

**Township of Gloucester  
Planning Board Agenda  
April 23, 2013  
7:30P. M.**

**Salute to the Flag  
Opening Statement  
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 – April 9, 2013 (Tuesday in Folder)**

**RESOLUTIONS FOR MEMORIALIZATION**

**#121056CM**

**Salvatore & Susan Giambri**

**Zoned: R1**

**Minor Re-Subdivision/Bulk C**

**Block: 10201 Lots: 4.02, 6 & 10**

**APPLICATIONS FOR REVIEW**

**#121037SPWa**

**Marketplace @ Chews Landing**

**Paramount**

**Zoned: Highway Commercial**

**Site Plan Waiver Amended**

**Block: 20601 Lots: 2 & 3**

**Location: 1236 Chewslanding  
Road**

**(Review from Bach - E-mail)**

**Meeting Adjourned**

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING  
BOARD MEMORIALIZING A MINOR SUBDIVISION WITH  
BULK VARIANCE RELIEF FOR SALVATORE A. & SUSAN GIAMBRI  
APPLICATION NO: 121056CM**

WHEREAS, on March 12, 2013 consideration was given to the application of Salvatore A. & Susan Giambri (hereinafter "Applicant") for the property located at Block 10201, Lots 4.02, 6 and 10 (hereinafter "the Property") for minor subdivision into three (3) lots in the form of a re-division of the three lots; and

WHEREAS, the Applicant is appearing before the Board proposing to re-divide the three (3) existing lots by adjusting the existing lot lines to adjust acreage for lots with currently existing houses; and

WHEREAS, Salvatore Giambri, the Applicant, testified in support of the application along with the Applicant's engineer, Gary Civalier, P.E., L.S. Mr. Civalier presented the application, stating that the Applicant is proposing to take existing lot 4.02 and combine it with a portion of Lot 6 to create new lot 10.03 for a future residence. Mr. Civalier further testified that the remainder of lot 6 and lot 10 would be adjusted through lot line adjustment into new Lots 6 and 10 in addition to newly created Lot 10.03. Mr. Civalier testified that the three new lots would comply with the bulk requirements of the zone except for the frontage requirements. Mr. Civalier testified that the Applicant is requesting variance relief for all three proposed lots, with proposed Lot 6 containing no frontage on a municipal street, but having a fifty (50) foot frontage on the end of an ingress/egress easement which is a pre-existing non-conformance. Additionally, Mr. Civalier testified that the Applicant is requesting variance relief from proposed lots 10 and 10.03 as there is no proposed frontage on either lot but both lots will maintain access to and from the property through an existing access easement. Mr. Civalier and the Applicant further provided testimony that they agree to comply with all concerns and issues raised in the review letters of Township Planner, Kenneth D. Lechner, dated December 31, 2012 and Planning Board Engineer, Steven M. Bach, dated February 26, 2013. Mr. Civalier agreed to amend the map to corroborate his testimony that no wetlands exist on the site, provided testimony that the current access easement to all lots is sufficient for the properties and Township first responders including fire apparatus. Further, the Applicant and Mr. Civalier agreed to have as a condition of approval that a deed restriction be placed on lot 10.03 where no property exists that if and when a house is built on the property, the Applicant is required to build a paved turnaround to accommodate fire apparatus in accordance with the standards of the Residential Site Improvement Standards in existence at the time of construction of the lot. Further, the Applicant testified that he is requesting approval to keep the current existing shed on lot 10.03 as storage for forestry management tools as the Applicant is a NJ State Forest steward and participates in the Forest Management program. The Applicant and the professionals agreed that so long as the lots are considered qualified farmland for forestry management then the shed remaining on the property does not offend the Township zoning code. The Applicant testified

that he would provide confirmation that the property is part of the Forestry Management program and agreed to amend the plans to show the currently existing paved driveway as a 10 ft. access easement on the plans.

WHEREAS the meeting was opened to the public and Jack Smith, 1059 Chews Landing Rd., the Applicants neighbor testified that he has known the Applicant for a long time and has no issue regarding the access easement and only hopes that the tress located on the left side of the easement remain, which the Applicant testified they would; 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: R1 (Commercial Residential)
2. Intended Use: Subdivision into three (3) lots, for residential use.
3. The application implicates the following provisions of the ordinance:
  - a. R1 zoning bulk requirements under §403.F.

**R1 Zone Requirements [§403.F]:**

Standard	Required	Proposed (Lot 6)	Proposed (Lot 10)	Complies
Lot size (min.)	1 ac.	5.49970 ac.	1.58131 ac.	yes / yes
Lot frontage (min.)	125 ft.	0 ft. <sup>1</sup>	0 ft. <sup>2</sup>	enc / no*
Lot depth (min.)	200 ft.	198 ft.	±965 ft. <sup>3</sup>	enc / yes
Building coverage	15 %	4.25 %	3.91 %	yes / yes
Lot coverage	30 %	10.47 %	0.88 %	yes / yes

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS <sup>4</sup>				
Front yard (min.)	50 ft.	±110 ft.	367.90 ft.	yes / yes
Side yard (min.)	25 ft.	87.39 ft. / 69.98 ft.	104.78 ft. / 82.94 ft.	yes / yes
	25 ft.			yes / yes
Rear yard (min.)	75 ft.	45.27 ft.	±697 ft.	yes / yes
Useable yard area (min)	25 %	≥ 25 %	≥ 25 %	yes / yes
Height (max.)	35 ft.	≤ 35 ft.	≤ 35 ft	yes / yes

<sup>1</sup> = The property has zero (0) feet frontage on a municipal street; however, the fifty (50) foot frontage of the stub-end of the ingress/egress easement is an existing nonconformance.

<sup>2</sup> = The property has zero (0) feet frontage on a municipal street. The existing nonconforming 358 feet frontage on the ingress/egress easement is being reduced to 233 feet and a variance is required.

- 3 = Scaled data.
- 4 = The minimum principal building yards and depths shall be measured from the ingress/egress easement for the instant application and future development.
- enc = Existing nonconformance.
- \* = Variance required

**R1 Zone Requirements [§403.F]:**

Standard	Required	Proposed (Lot 10.03)	Complies
Lot size (min.)	1 ac.	1.5137 ac.	yes
Lot frontage (min.)	125 ft.	0 ft. <sup>1</sup>	no*
Lot depth (min.)	200 ft.	209.44 ft.	yes
Building coverage	15 %	≤ 15%	yes
Lot coverage	30 %	≤ 30 %	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS <sup>2</sup>			
Front yard (min.)	50 ft.	≥ 50 ft.	yes
Side yard (min.)	25 ft.	≥ 25 ft.	yes
Rear yard (min.)	75 ft.	≥ 75 ft.	yes
Useable yard area (min)	25 %	≥ 25 %	yes
Height (max.)	35 ft.	≤ 35 ft.	yes

- <sup>1</sup> = The property has zero (0) feet frontage on a municipal street.
- <sup>2</sup> = The minimum principal building yards and depths shall be measured from the ingress/egress easement for the instant application and future development.
- \* = Variance required

4. The Board Planner reviewed the following plans:
  - a. Civalier Engineering & Surveying, Inc., Transmittal letter dated 11/21/12
  - b. Land Development Application Form, checklist, dated 11/21/12
  - c. Google map aerial photograph (color)
  - d. Plan of Survey, as prepared by Civalier Engineering & Surveying, Inc., comprising one (1) sheet dated 01/04/12
  - e. Minor subdivision plan (redivision), as prepared by Civalier Engineering & Surveying, Inc., comprising of one (1) sheet dated 05/04/12.
  
5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated December 31, 2012 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already.
  
6. The Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E., of Bach Associates, PC., reviewed the following plans:
  - a. Land Development Application Form, checklist, dated 11/21/12.
  - b. Plan entitled "Plan of Minor Subdivision for Salvatore A. & Susan Giambri, Plate 102, Block 10201, Lots 4.02, 6 & 10, Township of

Gloucester, Camden County, New Jersey" consisting of one (1) sheet, dated 05/14/12, revised 11/14/12, as prepared by Gary R. Civalier, PE, PLS of Civalier Engineering & Surveying, Inc.

- c. Plan entitled "Plan of Survey for 1067 Chews Landing-Clementon Road, Plate 102, Block 10201, Lot 10, Township of Gloucester, Camden County, New Jersey" dated 01/14/12, no revision, as prepared by Gary R. Civalier, PE, PLS of Civalier Engineering & Surveying, Inc.
  - d. Plan entitled "Plan of Survey for 1069 Chews Landing-Clementon Road, Plate 102, Block 10201, Lots 4.02 & 6, Township of Gloucester, Camden County, New Jersey" dated 01/14/12, no revision, as prepared by Gary R. Civalier, PE, PLS of Civalier Engineering & Surveying, Inc.
  - e. Deed for Ingress, Egress and Frontage Easement, DB5125, P0929
  - f. Deed for 1067 Chews Landing Road, Laurel Springs, NJ, DB5165, P0555
  - g. Camden County Planning Board Application, dated 11/21/12
7. The Board Engineer issued a report dated February 26, 2013 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 Salvatore A. & Susan Giambri's application for minor subdivision has substantial merit and should be approved subject, however, to the following conditions:

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report and comments at the public hearing
- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the applicant at all public hearings.
- F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)

WHEREAS, a motion was duly made by Mr. Owens and duly seconded by Mrs. Washington to approve the Minor Subdivision through lot line adjustment to create three lots for residential use through lot line adjustment and with conditions as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mr. Moffa	x	
Mr. Mercado	x	
Mrs. Washington	x	
Mr. Owens	x	
Mr. Pearce	x	
Mrs. Shinn	x	
Chairman Kricun	x	

ATTEST:

GLOUCESTER TOWNSHIP  
PLANNING BOARD:

\_\_\_\_\_  
KENNETH LECHNER, SECRETARY

\_\_\_\_\_  
ANDY KRICUN, CHAIRMAN

#### CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 23rd day of April 2013 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 12th day of March 2013.

\_\_\_\_\_  
KENNETH LECHNER, SECRETARY

# TOWNSHIP OF GLOUCESTER

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

**For Office Use Only**

Submission Date: APR 01 2013 Application No.: # 121037 SPW Amended Taxes Paid Yes/No \_\_\_\_\_ (Initial) \_\_\_\_\_  
 Fees: 210.00 Project # 7713  
 Planning Board     Zoning Board of Adjustment  
 Escr. 750.00 Escr. # 7713

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Marketplace at Chews Landing, LLC</u> Address: <u>c/o Paramount Realty</u> <u>1195 Route 70, Suite 2000</u> City: <u>Lakewood</u> State, Zip: <u>NJ 08701</u> Phone: <u>(732) 961-8115</u> Fax: <u>(732) 886-1690</u> Email: _____	<b>2. Owner(s) (List all Owners)</b> Name(s): _____ Address: _____ City: _____ State, Zip: _____ Phone: ( ) - - Fax: ( ) - -
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**3. Type of Application. Check as many as apply:**

<input type="checkbox"/> Informal Review <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup>
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation <sup>2</sup>
<input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup>	<input type="checkbox"/> Appeal of Administrative Officer's Decision
<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Bulk "C" Variance <sup>2</sup>
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance <sup>2</sup>
<input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>	<input checked="" type="checkbox"/> Site Plan Waiver (Amended)
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request
<input type="checkbox"/> Conditional Use Approval <sup>2</sup>	<input type="checkbox"/> Redevelopment Agreement
<input type="checkbox"/> General Development Plan <sup>2</sup>	<input checked="" type="checkbox"/> <u>Change of Use proposed use is a</u> permitted child care center)

<sup>2</sup> 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	<b>(HC)</b>	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	G	FP	L-RD	NVSCR Overlay
						IR

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

Name of Attorney: <u>Richard J. Goldstein</u> Address: <u>20 Brace Road, Suite 201</u> City: <u>Cherry Hill</u>	Firm: <u>Hangley Aronchick Segal Pudlin &amp; Schiller</u> State, Zip: <u>NJ 08034</u> Phone: <u>(856) 616-2172</u> Fax: <u>(856) 616-2170</u> Email: <u>rgoldstein@hangley.com</u>
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**6. Name of Persons Preparing Plans and Reports:**

Consulting Engineer Services Name: <u>Attn: Norman Rogers</u> Address: <u>645 Berlin-Cross Keys Road, Suite 1</u> Profession: <u>Professional Engineer</u> City: <u>Sicklerville</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 228 2200</u> Fax: <u>(856) 232 2346</u> Email: <u>nrogers@ces-1.com</u>	Name: _____ Address: _____ Profession: _____ City: _____ State, Zip: _____ Phone: (____) ____ - ____ Fax: (____) ____ - ____ Email: _____
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**7. Location of Property:**

Marketplace at Chews Landing

Street Address: 1236 Chews Landing Road Block(s): 20601  
 Tract Area: +16.32 acres Lot(s): 2 & 3

**8. Land Use:**

Existing Land Use: Shopping Center

Proposed Land Use (Describe Application): Same with use of a tenant space (approx. 11,129 sf of former Ace Hardware) as a child care center with former garden center area to be used as an accessory play area (approx. 3900 sf). Construct 6' fence around perimeter of play area. Amendment to site plan waiver approved by Planning Board on July 10, 2012 per Resolution memorialized on August 14, 2012 (#1210375SPW)

**9. Property:**

Number of Existing Lots: <u>2</u>	<b>Proposed Form of Ownership:</b>	
Number of Proposed Lots: <u>2</u>	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium	<input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>(If yes, attach copies)</b>
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> 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.    See attached

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

Section 11. Submission Materials:

1. ALTA/ACSM Land Title Survey prepared by Consulting Engineer Services last revised 5/10/07;
2. Marketplace at Chews Landing - overall site plan depicting general location of proposed Children of America child care center and play area;
3. Revised Site Compliance Plan prepared by Consulting Engineer Services dated 3/27/13;
4. Elevations (Sheet A4.1) prepared for Children of America by J. Fudo Architect dated 2-1-13;
5. Floor Plan (Sheet A1.1) prepared for Children of America by J. Fudo Architect dated 2-1-13.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	4.92'
Front setback 2	_____	Setback from E.O.P.*2	21.7'
Rear setback	_____	Fence type	White Vinyl
Side setback 1	_____	Fence height	6 ft.
Side setback 2	_____	*E.O.P. = Edge Of Pavement	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
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: 685      Number of parking spaces provided: 729  
 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**

Marketplace at Chews Landing, LLC

By: \_\_\_\_\_

Signature of Applicant

3/28/13

Date

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Date

**17. Consent of Owner(s):**

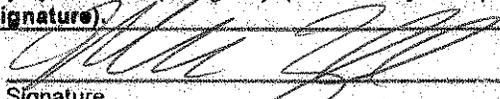
I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by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

3/28/13  
Date

Sworn and Subscribed to before me this

28 day of March

2013 (Year).

  
Signature

Marketplace at Chews Landing, LLC

By: MAURICE LEVANIA

Print Name MAURICE LEVANIA

  
Signature MARTIN SAFCHIK

NOTARY PUBLIC OF NEW JERSEY

My Commission Expires 3/24/2016

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  
 No  Yes  
 No  Yes  
 No  Yes  
 No  Yes  
 No  Yes

**IF YES TO ANY OF THE ABOVE:**

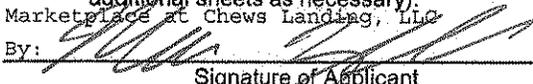
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more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

Marketplace at Chews Landing, LLC

By:   
Signature of Applicant

MAURICE LEVANIA  
Print Name

3-28-13  
Date

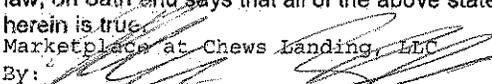
**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 5/10/07, shows and discloses the premises in its entirety, described as Block 206 01 Lot 2 & 3; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown. \*

State of New Jersey,

County of Camden:

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

Marketplace at Chews Landing, LLC  
By: 

Name of property owner or applicant

MAURICE LEVANIA

Sworn and subscribed to

On this 28 day of March, 20 13 before the following authority.

  
Notary public

\*and with the exception of improvements made in connection with development of Checkers Restaurant was previously approved.

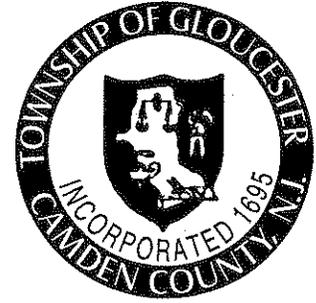
**MARTIN SAFCHIK**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 3/24/2016

Section 18. Disclosure Statement

Maurice Zekaria  
1195 Route 70  
Lakewood, NJ 08701

## Inter-office Correspondence

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**TO:** Planning Board

**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
Alisa Ortiz, Zoning Officer  
Department of Community Development & Planning

**RE:** **APPLICATION #121037SPWa Escrow #7713**  
**Market Place at Chews Landing**  
**BLOCK 20601, LOTS 2 & 3**

**DATE:** April 18, 2013

The Applicant requests approval for a site plan waiver to utilize a portion of an existing tenant space (Formerly Ace Hardware) within the Marketplace Shopping Center for a childcare center within the HC – Highway Commercial District as per the submitted survey plan. The project is located on the southwest side of Chews Landing Road east of Hider Lane.

**Applicant/Owner:** Market Place at Chews Landing, LLC c/o Paramount Realty, 1195 Route 70, Suite 2000, Lakewood, NJ 08701 (telephone #732-961-8115).

**Attorney:** Richard J. Goldstein, Esq., Hanglely Aronchick Segal Pudlin & Schiller, 20 Brace Road, Suite 201, Cherry Hill, NJ 08034 (telephone #856-616-2170).

### **I. INFORMATION SUBMITTED**

1. Hanglely Aronchick Segal Pudlin & Schiller transmittal Letter dated 4/01/13.
2. Land Development Application Form and checklist dated 4/01/13.
3. Marketplace at Chews Landing (tenant plan location).
4. Elevations plan (Sheet A4.1), as prepared by L R Associates, Inc., comprising one (1) sheet dated 02/01/13.
5. Floor plan Sheet A1.1), as prepared by L R Associates, Inc., comprising one (1) sheet dated 5/18/12.
6. Revised Site Compliance Plan, as prepared by Consulting Engineer Services comprising one (1) sheet dated 7/16/12, last revised 3/27/13.
7. ALTA/ACSM Land Title Survey (copy), as prepared by Consulting Engineer Services comprising one (1) sheet dated 4/24/07, last revised 5/10/07.

## II. ZONING REVIEW

ZONE: HC – Commercial Residential [§416].

USES: A Child Care Center is a permitted use (Basis N.J.S.A. 40:55D-66.6, Child care centers located in nonresidential municipal districts; permitted).

<u>Description</u>	<u>Required (Other use)</u>	<u>Proposed</u>	<u>Conforms</u>
Lot size (min.)	1 ac	16.32 ac	yes
Lot frontage (min.)			
Chews Landing Road	100 ft.	1,494.59 ft.	yes
Kelly Driver Road	100 ft.	1,379.68 ft.	yes
Lot depth (min.)	300 ft.	182.90 ft.	enc
Building coverage (max.)	15%	±21.5% <sup>1</sup>	yes
Lot coverage (max.)	50%	±80% <sup>1</sup>	enc
Floor Area Ratio	0.25	0.215	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard			
Chews Landing Road	20 ft.	189.48 ft.	yes
Kelly Driver Road	20 ft.	78.97 ft.	yes
Side yard	10 ft.	60.88 ft. / 43.82 ft.	yes / yes
Rear yard	25 ft.	n/a	n/a
Minimum Useable Yard Area	n/a	n/a	n/a
Maximum Height	35 ft.	n/a	n/a
Parking (shopping center) <sup>2</sup>			
4.5 spaces / 1,000 sf			
Retail Center: 136,358 sf			
Blockbusters: 5,955 sf			
Bank: 3,600 sf			
Checker's: 969 sf			
Subtotal 146,882 sf	661		
Child Care Center (11,128 sf)			
1 space / 600 sf, plus	19		
1 space / employee	24		
House of worship <sup>3</sup>			
1 space/3 seats	20		
<b>TOTAL</b>	<b>724</b>	<b>729</b>	<b>yes</b>

<sup>1</sup> = Scaled data.

<sup>2</sup> = Parking is based on approvals for Checker's, a bank pad site, and a pending application for a house of worship before the Zoning Board of Adjustment.

<sup>3</sup> = Application #122033D pending before the Zoning Board of Adjustment.

enc = Existing nonconformance.

n/a = Not applicable.

### III. VARIANCE COMMENTS

The Application as submitted does not require variances.

### IV. WAIVER COMMENTS

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

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

### V. SITE PLAN WAIVER COMMENTS

1. The applicant should provide testimony to address the proposed architectural revisions converting the former outdoor plant nursery to an indoor recreation area both exterior and interior.
2. The applicant must remove what appears to be a chain link fence trash enclosure in the rear yard of the project location.
  - a. The trash enclosure does not comply with §510.L, Refuse/Recyclable Storage Areas and is situate on existing parking spaces.
3. It is recommended the applicant provide landscaping for the entire southwest corner building area in the vicinity of the former propane tank to advance the aesthetics of the Township and the built environment as per §507.A, landscaping.
4. The applicant must linestripe the entire site to address the following locations as per §510.I, Delineation:
  - a. The “NO PARKING FIRE LANE” areas including driveways and concrete curb.
  - b. Stop bars.
  - c. The existing double yellow line along the building frontage.
  - d. Speed humps.
  - e. Pedestrian crosswalks.

### 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. *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.*

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

## **VII. RECOMMENDATIONS**

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

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

cc: Market Place at Chews Landing, LLC  
Richard J. Goldstein, Esq.  
Edward Brennan, Esq.  
Steven M. Bach, PE

# TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: April 2, 2013

APPLICATION No: 121037SPWAmended

APPLICANT: Marketplace @ Chews Landing (Paramount)

PROJECT No: 07713

BLOCK(S): 20604 LOTS: 2 & 3

Zoned: Highway Commercial

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

### TRANSMITTAL TO:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Township Engineer      | <input type="checkbox"/> Board Planner   | <input checked="" type="checkbox"/> Tax Assessor   |
| <input type="checkbox"/> Camden County Planning | <input type="checkbox"/> Traffic         | <input type="checkbox"/> GYMUA                     |
| <input type="checkbox"/> American Water         | <input type="checkbox"/> Aqua N.J. Water | <input type="checkbox"/> Fire District 1 2 3 4 5 8 |
| <input type="checkbox"/> Taxes                  | <input type="checkbox"/> Construction    |  |

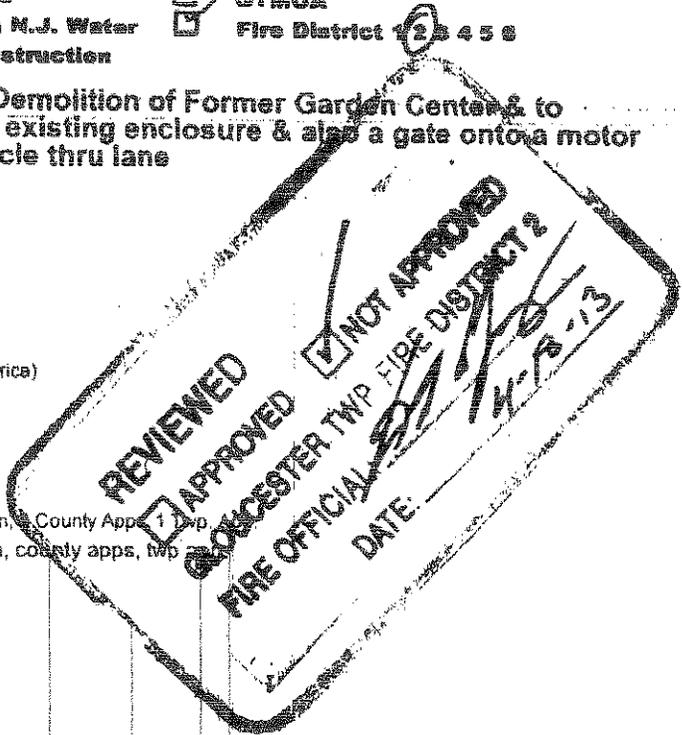
APPLICATION: Child Care with no Demolition of Former Garden Center & to Provide a recreation area within the existing enclosure & also a gate onto a motor vehicle thru lane

### PURPOSE OF TRANSMITTAL:

- For Your Review. **APRIL 16, 2013**
- For Your Files.

### ENCLOSED:

- Revised Site Compliance Plan (Children of America)
  - 1 Copy - Land Title Survey
  - 1 Copy Proposed Day Care
  - 1 Copy - Major Subdivision - Final Plat
  - 1 Copy - Final Site Plan
  - 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, County App, 1 Dev. Plan
  - 1 Copy - Preliminary/Final Major Site Plan, county apps, twp
  - 1 Copy - Major Subdivision - Amended Plat
  - 1 Copy - Traffic Report
  - 1 Copy - Development Plan
  - 1 Copy - Drainage Calculations
  - 1 Copy - E.I.S.
  - Recycling Report
- Variance Plan     Bulk (C) Variance     Use (D) Variance



*\* SEE Attached correspondence*

I have reviewed the revised plan as prepared by Consulting Engineer Services comprising one (1) sheet dated 7/16/12, last revised 3/27/13. Initially the applicant proposed demolition of the plant nursery and proposed an outdoor recreation area. You should know this was a central discussion item of the Planning Board in considering the site plan waiver. It's my understanding the applicant now intends to not demolish this area and to provide a recreation area within the existing enclosure. Since this is the opposite of what the Board considered I find it reasonable that they have an opportunity to consider an amended site plan waiver application. Regarding the amended plan I must say I don't understand a gate onto a motor vehicle thru lane.



# BUREAU OF FIRE PREVENTION

FIRE DISTRICT NO. 2  
CHEWS LANDING  
43 SOMERDALE ROAD BLACKWOOD, NJ 08012  
PHONE: (856) 939-2090 Ext. 24  
FAX: (856) 228-9007

Gloucester Township  
Office of the Planning Board  
PO Box #8  
Blackwood, NJ 08012

April 18, 2013

Re: Application # 121037SPW  
Project # 7731  
Children of America  
1236 Chews Landing Rd.

To whom it may concern;

This office is in receipt of the application for the proposed Children of America. Reviewing the site plans most concerns relevant to this office as to the Uniform Fire Code shall be addressed at the permit level with the Township Construction Office having precedence. However I'm not in full understanding of the proposed "gate onto a motor vehicle thru lane". I understand I'm not alone on this concern.

Additionally, the fire lane that currently exists shall be maintained. This might become an issue due to the possibility to loading and the unloading of the children.

It is the position of this office to express concerns on this application as they are presented. Further explanation shall be forwarded for review by same.

Thank you in this matter.

Kenneth P Young  
Fire Marshal  
GTFD #2

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

April 8, 2013

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

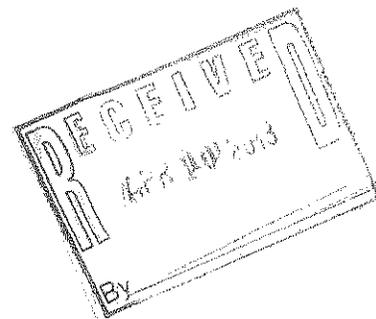
MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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

Re: Application #121037SPW Amended  
Marketplace @ Chews Landing (Paramount)  
1236 Chews Landing Road, Laurel Springs, NJ 08021  
Block 20601, Lots 2 & 3



Gentlemen:

In response to your transmittal regarding the above application, a Form "F" Application is required. Additional sewer permits may be required as well.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

  
Robert C. Benson  
Executive Director

RCB:mh

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

DATE: April 2, 2013

APPLICATION No: 121037SPWAmended

APPLICANT: Marketplace @ Chews Landing (Paramount)

PROJECT No: #7713

BLOCK(S): 20601 LOTS : 2 & 3

Zoned: Highway Commercial

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

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|---|--|--|
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| <input type="checkbox"/> Taxes                  | <input type="checkbox"/> Construction    |  |

APPLICATION: Child Care with no Demolition of Former Garden Center & to Provide a recreation area within the existing enclosure & also a gate onto a motor vehicle thru lane

PURPOSE OF TRANSMITTAL:

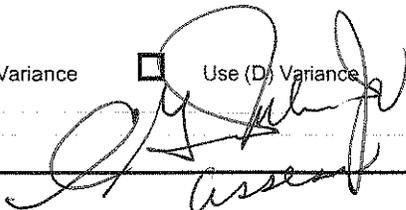
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- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

- Variance Plan     Bulk (C) Variance     Use (D) Variance

4/3/13



① FIRST, again, not sure this is highest + best use of a strip commercial retail center.

② MAJOR traffic + parking issues with proposed bank area + now drop offs + pickups of numerous children. Plan shows LARGE AREAS (12 Rooms) for "students". SHOWS 202 CHILDREN ?? THIS AREA MIGHT BE A MESS + cause traffic issues as well detract from other businesses.

I have reviewed the revised plan as prepared by Consulting Engineer Services comprising one (1) sheet dated 7/16/12, last revised 3/27/13. Initially the applicant proposed demolition of the plant nursery and proposed an outdoor recreation area. You should know this was a central discussion item of the Planning Board in considering the site plan waiver. It's my understanding the applicant now intends to not demolish this area and to provide a recreation area within the existing enclosure. Since this is the opposite of what the Board considered I find it reasonable that they have an opportunity to consider an amended site plan waiver application. Regarding the amended plan I must say I don't understand a gate onto a motor vehicle thru lane.