

**Township of Gloucester
Planning Board Agenda Revised
April 14, 2015**

Salute to the Flag
Opening Statement
Roll Call
General Rules

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – FEBRUARY 10, 2015

Minutes for Memorialization – MARCH 10, 2015

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

**Lambs Terrace Fire
Department Blackwood
District #4**

**Courtsey Review
(3) Bay Addition with
Mezzanine
Location: 14 W. Central Ave.
Blackwood**

**Clementon Ventures, LLC
#141032INCM**

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

**#151011CM
Twin Oaks III, LLC**

**Minor Subdivision/Bulk Variance
Block: 18612 Lot: 4
Location: 645 Berlin-Cross Keys
Sicklerville
Existing: Commercial Office Bld
Parking, & Storm Water Mgmt.**

**Cross Keys MZL, LLC
#151018RDM**

**Minor Subdivision/Bulk C
Block: 18301 Lot: 10
Location: 509-543 Berlin Rd
Existing: Shopping Center
Proposed: Subdivide out 1.3
acres from Lot: 10 for the
Bank Pad site, to be known
as Lot: 10.03.**

Ordinance 0-15-08

**College Drive
Redevelopment Plan**

MEETING ADJOURNED

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, February 10, 2015

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

Roll Call:

| | |
|-----------------|---------|
| Ms. Costa | Present |
| Mr. Dintino | Present |
| Mr. Dority | Present |
| Mr. Guevara | Absent |
| Mr. Jones | Present |
| Mr. Mercado | Present |
| Mr. Owens | Absent |
| Ms. Pinolini | Absent |
| Ms. Washington | Present |
| 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, were qualified as experts.

Mr. Jones seated Mr. Dority for Mr. Owens.

Minutes for Memorialization

No minutes for memorialization

Minutes for Memorialization

No resolutions for Memorialization

Applications for review

| | |
|------------------|--|
| Ordinance 0-15-3 | Amending Ordinance 0-03-03 Land Development As Applies to section 426, Signs |
|------------------|--|

Mr. Lechner informed the board of the added sections to the amendment. The ordinance will now allow for town organizations to have signs about the size of real estate signs. Another addition allows for projection signs to be allowed in commercial residential areas like the Blackwood West area. Since there have been several applications for billboards the ordinance now allows them in business parks.

However, there are restrictions (ex: Along Orr Road). Billboards along residential highways are now restricted. The size of them was increased along with the distance from property line. Finally, there were some "house keeping", issues addressed. An example of that is to have numbers spelled out along with the number. {Ex: two (2)}

Mr. Mercado asked if there is a limit on the amount of sign an organization is allowed to have out. Mr. Lechner replied that there is not a limit on the amount of sign. There is a limited amount of time they can be up for, forty-five (45) days, and taken down seven (7) days after an event. Also an additional requirement is that the sign can no more then nine (9) lines of information.

With nothing further from the Board, Chairman opens the application up to the public.

Ms. Erin is there for a company that was in the process of building a billboard. She wants an explanation why billboards were taken out of the GI zone. Mr. Lechner replies that the sizes that they are now are a lot smaller and not visible. The town wanted to have a limit. There was a short discussion about the redevelopment plan and ordinance change. Mr. Mercado inquired if they already have a billboard out there. Ms. Erin replied that not yet they were in the process of one. Mr. Lechner stated that in his opinion is that they aren't making an amendment to the redevelopment plan just revising the ordinance.

Mrs. Washington made a motion was made that the Board recommend this amendment to Township Council. Mrs. Costa seconded that motion.

| | |
|--|--|
| Clementon Ventures, LLC #141032INMC | Minor Site/Bulk C Block: 14401 Lot: 4 |
|--|--|

Clementon Ventures asked for a continuance. There were advised that they would have to re-notice.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz
Recording Secretary

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, March 10, 2015

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

Roll Call:

| | |
|-----------------|---------|
| Ms. Costa | Present |
| Mr. Dintino | Present |
| Mr. Dority | Present |
| Mr. Guevara | Absent |
| Mr. Jones | Present |
| Mr. Mercado | Present |
| Mr. Owens | Absent |
| Ms. Pinolini | Present |
| Ms. Washington | Present |
| Chairman Kricum | Present |

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

Chairman seated Mrs. Pinolini was seated for Guevara. Mr. Dority was seated for Mr. Owens.

Minutes for Memorialization

Mr. Dority made a motion to approve minutes from January 13, 2015, seconded by Mr. Mercado.

Roll Call:

| | |
|-----------------|-----|
| Mr. Dintino | Yes |
| Mr. Dority | Yes |
| Mr. Mercado | Yes |
| Mrs. Pinolini | Yes |
| Mrs. Washington | Yes |
| Chairman Kricum | Yes |

Minutes for Memorialization

No resolutions for Memorialization

March 10, 2015

Applications for review

| | |
|---|--|
| Clementon Ventures, LLC. #141032INMC | Minor Site/ Bulk C Block: 14401 Lot: 4 Dental office |
|---|--|

After the presentation it was discovered that the applicant's were short one notice. They will have to re-notice and do the whole presentation again. They will heard at the next planning board meeting.

Meeting Adjourned

Respectfully Submitted,

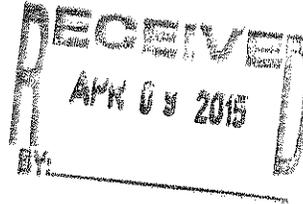
Courtney Mosiondz

Courtney Mosiondz
Recording Secretary

April 8, 2015

Gloucester Township
Attn: Mr. Kenneth Lechner
1261 Chews Landing Road
Blackwood, NJ 08012

Re: 14027 Blackwood Fire Company
Station 1 Renovations and Addition



Mr. Lechner:

This letter is to request the review of the enclosed documents. We have attached a copy of the existing site plan and new site plan as well as building plans and elevations. The fire district is proposing to remove the D side engine bay addition and replace it with a slightly larger 3 bay addition with a mezzanine. The main reason for this renovation and addition is that the building section proposed to be demolished is lacking structural integrity. Also, the Fire Company would like more room for storage of equipment and apparatus. The addition will be 1,349 square feet larger than the proposed demolition. It will consist of larger engine bays for their apparatus, a decontamination area, laundry room, locker/toilet/shower rooms, and increased storage space.

No structural changes are intended to be made to the existing to remain section of the building. Minimal site work will be needed but will include the re-pouring of the front concrete apron and minimal restriping of the parking lot. The addition will encroach onto the existing handicap parking spaces so they will need to be relocated. The existing impervious coverage will not be increased. Please contact our office as to when we can be heard by the planning board.

If you should have any questions or concerns please feel free to contact our office.

ROBBIE CONLEY ARCHITECT, LLC

A handwritten signature in black ink, appearing to read "R. J. Conley".

R. J. Conley AIA



Lydia Pendino

From: Ken Lechner
Sent: Monday, April 06, 2015 12:52 PM
To: rconley@robbieconleyarchitect.com
Cc: Lydia Pendino
Subject: Blackwood Fire Department

Mr. Conley,

The Lambs Terrace Fire Department expansion was processed as a courtesy review as per NJSA 40:55D-31, Review by planning Board. Therefore, we would be consistent and accept the above application also as a courtesy review.

Please submit a cover letter describing the project and two (2) plan sets to my office and I will get you on the next available planning board meeting following your meeting with Township Council as the Redevelopment Entity.

Sincerely,

Kenneth D. Lechner, PP, AICP, Director

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane
 P.O. Box 8 Blackwood, NJ 08012
 (856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date: JAN 11 2015 Application No.: #141038TINMG Taxes Paid Yes/No # (Initial)

Planning Board Zoning Board of Adjustment Fees 400 Project # 8725

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

LAND DEVELOPMENT APPLICATION

| | |
|--|---|
| 1. Applicant Name: <u>Clementon Ventures, LLC</u> Address: <u>2070 Springdale Rd Suite 400</u> City: <u>Cherry Hill</u> State, Zip: <u>NJ, 08003</u> Phone: <u>609,965,0405</u> Fax: <u>609,965,0105</u> Email: _____ | 2. Owner(s) (List all Owners) Name(s): _____ Address: _____ City: _____ State, Zip: _____ Phone: <u>609</u> - _____ Fax: <u>609</u> - _____ |
|--|---|

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

| | |
|--|---|
| <input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input checked="" type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ² | <input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____ |
|--|---|

² Legal advertisement and notice is required to all property owners within 200 feet.

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

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

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

| | |
|--|---|
| Name of Attorney: <u>Jay Mintzer</u> Address: <u>2070 Springdale Rd Suite 400</u> City: <u>Cherry Hill, NJ 08003</u> | Firm: _____ State, Zip: _____ Phone: <u>(856) 616-0700</u> Fax: (____) _____ Email: <u>jmintzer@defensecounsel.com</u> |
|--|---|

6. Name of Persons Preparing Plans and Reports:

Name: Jack J Gravlin Jr., P.E

Address: PO Box 221

Profession: Professional Engineer

City: West Berlin

State, Zip: NJ 08091

Phone: 609) 965_0405 Fax: 609) 965_0105

Email: jigpe@verizon.net

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: 609) - _____ Fax: 609) - _____

Email: _____

7. Location of Property:

Street Address: 1212 Blackwood Clementon Rd.

Block(s): 14401

Tract Area: 0.51 Acres

Lot(s): 4

8. Land Use:

Existing Land Use: Gasoline Service Station / Vacant

Proposed Land Use (Describe Application): Dental Office

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

Fee Simple

Cooperative

Condominium

Rental

Are there *existing* deed restrictions?

No Yes

(If yes, attach copies)

Are there *proposed* deed restrictions?

No Yes

10. Utilities: (Check those that apply.)

Public Water

Public Sewer

Private Well

Private Septic System

11. List of Application Submission Materials:

Site Plan

, Jack J. Gravlin Jr., P.E.

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

None known

List all applications on a separate sheet.

13. Zoning

| All Applications | Proposed | Fence Application | Proposed |
|---|------------------|---|----------|
| Front setback 1 | 76.4 (EXIST) | Setback from E.O.P.*1 | _____ |
| Front setback 2 | _____ | Setback from E.O.P.*2 | _____ |
| Rear setback | 19.9' (Proposed) | Fence type | _____ |
| Side setback 1 | 21.5' (Proposed) | Fence height | _____ |
| Side setback 2 | _____ | *E.O.P. = Edge Of Pavement. | _____ |
| Lot frontage | 100' | Pool Requirements | _____ |
| Lot depth | 116' | Setback from R.O.W. 1 | _____ |
| Lot area | 22,664 sq' | Setback from R.O.W. 2 | _____ |
| Building height | 1 Story | Setback from property line 1 | _____ |
| | | Setback from property line 2 | _____ |
| | | Distance from dwelling | _____ |
| | | Distance = measured from edge of water. | _____ |
| | | R.O.W. = Right-of-way. | _____ |
| | | Setback = Measured from edge of pool apron. | _____ |
| Garage Application | | Shed Requirements | |
| Garage Area | _____ | Shed area | _____ |
| Garage height | _____ | Shed height | _____ |
| Number of garages | _____ | Setback from R.O.W. 1 | _____ |
| (include attached garage if applicable) | _____ | Setback from R.O.W. 2 | _____ |
| Number of stories | _____ | Setback from property line 1 | _____ |
| | | Setback from property line 2 | _____ |

14. Parking and Loading Requirements:

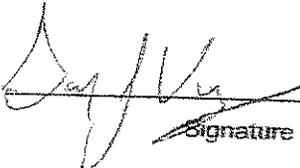
Number of parking spaces required: 19 Number of parking spaces provided: 21

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

15. Relief Requested:

- Check here if zoning variances are required.
 (SEE SITE PLAN)
 - Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
 - Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
 - Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].
- NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.**

16. Signature of Applicant

 _____
 Signature of Applicant

6-19-14 _____
 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).

6-19-14
Date

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

[Signature]
Signature
Gary J. Vespa
Print Name

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

[Signature]
Signature of Applicant

Gary J. Vespa For Clinton Ventures LLC
Print Name

6-19-14
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

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

Name of property owner or applicant

Notary public

Affidavit of Ownership

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

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

Albert Taus- 1187 Morefield Road, Philadelphia, Pennsylvania 19115

Jim Zeris - 114 Oakmont Drive, Moorestown, NJ 08057

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



July 1, 2014

GARY VESPIA
Managing Member

#141032 INMC

January 16, 2015

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

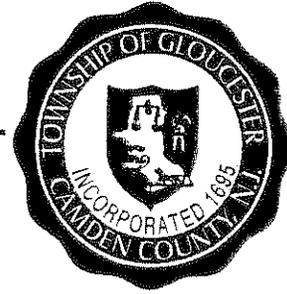
2015

DESCRIPTION OF PROPOSED DEVELOPEMENT

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

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

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence



TO: Planning Board

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

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

DATE: February 5, 2015

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

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

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

I. INFORMATION SUBMITTED

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

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

II. ZONING REVIEW

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

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

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

PARKING AREA SETBACKS

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

¹ = Scaled data.

enc = Existing nonconformance.

= Variance required.

²

= Applies to rear drive aisle.

2. Free-Standing Signs

SIGN STANDARDS (FREE-STANDING)

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

APPLICATION #141032INMC
Clementon Ventures, LLC
BLOCK 14401, Lot 4

3. Facade Signs

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

= Variance required.

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

4. Municipal Welcome Sign.

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

III. **APPLICATION SUBMISSION CHECKLIST**

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

Waiving underlined comments is not recommended

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

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

IV. WAVIER COMMENTS

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

Waiving underlined comments is not recommended

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

V. VARIANCE COMMENTS

The application as submitted requires the following variances:

§426.R Free-Standing Sign Requirements.

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

§426.Q Facade Sign Requirements.

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

VI. MINOR SITE PLAN REVIEW COMMENTS

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

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VIII. RECOMMENDATIONS

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

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

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

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APPLICATION #141032INMC
Clementon Ventures, LLC
BLOCK 14401, Lot 4



March 6, 2015

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

Attn: Ken Lechner, Township Director / Planner

Re: Proposed Dental Office
Minor Site Plan
Clementon Ventures, LLC
1212 Blackwood Clementon Road
Block 14401, Lot 4
Review No. 2
GTPB Application No. 141032INMC
Bach Project No. GTPB2015-1

Dear Mr. Lechner:

We have received the following revised application materials submitted for the referenced project. Any underlined items still need to be addressed.

- Architectural floor plan and elevation (8.5" x 11" with no title block or date).
- Cooper Lighting Specifications for Galleon Site Luminaire.
- Title Policy and recorded deed and release for Clementon Ventures, LLC, 1212 Blackwood-Clementon road, Clementon, NJ 08021.
- Drawing entitled "Topographic Survey, 1212 Blackwood – Clementon Road, Lot 4, Block 14401, Plate 144, Gloucester Township, Camden County, New Jersey", prepared by Robert J. Monson, PLS.
- Drawings entitled "Clementon Ventures, LLC, 1212 Blackwood – Clementon Road, Block 14401, Lot 4, Gloucester Township, Camden County, NJ", prepared by Jack J. Graviin, Jr., PE:

| <u>Sheet</u> | <u>Title</u> | <u>Date/Last Revision</u> |
|--------------|-------------------------------|---------------------------------|
| 1 of 6 | Minor Site Plan | October 2014, February 23, 2015 |
| 2 of 6 | Grading Plan | October 2014, February 23, 2015 |
| 3 of 6 | Existing Conditions/Demo Plan | October 2014, February 23, 2015 |

Proposed Dental Office
Minor Site Plan
Clementon Ventures, LLC
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| | | |
|--------|--------------------------------------|--------------------|
| 4 of 6 | Utilities, Landscape & Lighting Plan | October 2014, none |
| 5 of 6 | Erosion Control Plan | October 2014, none |
| 6 of 6 | Detail Plan | October 2014, none |

SITE INFORMATION:

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

PROJECT SUMMARY:

This application is for the conversion of an existing vacant service station to a proposed dental office. The applicant proposes to make a 169 SF addition to the existing 1,767 SF building, reconfiguration of existing driveway entrances and improvements to the existing bituminous parking area as Phase I of the project. The applicant further proposes to make a 299 SF addition as Phase II of the project. The site is located on the southwesterly corner of Blackwood Clementon Road and Coliege Drive and is located within the Township's Highway Commercial (HC) Zone. The applicant is seeking a Minor Site Plan approval.

GENERAL:

1. The applicant shall provide a current survey plan, dated within the last six months, in accordance with NJAC 13:40-7.2. *Does not comply. The "Topographic Survey" provided is not an outbound survey of the property.*
2. The applicant shall provide a Demolition Plan to further clarify existing features and their limits of removal. *Complies.*
3. The plans shall clarify if the handicap ramp and cross walk shown at the intersection of Blackwood-Clementon Road and Coliege Drive are to remain or be replaced. *Complies.*

Proposed Dental Office
Minor Site Plan
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4. The "Utilities, Landscape and Lighting Plan" does not indicate the sewer, water, storm sewer, electric or gas that service the site. These utilities shall be shown on the plan. As the plan does not show any proposed utility connections the applicant shall provide a note on the plans indicating the reuse of existing utility connections or the plans shall be revised to show proposed utility connections. **Does not comply. Utility lines are not shown on the plans as indicated in the engineer's response letter.**
5. A sight triangle shall be shown at the intersection of Blackwood Clementon Road and College Drive as well as both proposed driveway entrances to the site per §808-B.8.bb(1). **Complies.**
6. All Ingress/egress locations shall be shown for the building. **Complies.**
7. The proposed trash enclosure shall be constructed of masonry material with the exterior covering be compatible with that of the principal structure per §510-L (1). **Complies.**
8. A truck turning plan shall be provided to confirm the accessibility for a trash truck and a fire truck. **Waiver requested.**
9. The Site Plan shall indicate the Zones of the adjacent properties. **Complies.**
10. As Blackwood-Clementon Road and College Drive are both County roads, the applicant is responsible for restoring the roadways in accordance with County standards. **Acknowledged by the applicant.**
11. All existing and proposed deed restrictions, covenants and easements shall be shown on the Plans. **Complies.**

TRAFFIC:

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

Proposed Dental Office
Minor Site Plan
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PERFORMANCE STANDARDS (ARTICLE V):

A. Parking (Section 510)

1. Additional dimensions shall be provided for parking stall lengths adjacent to the building. **Complies.**
2. A dimension shall be provided from the face of curb on the easterly side of the proposed building to the face of curb at the 6' wide island to provide an access drive width. **Complies.**
3. A dimension shall be provided from the end of the proposed parking stalls on the northerly side of the proposed building to the face of curb at the 6' wide island to provide an access drive width. **Complies.**

B. Sidewalks/Curbs (Section 516)

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

C. Stormwater Management (Section 517)

1. The applicant has indicated a total site disturbance of less than 1 acre and less than 0.25 acres of new impervious coverage. Based on these conditions the project will not be deemed a major development in regards to stormwater management regulations. As the proposed drainage patterns and land cover will mimic the existing conditions no additional stormwater analysis is necessary. **Statement.**
2. The proposed inlet shall indicate a grate and invert elevation. **Complies.**
3. The plans shall be revised to indicate invert elevations and pipe size at the existing storm sewer inlet shown on Blackwood Clementon Road. **Complies.**
4. Our office recommends the applicant relocate the proposed B inlet to avoid conflict with the existing light pole. The proposed pipe is currently shown to be directly adjacent to the existing light pole. **Complies.**

5. Our office recommends the installation of a storm manhole behind the proposed sidewalk fronting on Blackwood Clementon Road to allow for a perpendicular tie in to the existing county inlet. We defer to Camden County for stormwater improvements within the county right of way. Applicant has indicated his desire to not provide the additional manhole. Our office defers to the Camden County Engineer's Office.

D. Utilities (Section 518)

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

E. Grading (Section 506)

1. The plans shall indicate all building ingress/egress locations and spot elevations shall be provided at each location. **Complies.**
2. Existing and/or proposed spot elevations shall be provided at all building corners. **Complies.**
3. Proposed spot elevations shall be provided at all curb corners and at all pc and pt locations along proposed curb. Does not comply.
4. Proposed spot elevations shall be provided at all corners of the proposed trash enclosure. Does not comply. Elevations shall be provided on all four (4) corners of the concrete pad.
5. Additional spot elevations shall be shown in all areas of accessible parking to confirm compliance with ADA standards. **Complies.**
6. It appears that a portion of the existing wall adjacent to Lot 5 will be removed. The grading plan shall indicate if this area will be regraded. As the grades on adjacent Lot 5 appear to be considerably higher than the first floor elevation of the proposed dental office, the grading design shall provide positive drainage away from and around the building. Does not comply. Elevations shall be provided on the centerline of the proposed swales.



Proposed Dental Office
Minor Site Plan
Clementon Ventures, LLC
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March 6, 2015
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F. Landscaping and Buffering (Section 507) and Lighting (Section 508)

1. A note should be added to the Landscape plan indicating that excess topsoil shall not be used as fill or removed as spoil. Existing topsoil shall be redistributed and reused onsite to the greatest extent possible. **Complies.**
2. In accordance with Section 508-F.4, all landscaped areas shall be equipped with an underground irrigation system. **Complies.**
3. In accordance with Section 508-F.4, light shields are required to maintain a maximum of 0.25 foot-candles at any property line or right-of-way. The light spillage onto Blackwood Clementon Road exceeds the 0.25 maximum at the right-of-way line. **Complies.**
4. The footcandle pattern shown on the plans shall be verified. The pattern shown appears to resemble the Type IV Wide or the Type IV Spill Control as apposed to the Type IV Forward Throw. **Complies.**
5. We defer additional review of the landscaping and lighting to the Township Planner. **Statement.**

G. Details

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

Proposed Dental Office
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OUTSIDE AGENCY APPROVALS:

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

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

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

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

Very truly yours,
BACH ASSOCIATES, PC



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

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

S:\GTPB 2015 Gloucester Twp PB1-01 Clementon Ventures\Docs\GTPB2015-1 Clementon Ventures\Review No 2, 3-4-15.doc



BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

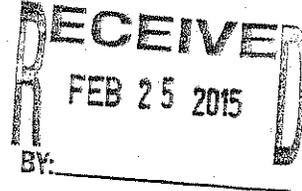
304 White Horse Pike • Haddon Heights, NJ 08035
Phone (856) 546-8611 • Fax (856) 546-8612

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

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

February 23, 2015

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



TO BE HAND DELIVERED

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

Dear Mr. Lechner:

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

General Revision

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

Ken Lechner's Letter of February 5, 2015

III. Application Submission Checklist

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

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

V. Minor Site Plan Review Comments

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

Bach Associates Letter of February 5, 2015

General

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

Traffic - No revisions required

Bach Associates Letter of February 5, 2015 Continued

A. Parking

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

B. Sidewalks / Curbs

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

C. Stormwater Management

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

D. Utilities – No revision required

E. Grading

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

F. Landscaping

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

Mr. Kenneth D. Lechner, PP, AICP
February 23, 2015
- Page 4 -

Bach Associates Letter of February 5, 2015 Continued

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

G. Details

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

Enclosed are the following:

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

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

Very truly yours,

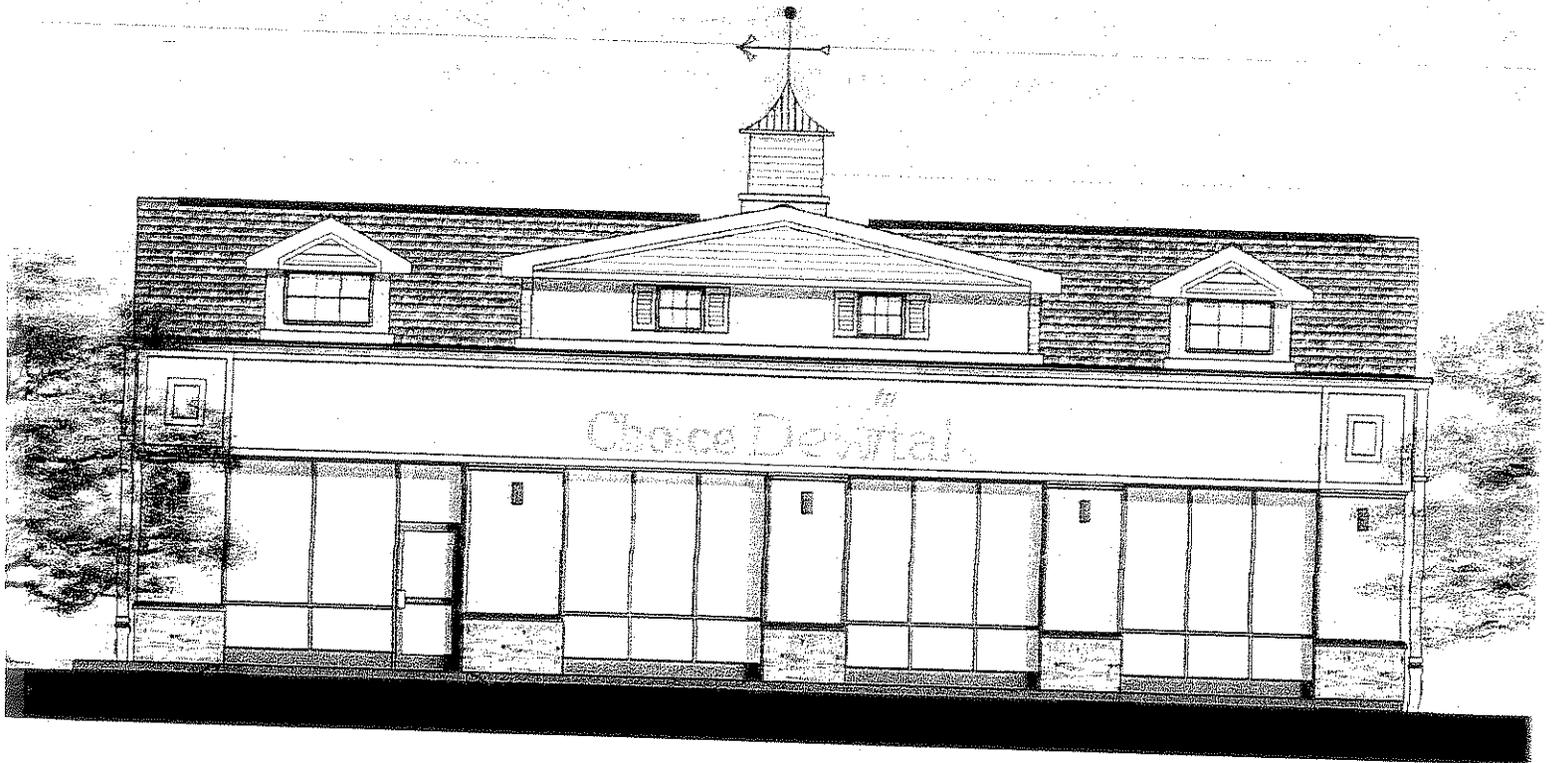
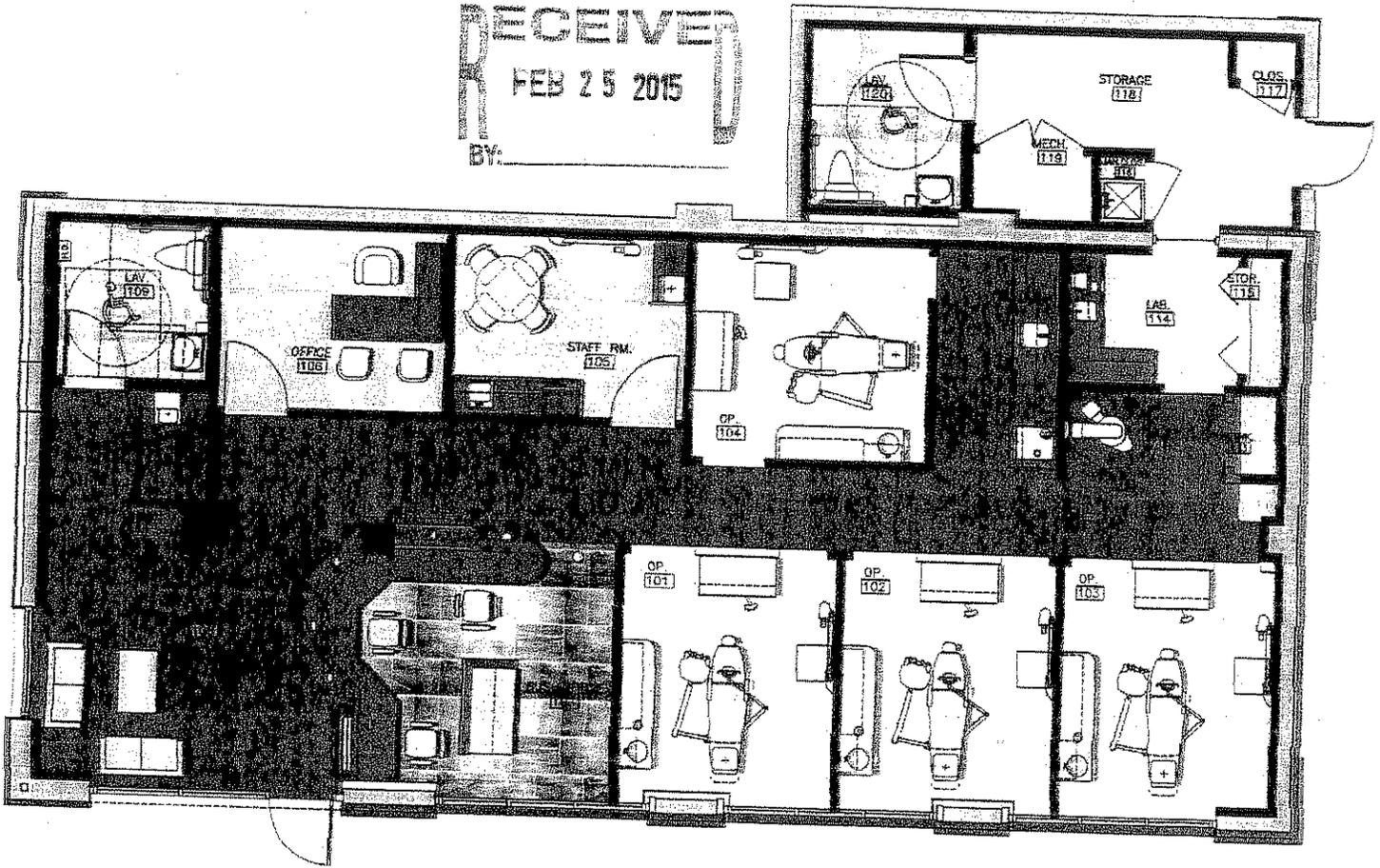


Jack J. Gravlin Jr., P.E.

JJG/ag
Encl.

cc: Copies for Professionals
Jay Mintzer, Esq.
Gary Vespia

RECEIVED
FEB 25 2015
BY: _____





FIDELITY NATIONAL TITLE COMPANY, LLC

3705 QUAKERBRIDGE ROAD, MERCERVILLE NJ 08619

PHONE: 609-584-8844

FAX: 609-584-8911

Date: June 12, 2013

Order Number: 2012-80385

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

CUSTOMER REFERENCE: LOCATION #56124

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

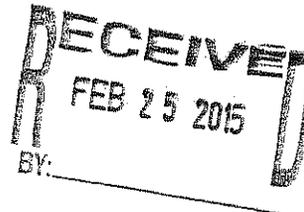
Dear Mr. Rumsky:

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

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

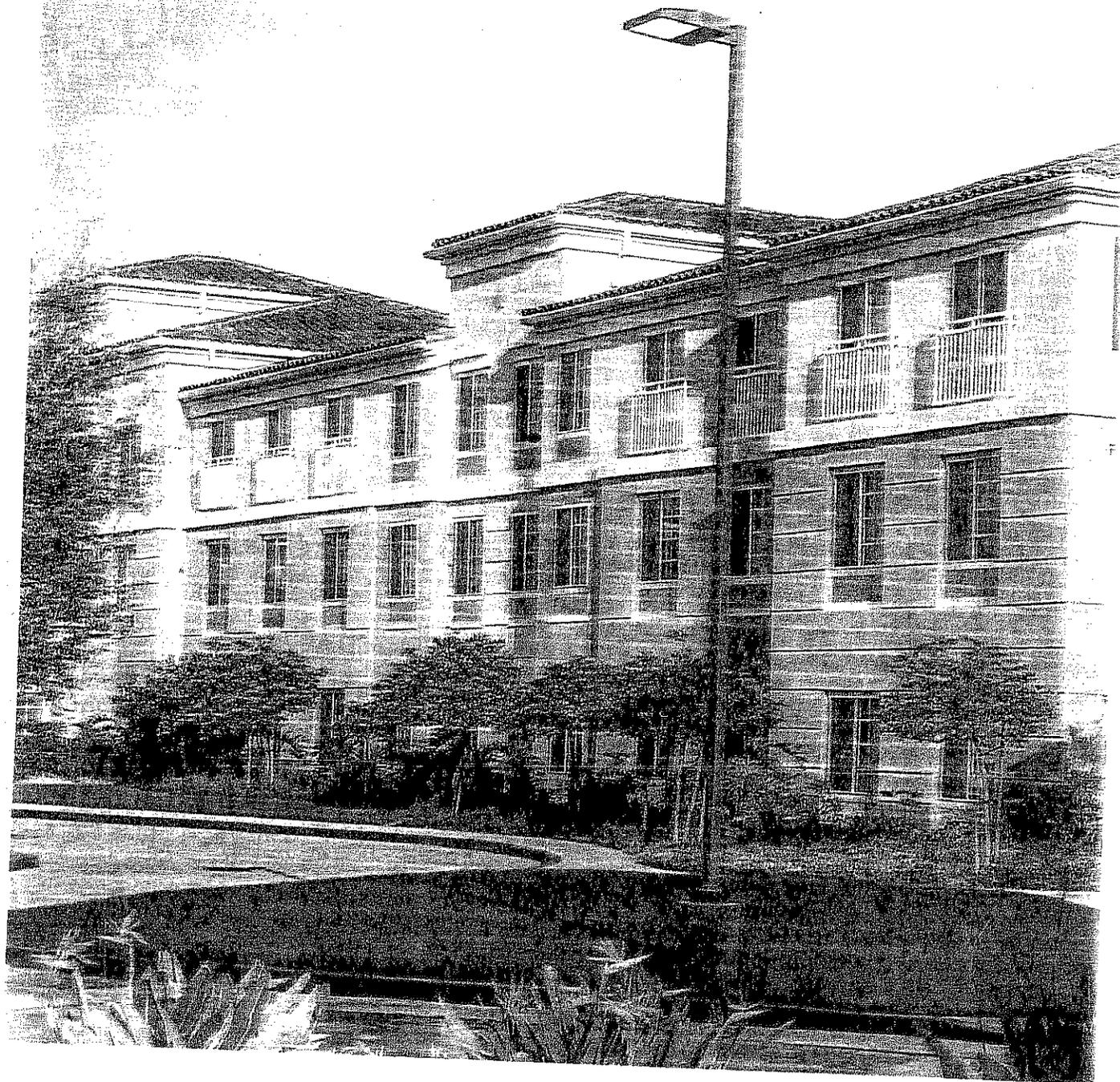
Very truly yours,


Renee Pulsifer
Policy Department



Galleon™
LED Area and Site Luminaire

STREETWORKS



Cooper Lighting
by E.T.N

RECEIVED
FEB 25 2015
BY: _____

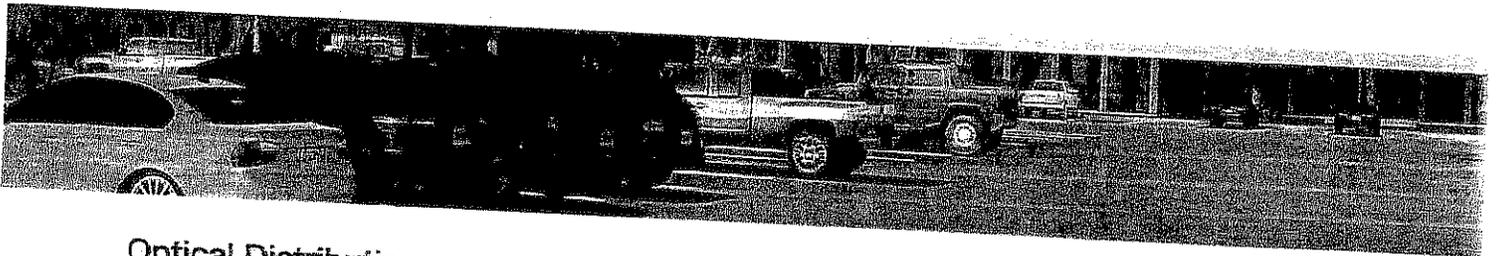
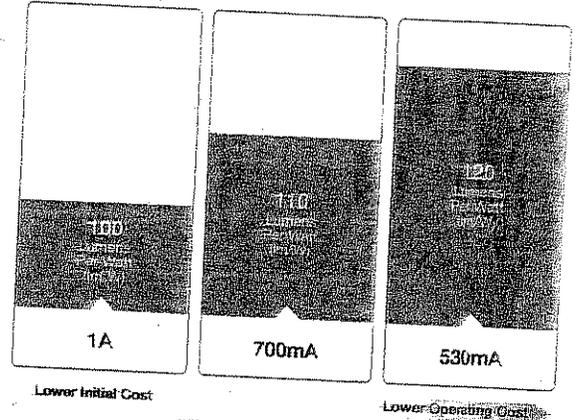
Performance and Scalability

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

Power Consumption (Watts)

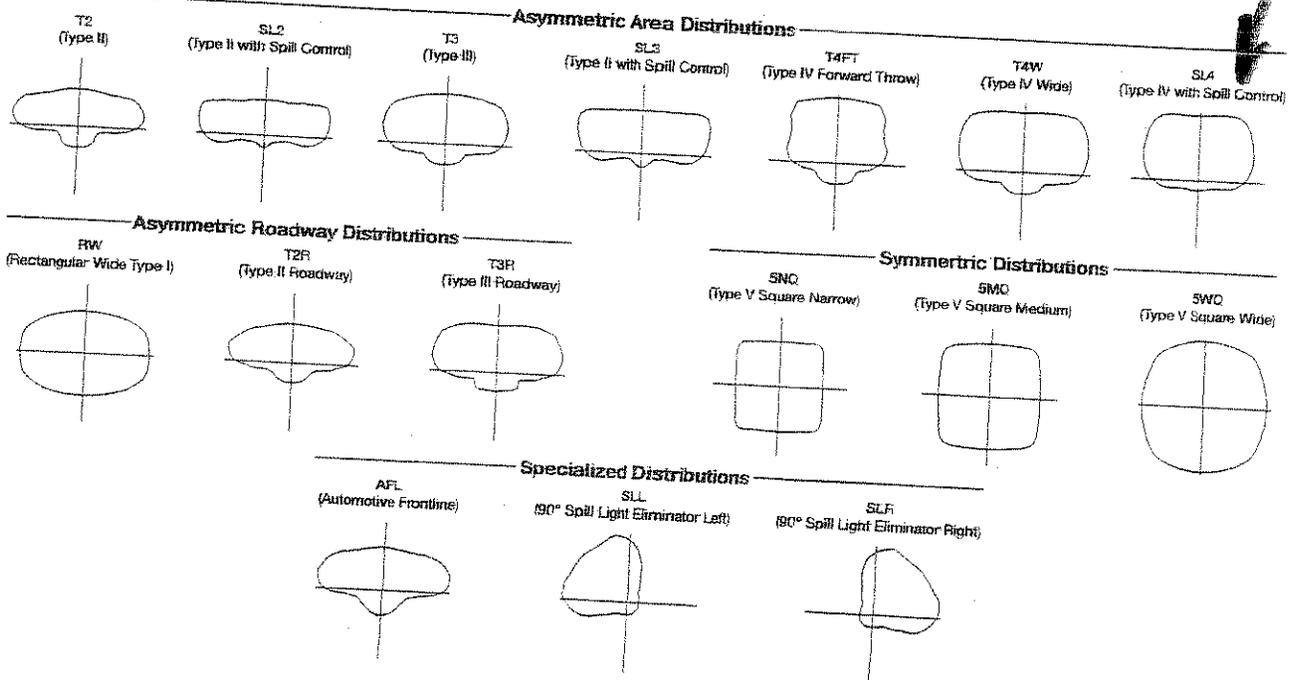
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|----|-----|-----|-----|
| 1 | 30 | 38 | 56 |
| 2 | 54 | 72 | 107 |
| 3 | 80 | 105 | 157 |
| 4 | 105 | 138 | 213 |
| 5 | 130 | 178 | 264 |
| 6 | 159 | 210 | 315 |
| 7 | 184 | 243 | 370 |
| 8 | 209 | 276 | 421 |
| 9 | 234 | 314 | 475 |
| 10 | 259 | 348 | 528 |

Efficacy (lm/W)



Optical Distributions

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



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

| | | | | | | | | |
|-------------|---------------------|---|---------------------------------------|--|---|--|---|---|
| GAN=Galleon | AE=1A Drive Current | 01=1 02=2 03=3 04=4 05=5 06=6 07=7 08=8 09=9 10=10 | LED=Solid State Light Emitting Diodes | U=Universal (120-277V) 9=347V ² 8=480V ² | T2=Type II T2F=Type II Floodway T3=Type III T3F=Type III Floodway T4F=Type IV Forward Throw T4W=Type IV Wide 5NC=Type V Square Narrow 5MC=Type V Square Medium 5WC=Type V Square Wide | SL2=Type II w/Spill Control SL3=Type II w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline | AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphitic Metallic WH=White | [BLANK]=Arm for Round or Square Pole EA=Extended Arm ³ MA=Mast Arm Adapter ⁴ WM=Wall Mount |
|-------------|---------------------|---|---------------------------------------|--|---|--|---|---|

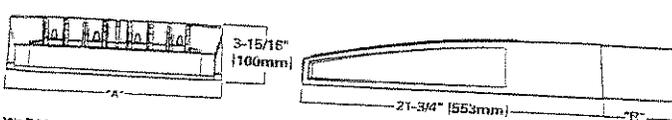
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| <p>2L=Two Circuits^{6,8} 7030=70 CRI 3000K⁹ 7060=70 CRI 6000K⁹ 530=Drive Current Factory Set to 530mA⁸ 700=Drive Current Factory Set to 700mA⁸ 3=Three-Position Terminal Block P=Button Type Photocontrol (120, 200, 240 or 277V) 4=NEMA Twistlock Photocontrol Receptacle</p> | <p>HA=50°C High Ambient⁸ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8" Mounting Height^{11,12,13,14} MS/DIM-L20=Motion Sensor for Dimming Operation, 9" - 20" Mounting Height^{11,12,14} MS/X-L05=Bi-Level Motion Sensor, Maximum 8" Mounting Height^{11,12,13,14} MS/X-L20=Bi-Level Motion Sensor, 9" - 20" Mounting Height^{11,12,14} MS/X-L40=Bi-Level Motion Sensor, 21" - 40" Mounting Height^{11,12,14} DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8" - 16" Mounting Height¹⁵ DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16" - 40" Mounting Height¹⁵</p> | <p>L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-Less Door Hardware LCF=Light Square Trim Plate Painted to Match Housing HSS=Factory Installed House Side Shield¹⁶</p> |
|--|--|--|

| | | |
|---|---|---|
| <p>O/A/R/A1016=NEMA Photocontrol Multi-Tap - 105-285V O/A/R/A1027=NEMA Photocontrol - 480V O/A/R/A1201=NEMA Photocontrol - 347V O/A/R/A1013=Photocontrol Shorting Cap O/A/R/A1014=120V Photocontrol SA1252=10kV Surge Module Replacement SA1036-X0=Single Tenon Adapter for 2-3/8" O.D. Tenon SA1037-X0=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon SA1197-X0=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon</p> | <p>SA1197-X0=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon SA1188-X0=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon SA1189-X0=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon SA1190-X0=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon SA1191-X0=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon SA1038-X0=Single Tenon Adapter for 3-1/2" O.D. Tenon SA1039-X0=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon SA1192-X0=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon SA1193-X0=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon</p> | <p>SA1194-X0=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon SA1195-X0=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor¹⁶ GAN-MT1=Field Installed Mesh Top for 1-4 Light Squares GAN-MT2=Field Installed Mesh Top for 5-6 Light Squares GAN-MT3=Field Installed Mesh Top for 7-8 Light Squares GAN-MT4=Field Installed Mesh Top for 9-10 Light Squares LS/HSS=Field Installed House Side Shield^{17,18}</p> |
|---|---|---|

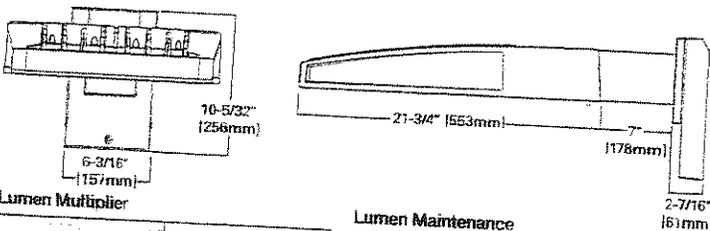
NOTES: 1 Standard 4000K CCT and minimum 70 CRI. 2 LumaWatt Wireless Sensors not currently available for 347V or 480V applications. 3 May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to luminaire requirement table. 4 Factory installed. 5 Only available in 6-10 Light Squares. 6 Not available with LumaWatt wireless sensors. 7 Use dedicated IES files when performing layouts. These files are published on the Galleon luminaires product page on the website. 8 1 Amp standard. Use dedicated IES files with specific voltage. Consult factory for availability in 347V and 480V. 9 The FSIR-100 accessory is required to adjust dimming driver. Consult factory for more information. 10 120V or 277V 60Hz and 230V 50Hz only. Feedback E1 with specific voltage. Consult factory for availability in 347V and 480V. 11 The FSIR-100 accessory is required to adjust parameters. 12 Not available with HA option. 13 LumaWatt wireless sensors are factory installed only requiring network components RF-EM1, RF-GW1 and RF-ROUT1 at appropriate quantities. See www.cooperlighting.com for LumaWatt application information. 14 Sensor mounted externally. Available in 2, 3, 4 or 6 Light Square configurations. Feedback "X" with number of Light Squares in low output mode. For ON/OFF operation, replace "X" with "0". Maximum two Light Squares in low output mode. Not available with dimming driver. No terminal block with bi-level operation. 15 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted back when the HSS option is selected. 16 This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your factory's Cooper Lighting business representative for additional details. 17 One required for each Light Square.

Dimensions

Pole Mount



Wall Mount



Dimensional Data

| Light Square Count | Height (inches) | Width (inches) | Depth (inches) |
|--------------------|-----------------|----------------|----------------|
| 1-4 | 15-1/2" (394mm) | 7" (178mm) | 10" (254mm) |
| 5-6 | 21-5/8" (549mm) | 7" (178mm) | 10" (254mm) |
| 7-8 | 27-5/8" (702mm) | 7" (178mm) | 13" (330mm) |
| 9-10 | 33-3/4" (857mm) | 7" (178mm) | 16" (406mm) |

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

Lumen Multiplier

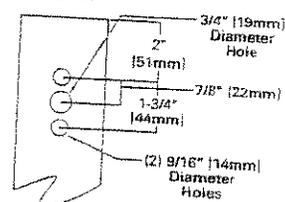
| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 0°C | 1.02 |
| 10°C | 1.01 |
| 25°C | 1.00 |
| 40°C | 0.99 |
| 50°C | 0.97 |

Lumen Maintenance

| Ambient Temperature | Lumen Maintenance | Initial Lumens |
|---------------------|-------------------|----------------|
| 25°C | > 94% | > 350,000 |
| 40°C | > 93% | > 250,000 |
| 50°C | > 90% | > 170,000 |

Drilling Pattern

TYPE "N"



Additional Information

| | | | |
|---|--|---|---|
| <p>UL and cUL Wet Location Listed IP66 Light Squares 3G Vibration Rated ARRA Compliant ISO 9001</p> | <p>-40°C (104°F) Ambient Temperature Rating -40°C (-40°F) Ambient Temperature Rating Optional 50°F (-1A) Ambient Temperature Rating >0.9 Power Factor <20% Total Harmonic Distortion 120V/277V/50 and 60 Hz 347V/60 Hz, 480V/60 Hz</p> | <p>1-4 Light Squares 33 lbs. (15.0 kgs.) 5-6 Light Squares 44 lbs. (20.0 kgs.) 7-8 Light Squares 54 lbs. (24.5 kgs.) 9-10 Light Squares 63 lbs. (28.6 kgs.)</p> | <p>1-4 Light Squares 0.86 5-6 Light Squares 1.00 7-8 Light Squares 1.07 9-10 Light Squares 1.12</p> |
|---|--|---|---|



IP66

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: February 24, 2015

APPLICATION No. 141032INCMRev.

APPLICANT: Clementon Ventures, LLC

ESCROW: # 8725

Block: 14401 Lot(S): 4

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

TRANSMITTAL TO:

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

STATUS OF APPLICATION

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

For Your Review - By March 10, 2015

ENCLOSED:

- 2/26/15*
- 1 Copy - Minor Site Plan, checklist, Camden County Planning Application
 - 1 Copy - Minor Site
 - 1 Copy - Development Plans Preliminary & Final Major Site Plan
 - 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
 - 1 Copy - Major Subdivision -Final Amended
 - 1 Copy - Preliminary Site Plan
 - 1 Copy - Redevelopment Agreement/Developers Agreement
 - 1 Copy - Final Site Plan
 - 1 Copy - Major Site. & Subdivision
 - 1 Copy -Architectural Elevations
 - 1 Copy - Department of Environmental Protection
 - 1 Copy - Stormwater Management Report
 - 1 Copy - Proposed Development Description

Preliminary & Final Site Plan

Minor Site Plan Revised

COMMENTS:

No problems Very nice plan.

[Signature]

Assessor 2/26/15

Bin# 63

B

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

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

APPLICANT: Clementon Ventures, LLC ESCROW: # 8725

Block: 14401 Lot(S): 4

LOCATION: 1212 Blackwood Clementon Road ZONED: HC

TRANSMITTAL TO:

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

STATUS OF APPLICATION

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

For Your Review - By February 8, 2015

ENCLOSED:

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

- Preliminary & Final Site Plan Minor Site Plan

COMMENTS:

OK 2-2-15 JTS BLS

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: January 20, 2015

APPLICATION No. #141032INMC

APPLICANT: Clementon Ventures, LLC

ESCROW: # 8725

Block: 14401 Lot(S): 4

LOCATION: 1212 Blackwood Clementon Road

ZONED: HC

TRANSMITTAL TO:

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

STATUS OF APPLICATION

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

For Your Review - By February 8, 2015

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- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

Preliminary & Final Site Plan

Minor Site Plan

COMMENTS:

NO ISSUES. GREAT PLAN

2/5/15

[Signature]
Assessor

Bn 62 

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: February 24, 2015

APPLICATION No. 141032INCMRev.

APPLICANT: Clementon Ventures, LLC

ESCROW: # 8725

Block: 14401 Lot(S): 4

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

TRANSMITTAL TO:

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

STATUS OF APPLICATION

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

For Your Review - By March 10, 2015

ENCLOSED:

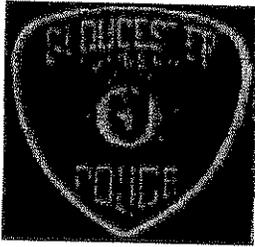
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- 1 Copy - Department of Environmental Protection
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

Preliminary & Final Site Plan

Minor Site Plan Revised

COMMENTS:

OK 3/3/15 OK Bids



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #141032INMC

1212 Blackwood-Clementon Rd

Block:14401 lot 4

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

Other:

Reviewed By: Lt. Brian McKendry

Signature: _____

Date Submitted: 1/29/14

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

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

APPLICANT: Clementon Ventures, LLC ESCROW: # 8725

Block: 14401 Lot(S): 4

LOCATION: 4212 Blackwood Clementon Road ZONED: HC

TRANSMITTAL TO:

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

STATUS OF APPLICATION

PURPOSE OF TRANSMITTAL: Minor Site Plan/Bulk C Variance/Dental Office/5.1 acres

For Your Review - By February 8, 2015

ENCLOSED

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

Preliminary & Final Site Plan

Minor Site Plan

REVIEWED

DATE: 1/28/15

BY: Peter Kates
Peter Kates

WITH COMMENT

WITHOUT COMMENT

BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 2
BLACKWOOD FIRE COMPANY
P.O. Box 541
BLACKWOOD, N.J. 08012

COMMENTS:

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: January 20, 2015

APPLICATION No. #141032INMC

APPLICANT: Clementon Ventures, LLC

ESCROW: # 8725

Block: 14401 Lot(S): 4

LOCATION: 1212 Blackwood Clementon Road

ZONED: HC

JAN 20 2015

TRANSMITTAL TO:

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

STATUS OF APPLICATION

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

For Your Review - By February 8, 2015

ENCLOSED:

- 1 Copy - Minor Site Plan, checklist, Camden County Planning Application
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- 1 Copy - Architectural Elevations
- 1 Copy - Recycling Report
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

Preliminary & Final Site Plan

Minor Site Plan

COMMENTS:

Property taxes are current as of 1/22/15.
Maryann Bina

141033 IN/MC

January 16, 2015

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

JAN 21 2015

RECYCLING REPORT

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

1. Materials

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

2. Storage Location, Collection and Disposal

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

3. Frequency of Collection and Disposal

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

Quantity of Materials

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

Storage Area for Materials

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

OWNER'S POLICY OF TITLE INSURANCE

Issued by Fidelity National Title Insurance Company



Fidelity National Title
Insurance Company

POLICY NUMBER
2012-80385

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

COVERED RISKS

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

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

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

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

Attest:

Secretary

FIDELITY NATIONAL TITLE INSURANCE COMPANY



By:

President

Countersigned:

By:

Authorized Signatory

Issued by:
Fidelity National Title Company, LLC
3705 Quakerbridge Road
Mercerville NJ 08618
Tel: 609-584-8844 Fax: 609-584-8911



EXCLUSIONS FROM COVERAGE

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

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

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

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

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

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

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

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

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

2. CONTINUATION OF INSURANCE

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

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

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



Issued By:



Fidelity National Title
Insurance Company

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

SCHEDULE A

Your Ref: LOCATION #56124

Policy No. 2012-80385

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

File No: 2012-80385

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

Amount of Insurance: \$118,000.00

Date of Policy: May 14, 2013

1. Name of Insured

CLEMENTON VENTURES LLC

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

Fee Simple

3. Title is vested in:

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

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

See Exhibit A" attached hereto and made a part hereof

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

ALTA Owner 6/17/06

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

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Issued By:



Fidelity National Title
Insurance Company

SCHEDULE A

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

Your Ref: LOCATION #56124

Policy No.

2012-80385

LEGAL DESCRIPTION
EXHIBIT "A"

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

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

(1) Along said connecting curve, curving to the right, with a radius of 34.00 feet an arc distance Southwesterly of 76.61 feet to the Northwesterly line of Laurel Road; thence

(2) South 44 degrees 23 minutes 02 seconds West, along the Northwesterly line of Laurel Road, 97.70 feet to a point; thence

(3) North 87 degrees 16 minutes 22 seconds West, 98.53 feet to the Easterly end of a curve as shown on said plan; thence

(4) Northwesterly along said curve, curving to the right with a radius of 20.00 feet an arc distance of 31.42 feet to a point of tangent; thence

(5) North 02 degrees 43 minutes 38 seconds East, 116.71 feet to the Southerly line of Blackwood-Clementon Road; thence

(6) South 84 degrees 42 minutes 35 seconds East, along Blackwood-Clementon Road, 159.75 feet to the point and place of BEGINNING.

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

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

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

ALTA Owner 6/17/06

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

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Issued By:



Fidelity National Title
Insurance Company

SCHEDULE A

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

(Continued)

Your Ref: LOCATION #56124

Policy No.

2012-80385

EXHIBIT A

LEGAL DESCRIPTION (Continued)

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

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

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

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

ALTA Owner 6/17/06

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

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Issued By:

SCHEDULE B



**Fidelity National Title
Insurance Company**

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

Your Ref: LOCATION #56124

Policy No.

2012-80385

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

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

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

(END OF SCHEDULE B)

ALTA Owner 6/17/06

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

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CONDITIONS CONTINUED

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

4. PROOF OF LOSS

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

5. DEFENSE AND PROSECUTION OF ACTIONS

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

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently. Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

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

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

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

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

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

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

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

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

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

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

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

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

8. DETERMINATION AND EXTENT OF LIABILITY

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

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

(i) the Amount of Insurance; or

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

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

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

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

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

9. LIMITATION OF LIABILITY

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

CONDITIONS CONTINUED

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

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

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

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

11. LIABILITY NONCUMULATIVE

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

12. PAYMENT OF LOSS

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

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

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

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

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

14. ARBITRATION

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

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

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

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

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

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

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

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

16. SEVERABILITY

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

17. CHOICE OF LAW; FORUM

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

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

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

18. NOTICES, WHERE SENT

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



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: FEB 13 2015 Application No.: 151011CM Taxes Paid Yes/No _____ (Initial) _____
 Fees 300 Project # 9175
 Planning Board Zoning Board of Adjustment
 Escr. 1350 Escr.# 9175

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

LAND DEVELOPMENT APPLICATION

| | |
|---|--|
| 1. Applicant Name: <u>Twin Oaks III, LLC</u> Address: <u>P.O. Box 58</u> City: <u>Richwood</u> State, Zip: <u>New Jersey, 08074</u> Phone: <u>(856) 740-2600</u> Fax: <u>(856) _____</u> Email: <u>c/o bob@freemanandmintzpa.com</u> | 2. Owner(s) (List all Owners) Name(s): <u>David and Anthony Guzzo</u> <u>Guzzo Builders, Inc.</u> Address: <u>P.O. Box 8303</u> City: <u>Turnersville</u> State, Zip: <u>New Jersey, 08012</u> Phone: <u>(856) 740-2600</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 | FD | PR | BW-RD | SCR-HC Overlay |
| R3 | SCR | OF | GI | FP | L-RD | NVSCR Overlay |
| | | | | | | IR |

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

| | |
|---|---|
| Name of Attorney: <u>Robert Mintz, Esq.</u> Address: <u>34 Tanner Street</u> City: <u>Haddonfield</u> | Firm: <u>Freeman and Mintz, P.A.</u> State, Zip: <u>New Jersey, 08033</u> Phone: <u>(856) 795-1234</u> Fax: <u>(856) 795-4620</u> Email: _____ |
|---|---|

6. Name of Persons Preparing Plans and Reports:

Name: Norman K. Rodgers, P.E.
Address: 645 Berlin-Cross Keys Road, Suite 1
Profession: Professional Engineer
City: Sicklerville
State, Zip: NJ
Phone: (856) 228-2200 Fax: (856) 232-2346
Email: nrodgers@ces-1.com

Name: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: (856) - _____ Fax: (856) - _____
Email: _____

7. Location of Property:

Street Address: 645 Berlin-Cross Keys Road Block(s): 18612
Tract Area: 3.793 - acres Lot(s): 4

8. Land Use:

Existing Land Use: Commercial office building, parking, and storm water management basin.
Proposed Land Use (Describe Application): Same as existing plus a Tilted Kilt restaurant and bar (Approved under Gloucester Township Planning Board Resolution/ Application No. 071029CP SFa#2).

9. Property:

Number of Existing Lots: 1 Proposed Form of Ownership:
Number of Proposed Lots: 2 Fee Simple Cooperative
 Condominium Rental
Are there *existing* deed restrictions? No Yes (If yes, attach copies)
Are there *proposed* deed restrictions? No Yes SEE PLANS

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: Resolution Nos. 071029CPSPFa and

List all applications on a separate sheet. 071029CPSFa#2

13. Zoning

| All Applications | Proposed | Fence Application | Proposed |
|---|---------------------------|---|----------|
| Front setback 1 | 119.68 feet (Lot 4) | Setback from E.O.P.*1 | _____ |
| Front setback 2 | 78.71 feet (Lot 4.02) | Setback from E.O.P.*2 | _____ |
| Rear setback | 30.5 feet (min) | Fence type | _____ |
| Side setback 1 | 15.7 feet (Lot 4) | Fence height | _____ |
| Side setback 2 | 74.96 ft. (Lot 4.02) | *E.O.P. = Edge Of Pavement. | |
| Lot frontage | 300.43 (Lot 4.02) | Pool Requirements | |
| Lot depth | 173 feet (Lot 4.02) | Setback from R.O.W.1 | _____ |
| Lot area | 67,812 sq. ft. (Lot 4.02) | Setback from R.O.W.2 | _____ |
| Building height | <40 ft. (both lots) | 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: Addressed as part of previous applications/resolutions-no changed proposed.

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

11/30/15

 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).

1-30-15
Date

David App
Signature

David App
Print Name

Sworn and Subscribed to before me this

30th day of January
2014 (Year).

Darlene Pirolli
Signature

Darlene Pirolli
Print Name

DARLENE PIROLLI
NOTARY PUBLIC
NEW JERSEY
MY COMMISSION EXPIRES 6-24-15

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: Not Applicable

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

David App
Signature of Applicant

David App
Print Name

1/30/15
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

_____ 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 _____ day of _____
20____ before the following authority.

Name of property owner or applicant

Notary public

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: February 11, 2015 APPLICATION No. 151011CM
APPLICANT: Twin Oaks III, LLC ESCROW: # 9175
Block: 18612 Lot(S): 4
LOCATION: 645 Berlin Cross Keys Road, Sicklerville ZONED: HC

TRANSMITTAL TO:

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

STATUS OF APPLICATION

PURPOSE OF TRANSMITTAL: Minor Subdivision/Bulk Variance

For Your Review - By February 27, 2015

ENCLOSED:

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

Preliminary & Final Site Plan Minor Subdivision

COMMENTS:

NO ISSUES; New Lot # 4.02 15 OK

[Handwritten Signature]
Assessor 2/19/15



FEB 20 2015

Township Of Gloucester
1261 Chews Landing -Clementon Rd., at Hider Lane
P. O. Box 8
Blackwood, New Jersey 08012
(856) 228-4000

FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE

DATE: 2/17/15
APPLICATION#: #151011CM
APPLICANT: Wynn Oatka III LLC
PROPERTY LOCATION: 645 Berlin Green Keys Road
BLOCK: 18612 LOT: 4

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

Our records indicate the above property is delinquent on taxes (see attached).

Our records indicate the above property has liens (see attached).

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


SANDRA L. FERGUSON
GLOUCESTER TWP. TAX COLLECTOR

Tax Account Maintenance

Block: 16612
 Lot: 4
 Qualifier:
 Owner: SUZZO, DAVID & ANTHONY Prop Loc: 645 CROSS KEYS ROAD

| Year | Qtr | Type | Billed | Principal Balance | Interest | Total Balance |
|------|-----|-------|----------|-------------------|----------|---------------|
| 2015 | 2 | | 4,456.37 | 4,456.37 | .00 | 4,456.37 |
| 2015 | 1 | | 4,456.38 | 4,456.38 | 28.98 | 4,485.36 |
| 2015 | | Total | 8,912.75 | 8,912.75 | 28.98 | 8,941.73 |
| 2014 | 4 | | 4,681.74 | .00 | .00 | .00 |
| 2014 | 3 | | 4,681.74 | .00 | .00 | .00 |
| 2014 | 2 | | 4,231.01 | .00 | .00 | .00 |
| 2014 | 1 | | 4,557.61 | .00 | .00 | .00 |

Other Delinquent Balances: .00 Interest Date: 02/17/15
 Other APR2 Threshold Amt: .00 Per Diem: 1.8115 Last Payment Date: 10/27/14

TOTAL TAX BALANCE DUE

| | | | |
|----------------|----------|-----------|-------|
| Principal: | 4,456.38 | Penalty: | .00 |
| Misc. Charges: | .00 | Interest: | 28.98 |
| Total: | | 4,485.36 | |

* Indicates Adjusted Billing in a Tax Quarter

Box # 63

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL



DATE: February 11, 2015 APPLICATION No. 151011CM
APPLICANT: Twin Oaks III, LLC ESCROW: # 9175
Block: 18612 Lot(S): 4
LOCATION: 645 Berlin Cross Keys Road, Sicklerville ZONED: HC

TRANSMITTAL TO:

- Bach Associates
- Planner
- Taxes & Assessor
- Traffic/Police
- Aqua Water Co.
- Construction
- Ted Brennan, Esq.
- Fire District 1 2 3 4 5 6
- Camden County Planning

STATUS OF APPLICATION

PURPOSE OF TRANSMITTAL: Minor Subdivision/Bulk Variance

For Your Review - By February 27, 2015

ENCLOSED:

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

Preliminary & Final Site Plan Minor Subdivision

COMMENTS: 2-23-15 JTG - Dwg OK



#151010M 2361-01

JON S. CORZINE
Governor

State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Land Use Regulation
P.O. Box 439, Trenton, NJ 08625-0439
Fax # (609) 292-8115
Fax # (609) 777-3656
www.state.nj.us/landuse

LISA P. JACKSON
Commissioner

FEB 2 2006

May 23, 2006

Michael Dupras
Consulting Engineer Services
150 Delsea Drive, Suite 1
Sewell, NJ 08080

RE: Letter of Interpretation, Presence/Absence
File No.: 0415-06-0002.1-FWW060001
Applicant: Dave Guzzo
Project: Unspecified
Block: 18612; Lot: 4, Gloucester Township, Camden County

Dear Mr. Dupras:

This letter is in response to your request for a Letter of Interpretation from the Division of Land Use Regulation indicating the presence or absence of freshwater wetlands, waters and wetland transition areas on the referenced property.

In accordance with agreements between the New Jersey Department of Environmental Protection, the United States Environmental Protection Agency and the U.S. Army Corps of Engineers, the NJDEP, Division of Land Use Regulation is the lead agency for establishing the extent of regulated wetlands and waters in New Jersey. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on May 22, 2006, the Division of Land Use Regulation has determined that freshwater wetlands and waters are not present on the referenced Block and Lot. In addition, the Department has determined that no part of the above referenced property occurs within a wetland transition area or buffer as designated in N.J.A.C. 7:7A-2.5(d) and (e). Your request for this determination, together with all information upon which it is based, has been made a part of the Division's public records.

Pursuant to the Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A), you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is modified or revoked by the United States Environmental Protection Agency or unless the information on which it is based is found to be inaccurate. The U.S. Army Corps of Engineers, however, retains the right to modify the Federal jurisdiction determination at any time should site conditions change.

This determination does not affect your responsibility to obtain any State, Federal, county or municipal permits which may be required.

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the decision date by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist.

Please contact Bruce Stoneback, of our staff, at (609) 984-0288 should you have any questions regarding this letter. Be sure to indicate the Division's file number in all communication.

Sincerely,



 David B. Fanz, Supervisor
Bureau of Coastal Regulation

c: Municipal Clerk
Municipal Planning Board

DBR/bas

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING AMENDED PRELIMINARY AND FINAL MAJOR SITE
PLAN WITH BULK VARIANCES AND WAIVERS FOR DAVID GUZZO
APPLICATION NO: 071029CPSFa#2**

WHEREAS, on June 10, 2014, consideration was given to the application of David Guzzo (hereinafter "Applicant") for the property located at Block 18612, Lot 4, with a street address of Berlin-Cross Keys Road and Johnson Road and known as The Crossing at Twin Oaks II (hereinafter "the Property") for amended preliminary and final major site plan with bulk variances and waivers to construct a proposed Tilted Kilt restaurant related to Phase 2 of development on the Property; and

WHEREAS, the Applicant previously made application to the Gloucester Township Planning Board (hereinafter "the Board") and was granted approval for preliminary and final major site plan as set forth more fully in Gloucester Township Planning Board Resolution # 071029CPSF made a part hereof by reference. At the time of the prior application, two phases were proposed for the development of the Property; and

WHEREAS, the Applicant is now appearing before the Board seeking Amended Preliminary and Final Major Site Plan Approval with bulk variances and waivers to construct in Phase II of the property a Tilted Kilt restaurant; and

WHEREAS, Robert Mintz, Esquire appeared on behalf of the Applicant and Norman Rodgers III, P.E., the Applicant's engineer and Amol Kohli, representative of the operator of the Tilted Kilt testified in support of the application. Mr. Mintz presented the application for amended preliminary and final site plan approval, stating that the Applicant is requesting amended preliminary and final major site plan to construct a Tilted Kilt restaurant and that the Applicant intends to move quickly. Mr. Mintz introduced and qualified Mr. Rodgers as an expert before the Board and Mr. Rodgers testified that the subject property front Berlin-Cross Keys Road. Mr. Rodgers noted that Phase I of this project was the construction of the existing office building and that Phase II is proposing a restaurant/bar which is a permitted use in the zone. Mr. Rodgers testified that the proposed Tilted Kilt restaurant will be a 7,400 square foot facility with proposed outdoor roofed patio. The restaurant will have a maximum occupancy of 284 persons and the proposed parking layout is sufficient to meet the requirement in the zone. Mr. Rodgers noted the application does meet all bulk requirements other than signage but the Applicant is seeking waivers from providing an environmental impact statement, from providing a full loading area, for having grading within 5 feet of the property line and not meeting the requirement for distance between parking and the property line. Rodgers testified that the existing stormwater basin can handle the additional development and that new sanitary sewer and water laterals will be placed. Mr. Rodgers testified that the Applicant is proposing a comprehensive landscape arrangement including shade trees, evergreens along three sides of the property for shielding of headlights, evergreens to shield the trash enclosure and shielded

lighting to mitigate glare on site. Mr. Rodgers testified that the Applicant is seeking variance relief from signage requirements for number of free standing signs, height of the Tilted Kilt free standing sign, amount of facade signs and total area of facade signs. Mr. Rodgers provided testimony regarding the waivers and signage variances, noting that the site is unique because of the orientation of the site and that frontage is along a four lane highway. Mr. Rodgers noted for safety that the signage variances are necessary and they promote the health safety and welfare of the residents and comport with the NJ Municipal Land Use Law. Mr. Rodgers provided Exhibit A - the Site Plan; and Exhibit B - the Revised Sign Plan in support of the Application. Mr. Rodgers provided testimony regarding the outdoor seating and noted that the Applicant is proposing high plants along the edge of the open seating to baffle sound and provide a buffer and that lighting and music will be handled in accordance with and not exceed applicable code. Mr. Rodgers provided testimony that the positive elements of allowing for safe identification by motorists outweighs any negative impact on the surrounding community to allow the variances and waivers and that neither the variances nor waivers will have a substantial detriment on the neighborhood; and

WHEREAS, Amol Kohli was presented to discuss and testify regarding operation of the restaurant and testified that the Tilted Kilt proposes two shifts with 38 total police. Tilted Kilt will police the grounds for trash and other debris after each shift. Mr. Kohli testified that the grease trap in the kitchen will be pumped quarterly and that Tilted Kilt will comply with all recycle requirements. Tilted Kilt and the Applicant also agree to abide by and comply with Title 39 requirements for Township Police enforcement in the parking area; and

WHEREAS, the Applicant reviewed the letters of review of Steve Bach, Board Engineer, Ken Lechner, Board Planner and Joe Raday, Board Traffic Engineer and the Applicant specifically testified that they will comply with all requirements of Mr. Bach, Mr. Lechner and Mr. Raday's letters if not already agreed to or otherwise stated during testimony. Specifically, the Applicant agreed to limit deliveries to 37 ft. single box trucks, to submit fencing to Mr. Lechner for final approval, to comply with all handicap ramp requirements and to replace the same and restripe crossings per Mr. Raday; and

WHEREAS Mr. Howard Cherry of 4 Redbud Drive appeared to testify from the public in support 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, 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:

1. Existing Zoning: HC (Highway Commercial)
2. Intended Use: Construction of Phase II restaurant space on the Property.

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

- a. §416 Highway Commercial District
- b. §426 Signage

§416.F -HC - Highway Commercial District.

| Description | Required (Retail and Office Use) | Proposed | Conforms |
|---|--|--------------------------|-----------|
| Lot size (min.) | 20,000 sf | 3.79 ac. | yes |
| Lot frontage (min.) | 80 ft. | 300.56 ft. | yes |
| Lot depth (min.) | 200 ft. | 731.43 ft. | yes |
| Principal Building Minimum Yard Depths and Height Limitations | | | |
| Front yard (min.) - Restaurant | 75 ft. | 78.71 ft. | yes |
| Side yard (min.) - Restaurant | 10 ft. | 134.5 ft. / 74.83 ft. | yes / yes |
| Rear yard (min.) - Restaurant | 30 ft. | 30.39 ft. | yes |
| Building Coverage (max.) | 25% | 11.71% | yes |
| Lot coverage (max.) ¹ | 75% | 43% | yes |
| Building Height (max.) | 40 ft. | ≤ 40 ft. | yes |
| Floor Area Ratio (max.) | 0.25 | 0.1171 | yes |
| Buffers (min.) | 25 ft. | 25 ft. | yes |
| Parking | | | |
| Restaurant | 95 spaces | | |
| Office/Retail | 56 spaces | | |
| Total | 151 spaces | 164 spaces | yes |
| Parking Area Setback ¹ | | | |
| From any Right-of-way | 25 ft. | 26.99 ft. | yes |
| From side property line | 10 ft. ² | 0 ft. | yes |
| From rear property line | 10 ft. | 244 ft. | yes |

= Except where parking lots area shared.

1. Sign bulk standards

a. Free-standing signs.

| Sign Standards (Free-standing) | | | |
|--|----------|----------|-----------------|
| Description | Required | Proposed | Conforms |
| Number (max.) | | | |
| Consulting Engineer Services & Tilted Kilt | 1 | 2 | no ⁺ |

| | | | |
|---|--------|-----------|-----|
| Area (max.) - Berlin - Cross Keys Rd. (45 MPH) | | | |
| "Tilted Kilt Pub & Eatery" | 35 sf | 35 sf | yes |
| "Consulting Engineer Services" | 35 sf | 32 sf | yes |
| Height (max.) | | | |
| "Tilted Kilt Pub & Eatery" | 8 ft. | 10.42 ft. | no* |
| "Consulting Engineer Services" | 8 ft. | 7 ft. | yes |
| Letter size (min) | | | |
| "Tilted Kilt Pub & Eatery" | 8 in. | n/p | --- |
| "Consulting Engineer Services" | 8 in. | n/p | --- |
| Property line setback | | | |
| "Tilted Kilt Pub & Eatery" | 15 ft. | 15 ft. | Yes |
| "Consulting Engineer Services" | 15 ft. | 15 ft. | yes |

* = Variance required.

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

b. Facade signs.

| SIGN STANDARDS (FACADE) | | | |
|---|---------------|-----------------|------------|
| Description | Required | Proposed | Conforms |
| Number (max.) - §426.Q(2) | 1 | 7 | no* |
| Area (max.) - Front Elevation - East | | | |
| "Tilted Kilt Pub & Eatery" | | 49.3 sf | |
| "A Cold Beer Never Looked So Good" | | 40 sf | |
| Shield Logo | | 40 sf | |
| TOTAL | 100 sf | 129.3 sf | no* |

* = Variance required.

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

| SIGN STANDARDS (FACADE) - Continued | | | |
|--|----------|----------|----------|
| Description | Required | Proposed | Conforms |
| Area (max.) - Front Elevation - West | | | |
| "Tilted Kilt Pub & Eatery" | 100 sf | 40 sf | yes |
| Area (max.) - Front Elevation - North | | | |
| "Tilted Kilt" | 100 sf | ±14 sf | yes |

| | | | |
|---|--------|---------------|-----|
| Area (max.) – Front Elevation - South Shield Logo "Tilted Kilt" | | 40 sf | |
| | | <u>±14 sf</u> | |
| TOTAL | 100 sf | 54 sf | yes |

4. The Board Planner reviewed the following plans:
- a. Consulting Engineer Services Transmittal Letter dated 4/29/14.
 - b. Land Development Application Form and checklist dated 4/29/14.
 - c. Project Narrative as prepared by Consulting Engineer Services dated April 2014.
 - d. Recycling Report as prepared by Consulting Engineer Services dated April 2014.
 - e. Stormwater Management Report as prepared by Consulting Engineer Services dated April 2014.
 - f. Traffic Assessment as prepared by Consulting Engineer Services dated April 2014.
 - g. As-Built Survey Plan – Phase I, The Crossings at Twin Oaks, as prepared by Consulting Engineer Services comprising one (1) sheet dated 01/22/13, last revised 02/11/13.
 - h. Signage plans, as prepared by Sign Pro, Inc. comprising 4 sheets dated 4/07/14.
 - i. Engineering plans, as prepared by Consulting Engineer Services consisting of the following:

| <u>Sheet</u> | <u>Plan Description</u> | <u>Date / Latest Revision</u> |
|--------------|---|-------------------------------|
| 1 | Cover Sheet | 4-04-14 |
| 2 | Existing Conditions and Demolition Plan | 4-04-14 |
| 3 | Major Site Plan/Phasing Plan | 4-04-14 |
| 4 | Grading and Drainage Plan | 4-04-14 |
| 5 | Utility Plan | 4-04-14 |
| 6 | Landscaping & Lighting Plan | 4-04-14 |
| 7 | Profiles | 4-04-14 |
| 8 | Sanitary Sewer and Water Details | 4-04-14 |
| 9 | Storm Sewer Details | 4-04-14 |
| 10 | Construction Details | 4-04-14 |
| 11 | Landscaping and Lighting Details | 4-04-14 |
| 12 | Soil Erosion Control and Sediment Control Plan | 4-04-14 |
| 13 | Soil Erosion and Sediment Control Notes & Details | 4-04-14 |

5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated June 4, 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, reviewed the same plans as noted above and reviewed by the Planner.
7. The Board Engineer issued a report dated June 4, 2014 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.
8. The Board Traffic Engineer, Joseph J. Raday, P.E., C.M.E., of RWD Consultants, reviewed the same plans as noted above and reviewed by the Planner.
9. The Board Traffic Engineer issued a report dated June 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 C Keys, LLC application for amended preliminary and final major site plan and major subdivision approval and bulk variances 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.

WHEREAS, a motion was duly made by Mr. Jones and duly seconded by Mr. Mercado to approve the Amended Preliminary and Major Site Plan and Preliminary and Final Major Subdivision Approval and Signage Variances and waivers as set forth during testimony and recounted during the motion and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote

Those in Favor

Those Opposed

Vice Chairman Owens

x

Mr. Mercado

x

Mr. Gallo

x

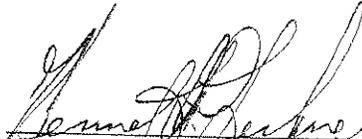
Mr. Jones

x

Mr. Dority

x

ATTEST:


KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD

SCOTT OWENS, VICE-CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 8th day of July 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 10th day of June 2014.


KENNETH LECHNER, SECRETARY

APPLICATION FOR COUNTY REVIEW OF SUBDIVISION, SITE AND DEVELOPMENT PLANS

CAMDEN COUNTY PLANNING BOARD
 CHARLES J. DePALMA PUBLIC
 WORKS COMPLEX
 2311 EGG HARBOR ROAD
 LINDENWOLD, NJ 08021
 (609) 566-2940 -- (609) 566-2988 (fax)

THIS APPLICATION MUST BE COMPLETED IN FULL AND SIGNED BY A LOCAL OFFICIAL ALONG WITH A COPY OF THE LOCAL APPLICATION. SEE COUNTY SUBMISSION REQUIREMENT LIST FOR ALL DOCUMENTS NECESSARY FOR A COMPLETE APPLICATION.

Tilted Kilt/Office Building

Gloucester Township

PROJECT/PLAN NAME

MUNICIPALITY

| TYPE OF PLAN | TAX MAP DATA | TYPE OF SUBMISSION |
|---|-------------------------------|--|
| <input type="checkbox"/> SITE PLAN | PLATE(S) <u>186</u> | <input checked="" type="checkbox"/> NEW APPLICATION |
| <input type="checkbox"/> MAJOR SUBDIVISION | BLOCK (s) <u>18612</u> | <input type="checkbox"/> REVISION OF PRIOR APPLICATION |
| <input type="checkbox"/> FINAL DEVELOPMENT PLAN | LOT(s) <u>4</u> | <input type="checkbox"/> RESUBMISSION OF PART OF A MAJOR SUBDIVISION |
| <input type="checkbox"/> FILING PLAN | EXISTING ZONING <u>HC</u> | |
| <input checked="" type="checkbox"/> MINOR SUBDIVISION | VARIANCE REQUIRED? <u>Yes</u> | |

APPLICANT NAME Twin Oaks III, LLC, c/o David Guzzo PHONE: 856-740-2600
 ADDRESS P.O. Box 58 TOWN Richwood STATE NJ ZIP 08074
 AGENT/ATTORNEY Robert Mintz PHONE: 856-795-1234
 ADDRESS Freeman & Mintz, 34 Tanner St. TOWN Haddonfield STATE NJ ZIP 08033

SITE ABUTS COUNTY ROAD Berlin-Cross Keys Road ROUTE # 689

| PROPOSED USE | AREA |
|--|--|
| <input type="checkbox"/> S.F. DETACHED _____ | TOTAL AREA OF EXISTING LOT: <u>3.793 ac.</u> AREA OF PORTION TO BE SUBDIVIDED: <u>1.557 ac.</u> |
| <input type="checkbox"/> TOWNHOUSES _____ | |
| <input type="checkbox"/> GARDEN APTS. _____ | |
| <input type="checkbox"/> MID-RISE APT. _____ | |
| <input type="checkbox"/> OTHER _____ | |
| <input type="checkbox"/> HI-RISE APTS. _____ | |
| <input type="checkbox"/> COMMERCIAL _____ | |
| <input type="checkbox"/> INDUSTRIAL _____ | |

Norman K. Rodgers III SIGNATURE OF APPLICANT OR AGENT
 Norman K. Rodgers, III, P.E., Agent for Applicant PRINT NAME OF PERSON COMPLETING APPLICATION

| MUNICIPAL USE | COUNTY USE |
|---|------------------------------|
| # <u>1510114</u> CLASSIFICATION OF APPLICATION | RECEIVED AND LOGGED: |
| X <u>Norman K. Rodgers III</u> AUTHORIZED MUNICIPAL SIGNATURE AND TITLE | LOG NO. _____ PLAN NO. _____ |
| TRANSMITTAL DATE | |

SUBMISSION REQUIREMENTS FOR THE CAMDEN COUNTY PLANNING BOARD:

Please Submit the Following For:

MINOR SUBDIVISIONS:

- 2 copies of County Planning Board Application
(Lower left hand corner **MUST BE SIGNED** and
classified by appropriate local official)
- 1 Copy of Municipal Township Application
- 1 County Fee Schedule, filled out and signed
(**check made payable to the Camden County Treasurer**)
- 1 set of Plans
- Affidavit of Ownership
- N/A 1 Copy of Pinelands Certificate of Filing (if applicable)

SITE PLANS AND MAJOR SUBDIVISIONS:

- 2 copies of County Planning Board Application
(lower left hand corner **MUST BE SIGNED** and
classified by appropriate local official)
- 1 Copy of Municipal Township Application
- 1 County Fee Schedule, filled out and signed
(**check: made payable to the Camden County Treasurer**)
- 2 Sets of Signed and Sealed Plans, which reflect all requirements contained in
Chapter V of the County's Manual of Land Development practices, Regulations and
Procedures
- 2 Sets of Drainage Calculations (data based upon 10 year pre and a 25 year post
construction storm)
- 2 Sets of Traffic Impact Study (if applicable)
- Affidavit of Ownership
- 1 Copy of Pinelands Certificate of Filing (if applicable)
- 1 Copy of Local Engineer's Report

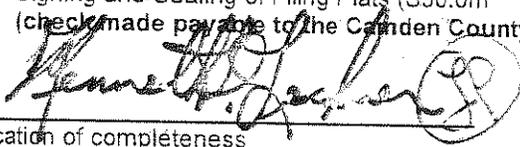
FINAL OR REVISED PLANS: Site Plans & Major Subdivisions

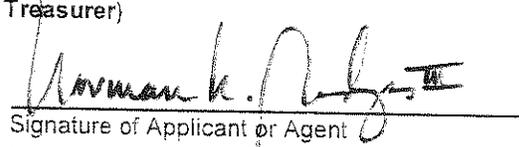
- 2 copies of County Planning Board Application
(for major subdivisions final approval must be
received before filing plans are signed)
- 2 Sets of Signed and Sealed Plans
- 1 County Fee Schedule, filled out and signed
(**check made payable to the Camden County Treasurer**)

ADDITIONAL FEES:

- Signing and Sealing of Filing Plans (\$50.0m
(**check made payable to the Camden County Treasurer**)

Certification of completeness
by Local Official




Signature of Applicant or Agent
Norman K. Rodgers, III Agent for Applicant

CAMDEN COUNTY PLANNING BOARD

FEE SCHEDULE
(rev. 6/98)

APPLICANT'S NAME: Twin Oaks III, LLC, c/o David Guzzo

PROJECT NAME: Minor Subdivision

MUNICIPALITY: Gloucester

PLATE: 186

BLOCK: 18612

LOT(S): 4

TYPE OF PLAN

MINOR SUBDIVISION

SITE PLAN

MAJOR SUBDIVISION

MINOR SUBDIVISION

| | |
|---|------------------|
| <input checked="" type="checkbox"/> REVIEW FEE (\$150.00) | \$ <u>150.00</u> |
| <input type="checkbox"/> DESIGN REVIEW FEE (\$400.00) | \$ _____ |
| <input type="checkbox"/> TOTAL PARKING SPACES (\$6.00 per space) | \$ _____ |
| <input type="checkbox"/> DEDICATION, EASEMENT, DEED, ETC. REVIEW FEE (\$150.00) | \$ _____ |
| <input type="checkbox"/> INSPECTION FEE (\$200.00) | \$ _____ |
| TOTAL | \$ _____ |

MAJOR SUBDIVISION

| | |
|---|----------|
| <input type="checkbox"/> DESIGN REVIEW FEE (\$500.00) | \$ _____ |
| <input type="checkbox"/> PER DWELLING UNIT (\$12.00/UNIT) | \$ _____ |
| <input type="checkbox"/> DEDICATION, EASEMENT, DEED, ETC. REVIEW FEE (\$150.00) | \$ _____ |
| <input type="checkbox"/> INSPECTION FEE (\$200.00) | \$ _____ |
| TOTAL | \$ _____ |

FINAL REVIEWS (Site Plans & Major Subdivisions)

| | |
|---|----------|
| <input type="checkbox"/> FINAL (\$200.00) | \$ _____ |
|---|----------|

Final Submission should be submitted after receipt of preliminary approval
(May be Waived at Discretion of Board)

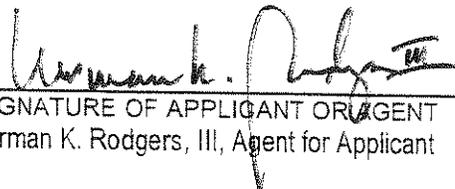
REVISIONS (Site Plans & Major Subdivisions)

| | |
|---|----------|
| <input type="checkbox"/> REVISIONS (\$200.00) | \$ _____ |
|---|----------|

ADDITIONAL FEES

| | |
|---|----------|
| <input type="checkbox"/> SIGNING OF FILING PLATS (\$100.00) | \$ _____ |
|---|----------|

GRAND TOTAL \$ 150.00


SIGNATURE OF APPLICANT OR AGENT
Norman K. Rodgers, III, Agent for Applicant

AFFIDAVIT OF OWNERSHIP

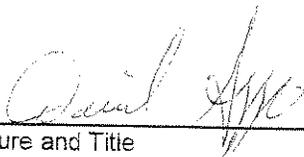
MUST BE COMPLETED AND RETURNED

1. Name of company/organization: Twin Oaks III, LLC
2. IS company a Corporation? Yes Yes NO _____
3. Name of state in Which Incorporated: _____
4. IS Company a partnership? Yes _____ NO _____
5. Individual Owner? Yes _____ NO _____

PLEASE LIST ANY AND ALL INDIVIDUALS WHO ARE OWNERS (FULL OR PART) OF THE COMPANY/ORGANIZATION, AND IF A NON-PROFIT ORGANIZATION PLEASE LIST ALL BOARD MEMBERS. ALSO IF INDIVIDUALLY OWNED.

| Name | Address | Title |
|-------------|-------------------------|-------|
| David Guzzo | PO Box 58, Richwood, NJ | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

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



Signature and Title

David Guzzo
Please PRINT Name & Title



March 6, 2015

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

Attn: Ken Lechner, Township Director / Planner

Re: The Crossing at Twin Oaks / Tilted Kilt Restaurant
Minor Subdivision
Twin Oaks III, David and Anthony Guzzo
Berlin – Cross Keys Road
Block 18612, Lot 4
Review No. 1
Bach Project No. GTPB-2015-02
GTPB Application No. 151011CM

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 2/10/15.
- Township of Gloucester Land Development Submission Checklist, undated.
- Resolution of the Gloucester Township Planning Board for Preliminary Major Site Plan approval for David Guzzo, Application No. 071029CPSF, dated June 10, 2014.
- Letter of Interpretation, Presence/Absence form the New Jersey Department of Environmental Protection, File No. 0415-06-0002.1-FWW060001, dated May 23, 2006.
- Drawing entitled "Existing Conditions for Minor Subdivision Plan, Tilted Kilt/Office Building, Original Tract: Plate 186, Block 18612, Lot 4, Gloucester Township, Camden County, New Jersey", prepared by Consulting Engineer Services, dated 2-2-15, no revision.
- Drawing entitled "Minor Subdivision Plan, Tilted Kilt/Office Building, Original Tract: Plate 186, Block 18612, Lot 4, Gloucester Township, Camden County, New Jersey", prepared by Consulting Engineer Services, dated 2-2-15, no revision.

The Crossing at Twin Oaks / Tilted Kilt Restaurant
 Twin Oaks III, David and Anthony Guzzo
 Berlin – Cross Keys Road
 Block 18612, Lot 4
 Review No. 1
 Bach Project No. GTPB-2015-02
 GTPB Application No. 151011CM
 March 6, 2015
 Page 2 of 4

SITE INFORMATION:

Applicant: Twin Oaks III, LLC
 PO Box 58
 Richwood, New Jersey 08074
 856-740-2600
bob@freemanandmintzpa.com

Applicant/Owner: David and Anthony Guzzo
 Guzzo Builders, Inc.
 PO Box 8303
 Turnersville, New Jersey 08012
 856-740-2600

PROJECT SUMMARY:

This application is for the subdivision of an existing 3.793 acre commercial lot into two (2) separate commercial lots. There currently exists an 11,200 SF office building on the rear portion of the existing Lot and a proposed restaurant has been previously approved to be situated on front portion of the Lot (proposed Lot 4.02). The project site is located on the northwesterly side of Berlin – Cross Keys Road (County Route 689), northeast of Johnson Road in the Township's Highway Commercial (HC) Zoning District. The applicant is seeking a Minor Subdivision approval with a Bulk "C" variance.

ZONING ORDINANCE REQUIREMENTS:

1. The property is located in the 'HC' Highway Commercial Zone.
2. The following table sets forth the bulk standards for the Zoning district and the proposed dimensions and setbacks for the lots:

| | Required | Proposed Lot 4 | Proposed Lot 4.02 | Conforms |
|---------------------------|----------|----------------|-------------------|----------|
| Minimum Lot Size (sf) | 20,000 | 97,389 | 67,812 | Y |
| Minimum Lot Frontage (ft) | 80 | 0* | 300.43 | N |
| Minimum Lot Depth (ft) | 200 | 496.21 | 173 | N |
| Min Setbacks (ft) | | | | Y |
| Front | 75 | 119.68 | 78.71 | Y |
| Side | 10 | 15.7 | 74.96 | Y |
| Rear | 30 | 306 | 30.5 | Y |
| Max. Bldg Cover (%) | 25 | 12 | 11 | Y |
| Max. Impervious Cover (%) | 75 | 32 | 43 | Y |

The Crossing at Twin Oaks / Tilted Kilt Restaurant
 Twin Oaks III, David and Anthony Guzzo
 Berlin – Cross Keys Road
 Block 18612, Lot 4
 Review No. 1
 Bach Project No. GTPB-2015-02
 GTPB Application No. 151011CM
 March 6, 2015
 Page 3 of 4

| | | | | |
|-------------------------|----|-----|-----|---|
| Max. Building Ht (ft) | 40 | <40 | <40 | Y |
| Front Yard Parking (ft) | 25 | 0* | 27 | N |
| Side Yard Parking (ft) | 10 | 12 | 5** | N |
| Rear Yard Parking (ft) | 10 | 261 | 0* | N |

* Variance required
 ** Variance previously granted

VARIANCES/WAIVERS:

The applicant is requesting the following Bulk Variances:

1. Lot Frontage – Proposed Lot 4 proposes no frontage on a public right of way.
2. Lot Depth – Proposed Lot 4.02 proposes a lot depth of 173' where 200' is required.
3. Parking Setbacks – Proposed Lot 4 proposes a 0' front yard setback where 25' is required; Lot 4.02 proposed 0' rear yard setback where 10' is required.

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 the outbound survey utilized to establish the subdivision plan as referenced in note no. 5 on the proposed subdivision plan. Please note that a current survey is considered a survey that is dated or has been updated within the past year.
2. Existing and proposed building coverage as indicated in note no. 10 on the Minor Subdivision Plan shall be shown in square foot and as a percentage of lot area.
3. A point of beginning shall be provided on the plan for each proposed lot and all easements shown.
4. The plan shall indicate if the subdivision will be filed by deed or by plat.
5. Certification by the Tax Assessor shall be provided indicating the approval of the proposed lot number.
6. Closure calculations shall be provided for all lots affected by the proposed subdivision.

The Crossing at Twin Oaks / Tilted Kilt Restaurant
Twin Oaks III, David and Anthony Guzzo
Berlin – Cross Keys Road
Block 18612, Lot 4
Review No. 1
Bach Project No. GTPB-2015-02
GTPB Application No. 151011CM
March 6, 2015
Page 4 of 4

7. Legal Descriptions of the proposed lots and any easements located on the proposed lots shall be provided.
8. Coordinates shall be provided for three (3) corners around the outbound of the lots.
9. In accordance with checklist item #58, the applicant shall provide proposed grades in sufficient numbers to illustrate the proposed grading scheme. Waiver recommended.
10. Contours based on U.S.G.S. datum shall be shown on the plan as required by §805:B21.
11. A common drive shall be shown on the subdivision plan per § 805:B25.
12. Cross Access Easements shall be provided for all lots associated with the proposed minor subdivision.
13. Approval from the Camden County Planning Board may be required.

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

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

Very truly yours,
BACH ASSOCIATES, PC



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



Anthony F. DiRosa , PE, PLS
Associate

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq. (PB Solicitor)
David & Anthony Guzzo, Owners
Twin Oaks III, LLC, Applicant
Robert D. Mintz, Esq., Applicant's Attorney
Norman K. Rodgers III, PE, PLS, Applicant's Professional

S:\GTPB2014 Gloucester Twp PB\04 Twin Oaks III-Tilted Kilt\Docs\GTPB2014-4 Twin Oaks-Tilted Kilt Restaurant, Review No 1, 6-2-14.doc

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence



TO: Planning Board

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

RE: **APPLICATION #151011CM** **Escrow #9175**
Twin Oaks III, LLC
BLOCK 18612, LOT 4

DATE: March 03, 2015

The Applicant requests minor subdivision approval to create one (1) new lot within the HC – Highway Commercial District. The project is located on the west side of Berlin–Cross Keys Road north of Johnson Road.

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

- Applicant/Owner: Twin Oaks III, LLC, P. O. Box 58, Richwood, NJ 08074 (telephone #856-740-2600).
- Surveyor: Norman K. Rodgers, III, PE, PLS, Consulting Engineer Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Attorney: Robert Mintz, Esq., Freeman & Mintz, P. A. 34 Tanner Street, Haddonfield, NJ 08033-2482 (telephone #856-795-1234).

I. INFORMATION SUBMITTED

1. Consulting Engineer Services Transmittal Letter dated 02/10/15
2. Land Development Application Form and checklist dated 02/10/15.
3. Minor Subdivision, as prepared by Consulting Engineer Services comprising one (1) sheet dated 02/02/15.
4. Minor Subdivision, as prepared by Consulting Engineer Services comprising one (1) sheet dated 02/02/15.
5. Existing Conditions for Minor Subdivision, as prepared by Consulting Engineer Services comprising one (1) sheet dated 02/02/15.

II. ZONING REVIEW

1. Retail sales and services (Tilted Kilt) is a listed permitted use [§416.B(1)].
2. General and Administrative (Consulting Engineer Services) is a listed permitted use [§416.B(5)].

§416.F –HC – Highway Commercial District.

| Description | Required | Proposed (Lot 4) | Proposed (Lot 4.02) | Conforms |
|--|---------------|---------------------|------------------------|-----------|
| Lot size (min.) | 20,000 sf | 2.236 ac. | 1.557 ac. | yes/yes |
| Lot frontage (min.) | 80 ft. | 0 ft. | | no |
| Lot frontage (min.) | 80 ft. | | 300.43 ft. | yes |
| Lot depth (min.) | 200 ft. | 496.21 ft. | 235.22 ft. | yes/yes |
| Principal Building Minimum Yard Depths and Height Limitations | | | | |
| Front yard (min.) | 75 ft. | 119.68 ft. | 78.71 ft. | yes/yes |
| Side yard (min.) | 10 ft. | 20.5 ft. / 15.7 ft. | 134.50 ft. / 74.63 ft. | yes / yes |
| Rear yard (min.) | 30 ft. | 306 ft. | 30.50 ft. | yes / yes |
| Building Coverage (max.) | 25% | 12% | 11% | yes/yes |
| Lot coverage (max.) ¹ | 75% | 32% | 43% | yes/yes |
| Building Height (max.) | 40 ft. | ≤ 40 ft. | ≤ 40 ft. | yes/yes |
| Floor Area Ratio (max.) | 0.25 | 0.12 | 0.11 | yes/yes |
| Buffers (min.) | 25 ft. | 25 ft. | n/a | yes/n/a |
| Parking | | | | |
| Office/Retail | 56 spaces | 58 spaces | | yes |
| Restaurant | 95 spaces | 106 spaces | | yes |
| Parking Area Setback¹ | | | | |
| From any right-of-way | 25 ft. | 235.22 ft. | 27 ft. | yes/yes |
| From side property line ¹ | 10 ft. | 0 ft. / 0 ft. | 5 ft. / 5.71 ft. | yes/yes |
| From rear property line | 10 ft. | 260.82 ft. | | yes |
| From rear property line | 10 ft. | | 0 FT. | no |

¹ = Except where parking lots area shared.

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 variance requirements. The Applicant provided the requisite checklist items.

IV. VARIANCE COMMENTS

The following variances are required for the instant application.

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

1. Lot Frontage: (0 ft. provided v. 80 ft. minimum required).
2. Rear Yard Parking: (0 ft. provided v. 80 ft. minimum required).

NJSA 40:55D-36, Appeals

3. Lot 4: The instant application requires a variance from NJSA 40:55D-35, Building lot to abut street, whereas, Lot 4 does not abut an improved street.
 - a. The Applicant must provide testimony addressing access to the proposed lot for firefighting equipment, ambulances and other emergency vehicles to protect the health, safety, and public welfare.

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

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

4. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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).

Balancing Test (basis *Sica v. Board of Adjustment Tp. of Wall*, 127 NJ 152, 162 – 166 (1992)).

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
5. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

V. 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.

VI. FINAL PROCEDURES

The Applicant is required to complete the following requirements prior to signature of the plans.

1. Approval from the Board Engineer.
 - a. Following above approval provide twelve (12) subdivision plans for signatures.
2. Payment of any outstanding escrow fees and sufficient fees to cover anticipated and/or pending invoices for professional services, if applicable.

The Applicant is advised the following requirements are prior approvals to submitting an application for construction permits.

3. Provide an application and zoning permit approval.
4. Provide a cost estimate for site improvements to be reviewed and approved by the Township Engineer.
5. Provide performance guarantee in the amount determined by the Township Engineer, if applicable (landscaping and public safety improvements only).
6. Provide an inspection escrow in the amount determined by the Township Engineer.
7. Payment of any outstanding escrow fees and sufficient fees to cover anticipated and/or pending invoices for professional services, if applicable.

VII. RECOMMENDATIONS

1. The applicant must address the underlined items listed above.

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

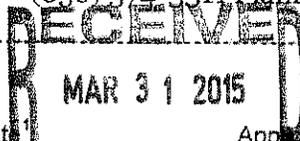
cc: David Guzzo
Robert Mintz, Esq.
Norman K. Rodgers PE
Edward F. Brennan, Esq.
Stephen M. Bach, PE

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.: # 151019RDM
 BY: _____
 Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)
 Fees 350.00 Project # 9281
 Escr. 1350.00 Escr.# 9281

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

LAND DEVELOPMENT APPLICATION

| | |
|--|--|
| 1. Applicant Name: <u>CROSS KEYS MZL, LLC</u> Address: <u>247 W. 30th Street</u> City: <u>New York</u> State, Zip: <u>NY 10001</u> Phone: () - - Fax: () - - Email: _____ | 2. Owner(s) (List all Owners) Name(s): <u>CROSS KEYS MZL, LLC</u> Address: <u>247 W. 30th Street</u> City: <u>New York</u> State, Zip: <u>NY 10001</u> Phone: () - - Fax: () - - |
|--|--|

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 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 | <u>NVBP</u> |
| R2 | APT | OR | HC | PR | BW-RD | SCR-HC Overlay |
| R3 | SCR | OF | GI | FP | L-RD | NVSCR Overlay |
| | | | | | | IR |

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

| | |
|--|--|
| Name of Attorney: <u>Frank V. Tedesco, Esq.</u> Address: <u>P.O. Box 2570</u> City: <u>Cherry Hill</u> | Firm: <u>Dilworth Paxson LLP</u> State, Zip: <u>NJ 08002</u> Phone: <u>(856) 675-1960</u> Fax: <u>(856) 663-8855</u> Email: <u>ftedesco@dilworthlaw.com</u> |
|--|--|

6. Name of Persons Preparing Plans and Reports:

Name: Clifton W. Quay, PE, Stantec
Address: 161 Gaither Drive, St. 205
Profession: Professional Engineer
City: Mt. Laurel
State, Zip: NJ 08054
Phone: () - - Fax: () - -
Email: Clifton.Quay@stantec.com

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

7. Location of Property:

Street Address: 509-543 Berlin Road Block(s): 18301
Tract Area: 21.5 acres Lot(s): 10

8. Land Use:

Existing Land Use: Shopping Center
Proposed Land Use (Describe Application): Shopping Ctr. Lot 10 and Bank Pad Site proposed
Lot 10.03 (both existing). Applicant proposes to subdivide out 1.3 acres from Lot 10
for the bank pad site, to be known as Lot 10.03.

9. Property:

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

10. Utilities: (Check those that apply.)

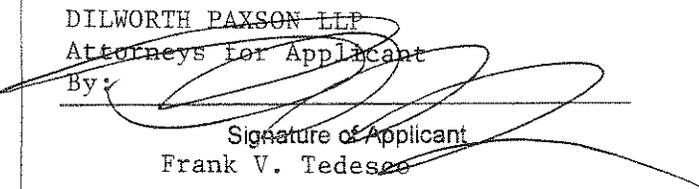
Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

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 | Fence Application | Proposed |
| Front setback 1 | <u>97.6'/125.4'</u> | Setback from E.O.P.*1 | <u>n/a</u> |
| Front setback 2 | _____ | Setback from E.O.P.*2 | _____ |
| Rear setback | <u>99.5'/160.4'</u> | Fence type | _____ |
| Side setback 1 | <u>8.7'/44.24'</u> | Fence height | _____ |
| Side setback 2 | _____ | *E.O.P. = Edge Of Pavement. | |
| Lot frontage | <u>718.91'/150'</u> | Pool Requirements | |
| Lot depth | <u>239'/394.50'</u> | Setback from R.O.W.1 | <u>n/a</u> |
| Lot area | <u>20.3/1.3</u> | Setback from R.O.W.2 | _____ |
| Building height | <u>25.4 existing</u> | Setback from property line 1 | _____ |
| | | Setback from property line 2 | _____ |
| | | Distance from dwelling | _____ |
| | | Distance = measured from edge of water. | |
| | | R.O.W. = Right-of-way. | |
| | | Setback = Measured from edge of pool apron. | |
| Garage Application | | Shed Requirements | |
| Garage Area | <u>n/a</u> | Shed area | <u>n/a</u> |
| 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>474/17</u> | | Number of parking spaces provided: <u>583/35</u> | |
| Number of loading spaces required: <u>0 - Lot 10.03</u> | | Number of loading spaces provided: <u>0 - Lot 10.03</u> | |
| 15. Relief Requested: | | | |
| <input 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 | | | |
| DILWORTH PAXSON LLP Attorneys for Applicant | | | |
| By:  | | March 10, 2015 | |
| Signature of Applicant Frank V. Tedesco | | Date | |
| _____ Signature of Co-applicant | | _____ Date | |

PATRICIA L. HARRIS
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires 4/7/2019

17. Consent of Owner(s): attorney for the owners

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).

3/10/2015
 Date

By: 
 Signature Frank V. Tedesco, Attorney for
Cross Keys MZL, LLC
 Print Name

Sworn and Subscribed to before me this

10th day of March,
2015 (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? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| C. Is this application for approval on a site or sites for commercial purposes? | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| D. Is the applicant a corporation? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| E. Is the applicant a limited liability corporation? | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| F. Is the applicant a partnership? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

Signature of Applicant
[PLEASE SEE ATTACHED DISCLOSURE]
 Print Name

Date

19. Survey waiver certification: to the best of my knowledge

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 3/29/10, shows and discloses the premises in its entirety, described as Block 18301 Lot 10; 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 V. Tedesco, of full age, being duly sworn to
 law, on oath and says that all of the above statement
 herein is true. *to the best of my knowledge
Cross Keys MZL, LLC
 Name of property owner or applicant

Sworn and subscribed to
 On this 10th day of March,
2015 before the following authority.

 Notary public

BLOCK 18301 LOT(S) 10

509-543 BERLIN CROSS KEYS ROAD
GLOUCESTER TWP., NEW JERSEY

DISCLOSURE OF OWNERSHIP

CROSS KEYS MZL, LLC

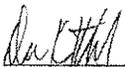
Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

| NAME | ADDRESS | OWNERSHIP % |
|------------------------------|---|-------------|
| KP Cross Keys LLC | c/o Katz Properties LLC, 247 West 30 th Street, 11 th Floor, NY, NY 10001 | 25.9% |
| R. Paul Smith Companies, LLC | c/o Odin, Feldman & Pittleman, P.C., 1775 Wiehl Avenue, Suite 400, Reston, VA 20190 | 74% |
| | | |
| | | |

CROSS KEYS MZL LLC

By: Cross Keys Manager LLC
Its Manager

By: Daniel Partners, LLC
Is Manager

By: 
Daniel Kaufthal
Its Manager

Dated: March 3, 2015

GLOUCESTER TOWNSHIP PLANNING BOARD

CROSS KEYS MZL LLC ("APPLICANT")

APPLICATION FOR MINOR SUBDIVISION

509-543 BERLIN CROSS KEYS ROAD
BLOCK 18301, LOT 10

SUMMARY

5. PRESENT USE OF PROPERTY

The site is currently a shopping center with five pad sites. Applicant is proposing to subdivide 1.3 acres out of Lot 10 for the existing bank pad site fronting on Williamstown-Erial Road, to be known as Lot 10.03.

CHECKLIST WAIVERS REQUESTED:

- Architectural renderings in color, along with complete elevations of all new, altered or remodeled structures that are to be located in a Redevelopment Zone must be submitted at the time that the application is submitted. This requirement applies to all Site Plan Waiver Applications, all Site Plan Applications, all Sub-Division Applications and, all General Development Applications. [Checklist #111]. **No new construction is proposed. This is an existing bank branch.**
- A professional prepared written narrative based upon the respective Redevelopment Plan outlining a explaining how the proposed project will comply with and conform to the Redevelopment Plan. [Checklist #112]. **Not applicable. This subdivision is for an existing bank pad site already operating as a bank branch.**

LISTS OF MATERIALS SUBMITTED WITH APPLICATION:

1. Application for Minor Subdivision.
2. 7 copies of Land Development Checklist.
3. 12 full size sets of Minor Subdivision Plan prepared by Stantec dated 2/17/2015 (2 Sheets).
4. 4 copies of Bock & Clark's National Surveyors Network Survey last revised to March 29, 2010.
5. Escrow Agreement, Disclosure of Ownership, W-9.
6. Check in the amount of \$300.00, representing minor subdivision and bulk variance application fees.
7. Check in the amount of \$1,350.00, representing the minor subdivision and bulk variance escrow fees.
8. Camden County Planning Board Application to be signed off and returned to our office.

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



Making It Better. Together.

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

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

Project Information:

Project Name: Minor Subdivision Plat for 509-543 Berlin Cross Keys Road

Project Address (if applicable) & Municipality: 509-543 Berlin Cross Keys Road, Gloucester Twp.

County Route No.: 689 Site Abuts County Road: 704

Type of Submission:

- New Application
- Revision of Prior Application
- Resubmission of Part of Major Subdivision

Date: 3/31/15
Date: _____

Tax Map Data:

Plate(s): _____
Block(s): 18301
Lot(s): 10

Existing Zoning: NVBP
Variance Required: None

Type of Plan:

- Site Plan
- Major Subdivision
- Other: _____
- Final Development Plan
- Filing Plan
- Preliminary Plan
- Minor Subdivision

Submission Information:

Applicant: Cross Keys MZL, LLC Phone: 267-462-4955 Fax: _____
Address: 247 W. 30th Street Town: New York State: NY
E-Mail: ewolf@katzproperties.com Zip: 10001

Agent: _____ Phone: _____ Fax: _____
Address: _____ Town: _____ State: _____
E-Mail: _____ Zip: _____

Proposed Use:

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

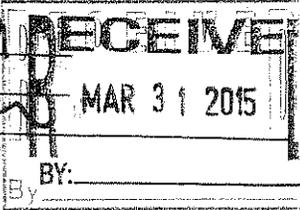
Area:

Total of Existing Lot: 21.5 AC Portion to be Sub-divided: 1.3 AC
Dedicated Land: _____ AC Explain: _____

Signatures Required:

Signature of Applicant: [Signature] Date: _____
Person Completing Application
(Please Print): Frank V. Tedesco, Attorney Date: March 3, 2015

Municipal Use:

Classification of Application: Minor Subdivision #
Authorized Municipal Signature: [Signature]
Title: Director Planner Transmitted Date: _____
Phone No.: (956) 374-3511


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

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Redevelopment Entity
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: **APPLICATION #151018RDM** *Escrow #9281*
Cross Keys MZL, LLC
BLOCK 18301, LOT 10
DATE: April 7, 2015

The Applicant requests minor subdivision approval of Block 18301, Lot 10 within the NVBP – New Vision Business Park Redevelopment District. The property is located on the southwest corner of Berlin-Cross Keys and Williamstown Roads.

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/Owner: Cross Keys MZL, LLC, 247 W. 30th Street, New York, NY 10001.
- Engineer/Planner: Clifton W. Quay, PE, PP, Stantec, 161 Gaither Drive, Suite 205, Mount Laurel, NJ 08054-1740 (telephone #856-234-0800).
- Surveyor: Edward S. McConnell, PLS, Stantec, 161 Gaither Drive, Suite 205, Mount Laurel, NJ 08054-1740 (telephone #856-234-0800).
- Attorney: Frank V. Tedesco, Esq., Dilworth Paxson, LLP, 457 Haddonfield Road, Suite 700, Cherry Hill, NJ 08002-2201 (telephone #856-675-1900).

I. INFORMATION SUBMITTED

1. Dilworth Paxson, LLP Transmittal Letter dated 3/31/15.
2. Land Development Application Form, checklist, and summary dated 3/31/15.
3. Disclosure Statement dated 3/03/15.
4. Plan of Survey, as prepared by Stantec, comprising two (2) sheets dated 02/17/15.

II. ZONING INFORMATION

NVBP Redevelopment District Requirements:

| Standard | Required (Pad Sites) | Proposed (Lot 10.03) | Complies |
|---|-------------------------|---|-----------|
| Tract area (min.) | n/a | n/a | n/a |
| Lot area (min.) | 1 acres | 1.26 acres | yes |
| Lot frontage (min.) | 150 ft. | n/a | n/a |
| Lot width (min.) | 150 ft. | 150 ft. | yes |
| Lot depth (min.) | 200 ft. | ±345 ft. ¹ | yes |
| Tract perimeter setback (min.) | n/a | n/a | n/a |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | |
| Front yard (min.) | 50 ft. | 125 ft. | yes |
| Side yard (min.) | 15 ft. | 22.6 ft. / 44.24 ft. | yes / yes |
| Rear yard (min.) | 15 ft. | 160.24 ft. | yes |
| Lot coverage | 70% | 63% | yes |
| Height (max.) | 2 stories | 1 story | yes |
| PARKING AREA SETBACKS | | | |
| Tract Perimeter (min.) | 25 ft. | n/a | n/a |
| Front yard (min.) | 50 ft. | 50 ft. | yes |
| Side yard (min.) | 10 ft. | ±10 ft. ¹ / ±10 ft. ¹ | yes / yes |
| Rear yard (min.) | 10 ft. | ±10 ft. | yes |

¹ = Scaled data.
n/a = not applicable.

| Standard | Required (Planned Commercial) | Proposed (Lot 10) | Complies |
|--------------------------------|----------------------------------|--------------------------|-----------|
| Tract area (min.) | 10 acres | 41.84 acres ¹ | |
| Lot area (min.) | 2 acres | 20.27 acres | yes |
| Lot frontage (min.) | | | |
| Berlin-Cross Keys Road | 200 ft. | 718.93 | yes |
| Williamstown Road | 200 ft. | 317.70 ft. ² | yes / yes |
| Independence Boulevard | 200 ft. | 1,140.92 ft. | yes / n/a |
| Lot width (min.) | 200 ft. | > 200 ft. | yes |
| Lot depth (min.) | 200 ft. | 667.75 ft. | yes |
| Tract perimeter setback (min.) | 50 ft. | 50 ft. | yes |

| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | |
|---|-----------|-------------------------|-----|
| Front yard (min.) | | | |
| Berlin-Cross Keys Road | 50 ft. | 121.80 ft. | yes |
| Williamstown Road | 50 ft. | ±212 ft. ^{2,3} | yes |
| Independence Boulevard | 50 ft. | 8.7 ft. | enc |
| Side yard (min.) | 25 ft. | 108 ft. | yes |
| Rear yard (min.) | 35 ft. | 99.5 ft. | yes |
| Lot coverage | 70% | 57% | yes |
| Height (max.) | 3 stories | 1 story | yes |
| PARKING AREA SETBACKS | | | |
| Tract Perimeter (min.) | 25 ft. | 25 ft. | yes |
| Front yard (min.) | 25 ft. | 50 ft. | yes |
| Side yard (min.) | 25 ft. | 25 ft. | yes |
| Rear yard (min.) | 25ft. | 25 ft. | yes |

¹ = Tract area includes Lots 10 and 10.02.

² = Spit frontage.

³ = Scaled data.

enc = Existing nonconformance.

n/a = not applicable.

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 variance requirements. The Applicant provided the requisite checklist items or requests a waiver.

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

We do not recommend waiving underlined requirements

1. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
2. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].

IV. WAIVER COMMENTS

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

We do not recommend waiving underlined requirements

1. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
 - a. The survey was last revised on 3/29/10.
2. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].

V. VARIANCE COMMENTS

The instant application does not require any variances.

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.*

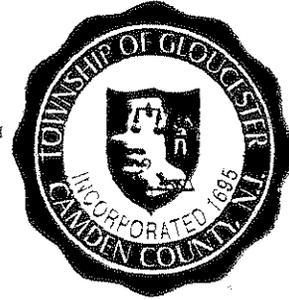
VII. RECOMMENDATIONS

I have no further comments regarding the application at this time; however, we reserve the right to provide additional comments during the Planning Board meeting to advance the planning process.

cc: Cross Keys MZL, LLC
Edward S. McConnell, PLS
Clifton W. Quay, PE, PP
Frank V. Tedesco, Esq.
Edward F. Brennan, Esq.
Stephen M. Bach, PE

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Redevelopment Entity
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: **APPLICATION #151018RD** Escrow #
Cross Keys MZL, LLC
BLOCK 18301, LOT 10
DATE: March 30, 2015

The Applicant requests minor subdivision approval of Block 18301, Lot 10 within the NVBP – New Vision Business Park Redevelopment District. The property is located on the southwest corner of Berlin-Cross Keys and Williamstown Roads.

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/Owner: Cross Keys MZL, LLC, 247 W. 30th Street, New York, NY 10001.
- Engineer/Planner: Clifton W. Quay, PE, PP, Stantec, 161 Gaither Drive, Suite 205, Mount Laurel, NJ 08054-1740 (telephone #856-234-0800).
- Surveyor: Edward S. McConnell, PLS, Stantec, 161 Gaither Drive, Suite 205, Mount Laurel, NJ 08054-1740 (telephone #856-234-0800).
- Attorney: Frank V. Tedesco, Esq., Diiworth Paxson, LLP, 457 Haddonfield Road, Suite 700, Cherry Hill, NJ 08002-2201 (telephone #856-675-1900).

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 3/26/15.
2. Plan of Survey, as prepared by Stantec, comprising two (2) sheets dated 02/17/15.

II. ZONING INFORMATION

NVBP Redevelopment District Requirements:

| Standard | Required (Pad Sites) | Proposed (Lot 10.03) | Complies |
|---|-------------------------|-------------------------|-----------|
| Tract area (min.) | n/a | n/a | n/a |
| Lot area (min.) | 1 acres | 1.26 acres | yes |
| Lot frontage (min.) | 150 ft. | n/a | n/a |
| Lot width (min.) | 150 ft. | 150 ft. | yes |
| Lot depth (min.) | 200 ft. | ±345 ft. | yes |
| Tract perimeter setback (min.) | n/a | n/a | n/a |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | |
| Front yard (min.) | 50 ft. | 125 ft. | yes |
| Side yard (min.) | 15 ft. | 22.6 ft. / 44.24 ft. | yes / yes |
| Rear yard (min.) | 15 ft. | 160.24 ft. | yes |
| Lot coverage | 70% | 63% | yes |
| Height (max.) | 2 stories | 1 story | yes |

n/a = not applicable.

| Standard | Required (Planned Commercial) | Proposed (Lot 10) | Complies |
|---|----------------------------------|--------------------------|-----------|
| Tract area (min.) | 10 acres | 41.84 acres ¹ | |
| Lot area (min.) | 2 acres | 20.27 acres | yes |
| Lot frontage (min.) | | | |
| Berlin-Cross Keys Road | 200 ft. | 718.93 | yes |
| Williamstown Road | 200 ft. | 317.70 ft. ² | yes / yes |
| Independence Boulevard | 200 ft. | 1,140.92 ft. | yes / n/a |
| Lot width (min.) | 200 ft. | > 200 ft. | yes |
| Lot depth (min.) | 200 ft. | 667.75 ft. | yes |
| Tract perimeter setback (min.) | 50 ft. | 50 ft. | yes |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | |
| Front yard (min.) | | | |
| Berlin-Cross Keys Road | 50 ft. | 121.80 ft. | yes |
| Williamstown Road | 50 ft. | ±212 ft. ³ | yes |
| Independence Boulevard | 50 ft. | 8.7 ft. | enc |
| Side yard (min.) | 25 ft. | 108 ft. | yes |
| Rear yard (min.) | 35 ft. | 99.5 ft. | yes / yes |
| Lot coverage | 70% | 57% | yes |
| Height (max.) | 3 stories | 1 story | yes |

¹ = Tract area includes Lots 10 and 10.02.

² = Spit frontage.

³ = Scaled data.

enc = Existing nonconformance.

n/a = not applicable.

III. SUBDIVISION REVIEW COMMENTS

1. The instant application does not require any variances.
2. Should the Redevelopment Entity approve the instant application minor subdivision is required from the Planning Board.

IV. RECOMMENDATIONS

1. 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.

I 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: Cross Keys MZL, LLC
Edward S. McConnell, PLS
Clifton W. Quay, PE, PP
Frank V. Tedesco, Esq.
David Cartamere, Esq.
Rosemary DiJosie, Clerk

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

Board Members
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO
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
April 6, 2015

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

Re: Application #151018RDM
Cross Keys MZL, LLC
509 – 543 Berlin Road, Sicklerville, NJ 08081
Block 18301, Lot 10

APR 07 2015

Gentlemen:

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

The above location will flow through an existing private system, therefore, a Hold Harmless Agreement is required for Lot 10.03.

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 "Raymond J. Carr".

Raymond J. Carr
Executive Director

RJC:mh
Cc: Clifton W. Quay, Stantec

O-15-08 **ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY
OFCAMDEN AND STATE OF NEW JERSEY ADOPTING THE
COLLEGE DRIVE REDEVELOPMENT PLAN IN ACCORDANCE WITH
N.J.S.A. 40A:12A-1 ET SEQ., LOCAL REDEVELOPMENT AND HOUSING
LAW**

WHEREAS, the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, previously designated certain properties, known as Block 13103, Lots 2, and 25; Block 13107, Lot 1; Block 13108, Lot 1; Block 13109, Lots 1 and 1.01; Block 14002, Lots 17, 18, 19, 20, 21, 23, 24, 25; and portions of Block 14002, Lots 16, 22, and 26 as a “Non-Condemnation Redevelopment Area” in need of redevelopment and authorizing the Township of Gloucester to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain; and

WHEREAS, the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, also previously designated a portion of property, known as Block 14002, Lot 1 as a “Condemnation Redevelopment Area,” which is Needed for Effective Redevelopment and authorizing the Township of Gloucester to use all those powers provided by the Legislature for use in a redevelopment area and that the determination operates as a finding of a public purpose and authorizes the Township of Gloucester to exercise the power of eminent domain to acquire the property; and

WHEREAS, the “Non-Condemnation Redevelopment Area” and “Condemnation Redevelopment Area”(“Redevelopment Area”) are further identified in a report titled, “College Drive Redevelopment Study & Preliminary Investigation Report, as prepared by T & M Associates, dated February 05, 2014; and

WHEREAS, the Township Council of the Township of Gloucester finds that the public health, safety, morals, and welfare of the community shall be promoted by the adoption of the redevelopment plan titled “College Drive Redevelopment Plan,” (“Redevelopment Plan”) as prepared by the Department of Community Development & Planning dated March 2015; and

WHEREAS, the Township Council of the Township of Gloucester has reviewed the Redevelopment Plan, and which the Township Council believes the Redevelopment Plan will facilitate economic growth and development in the Redevelopment Area; and

WHEREAS, the Planning Board of the Township of Gloucester has adopted a Master Plan and Reexamination Report providing for the appropriate use and development of lands in the Township in a manner that will promote the public health, safety, morals, and general welfare and the Township Council has determined that the Redevelopment Area is an area in need of redevelopment; and

WHEREAS, the Township Council does hereby make the following findings for adoption of the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7, Adoption of Redevelopment Plan:

- A) The Planning Board of the Township of Gloucester in accordance with N.J.S.A. 40A:12A-6, conducted a public hearing on February 05, 2014, during which factual testimony was taken and all persons who were or would be affected by the

- Redevelopment Area had an opportunity to be heard; and
- B) The Planning Board of the Township of Gloucester is required to provide the Township Council a report containing its recommendation concerning the Redevelopment Plan including objectives consistent with the goals for development and redevelopment of the Township as expressed in the Master Plan; and
 - C) Township Council does hereby desire to move forward with first reading of this Ordinance subject to review and report by the Planning Board; and
 - D) It is the intent of Township Council to move forward with second reading and final adoption of this Ordinance, in the appropriate manner, and in accordance with Township Council's review of recommendations of the Planning Board.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey as follows:

SECTION 1. The Township Council does hereby adopt the "College Drive Redevelopment Plan," in accordance with N.J.S.A. 40A:12A-7, as the Redevelopment Plan for the Redevelopment Area so designated.

SECTION 2. In accordance with N.J.S.A. 40A:12A-7(c), the Zoning Map, as included in Ordinance O-03-03, known as the Land Development Ordinance of the Township of Gloucester, be and hereby is amended to designate the Redevelopment Area as the "CD-RD-College Drive Redevelopment District."

SECTION 3. The Township Council is designated as the Redevelopment Entity under the "College Drive Redevelopment Plan," and may proceed with clearance, replanning, development, and redevelopment of the Redevelopment Area to effectuate the purposes of the Local Redevelopment and Housing Law.

SECTION 4. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 6. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: April 13, 2015

Adopted:

ATTEST:

PRESIDENT OF COUNCIL

TOWNSHIP CLERK, RMC

MAYOR

◆ COLLEGE DRIVE ◆
◆ REDEVELOPMENT PLAN ◆

OF THE
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY – NEW JERSEY

PREPARED FOR:

GLOUCESTER TOWNSHIP

P. O. BOX 8, 1261 Chews Landing Road at Hider Lane
Blackwood, NJ 08012

PREPARED BY:

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING

P. O. BOX 8, 1261 Chews Landing Road at Hider Lane
Blackwood, NJ 08012

Telephone: (856) 374-3500

Telefax: (856) 232-6229

APRIL 2015

Kenneth D. Lechner, PP, AICP

License no. 5524

**COLLEGE DRIVE
REDEVELOPMENT PLAN**

**OF THE
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY – NEW JERSEY**

Adopted by the Gloucester Township Planning Board

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Telephone: (856) 374-3500

Telefax: (856) 232-6229

A signed and sealed original is on file with the Township Clerk.

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Honorable Mayor David R. Mayer

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DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING

Kenneth D. Lechner, PP, AICP, Director/Planner

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1.0 INTRODUCTION

1.1 General Overview

The goal of the College Drive Redevelopment Plan (“Redevelopment Plan”) is to provide for the planned redevelopment of the College Drive Redevelopment Area (“Redevelopment Area”) and a mechanism for a coordinated program of redevelopment that is consisted with the Interchange Redevelopment Area, which was formerly known as the Cooper Medical Services Redevelopment Area and the Jarnap Farm Redevelopment Area, in Gloucester Township, Camden County (referred to herein as the “Redevelopment Area”). The Redevelopment Plan reflects anticipated economic development opportunities with the recent completion of the NJ Route 42 interchange with College Drive and the expectation that new development will involve a variety of commercial, professional, residential, and mixed land uses.

The Redevelopment Area includes properties currently designated on the Township of Gloucester Tax Map as Block 13103, Lots 2 and 25; Block 13107, Lot 1; Block 13108, Lot 1; Block 13109, Lots 1 and 1.01; Block 14002, Lots 17, 18, 19, 20, 21, 23, 24, 25, and 30; and, Block 14002, portions of Lots 1, 16, 22, and 26 . The Redevelopment Area encompasses approximately 160 acres. See Map of Redevelopment Area annexed as Exhibit A. This Redevelopment Area was designated as in need of redevelopment by the Gloucester Township Council on April 14, 2014, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 to -73. See Resolution R-14:04-114 annexed as Exhibit B. Additionally, the Township received no further action from the Department of Community Affairs on September 22, 2014. See State of New Jersey Department of Community Affairs letter annexed as Exhibit C.

An economic decline has occurred since the Township’s Master Plan was adopted in June 1999 and re-examined on June 28, 2005. Specifically, the Legislature highlighted this in the New Jersey Permit Extension Act of 2008, “[t]here exists a state of national recession, which has drastically affected various segments of the New Jersey economy, but none as severely as the State’s banking, real estate and construction sectors.” See N.J.S.A. 40:55D-136.2. The New Jersey Permit Extension Act has since been extended to December 31, 2014.

Also, since 2005, several New Jersey State and Federal programs have been expanded or created to spur economic development, especially in redevelopment areas. Such programs include the Economic Redevelopment Growth (ERG) Grant program, the former InvestNJ Business Grant Program, and various green energy programs. Moreover, the planned highway interchange for Route 42 and College Drive was completed on August 27, 2010, after at least six years of planning and construction. The interchange, now known as Exit 7B, is directly adjacent to the Redevelopment Area and the Interchange Redevelopment Area between NJ Route and the Black Horse Pike.

Accordingly, this Redevelopment Plan, which supersedes the existing zoning within the Redevelopment Area, is necessary to address the improved transportation development and changing economic climate. It is intended to provide the Township with a plan for economic development that will improve opportunities to the properties within the Redevelopment Area, develop a valuable source of jobs, and increase the Township’s tax revenue.

It is intended that aspects of the visioning process that took place for the Interchange Redevelopment Area such as streetscapes, parking facilities, pedestrian mobility, open spaces, and other components of planned development would be implemented, where appropriate, through redeveloper agreement(s) and the site plan approval process. This approach provides more opportunities for community development within a dynamic and creative planning process.

1.2 Overview of Gloucester Township

Gloucester Township is an approximately twenty-three square mile suburban community in Camden County, New Jersey. It is located within the Philadelphia Metropolitan area, approximately eight miles east of Philadelphia, Pennsylvania and fifty (50) miles west of Atlantic City, New Jersey. According to United States Census Bureau data from 1990, 2000, 2010, and the estimates from 2012, Gloucester Township's population has grown approximately 20% since 1990 and is estimated to be approaching 65,000 people.

Gloucester Township is served by the North/South Freeway (NJ Route 42), the Black Horse Pike (NJ Route 168) and numerous County and Municipal roads. It is also home to the Blackwood Campus of Camden County College.

1.3 Overview of the Property

The Redevelopment Area consists of approximately 160 acres and is generally located between the Blackwood-Clementon exit and the Sicklerville exit of Route 42. Portions of the Redevelopment Area are comprised of agricultural and deciduous wetlands; however, the majority of the area is classified as cultivated uplands. The land uses surrounding the Redevelopment Area include medium residential densities of three to four dwelling units per acre, business park uses, industrial uses, apartment uses, and institutional uses, including Camden County College.

Despite its current underutilization the land within the Redevelopment Area has great economic potential, as it is located at the interchange of NJ Route 42 and College Drive (Exit 7B), the Gloucester Premium Outlets (under construction), the Blackwood Campus of Camden County College, and the Interchange Redevelopment Areas. Additionally, there is a significant density of established residential neighborhoods that border the Redevelopment Area. The opportunity to create a redevelopment plan that will enable the Township to work directly with a chosen redeveloper or redevelopers will ensure the highest and best use of land and that development of the properties will be in furtherance of our shared vision and the public welfare.

The recently completed "smart growth" Interchange at NJ Route 42 and College Drive and the Robert E. Kelly Boulevard Bridge over NJ Route 42 by the New Jersey Department of Transportation are two transportation related planning indicators that the properties adjacent NJ Route 42 and College Drive are ready for redevelopment. The Redevelopment Area is located within the New Jersey State Development and Redevelopment Plan's Metropolitan Planning Area (PA1). The State has designated this area to provide for much of the State's future development, with an emphasis on revitalizing cities and towns, promoting growth in compact forms, stabilizing older suburbs, redesigning areas of sprawl, and protecting the character of existing neighborhoods.

1.4 Compliance with Local Redevelopment and Housing Law

In accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 Et. Seq., and specifically in accordance with N.J.S.A. 40A:12A-7, the Redevelopment Plan includes an outline for the planning, development, redevelopment or rehabilitation of the Redevelopment Area which indicates:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the Redevelopment Area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, C. 398 (C.52:18A-196 et seq.).

2.0 GOALS AND OBJECTIVES

The goals and objectives of the Redevelopment Plan are to:

1. Provide a framework for the integration of land uses within a plan that complements the development of the Route 42 and College Drive interchange;
2. Implement smart growth planning principles, such as, but not limited to, mixed land uses, a range of housing types, uses that complement existing community assets, multi-modal transportation solutions, walkable neighborhoods, and preservation of critical environmentally sensitive areas;
3. Provide opportunities for design characteristics that are architecturally attractive and contribute to the community's sense of place while maintaining scenic vistas and creating new visual terminations;
4. Provide redevelopment opportunities for a variety of land uses that are substantially consistent with the Township Master Plan, the Route 42 and College Drive interchange improvements, regional planning goals, and existing land development patterns;
5. Provide opportunities for redevelopment that improve the physical and functional layout of the redevelopment area in an effort to promote social and economic improvement of the Township and the region;
6. Provide a physical development plan that supports the community's vision and the goals and objectives of the transportation network of the Route 42 and College Drive

- interchange, including multi-modal transportation solutions, while maintaining maximum flexibility for future land uses for the site;
7. Preserve and protect the deciduous wetlands and other environmentally sensitive areas of the site;
 8. Insure that the redevelopment of the property generates revenue for the Township; and,
 9. Guide redevelopment activities in the best interest of public health, safety and welfare.

3.0 LAND USE AND REDEVELOPMENT

The Redevelopment Plan regulations as set forth below for the Redevelopment Area shall supersede the Gloucester Township Land Development Ordinance (“LDO”), except that only the following provisions of the LDO shall be applicable within the Redevelopment Area to the extent each provision complies with State law, unless otherwise specified in this Redevelopment Plan:

Article V, Performance and Design Standards, except for:

- Section 507, Landscaping and Buffering;
- Section 510, Off Street Parking;
- Section 511, Recreation Facilities and Open Space; and
- Section 512, (Residential Building Design Standards),

Article VI, Agency Establishment & Rules

Article VII, Development Application Review Procedures

Article VIII, Application Submission Requirements

Article IX, Fees, Guarantees, Inspections & Off-Tract Improvements

Article XI, Administration, Enforcement, Violations & Penalties

Should this Redevelopment Plan and the foregoing provisions of the LDO conflict, the Redevelopment Plan shall govern.

The entirety of the Redevelopment Area shall be located within the CD-RD – College Drive Redevelopment District and developed in accordance with the regulations set forth below.

3.1 College Drive Redevelopment District (CD-RD)

A. PURPOSE:

1. The purpose of the College Drive Redevelopment District is to provide opportunities for a broad range of land uses incorporating office, commercial, residential uses in accordance with a redevelopment agreement(s) from the Redevelopment Entity and land development approval(s) from the authorized Board.

B. DEFINITIONS: All terms herein shall have the same meaning as in the Municipal Land Use Law, N.J.S.A. 40:55D-3 through -7, if defined therein, or the Local Redevelopment

and Housing Law, N.J.S.A. 40A:12A-4, if defined therein, unless otherwise specifically noted.

Notwithstanding, the following definitions and land uses within the LDO shall also be incorporated within this Redevelopment Plan by reference:

- Minor Site Plan (LDO Section 202).
- Major Site Plan (LDO Section 202).
- Minor Subdivision (LDO Section 202).
- Major Subdivision (LDO Section 202).

C. PERMITTED USES. No land shall be used and no building shall be erected, altered, or occupied for any purpose except the following:

1. OFFICE USES, which include but are not limited to:
 - a. General and professional offices.
 - b. Administrative offices.
 - c. Scientific or industrial research, engineering, testing or experimental laboratories or similar establishments for research and/or product development, including but not limited to pharmaceutical products.
 - d. Financial institutions, including those with drive-through facilities, financial offices, and insurance offices.
 - e. Pharmacies, with or without drive-through facilities, both as an accessory use to another permitted use or as an independent principal use.
 - f. Health or fitness centers.
 - g. Wellness centers, which are defined as hospital-sponsored establishments that provide services, facilities and education to promote health, healthcare, wellness, fitness and health maintenance. Such services and facilities may include exercise and fitness facilities, fitness training and education, restorative health services, physical, speech and occupational therapy, cardiovascular therapy, cardiovascular wellness training and similar facilities and services to enhance health, fitness, wellness and well-being. Such services, facilities and education are to be provided by professional training, health, nutrition and medical personnel to the general public.
 - h. Medical and dental offices and facilities (including clinical, x-rays, nuclear, and similar medical laboratories).
 - i. Outpatient, inpatient, surgical, urgent, and long-term medical care and treatment facilities.
 - k. Nursing homes, assisted living facilities, and sub-acute care facilities.
 - l. Medical daycare facilities (adult and/or child).

2. COMMERCIAL USES, which include but are not limited to:
 - a. Retail sales and services, whether located in stand-alone buildings or as part of a village shopping center.
 - b. Personal sales and services.
 - c. Restaurants and other eating establishments.
 - d. Hotels, which may also incorporate uses such as:
 - i. Administrative offices.
 - ii. General and professional offices.
 - iii. Financial institutions and financial offices.
 - iv. Retail sales and services.
 - v. Personal sales and services.
 - vi. Restaurants and other eating establishments.
 - vii. Indoor and outdoor recreation and health and fitness centers.
 - viii. Nightclubs within a hotel only.
 - ix. Car rental facilities within a hotel only.
 - ix. Banquet facilities within a hotel only.
 - x. Conference and meeting rooms within a hotel only.
 - e. Conference Centers, which may also incorporate uses such as:
 - i. Administrative Offices.
 - ii. General and professional offices.
 - iii. Financial institutions and financial offices.
 - iv. Retail sales and services.
 - iv. Personal sales and services.
 - v. Indoor and outdoor recreation and health and fitness centers.
 - vi. Restaurants and other eating establishments.
 - vii. Car rental facilities within a conference center only.
 - viii. Banquet facilities within a conference center only.
 - ix. Nightclubs within a hotel only.
 - f. Bars, taverns, and nightclubs.
 - g. Indoor recreation, such as basketball courts, batting cages, racquetball courts, and other similar uses.
 - h. Daycare centers.
 - i. Instructional studios, including dance studios, martial arts, creative arts, yoga, pilates, music instruction, cooking schools, and other similar instructional schools.
 - h. Movie theaters or performing arts theatres.
 - i. Academic institutions affiliated with the permitted uses of Section 3.1(C)(1)(c), 3.1(C)(1)(g), 3.1(C)(1)(h), and 3.1(C)(1)(i).
 - k. Museums.

3. CIVIC USES, which include but are not limited to:
 - a. Government buildings and uses, including but not limited to schools, libraries, fire, police, and emergency facilities.
 - b. Business, professional, and civic organizations.
 - c. Fraternal organizations, if occupying less than 5,000 square feet of floor area.

- d. Municipal or private parks.
 - e. Community and recreation centers.
4. PLANNED COMMERCIAL DEVELOPMENT, as defined by the Municipal Land Use Law, N.J.S.A. 40:55D-6, including any combination of the uses listed in 3.1(C)(1) through (C)(3), which may or may not be located on the same parcel. Examples of a Planned Commercial Development may include, but are not limited to:
- a. Planned Office Center, which is designed to emphasize general office uses, such as those listed in Section 3.1(C)(1) and may accommodate certain commercial uses and civic uses, such as, but not limited to, those listed in Section 3.1(C)(2) and Section 3.1(C)(3).
 - b. Planned Commercial Center, which is designed to emphasize commercial uses, such as those listed in Section 3.1(C)(2), and may accommodate certain office uses and civic uses, such as, but not limited to, those listed in Section 3.1(C)(1) and Section 3.1(C)(3).
5. PLANNED RESIDENTIAL DEVELOPMENT, which may incorporate the residential uses:
- a. Townhouses and condominium units.
 - b. Garden-style and multi-story multi-family residential dwellings, whether for sale or rent, provided that such facilities exceeding three stories shall provide for reasonable security and access controls as the Redevelopment Entity and/or appropriate land use board may determine as part of site plan review.
 - c. Live-Work Units, which would include an attached or detached unit that contains a business and a residential unit.
 - d. Accessory uses customarily associated with planned residential development, such as clubhouses, outdoor and indoor recreation areas, pools, gatehouses, community gardens, and other similar uses and amenities.
6. PLANNED MIXED USE DEVELOPMENT, which would include a clearly defined Center or Central Business District and may include second story residential apartments and/or condominium uses in combination with any of the uses outlined in Section 3.1(C)(1), (2), or (3).
- D. TRANSIT STATION: At the discretion of the Redevelopment Entity, as that term is defined at N.J.S.A. 40A:12A-3, stations and/or transit oriented development is permitted, including any transit-related development proposed by or in cooperation with the Delaware River Port Authority (DRPA) and/or the Port Authority Transit Corporation (PATCO).
- E. MULTIPLE USES, BUILDINGS, AND STRUCTURES: Multiple uses, buildings, and structures are permitted on a single lot, and multiple uses are permitted in a single building or structure.

- F. ACCESSORY USES AND STRUCTURES. Any of the following uses and structures may be permitted when used in conjunction with the permitted principal uses:
1. Security office.
 2. Employee cafeteria, recreational, and daycare facilities planned as an integral component of the principal use.
 3. Off-street and structured parking.
 4. Fences and walls.
 5. Bicycle racks.
 6. Signs.
 7. Minor and Major Home Occupations within a permitted residential use, subject to Section 422.G. of the LDO.
 9. Maintenance buildings.
 10. Helistops for helicopter takeoffs and landings, as part of a site plan approval.
 11. Satellite dish and television antennae.
 12. Utilities such as electric, natural gas, public water, and sanitary sewer.
 13. Renewable energy facilities that produce electric energy from solar or photovoltaic technologies, and electric charging stations for vehicles.
 14. Child care centers as required to be licensed by the Department of Human Services pursuant to P.L. 1983, c.492 (N.J.S.A. 30:5B-1 et. seq.) within nonresidential uses, when on the business premises and operated for the benefit of employees and tenants either within the building in which the child care center is located, or elsewhere within the Redevelopment Area.
 15. Other accessory uses which are customary, subordinate and incidental to a permitted use.
- G. PROHIBITED USES: Any principal use or structure not specified as a permitted use in Section 3.1 shall be deemed to be prohibited. Additionally, no land shall be used and no building shall be erected, altered or occupied for any of the following purposes:
1. Junk yards.
 2. Auto salvage yards.
 3. Adult Cabaret establishments and Adult Media Stores, as those terms are defined in Section 202 of the LDO.
 4. Stockyards and slaughterhouses.
 5. Quarrying, mining, and other resource extraction or recovery, except for the removal of soil approved in connection with an approved site plan.
 6. Sanitary landfills, transfer stations or resource recovery facilities.
 7. Incinerators.
 8. Occupation of recreational vehicles and trailers for residential purposes.
 9. Airports and heliports comprising support facilities such as fuel, hangaring and attendants.
 10. Outdoor display of merchandise, products, equipment or similar material or objects, other than that permitted and approved pursuant to Section 3.1(G)(13).
 11. Outdoor storage.
 12. Recycling Centers as defined by N.J.A.C. 7:26A-1.3.

- H. RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS). All site improvements constructed in connection with residential development shall comply with the Statewide Residential Site Improvements Standards, N.J.A.C. 5:21.
- I. RECREATION IN A PLANNED RESIDENTIAL DEVELOPMENT. All planned residential developments shall provide sufficient open space and recreation facilities, as determined during the redevelopment and site plan or subdivision approval process, or, in lieu of providing open space and recreational facilities in the Redevelopment Area, the redeveloper may provide any alternative available under applicable law.
- J. PARKING STANDARDS. When reviewing the site plan, the Planning Board shall determine, upon evidence submitted by the applicant and competent testimony, the number of parking spaces required to meet the expected demand. The Planning Board shall reduce the required parking for any use if it is part of a larger, multi-use or multi-tenant development and it can be demonstrated that shared parking arrangements would reduce the overall parking demand. The design of any parking areas (other than the number of spaces) should be based on, but not strictly limited to, the design criteria in Section 510 of the LDO.
- K. ADDITIONAL REQUIREMENTS. The following additional requirements shall apply to any use in the College Drive Redevelopment District.
1. All buildings or uses shall be served by public water and sewer.
 2. All buildings on a single office or commercial site shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential area shall be suitably finished for aesthetic purposes.
 3. All applications for development involving the proposed construction of one or more buildings must be accompanied by a landscape plan that is signed and sealed by a Landscape Architect licensed in the State of New Jersey.
 4. All parking areas used in connection with commercial uses shall be screened through the use of landscaping and/or decorative fencing.
 5. Driveways associated with residential development shall comply with Section 424, Driveways (Residential) of the LDO, except as Section 424 may be superseded by the Statewide Residential Site Improvements Standards, N.J.A.C. 5:21.
 6. Fences, hedges, and walls shall comply with Section 425, Fences, Hedges, Walls of the LDO.
 7. Signs for on-premise advertising shall be of a suitable size and design in consideration of the building or premises on which they are located, the business which they advertise, and consistent with the Section 2, Goals and Objectives, herein.
 8. Parking lot layout shall take into consideration pedestrian circulation and activities and may be required to include crosswalks, walkways, and bicycle lanes of appropriate width and include landscape and hardscape elements.
 9. Street and site lighting shall achieve adequate illumination for each specific land use while maintaining architecturally attractive elements and design characteristics consistent with the overall redevelopment plan.
 10. Freedom of design is to be encouraged, keeping in mind that buildings shall be constructed in an architecturally appealing manner to advance scenic vistas and

viewsheds to enhance the redevelopment of the College Drive Redevelopment Area and shall complement other improvements in the area.

3.2 *Development and Redevelopment Regulations*

The Township of Gloucester cannot anticipate the number and diversity of design and land use projects for the Redevelopment Area; however, the following general provisions shall apply to guide redevelopment in accordance with the goals and objectives of the Redevelopment Plan:

- A. The Redevelopment Entity and the redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment including but not limited to N.J.S.A. 40:55D- 1 et seq. and N.J.S.A. 40A:12A- 1 et seq., as applicable.
- B. Deviations from those provisions of Article V, Performance and Design Standards of the LDO, which are incorporated by reference in this Redevelopment Plan shall be addressed by way of a waiver application submitted to the Planning Board pursuant to N.J.S.A. 40:55D-51 or a variance application submitted to pursuant to N.J.S.A. 40:55D- 70(c), as specified in the LDO, or if not specified in the LDO, by way of a variance application submitted to the Planning Board pursuant to N.J.S.A. 40:55D-70(c). Deviations from the provisions of Section 3.1, College Drive Redevelopment District (CD-RD) shall require an ordinance amendment of the Redevelopment Plan.
- C. The designated redeveloper shall comply with all application submission requirements, design standards and development regulations of the Redevelopment Plan, except where variances and waivers are properly approved.
- D. Where there is a conflict between the LDO and this Redevelopment Plan, this Redevelopment Plan shall prevail.
- E. Redevelopment proposals will be evaluated as to how they appropriately achieve the redevelopment goals and objectives of the Redevelopment Plan, independently and interdependently.
- F. Flexibility in project planning and design shall be considered; however, building architecture and site improvements shall incorporate quality materials and construction, as well as, functional integration of site plan elements (i.e., landscaping, lighting, parking, stormwater management, etc.) based on recognized smart growth principles.
- G. The designated redeveloper may consolidate, subdivide and condominiumize the property or a portion of the property.
- H. The redeveloper may at its option utilize the general development plan (GDP) process set forth in N.J.S.A. 40:55D-45 through N.J.S.A. 40:55D-45.8 and LDO Section 804, Submission Procedures for General Development Plan for approval of a planned development. For the purpose of a GDP application, the tract shall include the area of any roads bisecting the Redevelopment Area and any rights-of-way. Upon approval of a general development plan, the redeveloper shall be vested with the benefits and burdened with the obligations applicable to general development plans pursuant to N.J.S.A. 40:55D-45 through N.J.S.A. 40:55D-45.8 and LDO Section 804. The redeveloper may, following approval of a general development plan, amend such general development plan to encompass additional area for which it is or becomes the designated redeveloper but which was not included in the initial general development plan.
- I. The redeveloper shall have the option to enter into agreements with subdevelopers for the development of sub-projects within the Redevelopment Area, as further described in the

redevelopment agreement or agreements entered into between the redeveloper and the Redevelopment Entity.

- J. Because the goal of the Redevelopment Plan is to bring economic growth, jobs, and tax ratables to the Township, a redevelopment agreement between the Redevelopment Entity and the redeveloper may provide parameters for the mix of taxable and tax-exempt uses. A redevelopment agreement between the Redevelopment Entity and the redeveloper also may set forth bulk parameters for density, floor area ratio, setbacks, building height, and their similar development standards, or such bulk parameters may be set forth in a subsequent amendment to this Redevelopment Plan.
- K. The redeveloper shall be required to furnish escrows and performance guarantees as required by the LDO and in accordance with N.J.S.A. 40:55D-53.
- L. Any plans or plats approved by the Township of Gloucester, or its agencies and subsidiaries, prior to the adoption of the Redevelopment Plan shall not be subject to the requirements of this Redevelopment Plan.

4.0 RELOCATION, ACQUISITION, AND AFFORDABLE HOUSING

4.1 *Temporary and Permanent Relocation*

A plan for temporary and permanent relocation of affected individuals, as contemplated by N.J.S.A. 40A:12A-7(a)(3), is not affected by this redevelopment plan.

4.2 *Acquisition of Additional Properties*

As required by N.J.S.A. 40A:12A-7(a)(4), this Redevelopment Plan must identify any properties within the Redevelopment Area that are proposed to be acquired.

- A. The Redevelopment Area determination authorizes the Township of Gloucester to use all the powers provided by the Legislature to exercise the power of eminent domain if required to acquire Block 14002, Lot 1 as identified as Exhibit B, which is Need for Effective Redevelopment and approved by Township Council Resolution R-14:04-114, adopted April, 14, 2014. See Exhibit C.

4.3 *Affordable Housing*

No affordable housing will be removed as a result of this Redevelopment Plan. The Township of Gloucester Fair Share Plan and Housing Element, adopted in 2008, does not designate the Redevelopment Area for affordable housing or require construction of affordable housing within the Redevelopment Area. Developers shall pay such development fees for the purpose of funding affordable housing, if and to the extent required by State law, at the time specified by State law.

5.0 RELATIONSHIP TO AND CONSISTENCY WITH MASTER PLANS

In accordance with N.J.S.A. 40A:12A-7(a)(5) and N.J.S.A. 40A:12A-7(d), this Redevelopment Plan is substantially consistent with and is designed to effectuate the State Plan, the Camden County Master Plan, the Gloucester Township Master Plan, and surrounding municipalities' master plans.

5.1 *Relationship to the State Plan*

The Redevelopment Area is located within the New Jersey State Development and Redevelopment Plan's Metropolitan Planning Area (PA1). The State has designated this planning area to provide for much of the State's future development and redevelopment. The emphasis is on revitalization of cities and towns; increased densities and growth in compact forms; and, promotes attractive neighborhoods with a sense of place. The Metropolitan Planning Area also strives to provide for mixed-use concentrations of residential and commercial land development, a variety of housing choices and multi-modal transportation alternatives. To create and support activities in the Metropolitan Planning Area, the State Plan suggests that "development and redevelopment activities will need to be consistent with the traditional urban fabric-intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile." Specifically, the State Plan suggests that development should have the goals of "promot[ing] diversification of land uses, including housing where appropriate" and "provid[ing] a full range of housing choices."

The Redevelopment Plan is substantially consistent with and shares the same goals as the State Plan. The Redevelopment Plan permits a wide range of land uses, including varied housing choices to attract a balanced residential population and commercial, office, and civic uses to expand employment opportunities along with pedestrian activity and increase multi-modal transportation opportunities.

Additionally, the State Planning Commission is in the process of adopting the 2012 State Strategic Plan, which as proposed revised and readopted State Development and Redevelopment Plan. The draft State Strategic Plan indicates its "designed to meet the statutory charges of the State Planning Act. The overall goal of the Plan is to guide future growth by balancing development and conservation objectives best suited to meet the needs of New Jersey." The draft Strategic Plan Investment Priority Map identifies the Redevelopment Area within a "Priority investment Area."

5.2 *Relationship to the Camden County Master Plan*

Camden County recently completed a draft Land-Use Master Plan and Comprehensive Plan in 2014. The County envisions the Land-Use Master Plan as a policy guide for the County and its 37 municipalities. The municipal component of the Land-Use Master Plan states it is "a tool for guiding municipalities in developing land use regulations, and for evaluating consistency with municipal actions such as master plans, zoning ordinances, and redevelopment plans." The County's vision is based on three principles: Vibrancy, Proximity, and Durability.

“Vibrancy promotes economic and social interaction through the strengthening of downtowns, mixed use centers, and strong, well-connected neighborhoods.

Proximity promotes sustainable, compact land use patterns in areas with existing infrastructure, in addition to enhanced multi-modal connections in suburban, urban, and rural areas, allowing undeveloped and natural areas to remain untouched.

Durability promotes long-term sustainable policies and land use patterns that ensure that Camden County meets the social, economic, and environmental needs of its current and future residents.”

Additionally, the Land-Use Master Plan includes ten “geographically based” policy goals for the long-term growth and development within the County. The College Drive Redevelopment Area is located within the “Priority Growth Investment Area (PGIA). This is defined as an area “best suited for future investment in growth, development, and redevelopment.”

The Comprehensive Plan also identifies the College Drive Redevelopment Area as a PGIA and as a Transit Center satisfying Policy Goal 1 and Policy Goal 5, respectively.

Policy Goal 1: Promote growth, development, and redevelopment activities in suburban and urban communities that contain existing or planned infrastructure, existing population and employment clusters, and dense settlement patterns.

Policy Goal 5: Encourage active transit corridors by clustering growth, development, and a vibrant mix of uses within a walkable distance of transit stations.

This Redevelopment Plan furthers the goals and recommendations of the County Land-Use Master Plan and Comprehensive Plan by providing opportunities for employment, retail, commercial, and office uses.

5.3 Relationship to Surrounding Municipalities

Gloucester Township is surrounded by the municipalities of Runnemede, Magnolia, Somerdale, Hi-Nella, Stratford, Lindenwold, Winslow, and Pine Hill in Camden County, and Deptford and Washington in Gloucester County. The majority of the neighboring municipalities are within the State Metropolitan Planning Area (PA1). Therefore, the Redevelopment Plan provides for land development that is in line with development encouraged in surrounding municipalities.

A. Washington Township, Gloucester County

Washington Township, Gloucester County is the only municipality in the immediate vicinity of the Villages of Gloucester Rehabilitation Area. Washington Township comprises 21.5 square miles and is one of the largest municipalities bordering Gloucester Township. The area within Washington Township in proximity to the Rehabilitation Area southwest of Grenloch Lake is zoning C – Residence permitting Single Family and Two-family Dwelling Units and municipal utility uses. The area directly south of the Rehabilitation Area along both sides of the Black Horse Pike is Zoned HC – Highway Commercial permitted typical commercial uses such as retail, restaurants, professional and medical offices, motels and hotels, etc. Washington Township adopted a redevelopment plan for the Washington Square Redevelopment Area (“Washington Redevelopment Plan”), which is ±2.50 miles further south of Gloucester Township along the Black Horse Pike where Fried Mill Road meets the Black Horse Pike. The Washington Redevelopment Plan permits uses such as restaurants, banks, offices, hotels, municipal uses, entertainment and cultural uses, recreation, housing, and mixed-use apartment buildings. Both the Washington Redevelopment Plan and this Redevelopment Plan are consistent with Land Use Element of Washington Township’s Master Plan, which sets forth the following goals:

- Develop community character as a major component of future development and redevelopment activity;
- Evaluate areas exhibiting conditions suggestive of physical and economic deterioration for eligibility as areas in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.;
- Promote planned development of large tracts to facilitate smart growth, economic development, and natural resource preservation;
- Encourage concentrations of employment and commercial activity at nodes and along transit corridors to maximize the efficiency of the existing and future transportation network;
- Promote opportunity for development supportive of needs of senior citizens; and
- Preserve lands classified for commercial and/or industrial use so as provide for a more balanced tax base over time.

Those goals are substantially consistent with the goals established by this Redevelopment Plan and with the goals in Washington Township’s Re-examination Report adopted on May 18, 2010. The Re-examination Report recommended rezoning certain properties along Route 42 from Neighborhood Commercial to Highway Commercial to “foster flexibility of design and greater latitude in addressing development issues.”

B. Township of Deptford, Gloucester County

Deptford Township is about 19.5 square miles and lies northwest of Gloucester Township. Deptford's Master Plan, dated November 20, 2007, sets forth goals to protect natural resources, manage present conditions, Envision Deptford's Future, and Improving Deptford's Environs. Some of the recommendations in the Land Use Element are to provide areas for age-restricted housing for those with and without medical uses, design standards for commercial development, and mixed use zoning districts. Deptford designated property along Route 42 as an area in need of redevelopment, namely, the Bellmawr Redevelopment Area. This area comprises approximately 26 acres and is bounded on three sides by the Borough of Bellmawr. The area was earmarked for multi-family affordable housing, but due to environmental constraints, it is zoned only for nonresidential uses. Deptford's land use goals and targeting Route 42 for redevelopment all are consistent with this Redevelopment Plan. Therefore, Deptford's Master Plan and this Redevelopment Plan are consistent.

C. Township of Winslow, Camden County

Winslow Township is just over 58 square miles and shares the southwestern border of Gloucester Township. The Winslow Township Master Plan was adopted in March 2000, and the Re-examination Report, adopted in December 2007. The re-examination report recommends one area along the Berlin-Cross Keys Road, which is the common municipal boundary and two areas along Erial Road be rezoned from Residential Low Density to Minor Commercial. Additionally, one area along Berlin-Cross Keys Road be rezoned to Major Commercial. This Redevelopment Plan is compatible with the Winslow Master Plan.

D. Borough of Lindenwold, Camden County

Lindenwold is a four square mile community east of Gloucester Township that last adopted a Master Plan in 1978 and most recently adopted a Re-examination Report in 2007. The Re-examination Report lists several goals including but not limited to providing adequate housing, enhancing the Borough's tax base, control blight, attract new businesses. The Lindenwold Re-examination Report identifies four redevelopment areas: The Gibbsboro Road Apartment Corridor, Linden Lake, Transit Village Development District, and DePalma Complex. The Gibbsboro Road Apartment Corridor and Linden Lake Redevelopment Areas are predominately for age-restricted housing. However, Gibbsboro Road Apartment Corridor Redevelopment Area also is planned for community centers, recreational facilities, professional and medical use, as well as, retail, restaurant, educational and daycares. The Transit Village Redevelopment District was created "to continue the Borough's efforts to become a Transit Village as defined by the New Jersey Department of Transportation" and includes a mixed uses housing, commercial, retail and offices. As such, this Redevelopment Plan is compatible with the Lindenwold Master Plan and redevelopment efforts.

E. Borough of Pine Hill, Camden County

The Borough of Pine Hill is a four square mile municipality east of Gloucester Township and south of the Borough of Lindenwold. The municipality last adopted a Master Plan in November 1993 and a reexamination report adopted in 2002 and recently on October 09, 2014. The housing in Pine Hill ranges from single family homes to townhouses, garden apartments and condominium flats. The current reexamination report recognizes redevelopment opportunities may be available along the Berlin-Cross Keys Road and Blackwood-Clementon Road corridors. Accordingly, this Redevelopment Plan is compatible with the Pine Hill Master Plan and redevelopment efforts.

F. Borough of Runnemede, Camden County

Runnemede is a two square-mile community located in northwestern Camden County north of Gloucester Township. Runnemede adopted a Master Plan on February 12, 1991, and last adopted Housing Element Re-examination Reports on August 12, 1998, and January 16, 2006. A 2010 Master Plan Reexamination and Recommendations report was adopted on December 08, 2010. Runnemede's Master Plan Reexamination identifies promotion of redevelopment of existing residential and commercial areas. Therefore, this Redevelopment Plan is compatible with the Runnemede Master Plan and existing development.

G. Borough of Stratford, Camden County

Stratford Borough is a 1.59 square-mile community in Camden County on the east side of Gloucester Township north of the Borough of Lindenwold. Stratford's Master Plan was adopted May 2006 has objectives to encourage connection of living and working within the community and retain and advance business opportunities. As such, this Redevelopment Plan is compatible with the Stratford Master Plan.

H. Borough of Somerdale, Camden County

The Borough of Somerdale is a 1.2 square-mile municipality located to the northeast of Gloucester Township. The municipality recently adopted a Reexamination Report, dated January 15, 2009 of the 1978 Master Plan. The Master Plan includes the goal of using the Local Redevelopment and Housing Law to revitalize the Lions Head Plaza Facility. The Reexamination Report details the redevelopment efforts, including the creation of the Planned Commercial Residential District, which allows for retail, commercial, and service uses, as well as affordable housing. Accordingly, this Redevelopment Plan is compatible with the Somerdale Master Plan.

I. Magnolia Borough, Camden County

Magnolia is a one square mile municipality that is at the northeast corner of Gloucester Township, which has experienced very little construction in the past few years. Its Master Plan was adopted in February 1995, with a Re-examination Report adopted on December 6, 2009. The Magnolia

Reexamination Report identifies the itself as a “built out community.” Regardless, the Borough continues to seek development and redevelopment opportunities for commercial and professional offices, particularly along the White Horse Pike and Evesham Avenue corridors. As such, this Redevelopment Plan is compatible with the goals set forth in the Somerdale Master Plan.

J. Borough of Hi-Nella, Camden County

The Borough of Hi-Nella is one of Camden County’s smallest municipalities comprising only 0.23 square miles and located on the east side of Gloucester Township between the Borough of Somerdale and the Borough of Stratford. Hi-Nella last adopted a Master Plan in 1992. In consideration of its size and built-out conditions the Master Plan primarily addresses a Statement of Objectives, Principals, Assumptions, Policies and Standards and a Land Use Element. Due to Hi-Nella’s size and location to the Rehabilitation Area, its Master Plan bears no significant relationship to this Redevelopment Plan.

5.4 Consistency with the Gloucester Township Master Plan

The goals and objectives of the Redevelopment Plan are substantially consistent with the Gloucester Township Master Plan adopted June 29, 1999 and as reexamined and adopted on June 28, 2005. Specifically, the Master Plan provides that land uses should “[f]oster a well balanced, diverse community with a mix of residential housing types, institutional and industrial uses along with ample open space and public facilities.” This Redevelopment Plan furthers the Master Plan by providing a wide range of uses, including housing, civic and institutional uses, and retail uses, while preserving environmentally sensitive areas. The Master Plan also has the goals of “[p]reserv[ing] the existing housing stock and provid[ing] the opportunity for the development of a variety of housing types to meet the differing needs of households of varying income levels and composition.” The Redevelopment Plan permits a variety of housing types and mixed-use development with a housing component.

The Master Plan also recognizes that the Township is entering into a “transition era” where “the importance of redevelopment efforts” will increase and public-private partnerships will be encouraged. This Redevelopment Plan furthers the Township’s efforts to foster redevelopment.

6.0 IMPLEMENTATION OF THE REDEVELOPMENT PLAN

6.1 Effectuation of the Redevelopment Plan

Upon adoption of the Redevelopment Plan, the Redevelopment Entity may proceed with the clearance, replanning, development and redevelopment of the Redevelopment Area. To implement and effectuate the purposes of the Local Redevelopment and Housing Law and the Township Master Plan, the Redevelopment Entity may undertake any of the actions set forth in N.J.S.A. 40A:12A-8, except acquiring land by condemnation.

6.2 *Reasonable Time for Redevelopment*

Redevelopers of projects within the Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time to be determined in a redevelopment agreement between the Redevelopment Entity and its designated Redevelopers in accordance with N.J.S.A. 40A:12A-8(f).

6.3 *Expiration of Redevelopment Plan*

The provisions and regulations specified in the Redevelopment Plan shall continue for a period of twenty-five (25) years from the date of adoption of this Redevelopment Plan or any subsequent amendment by the governing body of the Township of Gloucester.

6.4 *Procedures for Amendments*

The Redevelopment Plan may be amended from time to time upon compliance with the appropriate sections of the Local Redevelopment and Housing Law.

6.5 *Supremacy, Repeal, and Severability*

All ordinances or parts of ordinances inconsistent with the Redevelopment Plan are hereby repealed to the extent of such inconsistency only. If any standards, control, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Redevelopment Plan differ in content from provisions set forth in the LDO or other land development regulations, the provisions in this Redevelopment Plan, unless otherwise specified, shall prevail. If any provision or regulation of this Redevelopment Plan shall be judged invalid by court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of the Redevelopment Plan and the governing body's redevelopment ordinance, which are hereby declared severable and shall remain in full force and effect.

6.6 *Owner/Developer*

The owner of any property that is included in the Rehabilitation Area shall have the absolute right, in good faith, to develop its property consistent with the provisions of the Redevelopment Plan subject to entry into a redevelopment agreement with the Redevelopment Entity and the grant of land development approvals by the authorized Board.

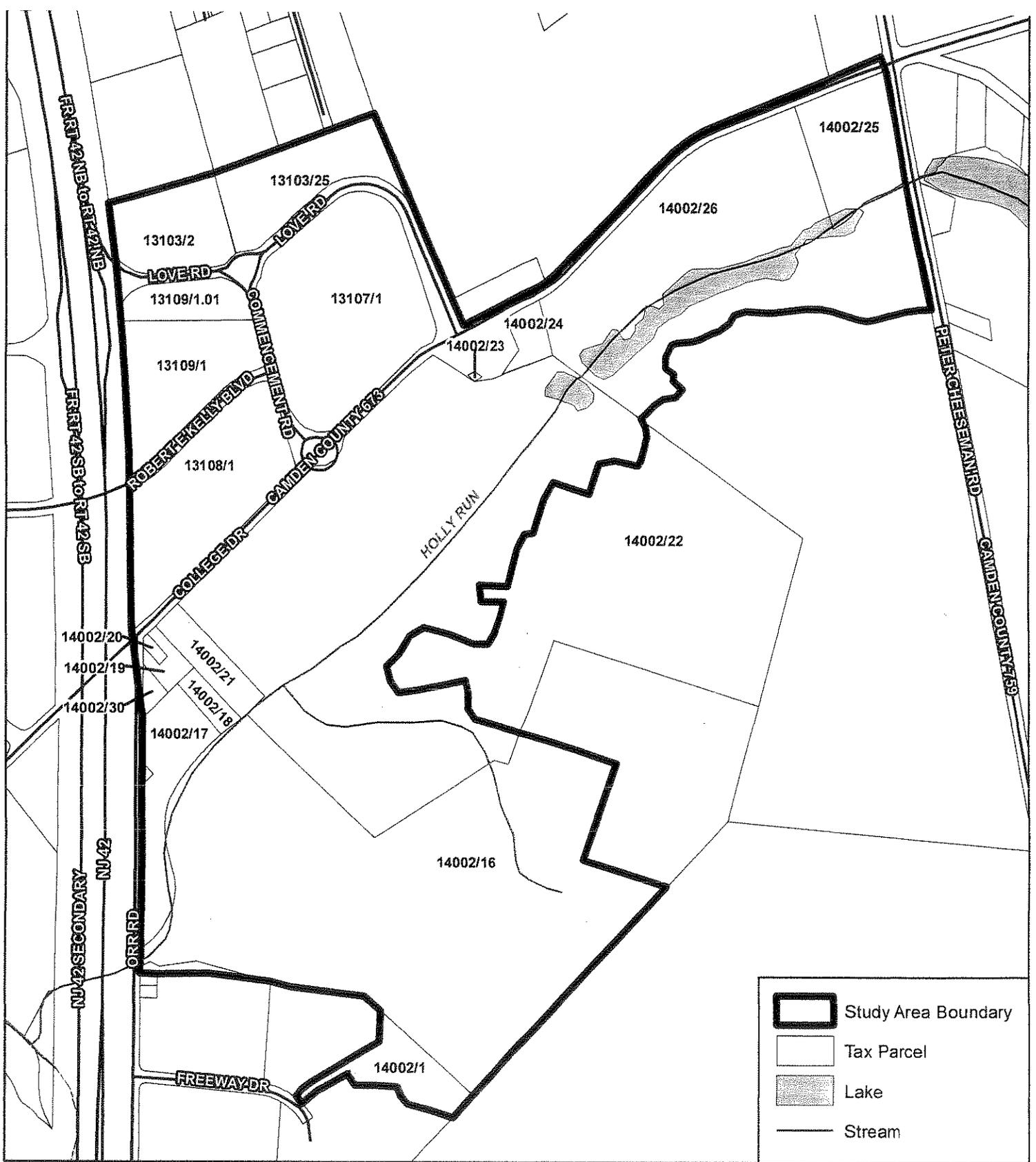
6.7 *Gallenthin Realty Development, Inc. v. Borough of Paulsboro*

The Redevelopment Area was designated as in need of redevelopment upon a finding that the Redevelopment Area met the statutory criteria set forth in N.J.S.A. 40A:12A-5 (c), (d), and (h). Since the designation of the Redevelopment Area, the New Jersey Supreme Court, in *Gallenthin Realty Development, Inc. v. Borough of Paulsboro*, 191 N.J. 344 (2007), called into question areas in need of redevelopment that were designated solely on the basis of N.J.S.A. 40A:12A-5(e). Because this Redevelopment Area was designated based on sections c, d, and h, *Gallenthin* has no impact on the viability of the designation of the Redevelopment Area.

Exhibit A
Map of Redevelopment Area

Exhibit B
Resolution R-_____
Designation of Redevelopment Entity

DRAFT



TMA 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 ASSOCIATES Fax: 732-671-7365



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 Feet

Figure 1: Redevelopment Study Area
College Drive Redevelopment Study
Gloucester Township
Camden County, New Jersey

PREPARED BY: ARR, 8/27/12, Revised through 1/25/13
 SOURCES: NJGIN, NJDOT, NJDEP, Gloucester Township
 FILE PATH: H:\GTRP\00011\GIS\Projects\FIGURE_1_Study_Area_Parcels_LETTER.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.