plantings and will comply with the Board Planner's request for reduction of lighting at 10 pm. Mr. Rodgers testified that the Applicant will comply with additional screening along Kelly Driver Rd. Mr. Rodgers testified in response to the Board Engineer's letter that the Applicant has a survey for the local portion of the site from January 2014 which accurately reflects the site. Mr. Rodgers further testified that the Applicant requests to utilize decorative bollards as opposed to concrete wheelstops in the parking stalls to which the Board Engineer had no objection. Mr. Rodgers completed testimony by stating that the Applicant will provide irrigation for new areas and a landscaping maintenance plan for the remaining areas so as to be certain they are not neglected.

Mr. Glenn Arbsfeld, the Architect for the project from SSP Architectural Group was accepted as an expert and provided testimony in support of the application. In support of his testimony, Mr. Arbsfeld introduced Exhibit C - Floorplan; and Exhibit D - Elevation, to the Board. Mr. Arbsfeld testified that the proposed structure was modified from the prototypical STS center so as to meet the requirements of the Board. Ms. Arbsfeld testified as to the facade

materials and configuration of the building, noting that the bay doors and main entrance all face the front facade and Chews Landing Road. Mr. Arbsfeld further testified that the remaining facades were largely solid so as to avoid noise into neighboring residential area. Mr. Arbsfeld testified that the exterior block of the building would be brick and that lighting is proposed on the canopy at the entrance to the building but it would be shielded.

Mr. Michael Brown, the Applicant's traffic engineer thereafter testified after acceptance as an expert. Mr. Brown testified that calculations of peak hour trips occurred and there is no significant adverse impact to the traffic in the area. Mr. Brown further testified that the proposed use has less of a traffic impact than the previously approved use of a bank. Mr. Brown testified in support of the signage variance stating that the increased size will enhance traffic safety and the benefits in traffic safety outweigh the detriments in providing for larger signage.

Ms. Tiffany CuvIELLO, the Applicant's professional planner, was accepted as an expert and provided planning testimony in support of the application for conditional use, site plan approval and signage variance relief. Ms. CuvIELLO testified that the Applicant met all conditional use standards and that all ordinance conditions for the proposed use were satisfied. Ms. CuvIELLO stated that the proposed use is consistent with surrounding uses and the intent of the zone plan. Ms. CuvIELLO testified that the property is unique because of frontage on two roadways and that the proposed signage meets the intent of the ordinance. Ms. CuvIELLO testified that the second wall sign is important for orientation on site and benefits motorists outside and inside the shopping center. Ms. CuvIELLO testified that the additional size of signage and additional signage are designed to improve public health and safety and the benefits outweigh the detriment to the community.

Final testimony by the Applicant was provided by Mr. Randy Barranger, PE, who was accepted as a certified noise expert for the Applicant and provided testimony regarding the noise generated by the proposed use and its impact on the neighboring residential area. Mr. Barranger testified that the proposed STS would have little or no noise impact on the surrounding community. Mr. Barranger testified that the existing ambient noise levels at the site combined with the site orientation and materials of the proposed structure led to a finding that the impact from the proposed STS would be minimal at most and likely would provide for no additional noise impact to the surrounding community; and

WHEREAS the matter was opened to the public and Anthony Pastorino of 1189 Chews Landing Road appeared to speak on the application and objected on the basis of safety concerns for the neighboring child care center and traffic concerns and Francis Leahy of 1191 Chews Landing Road appeared to object to the application on the basis of too many car service centers, parking and safety concerns; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Traffic Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities having heard testimony from the Board Planner and Board Engineer makes the following factual findings in

conditionally approving the subject application for preliminary and final major site plan approval, conditional use approval and bulk variance approval with waivers:

1. Existing Zoning: HC (Highway Commercial District)
2. Intended Use: Child care center.
3. The application implicates the following provisions of the ordinance:
 - a. HC – Commercial Residential §416 – conditional use
 - b. Signage §426

Description	Required (Other Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	16.32 ac	yes
Lot frontage (min.)			
Chews Landing Rd.	80 ft.	1,494.59 ft.	yes
Kelly Driver Rd.	80 ft.	1,379.68 ft.	yes
Lot depth (min.)	200 ft.	±183 ft. ¹	enc
Building coverage (max.)	25%	22.7%	yes
Lot coverage (max.)	75%	80%	enc

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

Front yard			
Chews Landing Rd.	75 ft.	211.6 ft.	yes
Kelly Driver Rd.	75 ft.	77.3 ft.	yes
Side yard	10 ft.	318.1 ft. / ±927 ft. ¹	yes / yes
Rear yard ²	30 ft.	n/a	n/a
Maximum Height	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

PARKING AREA SETBACK

From any right of way (min.) ³	25 ft.	0 ft.	enc
From side property line (min)	10 ft.	0 ft.	Enc
From rear property line (min)	10 ft.	n/a	n/a

- ¹ = Scaled data
² = There are two front yards
³ = The existing parking area along Kelly Driver Rd. encroaches ±4 ft. into the right of way.
 Enc = Existing nonconformance
 n/a = Not applicable
 * = Variance required

Conditional Use Requirements

Description	Required (Other Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	16.32 ac	yes
Lot frontage (min.) Chews Landing Rd.	125 ft.	1,494.59 ft.	yes
Kelly Driver Rd.	125 ft.	1,379.68 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 in building ²	Yes	Yes	Yes
Fuel tanks underground	Yes	n/a	n/a
Repair performed inside building	Yes	Yes	Yes
Number of vehicles awaiting repair	8	≤8	Yes
No exterior vehicle or equip. display	Yes	Yes	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

SIGN STANDARDS

Description	Required (Other Use)	Proposed	Conforms
Number (max.) - §426.Q(2)	1	2	No*
Area (max.) - §426.AA(5)(a) Front Elevation	80 sf	130.33 sf	No*
Area (max.) - §513.Q(1) - 2nd Front Elevation	89.34 sf	43.19 sf	yes

4. The Board Planner reviewed the following plans:
 - a. Hangley Aronchick Segal Pudlin & Schiller transmittal letter, dated 01/30/2014
 - b. Land Development Application Form and checklist, dated 01/30/2014.
 - c. Project Narrative as prepared by Consulting Engineers Services, January 2014
 - d. Recycling report as prepared by Consulting Engineers Services, January 2014
 - e. Potable water and sanitary sewer report, as prepared by Consulting Engineers Services, January 2014
 - f. Traffic Assessment as prepared by Consulting Engineers Services, January 2014

- g. Environmental Impact Statement as prepared by Consulting Engineers Services, January 2014
 - h. Stormwater Narrative as prepared by Consulting Engineers Services, January 2014
 - i. ALTA/ACSM Land Title Survey (copy), as prepared by Consulting Engineer Services comprising one (1) sheet dated 04/26/2007, last revised 05/10/2007.
 - j. Engineering plans as prepared by Consulting Engineers Services.
 - k. Architectural plans as prepared by SSP Architectural Group.
5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated March 5, 2014 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already.
6. The Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E., of Bach Associates, PC., reviewed the following plans:
- a. Hangley Aronchick Segal Pudlin & Schiller transmittal letter, dated 01/30/2014
 - b. Land Development Application Form and checklist, dated 01/30/2014.
 - c. Project Narrative as prepared by Consulting Engineers Services, January 2014
 - d. Recycling report as prepared by Consulting Engineers Services, January 2014
 - e. Potable water and sanitary sewer report, as prepared by Consulting Engineers Services, January 2014
 - f. Traffic Assessment as prepared by Consulting Engineers Services, January 2014
 - g. Environmental Impact Statement as prepared by Consulting Engineers Services, January 2014
 - h. Stormwater Narrative as prepared by Consulting Engineers Services, January 2014
 - i. ALTA/ACSM Land Title Survey (copy), as prepared by Consulting Engineer Services comprising one (1) sheet dated 04/26/2007, last revised 05/10/2007.
 - j. Engineering plans as prepared by Consulting Engineers Services.
 - k. Architectural plans as prepared by SSP Architectural Group.
7. The Board Engineer issued a report dated March 6, 2014 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval to the extent they had not done so already or provided testimony otherwise.
8. The Board Traffic Engineer, Joseph J. Raday, PE, CME, of RWD, reviewed the plans and issued a report dated March 5, 2014 indicating the need for several

revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Marketplace at Chews Landing's application for preliminary and final major site plan, conditional use approval and bulk variance relief with waivers has substantial merit and should be approved subject, however, to the following conditions:

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report and comments at the public hearing
- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the applicant at all public hearings.
- F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)
- G) The Applicant must submit a landscaping plan to the Township for review and approval for any additional landscaping planned as a result of the application, including but not limited to the area between the proposed STS center and the existing child care center.

WHEREAS, a motion was duly made by Mrs. Washington and duly seconded by Mr. Jones to approve the Conditional Use, approve preliminary and final Major Site Plan and provide bulk variance relief for signage with waivers and with conditions as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mr. Dority	x	
Mr. Guevera	x	
Mr. Moffa	x	
Ms. Pinolini	x	
Mr. Jones	x	
Mr. Gallo	x	
Mrs. Washington	x	
Chairman Kricun	x	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

ANDREW KRICUN, CHAIRMAN

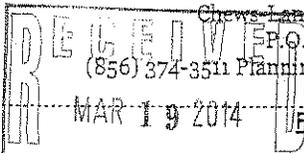
CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 8th day of April 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 11th day of March 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: _____ Application No. 061140 CFFSPT-3PW Taxes Paid Yes/No _____ (Initial) _____
 By _____ Fees 200.00 Project # 8388
 Planning Board Zoning Board of Adjustment
 Escr. 750 Escr.# 8388

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>BCC 19, LLC</u> Address: <u>765 John Barry Drive</u> City: <u>Bryn Mawr</u> State, Zip: <u>PA 19010</u> Phone: <u>610 526 9503</u> Fax: <u>610 526 9508</u> Email: <u>Harveysternberg1@gmail.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Same as applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: <u>610</u> - _____ Fax: <u>610</u> - _____																																			
3. Type of Application. Check as many as apply:																																				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> <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 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 </td> <td style="width: 50%; border: none; vertical-align: top;"> <input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input checked="" type="checkbox"/> Site Plan Waiver to add 3 parking spaces in undeveloped area <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____ </td> </tr> </table> <p>²Legal advertisement and notice is required to all property owners within 200 feet.</p>		<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 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 type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input checked="" type="checkbox"/> Site Plan Waiver to add 3 parking spaces in undeveloped area <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____																																	
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4. Zoning Districts (Circle all Zones that apply)																																				
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>RA</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td>R1</td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVEP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>HC</td> <td>PR</td> <td>BW-RD</td> <td>(SCR-HC Overlay)</td> </tr> <tr> <td>R3</td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		ER	RA	GCR	CR	BP	G-RD	LP-1	R1	RA	BWD	NC	IN	M-RD	NVEP	R2	APT	OR	HC	PR	BW-RD	(SCR-HC Overlay)	R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
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R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay																														
						IR																														
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership																																				
Name of Attorney: <u>Robert D. Mintz, Esq.</u> Address: <u>34 Taner Street</u> City: <u>Haddonfield</u>	Firm: <u>Freeman & Mintz, P.A.</u> State, Zip: <u>New Jersey 08033</u> Phone: <u>() 795 1234</u> Fax: <u>() 795 4620</u> Email: <u>bob@freemanandmintzpa.com</u>																																			

6. Name of Persons Preparing Plans and Reports:	
Name: <u>Bach Associates, PC, Steven M. Bach, PE, RA, PP, CME</u>	Name: _____
Address: <u>304 White Horse Pike</u>	Address: _____
Profession: <u>Civil Engineer/Planner</u>	Profession: _____
City: <u>Haddon Heights</u>	City: _____
State, Zip: <u>New Jersey 08035</u>	State, Zip: _____
Phone: <u>856 546 8611</u> Fax: <u>856 546 8612</u>	Phone: <u>856</u> - - Fax: <u>856</u> - -
Email: <u>bach@bachdesigngroup.com</u>	Email: _____
7. Location of Property:	
Street Address: <u>609 Cross Keys Road</u>	Block(s): <u>18501</u>
Tract Area: <u>1.88 acres</u>	Lot(s): <u>19</u>
8. Land Use:	
Existing Land Use: <u>Mixed use commercial</u>	
Proposed Land Use (Describe Application): <u>No change - add parking</u>	
9. Property:	
Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:
Number of Proposed Lots: <u>1</u>	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input 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.	
12. List Previous or Pending Applications for this Parcel:	
List all applications on a separate sheet. #061140CPPSPF	

13. Zoning As existing - no change

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
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: 62 Number of parking spaces provided: 65

Number of loading spaces required: N/A Number of loading spaces provided: N/A

15. Relief Requested:

Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

BCC 19, LLC

By: [Signature] 3-19-14

Harvey Sternberg 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).

BCC 19, LLC

By: _____
Signature

_____ Date

Harvey Sternberg
Print Name

Sworn and Subscribed to before me this

_____ day of March

_____ Signature

2014 (Year).

_____ 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

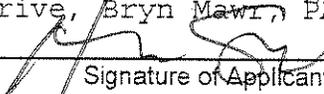
IF YES TO ANY OF THE ABOVE:

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). Harvey Sternberg, 765 John Barry Drive, Bryn Mawr, PA 19010 - 100% owner

No Yes


Signature of Applicant

3-19-14
Date

Harvey Sternberg
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 N/A, shows and discloses the premises in its entirety, described as Block 18501 Lot 19; 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



GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

Council Members
DAN HUTCHISON
FRANKLIN T. SCHMIDT
SAMUEL L. SILER
TRACEY TROTTO
MICHELLE L. WINTERS

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

DAVID MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

March 12, 2014

Steven M. Bach, PE, RA, PP, CMA
Bach Associates, PC
304 White Horse Pike
Haddon Heights, NJ 08035

Re: #061140CPPSPF
* **Bryn Mawr Investment Co., Inc.**

Dear Steve:

I am in receipt of revised plans for proposed parking amendments to the above referenced approval. There does not appear to be a methodology to approve your request administratively. You are required to either submit an application for an amendment to the approved site plan or for a site plan waiver.

I hope you would agree it is important for the Township and your client that an appropriate record is established and there is a Planning Board resolution approving the amendment.

Applications are available on the Gloucester Township website (www.glotwp.com) in the Department of Community Development & Planning webpage.

Thank you and should you have any questions do not hesitate to contact me.

Sincerely,

Kenneth D. Lechner, PP, AICP, Director/Planner
Community Development & Planning



TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Planning Board

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

RE: **APPLICATION #061140CPPSPFSPW Escrow #8388**
BCC 19, LLC
BLOCK 18501, LOT 19

DATE: March 31, 2014

The Applicant requests a Site Plan Waiver to reduce the size of a landscaped island to provide three (3) additional parking spaces within SCR - HC -Senior Citizen Residential - Highway Commercial Overlay District. The project is located on the northwest side of Berlin-Cross Keys Road northeast of NJ Route 42.

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

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

- Applicant/Owner: BCC 19, LLC, 765 John Barry Drive, Bryn Mawr, PA 19010 (telephone #610-526-9503).
- Engineer: Steven M. Bach, PE, Bach Associates, PC, 304 White Horse Pike, Haddon Heights, NJ 08035 (telephone #856-546-8611).
- Attorney: Robert D. Mintz, Esq., Freeman & Mintz, 34 Tanner Street, Haddonfield, NJ 08033 (telephone #856-795-1234).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form dated 3/19/14.
2. Parking Lot Expansion Plan, as prepared by Bach Associates, PC comprising one (1) sheet dated 02/21/14.

II. ZONING REVIEW

1. Bulk Zoning Requirements:

§418b.E(2) – SCR-HC - Senior Citizen Residential – Highway Commercial (Special Restrictions) Overlay District.

§416, Highway Commercial District

Description	Required	Proposed	Conforms
Lot size (min.)	20,000 sf	1.88 acres	yes
Lot frontage (min.)	80 ft.	179.35 ft.	yes
Lot depth (min.)	200 ft.	458 ft.	yes
Front yard (min.)	75 ft.	±260 ft.	
Side yard (min.)	10 ft.	±81 ft. ¹ / ±50 ft. ¹	yes / yes
Rear yard (min.)	30 ft.	30 ft.	yes
Building Coverage (min.)	25%	±15% ¹	yes
Lot coverage (max.)	75%	±57% ¹	yes
Building Height (max.)	40 ft.	40 ft.	yes

¹ = Scaled data.

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.

III. WAIVER COMMENTS

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

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

IV. VARIANCES COMMENTS

The application as submitted does not require variances.

V. SITE PLAN WAIVER COMMENTS

The subject property previously received the following major site plan approvals:

- Planning Board Resolution #061140CPPSP for Preliminary Major Subdivision and Major Site Plan adopted May 22, 2007.
- Planning Board Resolution #061140CPPSP for Preliminary Major Subdivision and Major Site Plan adopted June 26, 2007.

1. Parking Area
 - a. The entire parking area including cross-walk must be re-lined providing parking space markings consisting of 4-inch wide strip of white traffic paint, or other materials, meeting NJDOT requirements as per §510.l(1), Delineation.
 - b. The loading area is being utilized for the storage of four (4) trash dumpsters and must be removed and/or relocated to the approved trash enclosure at the west side of the retail building.
2. Landscaping
 - a. The Applicant must replace/relocate shade tree that must be removed to accommodate the proposed three (3) parking spaces.

VI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VII. RECOMMENDATIONS

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

cc: BCC 19, LLC
 Robert D. Mintz, Esq.
 Steven M. Bach, PE
 Edward F. Brennan, Esq.
 John Cantwell, PE, Conflict Engineer



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

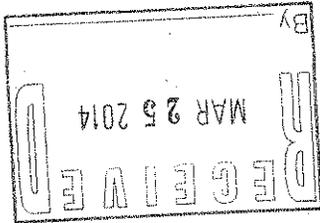
Application #061140CPPSPFSPW

609 Cross Keys Rd

Block: 18501 lot 19

- 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 Cpl. Richard Worst

Signature: _____

Date Submitted: 3/25/14

Commissioners

RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

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

March 24, 2014

ROBERT C. BENSON
Executive Director

MARLENE HRYNIO
Administrative 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 #061140CPPSPFSPW
Bryn Mawr Investments BBC 19, LLC
609 Cross Keys Road, Sicklerville, NJ 08081
Block 18501, Lot 19

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in cursive script that reads "Robert C. Benson".

Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: March 20, 2014 APPLICATION No. #061140CPPSPFSPW
 APPLICANT: Bryn Mawr Investments BBC 19, LLC Zoned: HC Escrow # 8388
 BLOCK(S): 18501 Lot(S): 19
 LOCATION: 609 Cross Keys Road, Sicklerville

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 MB</i> | <input type="checkbox"/> Construction | |

STATUS OF APPLICATION:

- Application - Revised --- SITE PLAN WAIVER to Existing Application Parking Lot

PURPOSE OF TRANSMITTAL:

- For Your Review. Review by April 7, 2014
 For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Parking Lot Expansion
- 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 SITE PLAN WAIVER

COMMENTS:

Maryann Busa 3/20/14

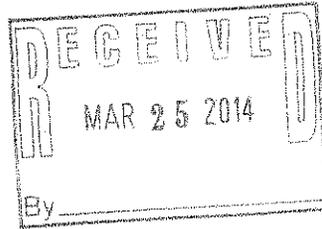
LAW OFFICES
FREEMAN & MINTZ, P.A.

STANTON D. FREEMAN
ROBERT D. MINTZ
LAURA A. COCHET

34 TANNER STREET
HADDONFIELD, N.J. 08033-2482
856-795-1234

FAX #856-795-4620

OUR FILE NO. L22593M



March 14, 2014

Tax Collector
Township of Gloucester
Chews-Landing Clementon Road at Hider Lane
P. O. Box 8
Blackwood, New Jersey 08012

RE: BLOCK 18501, LOT 19

Dear Sir/Madam:

Our client anticipates application for waiver for the premises located at Block 18501, Lot 19, Gloucester Township. Under the provisions of New Jersey law, every application for development/waiver submitted to the Planning Board must be accompanied by proof that no taxes or assessments for local improvements are due or delinquent on the premises; or if delinquent, any approval or other relief granted by the Board may be conditioned upon prompt payment or the making of adequate provision for payment.

Accordingly, we ask that you advise the Secretary to the Planning Board of the tax status of Block 18501, Lot 19. This property is currently owned by BCC 19, LLC.

Please provide the original to the Secretary to the Planning Board; however, we would also ask that you provide a copy to this office in the envelope provided. I thank you for your cooperation and courtesy, and remain,

Very truly yours,

Robert D. Mintz
For the Firm
RDM:ra
Encls.

March 14, 2014
Page #2

FILE #L22593M

Taxes paid: Yes No

Amount owed (if any) \$ _____


Signature of Tax Collector

Date of Report: 3/25/14

Submitted to Secretary of Planning Board this 25th day of March, 2014.

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: MAR 19 2014 Application No.: #141011SPW Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment Fees: \$210.00 Project # 8398

¹ Upon receipt of all fees, documents, plans, etc. Escr. \$750.00 Escr. # 8398

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Frank Bisconti</u> Address: <u>339 5th Ave</u> City: <u>Bellmawr</u> State, Zip: <u>New Jersey 08031</u> Phone: () - - Fax: () - - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Frank Bisconti</u> <u>same as</u> Address: <u>applicant</u> 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 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 type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input checked="" 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: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: () - - Fax: () - - Email: _____
--	---

6. Name of Persons Preparing Plans and Reports:

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

Name: Addison G Bradley
Address: 1585 Hider Lane
Profession: Planner
City: Gloucester Twp.
State, Zip: N.J. 08021
Phone: 856-228-4848 Fax: 856-228-8507
Email: _____

7. Location of Property:

Street Address: 630 Lower Landing Rd. Block(s): 4301
Tract Area: 87,120 sq ft. Lot(s): 4

8. Land Use:

Existing Land Use: Catering Hall
Proposed Land Use (Describe Application): Restaurant with two 8'x20' storage units

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. Aerial Photos

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications

	Proposed
Front setback 1	_____
Front setback 2	_____
Rear setback	_____
Side setback 1	_____
Side setback 2	_____
Lot frontage	_____
Lot depth	_____
Lot area	_____
Building height	_____

*Site Plan
Waiver with
No Variances*

Fence Application

	Proposed
Setback from E.O.P.*1	_____
Setback from E.O.P.*2	_____
Fence type	_____
Fence height	_____

*E.O.P. = Edge Of Pavement.

Pool Requirements

Setback from R.O.W.1	_____
Setback from R.O.W.2	_____
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

Garage Area	_____
Garage height	_____
Number of garages (Include attached garage if applicable)	_____
Number of stories	_____

Shed Requirements

Shed area	_____
Shed height	_____
Setback from R.O.W.1	_____
Setback from R.O.W.2	_____
Setback from property line 1	_____
Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: _____

Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant



Signature of Applicant

3/18/14

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).

3-18-14
Date

Signature
Frank Bisconti

Sworn and Subscribed to before me this
18th day of March

Print Name
Frank Bisconti

2014 (Year).
Carol Terreri
Signature
CAROL TERRERI
A Notary Public of New Jersey
My Commission Expires June 7, 2017
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).

Frank Bisconti
Signature of Applicant

3/18/14
Date

FRANK BISCONTI
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 _____ 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:

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

Sworn and subscribed to
On this 18th day of March
2014 before the following authority.

Frank Bisconti
Name of property owner or applicant

Carol Terreri
Notary public

CAROL TERRERI
A Notary Public of New Jersey
My Commission Expires June 7, 2017

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board

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

RE: **APPLICATION #141011SPW** **Escrow #8398**
Frank Bisconti
BLOCK 4301, LOT 4

DATE: March 31, 2014

The Applicant requests a Site Plan Waiver for "Restaurant with two 8' x 20' storage units" within the NC – Neighborhood Commercial District. The project is located on the south side of Lower landing Road northeast of NJ Route 42.

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

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

- Applicant/Owner: Frank Bisconti, 339 5th Avenue, Bellmawr, NJ 08031.
- Planner: Addison G. Bradley, CLA, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form dated 3/19/14.
2. Digital aerial photo, as prepared by Addison G. Bradley, CLA, PP.
3. Sketch Plat, as prepared by Addison G. Bradley, CLA, PP.
4. Photo exhibit of moduflex storage units.
5. Floor Plan, as prepared by Holiday Architects dated 02/24/14.
 1. SK-1, floor plan proposing 78 seats.
 2. SK-2, floor plan proposing 82 seats.
6. Planning Board Resolution #011041PSP for Preliminary Major Site Plan adopted November 13, 2001.
7. Planning Board Resolution #011041PSPF for Final Major Site Plan adopted June 25, 2002.

II. ZONING REVIEW

1. Bulk Zoning Requirements:

Zone: NC ~ Neighborhood commercial District [§415].

Use: Restaurant is a permitted use. [§415.B(14)].

Description	Required	Proposed	Conforms
Lot size (min.)	20,000 sf	±2.0 ac.	yes
Lot frontage (min.)	80 ft.	100 ft.	yes
Lot depth (min.)	200 ft.	841 ft.	yes
Building coverage (max.)	25%	3.12%	yes
Lot coverage (max.)	75%	±23.74%	yes
Floor Area Ratio (max.)	0.25	0.0312	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)	75 ft.	±101 ft.	yes
Side yard (min.)	10 ft.	10 ft. / ±50 ft.	yes
Rear yard (min.)	30 ft.	±680 ft.	yes
Building Height (max.)	35 ft.	n/a	n/a
Parking Area Setback			
From any Right-of-way (min.)	25 ft.	±20 ft.	yes
From side property line (min.) ²	10 ft.	±18 ft. / ±15 ft.	yes / yes
From rear property line (min.)	10 ft.	±190 ft. ¹	yes
Parking 82 seats/ 3 = 27 spaces 6 employees/2 – 3 spaces	30 spaces	50 spaces	yes

¹ = Scaled data.

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.

III. WAIVER COMMENTS

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

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

IV. VARIANCES COMMENTS

The application as submitted does not require variances.

- Addison Bradley verbally agreed in a meeting on the project that at least ten feet would be maintained between the proposed storage units as per §401.E(3), Accessory Buildings.
 - The above removes a variance condition depicted on the sketch plat.

V. SITE PLAN WAIVER COMMENTS

The subject property previously received the following major site plan approvals:

- Planning Board Resolution #011041PSP for Preliminary Major Site Plan adopted November 13, 2001.
 - Planning Board Resolution #011041PSPF for Final Major Site Plan adopted June 25, 2002.
1. Parking Area
 - a. The Applicant must provide testimony addressing whether or not the existing pole mounted lights remain functioning to provide sufficient illumination to enable safe movement of persons, vehicle, and provide for security as per §508.F(1), Lighting.
 - b. The parking area shall be line-striped providing parking space markings consisting of 4-inch wide strip of white traffic paint, or other materials, meeting NJDOT requirements as per §510.I(1), Delineation.

VI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*

5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

VII. RECOMMENDATIONS

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

cc: Frank Bisconti
Addison, G. Bradley, CLA, PP
Edward F. Brennan, Esq.
Steven M. Bach, PE



BACH Associates, P C
ENGINEERS • ARCHITECTS • PLANNERS

April 1, 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: Frank Bisconti Site Plan Waiver
630 Lower Landing Road
Block 4301, Lot 4
Review No. 1
Bach Project No. GTPB-2014-06

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 3/19/14.
- Partial aerial photograph of development prepared by Addison G. Bradley, M.P.A., not dated.
- Partial Sketch Plan of development prepared by Addison G. Bradley, M.P.A., not dated.
- Floor Plan "Option 1" prepared by Holliday Architects, dated February 24, 2014.
- Floor Plan "Option 2" prepared by Holliday Architects, dated February 24, 2014.
- Planning Board Resolution #011041PSP for Preliminary Major Site Plan approval of previous Catering Hall, adopted 11-13-01.
- Planning Board Resolution #011041PSPF for Final Major Site Plan approval of previous Catering Hall, adopted 6-25-02.

SITE INFORMATION:

Owner/Applicant: Frank Bisconti
339 5th Avenue
Bellmawr, NJ 08031
856-228-4848

PROJECT SUMMARY:

This application is for the conversion of an existing catering hall to a proposed restaurant with two (2) proposed storage units. No building addition or site improvements are proposed with this application. The project site is located on the southeasterly side of Lower Landing Road (County Route 681) west of Lake View Drive in the Neighborhood Commercial (NC) Zone. The applicant is seeking a Site Plan Waiver.

CONCLUSION:

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

1. The property address and block and lot shall appear on all plans regarding the application.
2. The word "proposed" shall be removed from any existing features or structures shown on any plans provided for review.
3. Dimensions shall be provided from the existing building to the proposed storage units and from the adjacent property line to the proposed storage units.
4. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines.
5. We recommend a refuse/recycle area be provided per Section 510.L of the Gloucester Township Ordinance.
6. As one (1) of the proposed storage units is also noted as an office, clarification shall be provided as to the utilities that shall service the unit. If water and sewer are to service the unit it shall be reviewed and approved by the GTMUA.
7. We defer to the Township Planner regarding landscape and lighting review.

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

Frank Bisconti Site Plan Waiver
630 Lower Landing Road
Block 4301, Lot 4
Review No. 1

Bach Project No. GTPB-2014-06

April 1, 2014

Page 3 of 3

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

Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq., PB Solicitor
Frank Bisconti, Applicant
Addison G. Bradley, CLA, PP, Applicant's professional

S:\GTPB2014 Gloucester Twp PB\06 Bisconti\Docs\GTPB2014-06 Bisconti Review No. 1, 4-1-14.doc

A RESOLUTIONS OF THE GLOUCESTER TOWNSHIP PLANNING BOARD
MEMORIALIZING A PRELIMINARY SITE PLAN FOR FRANK AND JOSEPHINE
BISCONTI
APPLICATION # 011041PSPF

WHEREAS on April 9th, 2002 consideration was given to the application of Frank & Josephine Bisconti for property located at 630 Lower Landing Road, Block 4301 Lot 4 and;

WHEREAS Frank & Josephine Bisconti (339 5th Ave., Bellmawr, New Jersey) appeared as the applicants with James Clancy, PE (Clancy & Assoc., National Park) as the applicant's engineer testified on behalf of the application; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, Traffic Commander, Fire Marshal, County Planning Board, Tax Collector and Water Company and having heard testimony from the Board Planner and Engineer makes the following factual findings in conditionally approving the preliminary major site plan approval:

1. Existing Zoning: GB
2. Intended Use: Catering Hall
3. The applicants represented themselves and described the proposed use and introduced James Clancy who gave the presentation.
4. The presentation of the site plan was provided by James Clancy, the engineer. The site plan included a 2,400 square feet building 50 parking spaces, a retention basin at the rear of the site and will be served by a septic system and well water. Mr. Clancy testified that the application for Final Site Plan approval was consistent with the Preliminary approval granted on October 4, 2001.
5. The next to testify on behalf of the application was Josephine Bisconti, the applicant. Mrs. Bisconti testified that the seating capacity of the proposed catering facility will be 80 seats and the hours of operation are anticipated to be 8:00 AM to 11:00 PM Saturday to ~~Sunday~~ and 4:00 PM to 11:00 PM Monday through Friday. Mrs. Bisconti indicated that food preparation would take place within the facility.
6. The Board Planner David J. Benedetti, issued a report recommending certain revisions, clarifications, and/or modifications to the plan to which the applicant agreed as a condition of approval.

7. The Board Engineer, John Cantwell, PE, CME, issued a report recommending certain revisions, clarifications, and/or modifications to the plan to which the applicant agreed as a condition of approval.
8. It was also noted by Mr. Cantwell that although the applicant did not require a variance, there were waivers as follows granted at Preliminary approval:
 - a) From Article VII, Section 2.E. Wetlands Delineation submission
 - b) From Article VII, Section 9. B. Requiring the submission of
 1. Environmental Impact Statement
 2. Traffic Impact Statement
 3. Recycling Report
 4. Structure within 200 feet
 - c) From Article VIII, Section 5. B. Requiring Street Trees along Lower Landing Road
 - d) From Article VII, Section 5.C. requiring an irrigation system for site landscaping.
9. There were waivers noted by Mr. Cantwell requested at final approval by the applicant:
 - a) Waiver for the requirement of a masonry trash enclosure.
 - b) All trash is to be stored internally and removed by a private contractor.
 - c) Waiver to allow a fence on the side property line in lieu of landscaping.
 - d) Architecturals shall be approved by the Board Planner
10. The meeting was then opened to the public.
11. No other persons from the public standing, the public portion was closed. A motion was made by Mr. Calabrese, to grant Final Site plan with waivers, the motion was seconded by Mr. Schina. The motioned was passed unanimously.

12. The application implicated the following provisions of the ordinance:

	Lot Requirement	Proposed
Front Yard Setback	100 Feet or 50 feet side or rear parking	100 feet
Side Yard, Minimum	8 Feet	10 Feet
Side Yard Aggregate	20 Feet	60 Feet
Rear Yard Setback	50 Feet	687 Feet
Lot Size	20 000 Square Feet	84,700 Square Feet
Lot Coverage	65%	35%
Building Coverage	20%	3%
Lot Width	100 Feet	100 Feet
Lot Depth	200 Feet	847 Feet
Building Height	35 Feet	One Story
Landscaped buffer to residential property	20 Feet	

13. The Board Planner review the following plans:

Sheet	Title	Date
1	Site Plan	2/26/02
2	Development Plan	2/26/02
3	Landscape and Lighting Plan	2/26/02
4	Soil Erosion and Sediment Control Plan	2/26/02
5	Details	2/26/02

14. No traffic problems are posed by the subject application as set out in the Traffic Commander's report

15. No fire protection problems are posed the Subject application as indicated in the Fire Marshal's report.

16. The applicant will obtain the approval of the Cassia County Planning Board.

17. All taxes are paid on the subject tract.

18. Public water and sewer is not available to the tract according with the applicants engineer and the site will be serviced by a well and a septic system.

19. The Board Engineer review the following.

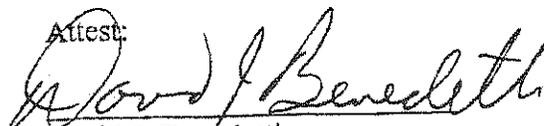
Sheet	Title	Date
1	Site Plan	2/26/02
2	Development Plan	4/19/02
3	Landscape and Lighting Plan	4/19/02
4	Soil Erosion and Sediment Control Plan	4/19/02
5	Details	2/26/02

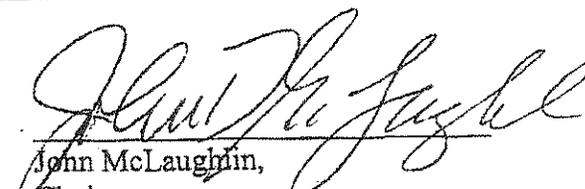
NOW, THEREFORE, after considering the foregoing facts the Board concluded that the application for a preliminary major site plan and design waivers as described in paragraph 8 has substantial merit and should be approved subject, however, to the following conditions:

- A. Compliance with all Township, County, State and Federal rules regulations and ordinances.
- B. Approval of all appropriate reviewing agencies including without limitation, the County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District and Police Department.
- C. Compliance with the Board Engineers; report and comments at the public hearing.
- D. Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E. Compliance with all representations made by the applicant at all public hearings.

Those eligible to vote	Those in Favor	Those Opposed
Busa	X	
Calabrese	X	
Greco	X	
Gross	X	
Martinis	X	
Schina	X	
Mayer	X	
McLaughlin	X	

Attest:


 David J. Benedetti,
 Secretary


 John McLaughlin,
 Chairman

Certification

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 25th day of June 2002.


 David J. Benedetti, Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING A PRELIMINARY SITE PLAN
FOR FRANK AND JOSEPHINE BISCONTI
APPLICATION #011041PSP

WHEREAS on October 4, 2001 consideration was given to the application of Frank and Josephine Bisconti for property located at 630 Lower Landing Road, Block 4301 Lot 4; and

WHEREAS Frank and Josephine Bisconti (339 5th Avenue, Bellmawr, New Jersey) appeared as the applicants with James Clancy, PE (Clancy & Assoc., National Park) as the applicant's engineer testified on behalf of the application; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, Traffic Commander, Fire Marshal, County Planning Board, Tax Collector and Water Company and having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the preliminary major site plan approval:

1. Existing Zoning: GBS
2. Intended Use: Catering Hall
3. The applicants represented themselves and described the proposed use and introduced James Clancy who gave the presentation.
4. The presentation of the site plan was provided by James Clancy, the engineer. He walked the Board through the site plan. The site plan includes a 2,400 square feet building, 50 parking spaces, a retention basin at the rear of the site and will be served by a septic system and well water.

5. The next to testify on behalf of the application was Josephine Bisconti, the applicant. Mrs. Bisconti testified that the seating capacity of the proposed catering facility will be 80 seats and the hours of operation are anticipated to be 8:00 AM to 11:00 PM Saturday to Sunday and ~~4:00 PM to 11:00 PM~~ Monday through Friday. Mrs Bisconti indicated that food preparation will take place within the facility.

6. The Board Planner David J. Benedetti issued a report recommending certain revisions, clarifications and/or modifications to the plan with which the applicant agreed to comply to the extent that they had not done so already.

7. The Board Engineer also issued a report indicating the need for several revisions clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.

8. It was also noted by Mr. Cantwell that although the applicant did not require a variance, there were waivers required as follows:

- a) From Article VII, Section 2.E. Wetlands Delineation submission.
- b) From Article VII, Section 9.B. requiring the submission of
 - 1) Environmental Impact Report
 - 2) Traffic Impact Statement
 - 3) Recycling Report
 - 4) Structure within 200 feet
- c) From Article VIII, Section 5.B. Requiring Street Trees along Lower Landing Road.

d) From Article VIII, Section 5.C.
 requiring an irrigation system for site
 landscaping.

9. The meeting was then opened to the
 public.

10. No other persons from the public
 standing, the public portion was closed. A motion was
 made by Mr. Calabrese to Grant the preliminary site
 plan with waivers, the motion was seconded by Mr.
 Schina. The motion passed unanimously.

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

	Lot Requirement	Proposed
Front Yard Setback	100 feet or 50 feet side or rear parking	100 feet
Side Yard, Minimum	8 feet	10 feet
Side Yard Aggregate	20 feet	60 feet
Rear Yard Setback	50 feet	687 feet
Lot Size	20,000 square feet	84,700 square feet
Lot Coverage	65%	35%
Building Coverage	20%	3%
Lot Width	100 feet	100 feet
Lot Depth	200 feet	847 feet
Building Height	35 feet	One story
Landscaped buffer to residential property.	20 feet	

12. The Board Planner reviewed the following plans:

SHEET	TITLE	DATE
1	Site Plan	05-23-01
2	Development Plan	03-05-01
3	Landscape and Lighting Plan	05-21-01
4	Soil Erosion and Sediment Control Plan	03-05-01
5	Details	05-23-01

13. No traffic problems are posed by the subject application as set out in the Traffic Commander's report.

14. No fire protection problems are posed by the subject application as indicated in the Fire Marshal's report.

15. The applicant will obtain the approval of the Camden County Planning Board.

16. All taxes are paid on the subject tract.

17. Public water and sewer is not available to the tract according to the Mr. Clancy, the applicant's engineer and the site will be serviced by a well and a septic system.

18. The Board Engineer reviewed the following:

SHEET	TITLE	DATE
1	Site Plan	05-23-01
2	Development Plan	03-05-01
3	Landscape and Lighting Plan	05-21-01
4	Soil Erosion & Drainage Divide Plan	03-05-01
5	Details	05-23-01
	Drainage Calculations	6-01

NOW, THEREFORE, after considering the foregoing facts the Board concludes that the application for a preliminary major site plan and design waivers as described in paragraph 8 has substantial merit and should be approved subject, however, to the following conditions.

A) Compliance with all Township, County, State and Federal rules regulations and ordinances.

B) Approval of all appropriate reviewing agencies including without limitation, the County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District and Police Department.

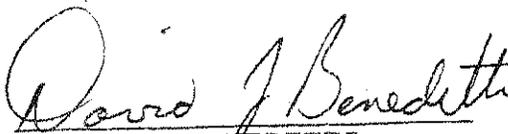
C) Compliance with the Board Engineers' report and comments at the public hearing.

D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.

E) Compliance with all representations made by the applicant at all public hearings.

THOSE ELIGIBLE TO VOTE	THOSE IN FAVOR	THOSE OPPOSED
Busa	X	
Calabrese	X	
Greco	X	
Gross	X	
Martinis	X	
Schina	X	
Mayer	X	
McLaughlin	X	

ATTEST:

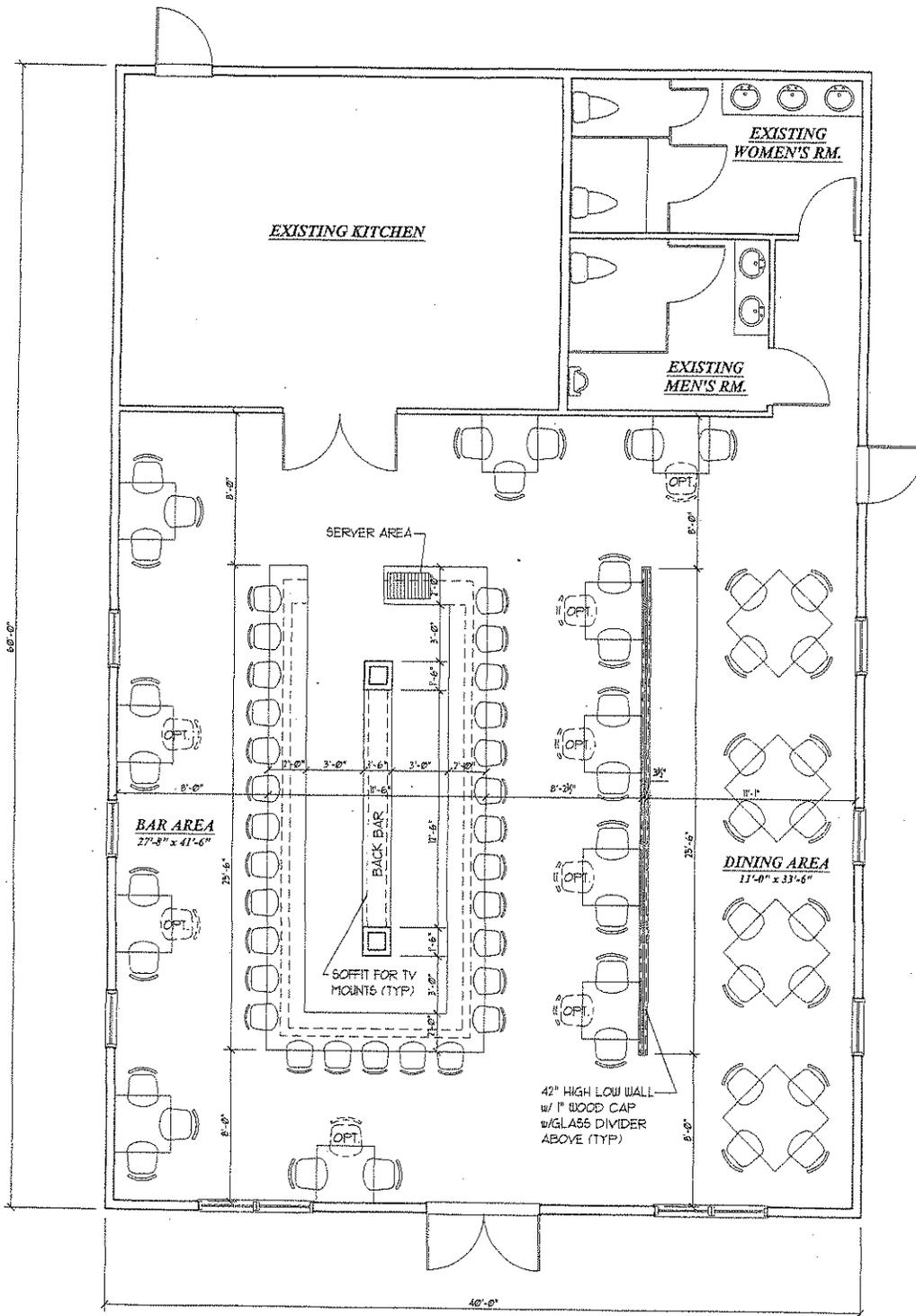

DAVID J. BENEDETTI,
SECRETARY


JOHN D. MCLAUGHLIN,
CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 13th day of November 2001.


DAVID J. BENEDETTI, SECRETARY



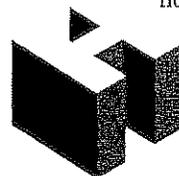
MAR 31 2014

First Floor Plan

Scale: 1/4" = 1'-0"

OPTION #1 w/HALF WALL w/GLASS DIVIDER
 (10 seats w/+8 add'l)
 18 Total possible

Bar
 on

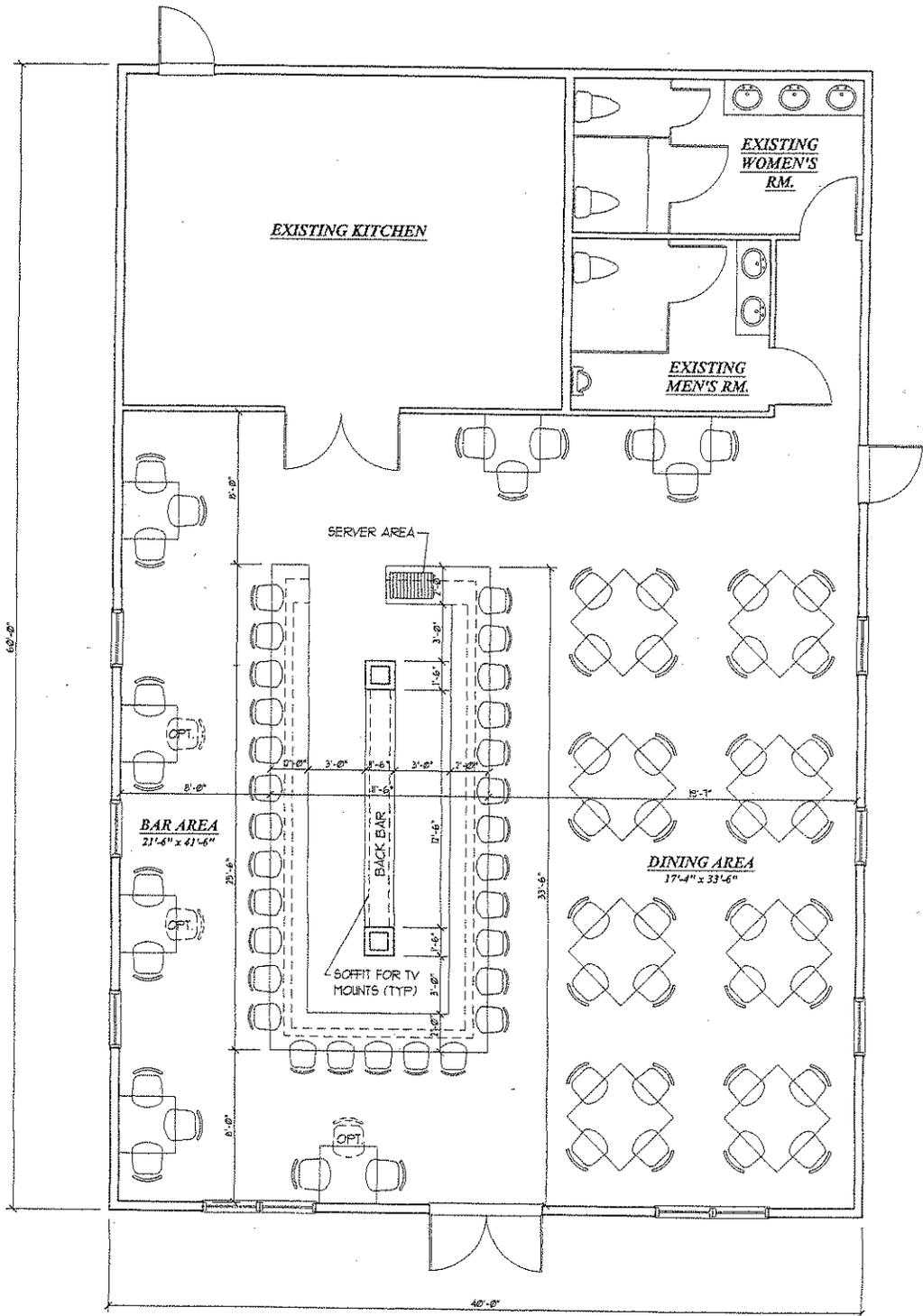


HOLLIDAYARCHITECTS
 Incorporated
 Jackson Commons, Suite A-4
 30 Jackson Road
 Medford, NJ 08055
 609.953.5373
 FAX 609.953.5373



Project #: LAS-14001
 February 24, 2014

MAR 31 2014



First Floor Plan
Scale: 1/4" = 1'-0"

OPTION #2 - (no half wall) more 4 seat tables
(19 seats w/+3 add'l)
82 Total possible

First Floor	2,400 sq. ft.
Total	2,400 sq. ft.

**Propos.
Renov.**

WADE, LONG, WOOD & KENNEDY, LLC

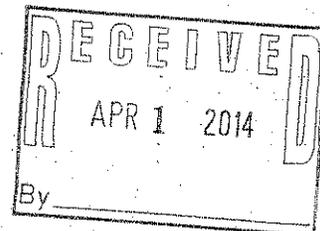
Attorneys at Law

John D. Wade
Howard C. Long, Jr.
Leonard J. Wood, Jr.
John S. Kennedy

Audra A. Pondish
Daniel H. Long
Christopher F. Long

March 31, 2014

Mayor David Mayer & Council
Township of Gloucester
P.O. Box 8
Blackwood, NJ 08012



Re: *College Drive Redevelopment Study and Preliminary Investigation Report*

Dear Mr. Mayer:

I am writing as a follow-up to a letter that I forwarded to you and the Planning Board dated February 24, 2014. In that letter I requested, on behalf of my client, 500 Davistown Road Inc., that Lots 3.01 and 3 both of Block 13103 is included in the redevelopment area. The request was made on behalf of my client because we believe that the criteria for inclusion are, in fact, met and they are contiguous lots to a lot that is included in the zone.

On March 11th at a public hearing on the redevelopment area, a representative of my client expressed concern that the lots that I just referenced were not included in the study. In fact, the Resolution that was ultimately passed by the Planning Board recommending the report to the Council refers to the fact that my client expressed that concern about that exclusion.

I have also reviewed the study, more specifically "Redevelopment Criteria Area" (pages 26-28) which contains a list of numerous criteria that would qualify these lots to be included in the redevelopment area. Again, both my client and I are at a loss to understand how these lots could be excluded from the redevelopment area. It seems not only to be inconsistent but random.

Secondarily, as of the date of this letter, I have received no response to the letter that I wrote nor has my client received a response to the question that he asked, "Why haven't Lot 3.01 and Lot 3 of Block 13103 been included in the redevelopment study?"

I would ask that we receive an appropriate response to this inquiry.

Mayor David Mayer
March 31, 2014
Page 2

Thank you for your courtesies in this matter.

Very truly yours,
WADE, LONG WOOD & KENNEDY, LLC

COPY
LEONARD J. WOOD

LJW/cmv

Cc: Gloucester Township Planning Board
Ken Lechner, Director of Community Development
Stan Slachetka, PP AICP, T and M Associates
Jim Dadario