

**Township of Gloucester
Planning Board Agenda
May 12, 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 –

RESOLUTIONS FOR MEMORIALIZATION

**Clementon Ventures, LLC
#141032INCM E-Mail**

**Minor Site/Bulk C
Block: 14401 Lot: 4**

**Twin Oaks III, LLC
#151011CM E-Mail**

**Minor Subdivision
Bulk C Variance
Block: 18612 Lot: 4**

**Cross Keys MZL, LLC
#151018RDCM E-Mail**

**Minor Subdivision
Bulk C Variance**

APPLICATIONS FOR REVIEW

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

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

**Kimberly & Michael Porch
#151021CC**

**Conditional Use/Bulk C
Block: 20101 Lot: 5
Location: 913 Little
Gloucester Rd.
Home Business**

**AtlantiCare Physician Group, PA
#151024SPW**

**Site Plan Waiver
Block: 13305 Lot: 4
Location: 1310 Blackwood
Clementon Rd.
Nifty Fifties Bldg. to
Medical Office**

**Anthony Alberta
#15151029M**

**Minor Subdivision
Block: 2203 Lots: 7,8,9 & 10
Location: 332 4th Avenue
Glendora
SFD (Existing)
Vacant Land into (2) Lots**

Meeting Adjourned

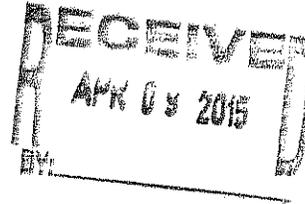
596 Glassboro Road
Woodbury Heights, New Jersey 08097

Phone: (856) 845-7500
Fax: (856) 853-0528

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,

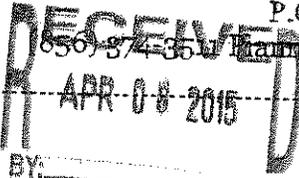
Kenneth D. Lechner, PP, AICP, Director

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: _____ Application No.: #1510 21CC

Taxes Paid Yes/No _____ (initial)

Planning Board Zoning Board of Adjustment

Fees: \$260 Project # 9306

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

Escr. \$150.00 Escr. # 9306

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Kimberly + Michael Porch
Address: 913 Little Gloucester Rd.

City: Clementon

State, Zip: NJ 08021

Phone: (609) 969-1122 Fax: (856) 302-5554

Email: Country Timber Creations @ yahoo.com

2. Owner(s) (List all Owners)

Name(s): Kimberly + Michael Porch

Address: 913 Little Gloucester Rd

City: Clementon

State, Zip: NJ 08021

Phone: (609) 969-1122 Fax: (856) 302-5554

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

- | | |
|---|--|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input 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 checked="" 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
<u>R2</u>	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

Name of Attorney: _____
Address: _____
City: _____

Firm: _____
State, Zip: _____
Phone: () - - Fax: () - -
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: <u>Kimberly Porch</u>	Name: _____
Address: <u>913 Little Gloucester Rd</u>	Address: _____
Profession: <u>DIRECTOR / BUSINESS OWNER</u>	Profession: _____
City: <u>Clementon</u>	City: _____
State, Zip: <u>NJ 08021</u>	State, Zip: _____
Phone: <u>(609) 969-1122</u> Fax: <u>(609) 302 5554</u>	Phone: () - - Fax: () - -
Email: <u>COUNTRY Timber Creations @ Yahoo . com</u>	Email: _____

7. Location of Property:

Street Address: 913 Little Gloucester Road Block(s): 20101
 Tract Area: _____ Lot(s): 5

8. Land Use:

Existing Land Use: Residential / Home Business
 Proposed Land Use (Describe Application):
WOODWORKING SHOP: PREMADE STRUCTURE
14' x 30' WOOD EXTERIOR
Height - 12' 2 DOORS, 2 WINDOWS

9. Property:

Number of Existing Lots: _____	Proposed Form of Ownership:	
Number of Proposed Lots: _____	<input 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	(If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. LETTER, PROPOSED FLOOR PLANS, PICTURE, & SURVEY

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. Zoning Application

13. Zoning

All Applications		Proposed	Fence Application	Proposed
Front setback 1		78'	Setback from E.O.P.*1	_____
Front setback 2		78'	Setback from E.O.P.*2	_____
Rear setback		25'	Fence type	_____
Side setback 1		180'	Fence height	_____
Side setback 2		140'	*E.O.P. = Edge Of Pavement.	_____
Lot frontage		_____	Pool Requirements	
Lot depth		350'	Setback from R.O.W.1	_____
Lot area		40,950 sq-ft	Setback from R.O.W.2	_____
Building height		12' 0"	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	14 x 30
Garage height		_____	Shed height	12'
Number of garages		_____	Setback from R.O.W.1	180'
(Include attached garage if applicable)		_____	Setback from R.O.W.2	_____
Number of stories		_____	Setback from property line 1	78'
			Setback from property line 2	25'

14. Parking and Loading Requirements:

Number of parking spaces required: 0 Number of parking spaces provided: 0
 Number of loading spaces required: 0 Number of loading spaces provided: 0

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

Kendall Porch
 Signature of Applicant

3.23.15
 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).

3.23.15
Date

Kimberly Porch
Signature

Kimberly Porch
Print Name

Sworn and Subscribed to before me this

23 day of March
2015 (Year).

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?	<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 checked="" type="checkbox"/> No	<input 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 type="checkbox"/> No	<input checked="" 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).

Kimberly Porch
Signature of Applicant

Kimberly Porch
Print Name

3.23.15
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 3.23.15, shows and discloses the premises in its entirety, described as Block 20101 Lot 5 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:
Michele Lyn Tregger 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 24 day of March
2015 before the following authority.

Kimberly Porch
Name of property owner or applicant

Michele Lyn Tregger
Notary Public

March 23, 2015

Township of Gloucester
1261 Chews Landing-Clementon Rd, at Hider Lane
Po Box 8
Blackwood, NJ 08012
Attention: Zoning Office

APR 27 2015

To Whom It May Concern:

As residents of Gloucester Township for over 5 years, with a home on an acre of ground, we are requesting to add a Woodworking Shop to our yard. We have recently started an online business, and we have a few small pieces of equipment that we are using in our home. We need to be able to move the equipment to an outside building to continue to grow and build our online business. We make everything out of wood, handmade, and painted, stained, or natural wood finishes. We are participating in 2 community craft events this year, in hopes of continued growth. Our products range from birdhouses, to wall hangings, and other novelty items. We utilize the Clementon post office for all our shipping, and local retailers for our materials and banking needs. Our online store is on a site called Etsy, and our store link is as follows: <https://www.etsy.com/shop/CountryTimber>.

The name of our company is Country Timber Creations, LLC, and we are established as NJ State small business. Our State of NJ business registration sequence # is 1869632. Our FEIN # is 46-5435794. It is a family business of just my husband and I, he is the woodworker, and I finish the products.

We want to be able to place this woodshop on our property, so that we are able to continue working in our business after we come home from our day jobs, and on weekends. The machines are small, (scroll saw, band saw, jig saw, and no noise will be heard outside of the shop.) No deliveries, no retail store, no additional traffic on the property outside our vehicles.

I have included pictures of an example of what the premade structure will look like. We will only be purchasing a 14 x 30 size workshop. The floor plan of the one that we are purchasing is a bit different from the floor plan the vendor was able to provide to us. I have included a picture of the premade structure. It will not be a permit add, rather it will be set on top of a rock foundation. In the event that we would want to move in the future, this would give us the ability to take our workshop with us. There would be electricity, heat, and air, air filters, 2 entrances/exits, and 2 windows.

The woodshop would sit in our backyard, right side of the yard, approximately 69 feet from the right corner of our home, and 25 feet from the right side fence line. The dimensions of the workshop will be 14 x 30 with a height of 12 feet. The exterior will be a wood finish and match the colors of our home. The roof will be finished to match our home as well. The premade structure was chosen with the intent that it will look very natural in the area. We don't want it to appear as a business at all, just a blended additional structure in our yard.

We respectfully ask for approval of this request so that we can move forward with our business. It will be approximately 3-4 weeks in additional time to purchase, and have the premade workshop placed, and we are anxious to have continued growth in our small business.

I have submitted a zoning application already to Ms. Alisa Ortiz, and was instructed, due to the size of the woodshop to submit this additional application. Please contact me with any additional questions you may have at 609-969-1122.

Enclosed please find the following:

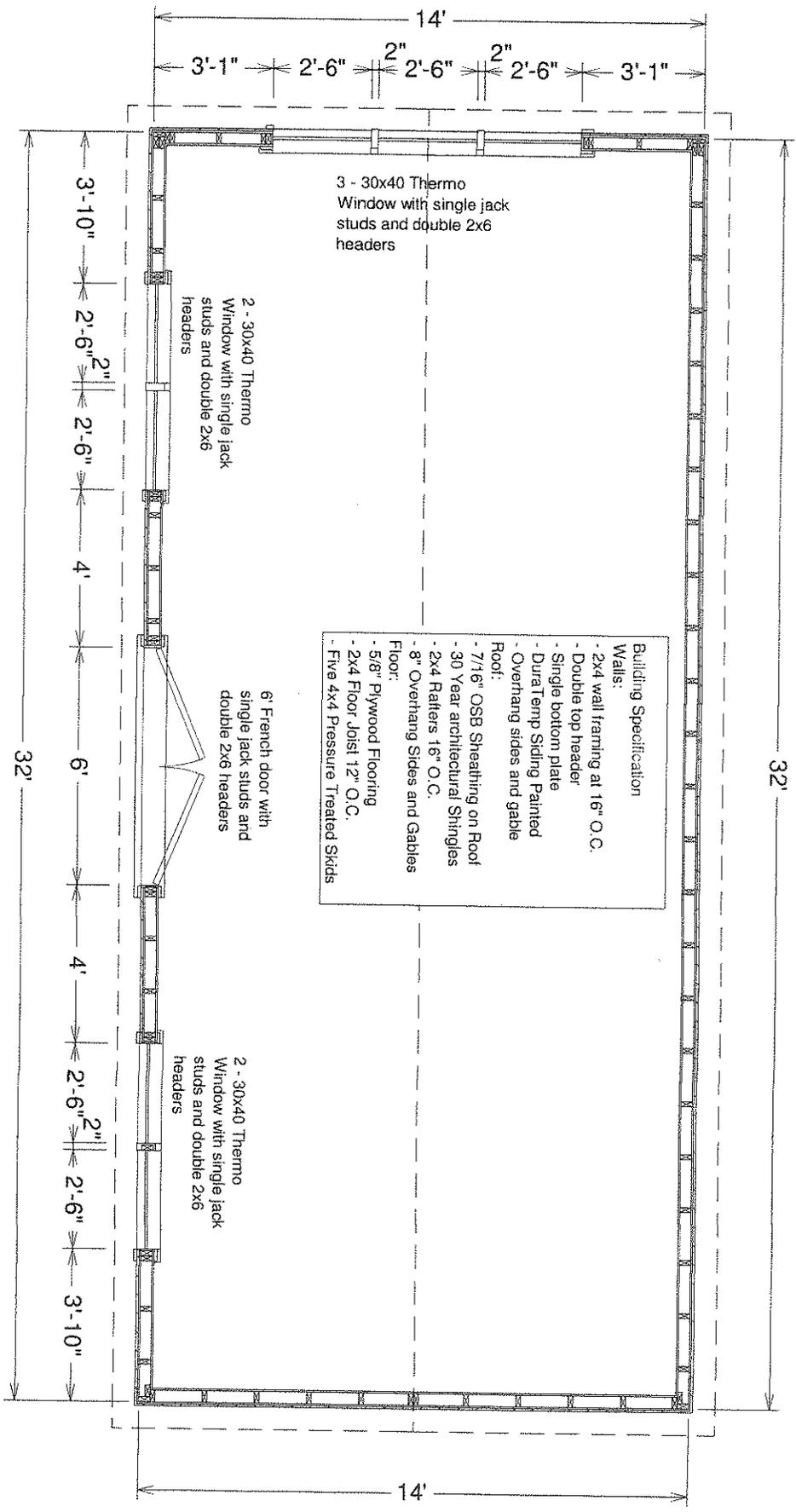
- 3 Pages of example floor plans
- A picture of the structure, bottom left corner, outlined
- Survey of the property

We truly appreciate your prompt attention to this request.

Sincerely,

Handwritten signatures of Kimberly and Michael Porch in cursive script.

Kimberly and Michael Porch
913 Little Gloucester Road
Clementon, NJ 08021



Sheds Unlimited
 281 White Horse Road
 Gap, PA 17527
 Phone: 717-442-3281
 office@shedsunlimited.net

Customer:
 Melissa Elliott
 802 W 28th St
 Richmond VA 23225

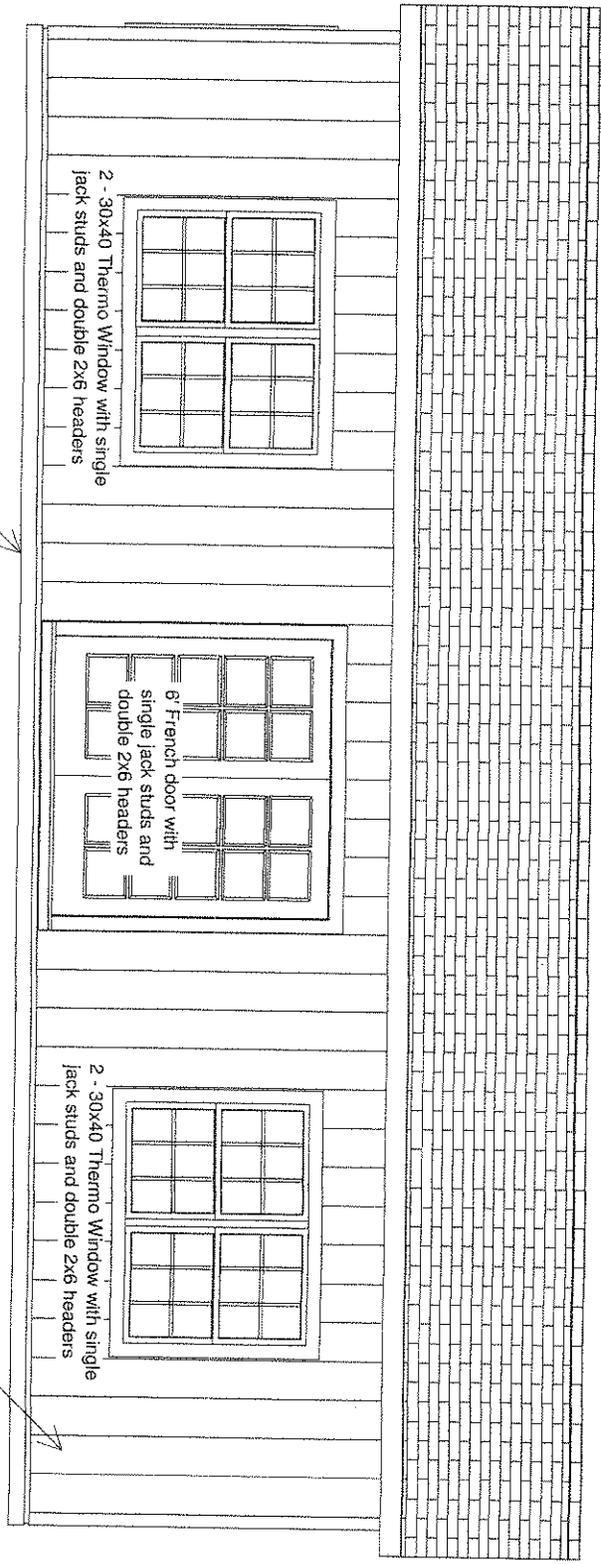
Drawing
 Floorplan
 Scale
 1/4" to 1'

Revisions

Drawn By:
 Delmar Stoltzfoos
 Date:
 12/8/2014

Page No:
 1

7/16" OSB Sheeting - 2"x4" Rafters 16" on center - Felt paper - 30 year architectural shingles

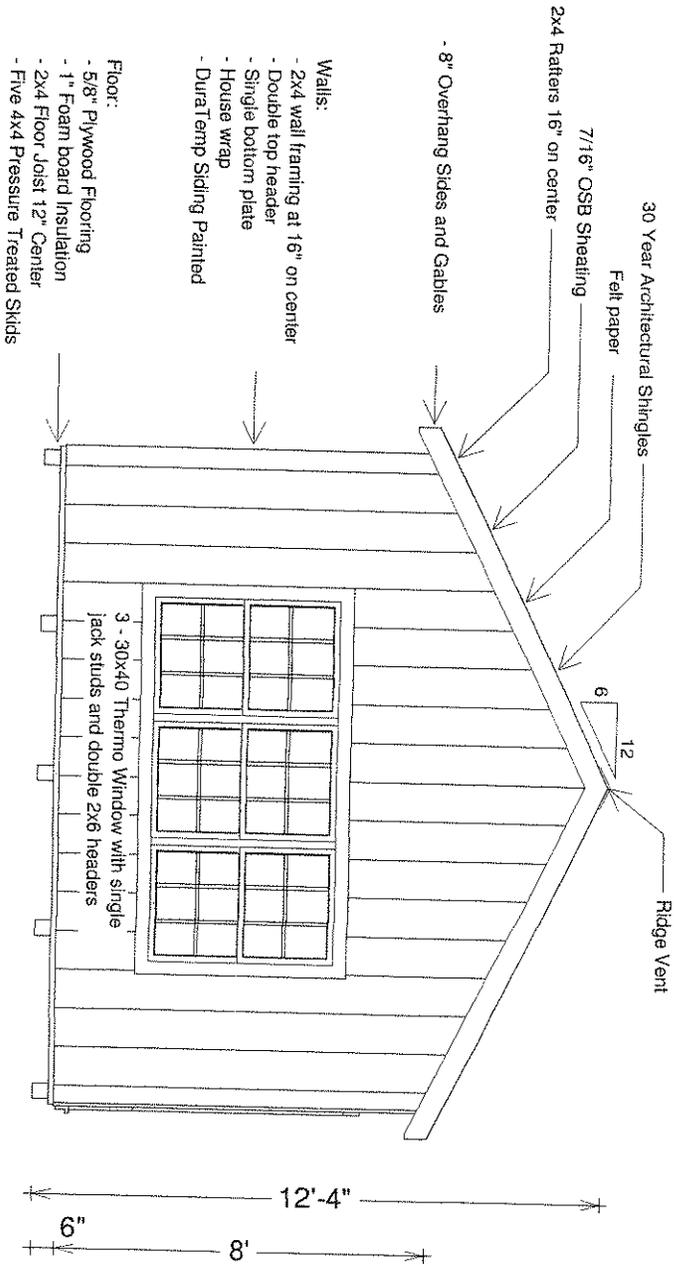


- Floor:
- 5/8" Plywood Flooring
 - 1" Foam board Insulation
 - 2x4 Floor Joist 12" Center
 - Five 4x4 Pressure Treated Skids

- Walls:
- 2x4 wall framing at 16" on center
 - Double top header
 - Single bottom plate
 - House wrap
 - Duratemp Siding Painted

14X32 Classic Shed

Sheds Unlimited 281 White Horse Road Gap, PA 17527 Phone: 717-442-3281 office@shedsunlimited.net		Customer: Melissa Elliott 802 W 28th St Richmond VA 23225	
Drawing	Revisions	Drawn By:	Page No:
Sideview 1		Delmar Stoltzfoos	2
Scale		Date:	
1/4" to 1"		12/8/2014	



14x32 Classic Shed

Sheds Unlimited
281 White Horse Road
Gap, PA 17527
Phone: 717-442-3281
office@shedsunlimited.net

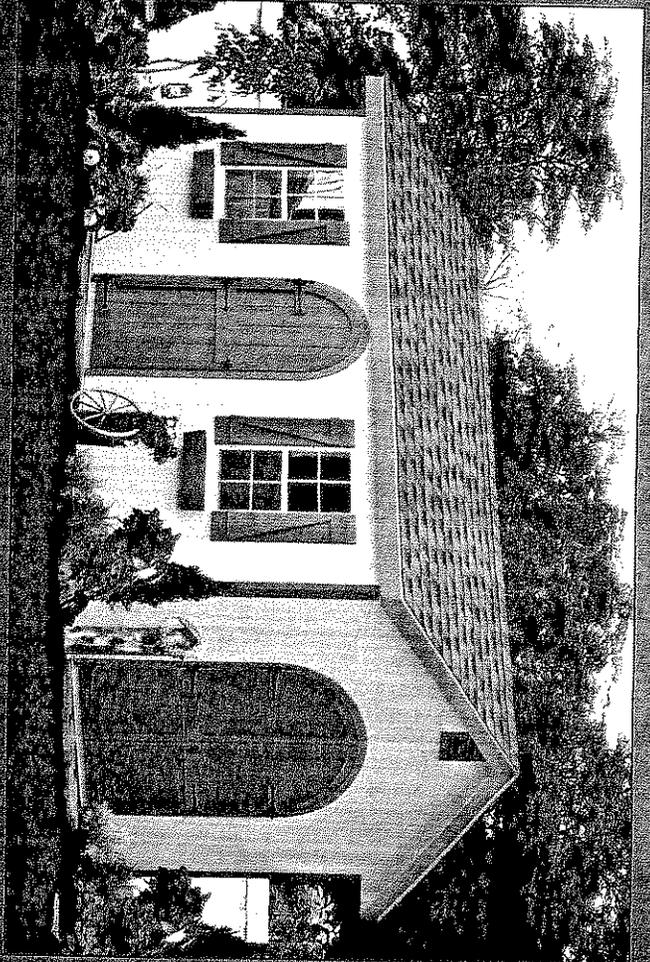
Customer:
Melissa Elliott
802 W 28th St
Richmond VA 23225

Drawing
Gableview/Front
Scale
1/4" to 1"

Revisions

Drawn By:
Delmar Stoltzfoos
Date:
12/8/2014

Page No.:
3



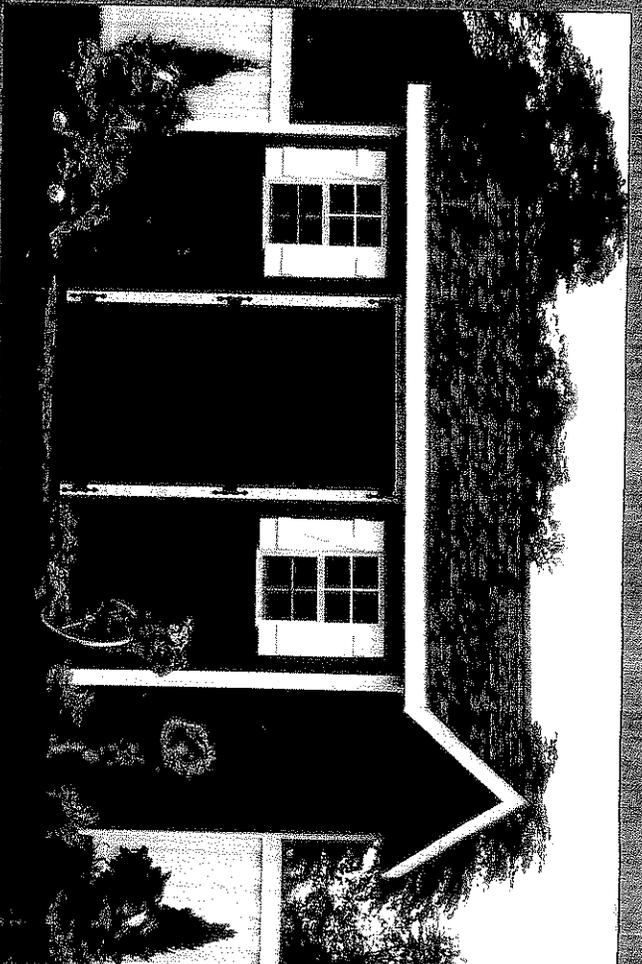
10x16 Classic Workshop III

Finish: Weatherwood Shingle, Roof: Light Gray



10x20 Classic Workshop Vinyl

Finish: Weatherwood Shingle, Roof: Light Gray



8x12 Classic Workshop III

Finish: Weatherwood Shingle, Roof: Light Gray



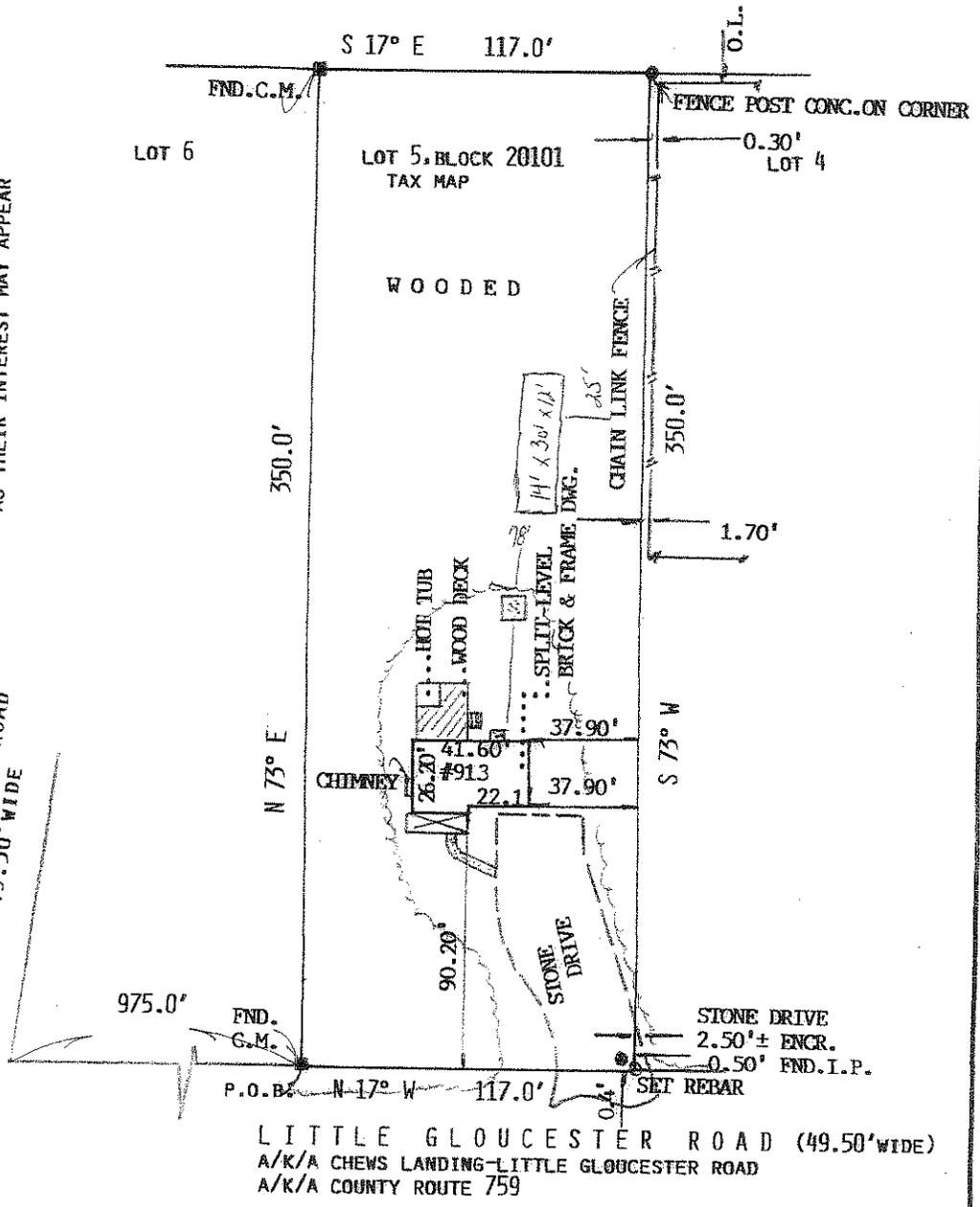
10x20 Classic Workshop Vinyl

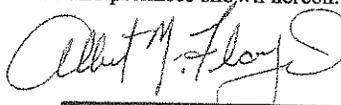
Finish: Weatherwood Shingle, Roof: Light Gray

NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE MERIDIAN-DEED BASE, TAX MAP BASE, PLAN BASE, FORMER SURVEY BASE.
 DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 5, BLOCK 20101 ON THE OFFICIAL TAX MAP.
 AREA=40,950.0± S.F.
 0.940± ACRES
 LOT 11

TO: WEICHERT TITLE AGENCY
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 WEICHERT FINANCIAL SERVICES,
 ITS SUCCESSORS AND/OR ASSIGNS,
 AS THEIR INTEREST MAY APPEAR

BLACKWOOD-CLEMENTON ROAD
 49.50' WIDE



TO THE OWNER: KIMBERLY BEATTY	SURVEY OF PREMISES NO. 913 LITTLE GLOUCESTER ROAD										
TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the discription furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inductment for the insurer of title to insure the title to the lands and premises shown hereon.  New Jersey Lic. No 21759 ALBERT N. FLOYD L.S.	SITUATE TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY ALBERT N. FLOYD & SON LAND SURVEYORS ALBERT N. FLOYD ... N.J. LIC. NO. 21759 ALBERT N. FLOYD JR. N.J. LIC. NO. 36725 P.O. BOX 903, ELMER, NEW JERSEY 08318 <table border="1"> <tr> <th>DATE</th> <th>SCALE</th> <th>DRAWN</th> <th>CHECKED</th> <th>NUMBER</th> </tr> <tr> <td>1/6/10</td> <td>1" = 50'</td> <td>S.M.F.</td> <td>A.N.F.</td> <td>09-1167</td> </tr> </table>	DATE	SCALE	DRAWN	CHECKED	NUMBER	1/6/10	1" = 50'	S.M.F.	A.N.F.	09-1167
DATE	SCALE	DRAWN	CHECKED	NUMBER							
1/6/10	1" = 50'	S.M.F.	A.N.F.	09-1167							

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board

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

RE: *APPLICATION #151021CC*
Kimberly & Michael Porch
BLOCK 20101, LOT 5

DATE: April 27, 2015

The Applicant requests a conditional use permit for a major home occupation for a "woodworking shop" and a 14' x30' Residential Tool Shed within the R-2 – Residential District. The project is located on the east side of Little Gloucester Road north of Blackwood-Clementon Road.

The application has been reviewed for conformance to the Land Development Ordinance and Blackwood West Redevelopment Plan 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: Kimberly & Michael Porch, 913 Little Gloucester Road, Clementon, NJ 08021 (telephone#609-969-1122).
- Surveyor: Albert N. Floyd, LS, Albert N. Floyd & Son, P.O. Box 903, Elmer, NJ 08318.

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form dated 4/08/15.
2. Plan of Survey, as prepared by Albert N. Floyd & Son, comprising one (1) sheet dated 01/06/10.
3. Site Plan, as prepared by Thomas A. Pape, RA, comprising one (1) sheet dated 02/02/10.
4. Building Elevation and Floor Plan, as prepared by Sheds Unlimited, comprising four (4) sheets (Letter size) dated 12/08/14.

II. ZONING REVIEW

1. Major Home Occupation is a permitted conditional use in the R-2, Residential District [§404.D(1)].

Zone: R-2 ~ Residential District.

Description	Required	Proposed	Conforms
Lot size (min.)	20,000 sf	40,950 sf	yes
Lot frontage (min.)	100 ft.	117 ft.	yes
Lot depth (min.)	200 ft.	350 ft.	yes
Building coverage (max.)	35	±3.90 ¹	yes
Lot coverage (max.)	6%	±3.90 ¹	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)	20 ft.	90.20 ft.	yes
Side yard (min.)	10 ft.	37.50 ft. / 37.90 ft.	yes / yes
Rear yard (min.)	20 ft.	±206 ft. ¹	yes

¹ = Scaled data.

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	420 sf	no*
Number	1	1	yes
Maximum shed height	12 ft.	12 ft.	yes
Distance between adjacent buildings	10 ft.	78 ft.	yes
Front yard	N.P.	no	yes
Side yard	5 ft.	78 ft. / 25 ft.	yes / yes
Rear yard	5 ft.	±177 ft.	yes

¹ = Scaled data.

N.P. = Not Permitted.

* = Variance required.

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

III. CONDITIONAL USE REQUIREMENTS

The Applicant must maintain the following conditional use requirements.

§422.G(2) – Major Home Occupation

Major home occupation. A major home occupation shall meet the criteria within this subsection. The criteria for a major home occupation are as follows:

- a. The use shall be conducted entirely within the primary dwelling or accessory building associated with it.
- b. No more than fifty percent (50%) of the first floor or basement area or four hundred fifty (450) sf., whichever is less, of the dwelling unit may be used for the home occupation.

- c. No display of products shall be visible from the street, nor shall any article be sold or offered for sale on the premises.
- d. The residential character of the lot and building shall not be changed.
- e. No sounds emanating from the home occupation use shall be audible outside the residence.
- f. No equipment shall be used which will cause interference with radio and television reception in neighboring dwellings nor create other nuisances by its operation.
- g. No major home occupation shall employ more than one non-resident.
- h. One non-illuminated sign attached to a facade of the building, or, fence or wall, not to exceed two square feet, may be permitted identifying the major home occupation.
- i. The major home occupation shall not reduce the parking or yard requirements of the dwelling.
- j. Where parking is provided, no more than three (3) parking spaces per property, including required residential parking, shall be allowed. All parking associated with the home occupation shall be screened from view of any public street behind a combination of hedging, landscaping or fencing.
- k. Deliveries shall be limited to package (e.g., United Parcel Service) services or utilization of the owner's passenger vehicle.
- l. The major home occupation shall not be open for customers, clients or patrons before 8:00 a.m. on weekdays and 9:00 a.m. on weekends nor after 8:30 p.m. on any day of the week.

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. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 404.D(1), Conditional Uses to permit a woodworking shop as a major home occupation and from Section 422.L to construct a residential tool shed four hundred twenty (420) square feet (168 sf maximum allowed).

cc: Kimberly & Michael Porch
Edward F. Brennan, Esq.
Steven M. Bach, PE

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 16, 2015

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

APR 21 2015

Re: Application #151021CC
Kimberly & Michael Porch
913 Little Gloucester Road, Clementon, NJ 08021
Block 20101, Lot 5

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray Carr", is written over the typed name of the Executive Director.

Raymond J. Carr
Executive Director

RJC:mh



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

Date: April 20, 2015

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Kimberly & Michael Porch

Block: 20101 Lot: 5

Application #: 151021CC

Comments: Building review-

- 1. No problem with Zoning setbacks but the description of the construction does not comply with the building code and will require sealed plans.*

Thank you,

*Jim Gallagher
Building SubCode Official*

Bm# 64

B

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: April 9, 2015

APPLICATION No. #151021CC

APPLICANT: Kimberly & Michael Porch

Escrow: #9306

BLOCK: 20101 Lot: 5

Zoned: R2

LOCATION: 913 Little Gloucester Road, Clementon, NJ. 08021

TRANSMITTAL TO: MUA

- | | | |
|---|--|--|
| <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 : Home Business Woodworking Shop Premade Structure
14' x 30' Height - 12' Wood Exterior (2) Doors, (2) Windows
Conditional Use/Bulk C

PURPOSE OF TRANSMITTAL:

- For Your Review - By April 23, 2015

ENCLOSED:

- 1 Copy - Minor Site Plan, checklist, Camden County Planning Application
- 1 Copy - Survey
- 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 Conditional Use/Bulk C

COMMENTS:

4-20-15 Jm Pils
No problem / Zoned Set back but the
disruption of the construction does not comply
with the "knockout" code & will require sealed plans!

*Jason - Please
Type letter for
Ken*

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012

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

RECEIVED
APR 13 2015

For Office Use Only

Submission Date: APR 13 2015 Application No.: #151024SPW Taxes Paid Yes/No _____ (Initial) _____

Planning Board Zoning Board of Adjustment Fees: 200.00 Project # 9324

¹ Upon receipt of all fees, documents, plans, etc. Escr. 150 Escr. # 9324

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>AtlantiCare Physician Group, PA</u> Address: <u>2500 English Creek Avenue</u> <u>Building 600, Suite 602</u> City: <u>Egg Harbor Township</u> State, Zip: <u>NJ 08234</u> Phone: <u>609, 407 - 2228</u> Fax: <u>609, 272 - 6397</u> Email: <u>jennifer.little@atlanticare.org</u>	2. Owner(s) (List all Owners) Name(s): <u>1310 Partners, LP c/o MGNT Assoc.</u> Address: <u>220 Kedron Avenue</u> City: <u>Folsom</u> State, Zip: <u>PA 19033</u> 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"/> Planned Development ²
<input 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 checked="" 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"/> _____

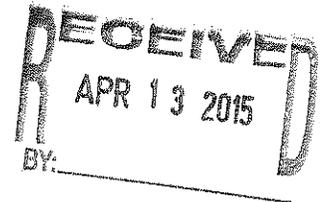
² Legal advertisement and notice is required to all property owners within 200 feet.

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	<u>HC</u>	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>Nicholas Talvacchia</u> Address: <u>1125 Atlantic Avenue</u> City: <u>Atlantic City</u>	Firm: <u>Cooper Levenson</u> State, Zip: <u>NJ 08401</u> Phone: <u>() 344 - 3161</u> Fax: <u>() 344 - 0939</u> Email: <u>NTALVACCHIA@cooperlevenson.com</u>
--	--



TOWNSHIP OF GLOUCESTER
LAND DEVELOPMENT APPLICATION CHECKLIST

- Land Development Application Form – completed, signed, and notarized.
- Filing Fees (Check made payable to “Gloucester Township” – no cash accepted).
FILING FEE = FILING + PUBLICATION FEE + PROPERTY OWNERS LIST + VARIANCE *if Applicable*
- Escrow Fees (Check made payable to “Gloucester Township” – no cash accepted).
ESCROW FEE = ENGINEER + PLANNER + LEGAL
- Signed Escrow Agreement.
- Signed W-9 Form.
- Disclosure Statement (Corporations, LLC, and Partnerships)
 - Corporations, LLC, and Partnerships must be represented by an attorney.
- Twelve (12) copies of the development plan (signed and sealed).
- Seven (7) copies of the completed Checklist.
- NA* Other reports (4 copies) – if applicable
 - Drainage Calculations *N/A*
 - Environmental Impact Statement *N/A*
 - Traffic Impact Statement *N/A*
 - Other

COUNTY OF CAMDEN

NOTE: All land development applications must complete the following county requirements.

- Camden County Land Development Application – completed and signed.
- Fee schedule – completed and signed.
- Filing Fees (Checks made payable to “Treasurer of Camden County”).
- Affidavit of Ownership – completed and signed.

6. Name of Persons Preparing Plans and Reports:

Name: Harry S. Harper
Address: 555 New Jersey Avenue
Profession: Architect
City: Absecon
State, Zip: NJ 08201
Phone: (609) 645-7566 Fax: (609) -
Email: hsharch@aol.com

Name: Robert L. Reid
Address: 366 Upland Avenue, PO Box 1774
Profession: Planner
City: Absecon
State, Zip: NJ 08201
Phone: (609) 569-9000 Fax: (609) -
Email: robertreidaicp@gmail.com

7. Location of Property:

Street Address: 1310 Blackwood Clementon Road Block(s): 13305
Tract Area: 44,355 SF Lot(s): 4

8. Land Use:

Existing Land Use: Vacant Restaurant with 32 paved parking spaces and drive-through lane
Proposed Land Use (Describe Application): Proposed Medical Office with paved parking lot and closing of drive-through lane

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:

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	119.5'	Setback from E.O.P.*1	NA
Front setback 2	91'	Setback from E.O.P.*2	NA
Rear setback	NA	Fence type	NA
Side setback 1	49.5'	Fence height	NA
Side setback 2	51.1'	*E.O.P. = Edge Of Pavement.	
Lot frontage	150'	Pool Requirements	
Lot depth	296'	Setback from R.O.W.1	NA
Lot area	1.018 AC.	Setback from R.O.W.2	NA
Building height	22.8'	Setback from property line 1	NA
		Setback from property line 2	NA
		Distance from dwelling	NA
		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	NA	Shed area	NA
Garage height	NA	Shed height	NA
Number of garages (Include attached garage if applicable)	NA	Setback from R.O.W.1	NA
Number of stories	NA	Setback from R.O.W.2	NA
		Setback from property line 1	NA
		Setback from property line 2	NA

14. Parking and Loading Requirements:
 Number of parking spaces required: 20 Number of parking spaces provided: 34
 Number of loading spaces required: 1 Number of loading spaces provided: 1

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

4/9/15

 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).

4-9-15
Date
Donna McGlynn
Signature
Donna McGlynn
Print Name

Sworn and Subscribed to before me this

9th day of April
2015 (Year).

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Signature
Michelle Santacroce - Notary Public
HAVERFORD TWP, DELAWARE COUNTY
MY COMMISSION EXPIRES AUG. 07, 2016

Michelle Santacroce
Michelle Santacroce

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots? No Yes
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? No Yes
- C. Is this application for approval on a site or sites for commercial purposes? No Yes
- D. Is the applicant a corporation? No Yes
- E. Is the applicant a limited liability corporation? No Yes
- F. Is the applicant a partnership? No Yes

IF YES TO ANY OF THE ABOVE:

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

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).

Jennifer Little
Signature of Applicant
Jennifer Little
Print Name

No Yes

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.

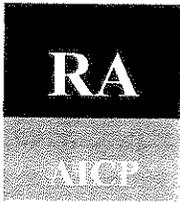
State of New Jersey,
County of Camden:

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.

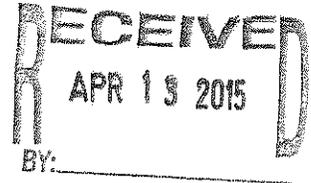
Name of property owner or applicant

Notary public



1502450W

4/6/15



PROJECT DESCRIPTION

**Proposed Medical Offices
Site Plan Waiver Request
1310 Blackwood Clementon Road
Lot 4 in Block 13305
Gloucester Township, New Jersey**

The Applicant, AtlantiCare Physician Group, PA desire to convert the former Nifty Fifties Restaurant building into a medical office.

The AtlantiCare Physician Group, PA is proposing to renovate the interior of the existing building into medical offices. The renovations will include a reception area, restrooms, exam rooms, offices, and file storage areas, all common and incidental to the use as a medical office. No new lighting or landscaping is anticipated with exception of normal proper maintenance of same. Existing landscaping will be properly maintained and damaged or dead vegetation will be replaced as needed. New exterior building entrance lighting will be provided as required by the NJUCC. Minor site improvements will include new identification signage and on-site traffic directional signage. The intent is for the proposed signage will comply with the Township signage requirements in regards to size and location. The existing drive-through will not be needed and be closed. The proposal to convert the existing building into a medical office is intended to comply with all bulk and area requirements. (See Zoning Schedule attached).

Section 510 - Off Street Parking, Medical Offices require three parking spaces per doctor, plus one parking space for every 200 SF of gross floor area. The proposed use requires 20 parking spaces. The site currently has 32 parking spaces on-site.

Due to the minor modifications proposed to the site and the projected reduction to parking generation and trip generation, we respectfully request a consideration for a Waiver of Site Plan.

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



RLR 3/18/15

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, duplicate, 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: AtlantiCare Urgent Care
Project Address (if applicable) & Municipality: 1310 Blackwood Clementon Road, Gloucester Twp.
County Route No.: 534 Site Abuts County Road: Yes

Type of Submission:

New Application Request for Letter of no interest
 Revision of Prior Site Plan Application Number _____ Date: 4/14/15
 Resubmission of Part of Major Subdivision Application Number _____ Date: 4/14/15

Tax Map Data:

Plate(s): _____
Block(s): 13305
Lot(s): 4
Existing Zoning: HC
Variance Required: no

Type of Plan:

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

Submission Information:

Applicant: AtlantiCare Physicians Group, PA Phone: 609-407-2228 Fax: 609-272-6397
 Address: 2500 English Creek Avenue Town: EHT State: NJ
~~XXXXXX~~ Building 600, Suite 602 Zip: 08234
 E-Mail: _____
 Agent: Robert L. Reid, AICP, PP Phone: 609-569-9000 Fax: _____
 Address: PO Box 1774 Town: Absecon State: NJ
 E-Mail: robertreidaicp@gmail.com Zip: 08201

Proposed Use:

- | | | |
|---|--|---|
| <input type="checkbox"/> Single Family Detached | <input type="checkbox"/> Town Homes | <input 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 checked="" type="checkbox"/> Other: <u>Medical</u> |

Area:

Total of Existing Lot: 1.018 AC Portion to be Sub-divided: NA AC
 Dedicated Land: NA AC Explain: NA

Signatures Required:

Signature of Applicant: [Signature] Date: 4/1/15
 Person Completing Application
 (Please Print): Robert L. Reid Date: 3/18/15

Municipal Use:

Classification of Application: Site Plan
 Authorized Municipal Signature: [Signature] # 15024SPW
 Title: Director Planner Transmitted Date: 4/14/15
 Phone No.: (856) 1374-3511

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

Camden County Planning Division

Review of Subdivisions & Site Plan Review

Fee Schedule

RLR 3/18/15



Making It Better. Together.

Applicant's Name: AtlantiCare Physician Group, PA

Project Name: AtlantiCare Urgent Care Municipality: Twp. of Gloucester

Plate: 12 Block: 13305 Lot(s): 4 Municipal Code (see attached): _____

Type of Plan

Minor Subdivision (3 lots or less) Major Subdivision (4 lots or more) Site Plan

Subdivision

Minor Review Fee (\$200.00) \$ _____

Major Review Fee (\$500.00) \$ _____

Site Plan/Subdivision

Design Review Fee (\$500.00) \$ _____

Total Parking Spaces (\$8.00/SPACE) \$ _____

Per Dwelling Unit (\$16.00/Unit) \$ _____

Dedication, Easement, Deed, Etc. Review Fee (\$150.00) \$ _____

Inspection Fee (\$200.00) \$ _____

Additional Fees

Preliminary (\$200.00) \$ _____

Use for concept drawing review or request for waiver review

Final (\$200.00) \$ _____

Revisions (\$200.00) (Request for letter of no interest) \$ 200.00

Signing of Filing Plats (\$150.00) \$ _____

TOTAL \$ 200.00

X

Signature of Applicant or Agent

Special Provisions

- The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.
- All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Plan and Application Submissions at the Planning Board Meeting will be placed on the Agenda for the Next Scheduled Planning Board Meeting.

Camden County Planning Division

RLR 3/18/15

Submission Requirements



Making It Better. Together.

Subdivisions:

- NA Two (2) Copies of County Planning Board Application
(Lower left hand corner **MUST BE SIGNED** and classified
by appropriate local official)
- NA One (1) Copy of Municipal/Township Application
- NA One (1) Copy of Fee Schedule, Filled Out and Signed
(Check made payable to *Camden County Treasurer*)
- NA One (1) Set of Plans
- NA Two (2) Copies of the Affidavit of Ownership
- NA One (1) Copy of Pinelands Certificate of Filing (If applicable)

Site Plans:

- Two (2) Copies of Camden County Planning Board Application
(Lower left hand corner **MUST BE SIGNED** and classified
by appropriate local official)
- One (1) Copy of Municipal/Township Application
- One (1) County Fee Schedule, Filled Out & Signed
(Check made payable to *Camden County Treasurer*)
- RW Two (2) Sets of Signed and Sealed Plans (Which reflect all requirements contained in
Chapter V of County's Manual of Land Development Practices, Regulations and
Procedures)
- RW Two (2) Sets of Drainage Calculations Request Waiver
(Data based upon 10 YEAR -PRE and a 25 YEAR -POST Year Storm Event)
- RW Two (2) Sets of Traffic Impact Study (If applicable) Request Waiver
- Two (2) Copies of the Affidavit of Ownership
- NA One (1) Copy of Pinelands Certificate of Filing (If applicable)
- RW One (1) Copy of Local Engineer's Report
- Two (2) Copies of a signed and sealed survey conducted by a licensed surveyor if
existing conditions are referenced in accordance with N.J.A.C 13:40-7.2 (a.1)
- NA All Dedication, Easement, Deed, Etc. (Documents must be submitted to the Planning
Division Staff at least thirty (30) working days prior to the scheduled Planning Board
meeting. No provisional approvals will be issued at Planning Board meeting.)

Final or Revised Plans:

- Two (2) Copies of County Planning Board Application
- Two (2) Sets of Signed & Sealed Plans
- One (1) County Fee Schedule, Filled Out & Signed
(Check made payable to *Camden County Treasurer*)

Additional Requirements:

- Please submit a map (highlighted copy) of your parcel and a most recent aerial photo of
your parcel.
- A digital copy of only the Site Plan and Elevations. The purpose of this image is to
illustrate the basic character of the preliminary plan. The digital image should be
provided in the form of pdf on a CD. If the plan was not digitally created, provide an
11"x17" reduction of the plan. Label CD with plan name & CCP file number.

X _____
Certification of Completeness
Signature By Local Official

X _____
Signature of Agent or Applicant

Camden County Planning Division

Affidavit of Ownership

RLR 3/18/15



Making It Better. Together.

Name of Company/Organization:

AtlantiCare Urgent Care Physicians Group, LLC

Is Company a Corporation? Yes No

If yes, name of State in which incorporated:

New Jersey

Is Company a Partnership? Yes No

Is Company an Individual Owner? Yes No

Please list any/all individuals who are owners (*full/part*) / (*individual/multiple*) of the Company/Organization. If a Non-Profit Organization, please list all Board Members.

Name

Address

Title

AtlantiCare Physician Group, MD 2500 English Creek Avenue, Bldg 600, Ste 602, Egg Harbor Township, NJ 08234 51% Ownership

Cross Keys Urgent Care Physicians, LLC 627-B Cross Keys Road, Sicklerville, NJ 08081 49% Ownership

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

x. 

Signature of Owner & Title

x Marilouise Venditti, MD President APG (as managing member)

Print Name of Owner & Title

Camden County Planning Division

Affidavit of Ownership

RLR 3/18/15



Making It Better Together

Name of Company/Organization:

AtlantiCare Physician Group, PA

Is Company a Corporation? Yes No

If yes, name of State in which incorporated:

New Jersey

Is Company a Partnership? Yes No

Is Company an Individual Owner? Yes No

Please list any/all individuals who are owners (*full/part*) / (*individual/multiple*) of the Company/Organization. If a Non-Profit Organization, please list all Board Members.

Name

Address

Title

<i>Name</i>	<i>Address</i>	<i>Title</i>
Marilouise Venditti, MD	2500 English Creek Avenue, Bldg 600, Ste 602	President & Sole Shareholder

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

X

Signature of Owner & Title

X Marilouise Venditti, MD President

Print Name of Owner & Title

Camden County Planning Division

Affidavit of Ownership

RLR 3/18/15



Making It Better Together

Name of Company/Organization:

1310 Partners, LP

Is Company a Corporation? Yes No

If yes, name of State in which incorporated:

Is Company a Partnership? Yes No

Is Company an Individual Owner? Yes No

Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization. If a Non-Profit Organization, please list all Board Members.

Name	Address	Title
DONNA MCGLYNN	602 FARMHOUSE CTR SWARTHMORE PA, 19081	MANAGING MEMBER
DENTSE MATTEI	220 MACFARLANE DR SEAGATE TOWERS PH-5 DELRAY BEACH FL, 33483	PARTNER
2 MW, LLC	220 KEDRON AVE. FOLSOM, PA 19033	GENERAL PARTNER (OWNED EQUALLY BY ABOVE 2 INDIVIDUALS)

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

x *Donna McGlynn* MANAGING MEMBER
Signature of Owner & Title

x DONNA MCGLYNN MANAGING MEMBER
Print Name of Owner & Title



April 30, 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: Site Plan Waiver
AtlantiCare Physician Group, PA
1310 Blackwood Clementon Road
Block 13305, Lot 4
Review No. 1
Bach Project No. GTPB-2015-06

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 4/13/15.
- Plan entitled "Site Plan to Accompany Waiver Request, Proposed AtlantiCare Urgent Care, 1310 Blackwood Clementon Road, Lot 4, Block 13305, Township of Gloucester, Camden County, NJ", prepared by Robert L. Reid, Professional Planner, dated 4-9-15, no revision.
- Plan entitled "Boundary & Topographic Survey, Tax Lot 4, Block 13305, Township of Gloucester, Camden County, NJ", prepared by Vargo Associates, Surveying & Planning, dated 3-16-15, no revision.
- Plans (set of 2) entitled "Proposed Building for: Urgent Care, Township of Gloucester, Camden County, New Jersey", prepared by Harry S. Harper, Architect & Planner, dated 4-9-15, no revision.

SITE INFORMATION:

Applicant: AtlantiCare Physician Group, Pa
2500 English Creet Avenue
Building 600, Suite 602
Egg Harbor Township, NJ 08234
609-407-2228
609-272-6397 fax

Site Plan Waiver
AtlantiCare Physician Group, PA
1310 Blackwood Clementon Road
Block 13305, Lot 4
Review No. 1
Bach Project No. GTPB-2015-06
April 30, 2015
Page 2 of 3

Owner: 1310 Partners, LP
c/o MGNT Associates
220 Kedron Avenue
Flosom, PA 19033

PROJECT SUMMARY:

This application is for a site plan waiver for an Urgent Care facility to occupy an existing one story commercial building (formerly a restaurant) on the subject site. The applicant is proposing to remove existing signage pertaining to the previous tenant and provide new signage and minor site modifications. There are only cosmetic changes proposed to the existing building and minor adjustments to the associated parking lot. The project site is located on the southerly side of Blackwood Clementon Road, between Cherrywood Drive and Cedar Lane and located within the Highway Commercial (HC) Zone. The applicant is seeking a Site Plan Waiver.

CONCLUSION:

Based on the provided documentation, we have no objection to the applicant receiving a Site Plan waiver. However, the following items shall be addressed:

1. All points of ingress and egress for the existing building shall be shown on the plan.
2. ADA compliance for the proposed handicap parking spaces and associated details shall be confirmed. If the handicap parking does not conform to current ADA standards additional information and revised plans may be required. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines.
3. Our office recommends the removal of the existing drive thru lane on the southerly and easterly side of the existing building. All existing paving shall be removed and any disturbed areas shall be replaced with a permanent vegetative cover. Additionally, concrete curb shall be placed along the drive thru entrance and exist areas adjacent to the existing parking lot and a concrete curb detail shall be provided.
4. Our office recommends the removal of the existing landscape island southwest of the existing building. The area shall be replaced with bituminous paving and a paving detail shall be provided.

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

Site Plan Waiver
AtlantiCare Physician Group, PA
1310 Blackwood Clementon Road
Block 13305, Lot 4
Review No. 1
Bach Project No. GTPB-2015-06
April 30, 2015
Page 3 of 3

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

Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq. (PB Solicitor)
Jennifer Little, AtlantiCare - Applicant
Nicholas Talvacchia, Esq., Applicant's attorney
Harry S. Harper, Applicant's Architect
Robert L. Reid, AICP, PP, Applicant's Planner

S:\GTPB2015 Gloucester Twp PB\06 Atlantic Care\Docs\GTPB2015-06 Atlantic Care Review No. 1, 4-24-15.doc

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board

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

RE: *APPLICATION #151024SPW* *Escrow #9324*
AtlantiCare Physician Group, PA
BLOCK 13305, LOT 4

DATE: April 27, 2015

The Applicant requests a site plan waiver for a "Proposed Medical Office with paved parking lot and closing of drive-through lane" at the former Nifty Fifty's fastfood restaurant site within the HC – Highway Commercial District. The project is located on the south side of Blackwood-Clementon Road east of Cherrywood Road.

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

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

- Applicant: AtlantiCare Physicians Group, PA, 2500 English Creek Avenue, Building 600, Suite 602, Egg Harbor Township, NJ 08234 (telephone #609-407-2228).
- Owner: 1310 Partners, LP c/o MGNT Assoc., 220 Kendron Avenue, Folsom, PA 19033.
- Architect: Harry S. Harper, RA, 555 New Jersey Avenue, Absecon, NJ 08201 (Telephone #609-645-7566).
- Planner: Robert I. Reid, PP, AICP, Reid Associates, LLC, 366 Upland Avenue, P.O. Box 1774, Absecon, NJ 08201 (telephone #609-569-9000).
- Surveyor: Michael R. Vargo, PLS, Vargo Associates, P.O. Box 647, Franklinville, NJ 08322 (telephone #856-694-1716).
- Attorney: Nicholas Talvacchia, Esq., Cooper Levenson, 1125 Atlantic Avenue, Atlantic City, NJ 08401 (telephone #856-234-8768).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form and checklist dated 4/13/15.
2. Reid Associates, LLC Transmittal Letter dated 4/09/15.
3. Project Description, as prepared by Reid Associates, LLC dated 4/06/15.
4. Disclosure Statement dated 3/18/15.
5. Sign Elevations, as prepared by Effective Sign Works comprising three (3) sheets (letter size) dated 4/01/15.
6. Digital Ortho Photo (Ledger Size).

7. Boundary & Topographical Survey as prepared by Vargo Associates comprising one (1) sheet dated 3/16/15.
8. Site Plan Waiver plan, as prepared by Reid Associates, LLC and Harry S. Harper, RA comprising one (1) sheet dated 4/09/15.
9. Proposed Building Elevations and Floor Plan, as prepared by Harry S. Harper, RA consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Floor Plan	4-09-15
2	Elevations Plan	4-09-15

II. ZONING REVIEW

1. Bulk Zoning Requirements:

Zone: HC ~ Highway Commercial District [§416].

Use: Medical Office is a listed permitted use [§416.B(5)].

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	44,355 sf	yes
Lot frontage (min.)			
Blackwood-Clementon Road	80 ft.	150 ft.	yes
Plaza Drive	80 ft.	150 ft.	yes
Lot depth (min.)	200 ft.	420 ft.	yes
Building coverage (max.)	25%	8.1%	yes
Lot coverage (max.)	75%	85.36%	enc
Floor Area Ratio (max.)	0.25	0.081	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)			
Blackwood-Clementon Road	75 ft.	83.1 ft.	yes
Plaza Drive	75 ft.	119.5 ft.	yes
Side yard (min.)	10 ft.	49.5 ft. / 51.1 ft.	yes / yes
Rear yard (min.)	30 ft.	n/a	n/a
Building Height (max.)	40 ft.	16.25 ft.	yes

Parking Area Setback			
From any right-of-way (min.)			
Blackwood-Clementon Road	25 ft.	±19 ft.	enc
Plaza Drive	25 ft.	±25 ft.	yes
From side property line (min.)	10 ft.	±0.50 ft. ¹ / ±1 ft. ¹	enc / enc
From rear property line (min.)	10 ft.	n/a	n/a
Parking			
3 spaces/doctor, plus	6 spaces		
1 space/200 sf	<u>18 spaces</u>		
Total	24 spaces	34 spaces	yes

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

2. Sign Requirements

SIGN STANDARDS (FREE-STANDING)			
Description	Required	Proposed	Conforms
Number (max.) - §426.AA(2)	1	1	yes
Area (max.) - §426.R(1)	65 sf	40 sf	yes
Height (max.) - §426.R(7)	8 ft.	16 ft.	enc
Letter size (min) - §426.R(1) ¹	11 in.	7.7 in.	no
Street line setback (min.) - §426.Z(3)	30 ft.	7.4 ft.	enc
Property line setback - §426.R(8)	10 ft.	±72 ft. / ±76 ft.	yes / yes

¹ = The Applicant's Planner indicated by e-mail the letter size would be revised.

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Q(2)	1	1	yes
Area (max.) - §426.Z(2)(a)	41.08 sf	39.71 sf	yes
Above roof line - §426.L(4)	N.P.	no	yes

N.P. = Not Permitted.

III. WAIVER COMMENTS

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

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

IV. VARIANCES COMMENTS

The instant application doesn't require any variances:

V. SITE PLAN WAIVER COMMENTS

The subject property previously received site plan approval under application #031002CMSP adopted February 25, 2003.

Should the Planning Board approve the site plan waiver it's recommended the following items be conditions of approval and completed prior to approval of a Temporary Certificate of Occupancy or Certificate of Occupancy.

1. Free-Standing Sign:
 - a. Provide a skirting (pole-wrap) for the existing freestanding sign as per §426.R(10) Freestanding Sign Requirements.
2. Landscaping:
 - a. Provide evergreen trees around the perimeter of the trash enclosure to enhance the aesthetics of the project and the Township as per §507. Landscaping.
3. Driveway (West Side):
 - a. The Applicant must provide testimony addressing the changing of the westerly driveway from a one-way drive to a two-way drive §510.K, Entrance/Exit Drives.
 - i. Consideration should be given to providing a stop sign and stop bar at the northerly approach to Blackwood-Clementon Road in vicinity of the existing "one-way" sign.
 - ii. Consideration should be given to installing a "Right Turn Only" sign at this location.
 - b. Remove existing "one-way" sign.
4. Driveway (East Side):
 - a. Replace existing "No-Left Turn" sign at the northerly approach to Blackwood-Clementon Road, which is faded and in disrepair.
5. Parking Area:
 - a. Seal coat and line-stripe parking lot providing parking space markings consisting of a 4-inch wide strip of white traffic paint, or other materials, meeting NJDOT requirements as per §510.I(1), Delineation.
 - b. re-paint existing fire lanes as required by the Fire Marshal for the district.

6. Trash Enclosure:
 - a. Resurface trash enclosure with an exterior covering that matches the proposed exterior of the building as per §510.L(1), Refuse/Recyclable Storage Areas.
7. Sidewalks:
 - a. Replace or reset at least two (2) sections of sidewalks along Blackwood-Clementon Road that are in disrepair and elevated as per §516, Sidewalks, Curbs, Gutters and Pedestrian Walkways.

VI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VII. RECOMMENDATIONS

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

cc: AtlantiCare Physicians Group, PA
 Nicholas Talvacchia, Esq.
 Robert L. Reid, PP, AICP
 Harry S. Harper, RA
 Edward F. Brennan, Esq.
 Steven M. Bach, PE



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

Date: April 27, 2015

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: AtlantiCare Physician Group, PA

Block: 13305 Lot: 4

Application #: 151024SPW

Comments: Building review-

- 1. NJAC 5:23-7.10- the accessible parking spaces shall be the closest parking spaces with the shortest accessible route to the accessible entrance.*

Thank you,

*Jim Gallagher
Building SubCode Official*

Bnt# 62

(B)

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: April 14, 2015

APPLICATION No. #151024SPW

APPLICANT: AtlantiCare Physician Group, PA

Escrow:

BLOCK: 13305 Lot: 4

Zoned: HC

LOCATION: 1310 Blackwood Clementon Road,

TRANSMITTAL TO:

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

STATUS OF APPLICATION : Proposed Medical Office with paved parking lot and closing Drive through lane

PURPOSE OF TRANSMITTAL:

For Your Review - By May 4, 2015

ENCLOSED:

- 1 Copy - Site Plan, checklist, Camden County Planning Application
- 1 Copy - Site Plan Waiver Survey
- 1 Copy - Boundary & Topographical Survey
- 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 Plans/Exterior Bld. Elevations
- 1 Copy - Signage Diagrams
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

Preliminary & Final Site Plan Site Plan Waiver

COMMENTS: 4-27-15 JIG Bldg - N.J.A.C. 5:23-7.10

The Accessible parking spaces shall be the
closest parking spaces with the shortest accessible
route to the Accessible entrance.

Jeanne, Please
Type Note for
Ken.
JIG

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: April 14, 2015 APPLICATION No. #151024SRW
APPLICANT: AtlantiCare Physician Group, PA Escrow: #9824
BLOCK: 13305 Lot: 4 Zoned: HC
LOCATION: 1310 Blackwood Clementon Road,

TRANSMITTAL TO:

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

STATUS OF APPLICATION: Proposed Medical Office with paved parking lot and closing Drive-through lane

PURPOSE OF TRANSMITTAL

For Your Review By May 4, 2015

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- 1 Copy - Architectural Plans/Exterior Bld. Elevations
- 1 Copy - Signage Diagrams
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

Preliminary & Final Site Plan Site Plan Waiver

COMMENTS:

Nick Fyfe
Blay

REVIEWED

DATE: 4/27/15

By: Hiker Wase
Fire Marshal

WITH COMMENT

WITHOUT COMMENT

BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. Box 541
BLACKWOOD, N.J. 08012

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

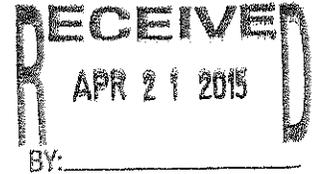
MARLENE HRYNIO
Administrative Secretary

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 20, 2015



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

Re: Application #151024SPW
AtlantiCare Physician Group, PA
1310 Blackwood Clementon Road, Clementon, NJ 08021
Block 13305, Lot 4

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray J. Carr".

Raymond J. Carr
Executive Director

RJC:mh

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: April 14, 2015 APPLICATION No. #151024SPW
 APPLICANT: AtlantiCare Physician Group, PA Escrow:
 BLOCK: 13305 Lot: 4 Zoned: HC
 LOCATION: 1310 Blackwood Clementon Road,

TRANSMITTAL TO:

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

STATUS OF APPLICATION : Proposed Medical Office with paved parking lot and closing Drive through lane

PURPOSE OF TRANSMITTAL:

- For Your Review - By May 4, 2015

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- 1 Copy - Final Site Plan
- 1 Copy - Major Site. & Subdivision
- 1 Copy - Architectural Plans/Exterior Bld. Elevations
- 1 Copy - Signage Diagrams
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

- Preliminary & Final Site Plan Site Plan Waiver

COMMENTS: No Real issues - was previously Medical Office -
"Cherrywood Medical Gardens" in late 1980's.

HOWEVER NOTE - Urgent Medical Care just opened
a short time ago in Laurel Hill Plaza (less than 1/2 mile).
BE CAREFUL ABOUT SAME BUSINESS IN ABOVE AREA -
One may not make it.

[Signature] 4/15/15
Assessor



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: 4/15/15
APPLICATION#: # 151024 SPW
APPLICANT: Atlanta Care Physician Group
PROPERTY LOCATION: 1310 Blackwood Clementon Rd.
BLOCK: 13305 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).

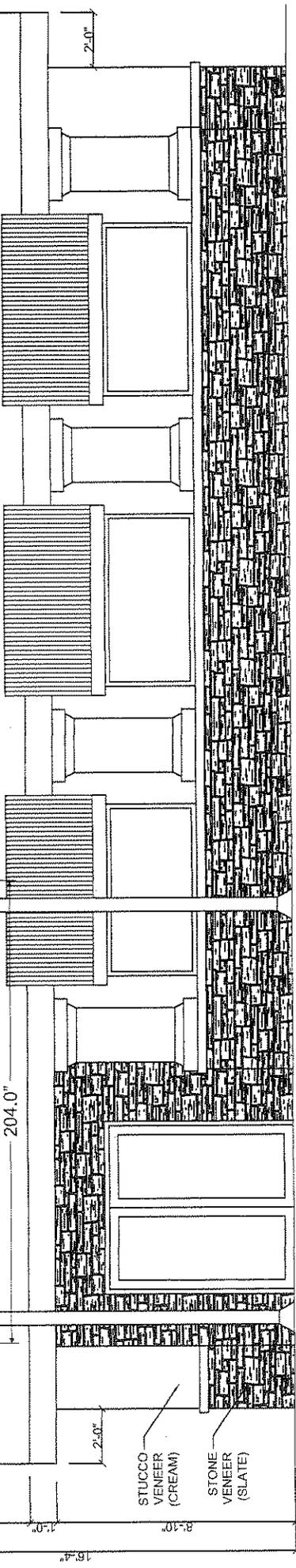
If you have any questions, please feel free to contact the Tax Office at 856-228-4000.


SANDRA L. FERGUSON
GLOUCESTER TWP. TAX COLLECTOR

54'-1"

#15102429

AtlantiCare
URGENT CARE



ROUTE 73 ELEVATION

Scale: 3/16" = 1'

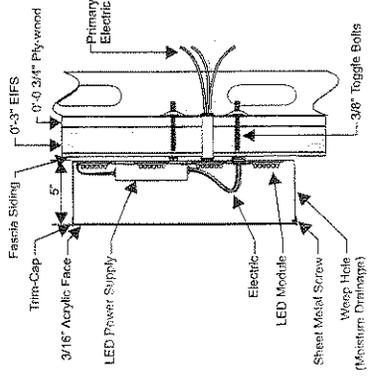
RECEIVED
APR 13 2015

AtlantiCare
URGENT CARE

Scale 3/8" = 1'

Sign Area SF Assessment
18.1" x 119.8" = 15.0
18.2" x 195.1" = 24.6
Total: 39.6 SF

LED CHANNEL LETTER (TYPE)
ATTACHMENT DETAIL - SCALE: N.T.S.



Description:

Internally Illuminated Channel Letters:
Face: 3/16" Acrylic;
AtlantiCare: Digitally Printed Vinyl to match PMS 221U and 301U
Urgent Care: 2283 Red Acrylic
Trim: Black / Red Returns:
5" Black (atlanticare)
5" Red (urgent care)
Illumination: LED
Color: White
Individually Mounted

- Pantone 301U
- 2283 Red Acrylic
- Pantone 221U

Revision Date By Notes

1			
2			
3			
4			
5			

Start Date: 4-1-15
 Contact: Brian Nichols 609-271-2263
 Site Address: 1310 Blackwood Rd. Clementon, NJ
 Designer: SLM Sales Rep: MS/SLM Scale: as noted page 1 of 3

Proposed Sq.Ft: 39.6

File Name: AtlantiCare_exterior_V3_4-3-15.rvt

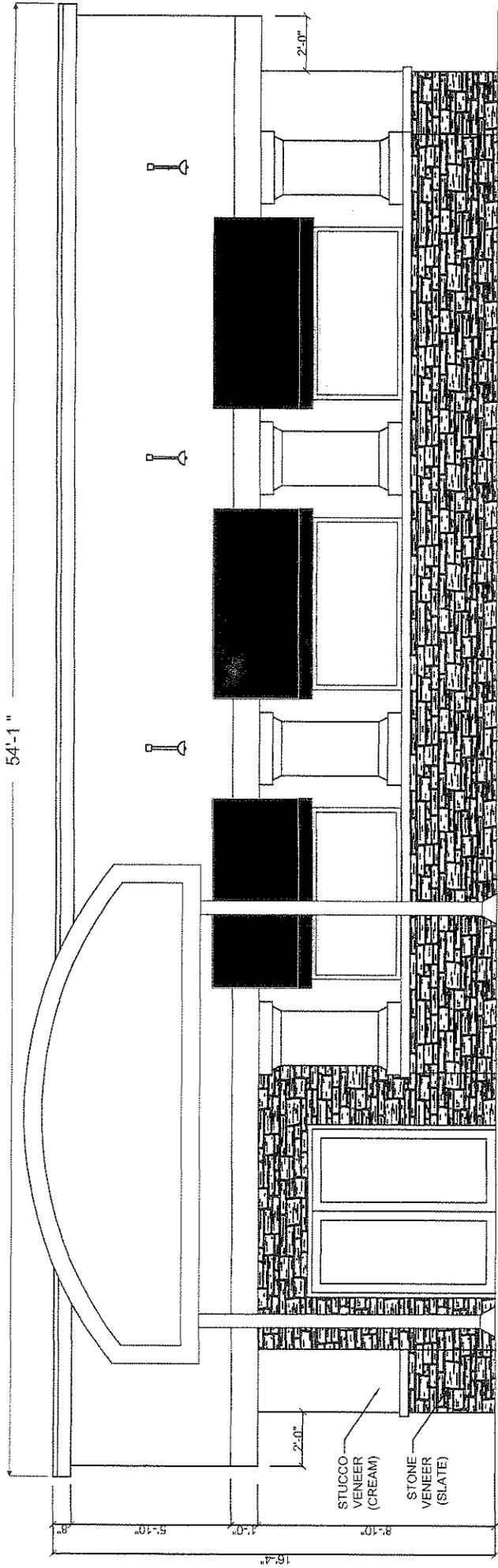
I have carefully reviewed this plan for accuracy including spelling, and authorize production in accordance with this document.

EFFECTIVE SIGN WORKS
 1208 Columbus Road Suite E Building, NJ 08016
 Ph: 609.747.9608 Fax: 609.747.9601

EFFECTIVE SIGN WORKS
 Code: 5% of building facade.
 847.8SF = (1) 42.3 sf wall sign



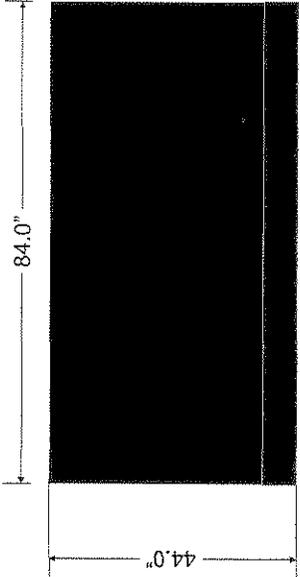
54'-1"



STUCCO VENEER (CREAM)
STONE VENEER (SLATE)

ROUTE 73 ELEVATION

Scale 3/16" = 1'

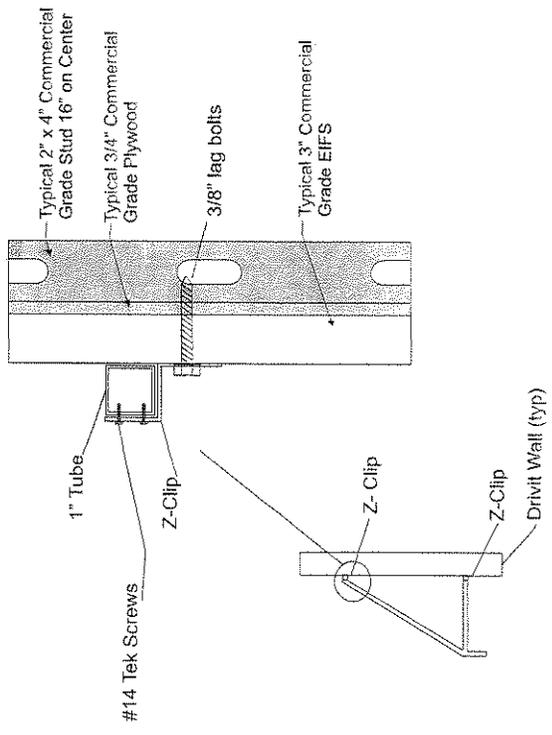


Scale 3/8" = 1'

Description:

(3) non illuminated awnings
Material: black fabric Trim: black
Style: sideless shed 1.5" aluminum frame with painted black finish

Z-Clip Detail: NTS



MEMBER
ISSC
UNITED STATES SIGN INSTITUTE
NSA
NATIONAL SIGN ASSOCIATION

Code: n/a

EFFECTIVE SIGN WORKS
1208 Columbus Road Suite F Burlington, NJ 08016
Ph: 609.747.9600 Fax: 609.747.9801 Demographic not defined

Proposed Sq. Ft. _____

Start Date: 4-1-15 File Name: Altanifcare_Clementon_exterior_V3_4-3-15 typ

Contact: Brian Nichols 609-271-2263

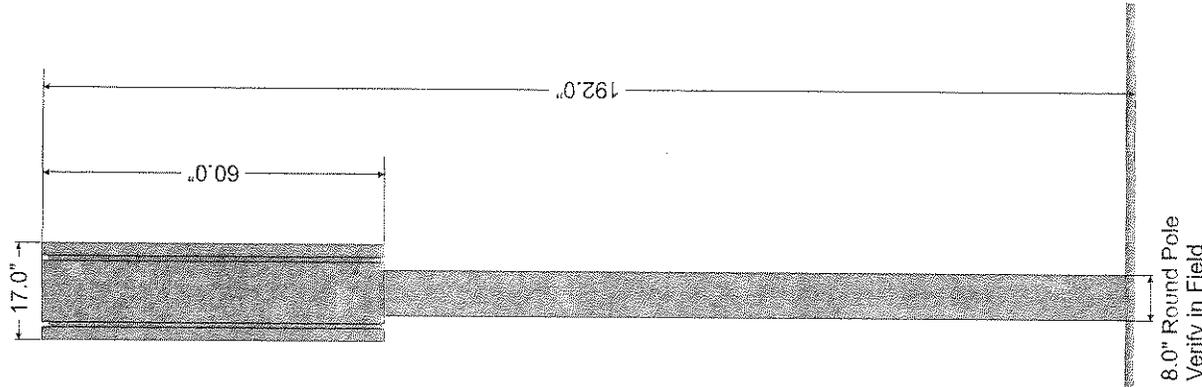
Site Address: 1310 Blackwood Rd. Clementon, NJ

Designer: SLM Sales Rep: MS/SLM Scale: as noted page 2 of 3

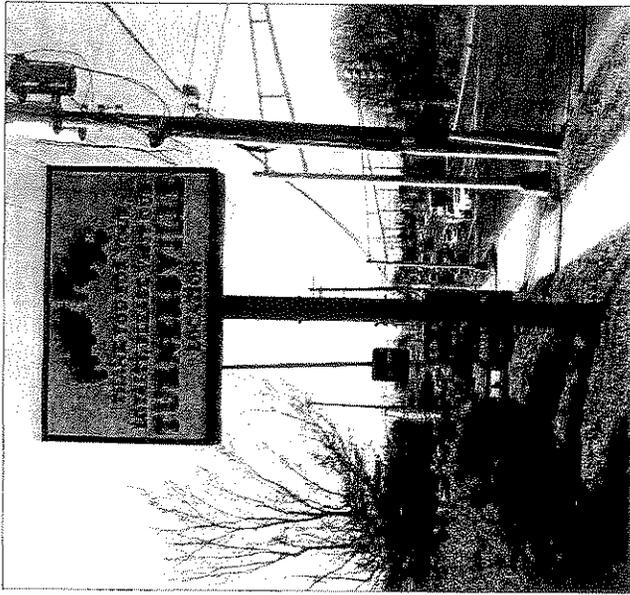
Signature: _____
Date: _____

I have carefully reviewed this print for accuracy, including spelling, and substrate indication, in accordance with this document.
STRUCTURAL AND DET

This is a certified, unpublished drawing created by EFFECTIVE SIGN WORKS and is submitted for your personal use in connection with the project hereby approved for you by EFFECTIVE SIGN WORKS. This drawing is not to be shown to anyone outside of your organization, nor is it to be reproduced, copied, mimicked or exhibited, without the expressed, written, consent of EFFECTIVE SIGN WORKS.



Scale: 3/8" = 1'



Existing Condition

Sign Area SF Assessment

60" x 96" = 40 SF
(replace existing sign cabinet, same size.)



Description:

- Utilize existing upright pole for installation of new double sided internally illuminated sign cabinet.
- Painted finish: Pantone 444C (gray)
- Retainers: 2.25"
- Wide body cabinet
- Face: White acrylic
- Digitally printed logo/stripes and red vinyl lettering
- Field paint existing pole: Pantone 444C (gray)
- *Removal of existing cabinet required.

- Pantone 301U
- 73 Dark Red vinyl
- Pantone 221U

Revision Date: By: Notes:

1			
2			
3			
4			
5			

Start Date: 4-1-15 File Name: AtlantiCare_Clementon_exterior_V3_4-3-15.twp
 Contact: Brian Nichols 609-271-2263
 Site Address: 1310 Blackwood Rd. Clementon, NJ
 Designer: SLM Sales Rep. MS/SLM Scale: as noted page 3 of 3

Proposed Sq. Ft. 40
 CREATIVE AND DATE
 I have carefully reviewed this plan in connection with the proposed building, and hereby promise to cooperate with the owner.
 This is an original unaltered drawing created by EFFECTIVE SIGN WORKS and is submitted for your use in connection with the project being planned for you by EFFECTIVE SIGN WORKS. This drawing is not to be used, copied, reproduced, or otherwise disseminated without the expressed written consent of EFFECTIVE SIGN WORKS.

EFFECTIVE SIGN WORKS
 1208 Columbus Road, Suite F, Burlington, NJ 08016
 Ph: 609-747-9600 Fax: 609-747-9601 info@effectivesign.com

Code: Replace existing



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 3 2015 Application No.: 151039M Taxes Paid Yes/No _____ (Initial)
 Fees: \$260 Project # 9403
 Planning Board Zoning Board of Adjustment
 Escr. 1,200.⁰⁰ Escr.# 9403
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Anthony Alberto</u> Address: <u>189 Pitman Downer RD</u> <u>Sewell,</u> City: <u>Sewell</u> State, Zip: <u>NJ 08050</u> Phone: <u>(609) 517-6248</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>GRAND DREAMS, LLC</u> Address: <u>1456 BLACK HOLE PIKE</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 228-5353</u> 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	<u>R4</u>	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership						
Name of Attorney: <u>N/A</u>				Firm: <u>N/A</u>		
Address: _____				State, Zip: _____		
City: _____				Phone: () - - Fax: () -		
Email: _____				Email: _____		

6. Name of Persons Preparing Plans and Reports:

Name: MONARCH ENGINEERING ^{CLC LLC} MCKENNA
Address: P.O. Box 177 PHARM, NJ 08071
Profession: Land Surveyor / Engineer
City: _____
State, Zip: _____
Phone: (609) 381-8845 Fax: () - _____
Email: info@monarcheng.com

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

7. Location of Property:

Street Address: 332 4th Ave. Glendora Block(s): 2203
Tract Area: .60 Acres Lot(s): 7, 8, 9 & 10

8. Land Use:

Existing Land Use: single family home (existing) ; Vacant Land
Proposed Land Use (Describe Application): Residential

9. Property:

Number of Existing Lots: 4 Proposed Form of Ownership:
Number of Proposed Lots: 2 Fee Simple Condominium Cooperative 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.)

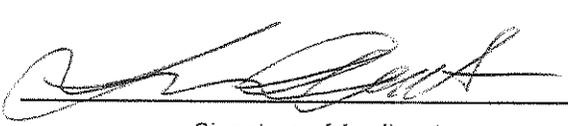
Public Water Public Sewer Private Well Private Septic System

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. N/A

13. Zoning			
All Applications	Proposed	Fence Application <i>N/A</i>	Proposed
Front setback 1	<u>44/20</u>	Setback from E.O.P.*1	_____
Front setback 2	<u>0</u>	Setback from E.O.P.*2	_____
Rear setback	<u>37.1/20</u>	Fence type	_____
Side setback 1	<u>0 20</u>	Fence height	_____
Side setback 2	<u>10.1/10</u>	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	<u>106.2/68.3</u>	Pool Requirements <i>N/A</i>	_____
Lot depth	<u>143.4</u>	Setback from R.O.W.1	_____
Lot area <i>st</i>	<u>17088/9096</u>	Setback from R.O.W.2	_____
Building height	<u><35'</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 <i>N/A</i>		Shed Requirements <i>N/A</i>	
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: <i>N/A</i>			
Number of parking spaces required: _____		Number of parking spaces provided: _____	
Number of loading spaces required: _____		Number of loading spaces provided: _____	
15. Relief Requested:			
<input type="checkbox"/> Check here if zoning variances are required.			
<input checked="" type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).			
<input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.			
<input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].			
NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.			
16. Signature of Applicant			
 _____ Signature of Applicant		<u>4/29/15</u> _____ Date	
_____ Signature of Co-applicant		_____ Date	

17. Consent of Owner(s):

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

4/29/15
Date

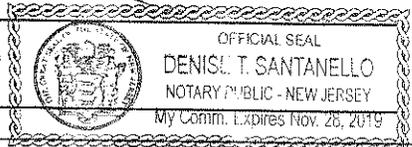
Signature _____

Print Name _____

Sworn and Subscribed to before me this
29th day of April
2015 (Year).

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? | <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 checked="" type="checkbox"/> No | <input 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 checked="" type="checkbox"/> No | <input 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

4/29/15
Date

ANTHONY R. ALBERTO
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 2205 Lot 7-10; 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:

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

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development
RE: **APPLICATION #151029MM** *Escrow #9403*
Anthony Alberto
BLOCK 2203, LOTS 7, 8, 9 and 10
DATE: May 6, 2015

The Applicant requests resubdivision approval of four (4) lots into two (2) lots within the R-4 Residential district. The property is located on the south side of Fourth Street east of Wilson Street.

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: Anthony Alberto, 189 Pitman Downer Road, sewell, NJ 08080 (telephone 609-517-6248).
- Owner: Grand Dreams, LLC, 1456 Black Horse Pike, Blackwood, NJ 08012 (telephone #856-228-5353).
- Surveyor: Bruce R. McKenna, PLS, Monarch Surveying & Engineering, P.O. Box 177, Pitman, NJ 08081 (telephone #856-582-8200).

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 4/30/15.
2. Minor subdivision plan, as prepared by Monarch Surveying & Engineering, comprising one (1) sheet dated 4/17/15.

II. ZONING INFORMATION

R-4 Zone Requirements (§406.F):

Standard	Required	Proposed (Lot 7)	Proposed (Lot 8)	Complies
Lot size (min.)	6,250 sf	17,088 sf	9,096 sf	yes / yes
Lot frontage (min.)	50 ft.	106.22 ft.	68.26 ft.	yes / yes
Lot depth (min.)	100 ft.	143.41 ft.	120.59 ft.	yes /yes
Building coverage	35%	±9.2%	≤ 35%	yes /yes
Lot coverage	65%	±10.9%	≤ 65%	yes /yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.) – deck	20 ft.	44.4 ft.	≥ 20 ft.	yes / yes
Side yard (min.)	10 ft.	10.1 ft. / 55.2 ft.	≥ 10 ft.	yes / yes
Rear yard (min.)	20 ft.	37.1 ft.	≥ 20 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a / n/a

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 minor subdivision requirements.

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

We do not recommend waiving underlined requirements

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a. The plan must revise General Note #7 confirming the absence of freshwater wetlands with a field investigation.

IV. WAIVER COMMENTS

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

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].
 - a. In lieu of providing the proposed grading the plan provides General Note #11 indicating the requirements for a grading plan as a condition of a building permit of §814, Grading Approval.
3. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].

4. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
 - a. The plan must be revised to provide the classification as identified on the F.I.R.M. community panel number, and most effective date.
5. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
 - a. The application (Section #10) indicates public water and sewer to be provided.
6. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
 - a. The application (Section #10) indicates public water and sewer to be provided.
7. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].
 - a. The application (Section #10) indicates public water and sewer to be provided.

The Applicant is requesting a waiver from the following Article V, Performance and Designs Standards:

8. Curb and sidewalks as per §516, sidewalks, Curbs, Gutters & Pedestrian Ways.

V. VARIANCE REVIEW COMMENTS

The Application as submitted 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

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

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

cc: Anthony Alberto
Bruce McKenna, PLS
Edward F. Brennan, Esq.
Steven M. Bach, PE

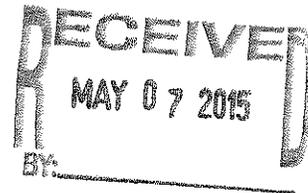


May 7, 2015

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

Attn: Ken Lechner, Community Development Director

Re: Minor Subdivision
Anthony Alberto
334 4th Avenue
Block 2203, Lots 7, 8, 9 & 10
Review No. 1
Bach Project No. GTPB-2015-07
GTPB Application No. 151029M



Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 4/30/15.
- Township of Gloucester Land Development Submission Checklist, not dated.
- Drawing entitled "Plan of Minor Subdivision, Lots 7, 8, 9 & 10, Block 2203, Plate 22, Fourth Avenue/Floodgate Road, Gloucester Township, Camden County, New Jersey", prepared by Monarch Engineering and Surveying, dated 4-17-15, no revision.

SITE INFORMATION:

Owner Grand Dreams, LLC
1456 Black Horse Pike
Blackwood, NJ 08012
(856) 228-5353

Applicant: Anthony Alberto
189 Pitman Downer Road
Sewell, New Jersey 08080
609-517-6248

Minor Subdivision
Anthony Alberto
334 4th Avenue
Block 2203, Lots 7, 8, 9 & 10
Review No. 1
Bach Project No. GTPB-2015-07
GTPB Application No. 151029M
May 7, 2015
Page 2 of 5

PROJECT SUMMARY:

This application is for a subdivision of four (4) existing residential lots into two (2) new residential lots. An existing 1 ½ story frame dwelling currently exists on two (2) of the lots. The project site is located at the intersection of the southwesterly corner of Fourth Avenue and Flood Gate Road (vacated) in the Township's R-4 Residential Zoning District. The applicant is seeking a Minor Subdivision approval with no variances.

COMPLETENESS:

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

1. Checklist Item #57 – 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%) percent slope. *Waiver recommended.*
2. Checklist Item #58 - Proposed grades in sufficient numbers to illustrate grading scheme. *Waiver recommended.*
3. Checklist Item #60 – Locations of all existing and proposed water courses. *Waiver recommended.*
4. Checklist Item #61 – Flood Plain Limits – *Waiver recommended.*
5. Checklist Item #72 – Show evidence that plan meets with Ordinance requirements for septic systems. *Waiver recommended.*
6. Checklist Item #107 – When on-lot water or sewerage disposal, the concept for such systems shall be reviewed by the appropriate township, county and state agencies. *Waiver recommended.*

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

1. Checklist Item #22 – A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. *Waiver recommended for completeness only.*

Minor Subdivision
Anthony Alberto
334 4th Avenue
Block 2203, Lots 7, 8, 9 & 10
Review No. 1
Bach Project No. GTPB-2015-07
GTPB Application No. 151029M
May 7, 2015
Page 3 of 5

2. Checklist Item #24 - Name and address of the applicant and the owner, signed consent of latter, if different from applicant. Waiver recommended for completeness only.
3. Checklist Item #36 – Existing and proposed building coverage in square feet and as a percentage of lot area. Waiver recommended for completeness only.
4. Checklist Item #74 – Within a distance of 200 feet of the 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. Waiver recommended.

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

VARIANCES:

The applicant is requesting no variances for the proposed subdivision.

REVIEW COMMENTS:

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

1. The applicant shall provide a Plan of Survey updated within six (6) months.
2. The plan must be revised to provide the classification as identified on the F.I.R.M., community panel number, and effective date.
3. Closure calculations shall be provided for all proposed lots.
4. Legal Descriptions of the proposed lots and any easements located on the proposed lots shall be provided.
5. All easements within the proposed subdivision lots shall be dimensioned and labeled.
6. Coordinates shall be provided for three (3) corners around the outbound of the lots.



Minor Subdivision
Anthony Alberto
334 4th Avenue
Block 2203, Lots 7, 8, 9 & 10
Review No. 1
Bach Project No. GTPB-2015-07
GTPB Application No. 151029M
May 7, 2015
Page 4 of 5

7. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
8. The plan indicates that this subdivision is to be filed by deed. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the minor subdivision map even though the subdivision will be filed by deed.
9. A signature block shall be provided on the plans for the applicant and owner.
10. The owner listed on the application differs from the owner listed on the map. Clarification shall be made.
11. The bearing and distances shown on the plan are unclear. The applicants surveyor shall contact Anthony DiRosa at this office to coordinate plan revisions.
12. The two (2) lots on the northerly side of Fourth Avenue are both listed as Block 2006, Lot 8. Clarification shall be made.
13. No proposed drainage is shown on the plan. The applicant should be prepared to discuss the impact development will have on the site and adjoining lots.
14. The P.O.B. for the each proposed lot shall be shown on the map.
15. The detail shown for the rebar found at common corner of Lot 6 & 10, Block 2203 and Lot 8, Block 2204 does not match the lot lines shown.
16. The Site Data chart shown on the map indicates a maximum building height for 'other' as 15' where the Land Development Ordinance indicates the maximum height to be 12'. The plan shall be revised or a variance requested.

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

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

Minor Subdivision
Anthony Alberto
334 4th Avenue
Block 2203, Lots 7, 8, 9 & 10
Review No. 1
Bach Project No. GTPB-2015-07
GTPB Application No. 151029M
May 7, 2015
Page 5 of 5

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

Very truly yours,
BACH ASSOCIATES, PC



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



Anthony F. DiRosa, PE, PLS
Associate

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq. (PB Solicitor)
Anthony Alberto, Applicant
Bruce R. McKenna, PE, PLS, Applicant's Professional

S:\GTPB2015 Gloucester Twp PB\07 Alberto Minor Sub\Docs\GTPB2015-7 Alberto Minor Sub Review No 1, 5-6-15.doc



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: 5/4/15
APPLICATION#: # 15151029 M
APPLICANT: Anthony Alberto
PROPERTY LOCATION: 332 4th Ave.
BLOCK: 2203 LOT: 7, 8, 9 & 10

Our records indicate that the above referenced property is current with taxes and there are no outstanding liens. *May 2015 are open & due*

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

TOWNSHIP OF GLOUCESTER

05/05/15 16:14 Tax Pymt

BLG: 2203. 10.

Name: BRISBIN, JAMES W
Location: 332 FOURTH AVENUE

15 2 Prd-Tax Prin 23.69

23.69

CHK#: 6407

Ref Num: 8046 Seq: 94 to 94

Cash Amounts: 0.00

Check Amounts: 23.69

Credit Amounts: 0.00

Totals: 23.69

Window

^ v

Detail

Notes

Verification List

TAXES

Payment Date

05/05/15

Total Municipal Charges

Cert Num:

COUNCIL: BRISBIN, JAMES W

Prop Loc: 332 FOURTH AVENUE

Acct Id: 00001422

Bank Code:

Type	Year	Prd	Prin Bal	Prin Due	Interest	Total Due	Code	Due Date
Tax	2015	2	23.69	23.69	.00	23.69	001	05/01/15

Payment Amt: .00
Check 1 Amt: .00
Check 2 Amt: .00
Check 3 Amt: .00

No: No: No: No:

Payment Descrpt: Cash Amt: .00
Credit Amt: .00
Change Due: .00

Subtotal
Interest Date
05/05/15

TOWNSHIP OF GLOUCESTER

05/05/15 16:28 Tax Pymt

BLB: 2203.
 Name: BRISBIN, JAMES W
 Location: 326 FOURTH AVENUE

15 2 Prd-Tax Prin 57.54

57.54

CHK#: 6408
 Ref Num: 8046 Seq: 104 to 104

Cash Amount: 0.00

Check Amount: 57.54

Credit Amount: 0.00

Total: 57.54

Window

<> Detail Notes Verification List

XES Payment Date 05/05/15

Total Municipal Charges

Cert Num:
 Prop Loc: 326 FOURTH AVENUE
 Bank Code:
 Acct Id: 00001419

Type	Year	Prd	Prin Bal	Prin Due	Interest	Total Due	Code	Due Date
Tax	2015	2	57.54	57.54	.00	57.54	001	05/01/15

Payment Amt	Payment Descript	Subtotal
Check 1 Amt	Cash Amt: .00	Interest Date
Check 2 Amt	Credit Amt: .00	05/05/15
Check 3 Amt	Change Due: .00	

TOWNSHIP OF GLOUCESTER

05/05/15 16:15 Tax Pymt

BLG: 2203.

Name: BRISBIN, GLORIA

Location: 328 FOURTH AVENUE

15 2 Prd-Tax Prin

862.12

CHK#: 6407

Ref Num: 8046 Seq: 95 to 95

Cash Amounts: 0.00

Check Amounts: 862.12

Credit Amounts: 0.00

Total: 862.12

it Window

>>

Detail

Notes

Verification List

TAXES

Payment Date

05/05/15

Total Municipal Charges

Cert Num:

Owner: BRISBIN, GLORIA

Prop Loc: 328 FOURTH AVENUE

Acct Id: 00001420

Bank Code:

Type	Year	Prd	Prin Bal	Prin Due	Interest	Total Due	Code	Due Date
Tax	2015	2	862.12	862.12	.00	862.12 001		05/01/15

Payment Amt: .00

Check 1 Amt: .00

Check 2 Amt: .00

Check 3 Amt: .00

Payment Descript:

Cash Amt: .00

Credit Amt: .00

Change Due: .00

Subtotal

Interest Date

05/05/15

TOWNSHIP OF GLOUCESTER

05/05/15 16:15 Tax Pymt

BLG: 2203.
 Name: BRISBIN, JAMES W
 Location: 330 FOURTH AVENUE

15 2 Prd-Tax Prin 77.85

77.85

CHK#: 6407
 Ref Num: 8046 Seqs: 96 to 96

Cash Amounts: 0.00

Check Amounts: 77.85

Credit Amounts: 0.00

77.85

Total: 77.85

Window

>>

Detail

Notes

Verification List

IXES

Payment Date

05/05/15

Total Municipal Charges

Cert Num:

Prop Loc: 330 FOURTH AVENUE

Bank Code:

Acct Id: 00001421

Type	Year	Prd	Prin Bal	Prin Due	Interest	Total Due	Code	Due Date
Tax	2015	2	77.85	77.85	.00	77.85	001	05/01/15

Payment Amt	Payment Descript	Subtotal
.00		
Check 1 Amt: .00	Cash Amt: .00	
Check 2 Amt: .00	Credit Amt: .00	
Check 3 Amt: .00	Change Due: .00	
	Interest Date: 05/05/15	

NOTE:

THIS SHEET HAS BEEN DRAWN UNDER CONTRACT AND SHALL BE SUBJECT TO ANY CHANGES OR MODIFICATIONS MADE BY THE ENGINEER OR ARCHITECT.



SHEET 34

SHEET 20

SHEET 28

SHEET 27

SHEET 21

TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY NEW JERSEY
 SCALE: 1" = 50'
 DATE: 11/24/2010
 CRAIG F. REMINGTON LAND SURVEYOR, INC. NO. 23624
 2801 WOODLAND COURT, HARTSFIELD, N.C. 28625
 PHONE: 704.281.1000 FAX: 704.281.1001

REVISIONS

NO.	DATE	DESCRIPTION
1	11/24/2010	ISSUED FOR PUBLIC REVIEW
2	12/15/2010	REVISED PER COMMENTS
3	01/11/2011	REVISED PER COMMENTS
4	02/01/2011	REVISED PER COMMENTS
5	02/01/2011	REVISED PER COMMENTS
6	02/01/2011	REVISED PER COMMENTS
7	02/01/2011	REVISED PER COMMENTS
8	02/01/2011	REVISED PER COMMENTS
9	02/01/2011	REVISED PER COMMENTS
10	02/01/2011	REVISED PER COMMENTS
11	02/01/2011	REVISED PER COMMENTS
12	02/01/2011	REVISED PER COMMENTS
13	02/01/2011	REVISED PER COMMENTS
14	02/01/2011	REVISED PER COMMENTS
15	02/01/2011	REVISED PER COMMENTS
16	02/01/2011	REVISED PER COMMENTS
17	02/01/2011	REVISED PER COMMENTS
18	02/01/2011	REVISED PER COMMENTS
19	02/01/2011	REVISED PER COMMENTS
20	02/01/2011	REVISED PER COMMENTS
21	02/01/2011	REVISED PER COMMENTS
22	02/01/2011	REVISED PER COMMENTS
23	02/01/2011	REVISED PER COMMENTS
24	02/01/2011	REVISED PER COMMENTS
25	02/01/2011	REVISED PER COMMENTS
26	02/01/2011	REVISED PER COMMENTS
27	02/01/2011	REVISED PER COMMENTS
28	02/01/2011	REVISED PER COMMENTS
29	02/01/2011	REVISED PER COMMENTS
30	02/01/2011	REVISED PER COMMENTS
31	02/01/2011	REVISED PER COMMENTS
32	02/01/2011	REVISED PER COMMENTS
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37	02/01/2011	REVISED PER COMMENTS
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42	02/01/2011	REVISED PER COMMENTS
43	02/01/2011	REVISED PER COMMENTS
44	02/01/2011	REVISED PER COMMENTS
45	02/01/2011	REVISED PER COMMENTS
46	02/01/2011	REVISED PER COMMENTS
47	02/01/2011	REVISED PER COMMENTS
48	02/01/2011	REVISED PER COMMENTS
49	02/01/2011	REVISED PER COMMENTS
50	02/01/2011	REVISED PER COMMENTS

Bn# 61

B

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: May 4, 2015 APPLICATION No. #15151029M

APPLICANT: Anthony Alberto Escrow: 9403

BLOCK:2203 Lot: 7, 8, 9 & 10 Zoned: R4

LOCATION: 332 4th Avenue, Glendora

TRANSMITTAL TO:

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

STATUS OF APPLICATION Single Family Home (Existing) ; vacant land into (2) Lots

PURPOSE OF TRANSMITTAL:

- For Your Review - By ASAP

ENCLOSED:

- 1 Copy - Site Plan, checklist, Camden County Planning Application
- 1 Copy - Site Plan Waiver Survey
- 1 Copy - Boundary & Topographical Survey
- 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 Plans/Exterior Bid. Elevations
- 1 Copy - Signage Diagrams
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

- Preliminary & Final Site Plan Minor Subdivision

COMMENTS: OK JVA Building 5-6-15
