

**Township of Gloucester  
Planning Board Agenda  
May 28, 2013  
7:30P. M.**

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

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

**MINUTES FOR MEMORIALIZATION**

**Minutes for Memorialization – April 9, 2013**

**RESOLUTIONS FOR MEMORIALIZATION**

**APPLICATIONS FOR REVIEW**

**#131009RDPFS  
GLOUCESTER PREMIUM  
OUTLETS  
Zoned: IR Interchange  
Redevelopment**

**Preliminary & Final Major Site,  
Design Waivers  
Block: 13199, 13105, 13106, Lot: 1  
Location: 1125 South Black Horse  
Pike  
Proposed Land Use: Construct  
Retail Outlet Center approx. 413,320  
gross s.f., Retail Sales, Services,  
Parking, Landscaping, Food Court,  
Gathering Areas, Promenade, 31,580  
gross s.f.**

**Meeting Adjourned**

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday, April 9, 2013**

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

**Roll Call:**

Ms. Costa	Present
Mr. Guevara	Absent
Mr. Jones	Present
Mr. Mercado	Absent
Mr. Moffa	Present
Mr. Owens	Present
Mr. Pearce	Present
Ms. Shinn	Absent
Ms. Washington	Present
Chairman Kricum	Present

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

**Minutes for Memorialization**

Mr. Pearce made a motion to approve minutes from February 12, 2013, seconded by Mr. Owens.

**Roll Call:**

Mr. Moffa	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

**Resolutions for Memorialization**

No resolutions for memorialization

**Applications for Review**

Board of Education Solar Energy Projects	Courtesy Review
---	-----------------

Mayor David Mayer spoke to the Board about the Board of Education's solar array project. This project is the largest solar agreement in New Jersey. Mayor Mayer thanked all who make this possible. Mayor Meyer stated that this project is very exciting and it will save 6 million dollars while helping the environment.

Mr. Stanger, from Blue Sky, explained that this project went out for bid and Marina Energy was awarded the bid. The project will produce approximately 90% of the power consumed. Marina Energy will own and maintain the solar the arrays. The Board of Education and Marina Energy have a power purchase agreement. The Board of Education will only pay for the power that is used, which will be purchased at a discounted rate.

Mr. Jones asked who would be responsible to remove the solar panels if there is ever a problem with the roof. Mr. Strangler replied that the Board of Education would take care of that. All of the roofs at the proposed locations have been inspected and are in good condition for the panels.

Chairman Kricum wanted to make sure he understood that the school is responsible for anything that could happen to the roof or solar panels. Mr. Strangler acknowledged that the school board is responsible to remove the panels for any repairs required to the roofs.

A lengthy discussion followed regarding the solar panels and the school being responsible for removing the solar panels in the event of a roof repair.

The proposed solar arrays will produce enough power for the required energy needs and no more. There are some solar arrays that will be on the ground rather than on rooftops. A chain link fence with vinyl slots will surround the solar arrays that will be located on the ground.

Erial Elementary School

Erial School will have all roof top arrays and will create about 400 kW of power.

Blackwood Elementary School

Blackwood School will have most of the arrays on the roof, with a small amount on the ground at the rear of the property. This location will produce about 400 kW of power.

Department of Public Works

The Public Works property will have a small amount of arrays on the ground. The remaining arrays will be located on a carport.

Lilly Elementary School

Lilly School will have arrays on the roof and some on the ground, set back from the roadway. This location will produce approximately 416 kW of power.

Mr. Lechner inquired what the ground cover would be, if any. Mr. Strangler replied that a tree stumps will be removed from trees that have to come down. Then, the area will be seeded with low growth grass. They don't want any type of vegetation that will block the solar panels. Mr. Bach asked who is responsible for the ground under the panels. Mr. Strangler explained that Marina should maintain the area inside the fence.

Loring Flemming Elementary  
School

Loring Flemming School will have most of the solar arrays on the roof. There will also be some on an area on the edge of the property by the athletic fields. This location will produce approximately 523 ¼ kW of power.

Glen Landing Middle School

Glen Landing Middle School will have most of the solar arrays on the roof. Some of the arrays will be located on the ground behind the school. This location will produce approximately 570 kW of power.

Timber Creek High School

All of the solar arrays at Timber Creek High School will be located on the ground at the front property, near the main driveways. A portion of the ground will not have arrays so that the football team can utilize the space for practices. Solar arrays are not being put on the roof due to the poor condition of the roof.

Mr. Owens wanted to know why carports were not considered for this location. Mr. Strangler explains that carports are expensive.

C. W. Lewis Middle School

C. W. Lewis will have all solar arrays on the roof. This location will produce approximately 516-517 kW of power.

Union Valley Elementary School

Union Valley has a large area of ground for the arrays that borders a PSE&G easement. There is also a large buffer on the side where the homes are. This location will produce approximately 650 kW power.

Ann Mullen Middle School

Most of the solar arrays at Ann Mullen will be located on the rear of the property. The land is owned by the township and is protected under the Rossi open space act. Some arrays will be on the roof and the rest will be ground arrays. This location will produce approximately 360 kW of power.

Mr. Owens asked why some of the arrays are on the roof, while other are on the ground. Mr. Strangler replied that it depends on the roof condition.

With nothing else from the applicant, the chairmen asked if the board had any questions.

Mr. Moffa asked what the arrays would look like when driving by. Mr. Strangler explained that all of the arrays would have a fence around them. The school board is going to add some landscaping to fix it up a bit.

Mr. Owens asked if they are going to replace each tree that they take out. Mr. Strangler replied that there is not anything in the ordinance requiring replacement trees.

Mr. Moffa asked how safe the area is if someone was to get into the fenced in areas. Mr. Strangler replied that all connections are covered and that the invert pads are locked and they are waterproof. Mr. Lechner informed them that there should be signage around the fence. An example would be something along the lines of keep out, high voltage, etc.

Mr. Pearce asked if there was vandalism and power were to be lost, who would be responsible. Mr. Strangler replied that Marina will be responsible, however, the solar arrays are protected to withstand such things as hail.

A motion was made that the board was in favor. Mr. Lechner asked if one letter is needed or is one for each school. He will ask Mr. Garrison and let him know.

Mr. Owens asked why the arrays are all facing south. Mr. Strangler replied that most of the sun comes from the south within a year.

Ms. Washington was not happy with the set up of for Timber Creek. She feels that they should do whatever repairs are needed and put the arrays on the roof. Also, that more of the field does get used then what they carved out. Mr. Strangler commented that is the where the school and Board of Education decided it would be best. Chairman Kricum added that the advantages of the arrays out weight the negatives.

Mr. Jones asked to add that with some of the ground arrays. It is a bit concerning losing the space as the schools continue to grow more.

A motion was made for Mr. Lechner to send a letter with the comments made.

Roll call:

Ms. Costa	Yes
Mr. Jones	Yes
Mr. Moffa	Yes

Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Washington	Yes
Chairman Kricum	Yes

Mr. Lechner informed the board that at the next meeting, possibly April 28<sup>th</sup>, is the child care center where ace hardware used to be. They are coming before the board for changes made to the playground and wanting to use the existing enclosed area.

Meeting Adjourned

Respectfully Submitted

*Courtney Mosiondz*

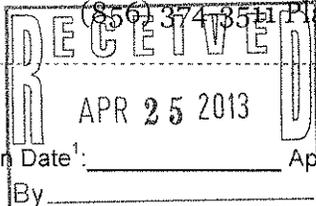
Courtney Mosiondz

Recording Secretary

# TOWNSHIP OF GLOUCESTER

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

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



### For Office Use Only

Submission Date: \_\_\_\_\_ Application No: #131009RDPKS  
 By: \_\_\_\_\_  
 Planning Board  Zoning Board of Adjustment

Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Fees \_\_\_\_\_ Project # 7661  
 Escr. \_\_\_\_\_ Escr.# 7661

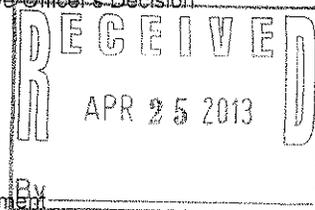
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Simon Management Associates II, LLC</u> Address: <u>105 Eisenhower Parkway</u> <u>Attn: Danielle DeVita, Esq.</u> City: <u>Roseland</u> State, Zip: <u>New Jersey 07068</u> Phone: <u>(973) 403-6810</u> Fax: <u>(973) 364-2503</u> Email: <u>ddevita@simon.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Gloucester 42 Associates</u> <u>c/o Cooper University Hospital</u> Address: <u>3 Cooper Plaza, Suite 504</u> City: <u>Camden</u> State, Zip: <u>New Jersey 08103</u> Phone: <u>(856) 342-3083</u> Fax: <u>( ) -</u>
---	--

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

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



<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

### 4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	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>Louis L. D'Arminio, Esq.</u> Address: <u>50 Tice Boulevard, Suite 380</u> City: <u>Woodcliff Lake</u>	Firm: <u>Price, Meese, Shulman &amp; D'Arminio, PC</u> State, Zip: <u>New Jersey 07677</u> Phone: <u>(201) 391-3737</u> Fax: <u>(201) 391-9360</u> Email: <u>ldarminio@pricemeese.com</u>
--	--

**6. Name of Persons Preparing Plans and Reports:**

Name: <u>Brian M. Conlon</u>	Name: <u>Doug Williams c/o FRCH</u>
Address: <u>30 South 17th Street</u>	Address: <u>311 Elm Street, Suite 600</u>
Profession: <u>Civil Engineer</u>	Profession: <u>Architect</u>
City: <u>Philadelphia</u>	City: <u>Cincinnati</u>
State, Zip: <u>Pennsylvania 19103</u>	State, Zip: <u>Ohio 45202</u>
Phone: <u>(215) 864-0640</u> Fax: <u>(215) 864-067</u>	Phone: <u>(513) 362-3470</u> Fax: <u>(513) 241-5015</u>
Email: <u>bconlon@langan.com</u>	Email: <u>dwilliams@frch.com</u>

**7. Location of Property:**

1125 South Black Horse Pike  
Street Address: Blackwood, NJ 08012 Block(s): \*\*  
Tract Area: 65.46 Acres Lot(s): \*\*

**8. Land Use:**

Existing Land Use: Vacant land (Agricultural)  
Proposed Land Use (Describe Application): Retail Shopping Center with related improvements and complementary uses (See Resolution at Exhibit 1).

**9. Property:**

Number of Existing Lots: <u>3</u>	<b>Proposed Form of Ownership:</b> <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Number of Proposed Lots: <u>3</u>	
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <b>(If yes, attach copies)</b>
Are there <i>proposed</i> deed restrictions?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <b>TO BE DETERMINED</b>

**10. Utilities:** (Check those that apply.)

Public Water       Public Sewer       Private Well       Private Septic System

**11. List of Application Submission Materials:** SEE SUBMISSION LETTER

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:** NONE KNOWN TO APPLICANT

List all applications on a separate sheet.

\*\* Gloucester Township Tax Map Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1 2 of 4

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	see attached *	Setback from E.O.P.*1	_____
Front setback 2	see attached *	Setback from E.O.P.*2	_____
Rear setback	see attached *	Fence type	_____
Side setback 1	see attached *	Fence height	_____
Side setback 2	see attached *	*E.O.P. = Edge Of Pavement.	
Lot frontage	see attached *	<b>Pool Requirements</b>	
Lot depth	see attached *	Setback from R.O.W.1	_____
Lot area	see attached *	Setback from R.O.W.2	_____
Building height	see attached *	Setback from property line 1	_____
* plans submitted herewith prepared by Langan Engineering, as well as ARCH. PLANS prepared by FRCH Design Worldwide, both dated APRIL 24, 2013. See also submission letter.		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

**14. Parking and Loading Requirements:**

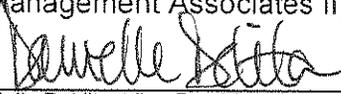
Number of parking spaces required: <u>SEE ATTACHED *</u>	Number of parking spaces provided: <u>SEE ATTACHED *</u>
Number of loading spaces required: <u>SEE ATTACHED *</u>	Number of loading spaces provided: <u>SEE ATTACHED *</u>

**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**

Simon Management Associates II, LLC

by:  \_\_\_\_\_  
 Danielle DeVita, Vice President Development  
 Signature of Applicant *Authorized Signatory* \_\_\_\_\_ Date \_\_\_\_\_

PREIT-Rubin, Inc.

by: \_\_\_\_\_  
 George F. Rubin, Vice Chairman  
 Signature of Co-applicant \_\_\_\_\_ Date \_\_\_\_\_

**13. Zoning** SEE WAIVER ADDENDUM AT EXHIBIT 2

All Applications	Proposed	Fence Application	Proposed
Front setback 1	see attached *	Setback from E.O.P.*1	NOT APPLICABLE
Front setback 2	see attached *	Setback from E.O.P.*2	_____
Rear setback	see attached *	Fence type	_____
Side setback 1	see attached *	Fence height	_____
Side setback 2	see attached *	*E.O.P. = Edge Of Pavement.	
Lot frontage	see attached *	<b>Pool Requirements</b>	NOT APPLICABLE
Lot depth	see attached *	Setback from R.O.W.1	_____
Lot area	see attached *	Setback from R.O.W.2	_____
Building height	see attached *	Setback from property line 1	_____
* plans submitted herewith prepared by Langan Engineering, as well as design presentation prepared by FRCH Design Worldwide, both dated April _____, 2013. See also submission letter.		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>	NOT APPLICABLE	<b>Shed Requirements</b>	NOT APPLICABLE
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages (Include attached garage if applicable)	_____	Setback from R.O.W.1	_____
Number of stories	_____	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: SEE ATTACHED *	Number of parking spaces provided: SEE ATTACHED *
Number of loading spaces required: SEE ATTACHED *	Number of loading spaces provided: SEE ATTACHED *

**15. Relief Requested:**

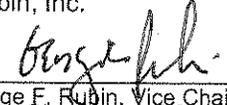
- Check here if zoning variances are required.
  - Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
  - Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
  - Check here if waivers from 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**

Simon Management Associates II, LLC

by: \_\_\_\_\_ April \_\_\_\_\_, 2013  
 Danielle DeVita, Senior Vice President Development  
 Signature of Applicant Date

PREIT-Rubin, Inc.

by:  April 22, 2013  
 George F. Rubin, Vice Chairman  
 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).

SEE CONSENT @ EXHIBIT 2

Signature

Gloucester 42 Associates

Print Name

Date

Sworn and Subscribed to before me this

\_\_\_\_\_ day of \_\_\_\_\_,

2013 (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? **SEE DISCLOSURE @ EXHIBIT 3**

**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

Simon Management Associates, II, LLC

*Danielle DeVita*  
Signature of Applicant

March, 2013  
Date

Danielle DeVita, Vice President Development

Print Name Authorized Signatory

**19. Survey waiver certification:**

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

State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this \_\_\_\_\_ day of \_\_\_\_\_,  
2013 before the following authority.

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

\_\_\_\_\_  
Name of property owner or applicant

\_\_\_\_\_  
Notary public

**TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER  
ACTING AS REDEVELOPMENT ENTITY**

**RESOLUTION OF APPROVAL  
REDEVELOPMENT AGREEMENT APPLICATION**

Simon Management Associates II, LLC / PREIT-Rubin, Inc.  
Block 13199, Lot 1 / Block 13105, Lot 1 / Block 13106, Lot 1  
("Gloucester Premium Outlets")

**PRELIMINARY STATEMENT**

Simon Management Associates II, LLC ("Simon") in conjunction with PREIT-Rubin, Inc. ("PREIT") (Simon and PREIT hereinafter collectively the "Applicant"), have entered into a contract to purchase certain real property known as Block 13199, Lot 1, Block 13105, Lot 1 and Block 13106, Lot 1 (the "Property") for which Gloucester 42 Associates, LLC ("Redeveloper"), is the designated redeveloper of certain lands, including the Property, pursuant to an "Interim Redevelopment Agreement" dated August 11, 2011 ("Redevelopment Agreement") between the Township Council of the Township of Gloucester Acting as Redevelopment Entity ("Township Council") and the Redeveloper.

The Redevelopment Agreement calls for the redevelopment of the Property, as well as nearby Block 13198, Lot 1 pursuant to the "Interchange Redevelopment Plan" adopted August, 2008, last amended August 8, 2011 (the plan hereinafter "IR Plan" the zone created thereby hereinafter "IR Zone").

Pursuant to the Redevelopment Agreement and consistent with the IR Plan, the Applicant, with the consent of the Redeveloper, had filed for the Township Council's consideration of a "Redevelopment Agreement Application", for the development a retail outlet center consisting of approximately 450,000+/- gross s.f. of retail sales, services and related improvements, including associated parking, landscaping, a food court, gathering areas, a central town square, other amenities and supportive infrastructure as well as complementary commercial uses (e.g. other retail/restaurants, etc.) on related outparcels (hereinafter the "Center") within the IR Zone (the "Application"). The name of the Center is proposed to be "Gloucester Premium Outlets".

**Nature of Application**

1. The Center is comprised of a portion of the full IR Zone, specifically, Block 13199, Lot 1, Block 13105, Lot 1, Block 13106, Lot 1 (the "Property"). The Property is surrounded by NJ Route 42, Zimmerman Road, Black Horse Pike (a.k.a. Route 168) and College Road. It is intersected by Cooper Road and Bridge Street.

2. The Center has two major components.
3. The retail outlet component is directly west of Cooper Road and consists of approximately 415,000 gross square feet of space with associated parking facilities along with the infrastructure to support the site improvements on a 54.9± acre tract of land identified on the Township Tax Map as Block 13199, Lot 1.
4. Also proposed are five complementary commercial outparcel buildings totaling approximately 35,000 gross square feet of floor area with associated parking facilities along with the infrastructure to support the site improvements. These are located directly east of Cooper Road. The present design calls for three such uses for Block 13105, Lot 1 (6.1± acres) and two for Block 13106, Lot 1 (4.4± acres).
5. The purpose of the Hearing was, *inter alia*, to introduce the Applicant and to review the Application for compliance with the Redevelopment Agreement and the Redevelopment Plan and, if appropriate, to initiate steps toward approvals of the Application in accordance with the same, including the authorization of the negotiation of necessary agreements among and/or between the parties.

## The Record

The Record of the matter consisted of the following:

1. The Township's "Land Development Application – Redevelopment Agreement" with attached Exhibit 1, an Addendum which provided a narrative of the proposed redevelopment.
2. Proposed Plan sets (Exhibit A) prepared by Langan Engineering (Brian Conlon, PE), dated March 12, 2013, containing the following sheets:
  - Proposed Master Site Plan (CS-100)
  - Proposed Site Plans (CS-101, CS-102 and CS-103)
  - Survey and Topography Plan - Federici & Akin, P.A.
3. A "Zoning Summary" for the Proposed Plan prepared by Langan Engineering as set forth on the Master Site Plan Sheet above, enlarged for ease of reference.
4. The "Gloucester Premium Outlets Redevelopment Submittal" prepared by FRCH Design Worldwide (Douglas Williams, AIA), dated March 12, 2013. This was later supplemented with several additional power point sheets at the Hearing with a presentation document entitled "Gloucester Premium

Outlets / Redevelopment Agency Conceptual Design Presentation" dated March 18, 2013 (Exhibit B); and

5. Premium Outlets / Simon "Exterior Signage Standards" dated January 11, 2013 (Exhibit C).

### The Hearing

On Monday, March 18, 2013, a hearing noticed and held pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40:12A-1 et seq, ("LRHL") was held before the Township Council. The following is a summary of the same:

1. The Applicant consists of a joint venture in formation between Simon and PREIT.
2. Simon is a part of the Simon Property Group, the largest real estate investment trust in the United States, and the developer of shopping centers internationally. Its outlet mall division, which operates out of Roseland, NJ, owns approximately 30,000,000 s.f. of outlet centers throughout the world and over 63 separate centers throughout the United States alone. Two such outlet centers are "Jersey Shore Premium Outlets" in Tinton Falls, NJ and "Philadelphia Premium Outlets" in Limerick, Pa.
3. PREIT is a part of the Pennsylvania Real Estate Investment Trust. Founded in 1960, it is one of the first equity REITs in the United States and is headquartered in Philadelphia, Pennsylvania. Pennsylvania Real Estate Investment Trust owns and operates over 33,000,000 s.f. of retail space, comprised mostly of shopping malls but also a number of community centers, located in the eastern United States, primarily in the mid-Atlantic region. Its nearest retail property is the Cherry Hill Mall to the North, Voorhees Town Center to the East and Cumberland Mall to the South.
4. Site planning and engineering for the Center is being accomplished by Langan Engineering, a world wide engineering firm with an office in Philadelphia, Pennsylvania. Langan has developed commercial centers, in a multitude of locales including the greater Philadelphia, Pennsylvania metropolitan area.
5. The Center is being designed by FRCH Design Worldwide from Cincinnati, Ohio who also has extensive experience in the shopping center arena.
6. The existing condition is vacant land used for agricultural purposes.
7. The outlet component of the Center is centrally located within Block 13199, Lot 1. Parking completely circles the retail areas, with numerous, pedestrian friendly access points to the shopping corridors. Wetlands and certain

buffering woodlands are proposed to be preserved and appropriate stormwater management is being developed.

8. There is a basic "racetrack" design to the walking areas around and through the retail outlet area, such that a shopper can enter the retail area at a specific point, then circumnavigate the Center and end up at the point of entry.
9. The Proposed Landscape Plan has, as a major feature, a "Town Square" which provides a sense of place for the outlet component, with a substantial lawn area, outdoor dining and seating, a play area, parklets, food and related kiosks, a water feature, a fire place shelter, a civic plaza among other possible features and people oriented amenities.
10. The present conceptual architectural elements incorporate numerous regional commercial and residential references, including several Gloucester landmarks and represent an appropriate scale for the Township.
11. The proposed conceptual lighting design and the color palate for the Center reflect these details.
12. Conceptual perspectives reveal that at the base of the Town Square is a Market Hall, which provides an expansive interior space for food service, refreshment and gathering.
13. The outdoor shopping corridors also provide plazas, courts and other opportunities for seating, refreshment, and gathering with periodic awnings and several canopied areas for protection from the elements.
14. It is anticipated that the out parcels along Cooper Road and Bridge Street will complement the outlet component with potential additional dining and commercial opportunities.
15. The signage package for the Center will likely conform to the standards as set forth in Exhibit C, and as represented on the presentation materials, Exhibit B, which is the standard for Simon's outlet centers throughout its portfolio. Similarly appropriate tenant identification, pylon, monument, traffic directional, and interior pedestrian signage will be a part of any future municipal land use application.
16. It is also anticipated that the overall project will generate substantial construction and permanent jobs for Township and area residents and substantial additional real estate tax revenue for the Township as compared to the present farmland assessment.

17. Finally, that the uses and design of the Center, comply with the uses and design criteria of the IR Plan, except for several potential design waivers. These are either not applicable within the IR Zone or appear not to be appropriate for a more major retail development and thus are specifically contemplated by the Gloucester Land Use Development Ordinance to be adjusted accordingly.

**NOW THEREFORE BE IT RESOLVED** that the Township Council acting as the Redevelopment Entity, having considered the Record and the testimony and presentation at the Hearing, resolves as follows:

1. That the Applicant, in light of its extensive experience in major retail development in general and outlet center development in particular, would be an appropriate Qualified Developer or sub redeveloper or similar entity as set forth in the Redevelopment Agreement.
2. Similarly, once Applicant acquires the Property pursuant to the terms of its purchase contract, Applicant would be an appropriate Redeveloper.
3. That the conceptual plan for the Center as presented by the Applicant generally meets the goals and objectives of the IR Plan and the IR Zone, in that, without limitation, it is presently designed:
  - a) To "[p]rovide opportunities for redevelopment that improve the physical and functional layout of the redevelopment area in an effort to promote social and economic improvement of the Township and the region", *id.* at p. 4, #5; see also #4;
  - b) To provide "for a wide variety of land use" which will take advantage and be substantially consistent with the recent IR Zone interchange improvements . . .", *id.* at #4, see also #1;
  - c) To "[p]reserve and protect deciduous wetlands and other environmentally sensitive areas of the site" *id.* at #7, see also #2;
  - d) With the movement from its present farmland assessment to one for the permitted retail outlet and related and complementary uses, to "insure that the redevelopment of the property generates revenue for the Township", *id.* at #8, see also #5;
  - e) With the proposed nature and scale of the architectural design, "town square" type promenade, outdoor and indoor seating areas and associated people friendly amenities, Market Hall, and open air "walkable" corridors, to "provide opportunities for design characteristics that are architecturally attractive and contribute to the community's sense of place . . .", *id.* at #3, see also #2; and

- f) To "[g]uide redevelopment activities in the best interest of public health, safety and welfare", *id.* at #9.
4. As such, in accordance with the Exhibits as attached hereto, the Record and the presentations made at the Hearing, the Center meets with the approval of the Township Council, such that the same or substantially similar plan may be presented by the Applicant to the Planning Board or any other reviewing agencies in accordance with the Redevelopment Agreement and the Redevelopment Plan.
  5. That the Township Attorney is hereby authorized to negotiate an appropriate agreement with the Applicant and/or the Redeveloper, to provide detail and substance to the overall development of the IR Zone, as contemplated by the Redevelopment Agreement, subject to approval by the Township Council.
  6. That the Township Attorney is also hereby authorized to negotiate a Redevelopment Agreement with the Applicant, pending the necessary approvals, closing, or other conditions as set forth in accordance with the Applicant's purchase contract, subject to approval by the Township Council.

**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).

4/23/13  
Date

Sworn and Subscribed to before me this  
23 day of April  
2013 (Year).

SEE CONSENT @ EXHIBIT 3  
Signature  
Gloucester 42 Associates  
Print Name  
Adrienne Kirby  
Signature  
Adrienne Kirby  
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? **SEE DISCLOSURE @ EXHIBIT 4**

**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).  
Simon Management Associates II, LLC

No  Yes

\_\_\_\_\_  
Signature of Applicant  
Danielle DeVita, Vice President Development  
Print Name

April, 2013  
Date

**19. Survey waiver certification:**

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

State of New Jersey,  
County of Camden:  
Jane M. Tubbs 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 24th day of April  
20 13 by Jane M. Tubbs in my authority.  
**Notary Public**  
**New Jersey**  
Jane M. Tubbs

\_\_\_\_\_  
Name of property owner or applicant

**My Commission Expires July 23, 2017**  
\_\_\_\_\_  
Notary public

\*\* Gloucester Township Tax Map Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1.

# Simon Management Associates II, LLC

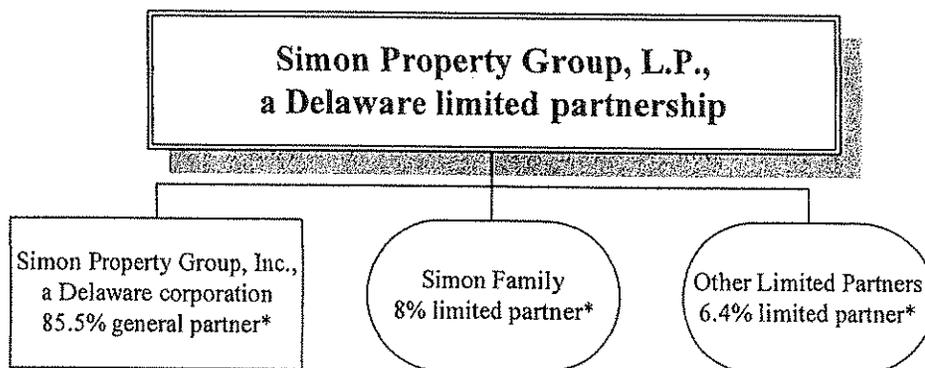
Purpose: Property management of former Mills properties  
Dom. Jurisdiction: Delaware  
Date of Formation: March 12, 2007  
Entity No.: 3976

**Simon Management Associates II, LLC**  
**a Delaware limited liability company**

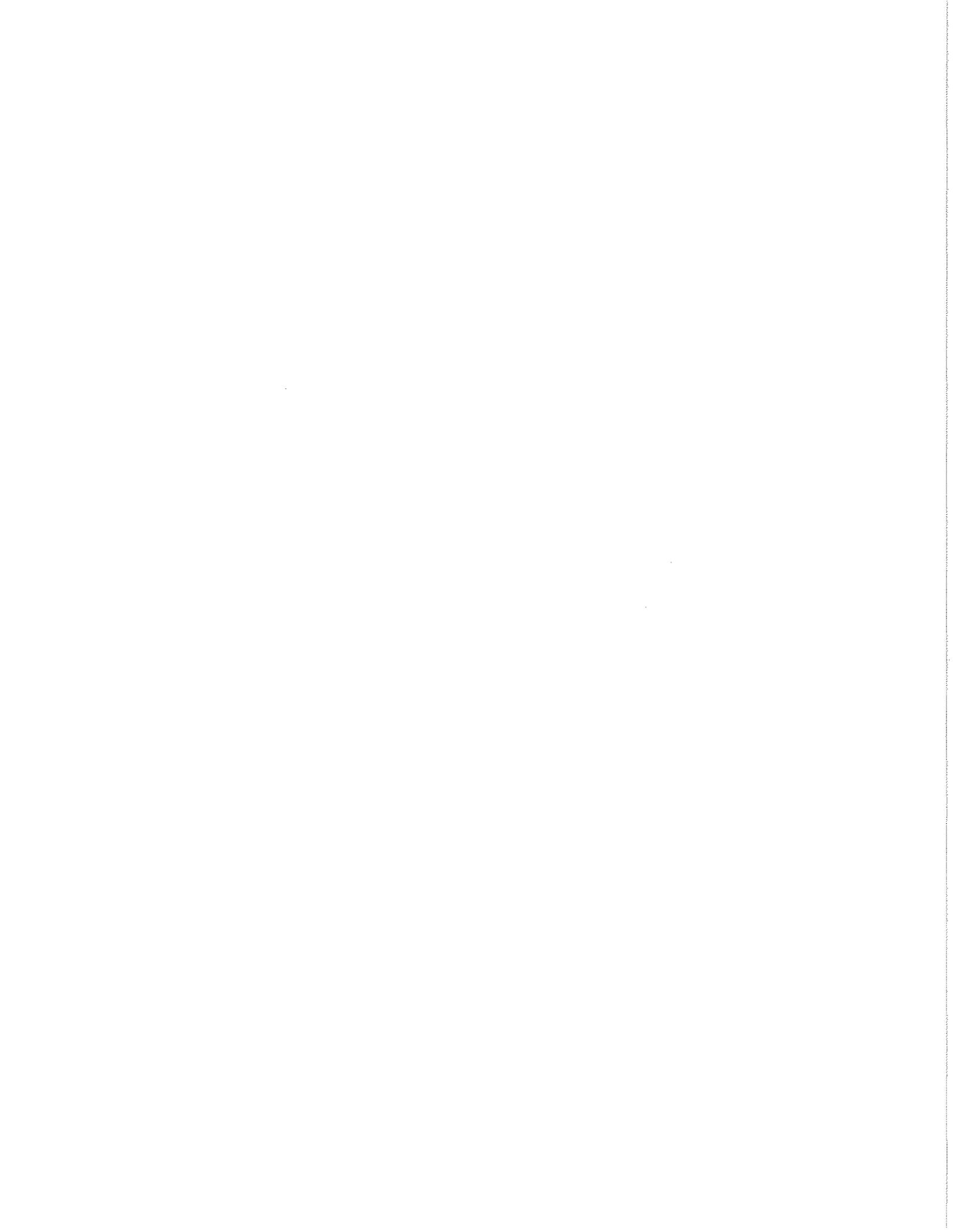
Simon Property Group, L.P.,  
a Delaware limited partnership  
100% member

# Simon Property Group, L.P.

Domestic Jurisdiction: Delaware  
Date of Formation: 11/18/1993  
Purpose: Operating Partnership  
Entity Number: 8500



\*These percentage interests are as of March 31, 2012, and may vary from time to time.

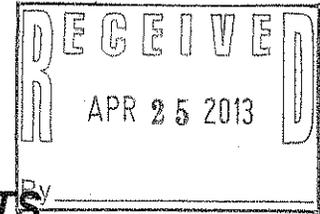


**ADDENDUM TO CORPORATE DISCLOSURE STATEMENT  
OF  
SIMON MANAGEMENT ASSOCIATES II, LLC**

According to a Schedule 13G/A filed by The Vanguard Group, on 12/31/12 it owned 11.2% of Simon Property Group, Inc. To the best of our knowledge, no other stockholders own more than 10%.

The Vanguard Group <sup>(2)</sup>	34,721,036	11.20%
100 Vanguard Boulevard		
Malvern, PA 19355		

(2) Based solely on information provided by The Vanguard Group and Vanguard Specialized Funds—Vanguard REIT Index Fund two Schedule 13G/As filed with the Securities and Exchange Commission on February 12, 2013 and February 14, 2013, respectively. The Vanguard Group has the sole power to vote 1,001,958 shares of common stock and dispose of 33,882,173 shares, including 20,079,599 shares reported by Vanguard REIT Index Fund, and shared power to dispose of 838,863 shares.



**GLOUCESTER PREMIUM OUTLETS**  
*Simon Management Associates II, LLC / PREIT-Rubin, Inc.*  
*Block 13199, Lot 1 / Block 13105, Lot 1 / Block 13106, Lot 1*

**PRELIMINARY AND FINAL SITE PLAN APPROVAL**

**OPERATIONAL STATEMENT**

Gloucester Premium Outlets® (the "Center") will consist of nine, single-story buildings dedicated to commercial retail and supporting services as well as other facilities and amenities encompassing approximately 413,320 s.f. of gross floor area and as more particularly described in the Site Plans filed herewith. There may also be up to four food kiosks and as well as additional retail mobile merchandise units located throughout the Center. Tenants may include upscale designer fashions, sportswear, shoes, fine leather, luggage, jewelry, housewares and home furnishings, specialty items, and various food merchants. In addition, under the present design, there are five separate buildings to be constructed on two outparcels ("Outparcel Development") which accommodates another 31,580 s.f. of gross floor area. Retail, restaurants, banks and other complementary and supportive uses are contemplated for these structures. Thus, it is anticipated that the total square footage for both the Center and the Outparcel Development will be approximately 444,900 s.f.

The Center will operate year round. Typical hours of operation are Monday to Saturday, 10 AM - 9 PM, and Sunday, 10 AM - 7 PM. These hours may be modified at certain times throughout the year to accommodate for increased/decreased customer volumes during certain holiday and seasonal periods. Tenants will staff its stores based upon experience and need i.e. each tenant will likely have its own "shift" changes.

Initially, the overall project will generate approximately 200 – 250 full time construction jobs. Once completed, approximately 800 new, full- and part-time job positions will be created to serve the many shoppers who will visit the Center each year.

Truck traffic will be heaviest during construction and prior to the grand-opening when tenants are outfitting the stores. Once the Center is operational and given the nature of this development, deliveries can be expected at any time. Most deliveries will be made via courier delivery services by companies such as Federal Express or UPS. The Center's design separates out deliveries from customer vehicular and pedestrian circulation.

As reflected within the various traffic, water quality/management and environmental reports filed simultaneously herewith, it is anticipated that the Center and the Outparcel Development will meet any and all required governmental standards.

**CERTIFICATE OF OWNERSHIP**  
**OF PREIT-RUBIN, INC. (CO-APPLICANT)**  
**AS REQUIRED BY N.J.S.A. 40:55D-48.1 AND 48.2**

Listed below are names and addresses of all owners of 10% or more of the interest in the undersigned applicant corporation:

<u>Name</u>	<u>Address</u>	<u>% of Ownership</u>
PREIT Associates, L.P.*	200 S Broad Street Floor 3 Philadelphia, PA 19102-3815	100%

\* PREIT-RUBIN, INC. is a PA corporation formed September 29, 1997, its sole shareholder is PREIT Associates, L.P., a Delaware limited partnership formed on June 30, 1997 in which (PREIT) owns 96.1% of a consolidated and controlling interest as of December 31, 2012. PREIT is a Pennsylvania business trust formed on September 29, 1997.

**PREIT-RUBIN, INC.**

By: George F. Rubin  
Name: George F. Rubin  
Title: Vice-Chairman



**SUBMISSION REQUIREMENTS FOR THE CAMDEN COUNTY PLANNING BOARD:**

Please Submit the Following For:

**MINOR SUBDIVISIONS:**

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

**SITE PLANS AND MAJOR SUBDIVISIONS:**

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

**FINAL OR REVISED PLANS: Site Plans & Major Subdivisions**

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

**ADDITIONAL FEES:**

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

Certification of completeness  
by Local Official



Price, Meese, Shulman & D'Arminio, PC  
Attorneys for Applicant, Simon Management Associates II, LLC

By:   
Signature of Applicant or Agent  
Louis L. D'Arminio, Esq.

**CAMDEN COUNTY PLANNING BOARD**

FEE SCHEDULE  
(rev. 6/98)

APPLICANT'S NAME: Simon Management Associates II, LLC  
PROJECT NAME: The Premium Outlets at Gloucester Township MUNICIPALITY: Gloucester Township  
PLATE: \_\_\_\_\_ BLOCK: Blocks 13199, 13105, 13106 13198 LOT(S): All Lot 1

TYPE OF PLAN

- MINOR SUBDIVISION                       **SITE PLAN**                       MAJOR SUBDIVISION

MINOR SUBDIVISION

<input type="checkbox"/> REVIEW FEE (\$150.00) .....		\$ _____
	<u>SITE PLAN</u>	
<input checked="" type="checkbox"/> DESIGN REVIEW FEE (\$400.00) .....		\$ <u>400.00</u>
<input checked="" type="checkbox"/> TOTAL PARKING SPACES (\$6.00 per space) <u>2477 spaces</u> .....		\$ <u>14,862.00</u>
<input type="checkbox"/> DEDICATION, EASEMENT, DEED, ETC. REVIEW FEE (\$150.00) .....		\$ <u>150.00</u>
<input type="checkbox"/> INSPECTION FEE (\$200.00) .....		\$ <u>200.00</u>
	TOTAL .....	\$ <u>15,612.00</u>

MAJOR SUBDIVISION

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

FINAL REVIEWS  
(Site Plans & Major Subdivisions)

<input type="checkbox"/> FINAL (\$200.00) .....		\$ <u>200.00</u>
---	--	------------------

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

REVISIONS  
(Site Plans & Major Subdivisions)

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

ADDITIONAL FEES

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

PRICE, MEESE, SHULMAN & D'ARMINIO, PC  
ATTORNEYS FOR APPLICANT

GRAND TOTAL ..... \$ 15,812.00

BY:   
SIGNATURE OF APPLICANT OR AGENT  
LOUIS L. D'ARMINIO, ESQ.

# AFFIDAVIT OF OWNERSHIP

**MUST BE COMPLETED AND RETURNED**

1. Name of company/organization: SEE OWNERSHIP DISCLOSURES AT EXHIBIT 1

2. IS company a Corporation? Yes \_\_\_\_\_ NO \_\_\_\_\_

3. Name of state in Which Incorporated: \_\_\_\_\_

4. IS Company a partnership? Yes \_\_\_\_\_ NO \_\_\_\_\_

5. Individual Owner? Yes \_\_\_\_\_ NO \_\_\_\_\_

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

Name	Address	Title
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

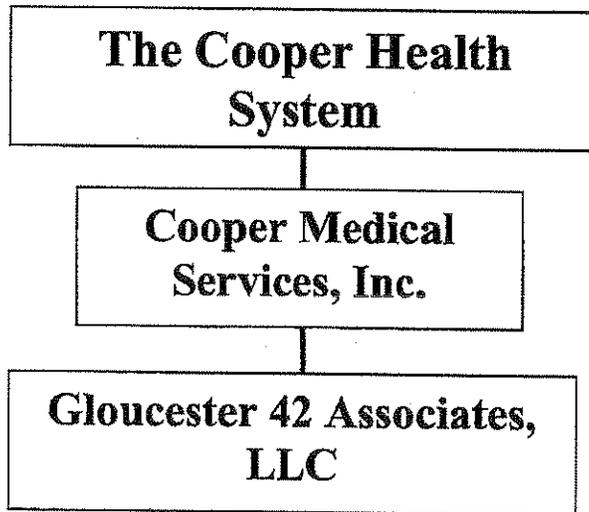
The above information is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature and Title

\_\_\_\_\_  
Please PRINT Name & Title

**Disclosure Statement**  
**Gloucester 42 Associates, LLC**  
October 18, 2011

Pursuant to N.J.S.A. 40:55D-48.1 and -48.2, Gloucester 42 Associates, LLC discloses that its ownership is as follows:



**Notes:**

1. Each entity is wholly-owned by the entity above it.
2. The address for Gloucester 42 Associates, LLC and Cooper Medical Services, Inc. is Office of General Counsel, Three Cooper Plaza, Suite 316, Camden, New Jersey 08103. The address for The Cooper Health System is One Cooper Plaza, Camden, New Jersey 08103.
3. The Cooper Health System is a registered 501(c)(3) charitable organization, and as such it does not have any stockholders.

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

April 25, 2013

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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

Re: Application #131009RDPFS  
Simon Management Associates II, LLC  
1125 South Black Horse Pike, Blackwood, NJ 08012  
Blocks 13199, 13105 & 13106, Lot 1



Gentlemen:

In response to your transmittal regarding the above application, sewer is available.  
The developer has already submitted a Form "A" Application.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

*Robert C. Benson*  
Robert C. Benson  
Executive Director

RCB:mh

Bin# 65  
Plans -  
Tray# 22

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL

DATE: 4/25/13

APPLICATION No: #131009RDPFS

APPLICANT: Simon Management Associates II, LLC

PROJECT No: #7661

BLOCK(S): 13199, 13105, 13106 Lot: 1 Zoned: IR Interchange Redevelopment

LOCATION: 1125 South Black Horse Pike, Blackwood, NJ 08012

TRANSMITTAL TO:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Township Engineer      | <input type="checkbox"/> Planner         | <input type="checkbox"/> Tax Assessor              |
| <input type="checkbox"/> Camden County Planning | <input type="checkbox"/> Traffic         | <input type="checkbox"/> GTMUA                     |
| <input type="checkbox"/> American Water         | <input type="checkbox"/> Aqua N.J. Water | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> Taxes                  | <input type="checkbox"/> Construction    |  |

APPLICATION: Preliminary 7 Final Major Site Plan to Construct a Retail Outlet Center approx.. 444,900 gross s.f. of Retail Sales, Services, Parking, Landscaping, Food Court, Gathering Areas, Promenade.

PURPOSE OF TRANSMITTAL:

- For Your Review. **Need Comment by 5/20/13. May 28, 2013 Planning Board Meeting**
- For Your Files.

ENCLOSED:

- Planning Analysis
  - Traffic Impact Study
  - Environmental Impact Statement
  - Stormwater Facilities Maintenance Plan
  - Stormwater Management Report
  - 1 Copy - Preliminary/Final Major Site Plan, County apps, Twp. app.
  - 1 Copy - Preliminary & Final Major Site Plan
  - 1 Copy - Road Improvements
  - 1 Copy - Operational Statement
  - 1 Copy - Drainage Calculations
  - 1 Copy - E.I.S.
  - Recycling Report
- Variance Plan     Bulk (C) Variance     Use (D) Variance

OK 5-1-13 JGA

Signature

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

DATE: 4/25/13

APPLICATION No: #131009RDPFS

APPLICANT: Simon Management Associates II, LLC

PROJECT No: #7661

BLOCK(S): 13199, 13105, 13106 Lot: 1 Zoned: IR Interchange Redevelopment

LOCATION: 1125 South Black Horse Pike, Blackwood, NJ 08012

TRANSMITTAL TO:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Township Engineer                           | <input type="checkbox"/> Planner         | <input type="checkbox"/> Tax Assessor              |
| <input type="checkbox"/> Camden County Planning                      | <input type="checkbox"/> Traffic         | <input type="checkbox"/> GTMUA                     |
| <input type="checkbox"/> American Water                              | <input type="checkbox"/> Aqua N.J. Water | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input checked="" type="checkbox"/> Taxes - <i>current</i> <i>MB</i> | <input type="checkbox"/> Construction    |  |

APPLICATION: Preliminary 7 Final Major Site Plan to Construct a Retail Outlet Center approx.. 444,900 gross s.f. of Retail Sales, Services, Parking, Landscaping, Food Court, Gathering Areas, Promenade.

PURPOSE OF TRANSMITTAL:

- For Your Review. **Need Comment by 5/20/13. May 28, 2013 Planning Board Meeting**
- For Your Files.

ENCLOSED:

- Planning Analysis
  - Traffic Impact Study
  - Environmental Impact Statement
  - Stormwater Facilities Maintenance Plan
  - Stormwater Management Report
  - 1 Copy - Preliminary/Final Major Site Plan, County apps, Twp. app.
  - 1 Copy - Preliminary & Final Major Site Plan
  - 1 Copy - Road Improvements
  - 1 Copy - Operational Statement
  - 1 Copy - Drainage Calculations
  - 1 Copy - E.I.S.
  - Recycling Report
- Variance Plan     Bulk (C) Variance     Use (D) Variance

*Maryann Buse*  
\_\_\_\_\_  
Signature

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

DATE: 4/25/13

APPLICATION No: #131009RDPFS

APPLICANT: Simon Management Associates II, LLC

PROJECT No: #7661

BLOCK(S): 13199, 13105, 13106 Lot: 1 Zoned: IR Interchange Redevelopment

LOCATION: 1125 South Black Horse Pike, Blackwood, NJ 08012

TRANSMITTAL TO:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Township Engineer      | <input type="checkbox"/> Planner         | <input checked="" type="checkbox"/> Tax Assessor   |
| <input type="checkbox"/> Camden County Planning | <input type="checkbox"/> Traffic         | <input type="checkbox"/> GTMUA                     |
| <input type="checkbox"/> American Water         | <input type="checkbox"/> Aqua N.J. Water | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> Taxes                  | <input type="checkbox"/> Construction    |  |

APPLICATION: Preliminary 7 Final Major Site Plan to Construct a Retail Outlet Center approx.. 444,900 gross s.f. of Retail Sales, Services, Parking, Landscaping, Food Court, Gathering Areas, Promenade.

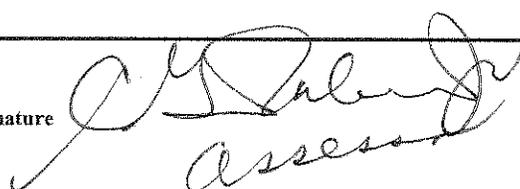
PURPOSE OF TRANSMITTAL:

- For Your Review. **Need Comment by 5/20/13. May 28, 2013 Planning Board Meeting**
- For Your Files.

ENCLOSED:

- Planning Analysis
  - Traffic Impact Study
  - Environmental Impact Statement
  - Stormwater Facilities Maintenance Plan
  - Stormwater Management Report
  - 1 Copy - Preliminary/Final Major Site Plan, County apps, Twp. app.
  - 1 Copy - Preliminary & Final Major Site Plan
  - 1 Copy - Road Improvements
  - 1 Copy - Operational Statement
  - 1 Copy - Drainage Calculations
  - 1 Copy - E.I.S.
  - Recycling Report
- Variance Plan     Bulk (C) Variance     Use (D) Variance

- ✓ PLAN WELL THOUGHTOUT + EXTENSIVE FOR SUCH A PROJECT INCL. WET AREAS + DRAINAGE ISSUES.
- ✓ WHY CAN'T TAKE OLD, VACANT SCHOOL WITH PROJECT? SAD.
- ✓ STORES ELEVATIONS - MAY PREFER TO PUT MORE CANOPIES. COMPLAINT BY SHOPPERS IN SIMILAR COMPLEXES IS GETTING WET GOING INTO STORES OR SHOPPING + WALKING AROUND COMPLEX IN BAD WEATHER.
- ✓ AREA SUBJECT TO ROLLBACK TAXES.
- ✓ DEFINITELY IS HIGHEST + BEST USE.

Signature  4/25/13



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #131009RDPFS 611 1125 South Black Horse Pike Blackwood Block 13199,13105,13106

- 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: See Attached

Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

Signature:  Date Submitted: 1/21/13

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. According to plans, no sidewalks shown at the following locations:
  - a. Zimmerman Road from Black Horse Pike to Cooper Road
  - b. Cooper Road between Zimmerman Road and new signal at Robert E. Kelly Blvd
  - c. Copper Road between new signal at Robert E. Kelly Blvd and College Drive
3. Request traffic signal be installed Black Horse Pike at Zimmerman Road. Zimmerman Road is right turn only at intersection.
4. Plans show no street lighting along Cooper Road and Zimmerman Road
5. Request that a police manual controller be installed in signal box for new traffic signal Cooper Road at Robert E Kelly Blvd in event that officers need to control intersection due to congestion around events at the site.

# Township of Gloucester

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

Instructions for completion of application

Box1: Corporate name, address, phone number and representative name and title

Box2: 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](mailto: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](mailto:bmckendry@gtpolice.com)

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

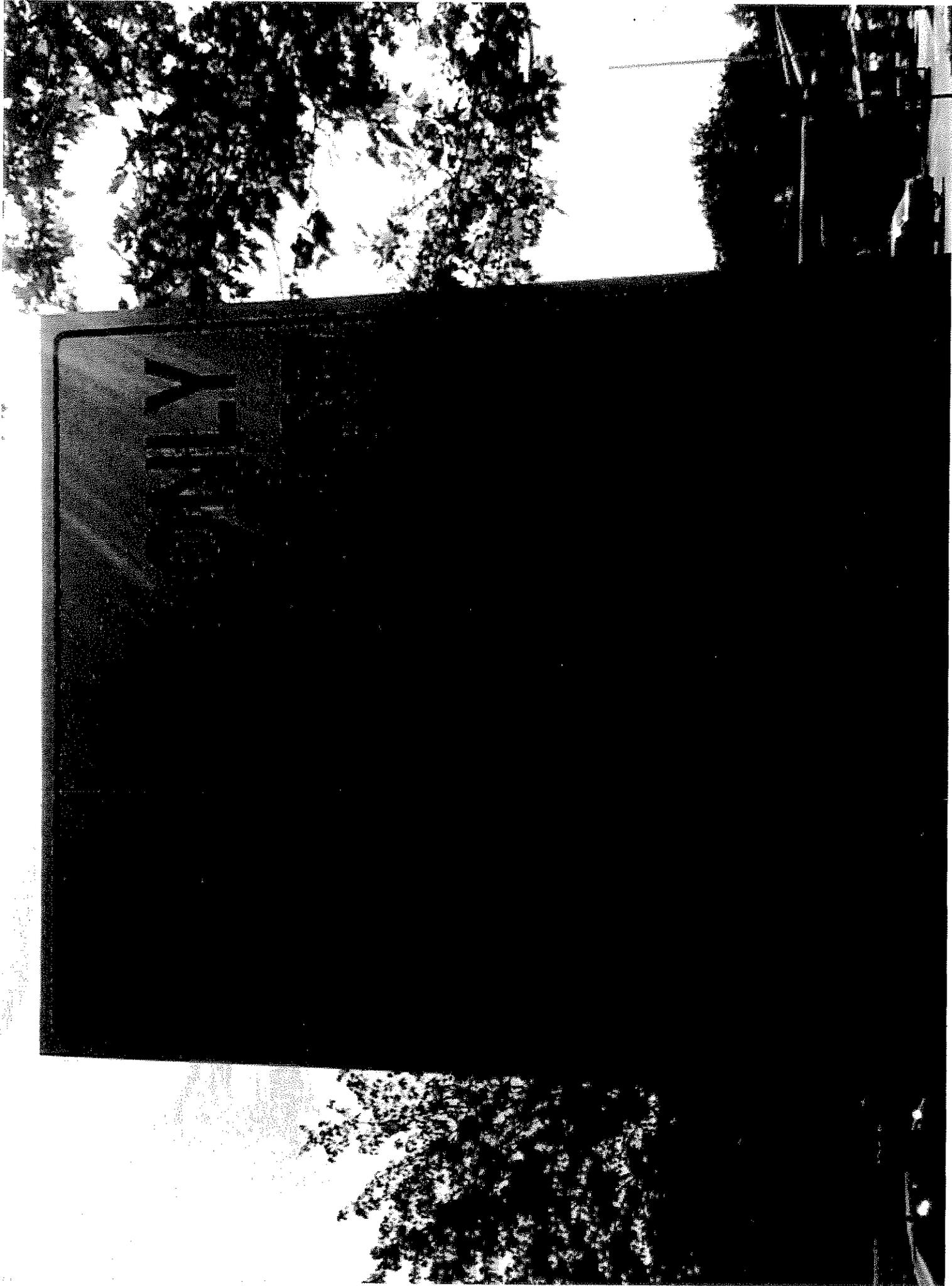
<b>1.</b> <b>FROM:</b>		<b>2.</b> <b>DATE:</b>
<b>TO:</b>	Township of Gloucester, Gloucester Township Police	

**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:

<b>Comments</b>	<b>5.</b>
	<b>↑Authorized Signature</b>
	<b>6.</b>
	<b>↑Print Name</b>



# TOWNSHIP OF GLOUCESTER

## Interoffice Correspondence

---



TO: Planning Board

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

RE: **APPLICATION #131009RDPFS** Escrow #8661  
**Simon Management Associates, II, LLC**  
**Block 13199, Lot 1, Block 13105, Lot1 and Block 13106, Lot1**

DATE: May 22, 2013

The Applicant requests preliminary and final major site plan approval to construct a ±450,000 sf "retail outlet center" utilizing a "racetrack" design within the IR – Interchange Redevelopment District in conjunction with an approved redevelopment agreement. The project bounded on the north by Zimmerman Road; on the south by College Drive; on the west by the Black Horse Pike, and on the east by NJ Route 42 (North – South Freeway).

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

Applicant: Simon Management Associates II, LLC, ATTN: Danielle DeVita, Esq. 105 Eisenhower Parkway, Roseland, NJ 07068 (telephone #973-403-6810).

Owner: Gloucester 42 Associates, c/o Cooper University Hospital, 3 Cooper Plaza, Suite 504, Camden, NJ 08103 (telephone #856-342-3083).

Engineer: Brian M. Conlon, PE, Langan Engineering & Environmental Services, 30 South 17<sup>th</sup> Street, Philadelphia, PA 19103 (telephone #215-864-0640).

Landscape Architect: James O. Spectpr, LA, Langan Engineering & Environmental Services, 30 South 17<sup>th</sup> Street, Philadelphia, PA 19103 (telephone #215-864-0640).

Architect: Doug Williams, FRCH, 311, Elm Street, Suite 600, Cincinnati, OH 45202 (telephone #513-362-3470).

Attorney: Louis L. D'Arminio, Esq., Price, Meese, Shulman & D'Arminio, PC, 50 Tice Boulevard, Suite 380, Woodcliff Lake, NJ 07677 (telephone #201-391-3737).

### I. INFORMATION SUBMITTED

1. Price, Meese, Shulman & D'Arminio Transmittal Letter dated 4/24/13.
  - a. Gloucester Premium Outlets, "Operational Statement" no date.
2. Land Development Application Form with Exhibits 1 - 3 and checklist dated 4/25/13.
3. Interim Redevelopment Agreement for the Interchange Redevelopment Area.
4. Planning Analysis, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13.
5. Traffic Impact Statement, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13.

6. Environmental Impact Statement, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13.
7. Recycling Report, as prepared by Langan dated 4/24/13.
8. Stormwater Management Report, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13.
9. Stormwater Facilities Maintenance Plan, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13.
10. Engineering plans, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	4-24-13
2	Tax Map, Zoning Map & Adjacent Property Owners List	4-24-13
3	ALTA/ACSM Land Title Survey	4-24-13
4	ALTA/ACSM Land Title Survey	4-24-13
5	Master Site Plan	4-24-13
6	Site Plan	4-24-13
7	Site Plan	4-24-13
8	Site Plan	4-24-13
9	Site Plan	4-24-13
10	Site Control Details	4-24-13
11	Vehicle Circulation & Pavement Plan	4-24-13
12	Vehicle Circulation & Pavement Plan	4-24-13
13	Master Grading & Drainage Plan	4-24-13
14	Master Grading & Drainage Plan	4-24-13
16	Master Grading & Drainage Plan	4-24-13
17	Master Grading & Drainage Plan	4-24-13
18	Storm Sewer Profiles I	4-24-13
19	Storm Sewer Profiles II	4-24-13
20	Storm Sewer Profiles III	4-24-13
21	Drainage Notes & Details I	4-24-13
22	Drainage Notes & Details II	4-24-13
23	Construction Sequencing Plan	4-24-13
24	Soil Erosion & Sediment Control Plan – Stage I	4-24-13
25	Soil Erosion & Sediment Control Plan – Stage I	4-24-13
26	Soil Erosion & Sediment Control Plan – Stage I	4-24-13
27	Soil Erosion & Sediment Control Plan – Stage I	4-24-13
28	Soil Erosion & Sediment Control Plan – Stage II	4-24-13
29	Soil Erosion & Sediment Control Plan – Stage II	4-24-13
30	Soil Erosion & Sediment Control Plan – Stage II	4-24-13
31	Soil Erosion & Sediment Control Plan – Stage II	4-24-13
32	Soil Erosion & Sediment Control Plan – Stage III	4-24-13
33	Soil Erosion & Sediment Control Plan – Stage III	4-24-13
34	Soil Erosion & Sediment Control Plan – Stage III	4-24-13
35	Soil Erosion & Sediment Control Plan – Stage III	4-24-13
36	Soil Erosion & Sediment Control Notes & Details	4-24-13
37	Master Utility Plan	4-24-13
38	Utility Plan	4-24-13
39	Utility Plan	4-24-13
40	Utility Plan	4-24-13

41	Utility Plan	4-24-13
42	Sanitary Sewer Profiles I	4-24-13
43	Sanitary Sewer Profiles II	4-24-13
44	Sanitary Sewer Profiles III	4-24-13
45	Utility Notes & Details	4-24-13
46	Master Landscape Plan	4-24-13
47	Landscape Plan	4-24-13
48	Landscape Plan	4-24-13
49	Landscape Plan	4-24-13
50	Landscape Plan	4-24-13
51	Landscape notes & Details	4-24-13
11.	Architectural plans, as prepared by FRCH consisting of the following:	
	<u>Sheet</u>	<u>Plan Description</u>
		<u>Date / Latest Revision</u>
	A1	Overall Building Plan
	A2	Rendered Elevations
	A3	Perspective Rendering & Elevations
		Building 1
		4-24-13
	A4	Elevations – Buildings 2 & 3
		4-24-13
	A5	Elevations – Building 4
		4-24-13
	A6	Elevations – Building 5
		4-24-13
	A7	Elevations – Building 6
		4-24-13
	A8	Elevations – Building 7
		4-24-13
	A9	Elevations – Building 8
		4-24-13
	A10	Elevations – Building 9
		4-24-13
12.	Signage Drawing Plans, as prepared by FRCH consisting of the following:	
	<u>Sheet</u>	<u>Plan Description</u>
		<u>Date / Latest Revision</u>
	S1	Overall Building Plan
		4-24-13
	S2	Rendered Elevations
		4-24-13
	S3	Building 1 Elevation
		4-24-13
	S4	Building 2 & 3 Elevation
		4-24-13
	S5	Building 4 Elevation
		4-24-13
13.	Lighting Drawing Plans, as prepared by FRCH consisting of the following:	
	<u>Sheet</u>	<u>Plan Description</u>
		<u>Date / Latest Revision</u>
	LC001	Overall Site Plan – Lighting Calculations
		4-24-13
14.	Roadway Improvements for Cooper Road and Zimmerman Road, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. consisting of the following:	
	<u>Sheet</u>	<u>Plan Description</u>
		<u>Date / Latest Revision</u>
	1	Cover Sheet
		4-24-13
	2	Legend and General Notes
		4-24-13
	3	Typical Sections
		4-24-13
	4	Plan Sheet Index
		4-24-13
	5 - 7	Construction Plans
		4-24-13
	8 - 10	Grading and Drainage Plans
		4-24-13
	11	ADA Curb Ramp Details
		4-24-13
	12 - 14	Signing and Striping Plans
		4-24-13
	15	Traffic Signal Installation
		4-24-13
	16	Electrical Plan
		4-24-13

## II. REDEVELOPMENT PLAN & PLANNING ANALYSIS COMMENTS

The following applies to the Interchange Redevelopment Plan and Planning Analysis, as noted.

### §2.0, Goals and Objectives

1. The Applicant must provide professional testimony on how the proposed redevelopment project addresses Goal #1, which requires redevelopment that complements and integrates with the new Route 42 and College Drive Interchange as per §2.0(1).
2. The Applicant must provide professional testimony on how the proposed redevelopment project addresses Goal #2, which provides direction that projects complement existing community assets, multi-modal transportation solutions, and walkable neighborhoods as per §2.0(2).
  - a. It is recommended the Applicant address the ability or inability to provide a bike lane and concrete sidewalks, which would address two redevelopment plan objectives, namely, multi-modal transportation solutions and walkable neighborhoods.
    - i. It is noted the start of the Municipal Bike Path is at the intersection of Maint Street and Linden Street less than 0.25 mile west of the project.
    - ii. Nearby residential neighborhoods include R-3, Residential (3 du/ac.) and R-4, Residential (4 du/ac.) densities.
3. The Planning Analysis addresses Goal #3, which requires redevelopment projects to be architecturally pleasing and contributing to a community's sense of place as per §2.0(3).
  - a. However, the applicant should provide additional testimony indicating the proposed landmarks and/or architectural period represented in the proposed building and "town square" center.
  - b. It is recommended the plan be revised to provide additional opportunities to enhance the aesthetics and improve vistas from the Black Horse Pike and College Drive through site clearing of insignificant plant growth, grading, and landscaping of same to contribute to the Township's sense of place.
4. The Planning Analysis addresses Goal #4, which requires redevelopment projects provide a variety of land uses and consistency with the Township's Master Plan as per §2.0(4).
5. The Planning Analysis addresses Goal #5, which requires redevelopment projects to provide opportunities that improve the physical and functional layout of the redevelopment area to promote social and economic development as per §2.0(5).
6. The Applicant must provide professional testimony on how the proposed redevelopment project addresses Goal #6, which requires flexibility in the traffic design to accommodate future land uses as per 2.0(6).
7. The Planning Analysis addresses Goal #7, which requires redevelopment projects preserve and protect wetlands and other environmentally sensitive areas as per §2.0(7).
8. The Planning Analysis addresses Goal #8, which requires redevelopment projects generate revenue for the Township as per §2.0(8).
9. The Planning Analysis addresses Goal #9, which requires redevelopment activities be in the best interest of public health, safety, and welfare as per §2.0(9).

### §3.1, IR – Interchange Redevelopment Plan

10. The subject parcels are located within the IR – Interchange Redevelopment District as per §3.1, Interchange Redevelopment District (IR).
  - a. Retail sales and services as a component of an outlet center is a permitted use within the Interchange Redevelopment Plan [§3.1.C(2)(a)].
  - b. Planned Commercial Development is also a permitted use within the Interchange Redevelopment plan [§3.1.C(4)(b)].

### §3.1.K, Parking Standards

11. The Applicant must provide professional testimony to satisfaction of the Planning Board addressing the adequacy of the proposed number of parking spaces to meet the expected demand of the commercial development as per §3.1.K, Parking Standards.
  - a. The Planning Board is advised the Interchange Redevelopment Plan does not rely on the Land Development Ordinance parking requirements and defers compliance to professional testimony of the applicant based on their expertise, professionals, and design considerations current to the time period and land uses.
    - i. However, the Planning Board should note the Gloucester Township Land Development Ordinance would require at least 2,025 parking spaces; the instant application provides 2,477 parking spaces.

### §3.1.N, Additional Requirements

12. The instant application proposes public water and sanitary sewerage facilities to be provided as per §3.1.N(1).
13. The Applicant must provide professional testimony to satisfaction of the Planning Board addressing the proposed building architecture is "compatibly designed ... and suitably finished for aesthetic purposes" in its relation to elevations facing a street or residential areas as per §3.1.N(2).
14. Sheets 47 – 51 are signed and sealed by a NJ Licensed Landscape Architect as per §3.1.N(3).
15. The plans must be revised to provide substantially more landscaping comprising a mixture of shrubs, ornamental trees, evergreen trees, perennial flowers, grasses, etc. to enhance the aesthetics of the development and the vistas and viewsheds of the Interchange Redevelopment Area and the Township in the following locations as per §3.1.N(4).
  - a. Along College Drive, specifically that area bounded on the north by a proposed "Timber Guiderail," on the south by College Drive on the West by the Black Horse Pike and on the east by Cooper Road, excluding freshwater wetlands and transition/buffer areas.
    - i. The applicant must provide professional testimony addressing demolition of existing building foundations along College Drive.
  - b. Along the Black Horse Pike, specifically that area bounded on the north by Zimmerman Road, on the South by College Drive, on the west by the Black Horse Pike, and on the east by a proposed "Timber Guiderail" and proposed "Infiltration Basin A," excluding freshwater wetlands and transition/buffer areas.
  - c. Along the perimeter of "Infiltration Basin A," specifically along the frontage of the Black Horse Pike and Zimmerman Road.

- d. Along the perimeter of "Extended Detention Basin B," specifically along the frontage of College Drive.
    - i. The applicant should provide professional testimony to address the ability to include the existing drainage basin at the intersection of College Drive and Cooper Road.
16. The Applicant must provide professional testimony to satisfaction of the Planning Board that the proposed "8' high screen walls at service courts" comply with §425, Fences, Hedges, Walls of the Gloucester Township Land Development Ordinance as per §3.1.N(6).
    - a. At a minimum the applicant should address the following:
      - i. Sight lines as per §425.D, Clear Sight Distance.
      - ii. Materials, finishes, and drainage as per §425.F, Finished Side.
      - iii. As an attribute to landscaping as per §425.L, Landscape Plan.
  17. The Applicant must provide professional testimony to the satisfaction of the Planning Board that the proposed signs are suitably sized and designed for the proposed development and consistent with Section 2, Goals and Objectives of the Interchange Redevelopment Plan as per §3.1.N(7).
  18. The site plans include pedestrian walkways within most of the parking areas as per §3.1N(8).
    - a. It is recommended the plans be revised to provide pedestrian walkways within the parking area between Building 3 and College Drive.
  19. The Applicant must provide professional testimony to satisfaction of the Planning Board that the proposed lighting plan is suitably designed for the proposed land use and provides adequate illumination as per §3.1.N(9).
    - a. The applicant proposes 41-foot high light standards with a double - shoe box shield for the parking area, which requires a performance and design waiver from §508, Lighting of the Gloucester Township Land Development Ordinance.
      - i. The maximum lighting height is 25 feet.
    - b. The Applicant proposes an average illumination of 2.8 footcandles.
      - i. The maximum average illumination is 2.0 footcandles.
    - c. It is recommended in addition to the proposed lighting the plans be revised to provide ornamental lights within the subject parcel along the Black Horse Pike, College Drive, and entrances.
  20. The Applicant must provide professional testimony to satisfaction of the Planning Board that the proposed buildings are "architecturally appealing" and advance the scenic vistas and viewsheds of the development and Township as per §3.1.N(10).

### III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist.

#### **We do not recommend waiving underlined items**

1. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
  - a. The Interchange Redevelopment Plan does not have specific requirements for the number and size of free-standing and façade signs.
    - i. The Applicant must provide specific information on the location, size, height, and design of the proposed signs, especially the proposed pylon and monument signs at NJ Route 42 and the street intersections with the Black Horse Pike.
2. Sidewalks and bike routes [Checklist #83].
  - a. It is recommend the Applicant address opportunities and conflicts to providing an on-site and/or off-site bike lane and wayfaring signage towards the existing bike path at Main and Linden Streets at the west side of the Black Horse Pike.

### IV. WAIVER COMMENTS

The instant Application requests a waiver from the following checklist items.

#### **We do not recommend waiving underlined items**

1. Existing signs including the location, size, and height [Checklist #43].
2. The names, locations, right-of-way widths and purposes of existing and proposed easements and other right-of-ways in the subdivision. [Checklist #47].

The instant application requests a waiver from having to comply with the following Performance and Design Standards of the Land Development Ordinance:

3. Grading to not be changed within five (5) feet of a property line as per §506.A(5).
4. Luminaire mounting height not to exceed 25 feet as per §508.C.
  - a. The application proposes a luminaire height of 41 feet.
5. Average illumination not to exceed 2.0 foot candles as per §508.F(2).
  - a. The application proposes an average illumination of 2.8 foot candles.
6. Loading and unloading areas are not to be used for the storage of refuse as per as per §509.D(3).
7. Concrete curb and sidewalks as per as per §516, Sidewalks, Curbs, Gutters and Pedestrian Ways.
  - a. The applicant provides only a limited amount of sidewalk along roadways.
    - i. It is recommended that sidewalks and/or a functional equivalent pedestrian link be provided from the Black Horse Pike to and along Zimmerman Road or within the subject parcel.

### V. VARIANCE COMMENTS

The typical bulk and setback variances are not part of applications within the Interchange Redevelopment Plan.

Generally, applicants must comply with the goals and objectives of the redevelopment plan regarding land uses and architectural considerations to the satisfaction of the Redevelopment Entity and site development to the satisfaction of the Planning Board.

## VI. SITE PLAN DESIGN REVIEW COMMENTS

1. The plan must be revised to include additional lighting within the subject parcel as a landscape feature providing a streetscape that is architecturally pleasing and contributes to the Township's sense of place (Goal #3) by utilizing the HADCO, PSE&G Colgate I with Signature globe incorporating the "GT" brand including but not necessarily limited to the following locations as per §508.D, Lighting:
  - a. North side of College Drive between the Black Horse Pike and Cooper Road.
    - i. It is recommended lights be installed at 75-foot intervals providing approximately ten (10) lights.
  - b. East side of the Black Horse Pike between College Drive and Zimmerman Road.
    - i. It is recommended lights be installed at 75-foot intervals providing approximately twenty six (26) lights.
  - c. Each side of the development entrances five (5) entrances or ten (10) lights.
2. It is recommended the plans be revised to provide concrete sidewalks at a minimum at the following locations as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.
  - a. Along the west side of Cooper Road between College Drive and the proposed sidewalk terminus at the "Town Square" entrance.
    - i. The purpose of sidewalks in this section is to plan for an envisioned future link between the Camden County College and the proposed development.
  - b. Along the south side of Zimmerman Road between the Black Horse Pike and the development Entrance; thence, south along the west side of the entrance towards the brick paver crosswalk between building 6 and building 9.
    - i. It is recommended the plans be revised to provide a brick paver crosswalk at the parking area stop bar.
      1. The purpose of sidewalks in this section is to accommodate pedestrian movements from nearby neighborhoods and facilitate safe movement of pedestrians and automobile traffic.
        - a. Consideration shall be given to alternative(s) that are the functional equivalent to the aforementioned recommendation.
3. Consideration should be given to providing one basin or an alternative drainage system at the intersection of College Drive and Cooper Road as per §517, Stormwater Collection and Management.
4. The plans must be revised to provide landscaping along the perimeter of "Infiltration Basin A" and "Extended Detention Basin B" to advance an aesthetic design considering these are in the front yard and should be included as a landscape feature of the overall landscaping plan as per §517.H(3).

## VII. GENERAL REVIEW COMMENTS

1. The plan must be revised to extend the "SILT FENCE (TYP.)" graphic to ensure those areas along College Drive and the Black Horse Pike are sufficiently cleared, graded, and landscaped to provide the recommended streetscape and scenic vistas required in the Interchange Redevelopment Plan.
2. The plans must be revised on Sheet 26 (CE-103) to remove the reference "(OR TO REMAIN?)" for the buildings to be demolished along College Drive.

3. The plan must be revised to address the Interchange Redevelopment Plan's goals and objective of creating an area that is architecturally pleasing and contributes to the Township's sense of place (Goal #3) for the streetscape along the Black Horse Pike and College Drive, as follows:
  - a. Extend the Tree Protection Fence towards the Black Horse Pike and College Drive, specifically that area bounded on the north by a proposed "Timber Guiderail," on the south by College Drive, on the West by the Black Horse Pike, and on the east by Cooper Road, excluding freshwater wetlands and transition/buffer areas.
  - b. Provide landscaping of the aforementioned area comprising a mixture of shrubs, ornamental trees, evergreen trees, perennial flowers, grasses, etc. to enhance the aesthetics of the development, vistas, and viewsheds.
4. It is recommended the plans be revised to provide a flagpole feature at the entrance to the "Town Square" that includes three flags: The American Flag, Gloucester Township Flag, and a third flag (to be determined).

### **VIII. SIGN REVIEW COMMENTS**

1. The instant application proposes one "Primary Project I. D. Pylon Sign" 1,600 sf and 100' maximum height at the northwest intersection of Robert E. Kelly Boulevard and NJ Route 42 (Key A).
  - a. The applicant must provide testimony addressing the proposed sign including details, artist rendering, and/or photos of similar signs at the applicant's other locations.
    - i. The Planning Board should note application #111052RAPSPF approved three (3) billboards 16' x 60' (960 sf) and 60' in height including one that is ±360' north of the proposed Primary Project I. D. Pylon Sign.
2. The instant application proposes two "Project I. D. Monument" signs 600 sf and 20' maximum height at the northeast intersection of the Black Horse Pike and College Drive and southeast corner of the Black Horse Pike and Zimmerman Road (Key B).
  - a. The applicant must provide testimony addressing the proposed sign including details, artist rendering, and/or photos of similar signs at the applicant's other locations.
3. The instant application proposes several categories of signage specific to the proposed use, as follows:
  - a. Project I. D. Building (Key C).
  - b. Auto Directional (Key D).
  - c. Parking Area (Key E).
  - d. Freestanding Gallery Zone (Key F).
  - e. Bus Plaza (Key G).
  - f. Service Court (Key I).
  - g. Signage for outparcels to be provided (Key J).
  - h. Project I. D. Entrance Monument (Key K).
  - i. Tenant Peripheral Rear Building (Key L).
    - i. The applicant must provide testimony addressing the proposed signs including details, artist rendering, and/or photos of similar signs at the applicant's other locations.

## **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. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
4. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
5. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
6. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

## **X. RECOMMENDATIONS**

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

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

cc: Simon Management Associates ii, LLC  
Louis L. D'Arminio, Esq.  
Brian M. Conlon, PE  
Edward F. Brennan, Esq.  
Steven M. Bach, PE



**BACH Associates, P C**  
ENGINEERS • ARCHITECTS • PLANNERS

May 22, 2013

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

Attn: Ken Lechner, Township Director / Planner

Re: Gloucester Premium Outlets  
Simon Management Associates II, LLC  
1125 South Black Horse Pike  
Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1; block 13198, Lot 1  
Review No. 1  
Bach Project No. GTPB-2013-02

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 4/22/13.
- Township of Gloucester Land Development Submission Checklist, dated 4/25/13.
- Camden County Application package, dated 4-25-13.
- Township of Gloucester Escrow Agreement, dated 4/23/13.
- Environmental Impact Statement for Gloucester Premium Outlets, The Black Horse Pike, Gloucester Township, Camden County, New Jersey, prepared by Langan Engineering, dated April 24, 2013.
- Traffic Impact Statement for Gloucester Premium Outlets, The Black Horse Pike, Gloucester Township, Camden County, New Jersey, prepared by Langan Engineering, dated April 24, 2013.
- Planning Analysis for Gloucester Premium Outlets, The Black Horse Pike, Gloucester Township, Camden County, New Jersey, prepared by Langan Engineering, dated April 24, 2013.
- Stormwater Management Report for Gloucester Premium Outlets, The Black Horse Pike, Gloucester Township, Camden County, New Jersey, prepared by Langan Engineering, dated April 24, 2013.

Gloucester Premium Outlets  
 Simon Management Associates II, LLC  
 1125 South Black Horse Pike  
 Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1; block 13198, Lot 1  
 Review No. 1  
 Bach Project No. GTPB-2013-02  
 May 22, 2013  
 Page 2 of 14

- Stormwater Facility Maintenance Plan for Gloucester Premium Outlets, The Black Horse Pike, Gloucester Township, Camden County, New Jersey, prepared by Langan Engineering, dated April 24, 2013.
- Interim Redevelopment Agreement for the Interchange Redevelopment Area, Township of Gloucester, received April 25, 2013.
- Architectural Plans entitled "Gloucester Premium Outlets, Gloucester Township, Camden County, New Jersey", prepared by FRCH Design Worldwide, dated April 24, 2013, no revision.
- Drawings entitled "Preliminary and Final Major Site Plan for Gloucester Premium Outlets, Gloucester Township, Camden County, New Jersey", prepared by Langan Engineering:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1	Cover Sheet	April 24, 2012, none
2	Tax Map, Zoning Map & Adj. Owners List	April 24, 2012, none
3 & 4	Alta Survey	April 24, 2012, none
5	Master Site Plan	April 24, 2012, none
6 to 9	Site Plans	April 24, 2012, none
10	Site Construction Details	April 24, 2012, none
11 & 12	Vehicle Circulation & Pavement Plans	April 24, 2012, none
11 & 12	Vehicle Circulation & Pavement Plans	April 24, 2012, none
13	Master Grading & Drainage Plans	April 24, 2012, none
14 to 17	Grading & Drainage Plans	April 24, 2012, none
18 to 20	Storm Sewer Profiles	April 24, 2012, none
21 & 22	Drainage Notes & Details	April 24, 2012, none
23	Construction Sequencing Plan	April 24, 2012, none
24 to 36	Soil Erosion & Sediment Control Plans	April 24, 2012, none
37	Master Utility Plan	April 24, 2012, none
28 to 41	Utility Plans	April 24, 2012, none
42 to 44	Sanitary Sewer Profiles	April 24, 2012, none
45	Utility Notes & Details	April 24, 2012, none
46	Master Landscape Plan	April 24, 2012, none
47 to 50	Landscape Plans	April 24, 2012, none
51	Landscape Notes & Details	April 24, 2012, none

Gloucester Premium Outlets  
Simon Management Associates II, LLC  
1125 South Black Horse Pike  
Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1; block 13198, Lot 1  
Review No. 1  
Bach Project No. GTPB-2013-02  
May 22, 2013  
Page 3 of 14

**SITE INFORMATION:**

**Applicant:** Simon Management Associates II, LLC  
105 Eisenhower Parkway  
Roseland, New Jersey 07068  
973-403-6810

**Owner:** Gloucester 42 Associates  
c/o Cooper University Hospital  
3 Cooper Plaza, Suite 504  
Camden, New Jersey 08103  
856-342-3083

**PROJECT SUMMARY:**

This application is for the construction of approximately 450,000 square feet of retail shopping consisting of 14 buildings and associated site improvements on approximately 65 acres of land. The project site is surrounded by New Jersey State Highway Route 42, Zimmerman Road, Black Horse Pike (NJ State Highway Route 168), and College Road in the Township's Interchange Redevelopment (IR) District. The existing site is vacant agricultural land. The applicant is seeking preliminary and final major site plan approval.

**WAIVERS:**

The applicant is requesting the following waivers:

1. "Unless otherwise authorized by the approving agency engineer, existing grades shall not be changed within 5 feet of the boundary with an adjacent property" per Section 506 (A)7.
2. "Loading areas are not to be used for the storage of refuse, recyclable material, or inventory unless approved by the appropriate Township Authority" per Section 509 (D) 3.
3. "Luminaires shall be installed on 30 foot laminated poles with said poles being installed to a depth of 5 feet below grade. Luminaire mounting height shall be 25 feet above grade" per Section 508 (C). It shall be noted that only 25' high poles are permitted in parking lots per Section 508.F (3). The applicant may need to request additional waivers.
4. "The maximum average illumination on the pavement within the parking lot shall not exceed two (2) foot-candles" per Section 508 (F)2.

Gloucester Premium Outlets  
Simon Management Associates II, LLC  
1125 South Black Horse Pike  
Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1; block 13198, Lot 1  
Review No. 1  
Bach Project No. GTPB-2013-02  
May 22, 2013  
Page 4 of 14

5. "Except where otherwise required by the New Jersey Residential Site Improvement Standards in N.J.A.C. 5:21-4, concrete sidewalks and curbs shall be installed on both sides of all streets" per Section 516 (A).

**GENERAL:**

1. Architectural floor plans shall be provided for the proposed buildings.
2. It shall be noted that a Transition Area Waiver Permit may be required from NJDEP for the proposed grading shown in the wetlands buffer area adjacent to College Drive, west of Basin B.
3. The construction sequence plan, Sheet CE-100, shall be revised to indicate the correct reference for traffic control measures listed under Construction Sequence Stage I, Sequence C.5.
4. The applicant shall provide truck turning drawings at larger scale (50 scale minimum).
5. The following comments pertain to a plan as prepared by Langan Engineering Inc. entitled "Master Site Plan for Gloucester Premium Outlets, Block 13105, Lot 1, Block 13106 Lot 1, Block 13198 lot 1, Block 13199 Lot 1", dated April 24, 2013, no revision:
  - a. The plan indicates "Proposed Lots" and a subdivision plan has not been provided. If a land is to be subdivided then a subdivision plan shall be provided to our office for review.
  - b. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the map.
  - c. The plan should have a minimum of three (3) corners markers labeled with the plan coordinate values.
  - d. The plan does not indicate any found or set property corners. The plan shall indicate all corner markers found and to be set.
6. It appears that sheet CS-103 is not drawn to scale. The plan shall be revised.
7. Our office recommends additional landscaping around stormwater management facilities be provided.

Gloucester Premium Outlets  
Simon Management Associates II, LLC  
1125 South Black Horse Pike  
Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1; block 13198, Lot 1  
Review No. 1  
Bach Project No. GTPB-2013-02  
May 22, 2013  
Page 5 of 14

**PARKING:**

1. 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.
2. Additional dimensions shall be shown the loading and recycling areas located in the rear of each of the proposed buildings.
3. The applicant shall provide areas designated for refuse/recyclable storage and pickup areas for each proposed building.
4. The locations of fire lanes, to ensure the efficient and effective use of fire apparatus, shall be shown on the plans and subject to the review and approval of the Fire Marshal. Fire lanes shall be a minimum of eighteen (18') feet in width unless contiguous to the access aisle.
5. The applicant shall clarify the need for the four (4) proposed one way drive lanes shown in the northwest corner of the site, adjacent to Black Horse Pike.
6. Dimensions shall be provided from the face of curb to the proposed timber guiderail on the southerly portion of the site adjacent to the proposed basin.
7. A dimension shall be provided from each proposed building to the closest face of curb.
8. The width of all handicapped parking stalls shall be shown on the plans.
9. The radii of all curbed islands shall be shown on the plans.
10. The width of all sidewalks shall be shown on the plans.
11. A parking stall depth shall be provided for the westerly most parking row adjacent to the Black Horse Pike.
12. Additional detail including but not limited to curb radii and lane widths shall be provided at the northerly most intersection onto Zimmerman Road.
13. Sight triangles shall be provided at all entrance drives.
14. Additional dimensions shall be shown the loading and recycling areas located in the rear of each of the proposed buildings.

Gloucester Premium Outlets  
Simon Management Associates II, LLC  
1125 South Black Horse Pike  
Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1; block 13198, Lot 1  
Review No. 1  
Bach Project No. GTPB-2013-02  
May 22, 2013  
Page 6 of 14

**PERFORMANCE STANDARDS (ARTICLE V):**

**A. Sidewalks/Curbs (Section 516)**

1. The plans shall indicate the width of all curbed islands.
2. The plans shall indicate the width all sidewalks adjacent to the proposed buildings.
3. The plans shall indicate a distance between each building.
4. Accessible sidewalk and corresponding cross-walks shall be provided adjacent to each of the loading areas, along the main drive aisle in the rear of Buildings 1 through 9 or the proposed sidewalk currently shown adjacent to the loading areas shall be eliminated.

**B. Stormwater Management (Section 517)**

1. The applicant shall perform a minimum of two (2) in-situ infiltration tests for each infiltration basin in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, to confirm infiltration capability for the basins. It appears that there may not be any test pits performed within the footprint of Basin C. The Infiltration Testing Location Plan shall be revised to show an overlay of the basin boundaries, confirming which test pits are within the proposed infiltration areas. Additional test pits and infiltration tests shall be provided as applicable.
2. Infiltration tests shall be performed 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 infiltration tests for proposed Infiltration Basin A were performed at elevation 74 which is also the proposed bottom of basin. The applicant shall provide testimony regarding the strata below the bottom of the basin to support any waiver requests. The applicant shall also confirm which infiltration tests were performed within the footprint of Basin C. Additional infiltration tests shall be performed as applicable.
3. A note shall be added to the Grading and Drainage Plans 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.
4. Notes shall be added to the Grading and Drainage Plans 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.

5. The applicant shall provide calculations confirming the infiltration basins will dewater within 72 hours per NJDEP requirements.
6. 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.
7. Graphical representation of the drainage areas shall be provided for the routed hydrographs, similar to the model view of the storm sewer pipe network. All design information such as CN values, size of drainage areas, and time of concentrations used for each sub-area shall be provided in addition to their corresponding routed hydrographs.
8. Additional information shall be provided regarding the reduction of the 2 year storm for Analysis Point 'A'. The combined hydrograph indicates a peak flow of 5.3 cfs for Pre-Development Watersheds 1 and 8. A fifty percent (50%) reduction would limit peak flow to Analysis Point 'A' to 2.65 cfs. The summary table and hydrograph indicate a flow of 3.9 cfs for Post-Development Watersheds 1, 6, and 10 (contributing flow to Analysis Point 'A'). The summary table indicates a 50% rate flow of 3.9 cfs whereas a flow of 2.65 cfs would be the maximum allowed.

A notation was provided below the summary table that indicated Pre-Development Watershed 8 and Post-Development Watershed 6 were not reduced as they were undisturbed. If the applicant does not intend to provide reduction of undisturbed areas they should remain separated and the calculations shall be revised to show 50% reduction of the 2 year storm is met from developed areas, specifically Pre-Development Watershed 1, and Post-Development Watersheds 1 and 10.

9. Additional details shall be provided for the construction of Sub-Surface Basin C. Dimensions shall be provided to confirm depths, cover, etc.
10. The plans shall be revised to incorporate basin access via curb cuts and 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.
11. It appears there is a lack of adequate cover over the outflow pipes for Basins B and C. The plans shall be revised accordingly.
12. 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 is provided on the plans however it is unclear where they are to be installed per the plans.

13. Emergency spillways for each surface basin shall be provided with supporting calculations. 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).
14. The NJDEP Nonstructural Strategies Point System worksheet indicates that the project site does not meet the required ratio of proposed to existing site points. As a result additional nonstructural measures for stormwater attenuation shall be considered and incorporated into the stormwater management design. The applicant shall provide testimony regarding nonstructural measures to be incorporated such as vegetated swales, rain gardens, dry wells, rain barrels, permeable pavers / pavement, etc.
15. Construction details shall be provided for each basin outfall structure. Trash racks and anti-vortex devices shall be provided in accordance with NJAC 5:21-7-8(d)1.ii.
16. The applicant shall consider incorporation of a mechanism within the outfall structure to drain Basin C, such as a bottom drain controlled via gate valve.
17. Calculations shall be provided for the extended detention basin design (Basin B). A value of sixty percent (60%) TSS removal is applicable for basins that retain ten percent (10%) of the water quality storm runoff for a period of twenty four (24) hours after the peak basin water surface and maximum storage volume is achieved in accordance with Chapter 9.4 of the NJ BMP Manual. Graphical and tabular hydrographs shall be provided to illustrate the requirements are met.
18. Additional information shall be provided for the material used at the bottom of Basin A. If a sand layer is proposed our office recommends the use of a K5 sand material. Cross sections shall be provided for the basins to confirm bottom elevations, separation from seasonal high water table, and other pertinent information as may be necessary.
19. Our office defers to the Camden County Soil Conservation District (CCSCD) regarding review of downstream stability from point discharges such as basin outfalls via piping. Calculations shall be provided for review by the CCSCD.
20. The plan and profile sheets shall be revised to indicate the type of inlet structures to be utilized. Appropriate inlet details shall be provided.
21. The proposed storm pipe between CB-74 and EW-4 is shown as a 15" pipe on the Grading and Drainage Plan while it is indicated as an 18" pipe on the storm sewer profiles. The plans shall be revised accordingly.
22. The proposed storm pipe between CB-8 and MH-18 is indicated as a 2% slope but calculates as a 1% slope. The plans shall be revised accordingly.

Gloucester Premium Outlets  
Simon Management Associates II, LLC  
1125 South Black Horse Pike  
Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1; block 13198, Lot 1  
Review No. 1  
Bach Project No. GTPB-2013-02  
May 22, 2013  
Page 9 of 14

23. Our office recommends a minimum of two (2) feet of cover over all HDPE storm piping.
24. While one foot (1') of cover over Class IV concrete pipe is acceptable, we recommend a minimum of 18" of cover over any storm pipe that passes under concrete curb. The plans shall be revised accordingly.

**C. 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.

**D. Grading (Section 506)**

1. The grading plans shall be revised to shown only the outline of subsurface Basin C.
2. Elevation labels shall be shown on the existing contours shown on the Grading and Drainage Plans.
3. The Grading & Drainage Plans shall provide proposed spot elevations for all PC's and PT's of curbed islands.
4. A proposed spot elevation shall be provided at the southeast corner of building No.2.
5. The applicant shall provide additional information regarding use of proposed HDPE piping shown between the buildings. It appears the piping is to be used for roof run-off. The applicant shall clarify if inlets are proposed to tie in and if so additional calculations shall be provided for review.

6. The proposed contours shall be trimmed at all concrete islands to indicate the 6" rise in curb elevation.
7. Several discrepancies have been observed between information shown on the storm sewer profiles and the Grading and Drainage Plans. The plans shall be revised accordingly.
8. The sanitary sewer profiles shall illustrate all storm sewer crossings.
9. The Grading and Drainage Plan indicates a pipe slope of 0.5% between CB-56 and CB-57. The inverts calculate to be a slope of 1.0%. The plans shall be revised accordingly.
10. The Grading and Drainage Plan indicates a pipe length of 206 feet and a pipe slope of 1.0% between CB-66 and CB-67. This information does not match the information shown on the storm sewer profiles. The plans shall be revised accordingly.
11. Additional existing and proposed spot elevations shall be shown in all areas of accessible parking to verify compliance with ADA standards.
12. The plans shall provide proposed spot elevations at all building corners, concrete pad corners and sidewalk corners.
13. An elevation label shall be provided on the proposed contour in the drive isle at the southwesterly corner of Building 6.
14. The plans shall provide additional design information regarding sidewalk slopes between the proposed buildings.
15. The applicant shall consider installation of soil erosion matting along steep embankment areas, such as the area adjacent to College Drive and the Black Horse Pike. Our office defers to the Camden County Soil Conservation District for review of specific erosion protection measures.

**E. Lighting (Section 508)**

1. The lighting plans shall be provided at a larger scale (50 scale minimum).
2. The height of light standards shall be limited to 25' per Section 508.F (3). The lighting detail indicates the use of a 39' pole. The light pole detail shall be revised to clarify the actual mounting height and the depth of the buried foundation. A waiver may be required for any proposed mounting height greater than 25'.

Gloucester Premium Outlets  
Simon Management Associates II, LLC  
1125 South Black Horse Pike  
Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1; block 13198, Lot 1  
Review No. 1  
Bach Project No. GTPB-2013-02  
May 22, 2013  
Page 11 of 14

3. Proposed lighting information shall be provided for areas between the proposed buildings.
4. Our office defers technical review of site lighting to the Township Planner.

**F. Traffic Impact Statement (Section 815)**

1. The Traffic Impact Statement (TIS) analyzes several intersections along the Black Horse Pike, Zimmerman Road, College Drive, and Cooper Boulevard in the vicinity of the proposed development. The TIS concludes the local roadway network can facilitate the new retail development with minor changes in traffic operations assuming roadway improvements are implemented at the Zimmerman Road/Cooper Boulevard and Cooper Boulevard/Robert E. Kelly Boulevard intersections in addition to improvements along Zimmerman Road and Cooper Boulevard. As noted on the Site Plans (Sheets CS-102, CS-103, and CS-104) the Applicant is proposing to dedicate portions of the property to Camden County to complete the roadway improvements. It is indicated in the TIS that Zimmerman Road, Robert E. Kelly Boulevard, and Cooper Boulevard are under Camden County jurisdiction; however the TIS and Site Plans do not indicate a County Route identification number. In the event the subject roads are under the jurisdiction of Camden County, the Site Plans and TIS should be revised to reflect the County Route number and all roadway improvements shall be reviewed and approved by Camden County prior to construction of proposed development. The applicant shall coordinate jurisdiction with the Camden county engineer's office and the undersigned regarding review jurisdiction of the above referenced roadways.
2. The Site Plans (Sheets CS-101 through CS-104) illustrate the proposed parking lot layout for the Premium Outlets consisting of drive aisles between 25 feet and 30 feet wide, 9' x 18' parking stalls, 8' x 18' handicap parking stalls, and designated loading areas for Buildings 1, 2, 3, 5, 6, 8, 9 and Restaurants B through E. Testimony shall be provided for anticipated loading procedures for internal Buildings 4 and 7 in addition to Restaurant A.
3. The Site Plan (Sheet CS-101) illustrates the parking lot layout for sections south and west of the Outlets' buildings. The parking lot section southeast of Building 5 includes eight (8) handicap parking stalls. The Plan shall be revised to include a Handicap Parking (W7-8) sign in the northern most handicap parking stall.
4. The Site Plan (Sheet CS-102) illustrates the parking lot layout for the section west of the Outlets' buildings. The parking lot section west of Building 6 includes a bank of four handicap spaces, two handicap ramps adjacent to the crosswalk area, and four eastbound drive aisles that intersect the main drive aisle opposite

the loading area for Building 6. The Site Plan should be revised to include the following:

- a. Four (4) Handicap Parking (W7-8) signs in the handicap parking stalls.
  - b. A Pedestrian Crossing (W11-2) sign should be located west of the crosswalk area adjacent to the proposed handicap ramp.
  - c. Stop bars should be installed along the four drive aisles' approach to the main drive aisle.
5. The Site Plan (Sheet CS-102) also illustrates the parking lot layout for the section north of the Outlets' buildings. The parking lot section north of Building 9 includes a (6) sign along the access drive to Zimmerman Road and pedestrian crosswalk area adjacent to the bank of eight handicap parking spaces. The Site Plan should be revised to include the following:
- a. The (6) sign description should be included in the Sign Legend on the Site Plan and on the Site Construction Details (Sheet CS-501).
  - b. Pedestrian Crossing (W11-2) signs should be located north and south of the crosswalk area adjacent to the proposed handicap ramps.
6. The Site Plan (Sheet CS-102) also illustrates a partial section of the parking lot area east of the Outlets' buildings. The drive aisle east of Building 8 includes a stop bar at the southbound approach to the main access intersection. The Site Plan should be revised to include a Stop (R1-1) sign adjacent to the proposed Stop Bar along the southbound drive aisle approach at the internal intersection.
7. The Site Plan (Sheet CS-103) illustrates the parking lot layout for the section east of the Outlets' buildings. The parking lot section east of Building 8 includes a stop bar and Pedestrian Crossing (W11-2) sign along the southern side of the textured crosswalk area. The Site Plan should be revised to relocate the stop bar and sign to a more optimal location.
8. The Site Plan (Sheet CS-103) also illustrates the parking lot layout for the three restaurant pad sites southeast of Robert E. Kelly/Cooper Road intersection. The parking lot section for the Restaurant pad sites includes handicap parking stalls for each building. The Site Plan should be revised to include handicap ramps in the vicinity of each bank of handicap parking stalls.
9. The Site Plan (Sheet CS-104) illustrates the parking lot layout for two restaurant pad sites northeast of Robert E. Kelly/Cooper Road intersection. The parking lot section for the Restaurant pad sites includes handicap parking stalls for each building. The Site Plan should be revised to include handicap ramps in the vicinity of each bank of handicap parking stalls.

Gloucester Premium Outlets  
Simon Management Associates II, LLC  
1125 South Black Horse Pike  
Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1; block 13198, Lot 1  
Review No. 1  
Bach Project No. GTPB-2013-02  
May 22, 2013  
Page 13 of 14

10. The Site Plan (Sheet CP-101) illustrates heavy vehicle circulation throughout the entire Premium Outlets development. The Plan also illustrates turning movements for heavy vehicles entering the site at each access point. The Plan should be revised to illustrate turning movements for heavy vehicles entering/exiting loading areas at buildings along the main drive aisle.

**G. Environmental Impact Statement (Section 816)**

1. The applicant shall provide additional information regarding the following elements of the Environmental Impact Statement:
  - a. Demographics - working population and visitor population.
  - b. Master Plan Compatability - compatibility with Gloucester Township Master Plan, master plan of Washington Township (within 1000'), Camden County Master Plan, and State Development and Redevelopment Plan.
  - c. Environmental Performance Controls - Energy conservation measures.
  - d. Impacts - Energy utilization.

**H. Construction Details**

1. The parking stall striping detail shall be revised to reflect the use of white epoxy paint for striping.
2. Our office recommends the use of blue thermoplastic paint for striping within handicap parking areas. The handicap parking stall striping shall be revised accordingly.
3. The flexible pavement section detail shall be updated to reflect the use of HMA paving designations in lieu of Marshall mixes as shown. The reference to NJDOT standards shall be updated. Paving designations shall also be updated for the Trench Restoration Detail.
4. The handicap ramp details shall be revised to show a four foot (4') by four foot (4') maneuvering area with slopes not greater than two percent (2%) in accordance with current ADA standards.

Gloucester Premium Outlets  
Simon Management Associates II, LLC  
1125 South Black Horse Pike  
Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1; block 13198, Lot 1  
Review No. 1  
Bach Project No. GTPB-2013-02  
May 22, 2013  
Page 14 of 14

**OUTSIDE AGENCY APPROVALS:**

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

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

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

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

Very truly yours,  
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members  
Edward Brennan, Esq. (PB Solicitor)  
Simon Management Associates, II, LLC, Applicant  
Gloucester 42 Associates, Owner  
Louis L. D'Arminio, Esq., Applicant's Attorney  
Brian M. Conlon, PE, Applicant's Engineer

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

DATE: 4/25/13

APPLICATION No: #131009RDPFS

APPLICANT: Simon Management Associates II, LLC

PROJECT No: #7661

BLOCK(S): 13199, 13105, 13106 Lot: 1 Zoned: IR Interchange Redevelopment

LOCATION: 1125 South Black Horse Pike, Blackwood, NJ 08012

TRANSMITTAL TO:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Township Engineer      | <input type="checkbox"/> Planner         | <input type="checkbox"/> Tax Assessor                         |
| <input type="checkbox"/> Camden County Planning | <input type="checkbox"/> Traffic         | <input type="checkbox"/> GTMUA                                |
| <input type="checkbox"/> American Water         | <input type="checkbox"/> Aqua N.J. Water | <input checked="" type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> Taxes                  | <input type="checkbox"/> Construction    |   |

APPLICATION: Preliminary 7 Final Major Site Plan to Construct a Retail Outlet Center approx.. 444,900 gross s.f. of Retail Sales, Services, Parking, Landscaping, Food Court, Gathering Areas, Promenade.

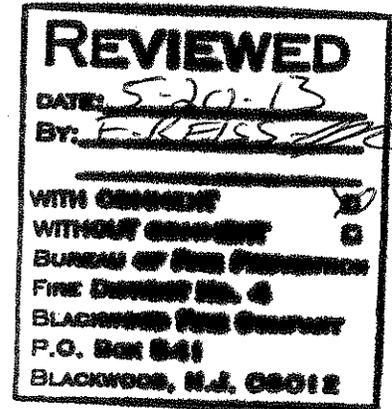
PURPOSE OF TRANSMITTAL:

- For Your Review. **Need Comment by 5/20/13. May 28, 2013 Planning Board Meeting**
- For Your Files.

ENCLOSED:

- Planning Analysis
- Traffic Impact Study
- Environmental Impact Statement
- Stormwater Facilities Maintenance Plan
- Stormwater Management Report
- 1 Copy - Preliminary/Final Major Site Plan, County apps, Twp. app.
- 1 Copy - Preliminary & Final Major Site Plan
- 1 Copy - Road Improvements
- 1 Copy - Operational Statement
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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



*See Attached*

Signature



**GLOUCESTER TOWNSHIP FIRE DISTRICT 4**  
**BUREAU OF FIRE PREVENTION**  
14 WEST CENTRAL AVENUE  
BLACKWOOD, N.J. 08012  
856-227-7731 / FAX 856-227-2494  
www.gtf4.org

To: Township of Gloucester Planning Board

From: Frank P Reiss, Fire Official

CC: Simon Management Associates II, LLC

Date: 5/20/2013

Subject: 1125 S. Black Horse Pike, Blackwood NJ 08012  
Gloucester Twp. Premium Outlets

Enclosed you will find the comments from Gloucester Township Fire District 4 and Fire Official Frank P. Reiss regarding the above captioned subject. Attached are the necessary documents or code sections for your reference.

1. Fire Department access and other fire service features shall be in accordance with applicable New Jersey fire code, N.J.A.C. 5:70 – 3, 5. See attached.
2. Attached is an email from Fire Chief John D. Vannoni, he has submitted his comments regarding operational concerns for the above captioned subject, they include but are not limited to:
  - A. Fire department connection requirement.
  - B. Fire department access needs, including technical information regarding our first responding fire apparatus.
  - C. Standpipe usage and minimum requirement per our fire department operations.
3. Fire protection systems shall be installed and maintained at minimum in accordance with applicable New Jersey fire code, N.J.A.C. 5:70-3, 9. See attached.
4. Fire Department Connections (FDC) as referenced in MDA Engineering Inc. document dated 3/19/2013, line #9 (see attached). Original "The FDC will be provided with Storz fittings". The fire district is requiring two, 2.5" National Standard Thread (NST) connections rather than one, 5" Storz fitting. The purpose for this is maintaining standard operations guidelines within our fire district. Also, after review of the plans submitted, some of the distances between the fire hydrants and FDC connections will require firefighters to move hose lines by hand in order to reach the FDC. The hose required to connect to a 5" connection is typically not-able to be moved by hand, and if moved by hand, it requires multiple firefighters. Using hose connecting to 2.5" connections will allow firefighting crews to operate more efficiently.
5. Standpipes, as referenced in MDA Engineering Inc. document dated 3/19/2013, line #11 (see attached). The fire district requires that standpipes be located no further than 50' from an exit of the service hallway and have a distance of no more than 100' between standpipe connections on the interior of the structure. The standpipes should also be outfitted with NST discharges.

Respectfully Submitted,

Frank P. Reiss

Fire Official

Gloucester Twp. Fire District 4

## FM 84

---

**From:** jvannoni@comcast.net  
**Sent:** Wednesday, May 22, 2013 2:02 PM  
**To:** FM-84  
**Cc:** Commissioner Mike R. Jones; Commissioner Steve Marsden; Commissioner John McCann; Commissioner Joeseeph Kaighn; Commissioner Mike Cristella; emaschke@blackwoodfire.org; djvannoni@comcast.net; joecipriano@comcast.net; jvannoni@comcast.net  
**Subject:** Zimmerman Tract Plan Review

F.O. U.F.D. Reiss

Thank you for meeting with me yesterday to discuss the submitted plans for construction along Zimmerman Road. As I have previously submitted, I feel very strongly that representation from the tactical/operational portion of our operation is a critical component in the review of any and all plans performed by the Bureau of Fire Prevention. In the future, I would request more advanced notice to facilitate a more comprehensive response if necessary. Unfortunately, with the short time period between our unscheduled and impromptu meeting yesterday and your need to return the referenced plans, I find I am only able to provide general responses in memorializing critical points we discussed. Following are my points:

- As previously submitted (with supporting documentation) I oppose LDH FDC connections and advocate and request the use of a minimum of two (2) 2 ½" National Standard Thread swivel couplings for all FDCs.
  - I was pleased to hear you have come to agree with me on this subject.
- I reiterate my concern with regard to fire department/apparatus access, i.e. lane widths, turning radiuses, etc. being adequate to facilitate clear and unobstructed access to all buildings.
  - I reiterate my request that you please ensure all travel lanes and access roads are capable of supporting access by fire apparatus such as L-84
    - Below is some information regarding L-84. If any additional information is required and/or clarification is necessary please feel free to contact me.
      - When making a right, the inside turning radius is 63', the outside radius (marker light) is 84' cramp angle of 44 degrees
      - When making a left, the inside turning radius is 52', the outside radius is 80' cramp angle of 48 degrees
      - Overall length 548" 45'-8"
      - Overall width 100"
      - Overall height 132" (11'-0")
      - Wheelbase 258"
- I reiterate my opposition of allowing any buildings be constructed without clear and unobstructed fire department apparatus access.
  - Although the planned construction includes fire suppression sprinkler systems and standpipe systems, I reiterate my concern that tactical operations would undoubtedly be delayed and potentially hampered when operating in any building not able to be directly accessed by fire department apparatus.
    - Specifically during times of failure of any fire suppression system
      - Caused by circumstances outside anyone's control

- Burst pipe
  - Interruption in water supply
  - During repair
  - Etc.
- Standpipe connections must be located at exterior exits
  - As discussed, common tactics cited in multiple N.I.O.S.H. Firefighter Fatality reports cite the common tactic of disoriented firefighters utilizing a hose line to guide them to safety. If a hoseline connected to a standpipe only leads a disoriented firefighter to another interior location remote from an exterior exit, the potential exists that said firefighter has only moved from one potentially deadly location to another potentially deadly location.
    - This is a commonly accepted and instructed technique in our fire district.
- I reiterate my request that standpipe systems be capable of supplying a 2 ½" hose line with a minimum flow of 325 GPM at 50 PSI nozzle pressure.

Thank you again and please don't hesitate to contact me with regard to this or any other subject.

John D. Vannoni  
Chief  
Blackwood Fire Company  
856-357-0043

## CHAPTER 5

# FIRE SERVICE FEATURES

### SECTION 501 GENERAL

**501.1 Scope.** Fire service features for buildings, structures and premises shall comply with this chapter.

**501.2.** Deleted.

**501.3 Fire access plans.** Fire access plans for proposed fire apparatus access or location of fire lanes shall be submitted to the fire official for review and approval prior to construction.

**501.4 Timing of installation.** When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

### SECTION 502 DEFINITIONS

**502.1 Definitions.** The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

**FIRE APPARATUS ACCESS ROAD.** A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

**FIRE COMMAND CENTER.** The principal attended or unattended location where the status of the detection, alarm communications and control systems is displayed, and from which the system(s) can be manually controlled.

**FIRE DEPARTMENT MASTER KEY.** A limited issue key of special or controlled design to be carried by fire department officials in command which will open key boxes on specified properties.

**FIRE LANE.** A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

**KEY BOX.** A secure device with a lock operable only by a fire department master key, and containing building entry keys and other keys that may be required for access in an emergency.

### SECTION 503 FIRE APPARATUS ACCESS ROADS

**503.1 Where required.** Fire apparatus access roads shall be provided and maintained in accordance with Section 503.1.1.

**503.1.1.** The fire official may require and designate public or private fire lanes as deemed necessary for the efficient

and effective operation of fire apparatus, access to building openings by fire fighters or egress of occupants.

**503.1.1.1.** Proposed fire lanes shall not conflict with prior approvals issued by the planning and/or zoning boards unless the administrative authority for the planning and/or zoning board grants approval of the creation of the fire lane in writing.

**503.1.2.** Deleted.

**503.1.3.** Deleted.

**503.2 Specifications.** Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.7.

**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

**503.2.2 Authority.** The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.

**503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.

**503.2.4 Turning radius.** The required inside turning radius of a fire apparatus access road shall be a minimum of 25 feet (7620 mm).

**503.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

**503.2.6 Bridges and elevated surfaces.** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

**503.2.7 Grade.** The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

**503.3 Marking.** Where required by the fire code official, approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs or notices shall be maintained in a

clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

**503.4 Obstruction of fire apparatus access roads.** Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times.

**503.5 Required gates or barricades.** The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways.

**503.5.1 Secured gates and barricades.** When required, gates and barricades shall be secured in an approved manner. Roads, trails and other accessways that have been closed and obstructed in the manner prescribed by Section 503.5 shall not be trespassed on or used unless authorized by the owner and the fire code official.

**Exception:** The restriction on use shall not apply to public officers acting within the scope of duty.

**503.6 Security gates.** The installation of security gates across a fire apparatus access road shall be approved by the fire official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

#### SECTION 504

##### ACCESS TO BUILDING OPENINGS AND ROOFS

**504.1 Required access.** Exterior doors and openings required by this code or the building subcode of the *Uniform Construction Code* shall be maintained readily accessible for emergency access by the fire department.

**504.2 Maintenance of exterior doors and openings.** Exterior doors and their function shall not be eliminated without prior approval. Exterior doors that have been rendered nonfunctional and that retain a functional door exterior appearance shall have a sign affixed to the exterior side of the door with the words THIS DOOR BLOCKED. The sign shall consist of letters having a principal stroke of not less than 0.75 inch (19.1 mm) wide and at least 6 inches (152 mm) high on a contrasting background. Required fire department access doors shall not be obstructed or eliminated. Exit and exit access doors shall comply with Chapter 10. Access doors required by the *Uniform Construction Code* for high-piled combustible storage shall comply with Section 2306.6.1.

**504.3 Stairway access to roof.** Stairway access to the roof shall be in accordance with the *Uniform Construction Code*. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.

#### SECTION 505 PREMISES IDENTIFICATION

**505.1 Address numbers.** New and existing buildings shall have approved address numbers, building numbers or

approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

**505.2 Street or road signs.** Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

#### SECTION 506 KEY BOXES

**506.1 Where required.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

**506.1.1 Locks.** An approved lock shall be installed on gates or similar barriers when required by the fire code official.

**506.2 Key box maintenance.** The operator of the building shall immediately notify the fire code official and provide the new key when a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

#### SECTION 507 HAZARDS TO FIRE FIGHTERS

**507.1 Trapdoors to be closed.** Trapdoors and scuttle covers, other than those that are within a dwelling unit or automatically operated, shall be kept closed at all times except when in use.

**507.2 Shaftway markings.** Vertical shafts shall be identified as required by this section.

**507.2.1 Exterior access to shaftways.** Outside openings accessible to the fire department and which open directly on a hoistway or shaftway communicating between two or more floors in a building shall be plainly marked with the word SHAFTWAY in red letters at least 6 inches (152 mm) high on a white background. Such warning signs shall be placed so as to be readily discernible from the outside of the building.

**507.2.2 Interior access to shaftways.** Door or window openings to a hoistway or shaftway from the interior of the building shall be plainly marked with the word SHAFTWAY in red letters at least 6 inches (152 mm) high on a white background. Such warning signs shall be placed so as to be readily discernible.

**Exception:** Marking shall not be required on shaftway openings which are readily discernible as openings onto a shaftway by the construction or arrangement.

**507.3 Pitfalls.** The intentional design or alteration of buildings to disable, injure, maim or kill intruders is prohibited. No per-

son shall install and use firearms, sharp or pointed objects, razor wire, explosives, flammable or combustible liquid containers, or dispensers containing highly toxic, toxic, irritant or other hazardous materials in a manner which may passively or actively disable, injure, maim or kill a fire fighter who forcibly enters a building for the purpose of controlling or extinguishing a fire, rescuing trapped occupants or rendering other emergency assistance.

## SECTION 508 FIRE PROTECTION WATER SUPPLIES

**508.1.** Deleted.

**508.2 Type of water supply.** A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

**508.2.1 Private fire service mains.** Private fire service mains and appurtenances shall be installed in accordance with NFPA 24.

**508.2.2 Water tanks.** Water tanks for private fire protection shall be installed in accordance with NFPA 22.

**508.3 Fire flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

**508.4 Water supply test.** The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.

**508.5 Fire hydrant systems.** Fire hydrant systems shall comply with Sections 508.5.1 through 508.5.6.

**508.5.1 Where required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

### Exceptions:

1. For Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).
3. Group R-2, R-3, R-4 or R-5 structures that received land use approvals pursuant to the Residential Site Improvement Standards, N.J.A.C. 5:21, shall be exempt from this section.

**508.5.2 Inspection, testing and maintenance.** Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards.

**508.5.3 Private fire service mains and water tanks.** Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:

1. Private fire hydrants (all types): Inspection annually and after each operation; flow test and maintenance annually.
2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
3. Fire service main piping strainers: Inspection and maintenance after each use.

**508.5.4 Obstruction.** Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

**508.5.5 Clear space around hydrants.** A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.

**508.5.6 Physical protection.** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

## SECTION 509 FIRE COMMAND CENTER

**509.1 Features.** Where required by the construction code in effect at the time of construction or N.J.A.C. 5:70-4.17 a fire command center for fire department operations shall be maintained. The location and accessibility of the fire command center shall not be modified unless approved by the fire department. The fire command center shall be maintained in accordance with NFPA 72 and shall contain the following features:

1. The emergency voice/alarm communication system unit.
2. The fire department communications system.
3. Fire-detection and alarm system annunciator system.
4. Annunciator visually indicating the location of the elevators and whether they are operational.
5. Status indicators and controls for air-handling systems.
6. The fire-fighter's control panel required by Section 909.16 for smoke control systems installed in the building.
7. Controls for unlocking stairway doors simultaneously.
8. Sprinkler valve and water-flow detector display panels.
9. Emergency and standby power status indicators.
10. A telephone for fire department use with controlled access to the public telephone system.
11. Fire pump status indicators.

## FIRE SERVICE FEATURES

12. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment and fire department access.
13. Work table.
14. Generator supervision devices, manual start and transfer features.
15. Public address system, where specifically required by other sections of this code.

### SECTION 510

#### FIRE DEPARTMENT ACCESS TO EQUIPMENT

**510.1 Identification.** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

# CHAPTER 9

## FIRE PROTECTION SYSTEMS

### SECTION 901 GENERAL

**901.1 Scope.** The provisions of this chapter shall apply to the inspection, operation, testing and maintenance of all fire protection systems.

**901.2.** Deleted.

**901.2.1.** Deleted.

**901.3.** Deleted.

**901.4 Installation.** Fire protection systems shall be maintained in accordance with the original installation standards for that system. Before any fire alarm, detection or fire suppression system is installed, enlarged or extended, a permit shall be obtained from the construction official.

**901.4.1 Fire protection systems.** All fire protection systems shall be maintained in an operative condition at all times. An owner or occupant shall not reduce the effectiveness of the protection so required. This requirement shall not prohibit the owner or occupant from temporarily reducing or discontinuing the protection where necessary to make tests, repairs, alterations or additions. The fire official shall be notified before disconnection or interruption of protection and when tests, repairs, alterations or additions are started and upon completion of such work. The fire official shall be advised of the extent of and reason for such work, and the restoration of the protection shall be diligently pursued.

**901.4.2 Fire protection system removal.** Any fire protection system providing partial or redundant protection originally installed to protect a special hazard that no longer exists and that is not required in accordance with the current *Uniform Construction Code*, is allowed to be removed with the approval of the fire subcode official and fire official. All disconnected equipment and devices, such as pull stations, nozzles, detectors, sprinklers, sensors, panels and hose connections, shall be removed so as not to give a false indication that the structure, area or space is protected.

**901.4.3.** Deleted.

**901.4.4 Appearance of equipment.** Any device that has the physical appearance of life safety or fire protection equipment but that does not perform that life safety or fire protection function, shall be prohibited.

**901.5.** Deleted.

**901.5.1.** Deleted.

**901.6 Inspection, testing and maintenance.** Any installed fire detection, alarm and extinguishing systems, smoke control, smoke and heat vents whether in a permanent structure or a mobile enclosed unit shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective.

**901.6.1 Standards.** Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1.

**TABLE 901.6.1  
FIRE PROTECTION SYSTEM MAINTENANCE STANDARDS**

SYSTEM	STANDARD
Portable fire extinguishers	NFPA 10
Carbon dioxide fire-extinguishing system	NFPA 12
Halon 1301 fire-extinguishing systems	NFPA 12A
Dry-chemical extinguishing systems	NFPA 17
Wet-chemical extinguishing systems	NFPA 17A
Water-based fire protection systems	NFPA 25 <sup>a</sup>
Fire alarm systems	NFPA 72 <sup>b</sup>
Water-mist systems	NFPA 750
Clean-agent extinguishing systems	NFPA 2001
Smoke control systems	NFPA 92A
Smoke and heat vents	NFPA 204
Carbon monoxide warning equipment	NFPA 720

a. The reference to NFPA 25 includes the mandatory use of the forms complying with Appendix B of NFPA 25.

b. The reference to NFPA 72 specifically excludes Section 11.7.8.2.

**901.6.2 Records.** Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained on the premises for a minimum of three years and shall be copied to the fire code official upon request.

**901.6.2.1.** Deleted.

**901.6.3 Carbon monoxide alarms.** Carbon monoxide alarms shall be maintained in accordance with NFPA 720 and the manufacturer's instructions.

**901.7 Systems out of service.** Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where the fire code official determines that an imminent hazard exists pursuant to N.J.A.C. 5:70-2.16, the building shall either be evacuated in accordance with N.J.A.C. 5:70-2.17 or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service.

Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

**901.7.1 Impairment coordinator.** The building owner shall assign an impairment coordinator to comply with the requirements of this section. In the absence of a specific designee, the owner shall be considered the impairment coordinator.

**901.7.2 Tag required.** A tag shall be used to indicate that a system, or portion thereof, has been removed from service.

**901.7.3 Placement of tag.** The tag shall be posted at each fire department connection, system control valve, fire alarm control unit, fire alarm annunciator and fire command center, indicating which system, or part thereof, has been removed from service. The fire code official shall specify where the tag is to be placed.

**901.7.4 Preplanned impairment programs.** Preplanned impairments shall be authorized by the impairment coordinator. Before authorization is given, a designated individual shall be responsible for verifying that all of the following procedures have been implemented:

1. The extent and expected duration of the impairment have been determined.
2. The areas or buildings involved have been inspected and the increased risks determined.
3. Recommendations have been submitted to management or building owner/manager.
4. The fire official and the fire department have been notified.
5. The insurance carrier, the alarm company, building owner/manager, and other authorities having jurisdiction have been notified.
6. The supervisors in the areas to be affected have been notified.
7. A tag impairment system has been implemented.
8. Necessary tools and materials have been assembled on the impairment site.

**901.7.5 Emergency impairments.** When unplanned impairments occur, appropriate emergency action shall be taken to minimize potential injury and damage. The impairment coordinator shall implement the steps outlined in Section 901.7.4.

**901.7.6 Restoring systems to service.** When impaired equipment is restored to normal working order, the impairment coordinator shall verify that all of the following procedures have been implemented:

1. Necessary inspections and tests have been conducted to verify that affected systems are operational.
2. Supervisors have been advised that protection is restored.
3. The fire department has been advised that protection is restored.
4. The building owner/manager, insurance carrier, alarm company and other involved parties have been advised that protection is restored.
5. The impairment tag has been removed.

**901.8 Removal of or tampering with equipment.** It shall be unlawful for any person to interfere with the effectiveness of, remove, tamper with or otherwise disturb any fire hydrant, fire detection and alarm system, fire suppression system, or other fire appliance required by this code except for the purpose of

extinguishing fire, training purposes, recharging or making necessary repairs, or when approved by the fire code official.

**901.8.1 Removal of or tampering with appurtenances.** Locks, gates, doors, barricades, chains, enclosures, signs, tags or seals which have been installed by or at the direction of the fire code official shall not be removed, unlocked, destroyed, tampered with or otherwise vandalized in any manner.

**901.9 Recall of fire protection components.** Any fire protection system component regulated by this code that is the subject of a voluntary or mandatory recall under federal law shall be replaced with approved, listed components in compliance with the referenced standards of this code. The fire code official shall be notified in writing by the building owner when the recalled component parts have been replaced.

## SECTION 902 DEFINITIONS

**902.1 Definitions.** The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

**ALARM NOTIFICATION APPLIANCE.** A fire alarm system component such as a bell, horn, speaker, light, or text display that provides audible, tactile, or visible outputs, or any combination thereof.

**ALARM SIGNAL.** A signal indicating an emergency requiring immediate action, such as a signal indicative of fire.

**ALARM VERIFICATION FEATURE.** A feature of automatic fire detection and alarm systems to reduce unwanted alarms wherein smoke detectors report alarm conditions for a minimum period of time, or confirm alarm conditions within a given time period, after being automatically reset, in order to be accepted as a valid alarm-initiation signal.

**ANNUNCIATOR.** A unit containing one or more indicator lamps, alphanumeric displays, or other equivalent means in which each indication provides status information about a circuit, condition or location.

**AUDIBLE ALARM NOTIFICATION APPLIANCE.** A notification appliance that alerts by the sense of hearing.

**AUTOMATIC.** As applied to fire protection devices, is a device or system providing an emergency function without the necessity for human intervention and activated as a result of a predetermined temperature rise, rate of temperature rise, or combustion products.

**AUTOMATIC FIRE-EXTINGUISHING SYSTEM.** An approved system of devices and equipment which automatically detects a fire and discharges an approved fire-extinguishing agent onto or in the area of a fire.

**AUTOMATIC SPRINKLER SYSTEM.** A sprinkler system, for fire protection purposes, is an integrated system of underground and overhead piping designed in accordance with fire protection engineering standards. The system includes a suitable water supply. The portion of the system above the ground is a network of specially sized or hydraulically designed piping installed in a structure or area, generally overhead, and to

which automatic sprinklers are connected in a systematic pattern. The system is usually activated by heat from a fire and discharges water over the fire area.

**AVERAGE AMBIENT SOUND LEVEL.** The root mean square, A-weighted sound pressure level measured over a 24-hour period.

**CARBON DIOXIDE EXTINGUISHING SYSTEM.** A system supplying carbon dioxide (CO<sub>2</sub>) from a pressurized vessel through fixed pipes and nozzles. The system includes a manual- or automatic-actuating mechanism.

**CLEAN AGENT.** Electrically nonconducting, volatile, or gaseous fire extinguishant that does not leave a residue upon evaporation.

**CONSTANTLY ATTENDED LOCATION.** A designated location at a facility staffed by trained personnel on a continuous basis where alarm or supervisory signals are monitored and facilities are provided for notification of the fire department or other emergency services.

**DELUGE SYSTEM.** A sprinkler system employing open sprinklers attached to a piping system connected to a water supply through a valve that is opened by the operation of a detection system installed in the same area as the sprinklers. When this valve opens, water flows into the piping system and discharges from all sprinklers attached thereto.

**DETECTOR, HEAT.** A fire detector that senses heat produced by burning substances. Heat is the energy produced by combustion that causes substances to rise in temperature.

**DRY-CHEMICAL EXTINGUISHING AGENT.** A powder composed of small particles, usually of sodium bicarbonate, potassium bicarbonate, urea-potassium-based bicarbonate, potassium chloride or monoammonium phosphate, with added particulate material supplemented by special treatment to provide resistance to packing, resistance to moisture absorption (caking) and the proper flow capabilities.

**EMERGENCY ALARM SYSTEM.** A system to provide indication and warning of emergency situations involving hazardous materials.

**EMERGENCY VOICE/ALARM COMMUNICATIONS.** Dedicated manual or automatic facilities for originating and distributing voice instructions, as well as alert and evacuation signals pertaining to a fire emergency, to the occupants of a building.

**FIRE ALARM BOX, MANUAL.** See "Manual fire alarm box."

**FIRE ALARM CONTROL UNIT.** A system component that receives inputs from automatic and manual fire alarm devices and is capable of supplying power to detection devices and transponder(s) of off-premises transmitter(s). The control unit is capable of providing a transfer of power to the notification appliances and transfer of condition to relays of devices.

**FIRE ALARM SIGNAL.** A signal initiated by a fire alarm-initiating device such as a manual fire alarm box, automatic fire detector, water-flow switch, or other device whose activation is indicative of the presence of a fire or fire signature.

**FIRE ALARM SYSTEM.** A system or portion of a combination system consisting of components and circuits arranged to monitor and annunciate the status of fire alarm or supervisory signal-initiating devices and to initiate the appropriate response to those signals.

**FIRE AREA.** The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls, or fire-resistance-rated horizontal assemblies of a building.

**FIRE DETECTOR, AUTOMATIC.** A device designed to detect the presence of a fire signature and to initiate action.

**FIRE PROTECTION SYSTEM.** Approved devices, equipment and systems or combinations of systems used to detect a fire, activate an alarm, extinguish or control a fire, control or manage smoke and products of a fire or any combination thereof.

**FIRE SAFETY FUNCTIONS.** Building and fire control functions that are intended to increase the level of life safety for occupants or to control the spread of the harmful effects of fire.

**FOAM-EXTINGUISHING SYSTEM.** A special system discharging a foam made from concentrates, either mechanically or chemically, over the area to be protected.

**HALOGENATED EXTINGUISHING SYSTEM.** A fire-extinguishing system using one or more atoms of an element from the halogen chemical series: fluorine, chlorine, bromine and iodine.

**IMPAIRMENT COORDINATOR.** The person responsible for the maintenance of a particular fire protection system.

**INITIATING DEVICE.** A system component that originates transmission of a change-of-state condition, such as in a smoke detector, manual fire alarm box, or supervisory switch.

**MANUAL FIRE ALARM BOX.** A manually operated device used to initiate an alarm signal.

**MULTIPLE-STATION ALARM DEVICE.** Two or more single-station alarm devices that can be interconnected such that actuation of one causes all integral or separate audible alarms to operate. It also can consist of one single-station alarm device having connections to other detectors or to a manual fire alarm box.

**MULTIPLE-STATION SMOKE ALARM.** Two or more single-station alarm devices that are capable of interconnection such that actuation of one causes all integral or separate audible alarms to operate.

**NUISANCE ALARM.** An alarm caused by mechanical failure, malfunction, improper installation, or lack of proper maintenance, or an alarm activated by a cause that cannot be determined.

**RECORD DRAWINGS.** Drawings ("as built") that document the location of all devices, appliances, wiring, sequences, wiring methods, and connections of the components of a fire alarm system as installed.

**SINGLE-STATION SMOKE ALARM.** An assembly incorporating the detector, the control equipment, and the alarm-sounding device in one unit, operated from a power supply either in the unit or obtained at the point of installation.

**SLEEPING UNIT.** A room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

**SMOKE ALARM.** A single- or multiple-station alarm responsive to smoke and not connected to a system.

**SMOKE DETECTOR.** A listed device that senses visible or invisible particles of combustion.

**STANDPIPE SYSTEM, CLASSES OF.** Standpipe classes are as follows:

**Class I system.** A system providing 2½-inch (64 mm) hose connections to supply water for use by fire departments and those trained in handling heavy fire streams.

**Class II system.** A system providing 1½-inch (38 mm) hose stations to supply water for use primarily by the building occupants or by the fire department during initial response.

**Class III system.** A system providing 1½-inch (38 mm) hose stations to supply water for use by building occupants and 2½-inch (64 mm) hose connections to supply a larger volume of water for use by fire departments and those trained in handling heavy fire streams.

**STANDPIPE, TYPES OF.** Standpipe types are as follows:

**Automatic dry.** A dry standpipe system, normally filled with pressurized air, that is arranged through the use of a device, such as a dry pipe valve, to admit water into the system piping automatically upon the opening of a hose valve. The water supply for an automatic dry standpipe system shall be capable of supplying the system demand.

**Automatic wet.** A wet standpipe system that has a water supply that is capable of supplying the system demand automatically.

**Manual dry.** A dry standpipe system that does not have a permanent water supply attached to the system. Manual dry standpipe systems require water from a fire department pumper to be pumped into the system through the fire department connection in order to supply the system demand.

**Manual wet.** A wet standpipe system connected to a water supply for the purpose of maintaining water within the system but which does not have a water supply capable of delivering the system demand attached to the system. Manual wet standpipe systems require water from a fire department pumper (or the like) to be pumped into the system in order to supply the system demand.

**Semiautomatic dry.** A dry standpipe system that is arranged through the use of a device, such as a deluge valve, to admit water into the system piping upon activation of a remote control device located at a hose connection. A remote control activation device shall be provided at each hose connection. The water supply for a semiautomatic dry standpipe system shall be capable of supplying the system demand.

**SUPERVISING STATION.** A facility that receives signals and at which personnel are in attendance at all times to respond to these signals.

**SUPERVISORY SERVICE.** The service required to monitor performance of guard tours and the operative condition of fixed suppression systems or other systems for the protection of life and property.

**SUPERVISORY SIGNAL.** A signal indicating the need of action in connection with the supervision of guard tours, the fire suppression systems or equipment, or the maintenance features of related systems.

**SUPERVISORY SIGNAL-INITIATING DEVICE.** An initiating device such as a valve supervisory switch, water level indicator, or low-air pressure switch on a dry-pipe sprinkler system whose change of state signals an off-normal condition and its restoration to normal of a fire protection or life safety system; or a need for action in connection with guard tours, fire suppression systems or equipment, or maintenance features of related systems.

**TIRES, BULK STORAGE OF.** Storage of tires where the area available for storage exceeds 20,000 cubic feet (566 m³).

**TROUBLE SIGNAL.** A signal initiated by the fire alarm system or device indicative of a fault in a monitored circuit or component.

**VISIBLE ALARM NOTIFICATION APPLIANCE.** A notification appliance that alerts by the sense of sight.

**WET-CHEMICAL EXTINGUISHING AGENT.** A solution of water and potassium-carbonate-based chemical, potassium-acetate-based chemical or a combination thereof, forming an extinguishing agent.

**WIRELESS PROTECTION SYSTEM.** A system or a part of a system that can transmit and receive signals without the aid of wire.

**ZONE.** A defined area within the protected premises. A zone can define an area from which a signal can be received, an area to which a signal can be sent, or an area in which a form of control can be executed.

## SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

**903.1 General.** Automatic sprinkler systems shall comply with this section.

903.1.1. Deleted.

903.2. Deleted.

903.3. Deleted.

903.3.1. Deleted.

903.3.2. Deleted.

**903.3.3 Obstructed locations.** Automatic sprinklers shall be maintained with due regard to obstructions that will delay activation or obstruct the water distribution pattern. Automatic sprinklers required by the *Uniform Construction Code* in effect at the time of construction shall be maintained in or under covered kiosks, displays, booths, concession stands, or equipment that exceeds 4 feet (1219 mm) in

width. Not less than a 3-foot (914 mm) clearance shall be maintained between automatic sprinklers and the top of piles of combustible fibers.

**Exception:** Kitchen equipment under exhaust hoods protected with a fire-extinguishing system in accordance with Section 904.

903.3.4. Deleted.

903.3.5. Deleted.

**903.3.6 Hose threads.** Fire hose threads and fittings used in connection with automatic sprinkler systems shall be as prescribed by the fire code official.

903.3.7. Deleted.

**903.4 Sprinkler system monitoring and alarms.** All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised in accordance with the code in effect at the time of construction or N.J.A.C. 5:70-4.

**Exceptions:**

1. Automatic sprinkler systems protecting one- and two-family dwellings.
2. Limited area systems serving fewer than 20 sprinklers.
3. Automatic sprinkler systems installed in accordance with NFPA 13R where a common supply main is used to supply both domestic water and the automatic sprinkler system, and a separate shutoff valve for the automatic sprinkler system is not provided.
4. Jockey pump control valves that are sealed or locked in the open position.
5. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
6. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
7. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

**903.4.1 Signals.** Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72 or, when approved by the fire code official, shall sound an audible signal at a constantly attended location.

**Exceptions:**

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position.

**903.4.2 Alarms.** Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler

water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be maintained on the exterior of the building in an approved location in accordance with the construction code in effect at time of construction or N.J.A.C. 5:70-4. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

903.4.3. Deleted.

**903.5 Testing and maintenance.** Sprinkler systems shall be tested and maintained in accordance with Section 901.

**903.6 Placarding.** Hydraulically calculated sprinkler systems shall be placarded in accordance with N.J.A.C. 5:23-3.5, 3.17 and 4.5 of the *Uniform Construction Code* Form F 380.

903.6.1. Deleted.

## SECTION 904 ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS

**904.1 General.** Automatic fire-extinguishing systems, other than automatic sprinkler systems, shall be inspected, tested and maintained in accordance with the provisions of this section and the applicable referenced standards.

904.2. Deleted.

**904.2.1 Commercial hood and duct systems.** Each required commercial kitchen exhaust hood and duct system required by Section 609 to have a Type I hood including mobile enclosed cooking operations shall be maintained in accordance with this code.

**904.3 Installation.** Automatic fire-extinguishing systems shall be installed in accordance with the fire subcode of the *Uniform Construction Code*.

904.3.1. Deleted.

904.3.2. Deleted.

**904.3.3 System interlocking.** Automatic equipment interlocks with fuel shutoffs, ventilation controls, door closers, window shutters, conveyor openings, smoke and heat vents, and other features necessary for proper operation of the fire-extinguishing system shall be maintained as required by the design and installation standard utilized for the hazard.

**904.3.4 Alarms and warning signs.** Where alarms are required to indicate the operation of automatic fire-extinguishing systems, distinctive audible, visible alarms and warning signs shall be provided to warn of pending agent discharge. Where exposure to automatic-extinguishing agents poses a hazard to persons and a delay is required to ensure the evacuation of occupants before agent discharge, a separate warning signal shall be provided to alert occupants once agent discharge has begun. Audible signals shall be in accordance with Section 907.10.2.

**904.3.5 Monitoring.** Where a building fire alarm system is installed, automatic fire-extinguishing systems shall be

monitored by the building fire alarm system in accordance with NFPA 72.

|| 904.4. Deleted.

|| 904.5 **Wet-chemical systems.** Wet-chemical extinguishing systems shall be maintained, periodically inspected and tested in accordance with NFPA 17A and their listing.

904.5.1 **System test.** Systems shall be inspected and tested for proper operation at 6-month intervals. Tests shall include a check of the detection system, alarms and releasing devices, including manual stations and other associated equipment. Extinguishing system units shall be weighed and the required amount of agent verified. Stored pressure-type units shall be checked for the required pressure. The cartridge of cartridge-operated units shall be weighed and replaced at intervals indicated by the manufacturer.

904.5.2 **Fusible link maintenance.** Fixed temperature-sensing elements shall be maintained to ensure proper operation of the system.

|| 904.6 **Dry-chemical systems.** Dry-chemical extinguishing systems shall be maintained, periodically inspected and tested in accordance with NFPA 17 and their listing.

904.6.1 **System test.** Systems shall be inspected and tested for proper operation at 6-month intervals. Tests shall include a check of the detection system, alarms and releasing devices, including manual stations and other associated equipment. Extinguishing system units shall be weighed, and the required amount of agent verified. Stored pressure-type units shall be checked for the required pressure. The cartridge of cartridge-operated units shall be weighed and replaced at intervals indicated by the manufacturer.

904.6.2 **Fusible link maintenance.** Fixed temperature-sensing elements shall be maintained to ensure proper operation of the system.

|| 904.7 **Foam systems.** Foam-extinguishing systems shall be maintained, periodically inspected and tested in accordance with NFPA 11, NFPA 11A and NFPA 16 and their listing.

904.7.1 **System test.** Foam-extinguishing systems shall be inspected and tested at intervals in accordance with NFPA 25.

|| 904.8 **Carbon dioxide systems.** Carbon dioxide extinguishing systems shall be maintained, periodically inspected and tested in accordance with NFPA 12 and their listing.

904.8.1 **System test.** Systems shall be inspected and tested for proper operation at 12-month intervals.

904.8.2 **High-pressure cylinders.** High-pressure cylinders shall be weighed and the date of the last hydrostatic test shall be verified at 6-month intervals. Where a container shows a loss in original content of more than 10 percent, the cylinder shall be refilled or replaced.

904.8.3 **Low-pressure containers.** The liquid-level gauges of low-pressure containers shall be observed at one-week intervals. Where a container shows a content loss of more

than 10 percent, the container shall be refilled to maintain the minimum gas requirements.

904.8.4 **System hoses.** System hoses shall be examined at 12-month intervals for damage. Damaged hoses shall be replaced or tested. At five-year intervals, all hoses shall be tested.

904.8.4.1 **Test procedure.** Hoses shall be tested at not less than 2,500 pounds per square inch (psi) (17 238 kPa) for high-pressure systems and at not less than 900 psi (6206 kPa) for low-pressure systems.

904.8.5 **Auxiliary equipment.** Auxiliary and supplementary components, such as switches, door and window releases, interconnected valves, damper releases and supplementary alarms, shall be manually operated at 12-month intervals to ensure that such components are in proper operating condition.

904.8.6 **Total flooding systems.** In any use of carbon dioxide systems where there is a possibility that personnel will be trapped in, or enter into, an atmosphere made hazardous by a discharge, warning signs, discharge alarms and breathing apparatus, when provided, shall be maintained to ensure prompt evacuation of and to prevent entry into such atmospheres and also to provide means for prompt rescue of any trapped personnel.

904.9 **Halon systems.** Halogenated extinguishing systems shall be maintained, periodically inspected and tested in accordance with NFPA 12A and their listing.

904.9.1 **System test.** Systems shall be inspected and tested for proper operation at 12-month intervals.

904.9.2 **Containers.** The extinguishing agent quantity and pressure of containers shall be checked at 6-month intervals. Where a container shows a loss in original weight of more than 5 percent or a loss in original pressure (adjusted for temperature) of more than 10 percent, the container shall be refilled or replaced. The weight and pressure of the container shall be recorded on a tag attached to the container.

904.9.3 **System hoses.** System hoses shall be examined at 12-month intervals for damage. Damaged hoses shall be replaced or tested. At 5-year intervals, all hoses shall be tested.

904.9.3.1 **Test procedure.** For Halon 1301 systems, hoses shall be tested at not less than 1,500 psi (10 343 kPa) for 600 psi (4137 kPa) charging pressure systems and not less than 900 psi (6206 kPa) for 360 psi (2482 kPa) charging pressure systems. For Halon 1211 hand-hose line systems, hoses shall be tested at 2,500 psi (17 238 kPa) for high-pressure systems and 900 psi (6206 kPa) for low-pressure systems.

904.9.4 **Auxiliary equipment.** Auxiliary and supplementary components, such as switches, door and window releases, interconnected valves, damper releases and supplementary alarms, shall be manually operated at 12-month intervals to ensure such components are in proper operating condition.

**904.9.5 Total flooding systems.** In any use of halon total flooding systems where there is a possibility that personnel will be trapped in, or enter into, an atmosphere made hazardous by a discharge, warning signs, discharge alarms and breathing apparatus, when provided, shall be maintained to ensure prompt evacuation of and to prevent entry into such atmospheres and also to provide means for prompt rescue of any trapped personnel.

**904.10 Clean-agent systems.** Clean-agent fire-extinguishing systems shall be maintained, periodically inspected and tested in accordance with NFPA 2001 and their listing.

**904.10.1 System test.** Systems shall be inspected and tested for proper operation at 12-month intervals.

**904.10.2 Containers.** The extinguishing agent quantity and pressure of the containers shall be checked at 6-month intervals. Where a container shows a loss in original weight of more than 5 percent or a loss in original pressure, adjusted for temperature, of more than 10 percent, the container shall be refilled or replaced. The weight and pressure of the container shall be recorded on a tag attached to the container.

**904.10.3 System hoses.** System hoses shall be examined at 12-month intervals for damage. Damaged hoses shall be replaced or tested. All hoses shall be tested at 5-year intervals.

**904.11 Commercial cooking systems.** The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Preengineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application. Other types of automatic fire-extinguishing systems shall be listed and labeled for specific use as protection for commercial cooking operations. The system shall be installed in accordance with this code, its listing and the manufacturer's installation instructions. Automatic fire-extinguishing systems of the following types shall be installed in accordance with the referenced standard indicated, as follows:

1. Carbon dioxide extinguishing systems, NFPA 12.
2. Automatic sprinkler systems, NFPA 13.
3. Foam-water sprinkler system or foam-water spray systems, NFPA 16.
4. Dry-chemical extinguishing systems, NFPA 17.
5. Wet-chemical extinguishing systems, NFPA 17A.

**Exception:** Factory-built commercial cooking recirculating systems that are tested in accordance with UL 710B and listed, labeled and installed in accordance with Section 304.1 of the mechanical subcode of the *Uniform Construction Code*.

**904.11.1 Manual system operation.** A manual actuation device shall be located at or near a means of egress from the cooking area a minimum of 10 feet (3048 mm) and a maximum of 20 feet (6096 mm) from the kitchen exhaust system. The manual actuation device shall be installed not more than 48 inches (1200 mm) nor less than 42 inches (1067 mm) above the floor and shall clearly identify the hazard protected. The manual actuation shall require a maximum force of 40

pounds (178 N) and a maximum movement of 14 inches (356 mm) to actuate the fire suppression system.

**Exception:** Automatic sprinkler systems shall not be required to be equipped with manual actuation means.

**904.11.2 System interconnection.** The actuation of the fire extinguishing system shall automatically shut down the fuel or electrical power supply to the cooking equipment. The fuel and electrical supply reset shall be manual.

**904.11.3.** Deleted.

**904.11.3.1 Ventilation system.** Commercial-type cooking equipment protected by an automatic carbon dioxide extinguishing system shall be arranged to shut off the ventilation system upon activation.

**904.11.4 Special provisions for automatic sprinkler systems.** Automatic sprinkler systems protecting commercial-type cooking equipment shall be supplied from a separate, readily accessible, indicating-type control valve that is identified.

**904.11.4.1 Listed sprinklers.** Sprinklers used for the protection of fryers shall be tested in accordance with UL 199E, listed for that application and installed in accordance with their listing.

**904.11.5 Portable fire extinguishers for commercial cooking equipment.** Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. Cooking equipment involving vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher.

**904.11.5.1 Portable fire extinguishers for solid fuel cooking appliances.** All solid fuel cooking appliances, whether or not under a hood, with fireboxes 5 cubic feet (0.14 m<sup>3</sup>) or less in volume shall have a minimum 2.5-gallon (9 L) or two 1.5-gallon (6 L) Class K wet-chemical portable fire extinguishers located in accordance with Section 904.11.5.

**904.11.5.2 Class K portable fire extinguishers for deep fat fryers.** When hazard areas include deep fat fryers, listed Class K portable fire extinguishers shall be provided as follows:

1. For up to four fryers having a maximum cooking medium capacity of 80 pounds (36.3 kg) each: One Class K portable fire extinguisher of a minimum 1.5 gallon (6 L) capacity.
2. For every additional group of four fryers having a maximum cooking medium capacity of 80 pounds (36.3 kg) each: One additional Class K portable fire extinguisher of a minimum 1.5 gallon (6 L) capacity shall be provided.
3. For individual fryers exceeding 6 square feet (0.55 m<sup>2</sup>) in surface area: Class K portable fire extinguishers shall be installed in accordance with the extinguisher manufacturer's recommendations.

**904.11.6 Operations and maintenance.** Commercial cooking systems, including mobile enclosed cooking operations, shall be operated and maintained in accordance with this section.

**904.11.6.1 Ventilation system.** The ventilation system in connection with hoods shall be operated at the required rate of air movement, and classified grease filters shall be in place when equipment under a kitchen grease hood is used.

**904.11.6.2 Grease extractors.** Where grease extractors are installed, they shall be operated when the commercial-type cooking equipment is used.

**904.11.6.3 Cleaning.** Hoods, grease-removal devices, fans, ducts and other appurtenances shall be cleaned at intervals necessary to prevent the accumulation of grease. Cleanings shall be recorded, and records shall state the extent, time and date of cleaning. Such records shall be maintained on the premises.

**904.11.6.4 Extinguishing system service.** Automatic fire-extinguishing systems shall be serviced at least every 6 months and after activation of the system. Inspection shall be by qualified individuals, and a certificate of inspection shall be forwarded to the fire code official upon completion.

**904.11.6.5 Fusible link and sprinkler head replacement.** Fusible links and automatic sprinkler heads shall be replaced at least annually, and other protection devices shall be serviced or replaced in accordance with the manufacturer's instructions.

**Exception:** Frangible bulbs are not required to be replaced annually.

## SECTION 905 STANDPIPE SYSTEMS

**905.1 General.** Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads.

**905.2 through 905.6.** Deleted.

**905.7 Cabinets.** Cabinets containing fire-fighting equipment, such as standpipes, fire hose, fire extinguishers or fire department valves, shall not be blocked from use or obscured from view.

**905.7.1 Cabinet equipment identification.** Cabinets shall be identified in an approved manner by a permanently attached sign with letters not less than 2 inches (51 mm) high in a color that contrasts with the background color, indicating the equipment contained therein.

### Exceptions:

1. Doors not large enough to accommodate a written sign shall be marked with a permanently attached pictogram of the equipment contained therein.
2. Doors that have either an approved visual identification clear glass panel or a complete glass door panel are not required to be marked.

**905.7.2 Locking cabinet doors.** Cabinets shall be unlocked.

### Exceptions:

1. Visual identification panels of glass or other approved transparent frangible material that is easily broken and allows access.
2. Approved locking arrangements.
3. Group I-3 occupancies.

**905.8 through 905.11.** Deleted.

## SECTION 906 PORTABLE FIRE EXTINGUISHERS

**906.1 Where required.** Portable fire extinguishers shall be installed in the following locations.

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies.

**Exception:** In new and existing Group A, B and E occupancies equipped throughout with quick-response sprinklers, portable fire extinguishers shall be required only in locations specified in Items 2 through 6.

2. Within 30 feet (9144 mm) of commercial cooking equipment.
3. In areas where flammable or combustible liquids are stored, used or dispensed.
4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 1415.1.
5. Where required by the sections indicated in Table 906.1.
6. Special-hazard areas, including but not limited to laboratories, computer rooms and generator rooms, where required by the fire code official.

**906.2 General requirements.** Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

### Exceptions:

1. The travel distance to reach an extinguisher shall not apply to the spectator seating portions of Group A-5 occupancies.
2. Thirty-day inspections shall not be required and maintenance shall be allowed to be once every three years for dry-chemical or halogenated agent portable fire extinguishers that are supervised by a listed and approved electronic monitoring device, provided that all of the following conditions are met:
  - 2.1. Electronic monitoring shall confirm that extinguishers are properly positioned, properly charged and unobstructed.
  - 2.2. Loss of power or circuit continuity to the electronic monitoring device shall initiate a trouble signal.
  - 2.3. The extinguishers shall be installed inside of a building or cabinet in a noncorrosive environment.

**TABLE 906.1  
ADDITIONAL REQUIRED PORTABLE FIRE EXTINGUISHERS**

SECTION	SUBJECT
303.5	Asphalt kettles
307.5	Open burning
308.4	Open flames—torches
309.4	Powered industrial trucks
1105.2	Aircraft towing vehicles
1105.3	Aircraft welding apparatus
1105.4	Aircraft fuel-servicing tank vehicles
1105.5	Aircraft hydrant fuel-servicing vehicles
1105.6	Aircraft fuel-dispensing stations
1107.7	Heliports and helistops
1208.4	Dry cleaning plants
1415.1	Buildings under construction or demolition
1417.3	Roofing operations
1504.4.1	Spray-finishing operations
1505.4.2	Dip-tank operations
1506.4.2	Powder-coating areas
1904.2	Lumberyards/woodworking facilities
1908.8	Recycling facilities
1909.5	Exterior lumber storage
2003.5	Organic-coating areas
2106.3	Industrial ovens
2205.5	Motor fuel-dispensing facilities
2210.6.4	Marine motor fuel-dispensing facilities
2211.6	Repair garages
2306.10	Rack storage
2404.12	Tents, canopies and membrane structures
2508.2	Tire rebuilding/storage
2604.2.6	Welding and other hot work
2903.6	Combustible fibers
3308.11	Fireworks
3403.2.1	Flammable and combustible liquids, general
3404.3.3.1	Indoor storage of flammable and combustible liquids
3404.3.7.5.2	Liquid storage rooms for flammable and combustible liquids
3405.4.9	Solvent distillation units
3406.2.7	Farms and construction sites—flammable and combustible liquids storage
3406.4.10.1	Bulk plants and terminals for flammable and combustible liquids
3406.5.4.5	Commercial, industrial, governmental or manufacturing establishments—fuel dispensing
3406.6.4	Tank vehicles for flammable and combustible liquids
3606.5.7	Flammable solids
3808.2	LP-gas

2.4. Electronic monitoring devices and supervisory circuits shall be tested every three years when extinguisher maintenance is performed.

2.5. A written log of required hydrostatic test dates for extinguishers shall be maintained by the owner to ensure that hydrostatic tests are conducted at the frequency required by NFPA 10.

**906.3 Size and distribution.** For occupancies that involve primarily Class A fire hazards, the minimum sizes and distribution shall comply with Table 906.3(1). Fire extinguishers for occupancies involving flammable or combustible liquids with depths of less than or equal to 0.25-inch (6.35 mm) shall be selected and placed in accordance with Table 906.3(2). Fire extinguishers for occupancies involving flammable or combustible liquids with a depth of greater than 0.25-inch (6.35 mm) or involving combustible metals shall be selected and placed in accordance with NFPA 10. Extinguishers for Class C fire hazards shall be selected and placed on the basis of the anticipated Class A or Class B hazard.

**TABLE 906.3(1)  
FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS**

	LIGHT (Low) HAZARD OCCUPANCY	ORDINARY (Moderate) HAZARD OCCUPANCY	EXTRA (High) HAZARD OCCUPANCY
Minimum Rated Single Extinguisher	2-A <sup>c</sup>	2-A	4-A <sup>a</sup>
Maximum Floor Area Per Unit of A	3,000 square feet	1,500 square feet	1,000 square feet
Maximum Floor Area For Extinguisher <sup>b</sup>	11,250 square feet	11,250 square feet	11,250 square feet
Maximum Travel Distance to Extinguisher	75 feet	75 feet	75 feet

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon = 3.785 L.  
 a. Two 2.5-gallon water-type extinguishers shall be deemed the equivalent of one 4-A rated extinguisher.  
 b. Annex E.3.3 of NFPA 10 provides more details concerning application of the maximum floor area criteria.  
 c. Two water-type extinguishers each with a 1-A rating shall be deemed the equivalent of one 2-A rated extinguisher for Light (Low) Hazard Occupancies.

**TABLE 906.3(2)  
FLAMMABLE OR COMBUSTIBLE LIQUIDS WITH  
DEPTHS OF LESS THAN OR EQUAL TO 0.25-INCH**

TYPE OF HAZARD	BASIC MINIMUM EXTINGUISHER RATING	MAXIMUM TRAVEL DISTANCE TO EXTINGUISHERS (feet)
Light (Low)	5-B	30
	10-B	50
Ordinary (Moderate)	10-B	30
	20-B	50
Extra (High)	40-B	30
	80-B	50

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.  
 NOTE: For requirements on water-soluble flammable liquids and alternative sizing criteria, see Section 4.3 of NFPA 10.

**906.4 Cooking grease fires.** Fire extinguishers provided for the protection of cooking grease fires shall be of an approved

type compatible with the automatic fire-extinguishing system agent and in accordance with Section 904.11.5.

**906.5 Conspicuous location.** Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel.

**906.6 Unobstructed and unobscured.** Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the locations of extinguishers.

**906.7 Hangers and brackets.** Hand-held portable fire extinguishers, not housed in cabinets, shall be installed on the hangers or brackets supplied. Hangers or brackets shall be securely anchored to the mounting surface in accordance with the manufacturer's installation instructions.

**906.8 Cabinets.** Cabinets used to house portable fire extinguishers shall not be locked.

**Exceptions:**

1. Where portable fire extinguishers subject to malicious use or damage are provided with a means of ready access.
2. In Group I-3 occupancies and in mental health areas in Group I-2 occupancies, access to portable fire extinguishers shall be permitted to be locked or to be located in staff locations provided the staff has keys.

**906.9 Height above floor.** Portable fire extinguishers having a gross weight not exceeding 40 pounds (18 kg) shall be installed so that its top is not more than 5 feet (1524 mm) above the floor. Hand-held portable fire extinguishers having a gross weight exceeding 40 pounds (18 kg) shall be installed so that its top is not more than 3.5 feet (1067 mm) above the floor. The clearance between the floor and the bottom of installed hand-held extinguishers shall not be less than 4 inches (102 mm).

**906.10 Wheeled units.** Wheeled fire extinguishers shall be conspicuously located in a designated location.

**SECTION 907  
FIRE ALARM AND DETECTION SYSTEMS**

**907.1 General.** This section covers performance and maintenance of fire alarm systems and their components in new and existing buildings and structures.

**907.1.1.** Deleted.

**907.1.2.** Deleted.

**907.2 through 907.4.** Deleted.

**907.4.1 through 907.4.4.** Deleted.

**907.4.5 Protective covers.** The fire official is authorized to require the installation of listed manual fire alarm box protective covers to prevent malicious false alarms or to provide the manual fire alarm box with protection from physical damage. The protective cover shall be transparent or red in

color with a transparent face to permit visibility of the manual fire alarm box. Each cover shall include proper operating instructions. A protective cover that emits a local alarm signal shall not be installed unless approved.

**907.5 through 907.11.** Deleted.

**907.12 Duct smoke detectors.** Duct smoke detectors shall be connected to the building's fire alarm control panel when a fire alarm system is provided. Activation of a duct smoke detector shall initiate a visible and audible supervisory signal at a constantly attended location. Duct smoke detectors shall not be used as a substitute for required open area detection.

**Exceptions:**

1. The supervisory signal at a constantly attended location is not required where duct smoke detectors activate the building's alarm notification appliances.
2. In occupancies not required to be equipped with a fire alarm system, actuation of a smoke detector shall activate a visible and an audible signal in an approved location. Smoke detector trouble conditions shall activate a visible or audible signal in an approved location and shall be identified as air duct detector trouble.

**907.13 Access.** Access shall be provided to each detector for periodic inspection, maintenance and testing.

**907.14 Fire-extinguishing systems.** Automatic fire-extinguishing systems shall be connected to the building fire alarm system where required by the construction code in effect at the time of the fire alarm system installation.

**907.15 Monitoring.** Fire alarm systems shall be maintained as required by the construction code in effect at the time of the fire alarm system installation.

**Exception:** Supervisory service is not required for:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.
2. Smoke detectors in Group I-3 occupancies.
3. Automatic sprinkler systems in one- and two-family dwellings.

**907.16 Automatic telephone-dialing devices.** Automatic telephone-dialing devices used to transmit an emergency alarm shall not be connected to any fire department telephone number unless approved by the fire chief.

**907.17.** Deleted.

**907.18.** Deleted.

**907.19 Instructions.** Operating, testing and maintenance instructions and record drawings ("as built") and equipment specifications shall be maintained at an approved location.

**907.20 Inspection, testing and maintenance.** The maintenance and testing schedules and procedures for fire alarm and fire detection systems shall be in accordance with this section and Chapter 10 of NFPA 72.

**907.20.1 Maintenance required.** Whenever or wherever any device, equipment, system, condition, arrangement,

level of protection or any other feature is required for compliance with the provisions of this code, such device, equipment, system, condition, arrangement, level of protection or other feature shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official.

**907.20.2 Testing.** Testing shall be performed in accordance with the schedules in Chapter 10 of NFPA 72 or more frequently where required by the fire code official. Where automatic testing is performed at least weekly by a remotely monitored fire alarm control unit specifically listed for the application, the manual testing frequency shall be permitted to be extended to annual.

**Exception:** Devices or equipment that are inaccessible for safety considerations shall be tested during scheduled shutdowns where approved by the fire code official, but not less than every 18 months.

**907.20.3 Detector sensitivity.** Detector sensitivity shall be checked within one year after installation and every alternate year thereafter. After the second calibration test, where sensitivity tests indicate that the detector has remained within its listed and marked sensitivity range (or 4-percent obscuration light grey smoke, if not marked), the length of time between calibration tests shall be permitted to be extended to a maximum of five years. Where the frequency is extended, records of detector-caused nuisance alarms and subsequent trends of these alarms shall be maintained. In zones or areas where nuisance alarms show any increase over the previous year, calibration tests shall be performed.

**907.20.4 Method.** To ensure that each smoke detector is within its listed and marked sensitivity range, it shall be tested using either a calibrated test method, the manufacturer's calibrated sensitivity test instrument, listed control equipment arranged for the purpose, a smoke detector/control unit arrangement whereby the detector causes a signal at the control unit where its sensitivity is outside its acceptable sensitivity range or other calibrated sensitivity test method acceptable to the fire code official. Detectors found to have a sensitivity outside the listed and marked sensitivity range shall be cleaned and recalibrated or replaced.

**Exceptions:**

1. Detectors listed as field adjustable shall be permitted to be either adjusted within the listed and marked sensitivity range and cleaned and recalibrated or they shall be replaced.
2. This requirement shall not apply to single-station smoke alarms.

**907.20.4.1 Testing device.** Detector sensitivity shall not be tested or measured using a device that administers an unmeasured concentration of smoke or other aerosol into the detector.

**907.20.5 Maintenance, inspection and testing.** The building owner shall be responsible for ensuring that the fire and life safety systems are maintained in an operable condition at all times. Service personnel shall meet the requirements of N.J.A.C. 5:74. A written record shall be maintained and shall be made available to the fire code official.

**907.20.6 Engine-driven generator.** Where an engine-driven generator provides required secondary power source, such generator shall be inspected weekly and exercised at least monthly under load by disconnecting the normal supply to the system for a minimum of 1/2 hour in a continuous period.

**907.21 Periodic testing and inspections of single- and multiple-station smoke detectors.** All single- and multiple-station smoke detectors shall be maintained, periodically inspected and tested in accordance with NFPA 72 and Sections 907.21.1 and 907.21.2.

**907.21.1 Single-station smoke detectors.** Tests or inspections in accordance with the manufacturer's instructions shall be conducted at 1-month intervals for other than battery-powered smoke detectors and at 1-week intervals for battery-powered smoke detectors.

**Exception:** The written log of tests as specified in Section 901.6.2 shall not be required in R-3 occupancies.

**907.21.2 Battery operated smoke detectors.** Battery operated smoke detectors in Group R-1 and R-2 buildings and in bed and breakfast homestays shall be maintained, tested and inspected as follows:

1. The owner of the building or the owner's representative shall inspect each detector whenever a change of occupancy occurs;
2. The owner of the building or the owner's representative shall clean the detectors and or replace the batteries as necessary, but, at least once a year, to ensure proper operation.

## SECTION 908 EMERGENCY ALARM SYSTEMS

**908.1 Group H occupancies.** Emergency alarms for the detection and notification of an emergency condition in Group H occupancies shall be provided as required in Chapter 27.

**908.2 Group H-5 occupancy.** Emergency alarms for notification of an emergency condition in an HPM facility shall be provided as required in Section 1803.12. A continuous gas detection system shall be provided for HPM gases in accordance with Section 1803.13.

**908.3 Highly toxic and toxic materials.** Where required by Section 3704.2.2.10, a gas detection system shall be provided for indoor storage and use of highly toxic and toxic compressed gases.

**908.4 Ozone gas-generator rooms.** A gas detection system shall be provided in ozone gas-generator rooms in accordance with Section 3705.3.2.

**908.5 Repair garages.** A flammable-gas detection system shall be provided in repair garages for vehicles fueled by nonodorized gases in accordance with Section 2211.7.2.

**908.6 Refrigeration systems.** Refrigeration system machinery rooms shall be provided with a refrigerant detector in accordance with Section 606.8.

**908.7 High level alarms testing.** All high level alarm systems installed in accordance with N.J.A.C. 5:72 shall be periodically tested in accordance with N.J.A.C. 5:72-3.2(a)4.

**SECTION 909  
SMOKE CONTROL SYSTEMS**

**909.1 through 909.19.** Deleted.

**909.20 Maintenance.** Smoke control systems shall be maintained to ensure to a reasonable degree that the system is capable of controlling smoke for the duration required. The system shall be maintained in accordance with the manufacturer's instructions and Sections 909.20.1 through 909.20.5.

**909.20.1 Schedule.** A routine maintenance and operational testing program shall be initiated immediately after the smoke control system has passed the acceptance tests. A written schedule for routine maintenance and operational testing shall be established. Dedicated smoke control systems shall be inspected and operated at 6 month intervals.

**909.20.2 Written record.** A written record of smoke control system testing and maintenance shall be maintained on the premises. The written record shall include the date of the maintenance, identification of the servicing personnel and notification of any unsatisfactory condition and the corrective action taken, including parts replaced.

**909.20.3 Testing.** Operational testing of the smoke control system shall include all equipment such as initiating devices, fans, dampers, controls, doors and windows.

**909.20.4 Dedicated smoke control systems.** Dedicated smoke control systems shall be operated for each control sequence semiannually. The system shall also be tested under standby power conditions.

**909.20.5 Nondedicated smoke control systems.** Nondedicated smoke control systems shall be operated for each control sequence annually. The system shall also be tested under standby power conditions.

**SECTION 910  
Deleted**

**SECTION 911  
EXPLOSION CONTROL**

**911.1 General.** Explosion control shall be provided in the following locations:

1. Where a structure, room or space is occupied for purposes involving explosion hazards as identified in Table 911.1.
2. Where quantities of hazardous materials specified in Table 911.1 exceed the maximum allowable quantities in Table 2703.1.1(1).

Such areas shall be provided with explosion (deflagration) venting, explosion (deflagration) prevention systems, or barricades in accordance with this section and NFPA 68, NFPA 69, or NFPA 495 as applicable. Deflagration venting shall not be utilized as a means to protect buildings from detonation hazards.

**911.2 Required deflagration venting.** Areas that are required to be provided with deflagration venting shall comply with the following:

1. Walls, ceilings and roofs exposing surrounding areas shall be designed to resist a minimum internal pressure of 100 pounds per square foot (psf) (4788 Pa). The minimum internal design pressure shall not be less than five times the maximum internal relief pressure specified in Section 911.2, Item 5.

2. Deflagration venting shall be provided only in exterior walls and roofs.

**Exception:** Where sufficient exterior wall and roof venting cannot be provided because of inadequate exterior wall or roof area, deflagration venting shall be allowed by specially designed shafts vented to the exterior of the building.

3. Deflagration venting shall be designed to prevent unacceptable structural damage. Where relieving a deflagration, vent closures shall not produce projectiles of sufficient velocity and mass to cause life threatening injuries to the occupants or other persons on the property or adjacent public ways.

4. The aggregate clear area of vents and venting devices shall be governed by the pressure resistance of the construction assemblies specified in Item 1 of this section and the maximum internal pressure allowed by Item 5 of this section.

5. Vents shall be designed to withstand loads in accordance with the building subcode of the *Uniform Construction Code*. Vents shall consist of any one or any combination of the following to relieve at a maximum internal pressure of 20 pounds per square foot (958 Pa), but not less than the loads required by the building subcode of the *Uniform Construction Code*:

- 5.1. Exterior walls designed to release outward.
- 5.2. Hatch covers.
- 5.3. Outward swinging doors.
- 5.4. Roofs designed to uplift.
- 5.5. Venting devices listed for the purpose.

6. Vents designed to release from the exterior walls or roofs of the building when venting a deflagration shall discharge directly to the exterior of the building where an unoccupied space not less than 50 feet (15 240 mm) in width is provided between the exterior walls of the building and the property line.

**Exception:** Vents complying with Item 7 of this section.

7. Vents designed to remain attached to the building when venting a deflagration shall be so located that the discharge opening shall not be less than 10 feet (3048 mm) vertically from window openings and exits in the building and 20 feet (6096 mm) horizontally from exits in the building, from window openings and exits in adjacent buildings on the same property, and from the property line.

8. Discharge from vents shall not be into the interior of the building.

TABLE 911.1  
EXPLOSION CONTROL REQUIREMENTS

MATERIAL	CLASS	EXPLOSION CONTROL METHODS	
		Barricade construction	Explosion (deflagration) venting or explosion (deflagration) prevention systems
Hazard Category			
Combustible dusts <sup>a</sup>	—	Not required	Required
Cryogenic fluids	Flammable	Not required	Required
Explosives	Division 1.1	Required	Not required
	Division 1.2	Required	Not required
	Division 1.3	Not required	Required
	Division 1.4	Not required	Required
	Division 1.5	Required	Not required
	Division 1.6	Required	Not required
Flammable gas	Gaseous	Not required	Required
	Liquefied	Not required	Required
Flammable liquids	IA <sup>b</sup>	Not required	Required
	IB <sup>c</sup>	Not required	Required
Organic peroxides	Unclassified detonable I	Required	Not permitted
		Required	Not permitted
Oxidizer liquids and solids	4	Required	Not permitted
Pyrophoric	Gases	Not required	Required
Unstable (reactive)	4	Required	Not permitted
	3 detonable	Required	Not permitted
	3 nondetonable	Not required	Required
Water-reactive liquids and solids	3	Not required	Required
	2 <sup>e</sup>	Not required	Required
Special Uses			
Acetylene generator rooms	—	Not required	Required
Grain processing	—	Not required	Required
Liquefied petroleum gas distribution facilities	—	Not required	Required
Where explosion hazards exist <sup>d</sup>	Detonation Deflagration	Required	Not permitted
		Not required	Required

- a. Combustible dusts that are generated during manufacturing or processing. See definition of Combustible Dust in Chapter 2.
- b. Storage or use.
- c. In open use or dispensing.
- d. Rooms containing dispensing and use of hazardous materials when an explosive environment can occur because of the characteristics or nature of the hazardous materials or as a result of the dispensing or use process.
- e. A method of explosion control shall be provided when Class 2 water-reactive materials can form potentially explosive mixtures.

**911.3 Explosion prevention systems.** Explosion prevention systems shall be of an approved type and installed in accordance with the provisions of this code and NFPA 69.

**911.4 Barricades.** Barricades shall be designed and installed in accordance with NFPA 495.

**SECTION 912  
FIRE DEPARTMENT CONNECTIONS**

**912.1 Installation.** Fire department connections shall be maintained in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.6.

**912.2.** Deleted.

**912.2.1.** Deleted.

**912.2.2 Existing buildings.** On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" at least 6 inches (152 mm) high and words in letters at least 2 inches (51 mm) high or an arrow to indicate the location. All such signs shall be subject to the approval of the fire code official.

**912.3 Access.** Immediate access to fire department connections shall be maintained at all times and without obstruction

by fences, bushes, trees, walls or any other object for a minimum of 3 feet (914 mm).

**912.3.1 Locking fire department connection caps.** The fire code official is authorized to require locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal.

**912.4 Signs.** A metal sign with raised letters at least 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable.

**912.5.** Deleted.

**912.6 Inspection, testing and maintenance.** All fire department connections shall be periodically inspected, tested and maintained in accordance with NFPA 25.

### SECTION 913 FIRE PUMPS

**913.1 General.** Where provided, fire pumps shall be maintained in accordance with this section and NFPA 20.

**913.2 Protection against interruption of service.** The fire pump, driver, and controller shall be protected in accordance with NFPA 20 against possible interruption of service through damage caused by explosion, fire, flood, earthquake, rodents, insects, windstorm, freezing, vandalism and other adverse conditions.

**913.3 Temperature of pump room.** Suitable means shall be provided for maintaining the temperature of a pump room or pump house, where required, above 40°F (5°C).

**913.3.1 Engine manufacturer's recommendation.** Temperature of the pump room, pump house or area where engines are installed shall never be less than the minimum recommended by the engine manufacturer. The engine manufacturer's recommendations for oil heaters shall be followed.

**913.4 Valve supervision.** Where provided, the fire pump suction, discharge and bypass valves, and the isolation valves on the backflow prevention device or assembly shall be supervised open by one of the following methods.

1. Central-station, proprietary or remote-station signaling service.
2. Local signaling service that will cause the sounding of an audible signal at a constantly attended location.
3. Locking valves open.
4. Sealing of valves and approved weekly recorded inspection where valves are located within fenced enclosures under the control of the owner.

**913.4.1 Test outlet valve supervision.** Fire pump test outlet valves shall be supervised in the closed position.

**913.5 Testing and maintenance.** Fire pumps shall be inspected, tested and maintained in accordance with the requirements of this section and NFPA 25.

**913.5.1.** Deleted.

**913.5.2 Generator sets.** Engine generator sets supplying emergency or standby power to fire pump assemblies shall be periodically tested in accordance with NFPA 110.

**913.5.3 Transfer switches.** Automatic transfer switches shall be periodically tested in accordance with NFPA 110.

**913.5.4 Pump room environmental conditions.** Tests of pump room environmental conditions, including heating, ventilation and illumination shall be made to ensure proper manual or automatic operation of the associated equipment.

### SECTION 914 PRIVATE WATER TANKS AND FIRE SERVICE MAINS

**914.1 Inspection, testing, maintenance.** Private water tanks and water service mains shall be periodically inspected, tested and maintained in accordance with NFPA 25.

### SECTION 915 ELEVATOR RECALL

**915.1 Testing.** Elevators shall be tested annually in accordance with Sections 915.1.1 and 915.1.2. The fire official shall accept a current Certificate of Compliance issued in accordance with the *Uniform Construction Code* as evidence of compliance with this section.

**915.1.1.** Upon simulated activation of an elevator lobby detector, the elevator controller shall cause all elevator cars that serve that lobby to return nonstop to the designated lobby, and prevent further operation of the elevators without the use of an emergency service key.

**915.1.2.** The emergency service keys shall be utilized to place the recalled elevators into emergency operation and to verify proper functioning of the elevator for fire service operation.

## GLOUCESTER PREMIUM OUTLETS

### FIRE PROTECTION SYSTEM OUTLINE-REVISED 3/19/13

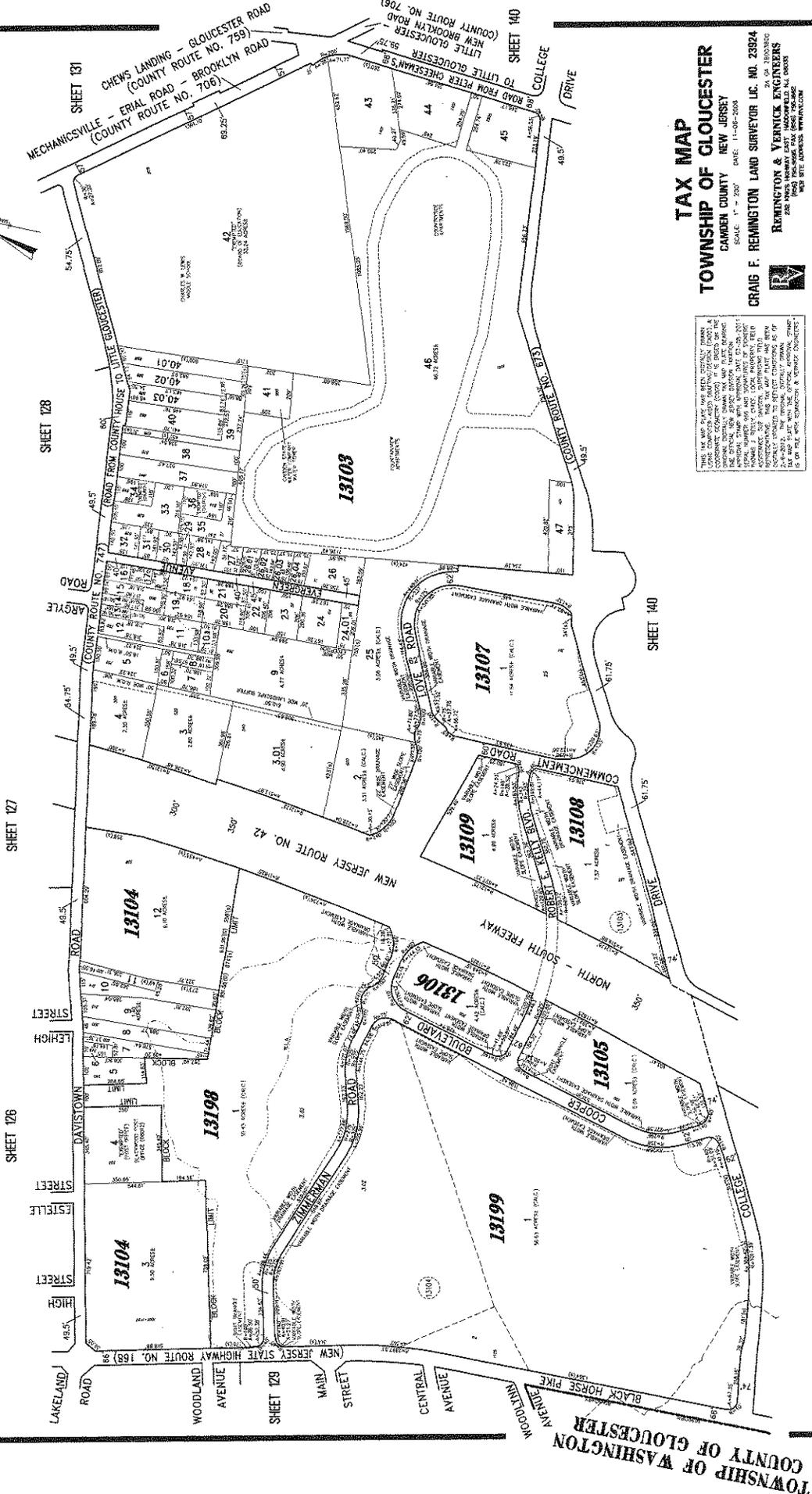
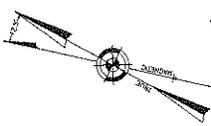
1. Fire Sprinkler system to be designed to FM Standards.
2. Site will be fed from 2 connections to city mains.
3. There will be 2 water loops on site. The first will provide domestic water to the buildings, feed the site fire hydrants and provide flow to the fire pump. The second loop will be fed from the fire pump and will serve each building's fire risers. This arrangement is contingent on results of water main flow test.
4. We anticipate the use of a diesel fire pump contingent upon a water main flow test. The fire pump sizing will be based on a tenant storage area usage of 0.5 gpm/sf over a 2,000sf area and a 250 gpm hose stream. The fire pump will provide 1250gpm with an outlet pressure of approximately 150psi.
5. The fire pump will feed a 10" fire line which will loop the site.
6. Each building will be fed by an 8" line from the fire pump loop to the building riser. Each building feed will have a reduced pressure back flow preventer. Perimeter buildings will utilize a wall indicator valve. The 2 interior buildings will have post indicator valves located on site at the perimeter of the Mall.
7. Risers will be located in a separate sprinkler room. For the perimeter buildings, the riser rooms are located in the back of the buildings accessible from the service yard. For the interior buildings, the risers are located interior to the building in a separate room. For these 2 buildings the fire service will be routed in an accessible trench down a service corridor to the riser room.
8. There will be one FP riser for each perimeter building and 2 risers for each of the 2 interior buildings.
9. At each riser location there will be a fire department connection and a fire department test station. The FDC will be provided with Storz fittings. The FDC for the interior buildings will be routed from the riser to the exterior of the building for access. The test station will be daylighted at the perimeter buildings and routed to a floor drain for the interior buildings.
10. A Knox Box will be located at each sprinkler room.
11. Stand pipes will be provided at the corridors of the 2 interior buildings to allow Fire Department access to water for coverage of the interior of the Mall and the Mall entry points. The standpipes will be fed from the bulk main. Standpipes are not required at the perimeter building corridors. Hose connections will not be required.
12. A bulk main from the riser would be routed at the back of each perimeter building and through the internal service corridor of the 2 interior buildings. Each tenant will connect to this main with a tenant shutoff valve equipped with a flow and

tamper switch that will be monitored by fire alarm system. There will be a hose connection for drain down of the tenants systems.

13. System densities shall be capable of the following:
  - a. Tenant main floor retail 0.20gpm/1500sf
  - b. Tenant retail storage 0.50gpm/2000sf
  - c. Public restrooms and service corridors 0.20gpm/2500sf
  - d. Offices and Food Court Seating 0.10gpm/1500sf
  - e. Electrical/Mechanical/Janitorial 0.20gpm/2500sf
14. As indicated above the bulk main distribution system and feed to each tenant's shutoff valve will be sized to meet the storage requirements of 0.50gpm/2000sf. However, under core the shell construction the sprinkler head and piping layout will be based on typical retail requirement of 0.20/1500sf. Should storage areas be provided under the tenant fit out construction, that portion of the system serving these room would be increased to provide the 0.50gpm/2000sf requirement.
15. Areas of the site that we do not anticipate providing sprinkler coverage include the gallery roofs, entrance canopies, architectural tower elements and gallery kiosks.

REVISIONS	
NO.	DESCRIPTION
1	ISSUED
2	CHANGED
3	CHANGED
4	CHANGED
5	CHANGED
6	CHANGED
7	CHANGED
8	CHANGED
9	CHANGED
10	CHANGED
11	CHANGED
12	CHANGED
13	CHANGED
14	CHANGED
15	CHANGED
16	CHANGED
17	CHANGED
18	CHANGED
19	CHANGED
20	CHANGED
21	CHANGED
22	CHANGED
23	CHANGED
24	CHANGED
25	CHANGED
26	CHANGED
27	CHANGED
28	CHANGED
29	CHANGED
30	CHANGED
31	CHANGED
32	CHANGED
33	CHANGED
34	CHANGED
35	CHANGED
36	CHANGED
37	CHANGED
38	CHANGED
39	CHANGED
40	CHANGED
41	CHANGED
42	CHANGED
43	CHANGED
44	CHANGED
45	CHANGED
46	CHANGED
47	CHANGED
48	CHANGED
49	CHANGED
50	CHANGED
51	CHANGED
52	CHANGED
53	CHANGED
54	CHANGED
55	CHANGED
56	CHANGED
57	CHANGED
58	CHANGED
59	CHANGED
60	CHANGED
61	CHANGED
62	CHANGED
63	CHANGED
64	CHANGED
65	CHANGED
66	CHANGED
67	CHANGED
68	CHANGED
69	CHANGED
70	CHANGED
71	CHANGED
72	CHANGED
73	CHANGED
74	CHANGED
75	CHANGED
76	CHANGED
77	CHANGED
78	CHANGED
79	CHANGED
80	CHANGED
81	CHANGED
82	CHANGED
83	CHANGED
84	CHANGED
85	CHANGED
86	CHANGED
87	CHANGED
88	CHANGED
89	CHANGED
90	CHANGED
91	CHANGED
92	CHANGED
93	CHANGED
94	CHANGED
95	CHANGED
96	CHANGED
97	CHANGED
98	CHANGED
99	CHANGED
100	CHANGED

NOTE: THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING (CAD) AND COORDINATE GEOMETRY (GCS).



**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 SCALE: 1" = 200' DATE: 11-09-2005  
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924  
 REMINGTON & VERRICK ENGINEERS  
 258 WEST BROADWAY, SUITE 200  
 NEWARK, NJ 07102  
 TEL: 973-261-1100 FAX: 973-261-1101  
 WWW.REMINGTON-VERRICK.COM

THIS MAP AND PART THEREOF HAVE BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE CONSTITUTION AND STATUTES OF THE STATE OF NEW JERSEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND RECORDS AND HAS FOUND THAT THE SAME ACCURATELY REPRESENT THE ACTUAL SITUATION ON THE GROUND. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THIS MAP. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THIS MAP. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UNLAWFUL ACTS OR OMISSIONS THAT WOULD AFFECT THE ACCURACY OF THIS MAP.