

**Township of Gloucester  
Planning Board Agenda  
June 10, 2014**

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

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

**MINUTES FOR MEMORIALIZATION**

**Minutes for Memorialization – May 27, 2014**

**RESOLUTIONS FOR MEMORIALIZATION**

**Thomas Greeno  
#141003RDSPW**

**Amended Site Plan Waiver  
Block: 10501 Lot: 11**

**Gaile Labar-Bernhardt  
#141017RDSPW**

**Site Plan Waiver  
Block: 10601 Lot: 1**

**APPLICATIONS FOR REVIEW**

**#111048PMFMSPA#4  
The Shoppes @ Cross Keys  
Phase II  
Zoned: BP HC-SCR  
Overlay District**

**Amended Preliminary/Final  
Bulk C Variance  
Block: 18501 Lot: 12  
Location: 611 Cross Keys Rd.  
Sicklerville**

**#071029CPSPFa#2  
The Crossings @ Twin  
Oak  
Zoned: HC**

**Revised Amended Preliminary  
& Final with Bulk C (Signage)  
Block: 18612 Lot: 4  
Location: Berlin Cross Keys**

**Meeting Adjourned**

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD

Tuesday, May 27, 2014

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

**Roll Call:**

Ms. Costa	Present
Mr. Dority	Present
Mr. Gallo	Absent
Mr. Guevara	Present
Mr. Jones	Present
Mr. Mercado	Absent
Mr. Moffa	Absent
Mr. Owens	Present
Ms. Pinolini	Present
Ms. Washington	Present
Chairman Kricun	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; Joe Raday, Traffic Engineer, were qualified as experts.

Chairman Kricum seated Ms. Pinolini for Mr. Gallo and Mr. Dority for Mr. Mercado.

**Minutes for memorialization**

No minutes for memorialization

**Resolutions for Memorizations**

#061140CPPSPFSPW Bryn Mawr Investments	Site Plan Waiver Block: 18501 Lot: 19
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Mr. Lechner wanted on the record the correction of BBC on the resolution to BCC.

Mr. Owens made a motion to approve the resolution with the correction, seconded by Mr. Jones

**Roll Call:**

Mrs. Washington	Yes
Mrs. Costa	Yes
Mr. Owens	Yes
Mr. Dority	Yes
Mr. Jones	Yes
Chairman Kricun	Yes

#141011SPW Frank Bisconti	Site Plan Waiver Block: 4301 Lot: 4
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Mr. Owens made a motion to approve the resolution, seconded by Mrs. Costa.

**Roll Call:**

Mrs. Washington	Yes
Mrs. Costa	Yes
Mr. Owens	Yes
Mr. Dority	Yes
Mr. Jones	Yes
Chairman Kricun	Yes

**Applications for Review**

#141003RDSPW Camden County Improvement Authority	Minor Site Plan/Courtesy Review Block: 12303 Lot: 1 Lakeland
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Appearing from the board was Chris Tassej from Camden County Improvement Authority.

The county will be doing renovations on the Michael J. DiPiero Building on Lakeland Road. The building was previously a hospital and is now used for senior activities. The building has two (2) entrances, one on the second floor and the other in the basement. The basement entrance is what they use now. A rendering was passed around to the board showing the facility. What they plan on doing is closing off the second floor entrance. The basement entrance will be widen and use as the main entrance. At this time they will also be adding a K-turn area for the buses. This will allow for the buses to have an easier time dropping the seniors off and not have to back out onto

Lakeland Road. Along with the work on the entrance they will be doing minor renovations to the lobby.

With nothing from the board, Mr. Lechner will send a letter that they were in front of the board and the board has no issues.

# 141003RDSPW Thomas Greeno	Administrative Amendment Site Plan Waiver Block: 10501 Lot: 11
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Appearing before the board was Thomas Greeno, the applicant, from TG Communications.

Mr. Greeno was previously in front of the board and received approval for site plan waiver. He came back in front of the board to make a change to the driveway. The new plan is to make the driveway 16 ft. instead of 24ft. This will be done 30ft from the Black Horse Pike.

Mr. Bach would like Mr. Greeno to only go down to 20 ft. instead of 16ft. since there is no parking, then he would have no objection. He also asked, beside the driveway change was everything else going to stay the same. Mr. Greeno agreed with the 20 ft., and stated that was the only change.

Mr. Lechner had no objections.

Mr. Jones made a motion to approve the amended site plan, seconded by Mr. Owens.

With nothing from the board the chairman opened the application up to the public. With no one from the public wishing to speak the public portion was closed.

**Roll Call:**

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Owens	Yes
Mrs. Pinolini	Yes
Chairman Kricun	Yes

#141017RDSPW Medical Supply Group	Redevelopment Agreement/ Site Plan Waiver  Block: 10601 Lot: 1
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Appearing before the board was Benjamin Bernhardt and Gaile LaBar-Bernhardt, the applicants, owners of Medical Supply Group.

Mr. Lechner wanted the board to know that they appear in front of council but the paper work for the redevelopment agreement, at that time, wasn't done yet.

Mr. Bernhardt explained to the board that they purchased the building in 2006. They plan on using the second floor as their show room and rent out the other part of the building.

Regarding Mr. Bach's letter, the Board wanted clarification on item number 5 in his review letter. The striped area is not for people to park and not used for a loading zone. He also believes that there is a fire hydrant there.

Mr. Bach would like them to show the depressed curbing along Clementon Ave. Also he would like them to have a 24' wide drive isle along Clementon Ave. The Applicant agreed.

Mr. Lechner added that with the area by the fire hydrant, since there is no parking there they could add some landscaping. The applicant agreed.

Mrs. Bernhardt explained that with Mr. Lechner's comment regarding lighting they would turn the lights off at 4pm when they leave. Mr. Lechner commented that future tenants might be open later than 4pm. He also wanted to know if there was light that illuminated the building. Mr. Bernhardt replied that they do have some on the building and in the rear. However, if they would agree to add more if requested by the Board.

Mr. Bach clarify that the drive isle don't have to be 24', however, they can make it 20'.

Mr. Lechner asked about the 12 parking spaces that they proposed and if that would be sufficient when they do have tenants. Mrs. Bernhardt replied that they will be screening prospective tenants and only allow tenants that have a business with low traffic customers such as they do. Mr. Lechner asked if they would be willing to add parking spaces if a future tenant called for it. Mrs. Bernhardt replied that there is plenty of space in the rear of the building if more parking spaced were needed. It was once paved back there and they plan on repaving it in the future.

With nothing from the board the chairman opened the application up to the public. With no one from the public wishing to speak the public portion was closed.

Mr. Owens made a motion to approve the amendment, seconded by Mrs. Costa.

**Roll Call:**

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Owens	Yes
Mrs. Pinolini	Yes
Chairman Kricun	Yes

Reserves @ independence Square sent a letter for a continuance. They will be heard on July 8, 2014, let that be served a notice.

The next meeting will be June 10 2014

Meeting Adjourned

Respectfully Submitted,

*Courtney Mosiondz*

Courtney Mosiondz

Rerecording Secretary

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

WHEREAS, on May 27, 2014 consideration was given to the application of Thomas Greeno (hereinafter "Applicant") for the property located at Block 10501, Lot 11 (hereinafter "the Property") for amended site plan waiver; and

WHEREAS, the Applicant previously appeared before the Board on January 28, 2014 and received Site Plan Waiver approval at that time which was memorialized in a resolution dated February 11, 2014, made a part hereof by reference; and

WHEREAS, the Applicant is now appearing before the Board requesting an amendment to the previous Site Plan Waiver approval specifically to amend the drive aisle width to a consistent twenty (20) foot width down the length of the aisle; and

WHEREAS, the application was presented by the Applicant who is the sole proprietor of the business that is proposed to occupy the commercial space and the Applicant, Mr. Greeno provided testimony in support of the application. Mr. Greeno testified that he is proposing to amend his prior approval to create a consistent drive aisle width of twenty (20) feet down the length of the drive aisle and that he is proposing no additional revisions or amendments to the prior approval; and

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

WHEREAS, the Planning Board having received no additional reports but having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for amended site plan waiver:

1. Existing Zoning: G-RD (Gateway Redevelopment District)
2. Intended Use: Professional Office Use
3. The application implicates the following provisions of the ordinance:
  - a. Gateway Redevelopment District

Description	Required	Proposed	Conforms
Lot size (min.)	10,000 sf	32,496 sf	yes

Lot frontage (min.)	65 ft	80.11 ft	yes
Lot depth (min.)	150 ft	285.18 ft	yes
Building coverage	35%	±5.17% <sup>1</sup>	yes
Lot coverage (max.)	75%	±16.86% <sup>1</sup>	yes
Floor Area Ratio (max.)	0.30	± 0.0517 <sup>1</sup>	yes

**Principal Building Minimum Yards, Depths and Height Limitations**

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

**Parking Area Setback**

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

<sup>1</sup> = scaled data  
enc = existing nonconformance

4. The Board Planner, Kenneth D. Lechner, PP. AICP, relied on his prior report issued January 27, 2014 and had no objection to the proposed amendment to the site plan waiver.
5. The Board Engineer, Steven Bach, relied on his prior report dated January 22, 2014 and had no objection to the proposed amendment to the site plan waiver.
8. Per Gloucester Township Ordinance §801.A(3):  
"The approving authority may waive the requirement of a site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review..."

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

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report and comments at the public hearing
- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the applicant at all public hearings.
- F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)
- G) Compliance with any and all suggestions and site improvements made in the professional reports within six (6) months of the date of approval of this application.

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

Those Eligible to Vote	Those in Favor	Those Opposed
Mrs. Washington	x	
Mr. Jones	x	
Mr. Guevara	x	
Mr. Dority	x	
Ms. Pinolini	x	
Mrs. Costa	x	
Mr. Owens	x	
Chairman Kricun	x	

ATTEST:

GLOUCESTER TOWNSHIP  
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

ANDY KRICUN, ACTING CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 10th day of June 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 27th day of May 2014.

KENNETH LECHNER, SECRETARY

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING  
BOARD MEMORIALIZING SITE PLAN WAIVER  
FOR GAILE LABAR-BERNHARDT  
APPLICATION NO: 141017RDSPW**

WHEREAS, on May 27, 2014 consideration was given to the application of Gaile Labar-Bernhardt (hereinafter "Applicant") for the property located at Block 10601, Lot 1 (hereinafter "the Property") for site plan waiver; and

WHEREAS, the Applicant is appearing before the Board approval to utilize the second floor of the Applicant's existing property as a show room for the Applicant's existing medical supply company and to allow space for tenants on the second floor of the existing building; and

WHEREAS, the application was presented by the Applicant, Gaile Bernhardt and testimony was additionally provided by co-owner Benjamin Bernhardt. Mr. Bernhardt presented the application by noting that the Applicant purchased the property in 2006 and currently operate a medical supply company at the property. Mr. Bernhardt testified that the Applicant appeared before the Township Council and the proposed improvements are subject to a redevelopment agreement with the Township. Mr. Bernhardt further testified that the Applicant is proposing to renovate the second floor of the existing property and is seeking approval of the Board to operate a business show room on the second floor and to locate two tenant spaces on the second floor of the property. Mr. Bernhardt testified that the Applicant will comply with all requirements of the review letters of both the Board Planner, Kenneth Lechner and the Board Engineer, Steven Bach, but for the issues related to the loading dock area which the Applicant testified already exists and with regard to the onsite lighting which the Applicant agreed to provide on the amended plan. Mr. Bernhardt testified that the current parking is sufficient because the current and proposed uses are low traffic uses. Mrs. Labar-Bernhardt testified that the intent is to attract businesses for the tenant locations that compliment the Applicant's business. Mr. Bernhardt further testified that should the foot traffic or tenant require, the Applicant agrees and make a condition of approval that they would provide additional paving in the rear of the property to add parking spaces as necessary. Mr. Bernhardt further testified that the Applicant agrees to make a condition of any certificate of occupancy that the Applicant completes any and all improvements to the property; and

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

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities having heard testimony from the Board Planner

and Board Engineer makes the following factual findings in approving the subject application for site plan waiver:

1. Existing Zoning: BW-RD (Blackwood West Redevelopment Zone)
2. Intended Use: Medical Supply Business and Showroom
3. The application implicates the following provisions of the ordinance:
  - a. Bulk Zoning Requirements for Blackwood West Redevelopment Zone

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

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

4. The Board Planner reviewed the following plans:
  - a. Township of Gloucester Land Development Application Form dated 04/07/14.
  - b. Plan of Improvements, as prepared by Dante Guzzi Engineering Associates, comprising of one (1) sheet dated 08/21/1986.
5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated May 21, 2014, recommending certain revisions, clarification and/or modifications to the site with which the applicant agreed to comply to the extent that they had not done so already as a condition of approval.

6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME reviewed the application for site plan waiver and issued a report dated May 21, 2014, recommending certain revisions, clarification and/or modifications to the site with which the applicant agreed to comply to the extent that they had not done so already as a condition of approval.
7. Per Gloucester Township Ordinance §801.A(3):

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

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

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

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

Those Eligible to Vote	Those in Favor	Those Opposed
Mrs. Washington	x	
Mrs. Costa	x	
Ms. Pinnolini	x	
Mr. Owens	x	
Mr. Dority	x	
Mr. Jones	x	
Mr. Guevara	x	
Chairman Kricun	x	

ATTEST:

GLOUCESTER TOWNSHIP  
PLANNING BOARD:

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

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

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 10th day of June 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 27th day of May 2014.

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



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

Name: Gregory M. Elko, PE  
Address: 2700 Kelly Rd, Suite 200  
Profession: Professional Engineer  
City: Warrington  
State, Zip: PA, 18976  
Phone: (215) 491-6500 Fax: (215) 491-6501  
Email: gelko@langan.com

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

**7. Location of Property:**

Street Address: 611 Cross Keys Road Block(s): 18501  
Tract Area: Total site = 23.17 Ac Lot(s): 12

**8. Land Use:**

Existing Land Use: Retail sales and services  
Proposed Land Use (Describe Application): This application is for a proposed subdivision of the subject property into two lots with associated variances.

**9. Property:**

Number of Existing Lots: <u>1</u>	<b>Proposed Form of Ownership:</b>	
Number of Proposed Lots: <u>2</u>	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium	<input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<b>(If yes, attach copies)</b>
Are there <i>proposed</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes	

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

Public Water       Public Sewer       Private Well       Private Septic System

**11. List of Application Submission Materials:** See cover letter

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:** Listed on Final Major Subdivision Plan

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>130.3 FT</u>	Setback from E.O.P.*1	_____
Front setback 2	<u>76.8 FT</u>	Setback from E.O.P.*2	_____
Rear setback	<u>89.3 FT</u>	Fence type	_____
Side setback 1	<u>37.7 FT</u>	Fence height	_____
Side setback 2	<u>36.7 FT</u>	*E.O.P. = Edge Of Pavement.	
Lot frontage	<u>102 FT / 0 FT</u>	<b>Pool Requirements</b>	
Lot depth	<u>794 FT / 214.9 FT</u>	Setback from R.O.W.1	_____
Lot area	<u>23.17 Ac / 7.85 FT</u>	Setback from R.O.W.2	_____
Building height	<u>40 FT / 40 FT</u>	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<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: 934 Total      Number of parking spaces provided: 934  
 Number of loading spaces required: 10 Total      Number of loading spaces provided: > 10

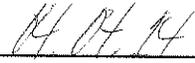
**15. Relief Requested:**

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

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

**16. Signature of Applicant**

  
 Signature of Applicant

  
 Date

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

\_\_\_\_\_  
 Date

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

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

April 4, 2014  
Date

[Signature]  
Signature

MICHAEL J. CONNOLLY  
Print Name

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

[Signature]  
Signature

[Signature]  
Print Name

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

Complete each of the following sections:

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

- No     Yes

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

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

**IF YES:**

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

- No     Yes

[Signature]  
Signature of Applicant

4/4/14  
Date

MICHAEL J. CONNOLLY  
Print Name

**19. Survey waiver certification:**

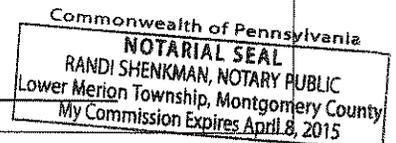
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 12/7/11, shows and discloses the premises in its entirety, described as Block 18501 Lot 12 & 13; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of ~~New Jersey~~, PENNSYLVANIA  
County of ~~Camden~~: MONTGOMERY  
Michael J. Connolly 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 Randi Shenkman  
On this 4 day of April  
20 14 before the following authority.

[Signature]  
Name of property owner or applicant

[Signature]  
Notary public



**AUTHORIZING RESOLUTION  
C KEYS LLC**

**THE UNDERSIGNED, KEITH D. STOLTZ**, Trustee of the Keith D. Stoltz Revocable Trust U/A dated August 3, 2003, sole Member of SREF IV REIT Holdings LLC, sole Member of C Keys LLC ("Company"), hereby make the following resolutions:

**RESOLVED**, pursuant to 6 Del. C. §18-407, I hereby delegate to any of Michael Connolly and/or William S. Gee as an Authorized Person (the signature of any one Authorized Person being sufficient to bind the Company), acting for the Manager, as well as the Manager acting in its capacity as Executive Manager of the Company, and in its capacity as aforesaid as an Authorized Person is authorized to execute any and all Leases and other related documents on behalf of the Company in connection with the Company's commercial real estate business. The foregoing authority includes executing any and all documents necessary or appropriate to be executed and delivered in connection with the foregoing to effectuate the purposes of these resolutions.

**FURTHER RESOLVED**, that each of the foregoing agreements, instruments and documents mentioned in these resolutions shall be in such form and content as the Authorized Person executing them shall have approved on behalf of the Company, on its own behalf and in its capacities as aforesaid, his approval to be conclusively evidenced by his execution thereof.

By his execution herein, Keith D. Stoltz does hereby ratify and confirm all prior acts of Michael Connolly and William S. Gee in carrying out the powers enumerated herein.

**IN WITNESS WHEREOF**, I have hereunto set my hand as of the 12 day of July, 2013.

**SREF IV REIT Holdings, LLC**, Sole Member  
of C Keys LLC

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

(SEAL)

Keith D. Stoltz, Trustee of the Keith D. Stoltz  
Revocable Trust U/A Dated August 8, 2003,  
Sole Member

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



Making It Better, Together.

**Camden County Planning Board**

Charles J. DePalma Public Works Complex  
2311 Egg Harbor Road  
Lindenwold, NJ 08021  
Phone 856.566.2978 Fax 856.566.2988  
[planningdivision@camdencounty.com](mailto:planningdivision@camdencounty.com)

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

(PLEASE TYPE OR PRINT LEGIBLY)

**Project Information:**

Project Name: The Shoppes at Cross Keys Phase 2

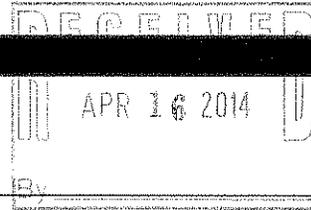
Project Address (if applicable) & Municipality: 611 Cross Keys Road, Gloucester Township

County Route No.: 689 Site Abuts County Road: 689 / AC Expressway

**Type of Submission:**

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

Date: \_\_\_\_\_  
Date: \_\_\_\_\_



**Tax Map Data:**

Plate(s): 185  
Block(s): 18501  
Lot(s): 12

Existing Zoning: SCR-HC overlay  
Variance Required: Minimum lot frontage, maximum lot coverage, parking setbacks from side & rear property lines, minimum number of parking spaces per lot, handicapped spaced ratio per lot.

**Type of Plan:**

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

**Submission Information:**

Applicant: C Keys, LLC Phone: 610-667-5800 Fax: 610-617-6215  
Address: 725 Conshohocken State Road Town: Bala Cynwyd State: PA  
E-Mail: mcurcio@stoltzusa.com Zip: 19004

Agent: Marc Citron, Esq (Saul Ewing, LLP) Phone: 609-452-3105 Fax: 609-452-3127  
Address: 725 College Road East, Ste 100 Town: Princeton State: NJ  
E-Mail: mcitron@saul.com Zip: 08540-6617

**Proposed Use:**

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

**Area:**

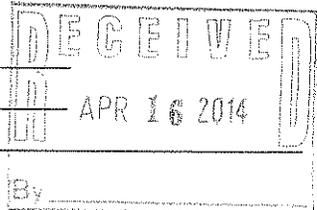
Total of Existing Lot: 23.17 AC Portion to be Sub-divided: 23.17 AC  
Dedicated Land: N/A AC Explain: Subdivide existing single shopping center lot into two lots.

**Signatures Required:**

Signature of Applicant: [Signature] Date: 04.04.14  
Person Completing Application  
(Please Print): MICHAEL J. CONNELLY Date: 04.04.14

**Municipal Use:**

Classification of Application: Appended Final Submission  
Authorized Municipal Signature: [Signature]  
Title: Director Date: \_\_\_\_\_  
Phone No.: (856) 374-3511



**For County Use:**

Classification of Application: \_\_\_\_\_

Authorized County Signature: \_\_\_\_\_

Title: \_\_\_\_\_ Date Received: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Log No.: \_\_\_\_\_

Plan No.: \_\_\_\_\_

# Camden County Planning Division

## Affidavit of Ownership



Making It Better, Together.

Name of Company/Organization:

C Keys, LLC

Is Company a Corporation?  Yes  No

If yes, name of State in which incorporated:

Delaware

Is Company a Partnership?  Yes  No

Is Company an Individual Owner?  Yes  No

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

*Name*

*Address*

*Title*

None

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

X

Signature of Owner & Title

AUTHORIZED PERSON

X

Print Name of Owner & Title

MICHAEL J. CONNOLLY

AUTHORIZED PERSON

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday, November 12, 2013**

---

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

**Roll Call:**

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

**Resolutions for Memorialization**

**Applications for Review**

Appearing before the Board was David Patterson, Esq. representing the Camden County Technical School. Also appearing was John Gibbson, architect, and James Clark, business administrator.

Mr. Patterson explained that they are in the process of receiving funding from the State to build an auditorium.

Mr. Gibson gave the Board an overview of the location of the school. Right now, the school does not have an auditorium. They propose the auditorium will be 2,400 sq. ft. with seating for 600 people. Using a map of the school building layout, Mr. Gibson showed the Board that the auditorium will be attached to a current building. There will be a public restroom, along with locker rooms. Within

the building, they will revise two rooms. One of the rooms will be used for band activities.

Mr. Patterson added that the school now has a performing arts program. The school will be encouraging use the auditorium in the evenings. Community meetings and/or non-profit organizations can use the new auditorium with no fees.

Ms. Shinn asked what is currently in the location where the auditorium will be. Mr. Gibson answered that at this time, the area is grass.

Mr. Lechner is familiar with the site, and it is a large area. The Camden County MUA has just upgraded their pump station, which sits off to the corner of the property. There is more then enough space for what is being proposed.

A motion was made and seconded for Mr. Lechner to send a letter of compliance. All were in favor.

#111048PMFMSPA#3 The Shoppes @ Cross Keys	Preliminary/Final Site/Bulk C Block: 18501 Lot:12
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Appearing before the Board was Marc Citron, Esq. representing the applicant. Also appearing was Gregory Elko, PE and Richard Crawford, sign engineer, were sworn and qualified as professionals.

Mr. Citron gave background from when they were in front of the Board in 2007 and then again in 2012. The application was back in front of the Board for an amendment to phase II, which proposes two (2) retail buildings that total 85,000 sq. ft. They were seeking waiver for copies of the environmental impact statement, the traffic impact statement, the boundary survey structures within two hundred feet of the property, and a landscape plan. Additional, they want a variance for signage requirements.

Mr. Elko directed the Board to exhibit A-3, the aerial view of the master site plan. They briefly went over the location and previous plans. Exhibit A-4 shows the rendering of the proposed expansion which totals 85,000 sq. ft. The one building proposed would be 35,000 sq. ft., and the other is 50,000 sq. ft. The proposed building will basically be in the same location as the previously approved structure. Access to the building would be from the internal drive; parking would be at the front of the retail stores with 188 spaces. There would be additional parking in the rear of the building facing the expressway for employees. Some of the utilities will also be relocated.

In the previous plan, there was 72.0% of impervious coverage, and now, they will have 71.5%. The landscaping will be in accordance with the rest of the

property, such as having shade trees and shrubs. The islands will have shrubs, and the trees that will be used are native to the area.

They complied with all the comments. With Mr. Bach's letter regarding parking spaces, exhibit A-6 was showed that they redistributed parking spaces, but the total number of spaces remains the same.

Lastly, they need a variance for signage. They would like to add one additional free standing sign along the Atlantic City expressway. They already have approval from the DOT.

Mr. Crawford explained that he has extensive experience in the sign industry. He has reviewed the site, and in his professional opinion, the free standing sign is adequate for the road way. The second sign is for additional businesses. The height of the sign is needed, so it is visible to the vehicles on the expressway. They need to be able to read it clearly since the center is not visible from the roadway. With that, the sign needs to be big enough to be seen, and it allows time for the vehicle to safely take the exit, coming from either direction.

With nothing further, it was opened to the Board members for questions.

Mr. Lechner asked about identifying Gloucester Township on the new sign. This would help since there are numerous mailings within the town. Mr. Crawford replied that he will add it to the sign. They will present a few options to Mr. Lechner.

Mr. Bach asked who will have control over the sign. The reply was that the applicant will have the control for their announcements and other public service announcements.

Mr. Mercado asked if the two (2) buildings are being done with tenants in mind. Mr. Citron replied that they do not have anything definite at this time; however, there is some interest based on the square footage they are proposing.

With no further questions from the Board, the application was opened up to the public. With no one from the public wishing to speak, the public portion was closed.

Mr. Owens made a motion approval to the amended plans with waivers and the variance stated above, seconded by Ms. Shinn.

Roll Call:

Mr. Owens	Yes
Ms. Shinn	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes

November 12, 2013

Ms. Washington	Yes
Mr. Guevara	Yes
Mrs. Costa	Yes
Vice-Chairman Pearce	Yes

Mr. Lechner informed the board that there will be a meeting on November 26.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz  
Recording Secretary

# TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

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

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

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

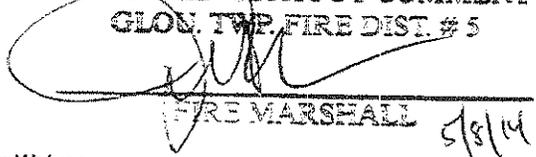
**PURPOSE OF TRANSMITTAL:**

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

**ENCLOSED:**

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

- Amended Major Subdivision  Site Plan Waiver

**REVIEWED WITHOUT COMMENT**  
**GLOUCESTER TWP. FIRE DIST. # 5**  
  
 FIRE MARSHALL 5/8/14

**COMMENTS:**

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Bin 62 (B)  
See Note

# TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: April 15, 2014

APPLICATION No. #111048PMFMSPA#3

APPLICANT: The Shoppes @ Cross Keys Phase II

Zoned: SCR-HC Overlay

BLOCK(S): 18501 Lot(S): 12

ESCROW:# 6520

LOCATION: 611 Cross Key Road, Sicklerville

### TRANSMITTAL TO:

- County Planning Board
- Planner
- Taxes & Assessor

- Traffic Officer
- Aqua Water Co.
- Construction

- G.T.M.U.A.
- Fire District 1 2 3 4 5 6
- Twp.Engineer

### STATUS OF APPLICATION:

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

### PURPOSE OF TRANSMITTAL:

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

### ENCLOSED:

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

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



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

*Date: April 29, 2014*

*To: Ken Lechner*

*From: Jim Gallagher*

*Re: Site Plan Review*

*Applicant: The Shoppes @ Cross Keys Phase II*

*Block: 18501                      Lot: 12*

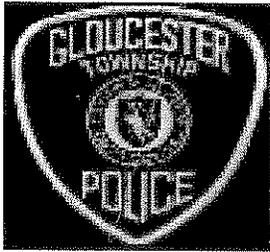
*Application #: 111048PMFMSPA#3*

*Comments: Building review-*

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

*Thank you,*

*Jim Gallagher  
Building SubCode Official*



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #111048PMFMSPA #4

Shoppes at Cross Keys

Block:18501 lot 12

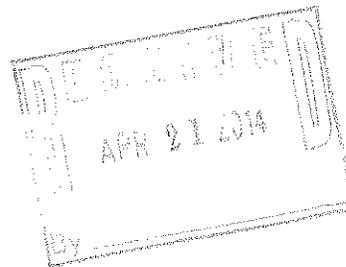
- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal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

Other

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

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

This was requested on all prior applications.



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

Signature: \_\_\_\_\_

Date Submitted: 4/21/14

# TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

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

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

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

**PURPOSE OF TRANSMITTAL:**

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

**ENCLOSED:**

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

**COMMENTS:**

LOT 1 on PLANS WILL REMAIN LOT 12 #611 Cross Key  
 LOT 2 on PLANS WILL BE LOT 12.01 #615 Cross Key  
 All easements for access and cross-access  
 should be recorded.

*J. M. [Signature]*  
 Assessor  
 4/17/14

# TOWNSHIP OF GLOUCESTER

## Interoffice Correspondence

---



**TO:** Planning Board

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

**RE:** APPLICATION #111048PMFMSPa#4 Escrow #6520  
C Keys, LLC  
Block 18501, Lot 12

**DATE:** May 01, 2014

The Applicant requests preliminary and final major subdivision approval for Phase 2 of the Shoppes at Cross Keys shopping center within the SCR-HC – Senior Citizen Residential – Highway Commercial (Special Restrictions) Overlay District. The project is located on the northwest corner of Berlin–Cross Keys Road and the Atlantic City Expressway.

The instant application creates the seventh lot of the original tract, commonly referred to as a “creeping” major subdivision, which is the reason for the requirement of preliminary and final major subdivision approval.

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/Owner:** C Keys, LLC, c/o Stolz Management Company, 725 Conshohocken State Road, Bala Cynwyd, PA 19004 (telephone #610-667-5800).

**Engineer:** Gregory Elko, PE, Langan Engineering & Environmental Services, Stone Manor Corporate Center, 2700 Kelly Road, Suite 200, Warrington, PA 18976 (telephone #215-491-6501).

**Surveyor:** Joseph Romano, PLS, Langan Engineering & Environmental Services, Stone Manor Corporate Center, 2700 Kelly Road, Suite 200, Warrington, PA 18976 (telephone #215-491-6501).

**Attorney:** Marc A. Citron, Esq., Saul Ewing, LLP, 750 College Road East, Suite 100, Princeton, NJ 08540-6617 (telephone 609-452-3105).

### **I. INFORMATION SUBMITTED**

1. Land Development Application Form with checklist dated 4/14/14.
2. Langan Engineering & Environmental Services Transmittal Letter dated 4/10/14.
3. Preliminary and Final Major Subdivision Plan, as prepared by Engineering Plans Langan Engineering & Environmental Services consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1 00.01	Cover Sheet	4-01-14
2 AB-1	As-Built Survey	3-06-09 / 3-20-14
3 CB-101	Preliminary and Final Major Subdivision Plat	4-01-14
4 CB-102	Easement Plan	4-01-14

**II. PROJECT DESCRIPTION**

The instant application is for preliminary & final major site plan approval of the Shoppes at Cross Keys to create one (1) new lot for the Phase 2 section of the project. The application proposes the following:

**PRELIMINARY MAJOR SUBDIVISION (See Section III)**

Proposed Lot 1 = 15.3 acres (Restaurant and Retail: A, B, C, E and F)  
 Proposed Lot 2 = 7.84 acres (Retail A and B))

<b><u>PHASE 1</u></b>	<b><u>BUILDING AREA</u></b>
A, B and C	122,368 sf

<b><u>PHASE 2</u></b>	<b><u>BUILDING AREA</u></b>
A Retail Store	30,000 sf
B	<u>55,000 sf</u>

<b>TOTAL</b>	<b>207,368 sf</b>
--------------	-------------------

**III. ZONING REVIEW**

1. Planned Commercial Development [§418b.B].

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

Description	Required (Planned Commercial)	Proposed (Lots)	Conforms
Tract Area (min.)	45 acres	83.56 acres	yes
Nonresidential Uses (min.)	10 acres	59.12 acres	yes
Developers Agreement <sup>1</sup>	yes		yes
Planned Development <sup>2</sup>	yes		yes

<sup>1</sup> = The original application required a Developer's Agreement in accordance with §418b.D(3).

<sup>2</sup> = The original application provided professional testimony and a written narrative, "The Shoppes at Cross Keys Executive Summary," addressing §518b.A, Specific Intent and §512, Planned Development.

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

**§416, Highway Commercial District - Phase 2 Final Master Site Plan and Alternate Plan**

Description	Required	Proposed (Lot 1)	Conforms
Lot size (min.)	20,000 sf	15.3 ac.	yes
Lot frontage (min.)			
Berlin – Cross Keys Rd.	80 ft.	102.04 ft.	yes
Atlantic City Expressway	80 ft.	1,098.52 ft.	yes
Lot depth (min.)	200 ft.	1,543.57 ft.	yes
Front yard (min.)			
Berlin – Cross Keys Rd. (E)	75 ft.	±500 ft.	yes
Atlantic City Expressway (A, B and C)	75 ft.	130.31 ft.	yes
Side yard (min.) - A, B and C	10 ft.	90.07 ft.	yes
Rear yard (min.) - A, B and C	30 ft.	214.67 ft. <sup>1</sup>	yes
Building Coverage (min.)	25%	±18.368% <sup>1</sup>	yes
Lot coverage (max.)	75%	62.5%	yes
Building Height (max.)	40 ft.	40 ft.	yes
Buffer			
Block 18501, Lot 2	25 ft.	25 ft.	yes
Existing Residential	25 ft.	25 ft.	yes
Floor Area Ratio	0.25	0.1836	yes
<b>PARKING AREA SETBACKS (MIN.)</b>			
Right-of-way (min.)			
Berlin – Cross Keys Rd.	25 ft.	±463 ft. <sup>1</sup>	yes
Atlantic City Expressway	25 ft.	±45 ft. <sup>1</sup>	yes
Side Property Line (min.)	10 ft.	0 ft. <sup>2</sup>	yes
Rear Property Line (min.)	10 ft.	±160 ft. <sup>1</sup>	yes
<b>Parking (4.5 spaces per 1,000 sf)</b> <b>(122,368 sf ÷ 1,000) x 4.5</b>	<b>551 spaces</b>	<b>426 spaces</b>	<b>no*</b>

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

<sup>2</sup> = Exception where parking lots are shared as per §416.F, Area, Yard, Height and Building Coverage.

\* = Variance required.

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

**§416, Highway Commercial District - Phase 2 Final Master Site Plan and Alternate Plan**

Description	Required	Proposed (Lot 2)	Conforms
Lot size (min.)	20,000 sf	7.84 ac.	yes
Lot frontage (min.) Atlantic City Expressway	80 ft.	736.33 ft.	yes
Lot depth (min.)	200 ft.	1,543.57 ft.	yes
Front yard (min.) Atlantic City Expressway	75 ft.	76.8 ft. <sup>1</sup>	yes
Side yard (min.)	10 ft.	±38 ft. <sup>1,2</sup>	yes
Rear yard (min.)	30 ft.	±125 ft. <sup>1,2</sup>	yes
Building Coverage (min.)	25%	±24.89% <sup>1,2</sup>	yes
Lot coverage (max.)	75%	89.1%	yes
Building Height (max.)	40 ft.	40 ft.	yes
Floor Area Ratio	0.25	0.2489	yes
<b>PARKING AREA SETBACKS (MIN.)</b>			
Right-of-way (min.) Atlantic City Expressway	25 ft.	±45 ft. <sup>2</sup>	yes
Side Property Line (min.)	10 ft.	0 ft. <sup>3</sup>	yes
Rear Property Line (min.)	10 ft.	0 ft. <sup>3</sup>	yes
Parking (4.5 spaces per 1,000 sf) (85,000 sf ÷ 1,000) x 4.5	383 spaces	508 spaces	yes

<sup>1</sup> = Setback based on Retail B approved by Planning Board Resolution #111048PMFMSPA#3 adopted November 12, 2013.

<sup>2</sup> = Scaled data.

<sup>3</sup> = Exception where parking lots are shared as per §416.F, Area, Yard, Height and Building Coverage.

**IV. APPLICATION SUBMISSION CHECKLIST**

The Application has been reviewed for compliance with §817, Submission Checklist for preliminary and final major site plan.

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

**We do not recommend waiving underlined comments**

1. Locations of all existing structures within 200 feet of the tract [Checklist #34].

## V. WAIVER COMMENTS

The Application as submitted requires a waiver from having to provide the following checklist requirements.

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

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
  - a. The Board is advised the original approval included an Environmental Impact Statement as prepared by Langan Engineering & Environmental Services dated 12/04/06.
2. Four (4) copies of the Soil Erosion and Sediment Control Plan [Checklist #6].
3. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
  - a. The Board is advised the original approval included a Traffic Impact Study as prepared by Horner & Canter Associates dated 11/01/06.
4. Four (4) copies of the Recycling Report. [Checklist #8].
5. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
6. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application. [Checklist #62].
7. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
8. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
9. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system. [Checklist #66].
10. Location of each inlet, manhole or other appurtenance [Checklist #67].
11. Slope of line [Checklist #68].
12. Pipe material type [Checklist #69].
13. Strength, class or thickness [Checklist #70].
14. Erosion control and soil stabilization method [Checklist #71].
15. Acceleration/deceleration lanes. [Checklist #75].
16. Curbs [Checklist #81].
17. Ramps for the handicapped [Checklist #82].
18. Sidewalks and bike routes [Checklist #83].
19. Sight triangle easements at intersections. [Checklist #86].
20. Radii at curblines [Checklist #87].
21. Location of street names and signs. [Checklist #88].
22. Traffic control devices [Checklist #89].
23. Streetlights. [Checklist#90].
24. Cross Sections. [Checklist #94].

25. Proposed grades [Checklist #95].
26. Center line profiles at horizontal scale not less than 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
27. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].
28. Size and types of pipes and mains [Checklist #98].
29. Slope [Checklist #99].
30. Pumping Stations [Checklist #100].
31. Standard details [Checklist #102].
32. Trench repair details for street crossings [Checklist #103].
33. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
34. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
35. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].
36. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].
37. Environmental Constraints Map (See §519). [Checklist #108].
38. Landscaping, recreation and areas of public use. [Checklist #109].

## **VI. VARIANCE COMMENTS**

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

1. Lot Coverage: (89.1% provided v. 75% maximum allowed).

### **§510, Off-Street Parking**

2. Lot 1: (426 Spaces provided v. 551 spaces minimum required).
  - a. The Shoppes at Cross keys development comprises a total of 934 spaces proposed v. 934 spaces minimum required.

### **NJSA 40:55D-36, Appeals**

3. Lot 2: The instant application requires a variance from NJSA 40:55D-35, Building lot to abut street, whereas, the Atlantic City Expressway is a limited access highway and does not provide access to the subject lot.
  - a. The Applicant must provide testimony addressing access to the proposed lot for firefighting equipment, ambulances and other emergency vehicles to protect the health, safety, and public welfare.

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

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested residential district setback variance:

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

Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

**NEGATIVE CRITERIA**

The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis N.J.S.A. 40:55D-70).

**VII. PRELIMINARY/FINAL MAJOR SUBDIVISION REVIEW COMMENTS**

1. The Applicant must address cross easements for parking, if any.
2. The Applicant is advised as a major subdivision filing of a Final Plan of Lots would be required in accordance with the provisions of the Recordation Law in lieu of recording deeds [Basis NJSA 40:55D, 54].
  - a. This would require review and approval by the Township Engineer.
    - i. The plans must be revised to provide a Final Plan of Lots in accordance with the Recordation Law.
    - ii. Certification of the Secretary of the Planning Board [NJAC 46:26B-5].
      1. The Final Plan of Lots shall include the following to address the above requirement:
        - a. This is to certify that the Planning Board of the Township of Gloucester is the proper authority to approve and has approved this map and that this map complies with the "Map Filing Law". This map shall be filed in the Camden County Clerk's office on or before the \_\_\_\_\_ day of \_\_\_\_\_, which said date is 95 days from the signing of this plat.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date"

**VIII. LAND DEVELOPMENT ORDINANCE COMMENTS**

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

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

7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

**IX. RECOMMENDATIONS**

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

Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: C Keys, LLC  
Marc A. Citron, Esq.  
Gregory Elko, PE  
Edward F. Brennan, Esq.  
Steven M. Bach, PE



June 4, 2014

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

Attn: Ken Lechner, Township Director / Planner

Re: The Shoppes at Cross Keys – Phase II  
Final Major Subdivision  
C Keys, LLC  
611 Cross Keys Road  
Block 18501, Lot 12  
Review No. 1  
Bach Project No. GTPB-2012-2B

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 4/14/14.
- Township of Gloucester Land Development Submission Checklist, undated.
- Camden County Application package, dated 4-16-14.
- Drawings entitled "Preliminary and Final Major Subdivision Plans for The Shoppes at Cross Keys, Phase 2, 611 Cross keys Road. Block 18501, Lot 12, Gloucester Township, Camden County, New Jersey", prepared by Langan Engineering:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 4	Title/Cover Sheet	None
2 of 4	As-Built Survey	3-6-09, 3-20-14
3 of 4	Preliminary and Major Subdivision Plat	4-1-14, None
4 of 4	Easement Plan	4-1-14, None

The Shoppes at Cross Keys – Phase II  
Final Major Subdivision  
C Keys, LLC  
611 Cross Keys Road  
Block 18501, Lot 12  
Review No. 1  
Bach Project No. GTPB-2012-2B  
June 4, 2014  
Page 2 of 5

**SITE INFORMATION:**

Owner/Applicant      C Keys, LLC  
725 Conshohocken State Road  
Bala Cynwood, Pennsylvania 19004  
610-667-5800

**PROJECT SUMMARY:**

This application is for subdivision of an existing 23 acre commercial site into two (2) lots. The project site is located on the northwest corner of Berlin – Cross Keys Road and the Atlantic City Expressway in the Township's Senior Citizen Residential Highway Commercial (SCR-HC) Overlay District. The applicant is seeking preliminary and final major subdivision approval.

**WAIVERS:**

The applicant has requested waivers from the following checklist items:

1. Checklist Item No 4 - Four (4) copies of the Drainage Calculations and Engineer's Report .
2. Checklist Item No 5 - Four (4) copies of the Environmental Impact Report.
3. Checklist Item No 6 - Four (4) copies of the Soil Erosion and Sediment Control Plan.
4. Checklist Item No. 7 - Four (4) copies of the Traffic Impact Report.
5. Checklist Item No. 8 - Four (4) copies of the Recycling Report.
6. Checklist Item No. 42 – Floor Plans where multiple dwelling units or more than one use is proposed that have different parking standards.
7. Checklist Item No. 62 – When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under, in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application.

The Shoppes at Cross Keys – Phase II  
Final Major Subdivision  
C Keys, LLC  
611 Cross Keys Road  
Block 18501, Lot 12  
Review No. 1  
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8. Checklist Item No. 63 – The total upstream acreage in the drainage basin of any water course running through or adjacent to a development including the distance and average slope upstream to the basin ridge line, where applicable.
9. Checklist Item No. 64 – The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of that portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters.
10. Checklist Item No. 66 – For any storm drainage system, show the computations and any connection by the development of the existing storm drainage system.
11. Checklist Item No. 67 – Location of each inlet, manhole or other appurtenance.
12. Checklist Item No. 68 – Slope of Line.
13. Checklist Item No. 69 – Pipe material type.
14. Checklist Item No. 70 – Strength, class or thickness.
15. Checklist Item No. 71 – Strength, class or thickness. (see §815).
16. Checklist Item Nos. 75 through 97 – Regarding proposed on-site and off-site improvements.
17. Checklist Item Nos. 98 through 112 – Regarding proposed on-site and off-site utilities.

**GENERAL:**

1. A boundary survey by a licensed New Jersey Land Surveyor certified on a date within six months of the date of submission shall be provided per Checklist item No. 22 of the Gloucester Township Land Development Checklist.
2. The date of the survey submitted does not match the date shown on General Notes No. 1 and shall be clarified.
3. The owner and applicant shall be clarified on the Subdivision Plan and proper signatures shall be provided per Checklist Item No. 24.
4. Two permanent bench marks based upon U.S.G.S. datum shall be shown on the plans per checklist item No. 56 of the Gloucester Township Land Development Checklist.

The Shoppes at Cross Keys – Phase II  
Final Major Subdivision  
C Keys, LLC  
611 Cross Keys Road  
Block 18501, Lot 12  
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5. As of May 1, 2012 all subdivisions shall conform to the Title Recordation Law for filing maps. All proper certification shall be shown on the plan.
6. Lot closure calculations shall be provided for the proposed lots.
7. Legal descriptions shall be provided for the proposed lots, proposed easements and all cross easement agreements.
8. All permanent easements, including access easements, sight triangle easements, slope easements and roadway easements, shall be shown and dimensioned on the plan.
9. The Subdivision Plan shall indicate a "Point of beginning".
10. Proper monumentation shall be shown along the newly created lots in accordance with the Title Recordation Law.
11. The plan should have at least three (3) corners labeled with the plan coordinate values (assumed or NJPCS).
12. Proof of certification that the proposed lot numbers are approved by the Township tax assessor shall be provided.
13. The Easement Plan should be signed by a licensed New Jersey Land Surveyor.
14. Lot 13 is listed in the title block but does not appear to be part of the application. The applicant shall clarify.
15. The block limit between Block 18501 and 18502 shall be indicated on the plans.
16. The Preliminary and Final Major Subdivision Plat should be signed by a licensed New Jersey Land Surveyor. It is our understanding that the perfected Preliminary and Final Subdivision Plat will be signed and sealed by Joseph Romano, PLS.
17. The applicant must address cross parking easements between the two (2) proposed lots.

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.

The Shoppes at Cross Keys – Phase II  
Final Major Subdivision  
C Keys, LLC  
611 Cross Keys Road  
Block 18501, Lot 12  
Review No. 1  
Bach Project No. GTPB-2012-2B  
June 4, 2014  
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If there are any questions or if any additional information is required please contact this office.

Very truly yours,  
BACH ASSOCIATES, PC



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



Anthony F. DiRosa, PE, PLS  
Associate

Cc: Gloucester Township Planning Board Members  
Edward Brennan, Esq. (PB Solicitor)  
C Keys, LLC, Applicant  
Marc Citron, Esq., Applicant's Attorney  
Joseph Romano, PLS, Langan  
Gregory Elko, PE, Langan

S:\GTPB2012 Gloucester Twp PBI-2B C Keys LLC (Major Subdivision Review)\Docs\GTPB2012-2B The Shoppes at Cross Keys  
Sub Review No 1, 6-3-14.doc



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

Name: Consulting Engineer Services, Attn: Norm Rodgers  
Address: 645 Berlin-Cross Keys Road, Suite 1  
Profession: \_\_\_\_\_  
City: Sicklerville  
State, Zip: New Jersey 08081  
Phone: (856) 228-2200 Fax: (856) 232-2346  
Email: nrogers@ces-1.com

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

**7. Location of Property:**

Street Address: Berlin-Cross Keys Road Block(s): 18612  
Tract Area: 3.79 (Phase II only) Lot(s): 4

**8. Land Use:**

Existing Land Use: Commercial office building (Phase I) at rear of property to remain as constructed  
Proposed Land Use (Describe Application): Phase II of preliminary approval Resolution with Phase I final under Resolution #071029CPSPFa sought amendment for Phase II for restaurant with liquor license and patio (Tilted Kilt) and accessory parking.

**9. Property:**

Number of Existing Lots: 1  
Number of Proposed Lots: 1  
Proposed Form of Ownership:  
 Fee Simple  Cooperative  
 Condominium  Rental  
Are there existing deed restrictions?  No  Yes (If yes, attach copies)  
Are there proposed deed restrictions?  No  Yes Existing restrictions re Tractor Supply & Rite Aid\*

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

Public Water  Public Sewer  Private Well  Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet. Plans of CES amended preliminary & final site plan Phase II, April 23, 2014.

**12. List Previous or Pending Applications for this Parcel:** Resolution #071029CPSPFa

List all applications on a separate sheet.

\*w/cross-access, drainage, etc. part of prior referenced approval number & package of record & in the Township file for Phase I w/added copies to be provided on request. New restrictions on competitive restaurant use to be provided upon approval & as a condition thereof.

**13. Zoning** Phase II - see attached Bulk Schedule

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

**14. Parking and Loading Requirements:** Phases

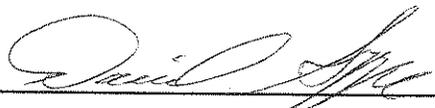
Number of parking spaces required: 151 both      Number of parking spaces provided: 164 both  
 Number of loading spaces required: \_\_\_\_\_      Number of loading spaces provided: \_\_\_\_\_

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

  
 \_\_\_\_\_  
 Signature of Applicant  
 David Guzzo

7/29/14  
 \_\_\_\_\_  
 Date

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

\_\_\_\_\_  
 Date



10. OUTBOUND AND TOPOGRAPHY IS BASED UPON PLAN ENTITLED, "PLAN OF SURVEY AND TOPOGRAPHY", FOR BLOCK 18612, LOT 4, CAMDEN COUNTY, NEW JERSEY. PREPARED BY CONSULTING ENGINEER SERVICES, DATED APRIL, 2006 AND SUPPLEMENTED WITH DATA FROM AN AS-BUILT SURVEY PREPARED BY CONSULTING ENGINEER SERVICES, DATED JANUARY 22, 2013, LAST REVISED FEBRUARY 11, 2013.
11. TRASH REMOVAL AND RECYCLING OPERATIONS FOR THIS SITE MUST ADHERE TO THE TOWNSHIP OF GLOUCESTER ORDINANCE.
13. THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21 (e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32 (f) (OSHA COMPETENT PERSON).
14. SOIL INFORMATION TAKEN FROM THE SOIL SURVEY OF CAMDEN COUNTY, NEW JERSEY,
15. BULK REQUIREMENTS:

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	20,000 SF	165,203 SF	165,203 SF
MINIMUM LOT FRONTAGE	80 FT	300 FT	300 FT
MINIMUM LOT DEPTH	200 FT	731 FT	731 FT
MAXIMUM BUILDING LOT COVERAGE	25%	6.78%	11.2%
MAXIMUM IMPERVIOUS LOT COVERAGE	75%	24%	43%
MAXIMUM FLOOR AREA RATIO	0.25	0.068	0.11
MINIMUM FRONT YARD	75 FT	354.9 FT	78.71 FT
MINIMUM REAR YARD	30 FT	311 FT	30.59 FT
MINIMUM SIDE YARD	10 FT	15.65 FT	74.63 FT
MINIMUM FRONT YARD PARKING	25 FT	235 FT	26.99 FT
MINIMUM SIDE YARD PARKING	10 FT	13 FT	4.79 FT
MAXIMUM BUILDING HEIGHT	40 FT	20.33 FT	26.00 FT

17. PARKING REQUIREMENTS:

LAND USE:

			REQUIRED	EXISTING	PROPOSED
PHASE I: OFFICE/RETAIL	5 SPACE/1000 S.F.	11,200 S.F.	56 SPACES	56 SPACES	58 SPACES
PHASE II: RESTAURANT/BAR	1 SPACE/3 PERSONS OF LEGAL OCCUPANCY OF FACILITY*	284 PERSONS	95 SPACES		106 SPACES
TOTAL			151 SPACES	56 SPACES	164 SPACES

\* ALTERNATIVELY, REQUIRED PARKING CAN BE COMPUTED BASED ON 1 SPACE PER TWO (2) EMPLOYEES AND 1 SPACE PER 3 SEATS. THIS FACILITY WOULD HAVE 222 SEATS AND 20 EMPLOYEES MAX. REQUIRING 84 PARKING SPACES.

18. SIGNS PERMITTED IN THE HC DISTRICT

A. FREESTANDING SIGN:

ALLOWED	PROPOSED
MAXIMUM AREA: 50 S.F. PER SIGN SIDE WITH 10" LETTERS 10' SETBACK REQUIRED FROM ALL PROPERTY LINES MAXIMUM HEIGHT: 8 FEET (FROM GRADE TO TOP OF SIGN) BASE OF FREESTANDING SIGN TO BE LANDSCAPED	1) OFFICE USE: AREA: 32 SF HEIGHT: 7 FT
	2) RESTAURANT/BAR: AREA: 50 SF HEIGHT: 10'-5"

B. FACADE SIGN:

ALLOWED  
FACADE SIGN AREA NOT TO EXCEED 5% OF THE TOTAL FACADE AREA. ONE FACADE SIGN FOR EACH BUILDING, EXCEPT MULTI-TENANT BUILDING

EXISTING OFFICE USE:				PROPOSED RESTAURANT/BAR:			
FACADE AREA	SIGN AREA	PERCENT	DESCRIPTION	FACADE AREA	SIGN AREA	PERCENT	DESCRIPTION
2,265 SF	15.54 SF	0.68%	CES	1,833.25 SF	129.29 SF	7.05%	FRONT (EAST)
415 SF	20.75 SF	5.0%	FARMER'S INS.	1,817.36 SF	40 SF	2.20%	REAR (WEST)
2,680 SF	36.29 SF	1.35%	TOTAL	1,837.33 SF	4.5 SF	0.24%	SIDE (NORTH)
				1,837.33 SF	40 SF	2.18%	SIDE (SOUTH)
				7,325.27 SF	213.79 SF	2.92%	TOTAL

19. THE FLOOD CLASSIFICATION OF THE PROPERTY IS ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 34007C01B2E, DATED SEPTEMBER 28, 2007.

20. WAIVERS REQUESTED:

- A. 9 FT. WIDE LOADING IS PROVIDED WHERE 12 FT. WIDE IS REQUIRED FOR RESTAURANT.
- B. PROPOSED GRADING WITHIN 5 FEET OF THE BOUNDARY OF THE ADJACENT PROPERTIES IS PROPOSED.

21. VARIANCES REQUESTED:

- A. 4.79 FT. SIDE YARD PARKING SETBACK IS REQUESTED WHERE 10 FT. WIDE SIDE YARD PARKING SETBACK IS REQUIRED.
- B. 2 FREE STANDING SIGNS WHERE ONLY ONE IS PERMITTED.
- C. 2 FREE STANDING SIGNS WITH TOTAL AREA OF 82 SF WHERE ONLY 50 SF IS ALLOWED.
- D. 9 FACADE SIGNS ARE BEING PROPOSED WHERE ONLY 1 FACADE SIGN IS ALLOWED.
- E. FRONT (EAST) FACADE SIGN WITH A TOTAL OF 7.05% OF FACADE AREA WHERE ONLY 5% IS ALLOWED.

22. WAIVERS PREVIOUSLY GRANTED ON 7/24/07:

- A. PROPOSED GRADING WITHIN 5 FEET OF THE BOUNDARY OF THE ADJACENT PROPERTIES IS PROPOSED.

NO.	DATE	REVISIONS

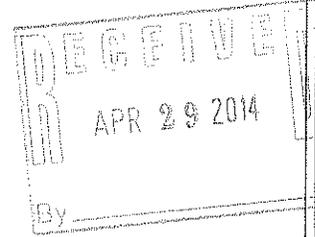
**COVER SHEET**  
 AMENDED PRELIMINARY & FINAL SITE PLAN - PHASE 2  
**THE CROSSINGS AT TOWN OAKS II**  
 PLATE 186, BLOCK 18612, LOT 4

PREPARED BY  
**CONSULTING ENGINEER SERVICES**  
 PROFESSIONAL ENGINEERS, PLANNERS,  
 & LAND SURVEYORS  
 645 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NJ 08081  
 PHONE (856) 228-2200 - FAX (856) 232-2348 - EMAIL [des@ces-1.com](mailto:des@ces-1.com)  
 N.J. CERTIFICATE OF AUTHORIZATION No. 24G029597700



PREPARED BY:  
**CONSULTING ENGINEER SERVICES**  
 PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS  
 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NJ 08081  
 (856) 228-2200

# 071029 CPS/ra



PROJECT NARRATIVE

FOR

**PROPOSED RESTAURANT WITH BAR**

**THE CROSSINGS AT TWIN OAKS II – PHASE 2**

BLOCK 18612, LOT 4

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #2561-01

April 2014

A handwritten signature in black ink, appearing to read "Alan J. Ippolito".

Alan J. Ippolito, P.E., CME  
N.J. Professional Engineer  
License #28577

Prepared for:  
**David Guzzo**  
PO Box 58  
Richwood, NJ 08074



Prepared by:  
**CONSULTING ENGINEER SERVICES**  
Professional Engineers, Planners and Land Surveyors  
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081  
(856) 228-2200 Fax (856) 232-2346

## TABLE OF CONTENTS

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2	EXISTING CONDITIONS.....	1
3	PROPOSED DEVELOPMENT.....	1
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## **1 SITE DESCRIPTION**

Consulting Engineer Services (CES) has prepared this Project Narrative for an addition to the Crossings at Twin Oaks II, an existing 3.79 acre office/retail center located in the Township of Gloucester, Camden County, New Jersey. The Crossings at Twin Oaks II is designated as Plate 186, Block 18612, Lot 4 on the official Tax Map of the Township of Gloucester. The area of the proposed development will occupy an approximately 1.54 acre portion (hereinafter the "Site") of the Crossings at Twin Oaks II center. The Site is located within the Township's "HC – Highway Commercial Zone" as of the Zoning Map of the Township of Gloucester.

The proposed improvements are located in the eastern (front) portion of the Crossings at Twin Oaks II. The proposed improvement area has frontage along Berlin-Cross Keys Road. Surrounding land use consists of residential and commercial/retail uses. The intended use of this report is to be a part of the Gloucester Township Planning Board application review process, in conjunction with the Project drawings.

## **2 EXISTING CONDITIONS**

The Site is currently vacant. The remainder of the existing parcel (Lot 4) is occupied by an office building with paved parking, along with small grassed medians in the parking area, located approximately in the middle of the parcel and a stormwater management basin located at the rear of the parcel. Additionally, there are landscaped areas along the northern and southern boundaries of the parcel, on adjacent properties.

## **3 PROPOSED DEVELOPMENT**

Major Site plan approval is being sought by David Guzzo to develop the Site into additional commercial/retail space. The commercial/retail space will consist of a proposed Restaurant with bar (7,343 square feet building). The developed Site will have access through the existing adjacent properties onto Berlin-Cross Keys Road and Johnson Road via established cross-access easements. Parking, sidewalks, and associated lighting and landscaping will be provided within the Site

Stormwater runoff generated from the proposed improvement area will be conveyed via overland flow and underground stormwater piping and discharge to the existing stormwater management basin located at the rear of the parcel. The existing stormwater management basin is designed to accommodate the development of the site and no modification of the basin is required.(the existing stormwater management basin is designed to accommodate 53.4% impervious cover on Lot 4 and the proposed development will create a total of 43% impervious cover on Lot4).

#### 4 SITE OPERATION

The proposed Restaurant with bar will operate year round. The proposed facility is anticipated to have a total of approximately 38 employees per shift with two (2) shifts per day. The expected operating hours of the will be 11:00 AM to 11:00 PM on Sunday through Thursday and 11:00 AM to 1:30 PM on Friday and Saturday. The proposed facility will receive deliveries by tractor-trailer and single container box truck. The deliveries will occur as required and deliveries will generally occur before 11:30 AM.

Trash pickup will be provided by a private company and will occur twice weekly. A trash/recyclable enclosure for waste disposal is proposed at the rear of the building

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



**Camden County Planning Board**

Charles J. DePalma Public Works Complex  
2311 Egg Harbor Road  
Lindenwold, NJ 08021  
Phone 856.566.2978 Fax 856.566.2988  
[planningdivision@camdencounty.com](mailto:planningdivision@camdencounty.com)

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

(PLEASE TYPE OR PRINT LEGIBLY)

**Project Information:**

Project Name: Crossings at Twin Oaks II - Phase 2

Project Address (if applicable) & Municipality: Berlin-Cross Keys Road, Gloucester Township

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

**Type of Submission:**

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

Date: 12/2/2008, SP-15-4-07

Date: \_\_\_\_\_

**Tax Map Data:**

Plate(s): 186

Block(s): 18612

Lot(s): 4

Existing Zoning: HC

Variance Required: \_\_\_\_\_

**Type of Plan:**

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

**Submission Information:**

Applicant: David Guzzo Phone: 856-740-2600 Fax: \_\_\_\_\_  
Address: P.O. Box 58 Town: Richwood State: NJ  
E-Mail: \_\_\_\_\_ Zip: 08074

Agent: Robert T. Mintz, Esquire Phone: 856-795-1234 Fax: 856-795-4620  
Address: 34 Tanner Street Town: Haddonfield State: NJ  
E-Mail: bob@freemanmintzpa.com Zip: 08033

**Proposed Use:**

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

**Area:**

Total of Existing Lot: 3.79 AC Portion to be Sub-divided: \_\_\_\_\_ AC  
Dedicated Land: \_\_\_\_\_ AC Explain: \_\_\_\_\_

**Signatures Required:**

Signature of Applicant: *David Guzzo* Date: 5/5/14  
Person Completing Application  
(Please Print): David Guzzo Date: May 1, 2014

**Municipal Use:**

Classification of Application: Amended Zoning Ordinance Final Site  
Authorized Municipal Signature: *Robert Plametz*  
Title: Director Plametz Transmittal Date: 5/27/14  
Phone No.: (856) 1-528-3511

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



**FREEMAN & MINTZ, P.A.**

STANTON D. FREEMAN  
ROBERT D. MINTZ  
LAURA A. COCHET

34 TANNER STREET  
HADDONFIELD, N.J. 08033-2482  
856-795-1234

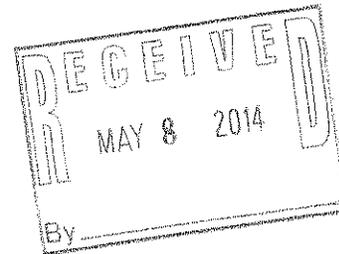
FAX #856-795-4620

OUR FILE NO. L22597M

May 6, 2014

Tax Collector  
Township of Gloucester  
P. O. Box 8  
Blackwood, New Jersey 08012

RE: BLOCK 18612, LOT 4



Dear Sir/Madam:

Our client anticipates application for site plan approval for the premises located at Block 18612, Lot 4, Gloucester Township. Under the provisions of New Jersey law, every application for development submitted to the Planning Board must be accompanied by proof that no taxes or assessments for local improvements are due or delinquent on the premises; or if delinquent, any approval or other relief granted by the Board may be conditioned upon prompt payment or the making of adequate provision for payment.

Accordingly, we ask that you advise the Secretary to the Planning Board of the tax status of Block 18612, Lot 4. This property is currently owned by David and Anthony Guzzo.

Please provide the original to the Secretary to the Planning Board; however, we would also ask that you provide a copy to this office in the envelope provided. I thank you for your cooperation and courtesy, and remain,

Very truly yours,

Robert D. Mintz  
For the Firm  
RDM:ra  
Encls.

Taxes paid: Yes  No

Amount owed (if any) \$ \_\_\_\_\_

  
Signature of Tax Collector

Date of Report: 5/8/14

Submitted to Secretary of the Planning Board this \_\_\_\_\_ day of May, 2014.

Bin# 62



TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL

Zoned: HC

DATE: April 30, 2014

APPLICATION No. #071029CPSPFa #2

APPLICANT: The Crossings @ Twin Oak II Phase 2 (GUZZO)

BLOCK(S): 18612 Lot(S): 4

ESCROW: 4802

LOCATION: Berlin Cross Keys Road & Johnson Road

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

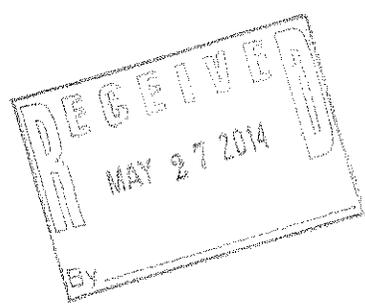
- Application Revised Amended Preliminary & Final & Bulk C –Amendment for Phase II for restaurant with liquor license & patio (Tilted Kilt) and accessory parking.& Additional Free Standing Signage to the one approved.

PURPOSE OF TRANSMITTAL:

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

ENCLOSED:

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



COMMENTS: See Note - 5-22-14 JKA Duddy Sub Code



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

*Date: May 22, 2014*

*To: Ken Lechner*

*From: Jim Gallagher*

*Re: Site Plan Review*

*Applicant: The Crossings @ Twin Oaks II*

*Block: 18612      Lot: 4*

*Application #: 071029CPSPFa#2*

*Comments: Building review-*

- 1. Parking sign height does not comply with NJAC 5:23-7.10(a)3.i.*

*Thank you,*

*Jim Gallagher  
Building SubCode Official*

ESL-232-6229

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL

Zoned: HC

DATE: April 30, 2014 APPLICATION No. #071029CPSPFa #2

APPLICANT: The Crossings @ Twin Oak II Phase 2 (GUZZO)

BLOCK(S): 18612 Lot(S): 4 ESCROW: 4802

LOCATION: Berlin Cross Keys Road & Johnson Road

TRANSMITTAL TO:

- County Planning Board
- Traffic Officer
- S.T.M.U.A.
- Planner
- Aqua Water Co.
- Fire District 1 2 3 4 5 6
- Taxes & Assessor
- Construction
- Twp.Engineer &Traffic

STATUS OF APPLICATION:

Application Revised Amended Preliminary & Final & Bulk C –Amendment for Phase II for restaurant with liquor license & patio (Tilted Kilt) and accessory parking.& Additional Free Standing Signage to the one approved.

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- 1 Copy –Project Narrative
- 1 Copy - E.I.S.
- Recycling Report

REVIEWED WITHOUT COMMENT  
GLOU. TWP. FIRE DIST # 5  
*[Signature]* 5/8/14  
FIRE MARSHALL

- Revised Preliminary & Final Site Plans with Signage
- Site Plan Waiver

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL

Zoned: HC

DATE: April 30, 2014

APPLICATION No. #071029CPSPFa #2

APPLICANT: The Crossings @ Twin Oak II Phase 2 (GUZZO)

BLOCK(S): 18612 Lot(S): 4 ESCROW: 4802

LOCATION: Berlin Cross Keys Road & Johnson Road

TRANSMITTAL TO:

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

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- 1 Copy - Traffic Report
- 1 Copy – Stormwater Management Report
- 1 Copy –Project Narrative
- 1 Copy - E.I.S.
- Recycling Report

- Revised Preliminary & Final Site Plans with Signage  Site Plan Waiver

COMMENTS:

Taxes are current as of 4/30/14.  
*Maryann Bush*

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL

Zoned: HC

DATE: April 30, 2014

APPLICATION No. #071029CPSPFa #2

APPLICANT: The Crossings @ Twin Oak II Phase 2 (GUZZO)

BLOCK(S): 18612 Lot(S): 4

ESCROW: 4802

LOCATION: Berlin Cross Keys Road & Johnson Road

TRANSMITTAL TO:

- |  |  |  |
|--|--|--|
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| <input type="checkbox"/> Planner                     | <input type="checkbox"/> Aqua Water Co.  | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
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- 1 Copy - E.I.S.
- Recycling Report
- Revised Preliminary & Final Site Plans with Signage
- Site Plan Waiver

COMMENTS:

BOTH BUILDINGS ON SAME LOT?

LAND LEASES? PLEASE ADVISE

NEED TO DISCUSS ADDRESS PLAN.

5/5/14

*[Handwritten Signature]*



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #071029CPSPFA#2      The Crossings @ Twin Oak II      Block: 18612 lot 4

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

Other

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

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

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

Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

Signature:  Date Submitted: 5/5/14

# Township of Gloucester

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

Instructions for completion of application

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

Box 2: Date of request

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

Box 4: Authority name and address

Box 5: Applicant signature

Box 6: Applicants printed name

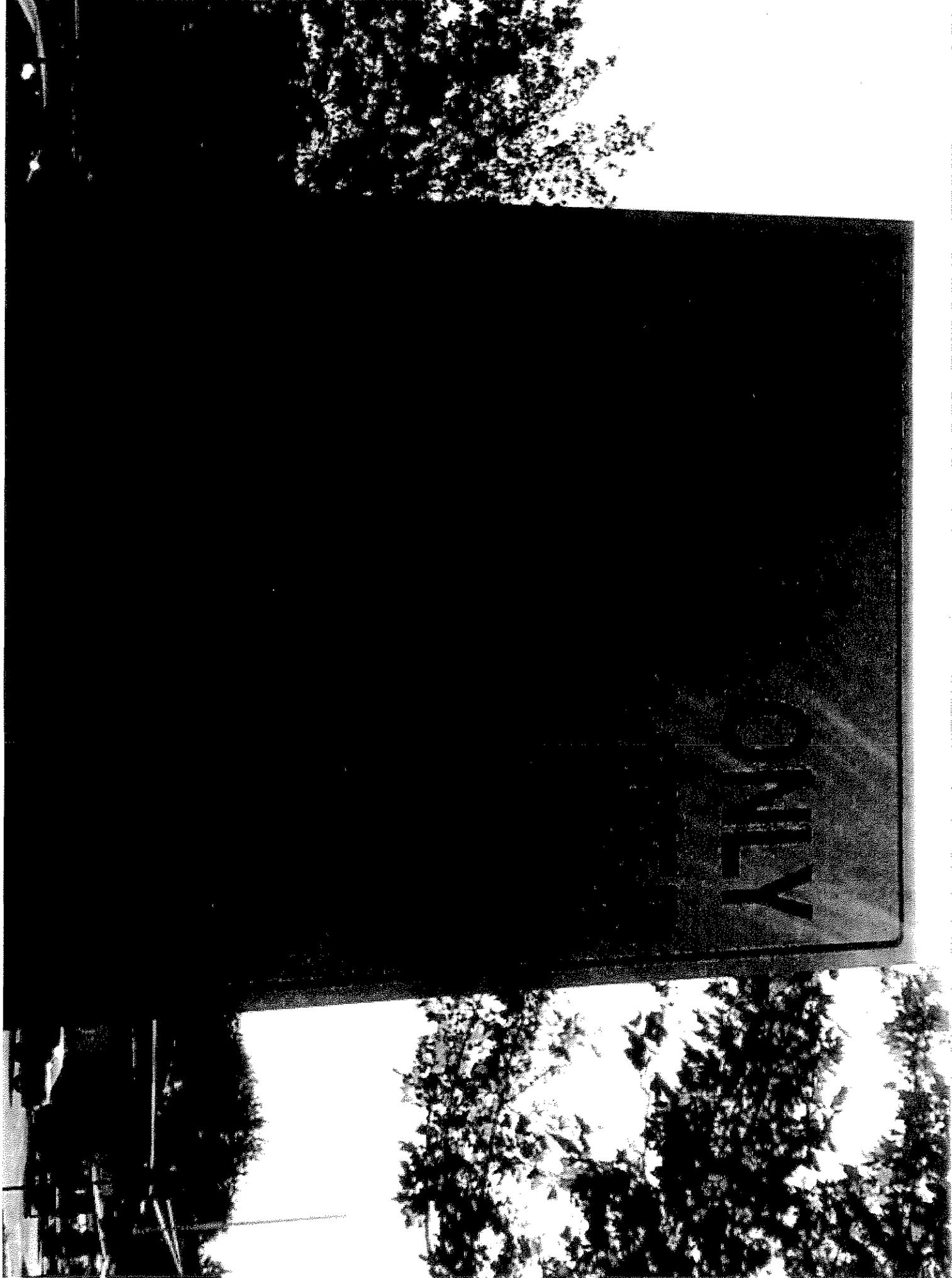
Contact:

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

1. <b>FROM:</b>		2. <b>DATE:</b>
<b>TO:</b>	Township of Gloucester, Gloucester Township Police	
3. <b>SUBJECT:</b> 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>		5.
		↑Authorized Signature
		6.
		↑Print Name



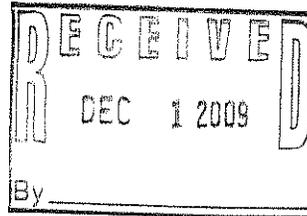


# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application # 071029CPSPFa The Crossings @ Twin Oaks II

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

Other:



Reviewed By:  Lt. Edward Bryant  Other:

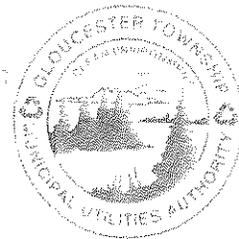
Signature:  Date Submitted: 11/30/09

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

Board Members

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

May 1, 2014

ROBERT C. BENSON  
Executive Director

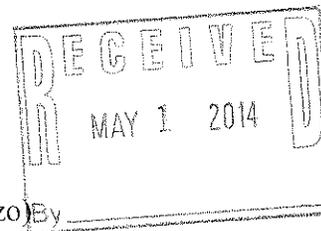
MARLENE HRYNIO  
Administrative Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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

Re: Application #071029CPSPFa #2  
The Crossings @ Twin Oaks II – Phase 2 (Guzzo) By \_\_\_\_\_  
Berlin Cross Keys Road & Johnson Road  
Block 18612, Lot 4



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

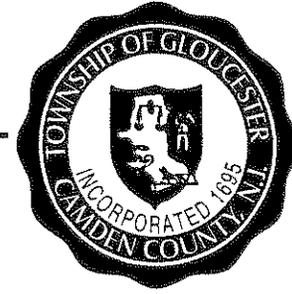
Raymond J. Carr  
Executive Director

RJC:mh

# TOWNSHIP OF GLOUCESTER

## Interoffice Correspondence

---



**TO:** Planning Board

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

**RE:** **APPLICATION #071029CPSFa#2**                      **Escrow #4802**  
**David Guzzo**  
**BLOCK 18612, LOT 4**

**DATE:** June 04, 2014

The Applicant requests preliminary and final major site plan approval for an amended Phase 2 of a proposed "restaurant with liquor license and patio" within the HC – Highway Commercial District. The project is located on the west side of Berlin–Cross Keys Road north of Johnson Road.

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

### **I. INFORMATION SUBMITTED**

1. Consulting Engineer Services Transmittal Letter dated 4/29/14.
2. Land Development Application Form and checklist dated 4/29/14.
3. Project Narrative as prepared by Consulting Engineer Services dated April 2014.
4. Recycling Report as prepared by Consulting Engineer Services dated April 2014.
5. Stormwater Management Report as prepared by Consulting Engineer Services dated April 2014.
6. Traffic Assessment as prepared by Consulting Engineer Services dated April 2014.
7. As-Built Survey Plan – Phase I, The Crossings at Twin Oaks, as prepared by Consulting Engineer Services comprising one (1) sheet dated 01/22/13, last revised 02/11/13.
8. Signage plans, as prepared by Sign Pro, Inc. comprising 4 sheets dated 4/07/14.
9. Engineering plans, as prepared by Consulting Engineer Services consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	4-04-14
2	Existing Conditions and Demolition Plan	4-04-14
3	Major Site Plan/Phasing Plan	4-04-14
4	Grading and Drainage Plan	4-04-14
5	Utility Plan	4-04-14
6	Landscaping & Lighting Plan	4-04-14
7	Profiles	4-04-14
8	Sanitary Sewer and Water Details	4-04-14
9	Storm Sewer Details	4-04-14

10	Construction Details	4-04-14
11	Landscaping and Lighting Details	4-04-14
12	Soil Erosion Control and Sediment Control Plan	4-04-14
13	Soil Erosion and Sediment Control Notes & Details	4-04-14

**II. PROJECT DESCRIPTION**

The Applicant requests "preliminary and final major site plan approval for an amended Phase 2 of a proposed "restaurant with liquor license and patio" within the HC – Highway Commercial District, as follows:

Phase 1	=	11,200 sf	(Office/Retail)
Phase 2	=	7,343 sf	(Restaurant)

**III. ZONING REVIEW**

1. Retail sales and services is a listed permitted use [§416.B(1)].

**§416.F –HC – Highway Commercial District.**

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

<sup>1</sup> = Except where parking lots area shared.

2. Sign bulk standards  
 a. Free-standing signs.

Sign Standards (Free-standing)			
Description	Required	Proposed	Conforms
<b>Number (max.)</b> Consulting Engineer Services & Tilted Kilt	1	2	no*
<b>Area (max.) - Berlin – Cross Keys Rd. (45 MPH)</b> "Tilted Kilt Pub & Eatery"	35 sf	48.40 sf	no*
"Consulting Engineer Services"	35 sf	32 sf	yes
<b>Height (max.)</b> "Tilted Kilt Pub & Eatery"	8 ft.	10.42 ft.	no*
"Consulting Engineer Services"	8 ft.	7 ft.	yes
Letter size (min) "Tilted Kilt Pub & Eatery"	8 in.	n/p	---
"Consulting Engineer Services"	8 in.	n/p	---
<b>Property line setback</b> "Tilted Kilt Pub & Eatery"	15 ft.	15 ft.	no*
"Consulting Engineer Services"	15 ft.	15 ft.	no*

\* = Variance required.

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

- b. Facade signs.

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Conforms
<b>Number (max.) - §426.Q(2)</b>	1	9	no*
<b>Area (max.) – Front Elevation - East</b> "Tilted Kilt Pub & Eatery"		49.3 sf	
"A Cold Beer Never Looked So Good"		40 sf	
Shield Logo		40 sf	
"Tilted Kilt" letters above windows		±12 sf	
"Tilted Kilt Pub & eatery" letters above windows		±27 sf	
<b>TOTAL</b>	100 sf	168.3 sf	no*

\* = Variance required.

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

SIGN STANDARDS (FACADE) - Continued			
Description	Required	Proposed	Conforms
Area (max.) – Front Elevation - West "Tilted Kilt Pub & Eatery"	100 sf	40 sf	yes
Area (max.) – Front Elevation - North "Tilted Kilt"	100 sf	±14 sf	yes
Area (max.) – Front Elevation - South Shield Logo "Tilted Kilt"		40 sf ±14 sf	
TOTAL	100 sf	54 sf	yes

#### IV. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for variance requirements.

The Applicant must provide the requisite checklist items or receive a waiver:

1. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
  - a. The Applicant submitted a Traffic Assessment in lieu of a Traffic Impact Statement.
    - i. The Board is advised a Traffic Impact Statement as prepared by Consulting Engineer Services dated 3/19/07 was previously submitted with the application for preliminary approval.
2. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
3. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
  - a. The plans must be revised to provide at least two (2) permanent benchmarks.
4. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
  - a. Defer to the Board Engineer.
5. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
6. Traffic channelization [Checklist #76].
  - a. The applicant must provide professional testimony to address the requirements of internal traffic circulation, vehicle sizes, and turning movements for the proposed use.
7. Fire lanes [Checklist #77].
  - a. Defer this requirement to the Fire Marshal for the Lambs Terrace Fire District.
8. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
9. Fire hydrants. [Checklist #101].

#### **IV. WAIVER COMMENTS**

The Applicant is requesting waiver from the following checklist requirements.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
  - a. The Board is advised an Environmental Impact Statement as prepared by Consulting Engineer Services dated 3/19/07 was previously submitted with the application for preliminary approval.

The Applicant requests a waiver from the following Performance and Design Standards:

2. To allow loading space of 9-foot wide, where 12-foot wide is the minimum require as per §409.A, Dimensions.
3. To allow grading within 5 feet of the property line, where 5 feet is the minimum required as per §517.H(3), Stormwater Management Systems (General).

#### **V. VARIANCE COMMENTS**

The application as submitted requires the following variances.

##### **FREE-STANDING SIGNS**

###### **§426.AA(2)**

1. Number: (2 provided v. 1 maximum allowed)
  - a. The instant application proposes two free-standing signs: one for each building on the parcel.

###### **§426.AA(3)**

2. Setback (CES): (10 ft. provided v. 15 ft. minimum required).
3. Setback (Tilted Kilt): (10 ft. provided v. 15 ft. minimum required).

###### **§426.R(1)**

4. Area (Tilted Kilt): (48.40 sf provided v. 35 sf maximum allowed).

###### **§426.R(7)**

5. Height (Tilted Kilt): (10.42 ft. provided v. 8 ft. maximum allowed).

##### **FACADE SIGNS**

6. Number: (9 provided v. 1 maximum allowed).
  - a. The Applicant must provide testimony to address the purposes of zoning for the numerous signs on the building excluding the primary "Tilted Kilt Pub & Eatery" facade sign:
    - i. "A Cold Beer Never Looked So Good" – Quantity (1).
    - ii. "Tilted Kilt" individual letters - Quantity (3).
    - iii. "Tilted Kilt Pub & Eatery" - Quantity (1).
    - iv. Shield Logo - Quantity (3).
7. Area (West Elevation): (168.3 sf provided v. 100 sf maximum allowed).

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

The Applicant must address the positive criteria including special reasons, the standards of zoning and the negative criteria applicable to the required variances.

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

8. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical

difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

9. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

#### NEGATIVE CRITERIA

The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis 40:55D-70).

### **VI. REVISED PRELIMINARY AND FINAL MAJOR SITE PLAN COMMENTS**

1. The Applicant must address the minimum letter size for the proposed free-standing signs, where indicated as "n/p – not provided" in the zoning table as per §426.R, Free-Standing Sign Requirements.
2. The plans must be revised to provide two permanent benchmarks and symbol in the legend as per §506.A(4), Grading.
3. It's recommended the plan be revised to provide one shade tree in each landscape island in the southerly parking area in lieu of the proposed three (3) Old Gold Juniper (*Juniperus Chinensis* 'Old Gold') and two (2) Korean Spice Virburnum (*Virburnum Carlesii*) to provide shade for the parking area and to enhance the aesthetics of the development and the Township as per §507.A, Landscaping.
4. It's recommended the plan be revised to remove or relocate the proposed American Hornbeam (*Carpinus Caroliniana*) in the rear landscape island to enhance the aesthetics of the development and the Township as per §507.A, Landscaping.
  - a. Removing or relocating this tree would provide a more aesthetic vista and continue visibility from Berlin- - Cross Keys Road to the rear office building, which has existing landscaping from Phase 1.
5. The plan must be revised to specifically indicate underground irrigation in Landscaping Note #14 as per §507.A(4)(b), General Landscaping Provisions.
6. The plan shall be revised to reduce the number of street trees along Berlin – Cross Keys Road alternating the following trees 40 feet on-center as per §507.D(4), Recommended Plantings.
  - a. Three (3) Japanese Zelkova (*Zelkova Serrata*).
  - b. Three (3) Red Maple (*Acer Rubrum*).
    - i. Reducing the number of street trees would provide a more aesthetic streetscape and continue visibility of the restaurant as the trees reach maturity.
      1. There certainly is no objection to relocating the ornamental trees, namely, the Kwanzan Cherry (*Prunus Serrulata*, 'Kwanzan') and Purpleleaf Flowering Plum, (*Prunus Cerasifera*, 'Thundercloud') within the site development.
7. The plan must be revised to provide a solid gate for the proposed trash and recycling enclosure as per §510.L(3), Refuse/Recycling Storage Areas.
8. The plans shall be revised to provide dimensions of the proposed sidewalks, which must be at least six (6) feet wide adjacent the parking areas as per §516.B(2), Sidewalks, Curbs, Gutters & Pedestrian Ways.

## **VII. LAND DEVELOPMENT ORDINANCE COMMENTS**

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

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

## **VIII. RECOMMENDATIONS**

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

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

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





June 4, 2014

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

Attn: Ken Lechner, Township Director / Planner

Re: The Crossing at Twin Oaks II / Tilted Kilt Restaurant  
David Guzzo  
Berlin – Cross Keys Road  
Block 18612, Lot 4  
Review No. 1  
Bach Project No. GTPB-2014-04

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 4/29/14.
- Township of Gloucester Land Development Submission Checklist, dated 4/29/14.
- Traffic Assessment for The Crossings at Twin Oaks II – Phase 2, Block 18612, Lot 4, Gloucester Township, Camden County, New Jersey, prepared by Consulting Engineer Services, dated April, 2014.
- Recycling Report for Proposed Restaurant with Bar, The Crossings at Twin Oaks, II – Phase 2, Block 18612, Lot 4, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated April 2014.
- Stormwater Management Report for The Crossings at Twin Oaks II – Phase 2, Block 18612, Lot 4, Gloucester Township, Camden County, New Jersey, prepared by Consulting Engineer Services, dated April 14, 2014.
- Sign Package entitled "Tilted Kilt Pub & Eatery, Sicklerville, NJ", prepared by Sign-Pro, dated 4-7-14.
- Project Narrative for Proposed Restaurant with Bar, The Crossings at Twin Oaks, II – Phase 2, Block 18612, Lot 4, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated April 2014.
- Gloucester Township Planning Board Meeting Minutes from July 26, 2007 meeting.

The Crossing at Twin Oaks II / Tilted Kilt Restaurant  
 David Guzzo  
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- Resolution of the Gloucester Township Planning Board for Preliminary Major Site Plan approval for Guzzo Brothers, The Crossings at Twin Oaks, II, Application No. 071029CPSP, dated July 24, 2007.
- Resolution of the Gloucester Township Planning Board for Partial/Final Site Plan approval for David Guzzo, Application No. 071029CPsPFa, dated December 8, 2009.
- Drawings entitled “The Crossings at Twin Oaks, II, Plate 186, Block 18612, Lot 4, Township of Gloucester, Camden County, New Jersey, Amended Preliminary & Final Major Site Plan – Phase 2”, prepared by Consulting Engineer Services:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1	Cover Sheet	April 4, 2014, none
2	Existing Conditions and Demolition Plan	April 4, 2014, none
3	Major Site Plan / Phasing Plan	April 4, 2014, none
4	Grading and Drainage Plan	April 4, 2014, none
5	Utility Plan	April 4, 2014, none
6	Landscape and Lighting Plan	April 4, 2014, none
7	Profiles	April 4, 2014, none
8	Sanitary Sewer and Water DEtails	April 4, 2014, none
9	Storm Sewer Details	April 4, 2014, none
10	Construction Details	April 4, 2014, none
11	Landscape and Lighting Details	April 4, 2014, none
12	SESC Plan	April 4, 2014, none
13	SESC Notes and Details	April 4, 2014, none

**SITE INFORMATION:**

Applicant/Owner: David Guzzo  
 PO Box 58  
 Richwood, New Jersey 08074  
 856-740-2600

**PROJECT SUMMARY:**

This application is for the construction of a 7,343 SF Restaurant/Bar and associated site improvements on approximately 3.79 acre parcel. The project site is located on the northwesterly side of Berlin – Cross Keys Road (County Route 689), northeast of Johnson Road in the Township’s Highway Commercial (HC) Zoning District. An existing 11,200 SF office building is currently situated on the site behind the proposed restaurant and will remain. The applicant is seeking Amended Preliminary and Final Major Site Plan approval.

The Crossing at Twin Oaks II / Tilted Kilt Restaurant  
David Guzzo  
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**WAIVERS / VARIANCES:**

The applicant is requesting the following waivers and variances:

1. An Environmental Impact Statement per § 816.
2. A side yard setback of 4.79' is proposed where 10' is required.
3. Two (2) freestanding signs are proposed where one (1) is permitted.
4. Total sign square footage of 82' is proposed where 50' is permitted.
5. Nine (9) façade signs proposed where one (1) is permitted.
6. A front facade sign of 7% proposed where 5% is permitted.
7. It is noted that a waiver was previously granted to grade within five (5') feet of a property line.

**GENERAL:**

1. Architectural floor plans shall be provided for the proposed building.
2. The applicant shall provide truck turning maneuverability on the plans to determine the loading area and trash enclosure accessibility.
3. The plans shall indicate the use and material of the fenced area adjacent to the proposed building on the northeasterly side of the building.

**PERFORMANCE STANDARDS (ARTICLE V):**

**A. Off Street Loading (Section 509)**

1. Off street loading areas shall have a minimum width of 12' per § 509 (A). The plan proposes a loading area of nine (9') feet wide. A variance has been requested.
2. The proposed loading area appears to encroach into the adjacent drive aisle. The applicant shall provide testimony as to the adequacy of the 16.15' wide one way drive aisle for vehicular traffic.

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**B. Off Street Parking (Section 510)**

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.
2. The three (3) proposed parking spaces adjacent to the trash enclosure do not have the minimum 24' wide drive isle required for 90 degree parking and shall be removed from the plans or replaced with angled parking.
3. Per § 509 (A) the minimum width of a loading area is 12' wide. The plan proposes a loading area of nine (9') feet wide with the adjacent drive aisle being reduced to 16.15'. Again the applicant must provide testimony supporting the adequacy of the proposed 16.15' drive aisle width as well as the proposed nine (9') foot wide loading area.
4. A dimension shall be provided from each side of the proposed building to the closest face of curb.
5. The width of all handicapped parking stalls shall be shown on the plans.
6. The width of the parking spaces adjacent to Lot 3 shall be shown on the plans.
7. The width of the entrance drives closest to Berlin Cross Keys Road shall be indicated on the plans.
8. Sight triangles shall be provided at all entrance drives in accordance § 515 (N).

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

1. The plans shall indicate the width of all curbed islands.
2. A dimension from the proposed parking along Berlin Cross Keys Road to the property line adjacent to Lot 3 shall be shown on the plans.
3. The plans shall indicate the width all sidewalks adjacent to the proposed building.
4. Details shall be revised and testimony provided for why varying curb reveal is proposed throughout the site.

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

1. The applicant shall provide calculations confirming the infiltration basin will dewater within 72 hours per NJDEP requirements utilizing the infiltration rates obtained via infiltration testing.
2. During a recent site visit by our office it was discovered that the existing basin is experiencing areas of sloughing on the inside side slopes as well as degraded silt fence on the bottom of the basin. The applicant shall stabilize the basin side slopes and remove the silt fence upon completion.
3. A note shall be added to the Grading and Drainage Plan indicating the existing stormwater infrastructure shall be inspected, cleaned, and repaired as required to conform to prior approvals.
4. The applicant shall clarify whether or not roof drains will connect to the proposed storm piping. Details have been provided but piping is not shown on the plans.

**E. Utilities (Section 518)**

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

**F. Grading (Section 506)**

1. Two permanent benchmarks and symbol in the legend shall be shown on the grading plan per §506.A(4).
2. Proposed contours shall be shown on the plans.

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3. The existing contours in parking area of Phase 1 shall be labeled on the plans.
4. The curbed island on the westerly side of the building along the rear drive aisle does not provide the minimum 0.5% paving grade along curb as required per § 506 (A).1 and shall be revised.
5. The proposed parking along the main entrance drive does not provide the minimum paving grade of 1% as required per § 506 (A).1 and shall be revised.
6. The southeasterly most parking stalls on the row of parking adjacent to Lot 3 does not provide the minimum paving grade of 1% as required per § 506 (A).1 and shall be revised.
7. A proposed curb elevation shall be provided across from Inlet A3 along the southeasterly most parking row.
8. The plan shall be revised to eliminate all text overwrites.
9. The plans shall provide proposed spot elevations at all building corners, concrete pad corners, sidewalk corners and entrances.

#### **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.

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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)  
David Guzzo, Applicant/Owner  
Robert D. Mintz, Esq., Applicant's Attorney  
Norman K. Rodgers III, PE, PLS, Applicant's Engineer

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