

**Township of Gloucester  
Planning Board Agenda  
June 11, 2013  
7:30P. M.**

Salute to the Flag  
Opening Statement  
General Rules

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

**MINUTES FOR MEMORIALIZATION**

**RESOLUTIONS FOR MEMORIALIZATION**

*To be provided*

#121037SPWa

Marketplace @ Chews Landing

Paramount

Zoned: HC

Site Plan Waiver Amended

Block: 20601 Lots: 2 & 3

**APPLICATIONS FOR REVIEW**

Gloucester Twp. Fire  
District #4

Courtesy Review

Site Plan

Block: 13230 Lot: 2

Location: Blackwood/Clementon

#131018CM

County of Camden

Zoned: BP

Minor Subdivision/Bulk C Variance

Block: 13103 Lot: 2

Location: 600 Davistown Rd.

#131016SPWConditional Use

Red Nation, Inc.

Zoned: HC

Site Plan Waiver/Conditional Use

Block: 14402 Lot: 19 & 20

Location: Laurel Hill Shopping Center  
Relocating existing tattoo shop

Meeting Adjourned

# **R**obbie **C**onley **A**rchitect, LLC

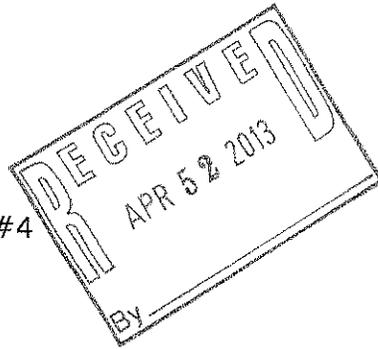
596 Glassboro Road  
Woodbury Heights, New Jersey 08097

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

April 19, 2013

Gloucester Township  
Attn: Mr. Kenneth Lechner  
1261 Chews Landing Road  
Blackwood, NJ 08012

Re: 12002 Gloucester Township Fire District #4  
Station 2 Renovations



Mr. Lechner:

This letter is to request the review of the enclosed documents. We have attached a copy of the site plan showing the new layout, as well as the floor plans and elevations. The fire district is proposing to add an overhead door to the rear of the firehouse for safer access to returning fire vehicles. This overhead door will require an asphalt apron from the adjacent shopping center parking lot to the doorway. Currently when the vehicles return to the station, they must back into the station by pulling out into the traffic on Blackwood Clementon Road. The Ladder Truck being the largest of the vehicles is the primary reason for this change. To back the Ladder truck into the station, the truck must pull out and block a good portion of the roadway.

In addition to the new overhead door, the project is to consist of renovation to the second floor of the station, as well as a total facelift of the building to compliment the changes which have been made to the adjacent shopping center. The current parking will not be changed as part of this project. It is my understanding a previous approval given by this board to the shopping center, included provisions for this driveway. Please contact our office as to when we can be heard by the planning board.

If you should have any questions or concerns please feel free to contact our office.

ROBBIE CONLEY ARCHITECT, LLC

R. J. Conley AIA



# TOWNSHIP OF GLOUCESTER

## Interoffice Correspondence

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**TO:** Planning Board

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

**RE:** **APPLICATION #131018CM**  
**County of Camden**  
**BLOCK 13103, LOT 2**

**DATE:** June 06, 2013

The Applicant requests minor subdivision approval to create one (1) new lot within the BP – Business Park District. The project is located on the east side of NJ Route 42 (North – South Freeway).

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

- Applicant: Camden County, 520 Market Street, Camden, NJ 08102 (telephone #856-566-3120).
- Owner: 500 Davistown Road, Inc., c/o Alice Maglio, President, P.O. Box 286, Blackwood, NJ 08012
- Surveyor: Bach Associates, PC, 304 White Horse Pike, Haddon Heights, NJ 08035 (telephone #856-546-8611).
- Attorney: Joshua A. Friedman, Esq., 520 Market Street, Camden, NJ 08102 (telephone #856-225-5543).

### **I. INFORMATION SUBMITTED**

1. Bach Associates, PC Transmittal Letter dated 5/07/13
2. Land Development Application Form and checklist dated 5/13/13.
3. Minor subdivision plan, as prepared by Bach Associates, PC comprising one (1) sheet dated 3/29/12.

### **II. PROJECT DESCRIPTION**

My understanding of the instant application is a minor subdivision to basically reduce the underlying fee interest the County established in creating the right of way to construct Love Road. The portion of land not required for Love Road, namely, proposed Block 13101, Lot 2.01 would then be conveyed to Block 13101, Lot 1 by recording a Deed of Consolidation.

### III. ZONING INFORMATION

BP – Business Park District – Use Other than Planned Commercial Development (§418.F):

Standard	Required	Proposed (Lot 2)	Proposed (Lot 2.01)	Complies
Tract area (min.)	5 ac.	6.254 ac.		yes
Lot size (min.)	5 ac.	4.235 ac.		no
Lot size (min.)	5 ac.		2.019 ac.	no*
Frontage (min.) NJ Route 42	400 ft.	450.48 ft.	yes	yes
<b>NJ Route 42</b>	<b>400 ft.</b>		<b>22.48 ft.</b>	<b>no*</b>
Love Road	400 ft.	492.39	645.95	yes
<b>Commencement Road</b>	<b>400 ft.</b>	<b>n/a</b>	<b>174.56 ft.</b>	<b>no*</b>
Lot width (min.)	400 ft.	±485 ft. <sup>1</sup>		yes
Lot width (min.)	400 ft.		±530 ft. <sup>1</sup>	yes
<b>Lot depth (min.)<sup>2</sup></b>	<b>400 ft.</b>	<b>±361 ft.</b>		<b>no*</b>
<b>Lot depth (min.)<sup>3</sup></b>	<b>400 ft.</b>		<b>±198 ft.</b>	<b>no*</b>
Tract perimeter setback (min.)	n/a	n/a	n/a	n/a
Front yard (min.) Love Road	100 ft.	100 ft.	100 ft.	yes / yes
<b>Commencement Drive</b>	<b>100 ft.</b>	<b>n/a</b>	<b>25 ft.</b>	<b>no*</b>
Side yard (min.)	25 ft.	25 ft.	25 ft.	yes
<b>Rear yard (min.)</b>	<b>50 ft.</b>	<b>25 ft.</b>		<b>no*</b>
Rear yard (min.) <sup>3</sup>	50 ft.	n/a	n/a	n/a
Height (max.)	35 ft.	n/a	n/a	n/a
Lot coverage (max.)	60%	n/a	n/a	n/a
Floor Area Ratio (max.)	0.25	n/a	n/a	n/a

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

<sup>2</sup> = Measured from Love Road "Right-of-Way Easement."

<sup>3</sup> = Property has three (3) front yard and one (1) side yard.

\* = **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.

#### 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 minor subdivision and preliminary major site plan requirements.

The Applicant must provide the following omitted checklist requirements or request a waiver:

**We do not recommend waiving underlined checklist items.**

1. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
  - a. The minor subdivision plan is dated March 29, 2012.
2. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].
  - a. The plan must be revised to correct proposed Lot 2.01 to proposed Lot 1.01 as per the Tax Assessor.
3. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
  - a. I would defer to the Board engineer.

#### V. WAIVER COMMENTS

The Applicant is requesting a waiver from the following checklist requirements.

**We do not recommend waiving underlined checklist items.**

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
2. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
  - a. We would defer to the Board engineer.
3. 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].

#### VI. VARIANCE COMMENTS

The instant application requires the following variances using Love Road as an existing County right-of-way.

1. Lot size (Lot 2): (4.235 ac. provided v. 5 ac. minimum required).
2. Lot size (Lot 2.01): (2.019 ac. provided v. 5 ac. minimum required).
3. Frontage (Lot 2.01): (22.48 ft. provided v. 400 ft. minimum required).
  - a. Based on tax map data following consolidation of Block 13101, Lot 2.01 and Lot 1, the frontage of the new Lot 1 along NJ Route 42 is ±650.02 ft.

4. Frontage (Lot 2.01): (174.56 ft. provided v. 400 ft. minimum required).
  - a. Based on tax map data following consolidation of Block 13101, Lot 2.01 and Lot 1, the frontage of the new Lot 1 along NJ Commencement Drive is  $\pm 367.075$  ft.
5. Lot depth (Lot 2): ( $\pm 361$  ft. provided v. 400 ft. minimum required).
6. Lot depth (Lot 2.01): ( $\pm 198$  ft. provided v. 400 ft. minimum required).
  - a. Based on tax map data following consolidation of Block 13101, Lot 2.01 and Lot 1, the depth of the new Lot 1 from Love Road is  $\pm 400$  ft.
7. Front yard (Lot 2.01): (25 ft. provided v. 100 ft. minimum required).
  - a. The submitted plans indicate a setback of only 25 ft. along Commencement Drive.
    - i. The plan should be revised to provide a 100 setback, thereby, removing the required variance.
8. Rear yard (Lot 2): (25 ft. provided v. 50 ft. minimum required).
  - a. The submitted plans indicate two setbacks of only 25 ft. along the northerly property line and easterly property line.
    - i. Proposed Lot 2 is a corner lot, which requires two front yards at 100 ft. (NJ Route 42 and Love Road), one side yard at 25 ft. and one rear yard at 50 ft.
      1. The plan must be revised to provide one side yard at 25 ft. and one rear yard at 50 ft.

## 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 on the site plan.
2. We reserve the right to provide additional comments at time of application for *final major site plan approval*.

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

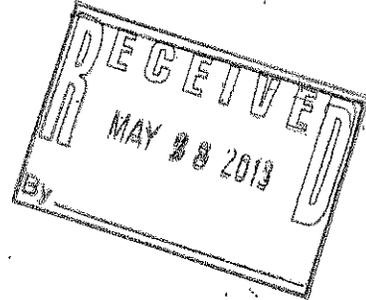
cc: Joshua A. Friedman, Esq.  
Samuel S. Previterra PLS  
Edward F. Brennan, Esq.  
John Cantwell, PE, Conflict Engineer

# WADE, LONG, WOOD & KENNEDY, LLC

Attorneys at Law

John D. Wade  
Howard C. Long, Jr.  
Leonard J. Wood, Jr.  
John S. Kennedy  
Audra A. Pondish  
Daniel H. Long

May 28, 2013



VIA FACSIMILE ONLY (856) 858-2843

Mark P. Asselta, Esquire  
Brown & Connery, LLP  
P.O. Box 539  
360 Haddon Avenue  
Westmont, NJ 08108

**RE: 500 Davistown Road - Subdivision Issue**

Dear Mark:

I wanted to let you know that the taxes on the subdivision lot in the amount of \$7,615.99 will be paid in full on May 30<sup>th</sup>.

There should be nothing interfering with you proceeding with the subdivision.

Thank you for your prompt attention in this matter.

Very truly yours,  
WADE, LONG, WOOD & KENNEDY, LLC

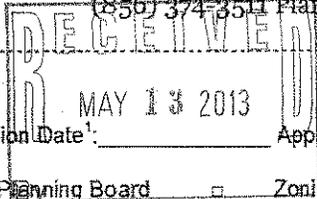
*Leonard J. Wood*  
LEONARD J. WOOD

LJW/cmv  
Cc: Jim Dadario

# TOWNSHIP OF GLOUCESTER

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

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

	<b>For Office Use Only</b>		Taxes Paid Yes/No (Initial)
	Submission Date: <u>MAY 13 2013</u>	Application No.: <u>#13,018CM</u>	Fees: <u>\$360.00</u> Project #: <u>#7836</u>
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Zoning Board of Adjustment	Escr: <u>\$1,300.00</u>	Escr #: <u>#7836</u>

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

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b>				<b>2. Owner(s) (List all Owners)</b>			
Name: <u>County of Camden</u>				Name(s): <u>500 Davistown Road, Inc.</u>			
Address: <u>520 Market Street</u>				Address: <u>Alice Maglio - President</u>			
City: <u>Camden City</u>				Address: <u>P.O. Box 286</u>			
State, Zip: <u>N.J. 08012</u>				City: <u>Blackwood,</u>			
Phone: <u>(856) 225-5543</u> Fax: ( ) -				State, Zip: <u>N.J. 08012</u>			
Email: _____				Phone: ( ) - Fax: ( ) -			
<b>3. Type of Application. Check as many as apply:</b>							
<input type="checkbox"/> Informal Review <sup>2</sup> <input checked="" type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>				<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____			
<small><sup>2</sup>Legal advertisement and notice is required to all property owners within 200 feet.</small>							
<b>4. Zoning Districts (Circle all Zones that apply)</b>							
ER	R4	GCR	CR	<u>BP</u>	G-RD	LP-1	
R1	RA	BWD	NC	IN	M-RD	NVBP	
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay	
						IR	
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>							
Name of Attorney: <u>Joshua A. Friedman, Esq.</u>				Firm: <u>Camden County Counsel</u>			
Address: <u>520 Market Street</u>				State, Zip: <u>N.J. 08012</u>			
City: <u>Camden</u>				Phone: <u>(856) 225-5543</u> Fax: ( ) -			
				Email: <u>Friedman@CamdenCounty.com</u>			

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

Name: Samuel S. Previtera, PLS  
Address: 304 White Horse Pike  
Profession: Land Surveyor  
City: Haddon Heights  
State, Zip: N. J. 08035  
Phone: (856) 546-8611 Fax: (856) 546-8612  
Email: SPrevitera@Bachdesigngroup.com

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

**7. Location of Property:**

Street Address: Love Road Block(s): 13103  
Tract Area: 6.254 Acs. Lot(s): 2

**8. Land Use:**

Existing Land Use: Vacant  
Proposed Land Use (Describe Application): Access Drive & Commercial  
Parcels

**9. Property:**

Number of Existing Lots: 1 Proposed Form of Ownership:  
Number of Proposed Lots: 2  Fee Simple  Cooperative  
 Condominium  Rental  
Are there existing deed restrictions?  No  Yes (If yes, attach copies)  
Are there proposed deed restrictions?  No  Yes

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

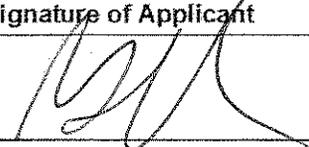
Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

<b>13. Zoning</b>			
<b>All Applications</b>	<b>Proposed</b>	<b>Fence Application</b>	<b>Proposed</b>
Front setback 1	<u>100 FT.</u>	Setback from E.O.P.*1	_____
Front setback 2	<u>100 FT.</u>	Setback from E.O.P.*2	_____
Rear setback	<u>50 FT.</u>	Fence type	_____
Side setback 1	<u>25 FT.</u>	Fence height	_____
Side setback 2	<u>25 FT.</u>	*E.O.P. = Edge Of Pavement	_____
Lot frontage	<u>490 FT.</u>	<b>Pool Requirements</b>	
Lot depth	<u>180 FT.</u>	Setback from R.O.W.1	_____
Lot area	<u>2,019 ACS</u>	Setback from R.O.W.2	_____
Building height	<u>2 Stories</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	_____
<b>14. Parking and Loading Requirements:</b> <u>N/A</u>			
Number of parking spaces required: _____		Number of parking spaces provided: _____	
Number of loading spaces required: _____		Number of loading spaces provided: _____	
<b>15. Relief Requested:</b>			
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].			
<b>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.</b>			
<b>16. Signature of Applicant</b>			
 _____ Signature of Applicant		<u>5/1/13</u> _____ Date	
Ross G. Angilella County Administrator			
_____ Signature of Co-applicant		_____ Date	

<b>17. Consent of Owner(s):</b>	
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).	
_____ Date	_____ Signature <i>Alice Maglio - President</i> _____ Print Name
Sworn and Subscribed to before me this _____ day of _____, _____ (Year).	_____ Signature _____ Print Name
<b>18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):</b>	
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? <b>IF YES TO ANY OF THE ABOVE:</b> 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? <b>IF YES:</b> 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).	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes
_____ Signature of Applicant Ross G. Angilella County Administrator _____ Print Name	_____ Date
<b>19. Survey waiver certification:</b>	
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block _____ Lot _____; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.	
State of New Jersey, County of Camden: <i>Ross G. Angilella</i> of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.	Sworn and subscribed to On this <u>1<sup>st</sup></u> day of <u>May</u> , 20 <u>13</u> before the following authority: _____ Notary public
_____ Name of property owner or applicant	_____ Notary public

**Sonia Sonntag**  
**Notary Public of New Jersey**  
**Comm. Expires: May 26, 2014**

17. Consent of Owner(s):

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

4/26/13 Date Alice Maglio Signature

Sworn and Subscribed to before me this Alice Maglio - President Print Name

\_\_\_\_\_ day of \_\_\_\_\_ Signature

\_\_\_\_\_ (Year) \_\_\_\_\_ Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?  No  Yes

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).

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

19. Survey waiver certification:

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

State of New Jersey, Sworn and subscribed to  
County of Camden: On this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_ of full age, being duly sworn to law, on oath and says that all of the above statement  
herein is true. 20\_\_\_\_\_ before the following authority.

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

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



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #131018CM

County of Camden

Block 13103 lot 2

Plans as shown along with available information do not reveal any anticipated traffic problems.

Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

Other: See Attached



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

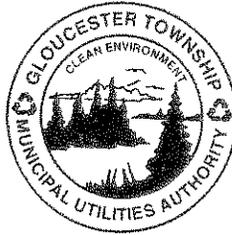
Signature: \_\_\_\_\_

Date Submitted: 5/22/13

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

May 21, 2013

ROBERT C. BENSON  
Executive Director

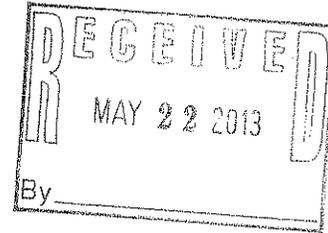
CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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



Re: Application #131018CM  
County of Camden  
Love Road (6.254 Acr.)  
Block 13103, Lot 2

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson  
Executive Director

RCB:mh

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

DATE: May 14, 2013

APPLICATION No:  
#131018CM

APPLICANT: County of Camden

PROJECT No: #7836

BLOCK(S): 13103 Lot: 2

Zoned : Business Park

LOCATION: LOVE ROAD (6.254 Acr.)

APPLICATION: Minor Subdivision/Bulk C Variance- Access Drive & Commercial Parcels

TRANSMITTAL TO:

- Township Engineer
- Camden County Planning
- American Water
- Taxes

- Planner
- Traffic
- Aqua N.J. Water
- Construction

- Tax Assessor
- GTMUA
- Fire District 1 2 3 4 5 6

APPLICATION:

PURPOSE OF TRANSMITTAL:

- For Your Review. June 24, 2013
- For Your Files.

ENCLOSED:

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

ISSUE  
New lot to be  
created is  
13109 lot 1.01

address/location 100  
Commerce  
Drive

5/14/13 *[Signature]*  
Assessor

Signature

# REMINGTON & VERNICK ENGINEERS AND AFFILIATES

EDWARD VERNICK, PE, CME, President  
CRAIG F. REMINGTON, PLS, PP, Vice President

EXECUTIVE VICE PRESIDENTS  
Michael D. Vena, PE, PP, CME (deceased 2006)  
Edward J. Walberg, PE, PP, CME  
Thomas F. Beach, PE, CME  
Richard G. Arango, PE, CME

**DIRECTOR OF OPERATIONS  
CORPORATE SECRETARY**  
Bradley A. Blubaugh, BA, MPA

**SENIOR ASSOCIATES**  
John J. Cantwell, PE, PP, CME  
Alan Dittlenhofer, PE, PP, CME  
Frank J. Seney, Jr., PE, PP, CME  
Terence Vogt, PE, PP, CME  
Dennis K. Yoder, PE, PP, CME, LEED  
Charles E. Adamson, PLS, AET  
Kim Wendell Bibbs, PE, CME  
Marc DeBlasio, PE, PP, CME  
Leonard A. Faiola, PE, CME  
Christopher J. Fazio, PE, CME  
Kenneth C. Ressler, PE, CME  
Gregory J. Sullivan, PE, PP, CME  
Richard B. Czেকanski, PE, CME, BCEE

**Remington & Vernick Engineers**  
232 Kings Highway East  
Haddonfield, NJ 08033  
(856) 795-9595  
(856) 795-1882 (fax)

**Remington, Vernick  
& Vena Engineers**  
9 Allen Street  
Toms River, NJ 08753  
(732) 286-9220  
(732) 505-8416 (fax)

3 Jocama Boulevard, Suite 300-400  
Old Bridge, NJ 08857  
(732) 955-8000  
(732) 591-2815 (fax)

**Remington, Vernick  
& Walberg Engineers**  
845 North Main Street  
Pleasantville, NJ 08232  
(609) 645-7110  
(609) 645-7076 (fax)

4907 New Jersey Avenue  
Wildwood City, NJ 08260  
(609) 522-5150  
(609) 522-5313 (fax)

**Remington, Vernick  
& Beach Engineers**  
922 Fayette Street  
Conshohocken, PA 19428  
(610) 940-1050  
(610) 940-1161 (fax)

73 West Main Street, Rear  
Mechanicsburg, PA 17055  
(717) 766-1775  
(717) 766-0232 (fax)

1000 Church Hill Road, Suite 220  
Pittsburgh, PA 15205  
(412) 263-2200  
(412) 263-2210 (fax)

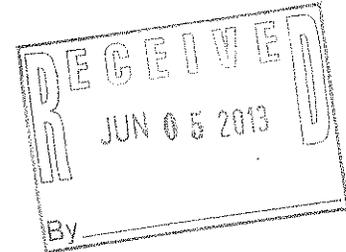
Univ. Office Plaza, Bellevue Building  
262 Chapman Road, Suite 105  
Newark, DE 19702  
(302) 266-0212  
(302) 266-6208 (fax)

**Remington, Vernick  
& Arango Engineers**  
The Presidential Center  
Lincoln Building, Suite 600  
101 Route 130  
Cinnaminson, NJ 08077  
(856) 303-1245  
(856) 303-1249 (fax)

300 Penhorn Avenue, 3rd Floor  
Secaucus, NJ 07094  
(201) 624-2137  
(201) 624-2136 (fax)

June 5, 2013

Ken Lechner, Township Planner  
Township of Gloucester  
Chews Landing-Clementon Road, at Hider Lane  
P.O. Box 8  
Blackwood, NJ 08012-0008



Re: Minor Subdivision  
County of Camden  
Love Road  
Block 13103, Lot 2  
Twp. #131018CM  
Escrow & Project #7836  
Our file #04-15-P-1140

Dear Mr. Lechner:

We have reviewed a Minor Subdivision plan submission, received May 17, 2013, consisting of the following:

Sheet	Title	Date	Latest Revision Date
SB-1	Minor Subdivision Plan	03-29-12	03-20-13

The plan was prepared, signed, and sealed by Samuel S. Previtiera, P.L.S., Bach Associates, P.C., 304 White Horse Pike, Haddon Heights, New Jersey 08035, (856) 546-8611.

## I. GENERAL INFORMATION

Applicant: County of Camden  
520 Market Street  
Camden, NJ 08102  
(856) 225-5543

Owner: 500 Davistown Road, Inc.  
P.O. Box 286  
Blackwood, NJ 08012

Proposal: Love Road was recently constructed across Lot 2 by Camden County. The purpose of this subdivision is to separate the portion of the lot south of the roadway from the remaining larger portion of the lot.

It is our understanding that no construction is being contemplated at this time.

## II. PERFORMANCE STANDARDS

1. We defer to the Office of Community Development in regards to the review for completeness.
2. Notes on the plan indicate that the new lot is to be conveyed to existing Lot 1 to the south. However, the plan also assigns a new number to the created lot and the zoning table does not include zoning the merged lot. Testimony is required to clarify the intent and the plan revised accordingly.
3. Love Road is shown to remain as part of Lot 2 and an easement provided. Both the plan and the legal descriptions should clarify that the easement is in favor of Camden County.
4. Aqua-NJ Water Company maintains a water booster pump and pipeline on all lots involved. The plan notes that easement information is not available. We recommend that easements for these facilities be developed prior to filing of the subdivision.
5. The applicant's engineer or surveyor is to confirm that storm drains associated with the two (2) inlets shown on the plan will be located within the indicated drainage easements.
6. Section 516 requires curbs and sidewalks unless waived by the Board. We recommend that a decision on curbs and sidewalks be deferred until a development plan is submitted.
7. Legal descriptions for remaining Lot 2 and new Lot 2.01, dated April 8, 2013, and prepared by Samuel S. Previterra, P.L.S., have been submitted for review.

- a. The metes and bounds descriptions for the new lots are acceptable.
  - b. If Lot 2.01 and Lot 1 are to be merged, a description of the new lot is required.
  - c. We recommend a description of all permanent easements be included. The temporary slope easement may be excluded.
  - d. An easement description may be required for the Aqua-NJ facilities. If not required, it should be at least referenced in the deed.
  - e. The Licensed Land Surveyor preparing the plan and description is responsible for confirming proper lot closure.
8. Section 503.C requires a concrete monument placed along the two (2) frontages to define the new lot line. The plan does not comply.
  9. Existing and proposed grading has not been provided (Section 805.B.21). A waiver is being sought. Since construction is not planned at this time, we support the waivers. Grading will be required at time of site plan application.
  10. The plan conforms to the Map Filing Law, except that the certification for the municipal engineer is missing.

### III. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of all appropriate 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. New Jersey Department of Transportation.
3. Any others as may be necessary.

### IV. APPROVAL PROCESS

If the Planning Board should grant approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the plan pursuant to the Planning Board action. Once all engineering and the Department of Community Development comments are satisfied, copies of the plan should be

Page 4  
Township of Gloucester  
June 5, 2013

submitted to the Township offices for review, approval, and/or signature. The number of copies and submission procedures shall be in accordance with Township requirements.

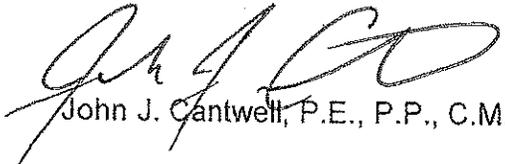
2. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits (or) signing of any deeds or plats.

When plans are resubmitted, they are to be accompanied with a point by point response to all underlined items.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

**REMINGTON & VERNICK ENGINEERS, INC.**



John J. Cantwell, P.E., P.P., C.M.E.

JJC/mcb

cc: County of Camden  
500 Davistown Road, Inc.  
Samuel Previtera, P.L.S.  
Joshua Friedman, Esq.  
Edward Brennan, Esq.  
Ron Jernegan  
Bernie Shepherd, Construction Code Official  
Charles Palumbo, Tax Assessor



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

Name: Deborah Anderson  
Address: 313 Dowing Road  
Profession: Architect  
City: Somerdale  
State, Zip: New Jersey 08083  
Phone: (856) 346-2252 Fax: (856) 346-3657  
Email: \_\_\_\_\_

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

**7. Location of Property:**

Street Address: Laurel Place Block(s): 14402  
Tract Area: \_\_\_\_\_ Lot(s): 19/20

**8. Land Use:**

Existing Land Use: \_\_\_\_\_  
Proposed Land Use (Describe Application): Relocate existing tattoo shop from unit 25 in Laurel Plaza to unit 19 in Laurel Plaza  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9. Property:**

Number of Existing Lots: N/A Proposed Form of Ownership:  
Number of Proposed Lots: \_\_\_\_\_  
 Fee Simple  Cooperative  
 Condominium  Rental  
Are there *existing* deed restrictions?  No  Yes **(If yes, attach copies)**  
Are there *proposed* deed restrictions?  No  Yes

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet. See attached

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

List all applications on a separate sheet. N/A

### 13. Zoning

All Applications	Proposed	Fence Application	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:

Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_

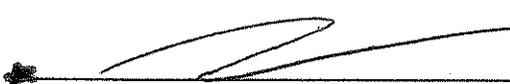
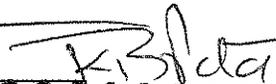
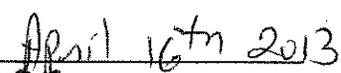
Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

### 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: Richard Rosenberg  
 Signature of Co-applicant: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Date: \_\_\_\_\_

**KUMUD B PATEL**  
 Notary Public  
 State of New Jersey  
 My Commission Expires Aug 25, 2014

**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 16th 2013  
Date

[Signature]  
Signature  
Anthony Tran  
Print Name

Sworn and Subscribed to before me this

16th day of April  
2013 (Year).

[Signature]  
KUMUD B PATEL  
Notary Public Signature  
State of New Jersey  
My Commission Expires Aug 25, 2014  
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 or 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 of Applicant

Richard Rosenberg  
[Signature]  
Print Name

5-9-13  
Date

**19. Survey waiver certification:**

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

State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 16th day of April  
2013 before the following authority.

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

[Signature]  
KUMUD B PATEL  
Notary Public  
State of New Jersey  
My Commission Expires Aug 25, 2014  
Notary Public

Name of property owner or applicant  
Richard Rosenberg

**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 16<sup>th</sup> 2013 Date  
 \* [Signature] Signature  
 Anthony Tran  
 Print Name

Sworn and Subscribed to before me this 16<sup>th</sup> day of April, 2013 (Year).  
[Signature]  
 KUMUD B PATEL  
 Notary Public Signature  
 State of New Jersey  
 My Commission Expires Aug 25, 2014  
 KUMUD B PATEL  
 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?  No  Yes
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?  No  Yes
- C. Is this application for approval on a site or sites for commercial purposes?  No  Yes
- D. Is the applicant a corporation?  No  Yes
- E. Is the applicant a limited liability corporation?  No  Yes
- F. Is the applicant a partnership?  No  Yes

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

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

**IF YES:**

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

No  Yes

Signature of Applicant  
 Richard Rosenberg

Date

Print Name

**19. Survey waiver certification:**

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

State of New Jersey,  
 County of Camden:

Sworn and subscribed to  
 On this 16<sup>th</sup> day of April,  
 2013 before the following authority.

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

[Signature]  
 KUMUD B PATEL  
 Notary Public  
 State of New Jersey  
 My Commission Expires Aug 25, 2014  
 KUMUD B PATEL  
 Notary public

Name of property owner or applicant  
 Richard Rosenberg

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING  
 BOARD MEMORIALIZING A WAIVER OF A MINOR  
 SITE PLAN AND CONDITIONAL USE APPROVAL  
 FOR DANIEL C. MORGAN  
 APPLICATION NO: 061030SPW

2448

WHEREAS, on May 23, 2006 consideration was given to the application of Daniel C. Morgan for property located at 25 Laurel Hill Plaza, Block 14402, Lot 25 and 29.01; and

WHEREAS, Joel Berman, Esquire appeared on behalf of the applicant and Daniel C. Morgan, applicant, testified on behalf of the application and no-one appeared and testified from the public; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer and Board Planner and having heard testimony from the Board Planner makes the following factual findings in conditionally approving the subject application for waiver of a minor site plan and conditional use:

1. Existing Zoning: HC

2. Intended Use: According to the testimony, the application materials and the Planner's report, the request is for the commencement of a use for a tattoo parlor and art gallery (which would not include any adult related or pornographic materials.) The Board is aware that the space in center has been vacant for a considerable period of time and that the Laurel Hill Plaza itself requires every consideration to encourage economic vitality.

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

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	3.35 ac. <sup>1</sup>	Yes
Lot frontage (min.)			
Little Mill Road	80 ft.	219.61 ft. <sup>1</sup>	Yes
College Drive	80 ft.	704.64 ft. <sup>1</sup>	Yes
Lot depth (min.)	200 ft.	274.97 ft. <sup>1</sup>	Yes

<sup>1</sup> = Tax map data.

		Additional Use Requirements		
School Setback (min.)		1,000 ft.	>±3,750 ft. <sup>1</sup>	Yes
Compliance with municipal codes <sup>2</sup>		Yes	---	---

- <sup>1</sup> = The nearest school is Charles W. Lewis School on Aerial Road.
- <sup>2</sup> = The Applicant is advised the proposed business shall comply with Chapter 76, Tattoo and Body Piercing of the Township codes

4. The Board Planner issued a report recommending certain revisions, clarifications and/or modifications to the plan with which the applicant agreed to comply to the extent that they had not done so already. As set out in the Planner's report, Section III, the applicant requests a waiver of site plan from §801A(3) which states:

"The approving authority may waive the requirement of site plan approval whenever it determine 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..."

5. As is also set out in the Board Planner's report, tattoo parlors are permitted as a conditional use under §416.D(6) of the ordinance which contains a condition that the facility not be located within 1,000 feet of a school. The applicant testified and the Board finds as a fact that the application satisfies this condition of the use and is therefore permitted.

NOW, THEREFORE, after considering the foregoing facts the Board concludes that the application for waiver of a minor site plan and conditional use has substantial merit and should be approved subject to compliance with Chapter 76 of the Township ordinances, subject to all representations of the applicant, subject to the terms and conditions of the Planner's report and subject to the following conditions:

- A) Compliance with all Township, County, State and

... resolutions 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.

Those Eligible to Vote      Those in Favor      Those Opposed

Gabe Busa	X
Jay McGinnis	X
John McLaughlin	X
Joseph Troxell	X
Chairman Tom Schina	X

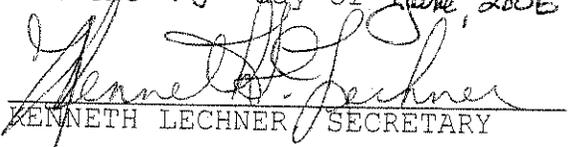
ATTEST:

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

GLOUCESTER TOWNSHIP  
 PLANNING BOARD:  
  
 \_\_\_\_\_  
 THOMAS SCHINA, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 13<sup>th</sup> day of June, 2006.

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

BUN# 63

B

# TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: May 6, 2013

APPLICATION No:  
131016SPW – Conditional Use

APPLICANT: Red Nation, Inc. (Anthony Tran)

PROJECT No: #7807

BLOCK(S): 14402 Lot: 19 & 20

Zoned: Highway Commercial

LOCATION: #19 Laurel Hill Shopping Plaza

APPLICATION: Conditional Use Approval with Site Plan Waiver for Relocating existing  
tattoo Shop from unit 25 to 19 in Laurel Hill Plaza

TRANSMITTAL TO:

- Township Engineer
- Camden County Planning
- American Water
- Taxes

- Planner
- Traffic
- Aqua N.J. Water
- Construction

- Tax Assessor
- GTMUA
- Fire District 1 2 3 4 5 6

APPLICATION:

PURPOSE OF TRANSMITTAL:

- For Your Review. **May 23, 2013**
- For Your Files.

ENCLOSED:

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

Signature *OK 5-29-13 JGG Building - Site Plan Review Only*

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL

DATE: May 6, 2013

APPLICATION No:  
131016SPW – Conditional Use

APPLICANT: Red Nation, Inc. (Anthony Tran)

PROJECT No: #7807

BLOCK(S): 14402 Lot: 19 & 20

Zoned: Highway Commercial

LOCATION: ~~#20~~ ~~#19~~ Laurel Hill Shopping Plaza

APPLICATION: Conditional Use Approval with Site Plan Waiver for Relocating existing tattoo Shop from unit 25 to 19 in Laurel Hill Plaza

TRANSMITTAL TO:

- Township Engineer
- Camden County Planning
- American Water
- Taxes

- Planner
- Traffic
- Aqua N.J. Water
- Construction

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- Recycling Report
  
- Variance Plan
- Bulk (C) Variance
- Conditional Use

What unit is it?

PLAN SHOWS #20  
THIS SHOWS #19

*[Handwritten Signature]*  
Assessor  
5/13/13



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application # 131016SPW #19 Laurel Hill Shopping Plaza

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

Other:



Reviewed By:  Lt. Brian McKendry  Other: Cpl. Richard Worst Jr.

Signature: Cpl. Richard Worst Jr. Date Submitted: 5/14/13

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

May 8, 2013

ROBERT C. BENSON  
Executive Director

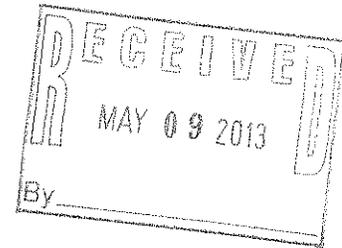
CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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



Re: Application #131016SPW – Conditional Use  
Red Nation, Inc. (Anthony Tran)  
#19 Laurel Hill Shopping Plaza, Clementon, NJ 08021  
Block 14402, Lots 19 & 20

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson  
Executive Director

RCB:mh

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence

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**TO:** Planning Board

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

**RE:** *APPLICATION #131016SPW*                      *Escrow #7807*  
*Red Nation, Inc.*  
*BLOCK 14402, LOTS 19 and 20*

**DATE:** May 21, 2013

The Applicant requests a conditional use permit and site plan review waiver to "relocate tattoo shop from unit 25 in Laurel Plaza to unit 19" within the HC – Highway Commercial District. The project is located on the southeast corner of Blackwood – Clementon Road and College Drive (Laurel Hill Shopping Center).

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

Should you have any questions regarding this application, do not hesitate to contact me at 374.3511.

- Applicant: Red Nation, Inc., 2001 College Drive, Suite 25,, Clementon, NJ 08021.
- Owner: Anthony Tran, 10 Bryce's Court, Sicklerville, NJ 08081 (telephone #856-426-3608).
- Architect: Deborah Anderson, RA, PP, 313 Downing Road, Somerdale, NJ 08083 (telephone 856-346-2252).
- Attorney: Angelo G. Garubo, Esq., Romano & Garubo, 52 Newton Avenue, P.O. Box 456, Woodbury, NJ 08096 (telephone #856-384-1515).

### **I. INFORMATION SUBMITTED**

1. Romano & Garubo Transmittal Letter dated 5/01/13.
2. Township of Gloucester Land Development Application Form dated 5/06/13.
3. Architectural plans, as prepared by Deborah Anderson, RA, PP consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
101	Proposed Floor Plan & Details	12-16-12 / 01-30-13
102	Reflected Ceiling Plan & Details	12-16-12 / 01-30-13

**II. ZONING REVIEW**

1. Bulk Zoning Requirements:

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

Tattoo Parlor is permitted as a conditional use [§416.D(6)].

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	3.35 ac. <sup>1</sup>	yes
Lot frontage (min.)			
Little Mill Road	80 ft.	219.61 ft. <sup>1</sup>	yes
College Drive	80 ft.	704.64 ft. <sup>1</sup>	yes
Lot depth (min.)	200 ft.	274.97 ft. <sup>1</sup>	yes

<sup>1</sup> = Tax map data.

Conditional Use Requirements			
School Setback (min.)	1,000 ft.	> ±3,750 ft. <sup>1</sup>	yes
Compliance with municipal codes <sup>2</sup>	yes	---	---

<sup>1</sup> = The nearest school is Charles W. Lewis School on Erial Road.

<sup>2</sup> = The Applicant is advised the proposed business shall comply with Chapter 76, Tattoo and Body Piercing of the Township Codes.

**III. WAIVER COMMENTS**

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

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

**IV. VARIANCE COMMENTS**

The plan as submitted does not require variances.

**V. LAND DEVELOPMENT ORDINANCE COMMENTS**

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

1. A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.
2. A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.
3. Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.

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

## **VI. RECOMMENDATIONS**

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

cc: Red Nation, Inc.  
Angelo G. Garubo, Esq.  
Edward F. Brennan, Esq.  
Steven M. Bach, PE, CME

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block 14402 ...

Lot 20

Qualifier: Tax Bill Restricted Edit

Owner: TRAN 19 & 20 LAUREL HILL PLAZA LLC Prop Loc: LAUREL HILL PLAZA #20

General Assessed Values Additional Billing Deductions Balance All Charges Add/Omit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,449.42	.00	.00	.00
2013	1		1,449.42	.00	.00	.00
2013		Total	2,898.84	.00	.00	.00
2012	4		1,470.83	.00	.00	.00
2012	3		1,470.84	.00	.00	.00
2012	2		1,428.00	.00	.00	.00
2012	1		1,428.00	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 05/30/13 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 05/15/13

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00  
 Misc Charges: .00 Interest: .00 Total: .00

*Handwritten signature*

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block 14402

Lot 19

Qualifier

Owner: TRAN 19 & 20 LAUREL HILL PLAZA LLC Prop Loc: LAUREL HILL PLAZA #19

Tax Bill

Restricted Edit

General Assessed Values Additional Billing Deductions Balance All Charges Add/Omit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,451.86	.00	.00	.00
2013	1		1,451.86	.00	.00	.00
2013		Total	2,903.72	.00	.00	.00
2012	4		1,473.31	.00	.00	.00
2012	3		1,473.32	.00	.00	.00
2012	2		1,430.40	.00	.00	.00
2012	1		1,430.40	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 05/30/13 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 05/15/13

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00  
 Misc Charges: .00 Interest: .00 Total: .00

*Comment*

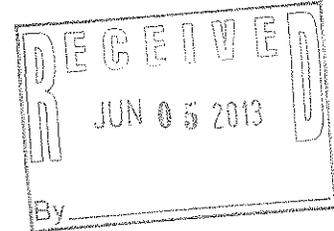


June 5, 2013

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

Attn: Ken Lechner, Township Director / Planner

Re: Red Nation, Inc.  
700 S. Black Horse Pike  
Block 12402, Lot 9  
Review No. 1  
Bach Project No. GTPB-2013-03



Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 5/6/13.
- Architectural Drawings entitled "Proposed Floor Plan & Details" prepared by Deborah V. Anderson, RA, PP, PWS, revised to 1-30-13

**GENERAL INFORMATION:**

Owner: Anthony Tran  
10 Bryce's Court  
Sicklerville, NJ 08081

Applicant: Red Nation, Inc  
2001 College Drive  
Suite 25  
Clementon, NJ 08021

**PROJECT SUMMARY:**

This application is for the relocation of an existing Tattoo Shop in an existing shopping center from unit number 25 to unit number 19. The applicant does not propose any new site improvements or alterations at this time. A site plan waiver is requested.

Red Nation, Inc.  
700 S. Black Horse Pike  
Block 12402, Lot 9  
Review No. 1  
Bach Project No. GTPB-2012-07  
June 5, 2013  
Page 2 of 2

**CONCLUSION:**

Upon review of the submitted application materials our office has no objection to approval of the requested site plan waiver.

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., Planning Board Solicitor  
Anthony Tran

S:\GTPB2013 Gloucester Twp PB\03 Red Nation (Tattoo shop)\Docs\GTPB2013-03 Review No. 1, 6-5-13.doc