

**Township of Gloucester
Planning Board Agenda
April 12, 2016**

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

Meeting will start at 7:30 P. M.
No new applications will be heard after 10:00 P. M.
All persons testifying before the Board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – March 22, 2016

RESOLUTIONS FOR MEMORIALIZATION

E-Mail

#061102PSP	Preliminary Major Subdivision
John H. Hooper	Block: 13999, Lot 1
Briar Lake	Block: 13901, Lot: 57 & 58

APPLICATIONS FOR REVIEW

#161011CM	Minor Subdivision/Bulk Variance
Trimtec, LLC	Block: 4704 Lots: 1 & 9
Charter Oak	Location: 1629 Cedar Ave.
	1630 Charter Oak Ave.
	Zone – R3

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, March 22, 2016

Vice Chairman Costa called the meeting to order and read the commencement statement.

Roll Call:

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

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

Mr. Reagan was seated for Chairman Owens.

Applications for Review

**#061102PSP
John H. Hooper
Briar Lake**

**Preliminary Major Subdivision
Block: 13999, Lot: 1, Block: 13901, Lot: 57 & 58
Zone: R3**

Richard Wells, Esq. Board attorney described for application and explained that in 2006 the Planning Board denied the major subdivision approval, which was appealed and the Board denial was upheld by the Trial Court but in 2011 overturned by the Appellate Court in a split approval. The Board is not present to hear an application; only to consider the approval in accordance with the Appellate Court's ruling. Mr. Wells identified the specific municipal tax block and lot that are part of the split approval. The development on Block 13999, Lot 1 is approved but Block 13901 Lots 57 and 58 are not approved, where the Appellate Court affirmed the Board's denial of variances. The Appellate Court has ordered the Planning Board to grant preliminary subdivision approval on Block 13999, Lot 1 and dictated specific conditions. This application does not require notice to the public and fact finding.

The Appellate Court provided the following conditions of preliminary approval:

- 1.) A monetary contribution for open space and recreation.
- 2.) Ground water and surface water testing.
- 3.) Retesting of the Low Flow Methodology and Volatile Organic Compound concentrations.
- 4.) Provision for installation of subfloor vapor removal.
- 5.) Limit below grade construction to a maximum of five (5) feet.
- 6.) Provisions for subfloor vapor removal and ground water monitoring.
- 7.) Provisions for upgrades to sewer lift station, fencing, crawl, spaces, and slabs.
- 8.) Site specifications for trenching system.

Steve Bach, Board Engineer indicating conditions are consistent with the former Board engineer and applicants professionals.

A general discussion followed regarding deed restrictions, point of sale disclosures, and other measures that could be implemented regarding the eight (8) conditions of the Board's approval.

Mr. Reagan inquired and Ken Lechner, Board Planner stated there were no changes in zoning since the original denial.

Mr. Kricun inquired and Rich Wells confirmed a resolution of approval would be in accordance with the specified conditions.

Mr. Kricun made a motion to approve seconded by Mr. Reagan.

Roll Call:

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Kricun	Yes
Mrs. Washington	Yes
Mr. Dintino	Yes
Mr. Reagan	Yes

Michael Ward, Esq. attorney for the applicant thanked the Board and stated his client would establish an escrow account for professional costs associated with this application.

Minutes for Memorialization

Minutes from February 23, 2016.

Mr. Dority made a motion to approve the minutes from February 23, 2016, seconded by Mr. Reagan.

Roll Call:

Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mr. Dintino	Yes
Mr. Reagan	Yes

Resolutions for Memorialization

#161007CPFS Paramount@ Chew Landing Inspira Urgent Care	Block: 20601, Lot 3 Preliminary/Final Site Plan Zone: R3
---	--

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

Roll Call:

Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Mr. Dintino	Yes
Mr. Reagan	Yes

Meeting adjourned.

Respectfully Submitted,

Kenneth D. Lechner, PP, AICP
Acting Recording Secretary

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

RECEIVED
FEB 29 2016

For Office Use Only

Submission Date: _____ Application No.: 1610112CM

Taxes Paid Yes/No _____ (Initial)

Fees 360.00 Project # 10191

Planning Board Zoning Board of Adjustment

Escr. 1,200.00 Escr.# 10191

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Trimtec, LLC</u> Address: <u>122 Silver Birch Road</u> City: <u>Williamstown</u> State, Zip: <u>NJ 08094</u> Phone: <u>(856) _____</u> Fax: <u>(856) _____</u> Email: <u>reds1578@hotmail.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Roxey T. Matteo & Ginger H. Matteo</u> Address: <u>1629 Cedar Avenue</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) _____</u> Fax: <u>(856) _____</u>
--	---

3. Type of Application. Check as many as apply:

- | | |
|---|--|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ² |
| <input type="checkbox"/> Preliminary Major Subdivision ² | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision | <input checked="" type="checkbox"/> Bulk "C" Variance ² |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Use "D" Variance ² |
| <input type="checkbox"/> Preliminary Major Site Plan ² | <input type="checkbox"/> Site Plan Waiver |
| <input type="checkbox"/> Final Major Site Plan | <input type="checkbox"/> Rezoning Request |
| <input type="checkbox"/> Conditional Use Approval ² | <input type="checkbox"/> Redevelopment Agreement |
| <input type="checkbox"/> General Development Plan ² | <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
<u>R3</u>	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>Dennis L. Riley, Esquire</u> Address: <u>200 Golfview Drive</u> City: <u>Blackwood</u>	Firm: <u>Riley & Shovin, P.A.</u> State, Zip: <u>NJ 08012</u> Phone: <u>() 232-3800</u> Fax: <u>() 232-3800</u> Email: <u>dennislriley@aol.com</u>
---	---

6. Name of Persons Preparing Plans and Reports:Name: Consulting Engineer ServicesAddress: 645 Berlin Cross-Keys RoadProfession: EngineerCity: SicklervilleState, Zip: NJ 08081Phone: (856) 228-2200 Fax: (856) 232-2346Email: nrodgers@ces-1.com

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: (856) - - Fax: (856) - -

Email: _____

7. Location of Property:Street Address: Charter Oak Avenue ^(1629 Cedar Ave.)Block(s): 4704Tract Area: Lot 1 - 0.388 Acres/Lot 9 - 0.205 AcresLot(s): 1 and 9**8. Land Use:**Existing Land Use: Residential R-3Proposed Land Use (Describe Application): Existing residential dwelling on Lot 1 with detached garage; proposed residential dwelling on Lot 9 with existing detached garage.**9. Property:**Number of Existing Lots: 2Number of Proposed Lots: 2**Proposed Form of Ownership:** Fee Simple Cooperative Condominium RentalAre 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.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning			
All Applications	Proposed		
Front setback 1	31'	46.0'	Fence Application
Front setback 2			Setback from E.O.P.*1
Rear setback	53.86'	45.9'	Setback from E.O.P.*2
Side setback 1	16.0'	11.6'	Fence type
Side setback 2	37.5'	27.1'	Fence height
Lot frontage	89.50'	102'	*E.O.P. = Edge Of Pavement.
Lot depth	100'	116.72'	Pool Requirements
Lot area	12,033.7	13,854.4'	Setback from R.O.W.1
Building height	<35'	<35'	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			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: <u>2</u>		Number of parking spaces provided: <u>2</u>	
Number of loading spaces required: <u>n/a</u>		Number of loading spaces provided: <u>n/a</u>	
15. Relief Requested:			
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].			
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		<u>2-22-16</u> _____ 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).

1/27/2016
Date

Roxey T. Matteo
Signature

Roxey T. Matteo
Print Name

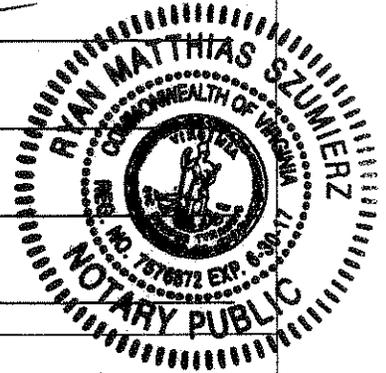
Sworn and Subscribed to before me this

27th day of January

2016 (Year).

Ginger H. Matteo
Signature

Ginger H. Matteo
Print Name



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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

Carl Jernegan

Signature of Applicant

Carl Jernegan

Print Name

2-22-16

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 9-21-15, shows and discloses the premises in its entirety, described as Block 4704 Lot(s) 1149; 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~~ State of Virginia
County of ~~Camden~~ County of Campbell
Roxey T. Matteo 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 27th day of January
20 16 before the following authority.

Roxey T. Matteo
Name of property owner or applicant

[Signature]
Notary public

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Planning Board
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development
RE: **APPLICATION #161011CM** **Escrow #10191**
BLOCK 4704, LOTS 1 and 9
DATE: March 31, 2016

The Applicant requests resubdivision approval of Block 4704, Lot 1 and 9 within the R-3 Residential district. The property is located on the northeast corner of Central and Second Avenue.

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

Should you have any questions regarding this application, do not hesitate to contact me at 374.3511.

- Applicant: Trimtec, LLC, 122 Silver Birch Road, Williamstown, NJ 08094 08078.
- Owner: Roxey T. Matteo & Gniger H. Matteo, 1629 Cedar Avenue, Blackwood, NJ 08012
- Surveyor: Norman K. Rodgers III, PLS, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Planner: Dennis L. Riley, Esq. Riley & Shovlin, 200 Golfview Drive, Blackwood, NJ 08012 (telephone#856-232-3800).

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 02/29/16.
2. Minor subdivision plan, as prepared by Consulting Engineer Services, comprising one (1) sheet dated 9/21/15.

II. ZONING INFORMATION

R-3 Zone Requirements (§406.F):

Standard	Required	Proposed (Lot 1)	Proposed (Lot 9)	Complies
Lot size (min.)	9,375 sf	13,854.4 sf	12,033.7	yes / yes
Lot frontage (min.)	75 ft.	102.58 ft.	89.50 ft.	yes / yes
Lot depth (min.)	125 ft.	116.7 ft.		no
Lot depth (min.)	125 ft.		100 ft.	enc
Building coverage	20%	14.5%	10.9%	yes /yes
Lot coverage	40%	29.7%	39%	yes /yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	30 ft.	46.0 ft.	31.0 ft.	yes / yes
Side yard (min.)	10 ft.	11.6 ft. / 27.1 ft.	16.01 ft. / 37.5 ft.	yes / yes
Rear yard (min.)	30 ft.	45.9 ft.	53.9 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	≤ 35 ft.	≤ 35 ft.	yes / yes

III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for minor subdivision requirements.

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

IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following required checklist items.

We do not recommend waiving underlined requirements

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a. The applicant must provide a certification from an appropriate professional on the absence of freshwater wetlands and transition areas based on a field investigation in lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation.

V. VARIANCE REVIEW COMMENTS

The Application as submitted requires the following variances:

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

1. Lot Depth (Lot 1): (116.7 ft. provided v. 125 ft. minimum required).

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

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested variances:

2. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or

physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

3. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

NEGATIVE CRITERIA

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

VI. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for proposed lot 34 as per §504.A, Driveways (Residential) or request a waiver.
2. The plan must be revised to indicate all utilities would be installed underground as per §518.D, Underground Wiring.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VIII. RECOMMENDATIONS

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

We have no further comments regarding this application at this time; however, we reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Trimtec, LLC
Norman K. Rodgers III, PLS
Richard Wells, Esq.
Steven M. Bach, PE

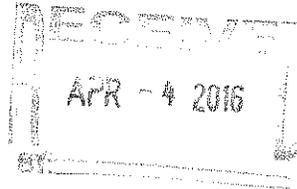


March 29, 2016

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

Attn: Ken Lechner, Community Development Director

Re: Minor Subdivision
Trimtec, LLC
1629 Cedar Avenue & 1630 Charter Oak Avenue
Block 4704, Lots 1 & 9
Review No. 1
Bach Project No. GTPB-2016-3
GTPB Application No. 161011CM



Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated February 29, 2016.
- Township of Gloucester Land Development Submission Checklist, undated.
- Camden County Planning Board Application, dated 2-29-16.
- Drawing entitled "Proposed Redivision of Land, Block 4707, Lots 1 & 9, Gloucester Township, Camden County, New Jersey", prepared by Consulting Engineer Services, dated 9-21-15, no revision.

SITE INFORMATION:

Applicant: Trimtec, LLC
122 Silver Birch Road
Williamstown, NJ 08094
Reds1578@hotmail.com

Owner: Roxy T. Matteo & Ginger H. Matteo
1629 Cedar Avenue
Blackwood, NJ 08012

Minor Subdivision
Trimtec, LLC
1629 Cedar Avenue & 1630 Charter Oak Avenue
Block 4704, Lots 1 & 9
Review No. 1
Bach Project No. GTPB-2016-3
GTPB Application No. 161011CM
March 29, 2016
Page 2 of 5

PROJECT SUMMARY:

This application is for the subdivision/lot line adjustment of two (2) existing residential lots into two (2) new residential lots. Lot 1 contains an existing dwelling which will remain and a new dwelling is being proposed for Lot 9. The project site is located on the southeasterly side of Cedar Avenue and the westerly side of Charter Oak Avenue in the Township's R-3 Residential Zoning District. The applicant is seeking a Minor Subdivision approval with no variances.

COMPLETENESS:

The applicant is requesting waivers for the following item from the Land Development Ordinance Submission Checklist:

1. Checklist Item #9 – Calculation of Wetlands. Waiver recommended for completeness only.

The following items from the Land Development Ordinance Submission Checklist have not been provided:

2. Checklist Item #14 – Plan title. The Minor Subdivision Plan shall be appropriately titled as indicated on the Land Development Checklist. Waiver recommended for completeness only.
3. Checklist Item #22 – A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. Waiver recommended for completeness only.
4. Checklist Item #24 – Name and address of the applicant and the owner, and signed consent of latter, if different from applicant. Waiver recommended for completeness only.
5. Checklist Item #55 – Appropriate places for the signature of the Chairperson and Secretary of the approving authority. Waiver recommended for completeness only.
6. Checklist Item #60 - Locations of all existing and proposed water course, i.e., lakes streams, ponds, swamps or marsh areas, or underdrain. Waiver recommended for completeness only.
7. Checklist Item #61 – Flood Plain Limits – Waiver recommended for completeness only.

Minor Subdivision
Trimtec, LLC
1629 Cedar Avenue & 1630 Charter Oak Avenue
Block 4704, Lots 1 & 9
Review No. 1
Bach Project No. GTPB-2016-3
GTPB Application No. 161011CM
March 29, 2016
Page 3 of 5

8. Checklist Item #106 – A letter from existing water and/or sewer company indicating that service shall be available. Waiver recommended for completeness only.

The above items must be provided or waivers granted prior to the application being deemed "Complete".

VARIANCES/WAIVERS:

The applicant is requesting variances for the following:

1. Lot Depth – A variance is requested for 100' for Lot 9 and 116.71' for Lot 1 where 125' is required. It shall be noted that Lot 9 has an existing non-conforming lot depth of 100' and Lot 1 previously was conforming with a lot depth of 150.45' but will be non-conforming with a depth of 116.71' as proposed.
2. Side Yard – A variance is requested for 2.7' for an accessory detached garage for Lot 9 where 10' is required. It shall be noted that the side yard setback to the garage is an existing non-conformance.

REVIEW COMMENTS:

We have reviewed all information submitted for conformance with the Township's Land Development Ordinance and offer the following comments for your consideration:

1. The applicant shall provide a Plan of Survey updated within six (6) months.
2. The plan must be revised to provide the classification as identified on the F.I.R.M., community panel number, and effective date.
3. The plan shall clarify ownership of the existing sanitary lateral and cleanout located in the front yard of Lot 9. If these utilities service adjoining Lot 4, the plan shall show the existing easement for these utilities. If no easement exists, one shall be proposed/provided.
4. The plan shall indicate invert elevations for the existing manhole in Charter Oak Avenue to determine if sewer service is available for the proposed dwelling. Our office defers utility review to the Gloucester Township Municipal Utilities Authority.
5. Details shall be provided on the plan for concrete sidewalk and concrete driveway apron.

Minor Subdivision
Trimtec, LLC
1629 Cedar Avenue & 1630 Charter Oak Avenue
Block 4704, Lots 1 & 9
Review No. 1
Bach Project No. GTPB-2016-3
GTPB Application No. 161011CM
March 29, 2016
Page 4 of 5

6. The applicant's Land Surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to our office for review.
7. Legal descriptions shall be provided for the proposed lots and the portion of land being conveyed from Lot 9 to Lot 1.
8. The plan shall indicate a Point of Beginning for each legal description submitted.
9. Coordinates shall be provided for three (3) corners around the outbound of the proposed lots.
10. A signature block shall be provided on the plans for the applicant and owner.
11. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the minor subdivision map even though the subdivision will be filed by deed. Specifically, the Municipal Clerk's certification shall be added to the plan.
12. The plan shall indicate if this subdivision is to be filed by Deed or by Plat.
13. As the land disturbance to be created by the addition of the proposed dwelling may exceed 5,000 sf, the applicant may need approval from the Camden County Soil Conservation Service and should contact their office.
14. The Applicant shall obtain all required approvals from all other Local, State and Federal agencies having jurisdiction over this project.

Any approvals by the Board should be conditioned upon the applicant addressing the above outstanding items.

We reserve the option to make additional comments as more information becomes available.

Minor Subdivision
Trimtec, LLC
1629 Cedar Avenue & 1630 Charter Oak Avenue
Block 4704, Lots 1 & 9
Review No. 1
Bach Project No. GTPB-2016-3
GTPB Application No. 161011CM
March 29, 2016
Page 5 of 5

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

Very truly yours,
BACH ASSOCIATES, PC



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



Anthony F. DiRosa, PE, PLS
Associate

Cc: Gloucester Township Planning Board Members
Richard Wells, Esq., PB Solicitor
Trimtec, LLC, Applicant
Roxey T. & Ginger H. Matteo, Owners
Dennis L. Riley, Esq., Applicant's Attorney
Norman K. Rodgers, III, PE, LS, Applicant's Professional

S:\GTPB2016 Gloucester Twp PB\03 Trimtec, LLC\Docs\GTPB2016-3 Trimtec Minor Sub, Review #1 .doc

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: March 1, 2016

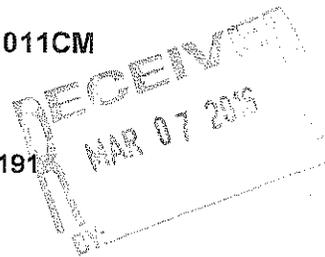
APPLICATION No. # 161011CM

APPLICANT: Trimtec, LLC

Block: 4704 Lot: 1 & 9

LOCATION: 1629 Cedar Avenue, Blackwood, NJ

Escrow: #10191



TRANSMITTAL TO:

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

**STATUS OF APPLICATION- MINOR SUBDIVISION/BULK C VARIANCE
PURPOSE OF TRANSMITTAL:**

- For Your Review - Multiple non conforming issues to both lots with
 - Lot Adjustment on Property

ENCLOSED:

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

Assement

*Moving lot line - no issue.
Garage moving to new lot for new home.
No issues. No new lot numbers needed.*

Bin 63

B

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: March 1, 2016 APPLICATION No. # 161011CM
APPLICANT: Trimtec, LLC Block: 4704 Lot: 1 & 9
LOCATION: 1629 Cedar Avenue, Blackwood, NJ Escrow: #10191

TRANSMITTAL TO:

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

STATUS OF APPLICATION- MINOR SUBDIVISION/BULK C VARIANCE
PURPOSE OF TRANSMITTAL:

- For Your Review - Multiple non conforming issues to both lots with
 - Lot Adjustment on Property

ENCLOSED:

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

OK 3-2-16 JJG Bldg

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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



Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

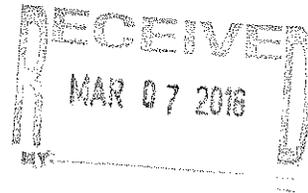
Thomas Leisse, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

March 4, 2016

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



Re: Application #161011CM
Trimtec, LLC
1629 Cedar Avenue, Blackwood, NJ 08012
Block 4704, Lots 1 & 9

Gentlemen:

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

A sewer permit will be required for any new construction.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "RJC", written over the typed name of Raymond J. Carr.

Raymond J. Carr
Executive Director

RJC:mh

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: March 1, 2016 APPLICATION No. # 161011CM

APPLICANT: Trimtec, LLC Block: 4704 Lot: 1 & 9

LOCATION: 1629 Cedar Avenue, Blackwood, NJ Escrow: #10191

TRANSMITTAL TO:

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

**STATUS OF APPLICATION- MINOR SUBDIVISION/BULK C VARIANCE
PURPOSE OF TRANSMITTAL:**

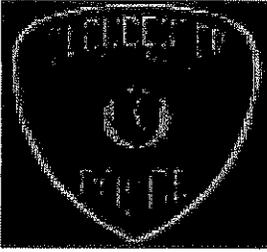
- For Your Review – Multiple non conforming issues to both lots with
- Lot Adjustment on Property

ENCLOSED:

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

Top level on both lots.

Amelia August



GLoucester TOWNSHIP POLICE

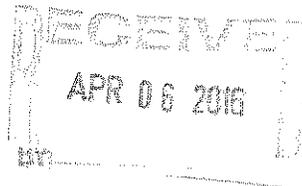
TRAFFIC SAFETY UNIT

SITE PLAN REVIEW

Application #161007CPFS 1236 Chews Landing Road, Laurel Springs, NJ Block 20601 Lot 3

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

Other:



Reviewed By: Lt. Jason Gittens Cpl. Frank Pace

Signature:  Date Submitted: 4/5/2016

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



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

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

March 14, 2016

RE: Application # 161011CM

To the Planning Board:

We have reviewed the application submittals for the proposed 1629 Cedar Avenue, Blackwood, NJ 08012. We have no concerns, comments or issues related to EMS Operations on this submittal.

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

Respectfully,

A handwritten signature in black ink that reads "Francis W. Pagurek". The signature is fluid and cursive.

Francis W, Pagurek
Chief Director of EMS Operations

RECEIVED
MAR 21 2016

Department of Public Works

camden county

Louis Cappelli, Jr.
Freeholder Director
Susan Shin Angulo
Freeholder
Sam Martello
Director

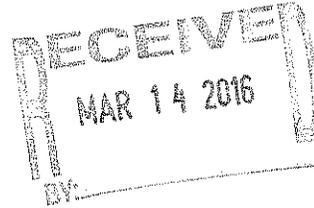
Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

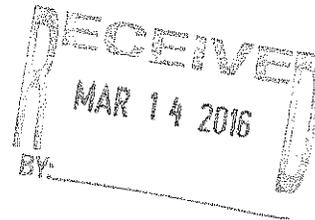
Board Members
Freeholder Carmen G. Rodriguez - Alternate
George W. Jones Chairman
Daniel P. Cosner- Vice Chairman
Joseph Pillo
Farhat Biviji
Thomas Schina
Kevin Becica - County Engineer

March 7, 2016

Dennis L. Riley, Esq.
Riley & Shovlin, PA
200 Golfview Dr.
Blackwood, NJ 08012



RE: **Trimtec, LLC**
Plan Type: Minor Subdivision
Block(s): 4704
Lot(s): 1 & 9



Dear Applicant/Agent:

Due to the nature of this specific application, a staff review concluded that the proposed activity will have no effect on any County facility and therefore will not need a Camden County Planning Board vote.

All fees regarding this matter have been paid in full. This letter may be considered a waiver of further review.

Thank you for the opportunity to be of service regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Levecchia".

Andrew Levecchia, PP/AICP
Planning Director

Al/cs

The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.

M-15-3-16