

**Township of Gloucester
Planning Board Agenda
May 27, 2014
7:30 P. M.**

Salute to the Flag
Opening Statement
Roll Call
Seat Alternates, if applicable
Swear in Board Professionals
General Rules

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

MINUTES FOR MEMORIALIZATION
RESOLUTIONS FOR MEMORIALIZATION

**Bryn Mawr Investments
#061140CPPSPFSPW**

**Site Plan Waiver
Block: 18501 Lot: 19**

**Frank Bisconti
#141011SPW**

**Site Plan Waiver, Block: 4301
Block: 4301 Lot: 4**

APPLICATIONS FOR REVIEW

**Camden County
Improvement Authority
#141021CReview**

**Minor Site Plan/Courtesy Review
Block: 12303 Lot: 1
Location: 512 Lakeland Rd.
Bus Entrance Drive Along
Lakeland Road**

**Thomas Greeno
#141003RDSPW**

**Administrative Admendment
Site Plan Waiver
Block: 10501 Lot: 11
Office –Communication systems**

**Medical Supply Company
#141017RDSPW**

**Redevelopment Agreement/
Site Plan Waiver
Block: 10601 Lot: 1
Location: 460 N. BlackHorse
Pike
Showroom Rennovation with
Possible (2) future tenants**

**Reserves @ Independence
Square
#141014CPF**

**Preliminary & Final Subdivision
with Bulk C Variances
Block: 18302 Lot: 3 & part of 4
Location: 475 Cross Keys Rd.
Sicklerville
(180) Townshouses**

Meeting Adjourned

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING SITE PLAN WAIVER
FOR BBC 19, LLC
APPLICATION NO: 061140CPPSPFSPW**

WHEREAS, on April 22, 2014 consideration was given to the application of BBC 19, LLC (hereinafter "Applicant") for the property located at Block 18501, Lot 19 (hereinafter "the Property") for site plan waiver; and

WHEREAS, the Applicant is appearing before the Board proposing to reduce the size of existing landscaped parking islands to create three (3) additional parking spaces at the currently existing Shops at Cross Keys and is requesting site plan waiver as the Applicant is not proposing any major changes to the current structure or the property in general; and

WHEREAS, the application was presented by the Applicant's attorney, Robert D. Mintz, Esq., who noted that the Applicant is proposing a slight adjustment to the existing site to remove an existing grass area and reduce the size of landscaped parking islands to add three (3) parking spaces to the front of the property. Mr. Mintz noted that the Applicant has agreed to relocate the existing tree that is proposed to be removed as a result of the application. Mr. Wayne Roorda, the Applicant's engineer testified that the Applicant will accept all comments in the review letter of Township Planner Ken Lechner and will comply by restriping the area within thirty (30) days of approval and will comply with the obligation regarding relocation of trash dumpster to the proper enclosure on site and agrees to provide notice regarding that issue to the tenants of the shopping center; and

WHEREAS the meeting was opened to the public and no member of the public wished to speak; and

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

1. Existing Zoning: SCR-HC (Senior Center Residential - Highway Commercial)
2. Intended Use: Shopping Center Use
3. The application implicates the following provisions of the ordinance:
 - a. Senior Center Residential - Highway Commercial

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

§416, Highway Commercial District

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

¹ = Scaled data.

n/a = Not applicable.

* Variance required.

4. The Board Planner reviewed the following plans:
 - a. Township of Gloucester Land Development Application Form dated 3/19/14.
 - b. Parking Lot Expansion Plan, as prepared by Bach Associates, PC comprising one (1) sheet dated 02/21/14.

5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated March 31, 2014, recommending certain revisions, clarification and/or modifications to the site with which the applicant agreed to comply to the extent that they had not done so already as a condition of approval.

6. The Board Engineer, John Cantwell reviewed the application for site plan waiver and indicated no concerns in addition to the comments by Mr. Lechner.

7. Per Gloucester Township Ordinance §801.A(3):

"The approving authority may waive the requirement of a 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..."

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that BBC 19, LLC's application for Site Plan Waiver has substantial merit and should be approved subject, however, to the following conditions:

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's comments at the public hearing
- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the Applicant at all public hearings.
- F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)
- G) Striping on site to occur within thirty (30) days of approval.

WHEREAS, a motion was duly made by Mr. Owens and duly seconded by Mr. Dority to approve the Site Plan Waiver with conditions as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mrs. Washington	x	
Mrs. Costa	x	
Mr. Mercado	x	
Mr. Owens	x	
Mr. Dority	x	
Mr. Jones	x	
Mr. Gallo	x	
Chairman Kricun	x	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

ANDY KRICUN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 27th day of May 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 22nd day of April 2014.

KENNETH LECHNER, SECRETARY

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING SITE PLAN WAIVER
FOR FRANK BISCONTI
APPLICATION NO: 141011SPW**

WHEREAS, on April 22, 2014 consideration was given to the application of Frank Bisconti (hereinafter "Applicant") for the property located at Block 4301, Lot 4 (hereinafter "the Property") for site plan waiver; and

WHEREAS, the Applicant is appearing before the Board proposing to change the existing catering facility into a restaurant and to add two (2) 8 x 20 ft. storage units to the existing site for use by the restaurant; and

WHEREAS, the application was presented by the Applicant's planner, Addison Bradley who testified that the Applicant was seeking site plan waiver to change the currently existing Bisconti catering hall into a restaurant without making any exterior changes to the facility. Mr. Bradley testified that the Applicant will comply with Township Planner Ken Lechner's review letter by restriping the existing parking lots and inspect the lots to ensure they are in compliance. Mr. Bradley testified that the Applicant is requesting the addition of two (2) 8 x 20 storage units which will comply with all zoning ordinances and relevant setback requirements. Mr. Bradley testified that the storage units would be for cold storage related to the restaurant and for equipment also related to the restaurant use. Mr. Bradley testified that the site has sufficient parking and that the Applicant agrees to comply with all comments of Mr. Lechner and Board Engineer Steven Bach's review letters; and

WHEREAS the meeting was opened to the public and no member of the public wished to speak; and

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

1. Existing Zoning: NC (Neighborhood Commercial)
2. Intended Use: Restaurant
3. The application implicates the following provisions of the ordinance:
 - a. Neighborhood Commercial District

§415, Neighborhood Commercial District

Description	Required	Proposed	Conforms
Lot size (min.)	20,000 sf	±2.0 acres	yes
Lot frontage (min.)	80 ft.	100 ft.	yes
Lot depth (min.)	200 ft.	841 ft.	yes
Front yard (min.)	75 ft.	±101 ft.	yes
Side yard (min.)	10 ft.	10 ft. / ±50 ft.	yes / yes
Rear yard (min.)	30 ft.	±680 ft.	yes
Building Coverage (min.)	25%	3.12%	yes
Lot coverage (max.)	75%	±23.74%	yes
Building Height (max.)	35 ft.	n/a	Yes
Floor Area Ratio (max)	0.25	0.0312	yes

Parking Area Setback

Description	Required	Proposed	Conforms
From any Right of way (min)	25 ft.	±20 ft.	yes
From side property line (min)	10 ft.	±18 ft. / ±15 ft.	yes / yes
From rear property line (min)	10 ft.	±190 ft. ¹	yes
Parking 82 seats/3 = 27 spaces 6 employees/2 = 3 spaces	30 spaces	50 spaces	yes

- ¹ = Scaled data.
- n/a = Not applicable.
- * Variance required.

4. The Board Planner reviewed the following plans:
 - a. Township of Gloucester Land Development Application Form dated 3/19/14.
 - b. Digital aerial photo, as prepared by Addison G. Bradley, CLA, PP
 - c. Sketch Plat as prepared by Addison G. Bradley, CLA, PP
 - d. Photo exhibit of moduflex storage units
 - e. Floor plan, as prepared by Holiday Architects dated 02.24.2014
 - f. Planning Board Resolution #011041PSP for Preliminary Major Site Plan adopted November 13, 2001
 - g. Planning Board Resolution #011041PSPF for Final Major Site Plan adopted June 25, 2002.

5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated March 31, 2014, recommending certain revisions, clarification and/or modifications to the site with which the applicant agreed to comply to the extent that they had not done so already as a condition of approval.
6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME reviewed the application for site plan waiver and the following plans:
 - a. Township of Gloucester Land Development Application Form dated 3/19/14.
 - b. Digital aerial photo, as prepared by Addison G. Bradley, CLA, PP
 - c. Sketch Plat as prepared by Addison G. Bradley, CLA, PP
 - d. Photo exhibit of moduflex storage units
 - e. Floor plan, as prepared by Holiday Architects dated 02.24.2014
 - f. Planning Board Resolution #011041PSP for Preliminary Major Site Plan adopted November 13, 2001
 - g. Planning Board Resolution #011041PSPF for Final Major Site Plan adopted June 25, 2002
7. The Board Engineer issued a report dated April 1, 2014 recommending certain revisions, clarification and/or modifications to the site with which the applicant agreed to comply to the extent that they had not done so already as a condition of approval.
8. Per Gloucester Township Ordinance §801.A(3):

"The approving authority may waive the requirement of a 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..."

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Frank Bisconti's application for Site Plan Waiver has substantial merit and should be approved subject, however, to the following conditions:

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's comments at the public hearing

- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the Applicant at all public hearings.
- F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)

WHEREAS, a motion was duly made by Mr. Owens and duly seconded by Mrs. Costa to approve the Site Plan Waiver with conditions as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mrs. Washington	X	
Mrs. Costa	X	
Mr. Mercado	X	
Mr. Owens	X	
Mr. Dority	X	
Mr. Jones	X	
Mr. Gallo	X	
Chairman Kricun	X	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

ANDY KRICUN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 27th day of May 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 22nd day of April 2014.

KENNETH LECHNER, SECRETARY



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

#110812 review

553 Beckett Road, Suite 408
Logan Township, NJ 08085
T: 856.467.3001
F: 856.467.3005
www.maserconsulting.com

March 5, 2014
VIA HAND DELIVERY



Ken Lechner
Director of Community Development and Planning
1261 Chews Landing Road
Laurel Springs, NJ 08012

Re: Michael J. DiPiero Building
Gloucester Township Camden County Board Submission
Block 12303, Lot 1
Gloucester Township, Camden County, NJ
MC Project No. 13001304A

Dear Mr. Lechner:

On behalf of the Applicant, Camden County Improvement Authority, Maser Consulting P.A. is submitting the following plans so your office can complete a courtesy review of the County's Minor Site Plan for the above referenced property. Upon speaking with your office, it was requested that a cover letter and a few copies of the plans be provided without submitting a formal application. Enclosed for your submission, please find the following items for your files and use:

- Four (4) sets of plans entitled "Minor Site Plan for Michael J. DiPiero Building" dated March 5, 2014, sheets 1 through 10 of 10;

In general, the project involves the reconstruction of a bus drop off area of the Michael J. DiPiero Building in the Lakeland Complex. The existing stairs will be removed and a new front entrance will be constructed. There is a slight increase in impervious surface, but the increase is well below the thresholds of major development. The driveway has been configured so that senior busses can enter and exit the site. Due to existing conditions, a K-turn area has been provided so that buses can maneuver into the drop off area. Currently busses are backing out onto Lakeland Road.



Ken Lechner
March 5, 2014
MC Project No. 13001304A
Page 2 of 2

Should you have any questions, or require additional information, please do not hesitate to contact this office.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in black ink, appearing to read 'A.T. Banff', written over a horizontal line.

Andrew T. Banff, P.E., P.P., C.M.E., C.F.M.
Project Manager

ATB/kbz
Enclosure
cc: Steven Becica, A.I.A.,



GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

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

TOWNSHIP OF GLOUCESTER

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

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

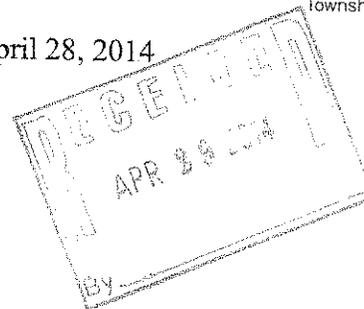
DAVID MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

April 28, 2014



Andrew T. Banff, PE
Maser Consulting, P.A.
553 Beckett Road, Suite 408
Logan Township, NJ 08085

Re: Michael J. DiPeiro Building
Block 12303, Lot 1

Dear Mr. Banff:

I am in receipt of your submittal regarding a courtesy review for a bus entrance drive along Lakeland Road at the above referenced area.

Please be advised the Gloucester Township Planning Board shall review the application in accordance with NJSA 40:55D-31, Review by planning board at the next regularly scheduled meeting on May 27, 2014.

Should you have any questions do not hesitate to call me.

Sincerely,

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

cc: Edward F. Brennan, Esq.
Steven M. Bach, PE



TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date: Jan 08 2014 Application No.: 141003G-RD
 Taxes Paid Yes/No _____ (Initial)
 Fees 200.00 Project # 8288
 Planning Board Zoning Board of Adjustment
 Escr. 750.00 Escr.# 8288

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Thomas Greeno</u> Address: <u>14 E. Church Street</u> City: <u>Blackwood</u> State, Zip: <u>NJ, 08012</u> Phone: <u>(856) 232 - 1000</u> Fax: <u>(856) 232 1003</u> Email: <u>tom@tgcommunications.net</u>	2. Owner(s) (List all Owners) Name(s): <u>530 Black Horse Pike, LLC</u> Address: <u>33 Silver Lake Drive</u> City: <u>Clayton</u> State, Zip: <u>NJ, 08312</u> Phone: <u>(856) 582 - 8856</u> Fax: <u>(856) - -</u>					
3. Type of Application. Check as many as apply:						
<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Planned Development ² <input 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 checked="" 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	<u>G-RD</u>	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>Not Applicable</u> Address: _____ City: _____				Firm: _____ State, Zip: _____ Phone: () - - - - - Fax: () - - - - - Email: _____		

6. Name of Persons Preparing Plans and Reports:

Name: Thomas Greeno
Address: 14 E. Church Street
Profession: Buyer
City: Blackwood
State, Zip: NJ, 08012
Phone: (856) 232-1000 Fax: (856) -
Email: tom@tgcommunications.net

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

7. Location of Property:

Street Address: 530 N. Black Horse Pike Block(s): 10501
Tract Area: _____ Lot(s): 11

8. Land Use:

Existing Land Use: Currently Vacant, Most Recent Use Was Printing and Office Use
Proposed Land Use (Describe Application): Office for business functions related to installation of communication systems. (See Appendix)

9. Property:

Number of Existing Lots: One (1)
Number of Proposed Lots: One (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	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: Five (5)

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

15. Relief Requested:

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

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

16. Signature of Applicant

Thomas H. _____
Signature of Applicant

11/7/14
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

1/7/14
Date

Daniel J Dalton
Signature

DANIEL J. DALTON
Print Name

Sworn and Subscribed to before me this

7th day of JANUARY

2014 (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?
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
- C. Is this application for approval on a site or sites for commercial purposes?
- D. Is the applicant a corporation?
- E. Is the applicant a limited liability corporation?
- F. Is the applicant a partnership?

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

Thomas Greeno
Signature of Applicant

THOMAS GREENO
Print Name

1/7/14
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 8-21-86, shows and discloses the premises in its entirety, described as Block 10501 Lot 11; 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:

THOMAS GREENO 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 7th day of JANUARY
2014 before the following authority.

THOMAS GREENO
Name of ~~property owner~~ applicant

Ronald K. Butcher
Notary public

RONALD K. BUTCHER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 21,

Appendix List

A: TG Communications Overview

B: Site Survey

C: Survey Markup of Already Made/To Be Made
Site Improvements (with extra copies)

D: List Of Recent Building Improvements



14 East Church St. Blackwood, NJ 08012
Phone (856) 232-1000 Fax (856) 232-1003

TG Communications llc. is a telecommunications company. The nature of our day-to-day operations is the sales, service, and support of telecommunications equipment that is then installed at our customers' off-site location. Our primary business entails telecommunications carrier services as well as premise-based business telephone systems. We also install voice and data network cabling and video surveillance (CCTV) systems.

TG Communications llc. consists of a staff of six employees. Three are office administration employees and three are field technicians. On an average day there are approximately 2 to 3 vehicles at the office. These vehicles would be standard sedan personal vehicles. The field technicians are not generally at the office location and they take the company vehicles home in the evening. The field technicians' vehicles are small pickup trucks with caps on the beds. (These vehicles are NOT full size pickups.)

Company Vehicles

1. Ford Ranger
2. GMC Canyon
3. Isuzu I280

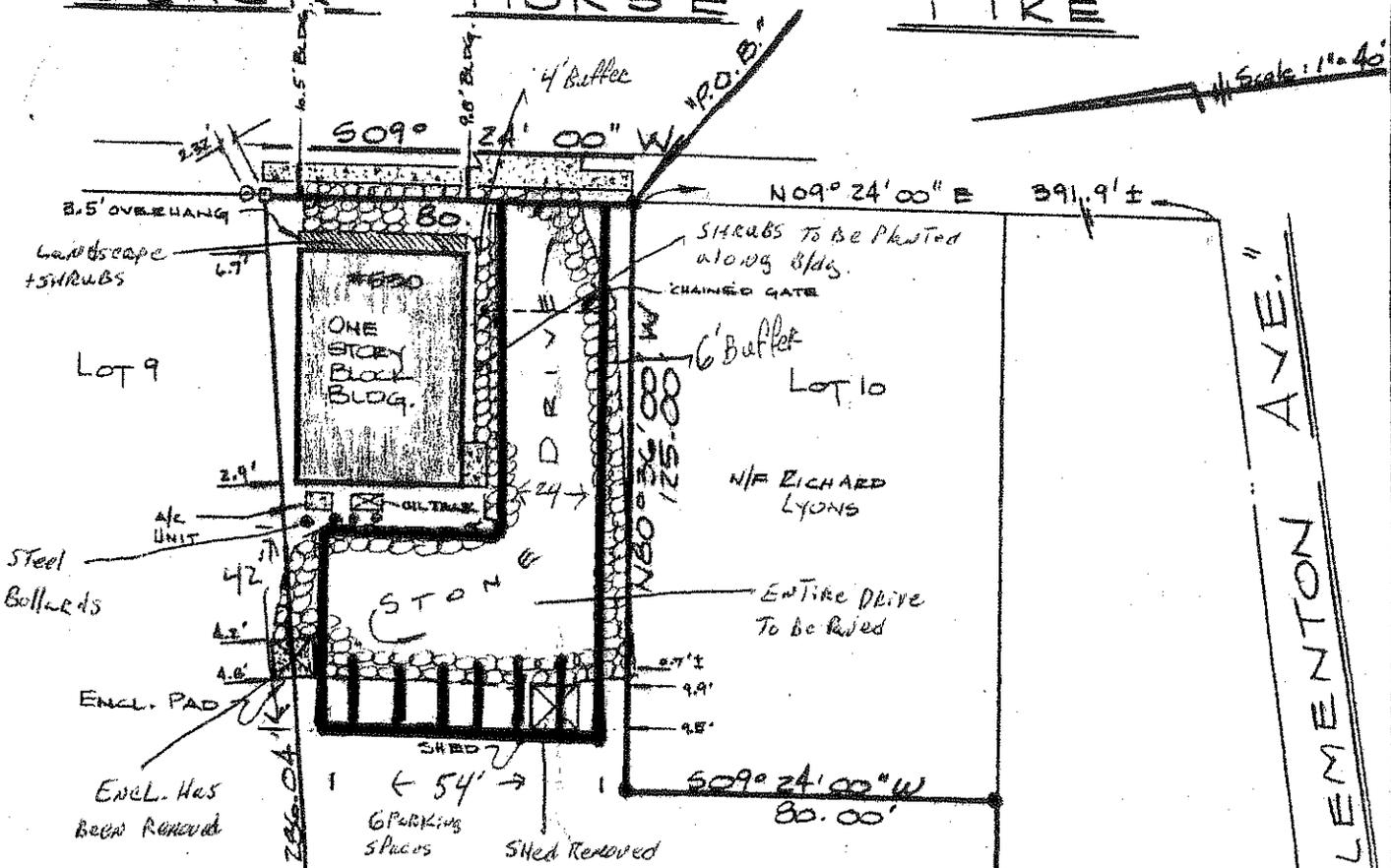
The primary use of the building will be for typical office administration activities (to perform billing and filing; answer calls requesting quotes or service; scheduling customer requested services.) Our services are performed at our customers' locations by our field technicians. We do not have "walk in" customers and will not be engaged in retail sales. We will be storing some telecommunications equipment in the building, such as business telephone systems and camera equipment (CCTV).

Our office is currently in Blackwood and has been for the past 6 years. We have been in business for over 9 years. We have been fortunate enough to continue to grow even during the past several economically-challenged years. We are in need of more space for our ongoing operations. I am currently a Gloucester Township resident and have been a resident for the past thirty-five years. I hope to continue to do business in Gloucester Township and appreciate your consideration of my application.

Thomas Greeno
Owner/President of TG Communications llc.

"BLACK HORSE PIKE"

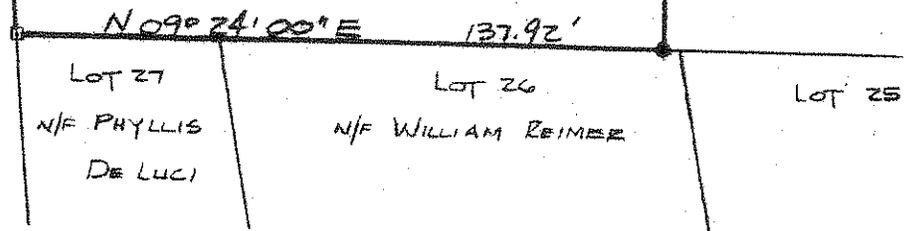
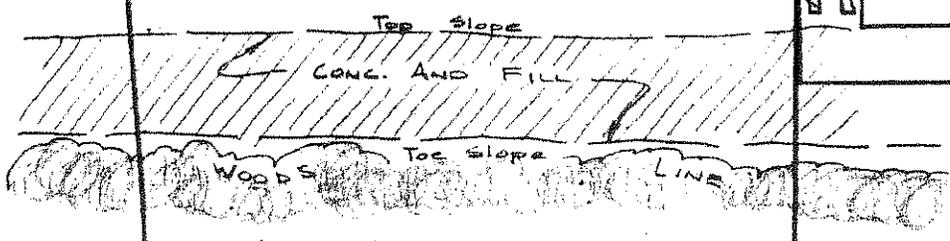
Scale: 1" = 40'



AREA = 0.746 ACRES

Lot 11
BLOCK 10501
 (TOWNSHIP OF GLOUCESTER
 TAX MAP)
PLATE 105

N/F ANGELO C. AND CATHERINE PIERO



- — IRON RE-BAR FOUND
- — CONCRETE MONUMENT FOUND
- — IRON PIPE SET

RECEIVED
 JAN 13 2014

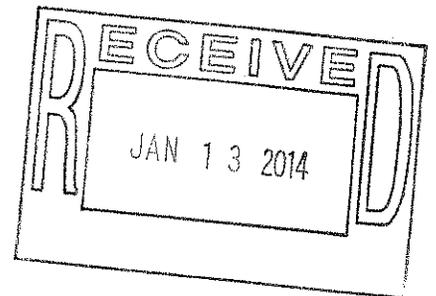
Proposed Improvements for 530 Black Horse Pike Blackwood NJ

Exterior

- Pave entire driveway that will provide dual lane (entry/exit) and six parking spaces
- Install exterior building-mounted lighting in rear of building for parking area
- Steel bollards in parking area to secure heating oil tank and A/C unit are in place.
- Plant shrubs along side of building between building and driveway
- Landscape and plant shrubs in front of building
- Install new windows throughout
- New front and side exterior doors
- Exterior of building has been painted
- New rolled roofing has been installed

Interior Improvements

- New carpet was recently installed throughout office areas.
- New drywall was recently installed throughout office areas.
- New drop ceiling was recently installed throughout office areas.
- Bathrooms will be updated



TOWNSHIP OF GLOUCESTER

MEMORANDUM

TO: Planning Board

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

RE: *Thomas Greeno - #141003RDSPW*
Block11701, Lot 1

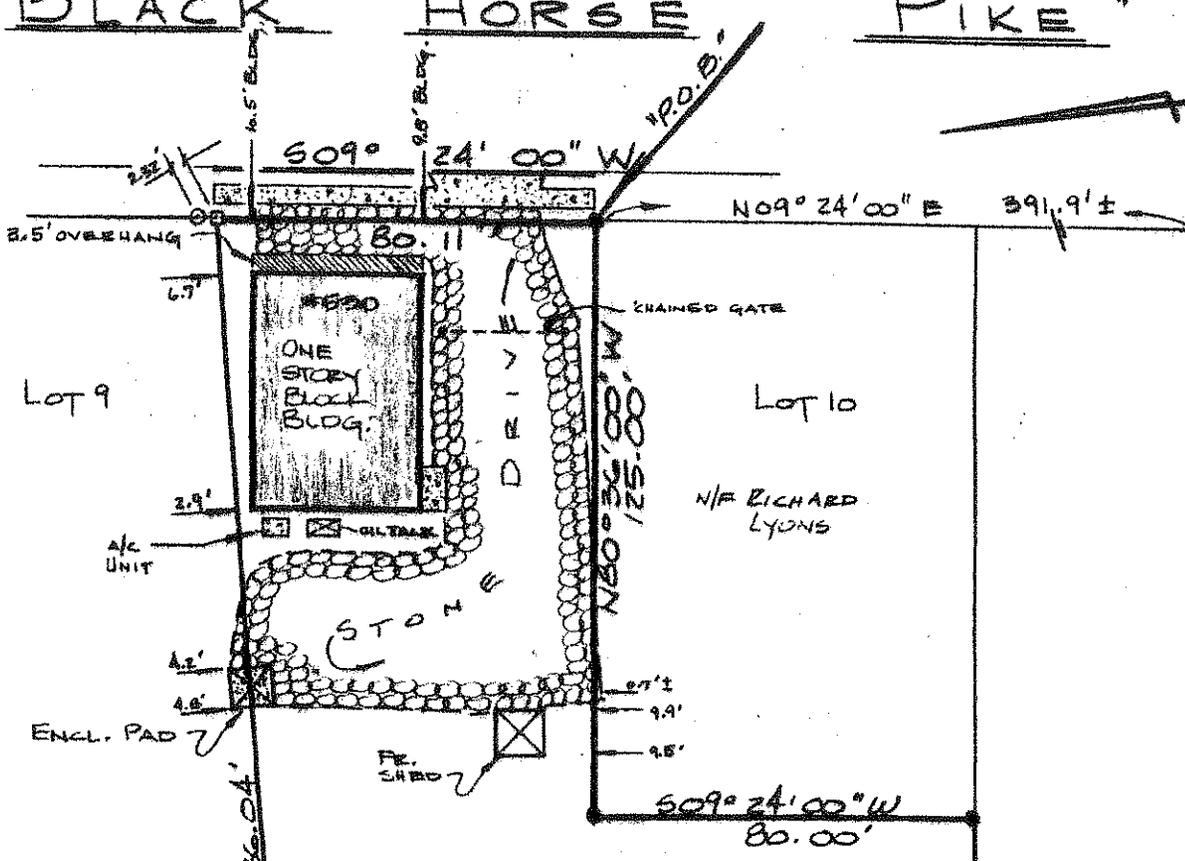
DATE: January 14, 2014



This is to serve notice to the Planning Board that the above referenced applicant appeared before Township Council in their role as Redevelopment Entity on January 13, 2014. The Redevelopment Entity did not object to the proposed project or the Planning Board considering the Site Plan Waiver application while the Memorandum of Redevelopment Agreement is being prepared by the Legal Department.

"BLACK HORSE PIKE"

Scale 1" = 40'



AREA = 0.746 ACRES

LOT 11
 BLOCK 10501
 (TOWNSHIP OF GLOUCESTER
 TAX MAP)
 PLATE 105

N/F ANGELO C.
 AND CATHERINE
 PIERO

"CLEMENTON AVE."

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING SITE PLAN WAIVER
FOR THOMAS GREENO
APPLICATION NO: 141003RDSPW**

WHEREAS, on January 28, 2014 consideration was given to the application of Thomas Greeno (hereinafter "Applicant") for the property located at Block 10501, Lot 11 (hereinafter "the Property") for site plan waiver; and

WHEREAS, the Applicant is appearing before the Board proposing an office for business function for communications systems at a currently existing commercial building in the Gateway Redevelopment Zone and is requesting site plan waiver as the Applicant is not proposing any major changes to the current structure or the property in general; and

WHEREAS, the application was presented by the Applicant who is the sole proprietor of the business that is proposed to occupy the commercial space and the Applicant, Mr. Greeno provided testimony in support of the application. Mr. Greeno testified that he is proposing to occupy existing commercial office space with a communications system business. Mr. Greeno testified that he will comply with all recommendations of the Board professionals regarding site improvements and accepts the suggestions contained in the professional reports as a condition of approval of the site plan waiver application and as a further condition of approval, Mr. Greeno agrees to accomplish the suggestions and site improvements contained in the professional reports within six (6) months of approval by the Board. Mr. Greeno testified that he is moving into this space to accommodate expansion as he has outgrown his current space. Mr. Greeno testified that he will have five (5) employees with two (2) who will remain on the premises and the remaining employees working as outside technicians. Mr. Greeno testified that the vehicles used in connection with his business are small pickup trucks and he does not anticipate larger vehicles; and

WHEREAS the meeting was opened to the public and no member of the public wished to speak; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for site plan waiver with sign variances:

1. Existing Zoning: G-RD (Gateway Redevelopment District)
2. Intended Use: Professional Office Use

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

a. Gateway Redevelopment District

Description	Required	Proposed	Conforms
Lot size (min.)	10,000 sf	32,496 sf	yes
Lot frontage (min.)	65 ft	80.11 ft	yes
Lot depth (min.)	150 ft	285.18 ft	yes
Building coverage	35%	±5.17% ¹	yes
Lot coverage (max.)	75%	±16.86% ¹	yes
Floor Area Ratio (max.)	0.30	± 0.0517 ¹	yes

Principal Building Minimum Yards, Depths and Height Limitations

Description	Required	Proposed	Conforms
Front yard (min.)	75 ft	9.8 ft	Enc
Side yard (min.)	10 ft	2.9 ft / ±36 ft	enc / yes
Rear yard (min.)	30 ft	± 221 ft	yes
Building height (max.)	40 ft	< 40 ft	yes

Parking Area Setback

Description	Required	Proposed	Conforms
In front of the building line (min.)	Not Permitted	no	yes
From the primary residential use on adjacent property (min.)	10 ft	0.7 ft	enc
From commercial use or mixed use building (min.)	10 ft	0 ft	enc
With cross-access easements for shared parking (min.)	0 ft	n/a	n/a
Parking Office - 1 space/250 sf	7 spaces	6 spaces	enc

¹ = scaled data

enc = existing nonconformance

4. The Board Planner reviewed the following plans:

- a. Land Development Application Form, checklist, dated 01/08/2014
- b. TG Communications narrative
- c. Sketch plan
- d. Proposed improvements
- e. Copy of survey of premises, as prepared by Pizzelli Associates, Inc., comprising of one (1) sheet, dated 08/21/1986

5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated January 27, 2014, recommending certain revisions, clarification and/or modifications to the site with which the applicant agreed to comply within six (6) months of approval to the extent that they had not done so already as a condition of approval.
6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, reviewed the following plans:
 - a. Land Development Application Form, checklist, dated 01/08/2014
 - b. TG Communications narrative
 - c. Sketch plan
 - d. Proposed improvements
 - e. Copy of survey of premises, as prepared by Pizzelli Associates, Inc., comprising of one (1) sheet, dated 08/21/1986
7. The Board Engineer issued a report dated January 22, 2014 indicating the need for several revisions, clarifications and/or modifications to the site to which the applicant agreed to comply within six (6) months of approval as a condition of approval.
8. Per Gloucester Township Ordinance §801.A(3):

"The approving authority may waive the requirement of a 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..."

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Thomas Greeno's application for Site Plan Waiver has substantial merit and should be approved subject, however, to the following conditions:

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report and comments at the public hearing

- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the applicant at all public hearings.
- F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)
- G) Compliance with any and all suggestions and site improvements made in the professional reports within six (6) months of the date of approval of this application.

WHEREAS, a motion was duly made by Ms. Washington and duly seconded by Mr. Mercado to approve the Site Plan Waiver with conditions as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mrs. Washington	x	
Mr. Moffa	x	
Mr. Mercado	x	
Acting Chairman Jones	x	
Mr. Guevara	x	
Mr. Dority	x	
Ms. Pinolini	x	
Mr. Gallo	x	

ATTEST:



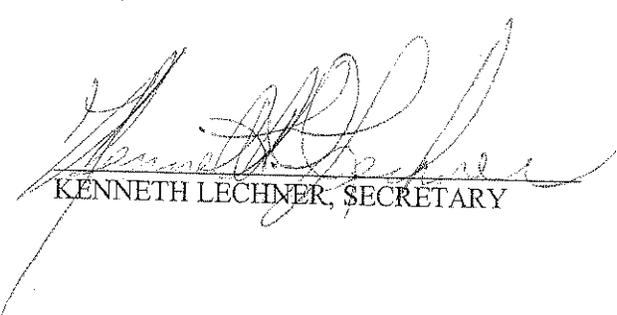
 KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
 PLANNING BOARD


 MIKE JONES, ACTING CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 11th day of February 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 28th day of January 2014.



KENNETH LECHNER, SECRETARY

TOWNSHIP OF GLOUCESTER

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

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

For Office Use Only

Submission Date: APR 07 2014 Application No.: #14101TRDSPW Taxes Paid Yes/No _____ (Initial) _____
 Planning Board Zoning Board of Adjustment Fees: 210⁰⁰ Project # 8423
 Escr. 750⁰⁰ Escr. # 8423

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Gaile LaBar (Bernhard)</u> Address: <u>27 Copes Lane</u> City: <u>Media</u> State, Zip: <u>PA 19063</u> Phone: <u>(610) 888-6969</u> Email: <u>gailelabar@gmail.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Ben Bernhardt</u> Address: <u>same</u> City: _____ State, Zip: _____ Phone: <u>(610) 888-6969</u> Fax: _____
--	--

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

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

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	<u>BW-RD</u>	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: <u>N/A</u> City: _____	Firm: _____ State, Zip: _____ Phone: <u>() N/A</u> Fax: _____ Email: _____
---	--

6. Name of Persons Preparing Plans and Reports:

Name: Anthony DeRosa -
Address: 40 Dante Gozzi
Profession: Engineering Assoc
City: 418 Stokes Rd P.O. Box 1625
State, Zip: Medford, New Jersey
Phone: 609 654-4440 Fax: ()
Email: _____

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

7. Location of Property:

Street Address: 460 N Blackhorse Pike Block(s): 10601
Tract Area: _____ Lot(s): 1

8. Land Use:

Existing Land Use: Medical Supply Company
Proposed Land Use (Describe Application): Medical Supply Company
Showroom Renovation with possible
future tenants -

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
Front setback 1	27.9 feet
Front setback 2	3.6 feet
Rear setback	_____
Side setback 1	8.5 feet
Side setback 2	N/A
Lot frontage	192.20 feet
Lot depth	+ or - 700 feet
Lot area	109,049 sq feet
Building height	less than 35 feet

Fence Application

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

*E.O.P. = Edge Of Pavement

Pool Requirements

Setback from R.O.W.1	_____
Setback from R.O.W.2	_____
Setback from property line 1	_____
Setback from property line 2	_____
Distance from dwelling	_____
Distance = measured from edge of water.	
R.O.W. = Right-of-way.	
Setback = Measured from edge of pool apron.	

Garage Application

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

Shed Requirements

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

14. Parking and Loading Requirements:

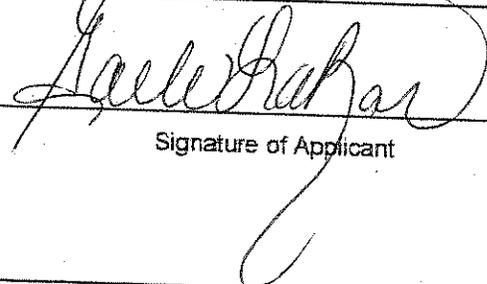
Number of parking spaces required: 2	Number of parking spaces provided: 12
Number of loading spaces required: _____	Number of loading spaces provided: 3

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

4/7/14
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

4/7/14
Date

Paul Patan
Signature
Paul Patan
Print Name
Paul Patan
Signature
Paul Patan
Print Name

Sworn and Subscribed to before me, this
7 day of April
2014 (Year).

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

Complete each of the following sections:

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

No Yes
 No Yes
 No Yes
 No Yes
 No Yes
 No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

Paul Patan
Signature of Applicant
Paul Patan
Print Name

4/7/14
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 7/3/13 shows and discloses the premises in its entirety, described as Block 10601 Lot 1 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Sworn and subscribed to
On this 7th day of April
2014 before the following authority.

Paul Patan
Name of property owner or applicant

Patricia McLaughlin
Notary public

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

Zoned: BW-RD

DATE: May 5, 2014

APPLICATION No. #141017RDSPW

APPLICANT: Medical Supply Company

BLOCK(S): 10601 Lot(S) 1

ESCROW: #8423

LOCATION: 460 N. Blackhorse Pike, Blackwood

TRANSMITTAL TO:

- | | | |
|--|--|--|
| <input type="checkbox"/> County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
| <input type="checkbox"/> Planner | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input checked="" type="checkbox"/> Taxes & Assessor | <input type="checkbox"/> Construction | <input type="checkbox"/> Twp.Engineer &Traffic |

STATUS OF APPLICATION:

- Application Site Plan Waiver (Showroom Renovation with possible (2) future tenants)

PURPOSE OF TRANSMITTAL:

- For Your Review **Please review report by May 19, 2014**
 For Your Files.

ENCLOSED:

- 1 Copy - Site Plan Waiver
 - 1 Copy - Minor Subdivision Plat
 - 1 Copy - Development Plans Preliminary & Final Major Site Plan & As Built 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
 - Copies - Major Site. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
 - 1 Copy -Signage package
 - 1 Copy - Traffic Report
 - 1 Copy - Stormwater Management Report
 - 1 Copy -Project Narrative
 - 1 Copy - E.I.S.
 - Recycling Report
- Revised Preliminary & Final Site Plans with Signage Site Plan Waiver

COMMENTS:

Please advise how the building will be separated to show where each of the units will be and their entrances. Will need separate addresses.

J. Assessor
5/8/14



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #141017RDSPW Medical Supply Company 460 N BHP Block: 10601 lot 1

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

Other



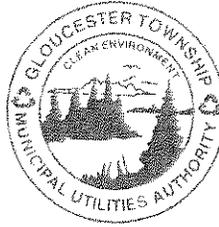
Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____

Date Submitted: 5/15/14

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

Board Members
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO
DOROTHY BRADLEY
KEN GARBOWSKI



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

May 14, 2014

RAYMOND J. CARR
Executive Director

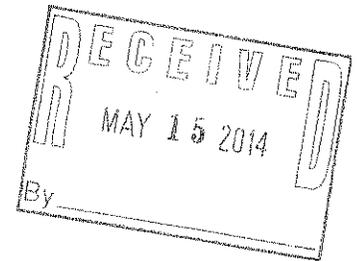
MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #141017RDSPW
Medical Supply Company
460 N. Black Horse Pike, Blackwood, NJ 08012
Block 10601, Lot 1



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**

Raymond J. Carr
Deputy Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

Zoned: BW-RD

DATE: May 5, 2014

APPLICATION No. #141017RDSPW

APPLICANT: Medical Supply Company

BLOCK(S): 10601 Lot(S) 1

ESCROW: #8423

LOCATION: 460 N. Blackhorse Pike, Blackwood

TRANSMITTAL TO:

- | | | | | | |
|-------------------------------------|-----------------------|--------------------------|-----------------|--------------------------|---------------------------|
| <input type="checkbox"/> | County Planning Board | <input type="checkbox"/> | Traffic Officer | <input type="checkbox"/> | G.T.M.U.A. |
| <input type="checkbox"/> | Planner | <input type="checkbox"/> | Aqua Water Co. | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input checked="" type="checkbox"/> | Taxes & Assessor | <input type="checkbox"/> | Construction | <input type="checkbox"/> | Twp.Engineer &Traffic |

STATUS OF APPLICATION:

- Application Site Plan Waiver (Showroom Renovation with possible (2) future tenants)

PURPOSE OF TRANSMITTAL:

- For Your Review **Please review report by May 19, 2014**
- For Your Files.

ENCLOSED:

- 1 Copy - Site Plan Waiver
 - 1 Copy - Minor Subdivision Plat
 - 1 Copy - Development Plans Preliminary & Final Major Site Plan & As Built 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
 - Copies - Major Site. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
 - 1 Copy -Signage package
 - 1 Copy - Traffic Report
 - 1 Copy - Stormwater Management Report
 - 1 Copy -Project Narrative
 - 1 Copy - E.I.S.
 - Recycling Report
- Revised Preliminary & Final Site Plans with Signage Site Plan Waiver

COMMENTS:

Taxes are current as of 5/12/14.
Maryann Bursa

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board

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

RE: **APPLICATION #141017RDSPW** **Escrow #8423**
Gaile Labar-Bernhardt
BLOCK 110601, LOT 1

DATE: May 21, 2014

The Applicant requests a Site Plan Waiver in conjunction with Memorandum of Agreement for a "Medical supply company showroom renovation with possible 2 future tenants" at an existing commercial building within the BW--RD – Blackwood West Redevelopment Zone. The project is located on the southwest corner of the Black Horse Pike south and Clementon Avenue.

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: Gaile Labar Bernhardt, 27 Copes Lane, Media, PA 19063 (telephone #609-888-6969).
- Owner: Ben Bernhardt, 27 Copes Lane, Media, PA 19063 (telephone #609-888-6969).
- Engineer: Anthony F. DiRosa, PE, PLS, Dante Guzzi Engineering Associates, 418 Stokes Road, P.O. Box 1625, Medford, NJ 08055 (telephone 609-654-4440).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form dated 4/07/14.
2. Plan of Improvements, as prepared by Dante Guzzi Engineering Associates, comprising one (1) sheet dated 8/21/86.

II. ZONING REVIEW

1. Bulk Zoning Requirements:

Zone: BW-RD ~ Blackwood West Redevelopment Zone [Blackwood West Redevelopment Plan].

Use: Retail Sales and Service is a permitted use.

Description	Required (All Uses)	Proposed	Conforms
Lot size (min.)	2,500 sf	109,049 sf	yes
Lot frontage (min.)			
Black Horse Pike	20 ft.	192.20 ft.	yes
Clementon Avenue	20 ft.	673.72 ft.	yes
Lot depth (min.)	100 ft.	723.72 ft.	yes
Building coverage (max.)	70%	±5.17% ¹	yes
Lot coverage (max.)	80%	±16.86% ¹	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (max.)			
Black Horse Pike	0 ft.	27.1 ft.	enc
Clementon Avenue	0 ft.	2.1 ft.	enc
Side yard (min.)	0 ft.	2.9 ft. / ±36 ft.	enc / yes
Rear yard (min.)	15 ft.	±221 ft.	yes
Building Height (max.)	3 stories and 40 ft.	< 40 ft.	yes

1 = Scaled data.

enc = Existing nonconformance.

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 does not require any variances.

V. SITE PLAN WAIVER COMMENTS

Should the Planning Board approve the site plan waiver it's recommended the following items be conditions of approval to reconcile completion of improvements as indicted onn the submitted on the Plan of Improvements.

1. LANDSCAPING

- i. Remove asphalt paving that is no longer required along the frontage of the Black Horse Pike and provide landscaping comprising a mixture of evergreen and ornamental shrubs and trees, which shall be of nursery stock and installed in accordance with the minimum quality standards as defined by the American Association of Nurserymen as per §507.A(4), General Landscape Provisions.
- ii. The Landscaping Not #8, must be revised to guarantee plants for at least two (2) years as per §507.F, Guarantee.
- iii. Replace proposed chain link fence and wood fence with a 6' high vinyl fence along the rear parking area.
 1. Chain link is not permitted as per §426, Limitations on Chain Link.

2. LIGHTING

- i. Parking lot lighting shall provide sufficient illumination and light shields to control glare as per §508.F, Lighting.

3. PARKING

- i. The Applicant must address the adequacy of the proposed parking for the existing medical supply and proposed two future tenants.
- ii. Consideration should be given to reversing the direction of the proposed 60-degree diagonal the parking along the Black Horse.
 1. The Board should not the plans do not provide the minimum 18 feet aisle width to the property line; however, it appears 18 feet may be provided to the edge of the cartway of the Black Horse Pike.
- iii. Proposed parking facilities for handicapped persons shall be in accordance with Barrier Free Code of the NJUCC and the ADA as per §510.E, Additional Handicapped Parking Provisions.
- iv. The proposed parking aisle width shall be a minimum of 24-feet for the proposed 90° parking along Clementon Avenue as per §510.G(2), Aisle Width.
- v. The proposed two-way driveway and parking surface shall be constructed 1.5" bituminous concrete surface course, Mix I-5, 3" bituminous stabilized base course, Mix I-2, and 4" dense graded aggregate as per §510.H(4), Pavement.
- vi. Parking space markings shall consist of 4-inch wide strip of white traffic paint, or other materials, meeting NJDOT requirements as per §510.I(1), Delineation.

VI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VII. RECOMMENDATIONS

4. The Applicant must address the above underlined comments.
5. 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: Gaile Labar
Edward F. Brennan, Esq.
Steven M. Bach, PE



May 22, 2014

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

Attn: Ken Lechner, Township Director / Planner

Re: Medical Supply Company Site Plan Waiver
Gaile and Ben Bernhardt
460 Black Horse Pike
Block 10601, Lot 1
Review No. 1
Bach Project No. GTPB-2014-08

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 4/7/14.
- Plan entitled "Plan of Improvements, 460 North Black Horse Pike, Block 10601, Lot 1, Gloucester Township, Camden County, New Jersey", prepared by Dante Guzzi Engineering Associates, dated 7-3-13 and revised to 8-20-13.

SITE INFORMATION:

Owner: Gaile LaBar - Bernhardt
27 Copes Lane
Media, PA 19063
610-888-6969

Owner: Ben Bernhardt
27 Copes Lane
Media, PA 19063
610-888-6969

PROJECT SUMMARY:

This application is for a site plan waiver for a Medical Supply Company occupying an existing one story retail building on the subject site. The existing building may be rehabilitated to accommodate two (2) additional future tenants. The applicant proposes to re-pave and stripe an existing parking area along the Black Horse Pike (NJSH Route 168) and to provide an additional bituminous parking area along Clementon Avenue. The project site is located on the southwesterly corner of the Black Horse Pike (NJSH Route 168) and Clementon Avenue in The Blackwood West Redevelopment (BW-RD) 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 shown on the plan.
3. A plan showing proposed grading, including existing and proposed grades in the areas to be disturbed or developed and a finished floor elevation at all points of ingress and egress of the existing building shall be provided.
4. Dimensions from the end of the proposed parking stalls to the face of curb on each street shall be shown on the plan.
5. The plan shall provide dimensions for the proposed future loading area.
6. A dimension of the existing sidewalk adjacent to the building along the Black Horse Pike shall be shown on the plan.
7. The proposed parking along the Black Horse Pike shall be reversed from the direction shown on the plan.
8. Concrete Wheel Stops shall be provided for all parking stall proposed along the easterly side of the existing building, adjacent to the Black Horse Pike.
9. Concrete or Belgium Block curbing is required along the perimeter of all parking areas per §510.J-1. Our office recommends curb be placed along the perimeter of the entrance drive and proposed parking along Clementon Avenue.
10. A drive isle width dimension shall be provided for the drive isle along Clementon Avenue and having access to the existing stone parking. It shall be noted that the drive isle shall be 24' wide per §510.G-2.



Medical Supply Company Site Plan Waiver
Gail and Ben Bernhardt
460 Black Horse Pike
Block 10601, Lot 1
Review No. 1
Bach Project No. GTPB-2014-08
Page 3 of 3

11. The applicant shall provide testimony as to the proposed use of the striped area south of the proposed parking along the Black Horse Pike.
12. A Depressed Curb Detail shall be provided for any curb repair that may be necessary along Clementon Avenue.
13. The plan shall indicate the dimensions and total square footage of the site disturbance.

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

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

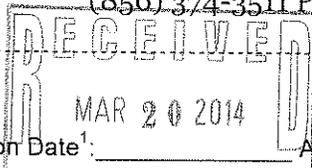
Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq. (PB Solicitor)
Gaile LaBar Bernhardt - Applicant
Dante Guzzi Engineering Associates

S:\GTPB2014 Gloucester Twp PBI-07 Bernhardt-Medical Supply Site Plan Waiver\Docs\GTPB2014-08 Bernhardt Review No. 1, 5-21-14.doc

TOWNSHIP OF GLOUCESTER

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

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



For Office Use Only

Submission Date: MAR 20 2014 Application No.: 141014 CPE

Taxes Paid Yes/No _____ (Initial)

Fees 9,660⁰⁰ Project # 8397

Planning Board Zoning Board of Adjustment

Escr. 66,500⁰⁰ Escr. # 8397

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>NEWMAN GLOUCESTER RESERVE, LLC</u> Address: <u>203 PROGRESS DRIVE</u> City: <u>MONTGOMERYVILLE</u> State, Zip: <u>PA 18936</u> Phone: <u>(610) 277-0300</u> Fax: <u>(610) 277-0328</u> Email: _____	2. Owner(s) (List all Owners) Name(s): <u>SAME</u> Address: _____ City: _____ State, Zip: _____ Phone: () - - Fax: () - -
--	---

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: <u>FRANK V. TEDESCO</u> Address: <u>P.O. BOX 2570</u> City: <u>CHERRY HILL</u>	Firm: <u>DILWORTH PAXSON LLP</u> State, Zip: <u>CHERRY HILL, NJ 08034</u> Phone: <u>(856) 674-1960</u> Fax: <u>(856) 675-1860</u> Email: <u>ftedesco@dilworthlaw.com</u>
--	---

6. Name of Persons Preparing Plans and Reports:

Name: CLIFTON W. QUAY, PE, PP
Address: STANTEC CONSULTING ENGINEERS
161 GAITHER DRIVE, SUITE 205
MT. LAUREL, NJ 08054
Profession: ENGINEER/PLANNER
City: MT. LAUREL
State, Zip: NJ 08054
Phone: (856) 234-0800 Fax: (856) 234-5928
Email: _____

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

7. Location of Property:

Street Address: _____ Block(s): 18302
Tract Area: 22.61 acres Lot(s): 3 and 4

8. Land Use:

Existing Land Use: VACANT
Proposed Land Use (Describe Application): 180 TOWNHOUSE UNITS (FEE SIMPLE)

9. Property:

Number of Existing Lots: one
Number of Proposed Lots: 180
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 PLEASE SEE ATTACHED SHEET

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

14. Parking and Loading Requirements:

Number of parking spaces required: 432 Number of parking spaces provided: 534

Number of loading spaces required: n/a Number of loading spaces provided: _____

15. Relief Requested:

Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

DILWORTH PAXSON LLP

By: FRNK V. TEDESCO, ATTORNEY FOR APPLICANT March 18, 2014

Signature of Applicant Date

Signature of Co-applicant _____
Date

NINA RENEE IMPAGLIAZZO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 2/2/2016

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).

March 18, 2014
Date

By: 
Signature

FRANK V. TEDESCO, ATTORNEY FOR APPLICANT/OWNER

Print Name

Signature

sworn and Subscribed to before me this

18th day of March

2014 (Year)



Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

PLEASE SEE ATTACHED

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

Date

Print Name

19. Survey waiver certification:

TO THE BEST OF MY KNOWLEDGE

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 18304 Lot 3&4; 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 18th day of March,
20 14 before the following authority.

Frank V. Tedesco 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

FRANK V. TEDESCO



GLOUCESTER TOWNSHIP PLANNING BOARD

**APPLICATION FOR PRELIMINARY AND FINAL MAJOR SUBDIVISION
THE RESERVE AT INDEPENDENCE SQUARE**

APPLICANT: NEWMAN GLOUCESTER RESERVE, LLC

**PROPERTY: 475 CROSS-KEYS ROAD
BLOCK 18302, LOT 3 & 4**

APPROVALS REQUESTED:

Applicant seeks approval to subdivide Block 18302, Lot 3 into a 180-three bedroom unit townhouse fee simple residential development. Lot 4 in Block 18302 is made a part of this application due to the fact that the townhouse development will be tied into the existing drainage basin located on Lot 4.

APPLICATION SUBMISSION MATERIALS:

1. Application for Preliminary and Final Major Subdivision;
2. Seven (7) copies of the Gloucester Township Checklist;
3. Twelve (12) sets of Preliminary/Final Major Subdivision prepared by Stantec Consulting Services dated January 27, 2014 (44 Sheets);
4. Four (4) copies of Sanitary Sewer System Report prepared by Stantec Consulting Services dated February 28, 2014;
5. Four (4) copies of Stormwater Management Maintenance Manual prepared by Stantec Consulting Services dated January 24, 2014;
6. Four (4) copies of Traffic Analysis Addendum prepared by Stantec Consulting Services dated January 31, 2014;
7. Four (4) copies of EIS Addendum prepared by Stantec Consulting Services dated January 24, 2014;
8. Four (4) copies of Sanitary Sewer Report prepared by Stantec Consulting Services dated February 28, 2014;
9. Four (4) copies of Recycling Report prepared by Stantec Consulting Services dated January 24, 2014;
10. Four (4) copies of Survey Plan prepared by Stantec Consulting Services dated 3/06/2007, last revised to 1/27/14 (1 sheet);
11. Check in the amount of **\$9,660.00** representing the preliminary and final site plan application fees;
12. Check in the amount of **\$65,500.00**, representing the engineering, planning, legal preliminary and final subdivision escrow fees;
13. Escrow Agreement;
14. Disclosure Statement for Newman Gloucester Reserve, LLC
15. Request for Taxpayer Identification Number and Certification

ZONING:

ZONING SCHEDULE								
CRITERIA	REQUIRED	EXISTING BLOCK 18302 LOT 3	PROPOSED BLOCK 18302, LOTS 7, 12,13,18,20,25,26,29,30,33,34,39,41, 46,47,52,54,59,60,65,67,72,73,76,77, 82,83,86,87,92,93,96,97,102,104,109	PROPOSED BLOCK 18302 LOTS 8-11,14-17,21-24,27,28,31,32, 35-38,42-45,48-51,55-58,61-64, 68-71,74,75,78-81,84,85,88-91, 94,95,98-101,105-108	PROPOSED BLOCK 18302.1 LOTS 2,7, 8,13,14,19,21,25, 27,32,33,38,39,44	PROPOSED BLOCK 18302.2 LOTS 2,7,5,13,14,17,19,24, 25,30,31,36,37,42	PROPOSED BLOCK 18302.2 LOTS3-6,9-12,15,16,20-23, 26-29,32-35,38-41	PROPOSED BLOCK 18302.1 LOTS 3-6, 9-12,15-18,22-25, 28-31,34-37,40-43
FEE SIMPLE TOWNHOUSE								
A. LOT INFORMATION								
MIN. AREA (SF)	2,200 SF	22.61 ACRES (984,892 SF)	0.09 ACRES (3,850 SF)	0.05 ACRES (2,200 SF)	0.09 ACRES (3,850 SF)	0.05 ACRES (2,200 SF)	0.09 ACRES (3,850 SF)	0.23 ACRES (10,032.25 SF)
MIN. WIDTH	20 FEET	1,370.70 FEET	35 FEET	20 FEET	35 FEET	20 FEET	35 FEET	20 FEET
MIN. DEPTH	110 FEET	455.37 FEET	110 FEET	110 FEET	110 FEET	110 FEET	110 FEET	110 FEET
BUILDING COVERAGE (MAXIMUM)	55%	N/A	30.12% (1,160 SF)	52.72% (1,160 SF)	30.12% (1,160 SF)	52.72% (1,160 SF)	30.12% (1,160 SF)	52.72% (1,160 SF)
LOT COVERAGE (MAXIMUM)	75%	N/A	39.48% (1,520 SF)	70.50% (1,551 SF)	39.48% (1,520 SF)	70.50% (1,551 SF)	39.48% (1,520 SF)	70.50% (1,551 SF)
B. YARD AND HEIGHT REQUIREMENTS								
MIN. FRONT YARD	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET
MIN. SIDE YARD - INTERIOR	0 FEET	N/A	0 FEET	0 FEET	0 FEET	0 FEET	0 FEET	0 FEET
MIN. SIDE YARD - END	15 FEET	15 FEET	15 FEET	N/A	15 FEET	N/A	15 FEET	N/A
MIN. REAR YARD	30 FEET	30 FEET	30 FEET	30 FEET	30 FEET	30 FEET	30 FEET	30 FEET
MAX. BUILDING HEIGHT	37 FEET	N/A	< 37 FEET	< 37 FEET	< 37 FEET	< 37 FEET	< 37 FEET	< 37 FEET
MIN. PATIO SETBACK	20 FEET	N/A	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET

STORM WATER EASEMENT

THIS INDENTURE is made as of the 9th day of October, 2006, by Newman Gloucester Associates, L.L.C., a New York Limited Liability Company ("Developer").

REVISED
COPY FILED
11/13/06

RECITALS:

This Indenture is entered into upon the basis of the following facts, understandings and intentions of the parties hereto:

- A. Developer is the owner of the parcel of land situated in Camden County, Township of Gloucester, State of New Jersey described on Exhibit X attached hereto and made a part hereof which is outlined and designated on Exhibit X as the "Developer Tract" which is part of the Shopping Center to be located thereon ("Developer Tract").
- B. Developer is also the owner of Block 18302 Lot 3 which includes the storm water detention area outlined on Exhibit X ("Storm Water Detention Area").
- C. Developer intends to subdivide Block 18302 Lot 3 and convey a portion of Lot 3 designated on Exhibit X as the NGA Tract to a third party for future development. The Storm Water Detention Area will be retained as part of the Shopping Center.
- D. In that regard Developer intends to reserve for itself for the benefit of the NGA Tract the following Easement for storm water drainage and detention.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer hereby declares the following:

**SECTION 1
GRANT OF EASEMENT**

1.1 Storm Water Easement. Subject to the terms and conditions set forth in this Indenture, Developer hereby reserves for itself for the benefit of the NGA Tract, a non-exclusive perpetual right and easement in common with Developer and others entitled to use the same to discharge surface water drainage and runoff from the NGA Tract to the Storm Water Detention Area as it may exist from time to time. The Storm Water Lines leading to the Storm Water Detention Area shall not be located on that part of the Shopping Center owned by Target Corporation or its successors and/or assigns. The rights reserved herein shall be hereinafter referred to as the ("Storm Water Easement").

NOV-957495/SF-37628

**SECTION 2
EASEMENT USE RESTRICTIONS**

2.1 Storm Water Easement

(a) The Storm Water Easement shall not be located on the Target Tract as designated on Exhibit X and that no surface water shall be permitted to run onto the Target Tract as a result of the granting of the Storm Water Easement.

(b) NDG shall not materially increase the flow of surface water onto the Target Tract either in the aggregate or by directing the flow of surface water to the limited areas as a result of the Storm Water Easement.

**SECTION 3
ANNUAL CONTRIBUTION BY ADJACENT OWNER**

The owner of the NGA Tract (NGA Owner) agrees to pay to Developer as a contribution towards Developer's storm water collection system, the sum of \$2,500.00 per year (subject to adjustment as hereinafter provided), in advance, commencing on the date hereof. The annual contribution shall be increased, commencing on the fourth (4th) anniversary of this Agreement and each four (4) year interval thereafter, to an amount equal to 120% of the annual contribution for the prior year. In the event NGA Owner shall fail to make the annual contribution on or before the due date, and NGA Owner shall not remedy such failure within thirty (30) days after written notice, then upon the expiration of such 30 day period, all of the easement rights granted herein shall automatically be suspended, without the necessity of a further notice or other action by Developer, and Developer may close off the NGA Tracts connection with Developer's storm water collection system. Such suspension shall continue until NGA Owner pays to Developer all unpaid annual payment(s), plus all costs incurred by Developer to close off NGA Owner's connection to Developer's storm water system, plus interest on the amounts owed at the highest rate permitted by law, or 12% whichever interest rate is lower.

**SECTION 4
MISCELLANEOUS**

4.1 Attorney's Fees; No Strict Construction. If the owner of the NGA Tract or the Developer Tract brings an action to enforce or interpret this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorney's fees and court costs, in addition to any other relief granted. This Agreement shall not be construed strictly for or against either Target or Developer.

4.2 Successors and Assigns. The provisions of this Indenture shall be binding upon and inure to the successors and assigns of each who become owners, respectively, of any part of the Developer Tract and the NGA Tract; provided however, that any liability or obligation of an owner hereunder as to future events shall terminate upon the transfer of such ownership interest and the assumption in writing by the transferee of the obligations set forth on the transferring party.

4.3 Liability. It is expressly understood and agreed that the owners of the Developer Tract and NGA Tract do not assume any liability for the negligent acts of any other party, its agents, servants, successors and assigns as it relates to construction, operation and/or maintenance of the areas covered by the Storm Water Easement. Any party found responsible for any property or bodily injury by any court of competent jurisdiction shall indemnify, protect and hold harmless each other party from and against all losses, damages, injuries, claims, demands and expenses, including legal expenses, of whatever nature. The indemnities and assumptions of liabilities and obligations herein provided for shall continue in full force and effect notwithstanding the termination of this Agreement, whether by expiration of time, by operation of law, or otherwise.

4.4 No Waiver. The failure of any party to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any rights or remedies which that party may have hereunder, at law or in equity, and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions.

4.5 Notices. All notices, demands and requests required or desired to be given under this Agreement must be in writing and shall be deemed to have been given as of the date such writing is (i) delivered to the party intended, (ii) delivered to the then current address of the party intended, or (iii) rejected at the then current address of the party intended, provided such writing was sent prepaid. The initial address of the signatories hereto is:

Developer and NGA Tract: Newman Gloucester Associates, L.L.C.
3101 Shippers Road
Vestal, NY 13850

Upon at least ten (10) days' prior written notice, each party shall have the right to change its address to any other address within the United States of America.

**SECTION 5
NOT A PUBLIC DEDICATION**

Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Developer Tract or any portion thereof to the general public, or for any public use or purpose whatsoever. Except as herein specifically provided, no right, privileges or immunities of any party hereto shall inure to the benefit of any third party person, nor shall any third party person be deemed to be a beneficiary of any of the provisions contained herein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in one or more counterparts, all of which such counterparts shall be read together and be construed as but one and the same instrument, as of the day and year first above written.

NEWMAN GLOUCESTER ASSOCIATES, L.L.C.
By: Newman Development Group of Gloucester, LLC
Name: _____
Title: Member

STATE OF NEW YORK)
) ss:
COUNTY OF BROOME)

On this 9 day of October, 2006, before me personally came Carrie Colegrove to me known to be the individual who executed the foregoing instrument, and who, being by me duly sworn, did depose and say that he/she is a Member of NEWMAN DEVELOPMENT GROUP OF GLOUCESTER, LLC, a New York limited liability company, and that he/she executed the same as the act and deed of said limited liability company.

Carrie Colegrove

Notary Public

CARRIE A. COLEGROVE
Notary Public, State of New York
No. 02CO6122023
Qualified in Broome County
My Commission Expires Feb. 07, 20 09

EXHIBIT X

RECORD AND RETURN TO
GENERAL LAND ABSTRACT COMPANY
THE PAVILIONS AT GREENTREE
SUITE 302
MARLTON, N.J. 08053-3436

5740817
MS 305495

AGREEMENT

Agreement made this *19th* day of *February*, 2008 between Newman Gloucester Reserve, LLC with offices located at 3101 Shippers Road, Vestal, New York 13850 ("Newman") and Newman Gloucester Associates, LLC, with offices located at 3101 Shippers Road, Vestal, New York 13850 ("NGA").

WITNESSETH

WHEREAS, Newman is the owner of premises commonly known as 475 Cross Keys Road, Township of Gloucester, Camden County, New Jersey, known as Block 18302, Lot 3 (the "Newman Premises");

WHEREAS, NGA is the owner of the premises commonly known as 471 Cross Keys Road, Town of Gloucester, Camden County, New Jersey, known as Block 18302, Lot 4 (the "NGA Premises");

WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman, an easement over the NGA Premises in the location shown on Exhibit "A" annexed hereto to install, maintain and replace (if necessary) landscaping, a retaining wall and fencing ("Landscaping, Retaining Wall and Fencing"), all upon the following terms and conditions:

NOW THEREFORE, in consideration of one dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. NGA hereby grants to Newman, a perpetual easement over and across the NGA Premises in the location shown on Exhibit "A" for the purpose of installing, maintaining and replacing (if necessary) the Landscaping, Retaining Wall and Fencing, at the sole cost and expense of Newman.

2. All construction, repairs and maintenance of the Landscaping, Retaining Wall and Fencing located on the NGA Premises shall be done at the sole cost and expense of

CAMDEN COUNTY, NJ JAMES BEACH, COUNTY CLERK
AGREEMENT-DR BOOK 08279 PG 0822 RECORDED 03/04/2008 15:19:01
FILE NUMBER 2008017739
RECORDING FEE \$0.001 H-NOT 0.001 RTF 0.001 RECD BY: CH1151



Newman and in such a manner so as not to unreasonably interfere with the operation or customers of any business which is located on the NGA Premises.

3. Newman shall, after installation and/or repairs, maintenance or replacement (if necessary) of the Landscaping, Retaining Wall and Fencing, restore the NGA Premises to the condition which existed prior to the commencement of any work.

4. Newman shall not permit any mechanics liens to be placed upon the NGA Premises in connection with or as a result of the work to be performed pursuant to this Agreement and Newman hereby agrees to remove and/or bond off any such lien within fifteen (15) business days after notice of any such lien being placed upon the NGA Premises.

5. Newman hereby agrees to indemnify, defend and hold NGA, its tenants and mortgagees and their respective officers, directors, members, managers, partners, shareholders, employees and other representatives harmless from any claims, causes of action, suits, costs or expenses (including reasonable attorneys' fees) which may be incurred as a result of the exercise by Newman or its agents of any rights granted under this Agreement or any claims arising out of Newman's failure or alleged failure to perform its obligations to third parties with respect to the Landscaping, Retaining Wall and Fencing. Newman shall provide evidence of liability insurance in an amount not less than One Million Dollars (\$1,000,000.00), naming NGA and any other persons designated by NGA from time to time as additional insureds.

6. This Easement Agreement shall bind its successors and assigns of the parties hereto and shall constitute a covenant running with the land.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

NEWMAN GLOUCESTER RESERVE, LLC
By: Newman Development Group of Gloucester Reserve, LLC

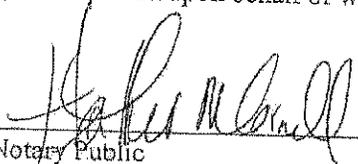
By: _____
Name: Marc Newman
Title: Member

NEWMAN GLOUCESTER ASSOCIATES, LLC
By: Newman Development Group of Gloucester, LLC

By: _____
Name: Marc Newman
Title: Member

STATE OF NEW YORK)
) ss:
COUNTY OF BROOME)

On the 14th day of February in the year 2008, before me, the undersigned, personally appeared Marc Newman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

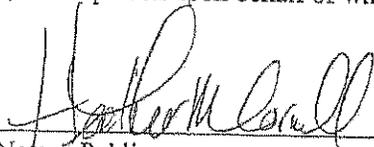


Notary Public

HEATHER M. CORNELL
Notary Public, State of New York
No. 01CO6021106
Qualified in Broome County
My commission expires March 8, 2011

STATE OF NEW YORK)
) ss:
COUNTY OF BROOME)

On the 14th day of February in the year 2008, before me, the undersigned, personally appeared Marc Newman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



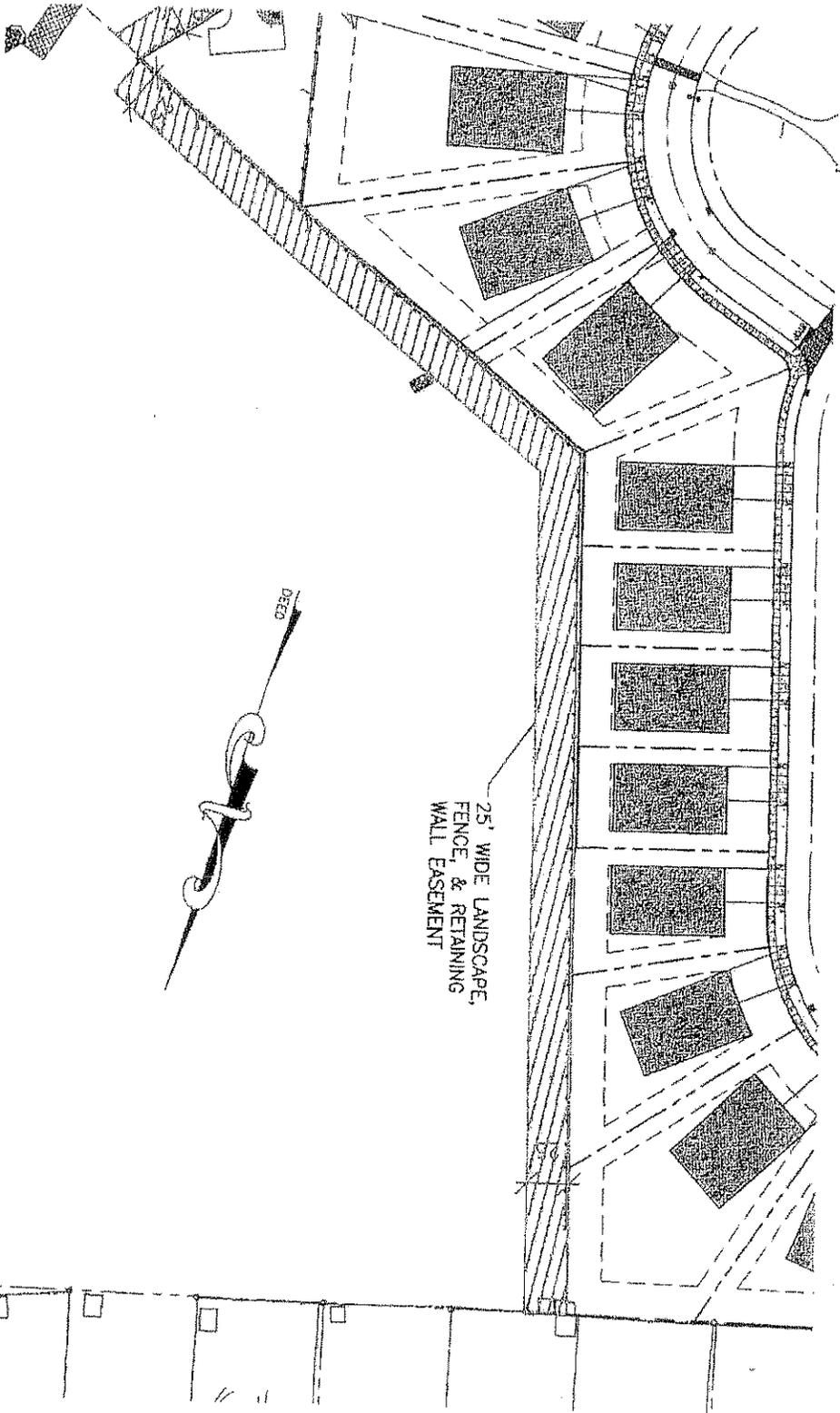
Notary Public

HEATHER M. CORNELL
Notary Public, State of New York
No. 01CO6021106
Qualified in Broome County
My commission expires March 8, 2011



Startec

Startec Consulting Services, Inc.
Centerpointe at East Gate
161 Gaither Drive, Suite 205
Mount Laurel, NJ 08054-1740
Tel: 856.234.0800
Fax: 856.234.5928
www.startec.com
Certificate of Auth: 24GAZ8064500



Client/Project

THE RESERVE AT INDEPENDENCE SQUARE
BLOCK 18302, LOT 3
TOWNSHIP OF GLOUCESTER, NJ

Figure No.

2.0

Title

EASEMENT LOCATION PLAN
EXHIBIT "A"

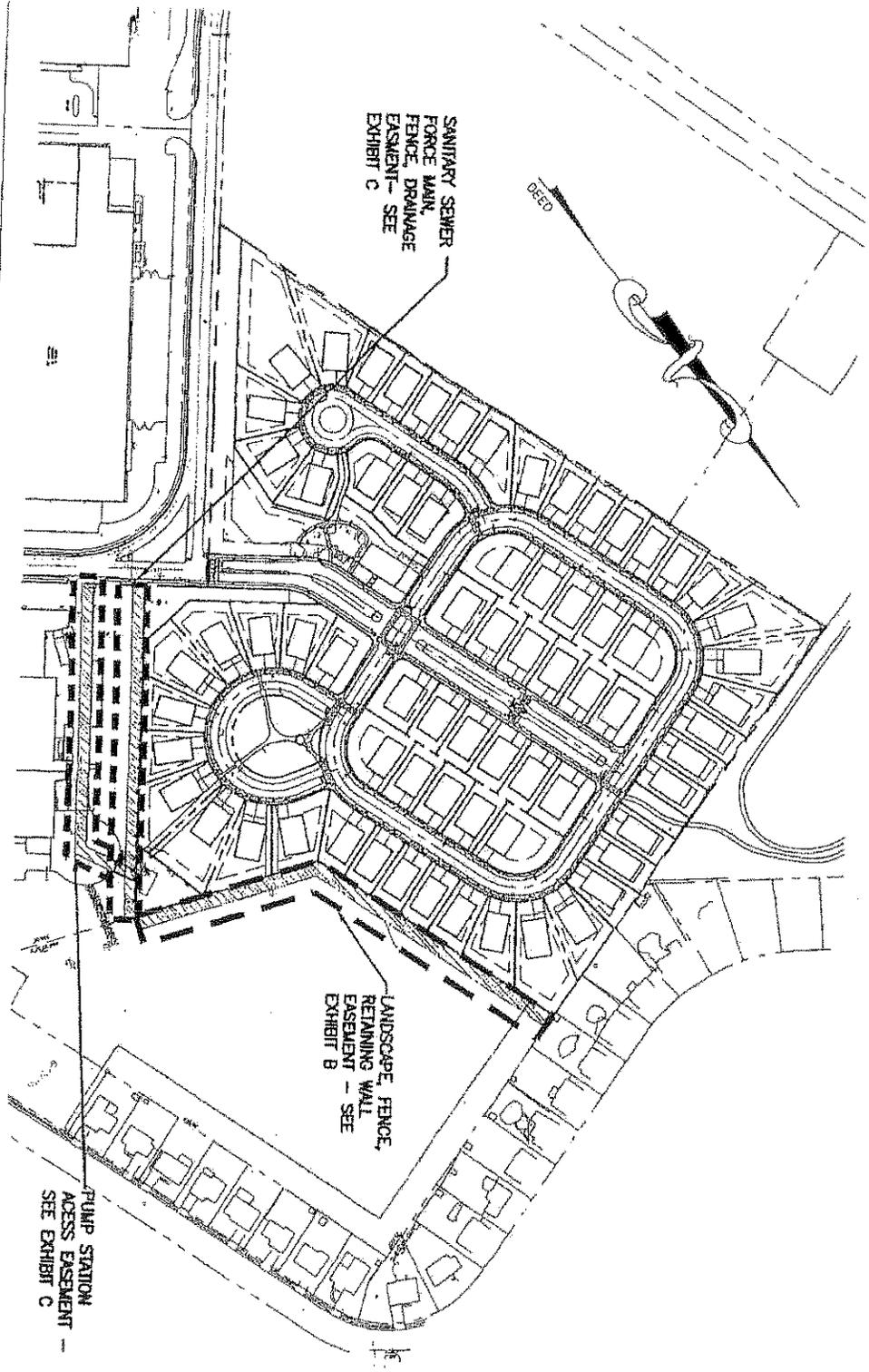
Page 1 of 2

AUGUST, 2007
20068308A



Starlec

Starlec Consulting Services, Inc.
Centerpointe of East Gate
161 Gauthier Drive, Suite 205
Mount Laurel, NJ 08054-1740
Tel 856 234 0800
Fax 856 234 5928
www.starlec.com
Certificate of Auth 246AZ8054600



Client/Project

THE RESERVE AT INDEPENDENCE SQUARE
BLOCK 18302 LOT 3
TOWNSHIP OF GLOUCESTER, NJ

AUGUST, 2007
20056306A

Figure No

1.0

Title

EASEMENT LOCATION PLAN
EXHIBIT "A"

Page 2 of 2

Doc
2

RECORD AND RETURN TO
GENERAL LAND ABSTRACT COMPANY
THE PAVILIONS AT GREENTREE
SUITE 302
MARLTON, N.J. 08053-3436

ST 40817
MS 305495

AGREEMENT

Agreement made this 19th day of FEBRUARY, 2008 between Newman Gloucester Reserve, LLC with offices located at 3101 Shippers Road, Vestal, New York ("Newman") and Newman Gloucester Associates, LLC, with offices located at 3101 Shippers Road, Vestal, New York 13850 ("NGA").

WITNESSETH

WHEREAS, Newman is the owner of premises commonly known as 475 Cross Keys Road, Township of Gloucester, Camden County, New Jersey, known as Block 18302, Lot 3 (the "Newman Premises");

WHEREAS, NGA is the owner of the premises commonly known as 471 Cross Keys Road, Township of Gloucester, Camden County, New Jersey, known as Block 18302, Lot 4 (the "NGA Premises");

WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman, an easement over the NGA Premises in the location shown on Exhibit "A" annexed hereto to provide access to a pump station ("Pump Station"), upon the following terms and conditions;

WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman, the right to use all rear service drives and to have access over and across that area improved by grass pavers on the NGA Premises in the location shown on Exhibit "A" to provide access to the Pump Station, upon the following terms and conditions;

NOW, THEREFORE, in consideration of one dollar, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. NGA hereby grants and conveys to Newman, a perpetual easement, to and from the Newman Premises, over and across the portion of NGA Premises as shown on Exhibit

CAMDEN COUNTY, NJ JAMES BEACH COUNTY CLERK
AGREEMENT-DR BOOK 08279 PG 0907 RECORDED 02/04/2008 15:19:01
FILE NUMBER 2008017737
RECORDING FEES 90.00; H-NOT 0.00; RTF 0.00; REC'D BY: CHR ISP



"A" for the sole purpose of accessing and using the Pump Station owned by Newman and located on the Newman Premises.

2. NGA hereby grants to Newman, the right to use all rear service drives and to have access over and across that area improved by grass pavers located on the NGA premises as shown on Exhibit "A" for the sole purpose of accessing and using the pump station owned by Newman and located on the Newman Premises.

3. All maintenance of the perpetual easement shall be done at the sole cost and expense of Newman and in such a manner so as not to unreasonably interfere with the operation or customers of any business which is located on the NGA Premises.

4. All maintenance of the rear service drives and the grass paver area located on the NGA Premises shall be done at the sole cost and expense of NGA. Notwithstanding the foregoing, Newman shall be responsible for any damage caused by it or its agents to the rear service drives and/or the grass paver area.

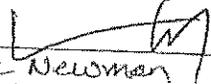
5. Newman shall not permit any mechanics liens to be placed upon the NGA Premises in connection with or as a result of the work to be performed pursuant to this Agreement and Newman hereby agrees to remove and/or bond off any such lien within fifteen (15) business days after notice of any such lien being placed upon the NGA Premises.

6. Newman hereby agrees to indemnify, defend and hold NGA, its tenants and mortgagees and their respective officers, directors, members, managers, partners, shareholders, employees and other representatives harmless from any claims, causes of action, suits, costs or expenses (including reasonable attorneys' fees) which may be incurred as a result of the exercise by Newman or its agents of any rights granted under this Agreement or any claims arising out of Newman's failure or alleged failure to perform its obligations to third parties with respect to the Pump Station. Newman shall provide evidence of liability insurance in an amount not less than One Million Dollars (\$1,000,000.00), naming NGA and any other persons designated by NGA from time to time as additional insureds.

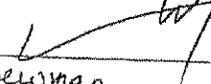
7. This Easement Agreement shall bind its successors and assigns of the parties hereto and shall constitute a covenant running with the land.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

NEWMAN GLOUCESTER RESERVE, LLC
By: Newman Development Group of Gloucester Reserve, LLC

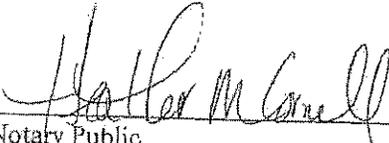
By: 
Name: Marc Newman
Title: member

NEWMAN GLOUCESTER ASSOCIATES, LLC
By: Newman Development Group of Gloucester, LLC

By: 
Name: Marc Newman
Title: Member

STATE OF NEW YORK)
) ss:
COUNTY OF BROOME)

On the 14th day of February in the year 2008, before me, the undersigned, personally appeared Marc Newman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

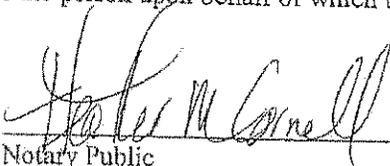


Notary Public

HEATHER M. CORNELL
Notary Public, State of New York
No. 01CO6021106
Qualified in Broome County
My commission expires March 8, 2011

STATE OF NEW YORK)
) ss:
COUNTY OF BROOME)

On the 14th day of February in the year 2008, before me, the undersigned, personally appeared Marc Newman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



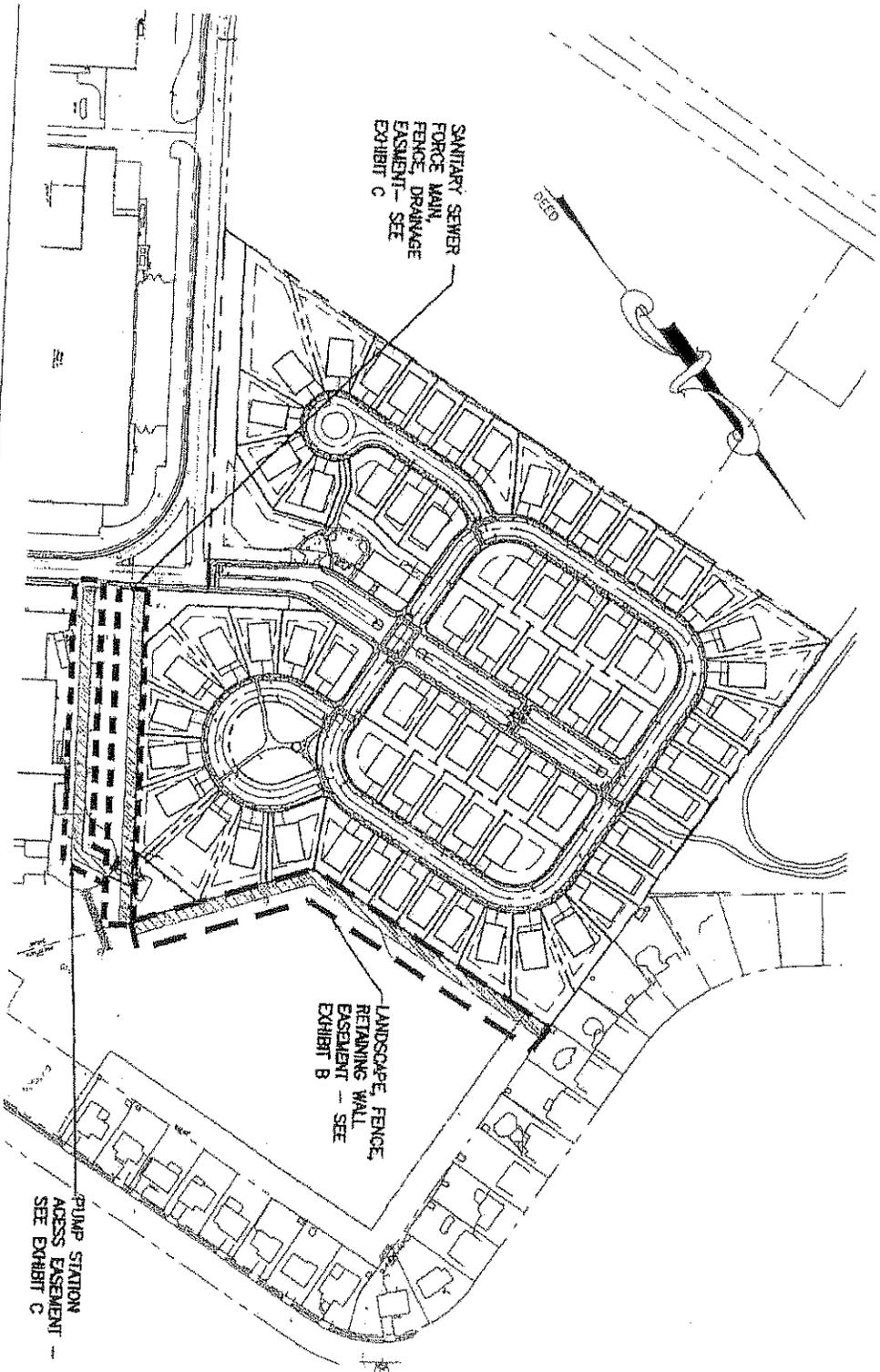
Notary Public

HEATHER M. CORNELL
Notary Public, State of New York
No. 01CO6021106
Qualified in Broome County
My commission expires March 8, 2011



Stanlec

Stanlec Consulting Services, Inc.
Centerpointe at East Gate
161 Gaither Drive Suite 205
Mount Laurel, NJ 08054-1740
Tel 856 234 0800
Fax 856 234 5928
www.stanlec.com
Certificate of Auth 24GA28064600



Client/Project
AUGUST, 2007
2006a308A

THE RESERVE AT INDEPENDENCE SQUARE
BLOCK 18302 LOT 3
TOWNSHIP OF GLOUCESTER, NJ

Figure No
1.0

Title
EASEMENT LOCATION PLAN

EXHIBIT "A"

Page 2 of 2

PK 0
3

RECORD AND RETURN TO
GENERAL LAND ABSTRACT COMPANY
THE PAVILIONS AT GREENTREE
SUITE 302
MARLTON, N.J. 08053-3436

ST 40817
ACS 305-495

AGREEMENT

Agreement made this 19th day of FEBRUARY, 2008 between Newman Gloucester Reserve, LLC with offices located at 3101 Shippers Road, Vestal, New York 13850 ("Newman") and Newman Gloucester Associates, LLC. with offices located at 3101 Shippers Road, Vestal, New York 13850 ("NGA").

WITNESSETH

WHEREAS, Newman is the owner of premises commonly known as 475 Cross Keys Road, Township of Gloucester, Camden County, New Jersey, known as Block 18302, Lot 3 (the "Newman Premises");

WHEREAS, NGA is the owner of the premises commonly known as 471 Cross Keys Road, Township of Gloucester, Camden County, New Jersey, known as Block 18302, Lot 4 (the "NGA Premises");

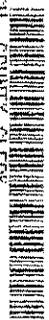
WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman, a twenty-foot (20') easement over the NGA Premises in the location shown on Exhibit "A" annexed hereto to install, maintain, use and replace (if necessary) a force main ("Force Main"), upon the following terms and conditions:

WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman a twenty-foot (20') easement over the NGA Premises in the location shown on Exhibit "A" to install, maintain, use and replace (if necessary) an underground sanitary sewer line ("Sanitary Sewer Line"), upon the following terms and conditions:

WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman, an easement over the NGA Premises in the location shown on Exhibit "A" to install, maintain and replace (if necessary) a fence ("Fence"), upon the following terms and conditions;

WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman, an easement over the NGA Premises in the location shown on Exhibit "A" for drainage (the "Drainage Area"), upon the following terms and conditions;

CAMDEN COUNTY, NJ: JAMES BEACH, COUNTY CLERK
AGREEMENT OR BOOK 08779 PG 0014 RECORDED 03/04/2008 15:19:01
FILE NUMBER 200801738
RECORDING FEES 100.00; M-HOT 0.00; RTF 0.00; RECD BY: CHRIS



NOW THEREFORE, in consideration of one dollar and other good and valuable consideration, a receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. NGA hereby grants to Newman, a perpetual twenty-foot (20') easement over and across the NGA Premises in the location shown on Exhibit "A" for the purpose of installing, maintaining, using and replacing (if necessary) the Force Main, at the sole cost and expense of Newman, located on or near the westerly boundary of the NGA Premises.
2. NGA hereby grants to Newman, a perpetual twenty-foot (20') easement over and across the NGA Premises in the location shown on Exhibit "A" for the purpose of installing, maintaining, using and replacing (if necessary) the Sanitary Sewer Line, at the sole cost and expense of Newman, located on or near the westerly boundary of the NGA Premises.
3. NGA hereby grants to Newman, a perpetual easement over and across the NGA Premises in the location shown on Exhibit "A" for the purpose of installing, maintaining and replacing (if necessary) the Fence, at the sole cost and expense of Newman, located near the westerly boundary of the NGA Premises.
4. NGA hereby grants to Newman, a perpetual easement over and across the Drainage Area for drainage, at the sole cost and expense of Newman, located near the westerly boundary of the NGA Premises.
5. All construction, repairs and maintenance of the Force Main, the Sanitary Sewer Line, the Fence and the Drainage Area located on the NGA Premises shall be done at the sole cost and expense of Newman and in such a manner so as not to unreasonably interfere with the operation or customers of any business which is located on the NGA Premises.
6. Newman shall, after installation and/or repairs, maintenance or replacement of the Force Main, the Sanitary Sewer Line, the Fence and the Drainage Area restore the NGA Premises to the condition which existed prior to the commencement of any work.
7. Newman shall not permit any mechanics liens to be placed upon the NGA Premises in connection with or as a result of the work to be performed pursuant to this

Agreement and Newman hereby agrees to remove and/or bond off any such lien within fifteen (15) business days after notice of any such lien being placed upon the NGA Premises.

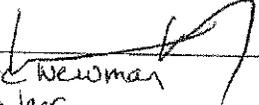
8. Newman hereby agrees to indemnify, defend and hold NGA, its tenants and mortgagees and their respective officers, directors, members, managers, partners, shareholders, employees and other representatives harmless from any claims, causes of action, suits, costs or expenses (including reasonable attorneys' fees) which may be incurred as a result of the exercise by Newman or its agents of any rights granted under this Agreement or any claims arising out of Newman's failure or alleged failure to perform its obligations to third parties with respect to the Force Main, Sanitary Sewer Line, the Fence and the Drainage Area. Newman shall provide evidence of liability insurance in an amount not less than One Million Dollars (\$1,000,000.00), naming NGA and any other persons designated by NGA from time to time as additional insureds.

9. This Easement Agreement shall bind its successors and assigns of the parties hereto and shall constitute a covenant running with the land.

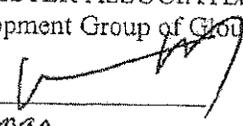
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

NEWMAN GLOUCESTER RESERVE, LLC
By: Newman Development Group of Gloucester Reserve, LLC

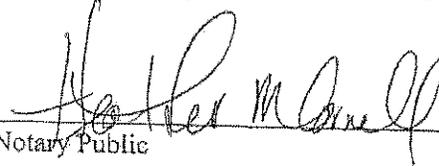
By: 
Name: Marc Newman
Title: Member

NEWMAN GLOUCESTER ASSOCIATES, LLC
By: Newman Development Group of Gloucester, LLC

By: 
Name: Marc Newman
Title: Member

STATE OF NEW YORK)
) ss:
COUNTY OF BROOME)

On the 14th day of February in the year 2008, before me, the undersigned, personally appeared Marc Newman personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

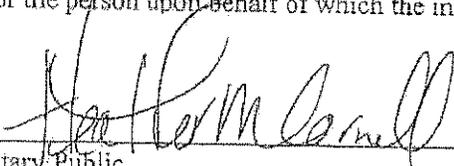


Notary Public

HEATHER M. CORNELL
Notary Public, State of New York
No. 01CO0021106
Qualified in Broome County
My commission expires March 8, 20 11

STATE OF NEW YORK)
) ss:
COUNTY OF BROOME)

On the 14th day of February in the year 2008, before me, the undersigned, personally appeared Marc Newman personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

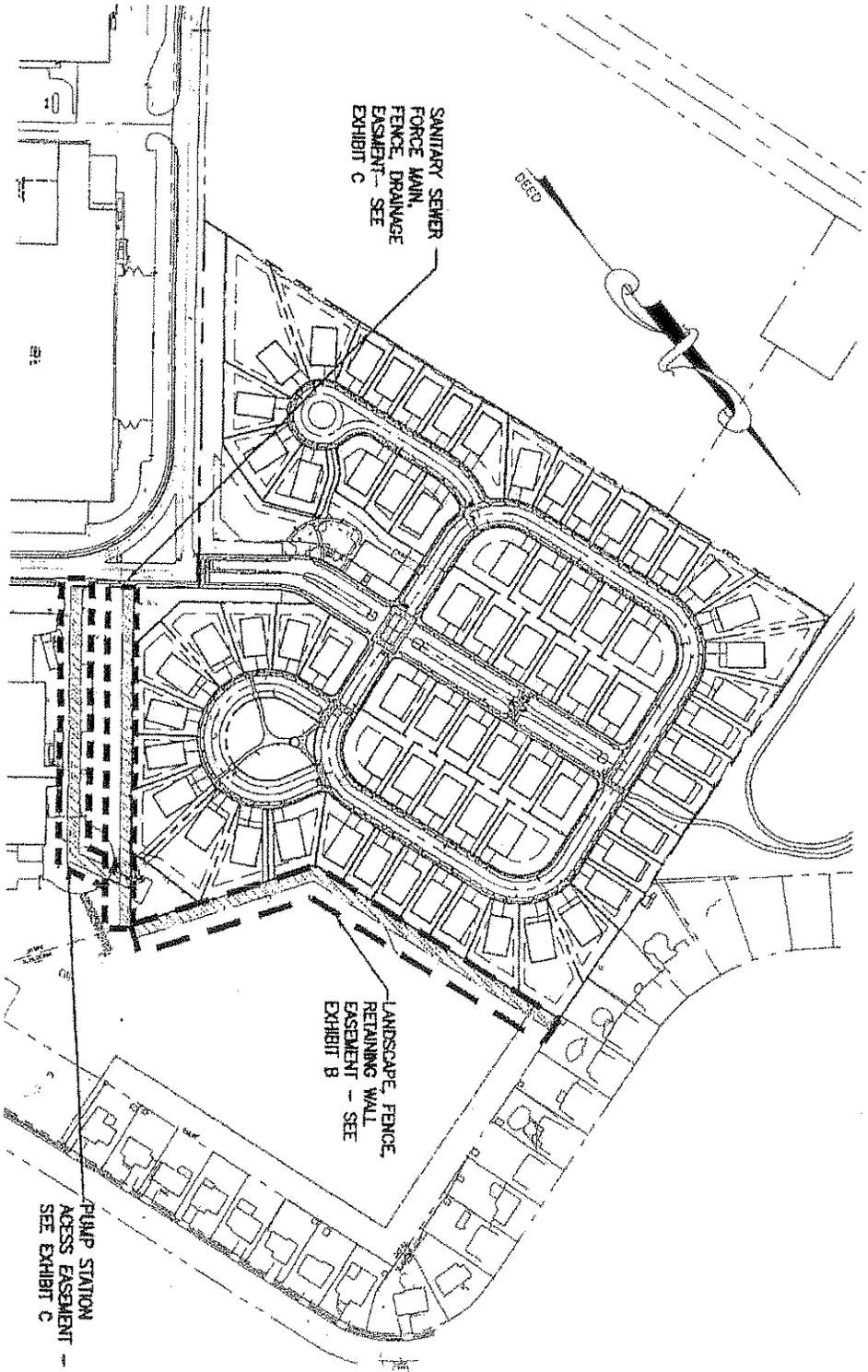
HEATHER M. CORNELL
Notary Public, State of New York
No. 01CO0021106
Qualified in Broome County
My commission expires March 8, 20 11

HEATHER M. CORNELL



Stantec

Stantec Consulting Services, Inc.
Centerpointe at East Gate
161 Gauthier Drive Suite 205
Mount Laurel, NJ 08054-1740
Tel 856.234.0800
Fax 856.234.5928
www.stantec.com
Certificate of Auth 243A28084600



AUGUST, 2007
200583385A

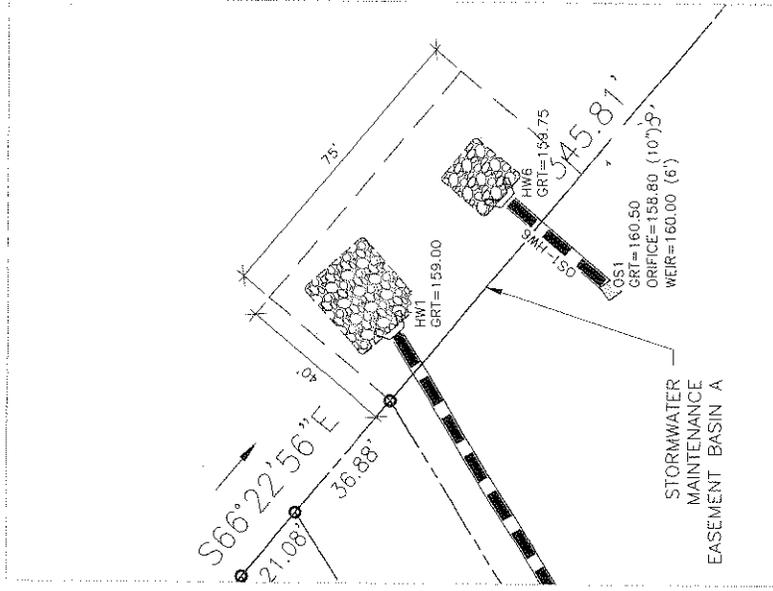
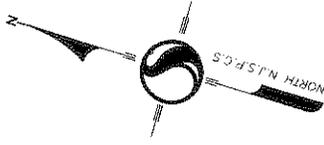
Client/Project
THE RESERVE AT INDEPENDENCE SQUARE
BLOCK 18302 LOT 3
TOWNSHIP OF GLOUCESTER NJ

Figure No
1.0

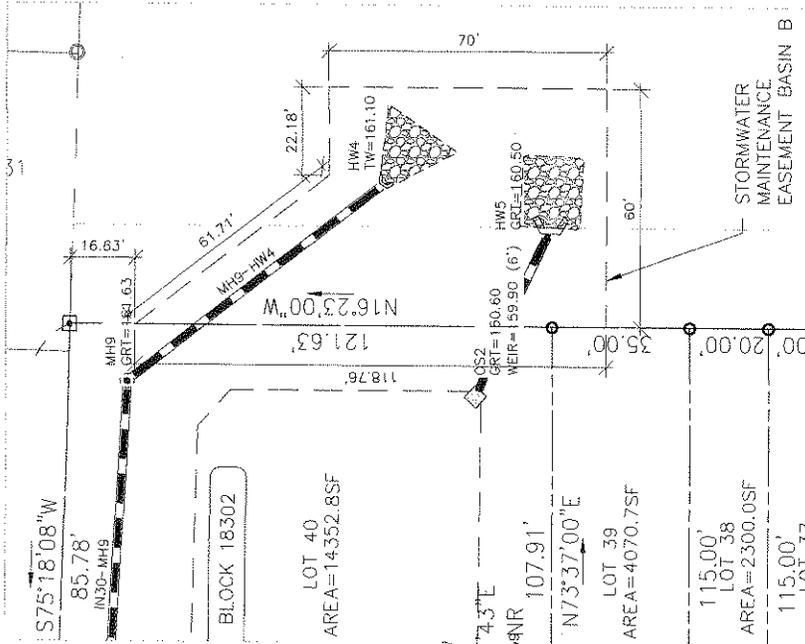
Title
EASEMENT LOCATION PLAN

EXHIBIT "A"

Page 2 of 2



BASIN A STORMWATER MAINTENANCE EASEMENT



BASIN B STORMWATER MAINTENANCE EASEMENT

9/27/17
17465603

Client/Project

NEWMAN DEVELOPMENT GROUP, LLC
BLOCK 18302, LOT 3, PLATE 183
GLOUCESTER TOWNSHIP, NJ

Figure No.

V.1.0

Title

STORMWATER MAINTENANCE EASEMENTS

GRAPHIC SCALE



Stantec Consulting Services Inc.
Centerpointe at East Gate
161 Gaither Drive, Suite 205
Mount Laurel, NJ 08054-1740
Tel. 856.234.0800
Fax. 856.234.5928
www.stantec.com
Certificate of Auth. 24GA28064600

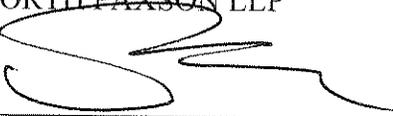
DISCLOSURE OF OWNERSHIP

Pursuant to N.J.S.A. 40:55D-48.1, a corporation or partnership applying to a Planning Board or Zoning Board of Adjustment shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership. The following is a list of all persons holding a 10% or more interest in **Newman Gloucester Reserve, LLC** (“Applicant”):

<u>NAME</u>	<u>ADDRESS</u>	<u>% OF INTEREST</u>
Barry G. Newman	3222 Cynthia Drive Binghamton, NY 13903	16.666 %
Marc Newman	3224 Cynthia Drive Binghamton, NY 13903	16.666 %
David Newman	110 Brochant Circle Blue Bell, PA 19422	16.666%
Ferris Akel	221 Riverside Drive Binghamton, NY 13905	16.666%
Ronald Akel	283 Riverside Drive Binghamton, NY 13905	16.666%
George Akel	2165 East Hampton Road Binghamton, NY 13903	16.666%

DILWORTH PAXSON LLP

By: _____



Frank V. Tedesco, Esquire
Attorney for Applicant,
Newman Gloucester Reserve, LLC

Dated: March 19, 2014

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board

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

RE: **APPLICATION #141014CPF Escrow #8397**
The Reserve at Independence Square
Block 18302, Lot 3 and 4

DATE: May 20, 2014

The Applicant requests preliminary and final major subdivision approval to create one hundred eighty (180) lots for a townhouse residential development with four (4) open space lots, three (3) stormwater/open space lots, two (2) parking area lots, and (1) mixed open space/parking area lot in the NVR – New Vision Residential Overlay District within the New Vision Redevelopment Area. The project is located on the north side of Independence Boulevard east of Williamstown Road.

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

- Applicant/Owner: Newman Gloucester Associates, LLC, 203 Progress Drive, Montgomeryville, PA 18936 (telephone #610-277-0300).
- Engineer: Clifton W. Quay, PE, Stantec, Centerpointe at East Gate, 161 Gaither Drive, Suite 205, Mount Laurel, NJ 08054-1740 (telephone #856-234-0800).
- Attorney: Frank V. Tedesco, Esq., Dilworth Paxson, LLP, P. O. Box 2570, Cherry Hill, NJ 08034 (telephone #856-663-8877).

I. INFORMATION SUBMITTED

1. Dilworth Paxson, LLP Transmittal Letter dated 3/20/14.
2. Land Development Application Form and checklist dated 3/20/14.
 - a. Approvals Requested/Application Submission Materials.
 - b. Zoning Schedule.
 - c. Storm Water Easement.
 - d. Agreement: Landscaping, Retaining Wall, and Fencing.
 - e. Agreement: Pump Station Access.
 - f. Agreement: Sanitary Sewer, Force Main, Fence, and Drainage.
3. Disclosure of Ownership dated 3/19/14.
4. First Amendment to Redevelopment Agreement for Marketplace at Gloucester adopted 3/08/07.
5. Redevelopment Agreement for the Marketplace at Gloucester adopted May 05, 2005.
6. Memorandum of Redevelopment Agreement for Marketplace at Gloucester adopted May 04, 2005.
7. Developer's Agreement adopted January 09, 2006.
8. EIS Addendum, as prepared by Stantec dated 01/24/14.
9. Traffic Impact Analysis Addendum, as prepared by Stantec dated 01/24/14.
10. Recycling Report, as prepared by Stantec dated 01/24/14.
11. Sanitary Sewer System Report, as prepared by Stantec dated 02/28/14.
12. Stormwater Management Narrative Addendum, as prepared by Stantec dated 01/24/14.

13. Stormwater Management Maintenance Manual, as prepared by Stantec dated 01/24/14.
14. Topographic Boundary Survey, as prepared by Stantec comprising one (1) sheet dated 3/06/07, last revised 01/24/14.
15. Engineering plans, as prepared by Stantec consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
G-001	General Information Plan	01-27-14
C-101	Existing Conditions & Site Demolition Plan	01-27-14
V-102	Subdivision Plan	01-27-14
V-102.1	Subdivision Plan Enlargement 1	01-27-14
V-102.2	Subdivision Plan Enlargement 2	01-27-14
C-102	Overall Site Plan	01-27-14
C-102.1	Site Plan 1	01-27-14
C-102.2	Site Plan 2	01-27-14
C-102.3	Site Plan 3	01-27-14
C-102.4	Site Plan 4	01-27-14
C-103	Overall Grading Plan	01-27-14
C-103.1	Grading Plan 1	01-27-14
C-103.2	Grading Plan 2	01-27-14
C-103.3	Grading Plan 3	01-27-14
C-103.4	Grading Plan 4	01-27-14
C-104	Overall Utility Plan	01-27-14
C-104.1	Utility Plan 1	01-27-14
C-104.2	Utility Plan 2	01-27-14
C-104.3	Utility Plan 3	01-27-14
C-104.4	Utility Plan 4	01-27-14
C-105	Soil Erosion Control and Sediment Control Plan	01-27-14
C-105.1	Soil Erosion Control and Sediment Control Notes and Details	01-27-14
C-105.2	Soil Erosion Control and Sediment Control Notes	01-27-14
C-201	Storm Utility Profiles 1	01-27-14
C-201	Storm Utility Profiles 2	01-27-14
C-201.3	Sanitary Sewer Profiles	01-27-14
C-204	Sanitary Force Main & Water Profiles	01-27-14
C-205	Water Profiles	01-27-14
C-301	Roadway Profiles	01-27-14
C-301.1	Roadway Profile & Cross-Section	01-27-14
C-301.2	Roadway Cross-Section	01-27-14
C-501	Detail Plan 1	01-27-14
C-502	Detail Plan 2	01-27-14
C-503	Detail Plan 3	01-27-14
C-504	Detail Plan 4	01-27-14
C-505	Detail Plan 5	01-27-14
L-101	Overall Landscape Plan	01-27-14
L-101.1	Landscape Plan 1	01-27-14
L-101.2	Landscape Plan 2	01-27-14
L-101.3	Landscape Plan 3	01-27-14
L-101.4	Landscape Plan 4	01-27-14
L-101.5	Landscape Plan.5	01-27-14
L-501	Landscape Notes & Details	01-27-14
E-101	Lighting Plan	01-27-14

Previous Information for Redevelopment Entity

16. Dilworth Paxson, LLP Planning Report and Architectural Requirements Transmittal Letter dated 4/04/14.
17. Dilworth Paxson, LLP Affordable Housing Fee Memorandum dated 4/04/13.
18. Planning Report and Architectural requirements for the Reserves at Independence Square dated 3/28/13.
19. Conceptual Site Plan (Color Rendering), as prepared by Stantec comprising one (1) sheet dated 02/24/12.

II. PROJECT DESCRIPTION

preliminary and final major subdivision approval to create one hundred eighty (180) lots for a townhouse residential development with four (4) open space lots, three (3) stormwater/open space lots, two (2) parking area lots, and (1) mixed open space/parking area lot in the NVR – New Vision Residential Overlay District within the New Vision Redevelopment Area.

III. REDEVELOPMENT BULK AND SETBACK REVIEW

1. Bulk and Setback Redevelopment Requirements:
 Overlay: "NVR" ~ New Vision Residential Overlay District.
 Use: Townhouse dwelling is permitted is a permitted use [Section 1.E(1)(a)(iii)].

Description	Required	Proposed	Conforms
Tract Area (min.)	20 acres	22.61 acres	yes
Tract Area (max.)	30 acres	22.61 acres	yes
Tract Frontage (min.)	300 ft.	654.73 ft.	yes
Buffer (min.)	25 ft.	25 ft.	25 ft.
Public Water	yes	yes	yes
Public Sanitary Sewer	yes	yes	yes
Home Owner's Association	yes	---	---
Lot Area (min.)	2,200 sf	≥ 2,200 sf	yes
Lot Area Average (min.)	2,500 sf	≥ 2,500 sf	yes
Lot frontage (min.)	20 ft.	≥ 20 ft.	yes
Lot depth (min.)	110 ft.	≥ 110 ft.	yes
Building coverage (max.)	55%	≤52.72%	yes
Lot coverage (max.)	75%	≤ 70.50%	yes

2. The applicant must address those accessory use that would be applicable and non-applicable to the instant application and made part of the Home Owners Association by-laws as per Section 1.E(1)(b), Accessory Uses of the NVR" ~ New Vision Residential Overlay District.

Description	Required	Proposed	Conforms
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)	20 ft.	20 ft.	yes
Side yard (min.)	0 ft. one side	0 ft. on side	yes
	20 ft. end wall only	20 ft.	yes
Side yard (min.) Adjacent parking or open space	15 ft. end wall only	15 ft.	yes
Rear yard (min.)	30 ft.	20 ft.	yes
Building Height (max.)	37 ft.	≤ 37 ft.	yes
Number of units per building (max.)	6	6	yes
Density (max.) – Lots 1 - 19	8 du/acre	7.96 du/acre	yes

III. ADDITIONAL REDEVELOPMENT REQUIREMENTS REVIEW

Redevelopment projects in the NVR – New Vision Redevelopment Overlay District are required to provide information on the proposed development that address specific requirements in the district that advance the purpose of the overlay district, as follows:

PURPOSE: The New Vision Residential Overlay District (NVR) is intended to provide opportunities for residential land uses conforming to the guidelines of planned unit residential development of the Municipal Land Use Law (N.J.S.A. 40:55D-39b and c) as an alternative to other permitted uses within the New Vision Redevelopment Plan with the specific intent to encourage appropriate densities, a variety of residential land uses, a desirable visual environment, and open space to provide a transition between existing planned commercial development in the New Vision Redevelopment Area and adjacent single-family detached residential development and partially and/or wholly developed public open space.

The Planning Board should note the applicant submitted to the Redevelopment Entity a report titled Planning Report and Architectural requirements for the Reserves at Independence Square (The Report) dated 3/28/13 that addressed the additional requirements of Article IX, Zone Plan and Zoning Regulations of the New Vision Redevelopment Plan. A summary of a portion of the report is provided for general purposes with references the redevelopment plan section, if applicable.

1. **COMMUNITY IMPACT STATEMENT (Article IX, NVR – H(1))**
 - a. Population: 439 total population (180 units x 2.44 persons per household).
 - b. Education: 44 students – K – 12 (180 units x 0.244 students per household).
 - c. Assessment of existing built environment.
 - d. Opportunities and constraints of a townhouse development with a projected market absorption rate approximately 3.5 years.

- e. Service impacts to police and fire protection.
 - f. Facilities maintenance of roadways, solid waste and recycling.
 - g. Traffic impacts.
 - h. Environmental Assessment.
 - i. Fiscal Analysis.
2. **OPEN SPACE (Article IX, NVR – H(2))**
- a. *The plan proposes approximately 2.1 acres of common open spaces that include greenways and stormwater management facilities as per Article IX, NVR – H(2)(a).*
 - b. *The Applicant also proposes to provide \$180,000.00 in lieu of on-site open space to facilitate redevelopment of the adjacent Wye Oak Park on Annapolis Drive as per Article IX, NVR – H(2)(a)(i).*
3. **FEATURE ELEMENTS (Article IX, NVR – H(3))**
- Buffers**
- a. *The plan proposes a landscaping throughout residential units, basins, and open spaces and typical lot landscaping plan as per Article IX, NVR – H(3)(a).*
- Streetscape**
- b. *The plan proposes a roundabout at the entrance of the development from the adjacent commercial shopping center, which shall serve as a traffic calming measure as one enters from a commercial land use to residential land use as per Article IX, NVR – H(3)(b)(i)(1).*
 - c. *The plan proposes a central boulevard with a right-of-way of at least 95 feet serving as a gateway feature as per Article IX, NVR – H(3)(b)(i)(2).*
 - d. *The plan proposes streets shade trees 40-feet on-center within the grass median to serve as a pedestrian realm as per Article IX, NVR – H(3)(b)(i)(3).*
 - e. *The plan proposes heavy duty concrete paver crosswalks at most locations as per Article IX, NVR – H(3)(b)(i)(4).*
 - i. However, the plan must be revised to provide a concrete paver crosswalk across the entrance road south of the roundabout to recommended sidewalks along the southeast side of the entrance road and the north side of Independence Boulevard to complete pedestrian circulation at this major intersection.
 - f. *The plan proposes granite curbs with concrete gutters as per Article IX, NVR – H(3)(b)(i)(5).*
 - g. *The plan proposes a Granville Series Luminaire single and double ornamental street lights as per Article IX, NVR – H(3)(b)(i)(6).*
- Pedestrian-Friendly Amenities**
- h. *The plan proposes concrete sidewalks along interior street frontages and parking areas as per Article IX, NVR – H(3)(c)(i)(1).*
 - i. However, the plan must be revised to provide concrete sidewalks along the southeast side of the entrance road and the north side of Independence Boulevard.
 - j. *The plan proposes a 6-foot wide asphalt pedestrian/bicycle link between the proposed development and Wye Oak Park as per Article IX, NVR – H(3)(c)(i)(2).*
 - k. The Applicant must address bicycle compatibility of the proposed streets and “sharrow” linestriping and/or signage as per Article IX, NVR – H(3)(c)(i)(3).
- Off-Street Parking**
- l. *The plan propose an additional 102 off-street parking spaces within two parking areas as per Article IX, NVR – H(3)(d)(i).*

4. ARCHITECTURAL DESIGN GUIDELINES

- a. The Report addressed the following architectural design guidelines: 1) Proportion & Alignment, 2) Hierarchy, 3) Building Materials, 4) Windows & Doors, 5) Cornices & Roofs, 6) Entry Porches & Columns, 7) proposed floor plans, and 8) typical Lot Diagram.
 - i) The Applicant shall address proposed measures in the Redevelopment Agreement, if applicable, and to the Planning Board that ensures completion of the architectural requirements of the NVR Overlay District as per Article IX, NVR – H(4), Architectural Design Guidelines.

5. HOME OWNERS ASSOCIATION

- a. The Applicant shall address proposed measures in the Redevelopment Agreement, if applicable, and to the Planning Board that ensures establishment of the Home Owners Association requirement of the NVR Overlay District as per Article IX, NVR – H(5), Home Owners Association.

6. AFFORDABLE HOUSING

- a. The NVR Overlay District requires payment of a Residential Developer Fee in accordance with the Land Development Ordinance in lieu of inclusionary affordable housing as per Article IX, NVR – H(6), Affordable Housing.
 - i) The applicant is advised the current residential developer fee is one and one-half (1.5) percent of the equalized assessed value.
 - However, the Applicant should note the fee shall be based on the percentage that applies on the date the residential permits are issues [Basis N.J.A.C. 5:97-8.3 (f), Development fee ordinances.

IV. APPLICATION SUBMISSION CHECKLIST

The Applicant has provided the checklist items in accordance with §817, Submission Checklist for a preliminary and final major subdivision.

We do not recommend waiving underlined comments

- 1. Four (4) copies of the Recycling Report. [Checklist #8].
 - a. The Applicant must provide testimony to address storage and pick-up of required recyclables using the 96-gallon Township recycling containers as may be required by the Gloucester Township Municipal Utilities Authority.
- 2. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5]. The requisite Environmental Impact Statement was previously submitted with the approved major site plan for the Town Square Plaza.
 - a. The requisite Environmental Impact Statement was previously submitted with the approved major site plan for Town Square Plaza.
 - i. The Applicant submitted with the instant application an EIS Addendum, as prepared by Stantec dated 01/24/14.
- 3. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
 - a. The requisite Traffic Impact Statement was previously submitted with the approved major site plan for Town Square Plaza.
 - i. The Applicant submitted with the instant application a Traffic Impact Analysis Addendum, as prepared by Stantec dated 01/24/14.
- 4. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a. The Applicant should address if there are any changes to the subject property that that would impact the presence/absence of freshwater wetlands.

5. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
 - a. The plans must be revised to indicate the F.I.R.M. flood classification, community panel number, and most effective date.
6. Environmental Constraints Map (See §519). [Checklist #108].

V. WAIVER COMMENTS

1. The Application as submitted does not request any waivers from the checklist requirements.

VI. VARIANCE COMMENTS

1. The application as submitted does not require any variances:

VII. PRELIMINARY/FINAL SUBDIVISION REVIEW COMMENTS

1. The plans must be revised to indicate the responsible authority for the following proposed open space and stormwater management basins as per §503.D, Easement/Restricted Covenants:
 - a. "Stormwater Management Basin to be Dedicated to 'Responsible Authority'."
 - b. "Open Space to be Dedicated to 'Responsible Authority'."
 - c. "10' Drainage Easement to be Dedicated to 'Responsible Authority'."
 - d. "10' Sanitary Easement to be Dedicated to 'Responsible Authority'."
2. The plans must be revised to indicate the responsible authority for an apparent 25-foot buffer within the 30-foot rear yard setback of proposed Block 18302, Lots 40 – 66 as per §503.D, Easement/Restricted Covenants:
 - a. This area also contains a proposed 10' Drainage Easement.
3. It's recommend proposed Lot 53, the connection to Wye Oak Park, be conveyed to the Township or dedicate a pedestrian/bicycle access easement to the Township as per §503.D, Easement/Restricted Covenants.
4. The plans must be revised to indicate the metes and bounds of the proposed drainage easements at the following locations as per §503.D, Easement/Restricted Covenants.
 - a. 10' Drainage Easement on Block 18032, Lots 41 - 65.
 - b. 10' Drainage Easement on Block 18032.1, Lot 13.
 - c. 10' Drainage Easement on Block 18032.1, Lots 21 -27 and Lots 33 – 37.
 - d. 10' Drainage Easement on Block 18032.2, Lots 8 -12.
 - e. 10' Drainage Easement on Block 18032.2, Lots 30 and 40.
5. The plans must be revised to indicate the metes and bounds of the sanitary easements on Block 18302, Lots 7 and 8 as per §503.D, Easement/Restricted Covenants.
 - a. It appears a sanitary easement is also required on Block 18302, Lot 6.
6. The plans must be revised to indicate the proposed drainage easements on the Subdivision Enlargement 1 and 2 (Sheets 4 and 5) as per §503.D, Easement/Restricted Covenants.
7. The plans must be revised to provide additional landscaping comprising a mixture of evergreen trees and shrubs for the open area of proposed Block 18302, Lot 19 (pump station/open space) to enhance the aesthetics of the proposed development as per §507.A(1).

8. The plans must be revised to provide additional landscaping to complete the 25-foot buffer along the rear property line adjacent residential properties t the following locations to enhance the aesthetics of the proposed development as per §507.A(1).
 - a. One PA-1 Norway Spruce (*Picea Abies*) at the rear of Block 18302, Lot 50.
 - b. One PA-2 Norway Spruce (*Picea Abies*) at the rear of Block 18302, Lot 52.
9. The Landscaping Plan, Sheet 43, Planting Notes and Specifications, No. 24 must be revised to guarantee plants for at least two (2) years as per §507.F, Guarantee.
10. The plans must be revised to address street lighting along the frontage of Independence Boulevard as per §508.A, Lighting.
11. The plans must be revised to provide concrete sidewalks along the southeast side of the entrance road and the north side of Independence Boulevard as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.

VIII. GENERAL REVIEW COMMENTS

2. The plan must be revised to properly indicate the following omitted requirements in the zoning schedule:
 - a. Tract Area (minimum and maximum).
 - b. Tract frontage (minimum).
 - c. Buffer (minimum).
 - d. Density (maximum).
3. The Applicant must provide revised plans and support documents as noted to address the following recommendation to advance the planning process.
 - a. It is recommended consideration be given to an alternate drainage design to the proposed rear yard drainage swales and associated improvements.
 - i. The Township has experienced several conflicts between property owners and long-term maintenance of these types of drainage systems; this can be avoided by implementing an alternative design.
4. The Applicant is advised Township Ordinance O-12-05, adopted March 12, 2012 amending Chapter 55, Garbage, Rubbish and Waste, specifically regarding location of single stream recycling containers as per §55-2.12(b), as follows:
 - a. "Storage of Trash/Recyclable Containers. Trash/Recyclable containers stored outside residential buildings shall be placed behind the extended front face of the structure. Containers shall be concealed to the extent that they are not visible from the public right of way or adjacent properties."
5. The Applicant is advised as a major subdivision filing of a Final Plan of Lots would be required in accordance with the provisions of the Recordation Law in lieu of recording deeds [Basis NJSA 40:55D, 54].
 - a. This would require review and approval by the Township Engineer.
 - i. The plan set shall include a Final Plan of Lots that also includes the following to address Certification of the Secretary of the Zoning Board of Adjustment [NJAC 46:26B-5]:
 1. This is to certify that the Zoning Board of Adjustment of the Township of Gloucester is the proper authority to approve and has approved this map and that this map complies with the "Map Filing Law". This map shall be filed in the Camden County Clerk's office on or before the _____ day of _____, which said date is 95 days from the signing of this plat.

Secretary

Date"

IX. 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.*

X. RECOMMENDATIONS

1. The Applicant must address the above referenced underlined comments.

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

cc: Newman Gloucester Associates, LLC
Frank V. Tedesco, Esq.
Clifton W. Quay, PE
Edward F. Brennan, Esq.
Stephen M. Bach, PE



May 22, 2014

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

Attn: Ken Lechner, Township Director / Planner

Re: The Reserve at Independence
Newman Gloucester Reserve, LLC
Independence Boulevard
Block 18302, Lots 3 & 4
Review No. 1
Bach Project No. GTPB-2014-05

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 4/20/14.
- Township of Gloucester Land Development Submission Checklist, dated 4/20/14.
- Camden County Application package, dated 4-20-14.
- Township of Gloucester Escrow Agreement, dated 4/19/14.
- "Environmental Impact Statement Addendum for The Reserve at Independence Square, Phase IV," prepared by Stantec Consulting Services, Inc., dated January 24, 2014, no revision.
- "Traffic Impact Analysis Addendum for The Reserve at Independence Square, Phase IV," prepared by Stantec Consulting Services, Inc., dated January 31, 2014, no revision.
- Stormwater Management Narrative Addendum for The Reserve at Independence Square, Phase IV," prepared by Stantec Consulting Services, Inc., dated January 24, 2014, no revision.
- Stormwater Management Maintenance Manual for The Reserve at Independence Square, Phase IV," prepared by Stantec Consulting Services, Inc., dated January 24, 2014, no revision.

The Reserve at Independence
 Newman Gloucester Reserve, LLC
 Independence Boulevard
 Block 18302, Lots 3 & 4
 Review No. 1
 Bach Project No. GTPB-2014-05
 May 22, 2014
 Page 2 of 12

- First Amendment to Redevelopment Agreement for Marketplace at Gloucester," dated 3-8-07.
- Drawings entitled "Preliminary/ Final Major Subdivision Plat for The Reserves at Independence Square, Block 18302, Lot 3, Plate 183, Township of Gloucester, Camden County, New Jersey", prepared by Stantec Engineering:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
G-001	General Information Plan	1-27-14, none
C-101	Existing Conditions and Site Demolition	1-27-14, none
V-102	Subdivision Plan	1-27-14, none
V-102.1	Subdivision Enlargement 1	1-27-14, none
V-102.2	Subdivision Enlargement 2	1-27-14, none
C-102	Overall Site Plan	1-27-14, none
C-102.1	Site Plan 1	1-27-14, none
C-102.2	Site Plan 2	1-27-14, none
C-102.3	Site Plan 3	1-27-14, none
C-102.4	Site Plan 4	1-27-14, none
C-103	Overall Grading Plan	1-27-14, none
C-103.1	Grading Plan 1	1-27-14, none
C-103.2	Grading Plan 2	1-27-14, none
C-103.3	Grading Plan 3	1-27-14, none
C-103.4	Grading Plan 4	1-27-14, none
C-104	Overall Utility Plan	1-27-14, none
C-104.1	Utility Plan 1	1-27-14, none
C-104.2	Utility Plan 2	1-27-14, none
C-104.3	Utility Plan 3	1-27-14, none
C-104.4	Utility Plan 4	1-27-14, none
C-105	SESC Plan	1-27-14, none
C-105.1	SESC Notes & Details	1-27-14, none
C-105.2	SESC Notes	1-27-14, none
C-201	Storm Utility Profiles 1	1-27-14, none
C-202	Storm Utility Profiles 1	1-27-14, none
C-203	Sanitary Sewer Profiles	1-27-14, none
C-204	Sanitary Force Main & Water Profiles	1-27-14, none
C-205	Water Profiles	1-27-14, none
C-301	Roadway Profiles	1-27-14, none
C-501	Roadway Profile & Cross Section	1-27-14, none
C-301.2	Roadway Cross Sections	1-27-14, none
C-501	Detail Plan 1	1-27-14, none
C-502	Detail Plan 2	1-27-14, none
C-503	Detail Plan 3	1-27-14, none

The Reserve at Independence
Newman Gloucester Reserve, LLC
Independence Boulevard
Block 18302, Lots 3 & 4
Review No. 1
Bach Project No. GTPB-2014-05
May 22, 2014
Page 3 of 12

C-504	Detail Plan 4	1-27-14, none
C-505	Detail Plan 5	1-27-14, none
L-101	Overall Landscape Plan	1-27-14, none
L-101.1	Landscape Plan 1	1-27-14, none
L-101.2	Landscape Plan 2	1-27-14, none
L-101.3	Landscape Plan 3	1-27-14, none
L-101.4	Landscape Plan 4	1-27-14, none
L-501	Landscape Notes & Details	1-27-14, none
E-101	Lighting Plan	1-27-14, none

SITE INFORMATION:

Owner/Applicant: Newman Gloucester Reserve, LLC
203 Progress Drive
Montgomeryville, Pennsylvania 18936
610-277-0300

PROJECT SUMMARY:

This application is for the construction of 180 townhouse units and associated site improvements on approximately 22.6 acres of land. The project site is located along the northwesterly side of Independence Boulevard in the Township's NVBP (New Vision Business Park) Zoning District. This development will create a north bound approach to a newly created "T" intersection with Independence Boulevard. The applicant is seeking preliminary and final major subdivision approval. It shall be noted that this parcel was previously granted Preliminary Major Subdivision Approval as a 75 lot residential subdivision known as Phase IV of The Reserve at Independence Square.

WAIVERS / VARIANCES:

The applicant is not requesting any waivers or variances for the proposed development.

GENERAL:

1. The applicant shall clarify the ownership and responsibility of the proposed streets.
2. Our office recommends match lines be established to provide clarity to the plans.
3. Roadway stationing shall be provided on all plans.

The Reserve at Independence
Newman Gloucester Reserve, LLC
Independence Boulevard
Block 18302, Lots 3 & 4
Review No. 1
Bach Project No. GTPB-2014-05
May 22, 2014
Page 4 of 12

4. The applicant shall confirm that the proposed overflow parking fields will remain the responsibility of the Home Owners Association.
5. The applicant is to address requirements with NJAC 5:21-4.14 for the number of parking spaces required including possible ADA required parking spaces in the designated overflow parking fields.
6. The plans shall be submitted to the Gloucester Township Fire Marshall for review and approval. The Fire Marshall's approval letter must be submitted to all professionals reviewing this project.
7. Dedicated sight triangles shall be provided at all intersections. The apex shall be set a minimum of 20 feet behind the curb or edge of pavement of the uncontrolled street. The length shall be based on NJDOT Figure 6-B (dated November 18, 1994) standards in accordance with §515-N.
8. The sheet numbers shall be revised on the Drawing Index on the cover sheet.
9. Any reference to "Clementon Borough" shall be replaced with Gloucester Township" in the Demolition Notes.

FINAL PLAN OF LOTS:

1. All existing and proposed easements affecting the site must be shown and dimensioned on the all subdivision plans.
2. All rights-of-ways and easements, whether dedicated to public or private entities shall be filed by deed.
3. Easement legal descriptions and easement agreements shall include any restrictions prohibiting installation of fencing, storage sheds, shrubbery, etc. on any proposed easements that will be the responsibility of the Homeowner's Association.
4. The plan shall be revised to indicate the actual responsible authority (i.e. HOA, etc.) of any easements, overflow parking areas, open space, etc.
5. Any proposed Open Space Lot and buffers shall be labeled on the Subdivision Plans and legal descriptions submitted for review.
6. All required Title Recordation Act information shall be shown on each individual subdivision plan as they should each stand on their own.
7. All road names must be shown on the subdivision plans (as approved by the Twp).

The Reserve at Independence
Newman Gloucester Reserve, LLC
Independence Boulevard
Block 18302, Lots 3 & 4
Review No. 1
Bach Project No. GTPB-2014-05
May 22, 2014
Page 5 of 12

8. All sight Triangles must be shown and dimensioned on the plans.
9. Building setbacks shall be shown on all lots.
10. The phasing lines shown on the plan set shall be shown on all subdivision plans.
11. The applicant's land surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to our office for review.
12. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
13. Permanent Benchmarks shall be set for all major subdivisions. Concrete monuments shall be set or other similar permanent structure shall be used in accordance with §506.A.4.
14. Final Plan of Lots shall be provided for the development and filed with the County of Gloucester as a condition of approval.

PERFORMANCE STANDARDS (ARTICLE V):

A. Grading (Section 506)

1. Storm sewer crossings are not indicated on the sanitary sewer profiles. The plans shall be revised to comply.
2. If the American's with Disabilities Act (ADA) accessible parking is required, additional spot elevations may be required in all areas of accessible parking.
3. The Driveway Detail should be revised to indicate a minimum slope of one (1) percent and a maximum slope of ten (10) percent in accordance with §506.A.1.
4. Road and parking lot grades along curb lines shall be a minimum of 0.5 percent in accordance with §506.A.1. The plans do not comply at several locations.
5. The proposed gutter grades in the vicinity of proposed storm inlets 2, 28 and 29 do not depict a positive flow in the direction of the inlets. The grading shall be revised to maintain a minimum grade of 0.5% in the direction of the nearest downstream inlet.



6. The grade away from foundation wall shall fall a minimum of 6 inches within the first 10 feet, except where restricted by lot lines, where the fall shall be a minimum of 6 inches regardless of the horizontal distance available in accordance with §506.A.2.
7. Minimum swale grades shall be not less than 2% in accordance with §506.A.5. The areas between Lots 41 and 65, Lots 13 and 18, and Lots 19 and 30 do not comply.
8. Embankments in residential developments greater than three feet in height shall not exceed a 5:1 slope in accordance with §506.A.6. The plans do not comply at several locations.
9. Existing grades shall not be changed within five (5') feet of the boundary with an adjacent property in accordance with §506.A.7. Our office has no objection to deviating from this requirement where the proposed development meets portions of Phase I, II or III of the previously approved Reserve at Independence development.
10. In accordance with §506.A.8, where drainage swales are located on residential lots, they shall be placed as close to property lines as practical. In addition, easements for the drainage swales shall be provided in favor of the Home Owner's Association.
11. Unless otherwise approved by the reviewing agency, residential lawns shall provide an area behind the house with a maximum grade of 5 percent for a minimum distance of twenty-five (25) feet. The remainder of the lot shall not have grades exceeding ten percent (10%), except where embankments are necessary to preserve existing wooded areas in accordance with §506.A.10. The plans do not comply at several locations.
12. The following note must be provided on the Grading Plan, "If topsoil is to be removed from the site, permission must be granted by the Township Engineer".
13. The following note must be provided in the set of plans, "Any soil brought onto the site must be certified clean soil and written certification must be provided to the Township Engineer. The certified clean soil must be approved by the Township Engineer".
14. Prior to the issuance of a final Certificate of Occupancy, an as-built grading plan shall be submitted in digital and/or paper form, showing foundation grades, elevations at fifty (50) foot intervals along property lines, high point elevation, and centerline of swale elevations in accordance with §506.C.1.
15. The applicant's engineer shall provide cut and fill calculations.

16. The application for certificate of occupancy shall include a certification prepared by a New Jersey licensed professional land surveyor stating that the lot grading is in substantial conformance with the approved plan meeting the standards set forth in this section indicating on the final survey those same grade elevation locations as are required on the approved plan; or by submitting an as-built revised grading plan, certified by a New Jersey licensed surveyor, to be reviewed by the Township Engineer to confirm substantial compliance with the approved grading plan. The Township Engineer will review and decide upon as-built plans within five business days following receipt of a written request for same in accordance with §506.C.2.

B. Parking (Section 510)

1. Per §510-M.3 "No area shall be used for parking if it is not large enough to provide for at least three (3) contiguous stalls, unless approval otherwise is obtained from the body, agency, or official having jurisdiction of the plan". The plans do not comply with this requirement.
2. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines. All accessible ramps must be constructed with detectable warnings per the latest recommendations of the ADA requirements.
3. Our office does not recommend vehicular parking along the cul-de-sac curblin. The plans shall be revised accordingly.
4. Sight triangles shall be provided at all entrance drives and intersections.

C. Sidewalks/Curbs (Section 516)

1. Handicap ramps shall be provided at the intersections of Road A and Loop Road, Loop Road and Parking Lots entrance/exit, and Loop Road and Main Entrance Road.
2. Sidewalk adjacent to parking areas shall be six (6') feet wide or concrete wheel stops shall be provided.
3. Crosswalks are proposed throughout the development at five (5) feet wide. Per MUTCD standards, crosswalks should be six (6) feet wide. The plans should be revised to comply.

D. Stormwater Management (Section 517)

1. A minimum of two (2) in-situ infiltration tests shall be performed for Basin B at a depth of either eight feet (8') below the proposed bottom of basin or twice the depth of the maximum potential water depth in the proposed BMP, whichever is greater, in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009. The results of the tests shall be incorporated into basin dewatering calculations and shall be provided to our office for review.
2. A note shall be added to the Overall Grading Plan stating the following: A minimum of two (2) post construction in-situ infiltration tests shall be performed at each infiltration basin in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, and results shall be submitted for review and acceptance by the Township Engineer.
3. Notes shall be added to the Overall Grading Plan indicating the use of heavy equipment shall be prohibited within the basin bottom areas in order to minimize compaction of the sub-soils where infiltration is proposed.
4. The applicant shall provide calculations utilizing Darcy's Law confirming the infiltration basin will dewater within 72 hours per NJDEP requirements.
5. The time of concentration calculations shall be revised to reflect a maximum of one hundred feet (100') of sheet flow length for use in calculations via NRCS segmental method per Chapter 15 of the USDA National Engineering Handbook, last revised May 2010.
6. A construction detail shall be provided for the underdrain proposed at Basin B. Separation from the bottom of the basin and seasonal high water table shall be confirmed and indicated on the plans.
7. The plans shall be revised to illustrate the installation of stormwater infrastructure within each phase.
8. The plans shall be revised to incorporate basin access via curb cuts and stabilized basin access roads at a slope not greater than 5 to 1. If alternate methods of basin access are proposed the applicant shall provide testimony accordingly.
9. There is a lack of adequate cover over the outflow pipes for Basin A at the outfall structure. The plans shall be revised accordingly.
10. Anti-seep collars shall be provided along outfall pipes at Basins A, B, and C, in accordance with NJAC 5:21-7.8(d)1.iii. A detail shall be provided.

11. Emergency spillways for each surface basin shall be provided with supporting calculations. Routing calculations shall be provided confirming at least 1 foot (1') of freeboard is maintained over the peak elevation of the 100 year storm passing the spillway. It shall be noted that for basins with drainage areas greater than twenty (20) acres, a minimum of two feet (2') of freeboard from the crest of spillway elevation to the settled top of the berm in accordance with NJAC 5:21-7.8(d)4(6).
12. The emergency spillway calculations indicate the use of 3:1 side slopes whereas the detail on Sheet 24 of 44 indicate the use of 4:1 side slopes. The plans and / or calculations shall be revised accordingly.
13. The stormwater report indicates compliance with requirements set forth by NJAC 7:8. A NJDEP Nonstructural Strategies Point System worksheet shall be provided for review. Additionally the LID checklist and Annual Groundwater Recharge Analysis worksheet shall be updated to reflect proposed Phase IV site conditions and submitted for review.
14. Information for the following structures is not shown on the Stormwater Structure Summary provided on the Utility Plans:
 - a. Headwall No. 1
 - b. Storm Manhole No. 2
 - c. Storm Manhole No. 5
15. The applicant shall provide manufacturer's specifications to substantiate the allowance of less than the recommended two (2') foot of cover as is required over RCP. Many yard inlets located in the rear yards, storm sewer Inlets number 2, 4, 12, 24, 25, 28 and 29 and storm manholes 7 and 9 maintain less than the recommended two (2') of cover.
16. Our office recommends a minimum separation of two (2) feet be maintained at all crossings of storm sewer pipe with any other utility. Specifically but not limited to the storm sewer and sanitary sewer crossing approximately 30' north of storm manhole 8, 15 feet west of inlet 13, 15 feet south of inlet 27, and 20' west of inlet 28.
17. The storm pipe exiting Inlet 8 and extending in an eastwardly direction appears to be missing from the plan. The text shall be relocated so that the text does not interfere with the storm piping.
18. Fencing shall be provided around each basin with gate access. The plans shall be revised accordingly.

19. Additional calculations shall be provided confirming downstream stability for areas receiving discharges, specifically basin overflow along emergency spillways. Additional erosion controls shall be provided as necessary.
20. The applicant shall provide testimony regarding the phasing of the project in regards to the stormwater management systems.
21. The applicant shall provide clarification regarding the proposal of any units with basements. If basements are to be proposed, additional information regarding the seasonal high water table shall be provided and sump pumps shall be provided in accordance with §517 of the LDO, as necessary.
22. It shall be noted that the applicant is required to provide a basin maintenance trust in accordance with §517-P.

E. Utilities (Section 518)

1. The applicant is proposing public water service for the development. We defer to Aqua New Jersey for review of water improvements. The applicant shall provide the Township with a letter confirming connection, supply, and capacity are available from Aqua New Jersey.
2. The applicant is proposing public sanitary sewer service for the development. We defer to Gloucester Township Municipal Utilities Authority (GTMUA) for review of sanitary sewer improvements. Documentation confirming availability of sanitary sewer service for the project site shall be obtained from the GTMUA and submitted to the Township.
3. All electric, telephone, television and other communication service facilities, both main and service lines, shall be installed in accordance with the prevailing standards and practices of the utility or other companies providing such services and having jurisdiction. A note to this effect should be added to the plan.
4. All storm sewer, sanitary sewer, water main and their crossings shall be shown on the Road Profiles.

F. Traffic Impact Statement (Section 815)

1. Our office defers review of all traffic related items to the Board's Traffic Engineer. Copies of any reviews of this development shall be forwarded to this office.

G. Environmental Impact Statement (Section 816)

1. An EIS was not provided with this application. It is our understanding that an EIS was approved as part of the overall "The Reserve at Independence" development and includes this parcel referred to as section 4. As a condition of approval, we request a copy of the approved EIS for our records.

H. Construction Details

1. The details associated with depressed curb shall be revised to reflect a minimum reveal of 1 ½ inches as shown in Figure 4.1 (6 of 6) from the RSIS. It shall be noted that flush curb at ADA accessible ramps is permitted.
2. All references to concrete for sidewalk shall be revised to indicate the use of 4,500 psi concrete in accordance with NJAC 5:21-4.18.
3. Our office recommends a minimum clear opening of thirty inches (30") in lieu of twenty four inches (24") currently depicted for storm manholes per §517-D.2. The detail shall be revised accordingly.
4. Our office recommends the use of white epoxy paint for striping of parking spaces. The standard parking space detail shall be revised accordingly.

APPROVAL PROCESS:

If the Board grants approval to this project, the following conditions apply.

1. The cost estimate of all site improvements must be submitted to the Township Engineer for review. Upon review, the Township Engineer will forward the required performance bond and inspection escrow amount to the Township. Performance guarantees and inspection escrows shall be posted with the Township Clerk in the amounts approved by the Board.
2. This plan set may be subject to the review and approval of the following outside agencies. Evidence of these approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans.
 - a. Gloucester Township Fire Marshall
 - b. Gloucester Township MUA
 - c. Aqua New Jersey
 - d. Camden County Planning Board
 - e. Camden County Soil Conservation District
 - f. Any and all agencies having jurisdiction

The Reserve at Independence
Newman Gloucester Reserve, LLC
Independence Boulevard
Block 18302, Lots 3 & 4
Review No. 1
Bach Project No. GTPB-2014-05
May 22, 2014
Page 12 of 12

3. Prior to the issuance of a final Certificate of Occupancy, an as-built grading plan shall be submitted in digital and/or paper form, showing foundation grades, elevations at fifty (50) foot intervals along property lines, high point elevation, and centerline of swale elevations in accordance with §506.7.
4. Twelve (12) sets of plans must be submitted upon final approval for signatures.

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

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

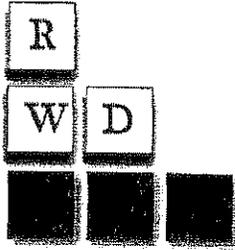
Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq. (PB Solicitor)
Newman Gloucester Reserve, LLC, Applicant/Owner
Frank V. Tedesco, Applicant's Attorney
Clifton W. Quay, PE, PP, Applicant's Engineer

S:\GTPB2014 Gloucester Twp PB1-05 The Reserve at Independence\Docs\GTPB2014-5 The Reserves at Independence Review
No 1.doc



2 Aquarium Drive, Suite 320
Camden, New Jersey 08103
P 856.668.8600 F 856.668.8610

5856 Route 9
Tuckerton, New Jersey 08087
P 609.294.2754 F 609.294.3013
Certificate of Authorization No: 24GA28224300

Civil, Environmental, Traffic & Planning

Engineering Your Future

May 6, 2014

Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
Township of Gloucester
P.O. Box 8
Blackwood, NJ 08012

Re: Preliminary/Final Major Subdivision Plan Application
Application No.:141014CPF
The Reserve at Independence Square
Block 18302, Lots 3 & part of 4
475 Cross Keys Road, Sicklerville, NJ 08081
ABR Project No. GLT-07002
Review Letter 1

Dear Mr. Lechner and Board Members:

Our office has reviewed the above Preliminary and Final Major Subdivision submission, received on March 28, 2014, consisting of the following:

- Major Subdivision Plan for The Reserve at Independence Square, Block 18302, Lots 3 & part of 4, Township of Gloucester, Camden County, New Jersey, prepared by Stantec Consulting Engineers, dated January 27, 2014.

<u>Sheet</u>	<u>Title</u>	<u>Date</u>	<u>Rev.Date</u>
1 of 44	General Information Plan	01/27/2014	NA
2 of 44	Existing Conditions & Site Demo. Plan	01/27/2014	NA
3 of 44	Subdivision Plan	01/27/2014	NA
4 of 44	Subdivision Enlargement 1	01/27/2014	NA
5 of 44	Subdivision Enlargement 2	01/27/2014	NA
6 of 44	Overall Site Plan	01/27/2014	NA
7 of 44	Site Plan 1	01/27/2014	NA
8 of 44	Site Plan 2	01/27/2014	NA
9 of 44	Site Plan 3	01/27/2014	NA
10 of 44	Site Plan 4	01/27/2014	NA
11 of 44	Site Phasing Plan	01/27/2014	NA
12 of 44	Overall Grading Plan	01/27/2014	NA

13 of 44	Grading Plan 1	01/27/2014	NA
14 of 44	Grading Plan 2	01/27/2014	NA
15 of 44	Grading Plan 3	01/27/2014	NA
16 of 44	Grading Plan 4	01/27/2014	NA
17 of 44	Overall Utility Plan	01/27/2014	NA
18 of 44	Utility Plan 1	01/27/2014	NA
19 of 44	Utility Plan 2	01/27/2014	NA
20 of 44	Utility Plan 3	01/27/2014	NA
21 of 44	Utility Plan 4	01/27/2014	NA
22 of 44	Soil Erosion & Sediment Control Plan	01/27/2014	NA
23 of 44	Soil Erosion & Sediment Control Notes & Details	01/27/2014	NA
24 of 44	Soil Erosion & Sediment Control Notes	01/27/2014	NA
25 of 44	Storm Utility Profiles 1	01/27/2014	NA
26 of 44	Storm Utility Profiles 2	01/27/2014	NA
27 of 44	Sanitary Sewer Profiles	01/27/2014	NA
28 of 44	Sanitary Force Main & Water Profiles	01/27/2014	NA
29 of 44	Water Profiles	01/27/2014	NA
30 of 44	Roadway Profiles	01/27/2014	NA
31 of 44	Roadway Profiles & Cross-Section	01/27/2014	NA
32 of 44	Roadway Cross-Sections	01/27/2014	NA
33 of 44	Detail Plan 1	01/27/2014	NA
34 of 44	Detail Plan 2	01/27/2014	NA
35 of 44	Detail Plan 3	01/27/2014	NA
36 of 44	Detail Plan 4	01/27/2014	NA
37 of 44	Detail Plan 5	01/27/2014	NA
38 of 44	Overall Landscape Plan	01/27/2014	NA
39 of 44	Landscape Plan 1	01/27/2014	NA
40 of 44	Landscape Plan 2	01/27/2014	NA
41 of 44	Landscape Plan 3	01/27/2014	NA
42 of 44	Landscape Plan 4	01/27/2014	NA
43 of 44	Landscape Notes & Details	01/27/2014	NA
44 of 44	Lighting Plan	01/27/2014	NA

- Traffic Impact Analysis Addendum for The Reserve at Independence Square, Block 18302, Lots 3 & part of 4, Township of Gloucester, Camden County, New Jersey, prepared by Stantec Consulting Engineers, dated January 31, 2014.

A review of documents received for the above referenced project has been completed. The following information and comments are offered.

Project Description:

The proposed project is for a Preliminary and Final Major Subdivision Application located within the New Vision Business Park Zoning District (NVBP). The project site is approximately 22.61 acres of vacant land. The applicant proposes to develop the site into 180 townhouse units.

1. The review of this development is based upon the New Jersey Residential Site Improvement Standards (R.S.I.S.), as promulgated by the New Jersey Department of Community Affairs in N.J.A.C. 5:21 and the latest version of the Land Development Ordinance, Gloucester Township.

TRAFFIC REVIEW

Traffic Impact Analysis

1. The traffic counts utilized for the analysis were obtained on or about February 2005. The standard for gathering traffic counts suggests that the counts be taken within 12 months of the application (The NJDOT Access Management Code requires traffic counts within 12 months of the application). The counts included in the report are over nine (9) years old. New counts must be provided to support the findings in the analysis.

General Traffic Comments

1. (N.J.A.C. 5:21-4.3) All intersections are required to have accessible ramps. Accessible ramps must be provided at the following intersections:
 - a) Loop Road and Road A
 - b) Loop Road and Main Entrance
 - c) Loop Road and Parking Lots
2. (N.J.A.C. 5:21-4.5) The sidewalks in the parking lot are five (5) foot wide. The sidewalk must be a minimum of six (6) feet wide where sidewalk abuts curb in parking areas. The sidewalk width in the parking lots must be revised.
3. (N.J.A.C. 5:21-4.8, Table 4.3, Illustrations of Street Layouts) We offer the following comments related to the right-of-way, cartway, and street layouts requirement:
 - a) The parking lanes for residential neighborhood roads are located on each side of the street and are seven (7) feet wide. The applicant is proposing nine (9) feet and seven (7) feet parking lanes. All parking lanes are to be seven (7) feet. The parking lane widths must be labeled and the plans must be revised.
 - b) The right-of-way and cartway widths for all roads must be denoted on the plans.
 - c) The applicant is proposing a cul-de-sac for Loop Road. The cul-de-sac proposed is fifty (50) feet with the right-of-way extending ten (10) feet beyond the cartway. A forty (40) foot cul-de-sac with a right-of-way extending eight (8) feet beyond the cartway is the maximum allowed. An exception from the Planning Board and division of community affairs is required.
 - d) The applicant must clarify which roads will be dedicated to the Township and which will be private.

4. (N.J.A.C. 5:21-4.13) The following note must be denoted in the plans: "The design and placement of traffic control signs must be in accordance to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD)." The applicant's engineer must contact Gloucester Township Public Works Department regarding the style, size, and color for each street sign denoted on the plans.
5. (N.J.A.C. 5:21-4.14, Table 4.4) There are no accessible parking spaces denoted in the development. Our office recommends the applicant consider the requirements set forth in the New Jersey Uniform Construction Code's Barrier Free Sub code (N.J.A.C. 5:23-7), ADA, and MUTCD regarding the design of handicap parking. The plans must be revised.
6. (N.J.A.C. 5:21-4.14, Table 4.4) The applicant is proposing 3 bedroom townhome units. Each townhome unit has a one (1) car garage and a minimum eighteen (18) foot long driveway (between the face of the garage and R-O-W). The applicant is proposing 180 units so 432 parking spaces are required per RSIS. The applicant is proposing 534 parking spaces. The parking calculations are denoted in the plans.
7. (N.J.A.C. 5:21-4.16) There are several parking lots located in the development and they must be designed to provide adequate pedestrian safety and circulation. One single access point is proposed for the development. The applicant must discuss this matter with the Fire Marshal and forward a copy of the Fire Marshal approval letter to our office. Consideration for an emergency entrance adjacent to the cul-de-sac should be made.
8. (N.J.A.C. 5:21-4.17) Curbing is denoted in the development and we offer the following comments:
 - a) The curb radius is incorrect and the joint filler note is missing. The concrete curb detail must be revised.
 - b) The width and depth dimensions for the granite block must be denoted in the detail.
 - c) The applicant is proposing both granite and concrete curb in the development. It is unclear at which location the granite curb and concrete curb is located. The applicant should clarify the limits and location of each type of curbing used in the development.
 - d) The depressed granite block curb and gutter detail does not conform to RSIS Figure 4.1(6 of 6). The detail must be revised.
 - e) The following note must be provided for the concrete curb detail: "All concrete used for curbs or combination curbs and gutters shall be prepared in accordance with the requirements, by class of concrete, per the NJDOT Standard Specifications for Road & Bridge Construction, effective at all times of preparation".
 - f) Details for the various types of accessible ramps are denoted in the plans. The applicant is proposing granite block curb. The following note must be added to the plans, "A transition from granite block to concrete must be provided at all accessible sidewalk ramps".
9. (N.J.A.C. 5:21-4.18) Concrete sidewalk details are denoted on the plans. The concrete sidewalk details must be revised to denote the following: "Class B concrete and 4,500 psi".

10. (N.J.A.C. 5:21-4.19.a) The minimum street grade permitted for all streets is 0.5 percent. The street grade on Main Entrance Road in front of Lots 37 to 42/near IN28 (Inlet #28) and Lots 27 to 32/near IN29 (Inlet #29) is less than 0.5 percent. The street grade in these areas must be revised.

There are several areas where spot grades are lower than the nearest inlet, creating low spots. The areas are the following:

- a) In front of Lot 37 to 39/IN28 (Inlet #28) on Main Entrance Road
- b) In front of Lot 8/IN2 (Inlet #2) on Loop Road
- c) In front of Lot 27/IN29 (Inlet #29) on Main Entrance Road

The grading must be revised.

11. (N.J.A.C. 5:21-4.19.b) The curb line radius for the intersections are denoted on the plans. There are several areas where the curb line radii does not conform to the minimum RSIS standards. The applicant's engineer must revise the drawings.
12. (N.J.A.C. 5:21-4.19.b) The requirements for stopping and passing sight distance for local/private roadways shall follow the current guidelines found in the Geometric Design of Highways and Streets (AASHTO). The vertex of sight triangles must start 14.5 feet from the gutter line for local/private road intersections and eighteen (18) feet for Major Collector road intersections. The vertex must be located in the center of the approaching lane. The sight triangles must be denoted on both the Site Plans and Landscape Plans.
13. (N.J.A.C. 5:21-4.19.c) A pavement detail is denoted in the plans. The pavement detail does not conform to the street classification of Neighborhood Street. The following note must be added to the plans, "All subgrades are to be considered poor unless the applicant proves otherwise through CBR Testing or field evaluation of soil classification. All subgrade compaction must be approved by the Township Engineer". The pavement detail must be revised.
14. (N.J.A.C. 5:21-7.3) The applicant is proposing HDPE pipes for the development's stormwater system. The minimum depth of cover for HDPE pipes must conform to manufacturer's standards (one (1) foot). IN12, IN26, and IN29 do not comply and must be revised.
15. (N.J.A.C. 39) The applicant is proposing several mid-block crossings in the development. The applicant must follow the requirements and/or procedures in Title 39 for approval. This also includes pedestrian crossing signs to be located at all non-stop control intersections and mid-block crossings.
16. (N.J.A.C. 39:4-138) On street parking is denoted in the plans. There are several areas where the on street parking is not acceptable. We offer the following comments:
- a) There is no parking or standing within an intersection.

- b) There is no parking or standing within twenty (20) feet of unmarked/marked crosswalks.
 - c) There is no parking or standing within twenty-five (25) feet of the nearest crosswalk and/or sidewalk line.
 - d) There is no parking or standing within fifty (50) feet of a stop sign.
 - e) There is no parking or standing allowed on crosswalks.
 - f) There is no parking or standing within ten (10) feet of a fire hydrant.
 - g) The applicant should contact our office to discuss the above matters and revise the total proposed parking calculation.
17. Five (5) foot wide crosswalk pavers are proposed in the development. The MUTCD requires all crosswalks to be a minimum of six (6) feet wide and be designed with crosswalk lines. A six (6) inch single white thermoplastic line must be denoted on top of the concrete curb. The paver crosswalk detail must be revised.
18. A roundabout is proposed in the development. We offer the following comments:
- a) Per the MUTCD, roundabout directional arrow signs must be provided.
 - b) Yield signs are proposed at the entrance to the roundabout. Yield lines must also be provided in association with the Yield sign.
 - c) There are no pavement markings denoted on the plan for the roundabout. The Applicant's engineer must follow the standards in the MUTCD manual.
 - d) The splitter island curb for the roundabout is not labeled. The MUTCD requires mountable curbing at the splitter islands curbs. The plans must be revised.
 - e) The yield signs at the roundabout appear to be in the wrong location. The MUTCD requires the Yield sign after the pedestrian crossing. At the pedestrian crossing walkway the applicant must provide a pedestrian crossing sign with a down arrow. Also, the plans should denote the distance between the crosswalk and yield lines at the roundabout.
 - f) The applicant's engineer must review the MUTCD when designing the location of the yield lines and pavement markings.
 - g) The applicant's engineer can contact our office to discuss the above matters.
19. Stop signs and stop bars in the parking lots are directly in front of the crosswalks. Stop signs and stop bars must be four (4) feet from the crosswalk. The plans must be revised.
20. A channelized intersection is proposed at the main entrance. A yield sign with yield lines must be provided. The plans must be revised.
21. Our office is concerned about the traffic control at the main entrance to development. The only stop control for the intersection is a stop sign on Independence Boulevard. The applicant's traffic engineer must provide a warrant analysis per section 2B.06 & 2B.07 of the MUTCD manual to ensure vehicles can safely maneuver through the intersection.

22. The following signs must be provided in the set of plans:

- a) No Outlet Sign (W14-2)
- b) Speed Limit Sign (R2-1)
- c) Yield Sign (R1-2)
- d) Pedestrian Crossing Sign (R1-5c)
- e) Pedestrian Crossing Sign with Down Arrow (W11-2)(W16-7P)
- f) Do Not Enter Sign (R5-1)
- g) One Way Sign (R6-1 R)
- h) Handicap Parking Signs with Penalty Sign
- i) Roundabout Direction Arrow Signs

The applicant's engineer can contact our office to discuss the location of each of these signs. A detail for each of these signs must be provided in the plans.

23. The applicant is proposing to phase the development. Our office recommends temporary barricades at the end of each phase. A detail for the temporary barricade must be provided.

24. The main entrance road is proposed as one way traffic with on street parking (one side). No parking signs must be provided on the other side to prevent parking on the through lane. A detail for the No Parking sign must be denoted in the plans.

25. The following notes must be added to the plans:

- a) "All painted traffic markings subjected to vehicle movements must be hot extruded thermoplastic paint with glass beads in compliance with the latest NJDOT Specifications".
- b) All handicap parking stall, aisle striping, and symbols must be the color blue.

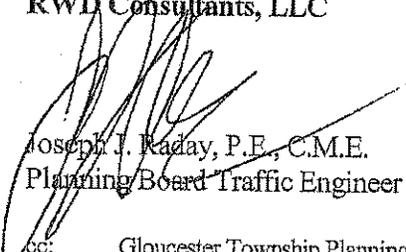
26. Our office recommends that the applicant comply with New Jersey Statue Title 39. The Statue allows the Township to make, amend, repeal and enforce ordinances to regulate vehicular and pedestrian traffic and the parking of vehicles in parking yards and parking places, which are open to the public or to which the public is invited to operate in conjunction with the business on the property.

Kenneth D. Lechner, PP, AICP, Director/Planner
Gloucester Township Planning Board
May 6, 2014
The Reserves at Independence Square
Page 8 of 8

When plans are resubmitted, they are to be accompanied with a point-by point response to all items.
Please contact me if you have any questions or require any additional information.

Sincerely,

RWD Consultants, LLC



Joseph J. Kaday, P.E., C.M.E.
Planning Board Traffic Engineer

cc: Gloucester Township Planning Board
Kenneth Lechner, PP, AICP, Planning Board Secretary
Steven Bach, P.E., Planning Board Engineer
Edward F. Brennan, Esq, Planning Board Solicitor
Frank V. Tedesco, Esq, Dilworth Paxson LLP, Applicant's Attorney
Clifton W. Quay, PE, PP, Stantec Consulting Engineers, Applicant's Engineer
Newman Gloucester Reserve, LLC, Applicant

Bin 62 (B)
See Note

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: April 15, 2014 APPLICATION No. #111048PMFMSPA#3
APPLICANT: The Shoppes @ Cross Keys Phase II Zoned: SCR-HC Overlay
BLOCK(S): 18501 Lot(S): 12 ESCROW:# 6520
LOCATION: 611 Cross Key Road, Sicklerville

TRANSMITTAL TO:

- | | | |
|--|--|--|
| <input type="checkbox"/> County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
| <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"/> Twp.Engineer |

STATUS OF APPLICATION:

- Application Amended for a subdivision of the subject property into two lots with associated variances

PURPOSE OF TRANSMITTAL:

- For Your Review By May 19, 2014
- For Your Files. Amended Final Major Site Plan With Variances

ENCLOSED:

- 1 Copy - Site Plan Waiver
- 1 Copy - Minor Subdivision Plat
- Copies - Prelimin. & Final Subdivision Plan, 2 County Apps and 1 Twp. App., checklist
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- Copies - Major Site. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - EIS Addendum
- 1 Copy - Traffic Report
- 1 Copy - Stormwater Management Maintenance Manual
- 1 Copy - Sanitary Sewer Report
- 1 Copy - E.I.S.
- Recycling Report
- Amended Major Subdivision
- Site Plan Waiver

COMMENTS: 4-28-14 JVG Blgs. - @ of the 508 parking spaces shown, 9 must be accessible per N.J.A.C. 5:23-7.10(e).



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

Date: April 29, 2014

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: The Shoppes @ Cross Keys Phase II

Block: 18501 Lot: 12

Application #: 111048PMFMSPA#3

Comments: Building review-

- 1. Of the 50% parking spaces shown, 9 must be accessible per N.J.A.C 5:23-7.18(c).*

Thank you,

*Jim Gallagher
Building SubCode Official*

Walter Gray, PE, PP

MAR 26 2014

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: March 24, 2014 APPLICATION No. #141014CPF
APPLICANT: The Reserves @ Independence Square Zoned: NVBP Escrow #8397
BLOCK(S): 18302 Lot(S): 3 & part of 4
LOCATION: 475 Cross Keys Road, Sicklerville, NJ 08081

TRANSMITTAL TO:

- | | | |
|--|--|---|
| <input type="checkbox"/> Township Engineer | <input type="checkbox"/> Board Planner | <input type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
| <input type="checkbox"/> N.J. American Water | <input type="checkbox"/> Aqua Water Co. | <input checked="" type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> Taxes | <input type="checkbox"/> Construction | |

STATUS OF APPLICATION:

- Application Preliminary & Final Major Subdivision with Bulk Variances

PURPOSE OF TRANSMITTAL:

- For Your Review. (180 Townhouses) April 22, 2014
 For Your Files. Newman Gloucester Reserve, LLC

ENCLOSED:

- 1 Copy - Parking Lot Expansion
- 1 Copy - Minor Subdivision Plat
- Copies - Prelimin. & Final Subdivision Plan, 2 County Apps and 1 Twp. App., checklist
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps, 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- Copies - Major Site. - Final Plat, 1 Dev. Plan, 2 County Apps, 1 Twp. App.
- 1 Copy - EIS Addendum
- 1 Copy - Traffic Report
- 1 Copy - Stormwater Management Maintenance Manual
- 1 Copy - Sanitary Sewer Report
- 1 Copy - E.I.S.
- Recycling Report

- Preliminary & Final Major Subdivision BULK C VARIANCE SITE PLAN WAIVER

COMMENTS:

I WOULD LIKE TO KNOWS WHAT IS THE MINIMUM street width throughout Development. ARE THE UNITS Going to be sprinklered?

Michael B. Buzee GTFD #6

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: March 24, 2014 APPLICATION No. #141014CPF
 APPLICANT: The Reserves @ Independence Square Zoned: NVBP Escrow #8397
 BLOCK(S): 18302 Lot(S): 3 & part of 4
 LOCATION: 475 Cross Keys Road, Sicklerville, NJ 08081

TRANSMITTAL TO:

- | | | |
|--|--|--|
| <input type="checkbox"/> Township Engineer | <input type="checkbox"/> Board Planner | <input checked="" type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
| <input type="checkbox"/> N.J. American Water | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> Taxes | <input type="checkbox"/> Construction | |

STATUS OF APPLICATION:

- Application Preliminary & Final Major Subdivision with Bulk Variances

PURPOSE OF TRANSMITTAL:

- For Your Review. (180 Townhouses) April 22, 2014
 For Your Files. Newman Gloucester Reserve, LLC

ENCLOSED:

- 1 Copy - Parking Lot Expansion
- 1 Copy - Minor Subdivision Plat
- Copies - Prelimin. & Final Subdivision Plan, 2 County Apps and 1 Twp. App., checklist
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- Copies - Major Site. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - EIS Addendum
- 1 Copy - Traffic Report
- 1 Copy - Stormwater Management Maintenance Manual
- 1 Copy - Sanitary Sewer Report
- 1 Copy - E.I.S.
- Recycling Report

- Preliminary & Final Major Subdivision BULK C VARIANCE SITE PLAN WAIVER

ALSO: Will there be an Associate (Homeowner) who will own open space lots?

COMMENTS:

BLOCK + LOT NUMBER INCORRECT
+ WILL BE ISSUED PRIOR TO FINAL
APPROVAL.
NEED STREET NAMES + ADDRESSES.

E. J. [Signature] Assessor 4/9/14

Buntt IA

B

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: March 24, 2014 APPLICATION No. #141014CPF
APPLICANT: The Reserves @ Independence Square Zoned: NVBP Escrow #8397
BLOCK(S): 18302 Lot(S): 3 & part of 4
LOCATION: 475 Cross Keys Road, Sicklerville, NJ 08081

TRANSMITTAL TO:

- | | | |
|--|--|--|
| <input type="checkbox"/> Township Engineer | <input type="checkbox"/> Board Planner | <input type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
| <input type="checkbox"/> N.J. American Water | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> Taxes | <input checked="" type="checkbox"/> Construction | |

STATUS OF APPLICATION:

- Application Preliminary & Final Major Subdivision with Bulk Variances

PURPOSE OF TRANSMITTAL:

- For Your Review. (180 Townhouses) April 22, 2014
 For Your Files. Newman Gloucester Reserve, LLC

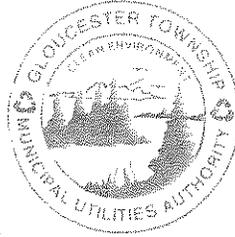
ENCLOSED:

- 1 Copy - Parking Lot Expansion
- 1 Copy - Minor Subdivision Plat
- Copies - Prelimin. & Final Subdivision Plan, 2 County Apps and 1 Twp. App., checklist
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- Copies - Major Site. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - EIS Addendum
- 1 Copy - Traffic Report
- 1 Copy - Stormwater Management Maintenance Manual
- 1 Copy - Sanitary Sewer Report
- 1 Copy - E.I.S.
- Recycling Report

- Preliminary & Final Major Subdivision BULK C VARIANCE SITE PLAN WAIVER

COMMENTS: OK JTG Bldg - 4-8-14

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman



ROBERT C. BENSON
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR. ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

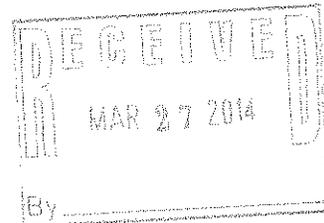
Board Members
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO
DOROTHY BRADLEY
KEN GARBOWSKI

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

March 26, 2014

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



Re: Application #141014CPF
The Reserves @ Independence Square
475 Cross Keys Road, Sicklerville, NJ 08081
Block 18302, Lots 3 & Part of 4

Gentlemen:

In response to your transmittal regarding the above application, a Form "A"
Application will be required to determine if sewer is available.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Handwritten signature of Robert C. Benson in cursive.
Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: March 24, 2014 APPLICATION No. #141014CPF
 APPLICANT: The Reserves @ Independence Square Zoned: NVBP Escrow #8397
 BLOCK(S): 18302 Lot(S): 3 & part of 4
 LOCATION: 475 Cross Keys Road, Sicklerville, NJ 08081

TRANSMITTAL TO:

- | | | |
|---|--|--|
| <input type="checkbox"/> Township Engineer | <input type="checkbox"/> Board Planner | <input type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
| <input type="checkbox"/> N.J. American Water | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input checked="" type="checkbox"/> Taxes <i>current MB</i> | <input type="checkbox"/> Construction | |

STATUS OF APPLICATION:

- Application Preliminary & Final Major Subdivision with Bulk Variances

PURPOSE OF TRANSMITTAL:

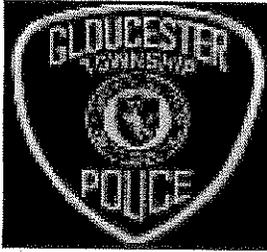
- For Your Review. (180 Townhouses) April 22, 2014
 For Your Files. Newman Gloucester Reserve, LLC

ENCLOSED:

- 1 Copy - Parking Lot Expansion
- 1 Copy - Minor Subdivision Plat
- Copies - Prelimin. & Final Subdivision Plan, 2 County Apps and 1 Twp. App., checklist
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- Copies - Major Site. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - EIS Addendum
- 1 Copy - Traffic Report
- 1 Copy - Stormwater Management Maintenance Manual
- 1 Copy - Sanitary Sewer Report
- 1 Copy - E.I.S.
- Recycling Report

- Preliminary & Final Major Subdivision BULK C VARIANCE SITE PLAN WAIVER

COMMENTS: Taxes are current. Maryann Busa



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #141014CPF

The Reserves at Independence Square

Block: 3/4

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

Other

The police department is still requesting the following items be addressed:

1. Request that LO 81-35 be applied to the property. The local ordinance 81-35 designates that all vehicles must park in designated areas and between the lines provided in parking lots. Upon the resolution being passed by Township Council, owner will need to install signs at each entrance, advising the public of the parking ordinance. You may also install additional signs in the complex if you desire.

The signs are 16 inches by 16 inches, white background with black lettering. It needs to be worded "Parking Only In Designated Area and Between The Painted Lines" with "ORD #81-35" at the bottom. I have attached a sample photograph of the sign for your review. The bottom of the sign must be seven (7) feet from the ground. Application attached

2. Concern that insufficient parking for homes and guest visiting.

Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____

Date Submitted: 3/25/14

Township of Gloucester

Application for N.J. Motor Vehicle Statutes/Chapter 81 Municipal Ordinance for Private Property

Instructions for completion of application

Box 1: Corporate name, address, phone number and representative name and title

Box 2: Date of request

Box 3: Complex name (ie; property, plaza, center) and address

Box 4: Authority name and address

Box 5: Applicant signature

Box 6: Applicants printed name

Contact:

Corporal Rich Worst Jr
Gloucester Township Police Department
Traffic Safety Unit
Dispatch: 856-228-4500 x 765
Fax: 856-374-3530
Email: rworst@gtpolice.com

Lieutenant Brian McKendry
Gloucester Township Police Department
Traffic Services Bureau
Direct: 856-374-3530
Fax: 856-374-3530
Email: bmckendry@gtpolice.com

**APPLICATION TO HAVE NEW JERSEY MOTOR VEHICLE
STATUTES MADE APPLICABLE TO PRIVATE PROPERTY**

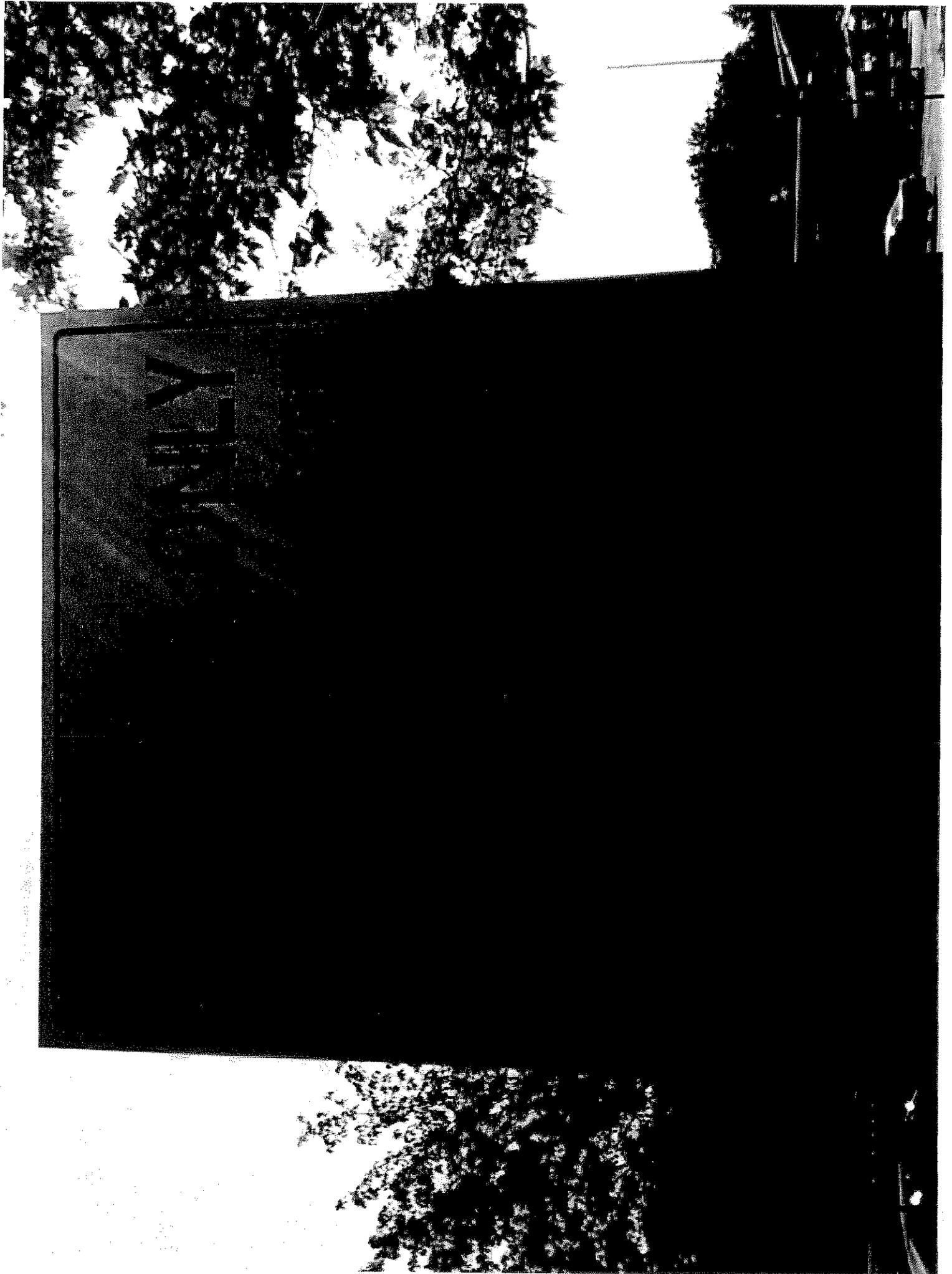
1. FROM:		2. DATE:
TO:	Township of Gloucester, Gloucester Township Police	

3.
SUBJECT: Application to have motor vehicle statutes made applicable to:

4.
By authority of N.J.S.A. 39:5A-1, application is hereby made by:

Requesting that the provision of Subtitle 1, Title 39, of the Revised Statutes shall be made applicable to the semipublic roadways, driveways, parking areas and other areas used for vehicular traffic on property shown on the enclosed map or site plan and know as:

Comments	5.
	↑Authorized Signature
	6.
	↑Print Name



**FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT
FOR MARKETPLACE AT GLOUCESTER**

REDEVELOPMENT ENTITY: Township Council
Township of Gloucester

REDEVELOPER: Newman Gloucester Associates, LLC

PROPERTY: Cross Keys Road (Route 689) & Williamstown Erial Road
Block 18302; Lots 3 and 4

WHEREAS, on May 4, 2005, a Redevelopment Agreement was entered into by Newman Gloucester Associates, LLC, located at Plymouth Green Office Campus, Unit E-2, 1000 Germantown Pike, Plymouth Meeting, Pennsylvania 19462 (hereinafter referred to as "Redeveloper") and the Township Council of the Township of Gloucester, P.O. Box 8, Chews Landing Road, Blackwood, New Jersey 08012 (hereinafter referred to as "Redevelopment Entity") for the Real Property then known as Block 18302, Lots 3 and 4 ("Real Property"); and

WHEREAS, the Redeveloper filed a major subdivision in the office of Clerk of the County of Camden on the 13th day of January, 2006, under Map No. 906-8 subdividing Block 18302 into the following lots: Block 18320, Lots 2, 3 and 4 and 5; Block 18302, Lots 3 and 4; and

WHEREAS, the Redeveloper has commenced construction of the Towne Square Plaza shopping center (formerly known as Marketplace at Gloucester) on Block 18320, Lots 2, 3 and 4 and 5; Block 18302, Lot 4; and

WHEREAS, the Redeveloper now intends to develop a 22.61 acre tract known as Block 18302, Lot 3 with seventy (70) single family residential dwellings to be occupied by residents 55 and older ("Phase IV Project"); and

WHEREAS, the Redevelopment Entity amended the New Vision Redevelopment Area to permit the development of the Phase IV Project as set forth above; and

WHEREAS, the Redeveloper has acquired title to the Real Property and intends to develop the Real Property in accordance with the amended New Vision Redevelopment Area approved by Ordinance No. 0-06-17 adopted June 26, 2006 with the following improvements:

Seventy (70) family homes for sale and occupancy by adults 55 and older in accordance with the age-restricted guidelines of both the State of New Jersey and the United States of America together with associated site improvements including roads, curbs, parking areas and all other site improvements as depicted on the Redevelopment Plan for the "Reserve at Independence Square" prepared by Vollmer Associates, LLP and dated 2006 _____,

2006 and attached hereto as Exhibit "A" (_____
Redevelopment Plan"); and

WHEREAS, the Township Council and the Redeveloper have agreed to amend the Redevelopment Agreement to provide for the Phase IV Redevelopment Area in accordance with the terms and conditions of this First Amendment to Redevelopment Agreement;

NOW, THEREFORE, in consideration of the mutual promises and benefits derived, and in furtherance of the New Vision Redevelopment Area and the Redevelopment and Housing Law, the parties agree as follows:

1. The Redevelopment Agreement is hereby amended to include and approve the construction of 70 single family, age-restricted housing units in accordance with the plans attached as Exhibit "A" ("Phase IV Project"). For purposes of the Redevelopment Agreement, the Phase IV Project shall be deemed included in the Redevelopment Area and said Project is approved, subject to Planning Board review, in accordance with the terms and conditions and of this Agreement.

2. Except as set forth specifically herein, all of the terms and conditions of the Redevelopment Agreement shall be applicable to the Phase IV Project.

3. With respect to the Phase IV Project, the Redeveloper and the Redevelopment Entity agree as follows:

a. The Redevelopment Entity and the Redeveloper acknowledge that Lot _____, Block _____ currently known as the Wye Oak Park is owned by the Redevelopment Entity and is in need of rehabilitation and/or reconfiguration and improvements to benefit the Redevelopment Entity and its residents.

b. The Redeveloper acknowledges that the rehabilitation of the Wye Oak Park is in the best interest of the Redevelopment Entity and the Redeveloper and in order to effectuate that rehabilitation, the Redeveloper agrees to fund a planning process which will permit the Redeveloper's design engineer, Vollmer Associates, to meet with the Township officials, including the Wye Oak residents and the Township's Department of Recreation to determine through appropriate discussions and/or meetings a Master Plan for the Redevelopment of the Wye Oak Park that is acceptable to the Redevelopment Entity.

c. The Redeveloper shall contribute \$50,000.00 to Redevelopment Entity to fund the costs incurred for Vollmer Associates' services to prepare the Master Plan for the revitalization of the Wye Oak Park and prepare construction drawings for the implementation of said Master Plan ("Planning/Construction Phase"). Any funds remaining after the completion of the Planning/Construction Phase shall be applied by the Redevelopment Entity to the actual construction costs necessary to implement the rehabilitation of the Wye Oak Park. The 50,000.00 contribution shall be a condition of Final Subdivision Approval and payable at the time of the recording of the Final Subdivision Plat.

d. The Redeveloper and the Redevelopment Entity acknowledge that the Redevelopment Entity has enacted Ordinance No. 0-05-48 ("COAH Ordinance") of the

Township of Gloucester to facilitate the providing of affordable housing for the third round requirement of the regulations promulgated by the New Jersey Council on Affordable Housing ("COAH").

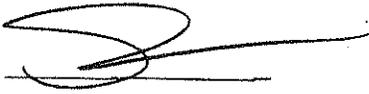
4. Provided that COAH certifies the COAH Ordinance, the Redeveloper agrees to contribute the sum of \$ _____ ("COAH Fee") to the Equal Housing Fund of the Township of Gloucester. The COAH Fee shall be payable prior to the issuance of the first building permit for the Phase IV Project. The execution of this First Amendment to the Redevelopers Agreement shall be deemed to be "evidence of compliance" necessary for the Planning Board approval as required by Ordinance No. 0-05-48.

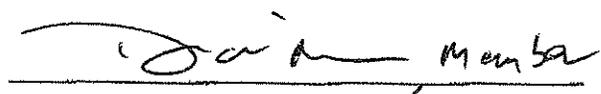
5. Except as set forth herein all of the terms and conditions of the Redevelopment Agreement are hereby ratified and confirmed and remained in full force and effect.

Dated: 03/08/07

ATTEST

NEWMAN GLOUCESTER ASSOCIATES LLC

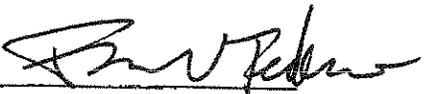


 Member

Dated: 3/08/07

ATTEST

TOWNSHIP OF GLOUCESTER
REDEVELOPMENT ENTITY



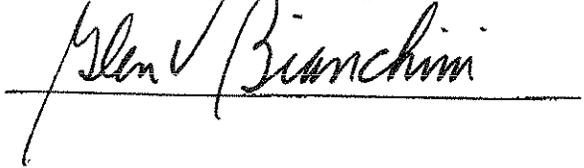
 Glen Bianchini

EXHIBIT A

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING AN APPLICATION FOR
PRELIMINARY MAJOR SUBDIVISION AND SITE PLAN
APPROVAL FOR THE RESERVE AT INDEPENDENCE SQUARE
APPLICATION NO: 071039CPSPF

WHEREAS, on August 14, 2007 consideration was given to the application of Newman Gloucester Associates, LLC, 's application for Preliminary Major Subdivision and Site Plan Approval for the Reserve at Independence Square for property located at Town Square Plaza, Cross Keys-Berlin Rd., Block 18302, Lot 3; and

WHEREAS, Frank Tedesco, Esquire, appeared on behalf of the applicant and David Newman testified on behalf of the application, Clifford Quay, PE testified as the applicant's planner on behalf of the application; James Murphy testified from the public; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authority having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for preliminary major subdivision and site plan with related variances and waivers:

1. Existing Zoning: NVSCR
2. Intended Use: Phase 4 of an overall development being the residential component of a development having already received the following approvals:
 - Amended Preliminary and Final Major Site Plan Approval with respect to the Signage for Phase II - Retail J Building on March 27, 2007
 - Amended Preliminary and Final Site Plan and Subdivision Approval with Variances for Signage on April 25, 2006
 - Amended Preliminary and Final Site Plan and Subdivision Approval with Variances on March 28, 2006
 - Final Approvals on August 9, 2005

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

1. Bulk Zoning Requirements:

Zone: "NVSCR" ~ New Vision Senior Citizen Residential Overlay District.

Use: Single family detached dwelling is permitted is a permitted use.

NVSCR District

Description	Required	Proposed	Conforms
Lot size (min.)	6,000 sf	≥ 6,900 sf	yes
Lot frontage (min.)	60 ft.	≥ 60 ft.	yes
Lot frontage - cul-de-sac (min.) ¹	45 ft.	≥ 50.11 ft.	yes
Lot depth (min.)	100 ft.	≥ 115 ft.	yes
Building coverage (max.)	40%	29.6%	yes
Lot coverage (max.)	60%	≤ 60%	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)	25 ft.	25 ft.	yes
Side yard (min.)	10 ft.	10 ft.	yes
Rear yard (min.)	20 ft.	20 ft.	yes
Useable yard area (min.)	30%	59%	yes
Building Height (max.)	35 ft.	≤ 35 ft.	yes
Density (max.) - Lots 1 - 19	5 du/acre	3.09 du/acre	yes

¹ = The minimum lot frontage for curved alignments shall not be less than 75% of the required minimum lot width.

General District Requirements

Tract Area (min.)	10 acres	22.61 acres	yes
Public water and sewer	yes	yes	yes
Clubhouse area (min.) - 50 sf per unit	3,500 sf	3,500 sf	yes
Open space (min.) - 35%	7.91 acres	4.61 acres	no*
Habitable floor area (min.)	800 sf	≥ 800 sf	yes

Age 55 or older (min.)	80%	≥ 80%	yes
Home Owners Association	yes	yes	yes

= Variance required

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

Open Space Parcels - Variances			
Lot #	71	74	75
Lot size (min.) - 6,000 sf	5,495 sf		
Lot frontage (min.) - 60 ft.	44.85 ft.		0 ft.
Lot depth (min.) - 100 ft.		±25 ft.	

Sign Standards (Free-standing) ¹			
Description	Required	Proposed	Conforms
Number (max.) - §513.W(2)	2	2	yes
Area (max.) - §513.R(1)	10 sf	15 sf	no*
Height (max.) - §513.W(2)(c)	5 ft.	3.5 ft.	yes
Letter size (min) - §513.R(1)	5 in.	≥ 5 in.	yes
Property line setback (min.) - §513.R(8)	10 ft.	25 ft.	yes

¹ = The free-standing sign applies to the detail on Sheet C-9.1.
* = 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.

10. As previously stated the applicant argued and the board finds as a fact that the property is uniquely situated insofar as it is adjacent to a park which will be appreciably bettered by the virtue of the funds being provided by the applicant for the development of a master plan for the improvement of Wye Oak Park. Additionally, a substantial amount of open space was being provided by the applicant and the development itself was being developed a substantially less than the zone would have permitted such that an effective amount of open space was being left in the private hands of lot owners. All taken together the board finds that the applicant has satisfied the positive criteria of both NJSA 40:55D-C1 by virtue of unique situation affecting this property as well as satisfying NJSA 40:55D-70C2 in the balancing analysis. In both cases the board finds there to be no detriment to the public good and no substantial detriment in the intent or purpose of the zone

planner's own ordinance.

11. The applicant agreed to provide three point notification (plan, original deed out and agreement of sale) to all properties adjacent to open space.

12. The applicant agreed as a condition of approval to provide the specifications for the backup generator to be used at the pump station to assure that no excess noise would be visited upon adjacent property owners.

13. The Board Planner reviewed the following plans:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
C-0	General Information Plan	3-06-07
C-1	Topographic and Boundary Survey	3-06-07
C-1.1	Site Demolition Plan	3-06-07
C-1.2	Subdivision Plan	3-06-07
C-2	Site Plan	3-06-07
C-2.1	Site Plan Enlargements	3-06-07
C-3	Grading Plan	3-06-07
C-4	Utility Plan	3-06-07
C-5	Landscape Plan	3-06-07
C-5.1	Landscape Plan Enlargements	3-06-07
C-6	Lighting Plan	3-06-07
C-7	Soil Erosion Control and Sediment Control Plan	3-06-07
C-7.1	Soil Erosion Control and Sediment Control Details	3-06-07
C-8	Profiles	3-06-07
C-8.1	Profiles	3-06-07
C-8.2	Profiles	3-06-07
C-9	Construction Details	3-06-07
C-9.1	Construction Details	3-06-07
C-9.2	Construction Details	3-06-07
C-9.3	Construction Details	3-06-07
C-9.4	Municipal Utilities Authority Standard Details	3-06-07

14. The Board Planner issued a report on May 24, 2007 recommending certain revisions, clarifications and/or modifications to the plan with which the applicant agreed to comply to the extent that they had not done so already.

15. The applicant will comply with the Traffic Commander's report dated April 30, 2007.

16. No fire protection problems are posed by the subject application as indicated in the Fire Marshall's report dated May 23, 2007.

17. The applicant will comply with the report of the Municipal Utilities Authority dated April 11, 2007.

18. The applicant will comply with the Tax Assessor's report dated April 5, 2007.

19. The Board Engineer also issued a report indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval. With respect to the Engineer's report a substantial discussion ensued whereby the applicant agreed to comply with terms and conditions except as was modified or clarified as follows:

a) The full length of the bituminous walkway (located at the northern property) must be shown on the plans along with any pertinent features;

b) The width of the bituminous walkway is not indicated. In addition, it is our understanding from the concept meeting that the path would be an eight (8) foot bicycle path. The walkway would be deferred to time of final although the applicant agreed to three point notification to adjacent property owners as previously stated;

c) Page 4, paragraph 12 can be deleted;

d) Page 5, paragraph 3 - this issued will be deferred until the time of final;

e) Page 7, G3, the applicant requested a waiver to 1½% to which the board engineer agreed;

f) Page 10, J2, the applicant agreed to provide two additional trees per lot;

g) Page 10, J6, the applicant agree to provide additional or augmented buffering and landscaping upon post construction inspection by Ken Lechner as Board Planner in the planner's sole discretion;

h) Page 13, K2, the applicant requests a waiver which the board accepts;

i) Page 14, #12, the applicant requests a waiver which the board accepts;

j) Page 15, M1, the applicant requests a waiver which the board accepts to the extent to the distance from the pumps station to the basin, the balance to be contained in ornamental fence.

In sum, waivers were requested and granted for Section 506A5, 507A5A, and the checklist of environmental constraints map. All other waivers previously identified will be satisfied by the applicant.

NOW, THEREFORE, after considering the foregoing facts the Board concludes that the application for and should be approved subject, however, to the following conditions:

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

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

Department of Transportation and Police Department.

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

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

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

F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)

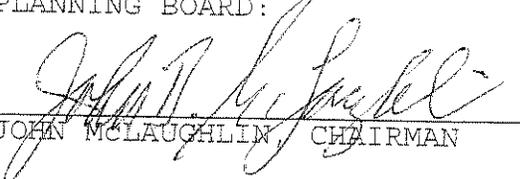
Those Eligible to Vote	Those in Favor	Those Opposed
------------------------	----------------	---------------

Mr. Busa	X	
Mr. Forte	X	
Mr. Palmer	X	
Mr. Stevenson	X	
Mrs. Musser	X	
Mr. Mercado		
Chairman McLaughlin	X	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:


KENNETH LECHNER, SECRETARY


JOHN McLAUGHLIN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 23rd day of September, 2007.


KENNETH LECHNER, SECRETARY