

**Township of Gloucester
Planning Board Agenda REVISED
July 9, 2013
7:30P. M.**

Salute to the Flag
Opening Statement
General Rules

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – June 11, 2013

RESOLUTIONS FOR MEMORIALIZATION

**County of Camden
#131018CM**

**Minor Subdivision/Bulk
Block: 12301 Lot: 1**

**Red Nation
131016SPW**

**Conditional Use/Site Plan Waiver
Block: 14402 Lot: 19 & 20**

APPLICATIONS FOR REVIEW

**#131024SPW
Giant Fitness
Zoned: NC**

**Site Plan Waiver
Block: 7401 Lot: 15, & 19 thru 21
Location: 834 N Blackhorse Pike
836 N Blackhorse
Proposed Fitness Center
Restaurant & Signs**

**Lakeland Rd. Rezoning Study
& Master Plan Amendment**

**Classification of Professional Office
Continuation of Industrial
Amend Office Residential District**

**0-13-12
New Vision Redevelopment**

**Ordinance Amending O-02-30
New Vision Residential Overlay
District (NRV)**

**O-13-13
Land Development Ordinance**

**Amending Ordinance O-3-13
Zoning Map for Tax Block: 13004, Lot
1 thru Lot: 14 along Lakeland Rd.**

**O-13-14
Land Development Ordinance**

**Amending Ordinance O-03-03
Repeal Certain Sections Applicable
to Redevelopment Plans Adopted
Under N.J.S.A. 40A:12A-1 Et. Seq.
Local Redevelopment and Housing
Law**

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, June 11, 2013

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

Roll Call:

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

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

Minutes for Memorialization

No minutes for memorialization

Resolution for Memorialization

#121037SPWA Market Place @ Chews Landing	Site Plan Waver Amended Block: 20601 Lot: 2 & 3
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Mr. Owens made a motion to approve the resolution, seconded by Mr. Mercado.

Roll Call:

Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Vice Chairman Pearce	Yes

Applications for Review

Gloucester Twp. Fire District #4	Courtesy Review Site Plan Block: 13230 Lot: 2
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Blackwood Fire Company was in front of the board as a courtesy review. They are making minor modifications to their substation on Blackwood Clementon Rd. They will be adding a driveway and garage door to the rear of the building. The door will allow their ladder truck to not have to back up from Blackwood Clementon Road anymore. Using an exhibit they showed the board the existing building and where the new driveway will be. The façade of the building will be finished in the same style as the existing shopping center. The second floor will include minor renovations with the bunkroom, kitchen and bathrooms. They will be adding a handicap compliant stall in the bathroom.

Mr. Lechner asked if the shopping center has a problem with what the fire district is proposing. Mr. Joe Kaighn replied that back in 2008, the owners of the shopping center had allowed them permission to do the project, however, at that time the fire district did not have the funds to do so. Also, there has been a conversation with the shopping center; however, nothing has been put into writing yet.

With nothing else from the board members, vice chairman Pearce opened it up to the public. With no one from the public wishing to speak the public portion was closed.

Mr. Jones made a motion for Mr. Lechner to send a letter that they appeared and the board found no inconsistency, seconded by Mr. Owens.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Vice Chairman Pearce	Yes

#131018CM County of Camden	Minor Subdivision/Bulk C Variance Block: 13103 Lot: 2
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Mr. Cantwell from Remington and Vernick was seated as conflict engineer.

Appearing before the board was Joshua A. Friedman, Esq. for the applicant. Also, appearing was Marc Acelta and Samuel S. Privitem, PLS were sworn and qualified as experts.

Mr. Acelta firm has been working in this area and has the best background information. This would be a minor subdivision for lot two (2). When the county took on the new interchange project, they obtained a right of way easement for Love Rd. Currently, the property has no function. The subdivision will free it up, for development, to become part of the Nicholson property. Doing the project now will be the most cost effective for the county.

Mr. Cantwell wanted to make sure that the merger is recorded a Deed of Consolidation. Also, that the pumping station never had the easement recorded. Mr. Acelta replied that he doesn't know what happened; however, it will be taken care of.

Mr. Lechner questioned the set back of lot one (1); it reads twenty-five (25) feet when it should be 100 feet. If that is what they want to do, they are going to need a variance. Mr. Privitem replied that a variance won't be needed and will fix it on the revised plans.

With nothing else from the board Vice Chairman Pearce open 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 for approval with bulk variances and waivers, seconded by Mr. Jones.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Vice Chairman Pearce	Yes

#131016SPW Red Nation, Inc.	Site Plan Wavier/ Conditional Use Block: 14402 Lot: 19 & 20
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Appearing before the board was Deborah Anderson, PP was sworn in as a professional. Also, sworn was Mr. Rosenberg from Red Nation.

The applicants were there since they are moving the tattoo pallor four (4) shops down for expansion purposes.

Ms. Anderson explained that the old facility is smaller and the company needs more space. Nothing is going to be done outside. All the modifications will be on the inside. The project complies with all ordinances.

Mr. Lechner inquired about the signage outside the store. Mr. Rosenberg added that he just brought the plans for the sign to the zoning office and they told him it was ok, it will comply.

Mr. Brennan wanted on record that the conditional use require that a tattoo polar be 1,000 feet from a school. Mr. Lechner replied that they are about 3,700 feet plus away from a school.

Mr. Mercado wanted to know which vacant shop they would be moving into. Mr. Rosenberg replied that it was the Laurel Seafood place.

Mr. Owens made a motion approve the application, seconded by

Mr. Jones.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Vice Chairman Pearce	Yes

Mr. Lechner mentioned that the seconded meeting of June most likely be canceled.

Meeting Adjourned

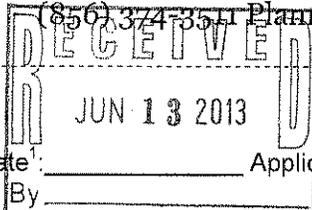
Respectfully Submitted,

Courtney Mosiondz
Courtney Mosiondz
Recording Secretary

TOWNSHIP OF GLOUCESTER

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

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



For Office Use Only

Submission Date: _____ Application No.: #131024SPW
By: _____
 Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)
Fees \$210.00 Project # 7924
Escr. 750.00 Escr.# 7924

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>SAM BALDUCCI</u> Address: <u>32 CREEK LAWS</u> City: <u>MT ROYAL</u> State, Zip: <u>NJ 08061</u> Phone: <u>(856) 320-3334</u> Fax: <u>(856) -</u> Email: <u>sbalducci1@aol.com</u>	2. Owner(s) (List all Owners) Name(s): <u>832 Corp inc.</u> Address: <u>4625 Arrison Court, Pennsauken, NJ</u> City: <u>Pennsauken</u> State, Zip: <u>NJ</u> Phone: <u>(856) 662-7688</u> Fax: <u>(856) 662-7688</u>
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3. Type of Application. Check as many as apply:

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: <u>Dale Taylor</u> Address: <u>95 N Main St</u> City: <u>Mullica Hill</u>	Firm: _____ State, Zip: <u>NJ 08062</u> Phone: <u>() 478-4500</u> Fax: <u>() -</u> Email: _____
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6. Name of Persons Preparing Plans and Reports:

Name: <u>Greg Simonds</u>	Name: <u>Ruggieri and Partners</u>
Address: <u>PO Box 124</u>	Address: <u>1225 N Broad ST</u>
Profession: <u>Engineer</u>	Profession: <u>Architect</u>
City: <u>Sweedesboro</u>	City: <u>West Deptford</u>
State, Zip: <u>NJ, 08085</u>	State, Zip: <u>NJ 08096</u>
Phone: <u>(856) 217-6915</u> Fax: <u>(856) -</u>	Phone: <u>(856) 384-1225</u> Fax: <u>(856) -</u>
Email: _____	Email: _____

7. Location of Property:

Street Address: 834 & 836 N Black Horse Pike Block(s): 7401
Tract Area: Plate 74 Lot(s): 15,19 thru 21

8. Land Use:

Existing Land Use: Night Club
Proposed Land Use (Describe Application): Fitness Center and Restaurant

9. Property:

Number of Existing Lots: <u>4</u>	Proposed Form of Ownership: <input type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Number of Proposed Lots: <u>4</u>	
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes (If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning			
All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages (Include attached garage if applicable)	_____	Setback from R.O.W.1	_____
Number of stories	_____	Setback from R.O.W.2	_____
		Setback from property line 1	_____
		Setback from property line 2	_____
14. Parking and Loading Requirements:			
Number of parking spaces required: _____		Number of parking spaces provided: _____	
Number of loading spaces required: _____		Number of loading spaces provided: _____	
15. Relief Requested:			
<input type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].			
NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.			
16. Signature of Applicant			
 _____ Signature of Applicant		5-15-13 _____ 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).

5/15/2013
Date

Ruth Pfeiffer
Signature

R32 Corp Ruth PFLIEGLER
Print Name

Sworn and Subscribed to before me this

15th day of May

2013 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

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

SAM BALUCCI
Print Name

6/13/13
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 3-27-12, shows and discloses the premises in its entirety, described as Block 7401 Lot 15, 19-21 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:
SAM BALUCCI 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 15th day of MAY
20 13 before the following authority.

[Signature]
Name of property owner or applicant

Dana Benstead
Notary public

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board

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

RE: **APPLICATION #131024SPW** **Escrow #7924**
Sam Balducci
BLOCK 7401, LOTS 15, 19 thru 21

DATE: July 03, 2013

The Applicant requests a Site Plan Waiver and variances for signage for a "Fitness Center and Restaurant" at the former Club Fiji site within the NC – Neighborhood Commercial District. The project is located on the west side of the Black Horse Pike north of Almonesson Road.

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

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

- Applicant: Sam Balducci, 32 Creek Lane, Mt. Royal, NJ 08061 (telephone #856-320-3334).
- Owner: 832 Corp., Inc., 4625 Arrison Court, Pennsauken, NJ (telephone #856-662-7688).
- Engineer: Gregory J. Simonds, PE, GS Engineering, P.O. Box 124, Swedesboro, NJ 08085 (telephone #856-217-6915).
- Architect: Ruggeri and Partners, 1225 N. Broad Street, West Deptford, NJ 08096 (Telephone #856-384-1225).
- Attorney: Dale Taylor, 95 Main Street, Mullica Hill, NJ 08062 (telephone #856-478-4500).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application Form dated 6/23/13.
2. Copy of Survey of Premises (Letter size), as prepared by JTS Engineers and Land Surveyors, Inc., comprising one (1) sheet dated 12/21/07.
3. Site Plan Waiver Plan for Balducci, Inc., as prepared by GS Engineering comprising one (1) sheet dated 6/11/13.
4. Signage plans, as prepared by GTM Signs comprising three (3) sheets dated 6/06/13.

II. ZONING REVIEW

1. Bulk Zoning Requirements:

Zone: NC ~ Neighborhood Commercial District [§415].

Use: Health and Fitness Centers is a permitted use. [§415.B(8)].

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	2.25 ac.	yes
Lot frontage (min.)	80 ft.	250 ft. ¹	yes
Lot depth (min.)	200 ft.	519.08 ft.	yes
Building coverage (max.)	25%	20.5%	yes
Lot coverage (max.)	75%	81% ²	enc
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)	75 ft.	29.55 ft.	enc
Side yard (min.) – Fitness Center	10 ft.	15.14ft.	yes
Side yard (min.) - Restaurant	10 ft.	24.09 ft.	yes
Rear yard (min.)	30 ft.	75.60 ft.	yes
Building Height (max.) *	40 ft.	±32 ft. ¹	yes
Parking Area Setback			
From any Right of Way (min.)	25 ft.	±16 ft. ¹	enc
From side property (min.) ²	10 ft.	0 ft.	enc
From rear property line (min.)	10 ft.	±38 ft. ¹	yes
Parking			
Retail (7,210.84 sf) – 5 spaces/1,000 sf	36 spaces	38 spaces	yes
Restaurant (2,839.27 sf) – 1 space/50 sf	<u>57 spaces</u>	133 spaces	yes
TOTAL	89 spaces		

1 = Scaled data.

2 = Applies to share driveway.

enc = Existing nonconformance.

* 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 (FREE-STANDING)			
Description	Required	Proposed	Conforms
Number (max.) - §426.AA(2)	2	1	no*
Area (max.) - §426.R(1)	35 sf	120 sf	no*
Height (max.) - §426.R(7)	8 ft.	20 ft.	no*
Letter size (min) – §426.R(1) ("Giant Fitness")	8 in.	≥ 8 in.	yes
Property line setback - §426.AA(3)	15 ft.	±2 ft.	no*

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Conforms
Number (max.) - §513.Q(2)	1	3	no*
Area (max.) - §513.Q(1) - "Giant Fitness"			
Right Side Elevation (North)	77.60 sf	30 sf	yes
Left Side Elevation (South)	≤ 100 sf	30 sf	Yes
Rear Elevation (West)	98.92 sf	30 sf	yes

- ¹ = Scaled data.
* = Variance required.

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

III. WAIVER COMMENTS

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

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

IV. VARIANCES COMMENTS

The instant application requires the following variances:

§426, Signs

Free-standing Signs

1. Number: (2 signs provided v. 1 maximum allowed).
2. Area: (120 sf provided v. 35 sf maximum allowed)
3. Height: (20 ft. provided v. 8 ft. maximum allowed).
4. Front setback: (±2 ft. provided v. 15 ft. minimum required).

Facade Signs

5. Number: (3 provided v. 1 maximum allowed).

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

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested bulk variances:

6. 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)).
7. 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).

V. SITE PLAN WAIVER COMMENTS

1. The subject property has previously received site plan approval; however, a field investigation has determined site improvements including pavement, concrete curb, concrete sidewalks, lighting, retaining wall, and landscaping are significantly deteriorated and more than like would be required to be replaced.
 - a. Consideration should be given to requiring site plan approval with certain requested waivers, as the applicant may deem appropriate, than a complete site plan waiver.
 - i. This would be to ensure site improvements meet requirements of the Land Development Ordinance.

VI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*

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

VII. RECOMMENDATIONS

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

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



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

Date: July 3, 2013

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Giant Fitness

Block: 7401 Lot: 15, 19-21

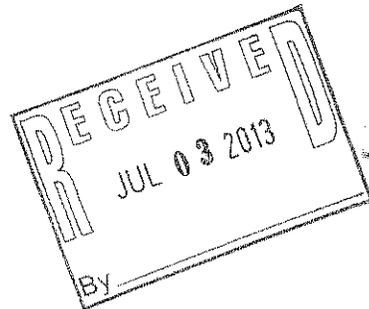
Application #: 131024SPW

Comments: Building review-

- 1. NJAC 5:23-7.10(c) requires (5) barrier free parking spaces for 133 parking spaces.*

Thank you,

*Jim Gallagher
Building SubCode Official*



Bin# 68
B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: 6/17/13

APPLICATION No: #131024SPW

APPLICANT: GIANT FITNESS

PROJECT No: # 7924

BLOCK(S): 7401

Lot: 15, & 19 thru 21

Zoned: NC

LOCATION: 834 & 836 N. Black Horse Pike, Blackwood

APPLICATION: Site Plan Waiver, Proposed Fitness Center & Restaurant & Signs

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

PURPOSE OF TRANSMITTAL:

- For Your Review **ASAP**
- For Your Files.

NJAC 5:23-7.10 (c)
Requires 5 Barrier Free
Parking space for 133
Parking Spaces

ENCLOSED:

- Survey
- 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

JR
B28
7-1-13

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

Signature

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

June 20, 2013

ROBERT C. BENSON
Executive Director

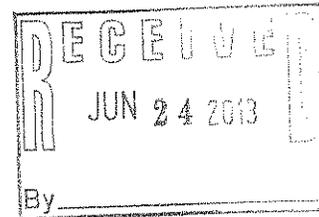
CAROLINE M. TARVES
Administrative Secretary

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 #131024SPW
Giant Fitness
834 & 836 N. Black Horse Pike, Blackwood, NJ 08012
Block 7401, Lots 15 & 19 thru 21

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Executive Director

RCB:mh



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #131024SPW Giant Fitness 834 N Black Horse Pike Block 7401 lot 15 and 19 thru 21

- 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: Request 81-35 application be submitted for parking enforcement due to lot size and location. Signs will be required at all entrances. Application attached



Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____

Date Submitted: 6/24/13

Township of Gloucester

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

Instructions for completion of application

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

Box 2: Date of request

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

Box 4: Authority name and address

Box 5: Applicant signature

Box 6: Applicants printed name

Contact:

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

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

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

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

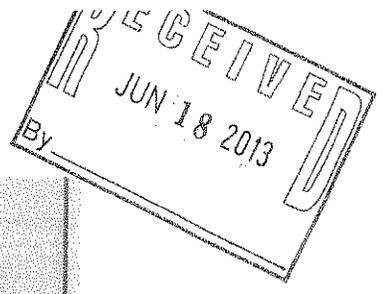
3.
SUBJECT: Application to have motor vehicle statutes made applicable to:

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

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

Comments	5.
	↑Authorized Signature
	6.
	↑Print Name





Tax Account Maintenance

Block: 7401
 Lot: 20
 Qualifier:
 Owner: 832 CORPORATION INC FARIN
 Prop Loc: 834 N BLACK HORSE PIKE

Year	Qtr	Type	Billed	Assessed Values	Additional Billing	Deductions	Balance	All Charges	Add/Omit	Principal Balance	Interest	Total Balance
2013	2									.00	.00	.00
2013	1									.00	.00	.00
2013		Total								.00	.00	.00
2012	4									.00	.00	.00
2012	3									.00	.00	.00
2012	2									.00	.00	.00
2012	1									.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 06/18/13
 Other AFR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 04/30/13
TOTAL TAX BALANCE DUE

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

Current

Tax Account Maintenance

Block: 7401
 Lot: 19
 Qualifier:
 Owner: 532 CORPORATION INC
 Prop Loc: 836 N BLACK HORSE PIKE

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,693.55	.00	.00	.00
2013	1		1,693.56	.00	.00	.00
2013		Total	3,387.11	.00	.00	.00
2012	4		1,726.17	.00	.00	.00
2012	3		1,726.18	.00	.00	.00
2012	2		1,660.93	.00	.00	.00
2012	1		1,560.04	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 06/18/13

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 04/30/13

TOTAL TAX BALANCE DUE

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

Current

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: 6/17/13

APPLICATION No: #131024SPW

APPLICANT: GIANT FITNESS

PROJECT No: # 7924

BLOCK(S): 7401

Lot: 15, & 19 thru 21

Zoned: NC

LOCATION: 834 & 836 N. Black Horse Pike, Blackwood

APPLICATION: Site Plan Waiver, Proposed Fitness Center & Restaurant & Signs

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

PURPOSE OF TRANSMITTAL:

- For Your Review **ASAP**
- For Your Files.

ENCLOSED:

- Survey
- 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

*Deed of Consolidation
Needed for 3 lots
being used. What will
happen to small building
that is dilapidated?*

[Handwritten Signature]
Assem

6/18/13

Signature

**LAKELAND ROAD REZONING STUDY
AND
MASTER PLAN AMDENDMENT**

**Township of Gloucester
• Camden County – New Jersey**

JUNE 2013

Prepared For

Township of Gloucester Council

Glen V. Bianchini, Council President

Orlando Mercado, Council Vice President

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Franklin T. Schmidt

Samuel Siler

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NJPP License #33LI00552400

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Exhibit F: Letter from Slotnick & Schwartz May 30, 1012.	

EXECUTIVE SUMMARY

The study area has exhibited both industrial and residential land development and zoning throughout the years from 1957 to present. However, our current Master Plan's description of the Industrial (I) Land Use Classification is for "stand alone manufacturing" uses. While this is the case for the A. L. Hyde Company on Central Avenue it isn't for the residences and vacant lands along Lakeland Road. Also, with the abandonment of the Pennsylvania Reading Seashore Lines and improvement of same with the Municipal Bike Path the once industrial character of this area of the Township has been further reduced. These facts suggest amending the Master Plan for a land use classification and accompanying zoning district along Lakeland Road that is more consistent with the built environment while providing opportunities for future development of the remaining vacant lands.

The recommendation is to amend the Land Use Element of the Master Plan generally dividing the study area in half with the north side along Lakeland Road to have a land use classification of Professional Office (PO) and the southerly study area to remain unchanged and continue the Industrial (I) Land Use Classification.

Additionally it is recommended to amend ordinance O-03-03 revising the zoning map to provide an OR – Office Residential District boundary along the Lakeland Road side consistent with the aforementioned land use element amendment. The existing OR – Office Residential District allows single-family detached dwellings and professional offices as permitted uses. This would allow the existing detached single family dwellings to remain while providing future opportunities for adaptive reuse to professional offices. The vacant lands along Lakeland Road could be developed for either residential or professional offices consistent with the aforementioned residential parcels and nearby Camden County Lakeland Complex.

I. INTRODUCTION

The Township Council of Gloucester Township received interest from John and Eileen Laun on rezoning their property, which is an existing single-family residence within the GI – General Industrial District. The subject parcel is at 152 Lakeland Road (Block 13004, Lot 4). In consideration of the rezoning request the Department of Community Development & Planning examined the historical record of the subject parcel and surrounding area.

The report starts with a description of the study area including historical zoning data along with the character of the built environment and environmental aspects such as soil properties, freshwater wetlands, and flood plains that are associated with the South Branch Timber Creek. The report also provides an analysis of properties, master plans, and recommendation.

II. STUDY AREA DESCRIPTION AND GENERAL CHARACTERISTICS

The study area is all that land bounded on the north by Lakeland Road (County Route 747) on the south and west by the South Branch Timber Creek and Central Avenue and on the east by the Gloucester Township Bike Path (formerly Pennsylvania Reading Seashore Lines).

Gloucester Township's first Zoning Ordinance and Zoning Map were adopted on June 17, 1957. A historical review of the Township's zoning maps on file indicate the study area has been primarily zoned for industrial uses, except between January 1978 and August 1984 where the zoning maps show the area was zoned C - Residence and FP – Flood plain. Thence, after August 1984 to the present the study area again reverted back to its initial industrial classification. It's not extraordinary that a substantial portion of the study area was zoned for industrial purposes considering its proximity to the Pennsylvania Reading Seashore Lines. Additionally, the zoning maps from 1957 to 1969 appear to depict that Block 13004, Lots 6 and 7 were part of Block 4, Lot 2 the former Pennsylvania Reading Seashore Lines right-of-way. The irregular shape of Lots 6 and 7 suggest an industrial spur associated with the aforementioned railroad siding may have existed in this section of the Township, which would have contributed to an Industry District classification. The former railroad right-of-way subsurface now contains a 20" force main, namely, the Gloucester Township Municipal Utilities Authority's East – West Interceptor and on the surface the Gloucester Township Municipal Bike Path.

It's also important to note general characteristics of the built environment surrounding the study area. The Camden County Lakeland Executive Campus is west of the South Branch Timber Creek. The Lakeland complex (±560 acres) has met the statutory criteria for an Area in Need of Redevelopment in accordance with the Local Redevelopment and Housing Law (N.J.S.A 40A-12A-1 et. seq.). The north side of Lakeland Road directly opposite the subject parcel comprises a residence and a storage yard for a general contractor, which also includes the Desco Redevelopment Area (Block 12408, Los 2 and 3). The Township has named, A. P. Construction as redeveloper for the Desco Redevelopment Area, which was the former "Champion Auto Generator Services" (circa 1945) and site improvements to redevelop the site continue including

vinyl fencing and landscaping along Lakeland Road and Barbara Lane. Lands to the east contain the Lakewood Manor Apartments (circa 1965), thence towards the Black Horse Pike, a former service station (circa 1965). The neighborhood comprising dwellings on Elmwood, Oakwood, and Melrose Avenues has been around since 1952.

According to the United States Department of Agriculture web soil survey the majority of the study area is comprised of WefB - Westphalia-Buddtown-Urban land complex soil which has 0 to 5 percent slopes. This soil is moderately well-drained with no frequency of flooding or ponding and the depth to any restrictive layer is greater than 80 inches. A minor area, primarily comprising Block 13004, Lot 1 is identified as JduA - Jade run fine sandy loam with 0 to 2 percent slopes. This soil may have restrictive layers within the first 60 inches and is poorly drained. The remainder of the study area comprises FmhAt - Fluvaquents, loamy with 0 to 3 percent slopes, frequently flooded. These soils comprise the flood plain associated with the South Branch Timber Creek.

Additionally, the study area comprises mature wooded uplands and deciduous wooded wetlands. Obviously, the freshwater wetlands are primarily located along the South Branch Timber Creek; however, a portion of the subject parcel (Block 13004, Lot 4) has freshwater wetlands and flood plain in the rear yard. The adjacent residential use to the west (Block 13004, Lot 5) also contains freshwater wetlands, flood plains, as well as Managed Wetlands (modified) according to the New Jersey Department of Environmental Protection GIS Resource Data.

III. LOT ANALYSIS¹

A. Subject Parcel: Block 13004, Lot 4

The subject parcel owned by John and Eileen Laun is at 152 Lakeland Road. Based on a property survey² the lot contains 3.013 acres with 128 feet frontage along Lakeland Road (County Route 747) and a depth of 624.96 feet. The southwesterly property line is the centerline of the South Branch Timber Creek for 116.69 feet. The Tax Assessor's property record card indicates the dwelling as a "Bi-Level" built on or about 1965 comprising 3,084 square feet of "livable area." The boundary survey also depicts the dwelling has a front property line setback from the centerline of Lakeland Road of 142 feet. The width of Lakeland Road is variable; however, the survey indicates the southerly side is 37 feet wide, which calculates a front yard setback of 105 feet. The side and rear property line setbacks are unsubstantiated based on apparent improvements to the property since the date of the survey.

¹ Unless otherwise noted lot size and dimensions are based on tax map data.

² Survey of Premises, as prepared by James T. Sapio, LS dated 02/20/75.

The physical geography of the subject parcel may be characterized as a mature deciduous wooded upland with flood plain associated with the South Branch Timber Creek and deciduous wooded wetlands in the ±200 foot rear property area. The following chart provides the historical zoning record:

YEAR	ZONING DISTRICT
June 17, 1957	Industry
Revised to April 07, 1961	Industry
Revised to August 25, 1967	Industry
Revised to June 01, 1969	Industry
January 1978	C – Residence and FP – Flood Plain
August 1984 – April 1995	LI – Light Industrial
June 1999	LI – Light Industrial
Revised to December 2002	GI – General Industry
April 01, 2005	GI – General Industry
Revised to present	GI – General Industry

The following is a description of the Industrial (I) Land Use Classification³ within the current Gloucester Township Master Plan, adopted June 29, 1999.

“The industrial category is intended for older and stand alone manufacturing or warehousing uses that were constructed individually instead of in a planned development. In general, these are located on lots less than 10 acres along major thoroughfares. A floor area ratio ranging from .25 to .30 is proposed. No new areas are designated for this use.”

The one residential classification of C- Residence applied to the subject parcel from January 1978 to August 1984. Zoning at this time was part of the Township Code, namely, Chapter 83, Zoning. The specific intent of the C- Residence district was to “provide low density residential development.”

³ A master plan land use element provides a comprehensive plan for land uses, which are the basis for a regulatory zoning ordinance and common *euclidean* district boundaries (See *Village of Euclid, Ohio v. Ambler Realty Co.*, 272 U.S. 365).

While the ordinance allowed a minimum lot size of only 75' x 125' the overall density of a development could not exceed two dwelling units per acre. Therefore, during 1978 to 1984 the property was conforming to the zoning code and not until after the repeal of Chapter 83, Zoning and establishment of Ordinance O-83-26A, adopted on September 12, 1983 did the property becoming a nonconformance within the industrial district. As explained in the Master Plan section of this report this new land development ordinance (O-83-36A), which regulated zoning and development performance and designed standards, more than likely was implemented due to many planning activities of the Township in the early to mid-1980s.

B. Adjacent Residential Parcel: Block 13004, Lot 5

The adjacent residential property owned by the Ralph R. Bernstein Trust is at 180 Lakeland Road. This lot contains ±3.97 acres with ±315 feet frontage along Lakeland Road (County Route 747) and a depth of ±421 feet. The westerly and southerly property lines are the centerline of the South Branch Timber Creek for ±1,049.30 feet. The Tax Assessor's property record card indicates the dwelling as a "Cape Cod" built on or about 1955 and comprising 1,568 square feet of "livable area." A boundary survey is not available for the premises. However, utilizing the above noted known front property line setback of 105 feet for the subject parcel and digital aerial photos it is estimated the front property line setback for this dwelling is ±8 feet. The following chart provides the historical zoning record:

YEAR	ZONING DISTRICT
June 17, 1957	Industry
Revised to April 07, 1961	Industry
Revised to August 25, 1967	Industry
Revised to June 01, 1969	Industry
January 1978	C – Residence and FP – Flood Plain
August 1984 – April 1995	R-2
June 1999	LI – Light Industrial
Revised to December 2002	GI – General Industry
April 01, 2005	GI – General Industry
Revised to present	GI – General Industry

C. Block 13004, Lots 6, 7, 8, 9, 10, 11, 12 and 13

The above referenced properties are all owned by A. L. Hyde Company, which is a manufacturing plant that uses “plastics to manufacture injected moldings” and has been operating at this location since the 1930s.⁵ A prior approval for a warehouse addition⁶ indicates the building and parking areas are primarily situate on Lot 9; however, the commercial tax assessment records includes Lot 9-13 totaling ±8.37 acres. The remaining Lots 1 – 8 are assessed as vacant land, totaling ±27.11 acres.

In completing the rezoning study it was found in 1980 all the properties of the study area were rezoned from C – Residence to “Light Industry.” As described in the Master Plan section of this report, the A. L. Hyde Company appeared before the Planning Board to reconcile an apparent “graphical mistake” in the drafting of the 1978 zoning map. By resolution of the Planning Board adopted March 06, 1980 the Board recommended to Township Council to re-zone the study area for limited industrial uses. Subsequently, Township Council agreed and rezoned the study area to LI – Limited Industry by Ordinance O-81-10, adopted March 24, 1980. The following chart provides the historical zoning record:

YEAR	ZONING DISTRICT
June 17, 1957	Industry
Revised to April 07, 1961	Industry
Revised to August 25, 1967	Industry
Revised to June 01, 1969	Industry
January 1978	C – Residence and FP – Flood Plain
August 1984 – April 1995	LI – Light Industrial
June 1999	LI – Light Industrial
Revised to December 2002	GI – General Industry
April 01, 2005	GI – General Industry
Revised to present	GI – General Industry

⁵ Gloucester Township Planning Board minutes dated February 21, 1980.

⁶ An addition approved by Zoning Board of Adjustment Resolution #80-6-5 adopted October 08, 1980.

D. Block 13004, Lot 14

The above referenced property owned by Riker Properties, Inc. is at 379 Linden Street. This parcel comprises ±0.20 acres with ±179.10 feet frontage along Linden Street and an average lot depth of ±48 feet. The parcel is vacant land. Coincidentally, the Township recently received interest from the property owner to purchase this property as open space in consideration of its proximity to the municipal bike path. In a telephone conversation with the property owner it was learned the property was formerly used to receive grain for the former Watson Turkey Farm on Sicklerville Road. The following chart provides the historical zoning record:

YEAR	ZONING DISTRICT
June 17, 1957	Industry
Revised to April 07, 1961	Industry
Revised to August 25, 1967	Industry
Revised to June 01, 1969	Industry
January 1978	C – Residence and FP – Flood Plain
August 1984 – April 1995	LI – Light Industrial
June 1999	LI – Light Industrial
Revised to December 2002	GI – General Industry
April 01, 2005	GI – General Industry
Revised to present	GI – General Industry

IV. MASTER PLAN ANALYSIS

As noted throughout this report prior to any comprehensive planning in the Township the study area was zoned for industrial uses, which would have been consistent with its proximity to the Pennsylvania Reading Seashore Lines. Eventually, on January 15, 1976, the Township adopted the "Gloucester Township Comprehensive Plan," a master plan that designated the study area with a land use classification of "Recreation & Open Space." A review of the Comprehensive Plan map (p. 93) suggests lands throughout the Township in proximity to freshwater wetlands were mapped with this land use classification. Two years after the adoption of the Township's initial master plan, a new zoning map was adopted in January 1978, which established the C – Residence and FP – Flood Plain Zoning District requirements and boundaries. However, the zoning district classification appeared to have been a "graphical mistake" as testified at a meeting of the Planning Board on February 21, 1980 for the application by the A. L. Hyde Company to rezone the study area from C - Residence back to an industry classification.

On August 24, 1982 the Planning Board adopted a re-examination report, which was required every six years.⁴ Subsequently, Township Council adopted Ordinance O-83-26A, on September 12, 1983 commonly known as the Land Development Ordinance, which regulated zoning and development performance and design standards. This Land Development Ordinance remained in effect for the next fifteen (15) years. Within this time period a new Land Use Element was adopted by the Planning Board on November 14, 1988 and the Land Use Element changed the land use classification of the study area from Recreation & Open Space to "Light Industrial." Thence, as required by law in another six years on December 01, 1994, the Planning Board adopted an amendment to the Land Use Element in its re-examination of the master plan.

After several re-examination reports of the Township's master plan, the Planning Board eventually adopted a new master plan on June 29, 1999; a re-examination report was adopted on June 28, 2005. The 1999 Master Plan and re-examination report continued the industrial classification. Following adoption of the 1999 Master Plan, Township Council adopted Ordinance O-03-03, Land Development on January 27, 2003, which is the current regulatory ordinance for implementing the Township master plan.

⁴ Recently, the Municipal Land Use Law was amended to require a re-examination of a master plan every ten years.

V. RECOMMENDATION

The subject residential property and adjacent residential parcel on Lakeland Road do not satisfy the current Master Plan's description of the Industrial (I) Land Use Classification for "stand alone manufacturing" uses. Although, the A. L. Hyde Company on Central Avenue does meet this requirement. Also, the abandonment of the Pennsylvania Reading Seashore Lines further reduces the industrial character of this area of the Township. Moreover, the improvement of the Municipal Bike Path on the abandoned Pennsylvania Reading Seashore Lines suggests an amendment of the Master Plan for a land use classification and subsequent zoning district that is more consistent with the built environment while providing opportunities for future development of the remaining vacant lands.

The recommendation is to generally divide the study area in half with the north side along Lakeland Road to have a land use classification of Professional Office (PO) and the southerly study area to remain unchanged and continue the Industrial (I) Land Use Classification. The recommended zoning district for the Professional Office (PO) Land Use Classification is OR – Office Residential, which permits single-family detached dwellings interspersed with professional offices. This would allow the existing detached single family dwellings to remain while providing future opportunities for adaptive reuse to professional offices. Additionally, vacant lands along Lakeland Road presently owned by the A. L. Hyde Company could be developed for either residential or professional offices consistent with the aforementioned residential parcels and nearby Camden County Lakeland Complex. The recommended land use classification and zoning district boundary lines shall follow property lines and roadway centerlines to the greatest extent practical; however, because of the irregularity of some lot lines split-zoning is unavoidable.

The following are the descriptions of the Land Use Classification of the Master Plan and recommending zoning districts referencing applicable tax block and lots.

A. Block 13004, Lots 1, 2, 3, 4, 5, part of Lot 6

1. Master Plan Land Use Classification Amendment

"PROFESSIONAL OFFICE (PO)

The Professional Office land use category is for the development or conversion of existing buildings to residentially scaled office buildings. This class of land use is intended for mixed districts with buildings devoted to either residential or business uses, such as is presently the case along Chews Landing- Clementon Road. Here, the process is one of converting existing single family detached dwellings to professional office uses. Over time, it is expected that the district would become entirely office oriented. On vacant or underutilized sites, purpose built professional office campuses would be appropriate. The fundamental factor in this category is the residential scale of the buildings, generally less than 5,000 sf. The low intensity of the business uses would be compatible with the existing residential uses but would also serve as a transition between roads with high

volumes of traffic and adjacent neighborhoods. Since this land use category encompasses a number of different concepts, it is anticipated that more than one zoning districts would be needed for implementation. A floor area ratio for business uses of between .10 and .15 is proposed.

2. Zoning District Amendment – Office Residential (OR) District

- a. “SPECIFIC INTENT. The purpose of the Office Residential district is to permit a combination of single family detached residential uses interspersed with professional offices in areas consisting mainly of residential uses. It is intended that professional office development mimic the size and scale of residential buildings and in its design use architectural elements common to adjacent and nearby residences.”
- b. PERMITTED USES. A single –family detached dwelling is a permitted use as per §412.B (2).
- c. AREA, YARD, HEIGHT AND BUILDING COVERAGE

Use	Single Family Detached	Professional Office
Lot size (min.)	1 acre	15,000 sf.
Lot frontage (min.)	125 ft.	75 ft.
Lot depth (min.)	200 ft.	125 ft.
Principal Building Minimum Yard Depths, Setbacks and Height Limitations		
Front yard (min.)	50 ft.	30 ft.
Side yard (min.)	25 ft.	10 ft. one side, 25 feet aggregate
Rear yard (min.)	75 ft.	30 ft.

- i. The two existing residential parcels on Lakeland Road comply with the minimum bulk ordinance requirements for lot size, frontage, and depth.

Use	Single Family Detached	Lot 4	Lot 5
Lot size (min.)	1 acre	3.97 acre	3.013 acres
Lot frontage (min.)	125 ft.	±315 ft.	128 ft.
Lot depth (min.)	200 ft.	±521 ft.	624.96 ft.

- ii. As previously reported the existing side and rear property line setbacks cannot be confirmed without a current property boundary survey. However, should there be substantial destruction of the dwelling units

the lot sizes, frontage, and depth are compliant and would allow reconstruction of a new dwelling unit.

- iii. While the frontage of Block 13004, Lot 3 is undersized at only 100' instead of the required 125' for a single-family detached dwelling it is compliant with the minimum 75' for a professional office. Additionally, Lots 1, 2 and 3 are all owned by the same property owner and as combined provide the following:

Use	Single Family Detached	Professional Office	Lots 1, 2 and 3
Lot size (min.)	1 acre	15,000 sf.	±16.168 acres
Lot frontage (min.)	125 ft.	75 ft.	±552.85 ft.
Lot depth (min.)	200 ft.	125 ft.	±1,010 ft.

d. OR – OFFICE RESIDENTIAL DISTRICT BOUNDARY

- i. Beginning at a point in the southwesterly intersection of Lakeland Road (County Route 747) and Block 4, Lot 2 (Formerly Pennsylvania Seashore Lines) and continuing
 - 1. Northwest along the centerline of Lakeland Road a distance of ±995.85' to the centerline of the South Branch Timber Creek; thence,
 - 2. South along the centerline of the South Branch Timber Creek various courses and distances totaling ±1,104.39' to the southwest corner of Block 13004, Lot 4 and the South Branch Timber Creek; thence,
 - 3. Northeast along the common rear boundary line of Block 13004, Lot 4 and Block 13004, Lot 3 and continuing through Block 13004, Lot 3 a distance of ±570' to point in the common side property line of Block 13004, Lots 2 and 3; thence,
 - 4. Southwest along this common property line a distance of ±180'; thence,
 - 5. Northeast through Block 13004, Lots 2 and 6, a course that is concurrent with the centerline of Woodland Avenue a distance of ±260' to a point in the common property line of Block 13004, Lot 6 and Block 4, Lot 2; thence,
 - 6. Northwest along the common property line of Block 13004, Lots 1, 2, and 6 with Block 4, Lot 2 a distance ±715' to the point of beginning

Comprising ±15.192 acres

B. Block 13004, Part of 6 and Lots 7, 8, 9, 10, 11, 12, 13, and 14

1. Master Plan Land Use Classification Amendment

“INDUSTRIAL (I)

The Industrial category is intended for older and stand alone manufacturing or warehousing uses that were constructed individually instead of in a planned development. In general, these are located on lots of less than 10 acres along major thoroughfares. A floor area ratio ranging from .25 to .30 is proposed. No new areas are designated for this use.”

2. Zoning District Amendment – General Industrial (GI) District

- a. “Specific Intent. The purpose of the General Industry (GI) district is intended for individual manufacturing, assembly, and contracting uses for a wide variety of small industries, but excluding nuisance and heavy industries.”
- b. **PERMITTED USES.** A substantial number of industrial uses are permitted within the General Industrial District as per §412.7.
- c. **AREA, YARD, HEIGHT AND BUILDING COVERAGE**

Use	All Uses
Lot Size (min.)	30,000 sf
Lot Width (min.)	100 ft.
Lot Depth (min.)	150 ft.
Front Setbacks (min.)	15 ft.
Side Yard (min.)	15 ft.
Rear Yard (min.)	15 ft.

- i. The existing side and rear property line setbacks can not be determined without a current property boundary survey.
- ii. As previously noted, the A. L. Hyde Company owns Block 13004, Lots 6 – 13. It appears based on tax map data several of these lots are landlocked, namely, Lots 6, 7, 8 and 10; however, combined with Lots 9, 11, 12, and 13 provide the following:

Use	All Uses	Part of Lot 6 and Lots 7 - 13
Lot size (min.)	30,000 sf	±12.24 acres
Lot width (min.)	100 ft.	±229 ft.
Lot depth (min.)	150 ft.	±980 ft.

- iii. Riker Properties, Inc. owns Block 13004, Lot 14, a vacant parcel once utilized to receive grain for the former Watson Turkey Farm:

Use	All Uses	Lot 14
Lot size (min.)	30,000 sf	±8,712 sf
Lot width (min.)	100 ft.	±179.10 ft.
Lot depth (min.)	150 ft.	±48 ft.

d. GI – GENERAL INDUSTRIAL DISTRICT BOUNDARY

- i. Beginning at a point in the southeast intersection of Central Avenue and Block 13004, Lot 11; thence,
1. Southwest along the centerline of Central Avenue a distance of ±229' to the centerline of the South Branch Timber Creek; thence,
 2. North along the centerline of the South Branch Timber Creek various courses and distances totaling ±3,960' to the southwest corner of Block 13004, Lot 4 and the South Branch Timber Creek; thence,
 3. Northeast along the common rear boundary line of Block 13004, Lot 4 Block 13004, Lot 3 and continuing through Block 13004, Lot 3 a distance of ±570' to point in the common side property line of Block 13004, Lots 2 and 3; thence,
 4. Southwest along this common property line a distance of ±180'; thence,
 5. Northeast through Block 13004, Lots 2 and 6, a course that is concurrent with the centerline of Woodland Avenue a distance of ±260' to a point in the common property line of Block 13004, Lot 6 and Block 4, Lot 2; thence,
 6. Southeast along the common property line of Block 13004, Lots 6, 7, 10, 11, and 14 with Block 4, Lot 2 a distance ±773.02' to a common corner of Block 13004, Lot 14 and Block 4, Lot 2; thence,
 7. Southwest along the common property line of Block 13004, Lot 14 and Block 4, Lot 2 a distance of ±45' to a common corner of Block 13004, Lot 11 and Lot 14; thence,
 8. Southeast along the common property line of Block 13004, Lot 11 and Block 4, Lot 2 a distance of ± 60 to an angle point and continuing ±30' to the point of beginning.

Comprising 35.59 acres

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II. MAPS

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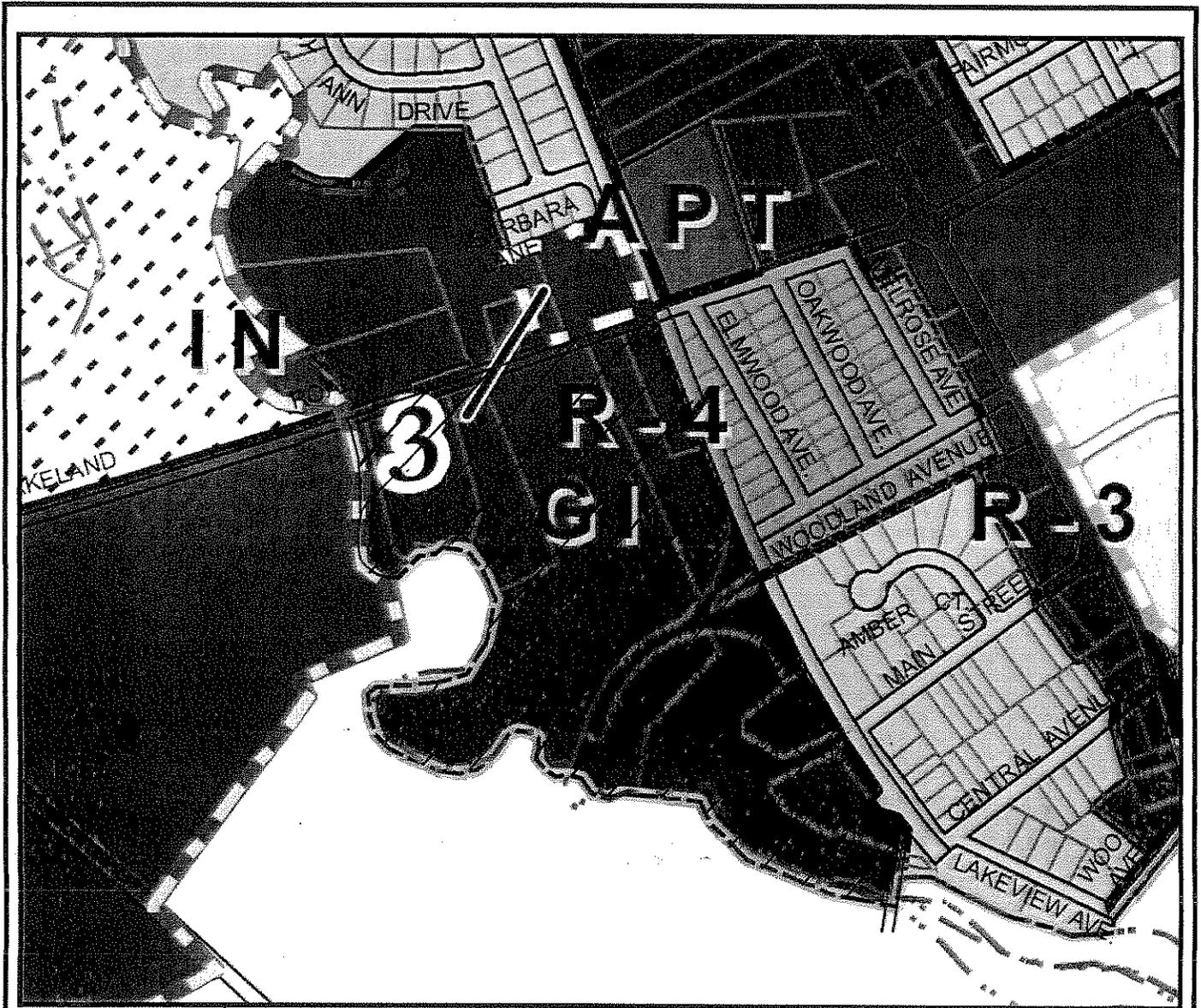
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EXHIBITS

A - F

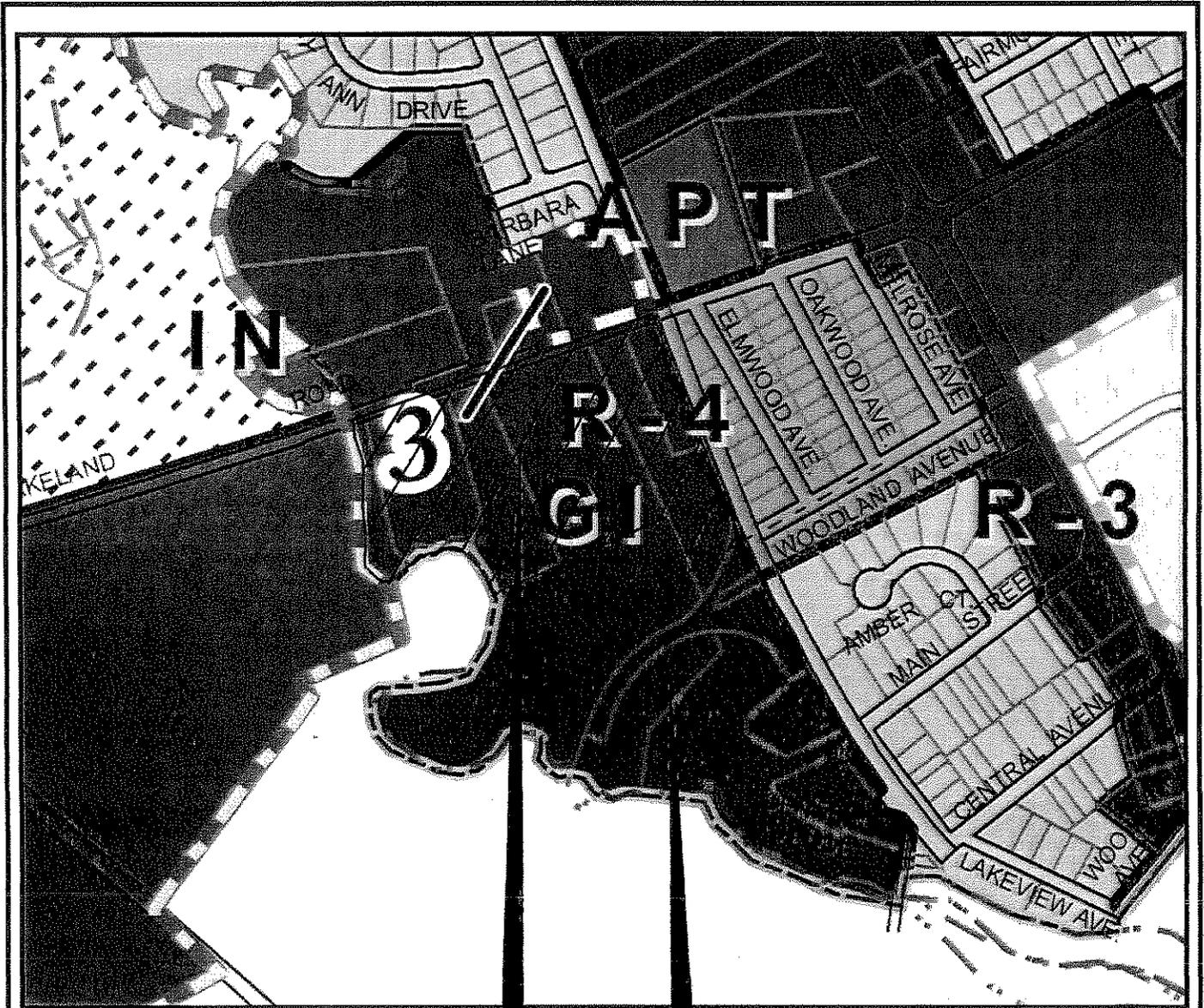
ZONING MAP



STUDY AREA

EXHIBIT A
LAKELAND ROAD REZONING STUDY
Gloucester Township – Camden County – NJ
Scale: not to scale Date: 5/22/2013
Block 13004, Lots 4 – 14

PROPOSED ZONING MAP

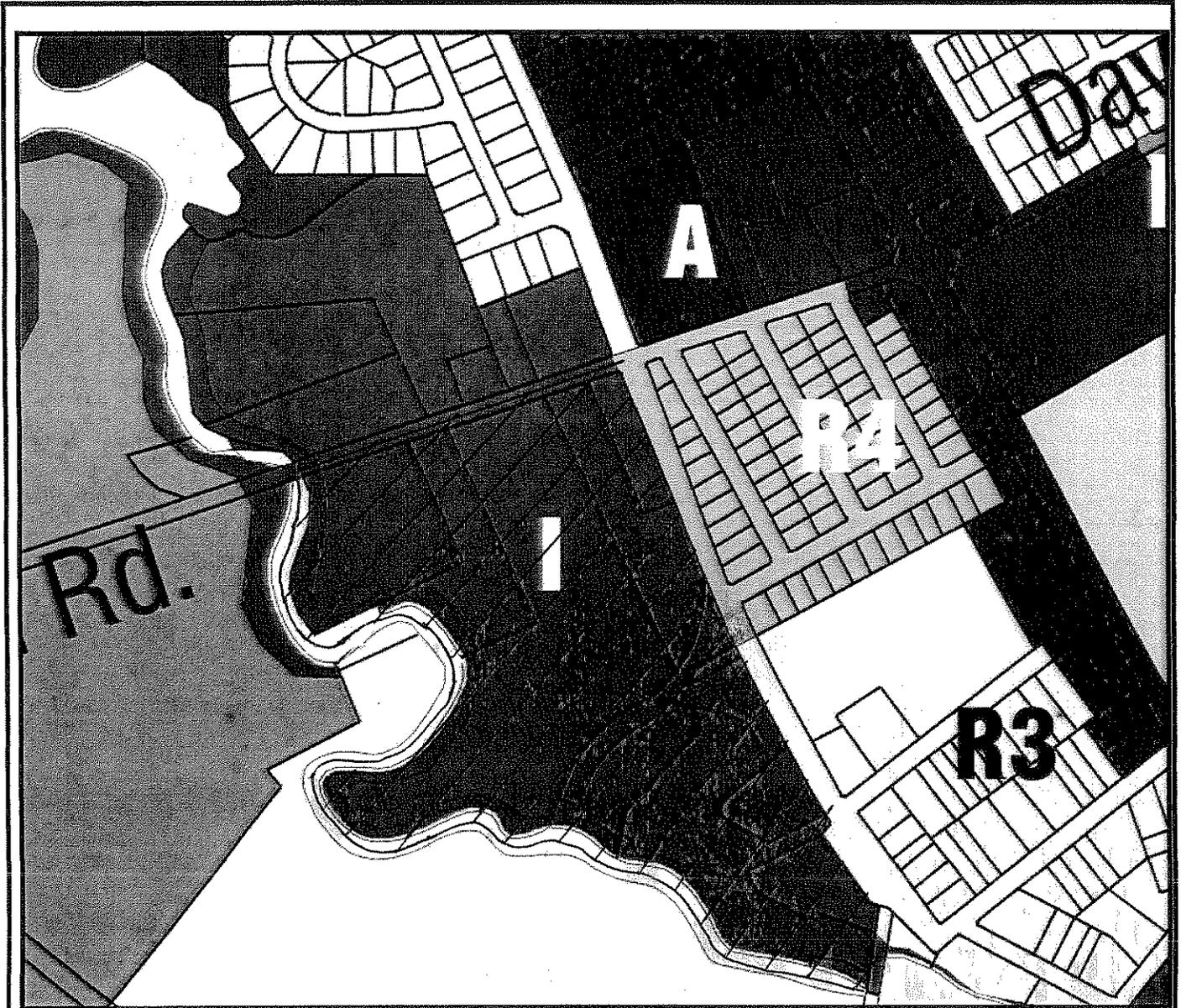


OR - OFFICE RESIDENTIAL

GI - GENERAL INDUSTRIAL

EXHIBIT B
LAKELAND ROAD REZONING STUDY
Gloucester Township - Camden County - NJ
Scale: not to scale Date: 5/22/2013
Block 13004, Lots 4 - 14

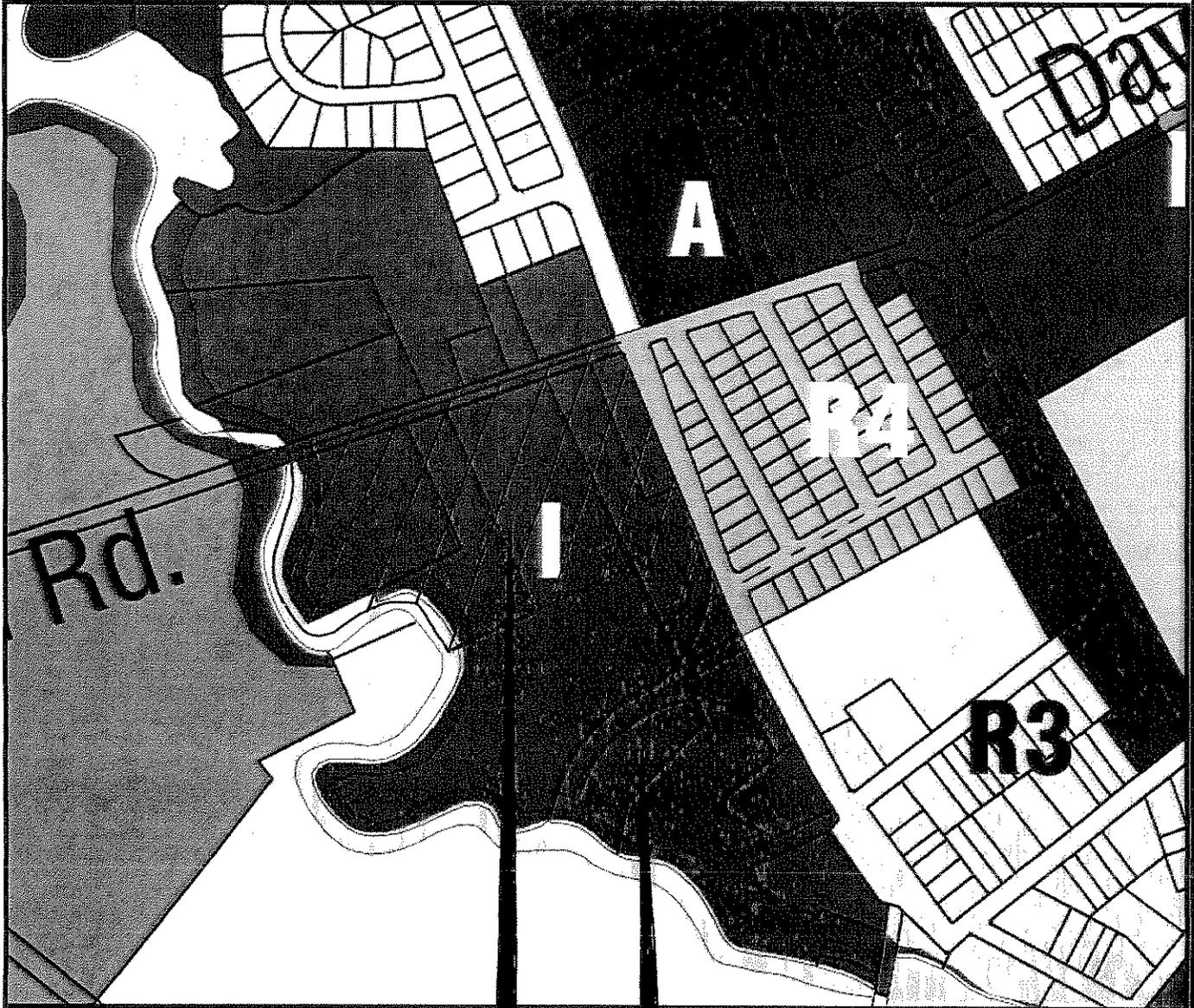
LAND USE MAP



STUDY AREA

EXHIBIT C
LAKELAND ROAD REZONING STUDY
Gloucester Township – Camden County – NJ
Scale: not to scale Date: 5/22/2013
Block 13004, Lots 4 – 14

PROPOSED LAND USE MAP



PO - PROFESSIONAL OFFICE

I - INUSTRIAL

EXHIBIT D
LAKELAND ROAD REZONING STUDY
Gloucester Township - Camden County - NJ
Scale: not to scale
Date: 5/22/2013
Block 13004, Lots 4 - 14

bing Maps

My Notes

EXHIBIT E



On the go? Use m.bing.com to find maps, directions, businesses, and more



Bird's eye view maps can't be printed, so another map view has been substituted.

EXHIBIT F
SLOTNICK & SCHWARTZ
ATTORNEYS AT LAW

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LenS@ssnjlaw.com
STEVEN M. SLOTNICK
SteveS@ssnjlaw.com

1350 N. BLACK HORSE PIKE, SUITE 2
P.O. BOX 796
WILLIAMSTOWN, NEW JERSEY 08094-0796

(856) 629-3037

FACSIMILE #
(856) 629-1902

Web site: www.ssnjlaw.com

May 30, 2012

Ms. Rosemary DiJosie
Gloucester Township Municipal Clerk
P. O. Box 8
Blackwood, NJ 08012

Re: Zoning Change
John and Eileen Laun
152 Lakeland Road, Blackwood, NJ
Block 13004, Lot 4

Dear Ms. DiJosie:

I represent John and Eileen Laun. My clients have asked me to send this letter to the Gloucester Township Council to request a zoning change for their property and, if necessary, their neighbors' lots which also front on Lakeland Road. As they will personally explain, if requested, at the June 4th work session, this request is triggered by the refusal of a mortgage company to refinance their house because (1) it is a pre-existing non-conforming use and (2) a variance to rebuild would be needed if more than 50% of the house is ever destroyed.

My clients' house is located on the south side of Lakeland Road coming from the Black Horse Pike. I am enclosing photos of their home. Their house is the first house on the left fronting on Lakeland Road after Elmwood Avenue. Their property is zoned GI (General Industry). Single family detached residences are not listed in your Land Development Ordinance as a Permitted Use. Their house was built in 1965 during a time, as explained to me by Ken Lechner, when the property was zoned for residential uses. As I am sure you are aware, in the event of substantial destruction of the home, my clients would not be able to rebuild without variance approval.

Apparently, the FHA and mortgage company consider the non-conforming use and the need for a variance in case of destruction a risk which, in today's market, they are not willing or allowed to take. I have attached a copy of the mortgage company review letters which specifically state that

SLOTNICK & SCHWARTZ

ATTORNEYS AT LAW

Ms. Rosemary DiJosie
Gloucester Township Municipal Clerk
May 30, 2012
Page 2.

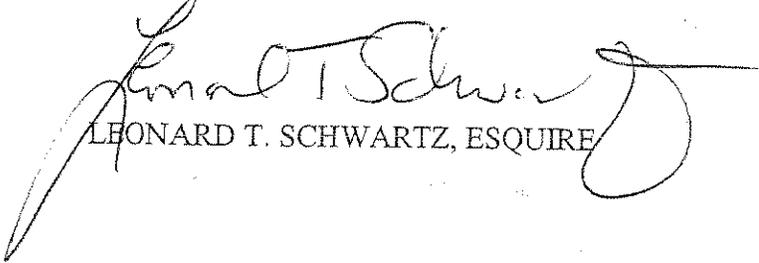
the FHA reverse mortgage applied for was denied due to the property being unacceptable - "zoning is legal non-conforming with a required variance to rebuild if more than 50% destroyed." I would anticipate the same opinion being given to anyone attempting to buy the home should my clients ever decide to sell it.

Mr. and Mrs. Laun are senior citizens. They never anticipated that this would happen. They realize that this situation may adversely effect them as well as their neighbors. There are single family dwellings on the lots on both sides of them. The other two lots closer to Elmwood are vacant.

It is requested that the Gloucester Township Council amend the Land Use Ordinance to either allow single family detached dwellings as permitted uses in the GI zone or carve out the lots on the south side of Lakeland Road to change the zoning of those lots from GI to residential. Please forward this request to the Planning Board for its review and recommendation. If requested, my clients will also present their case to the Planning Board.

Very truly yours,

SLOTNICK & SCHWARTZ


LEONARD T. SCHWARTZ, ESQUIRE

LTS:ld
Enclosure(s)
cc: Mr. and Mrs. John Laun

Notice of Action Taken

Date Action Taken: 03/23/2012

Applicants: Eileen Laun
Address: 152 Lakeland Rd
 Blackwood, NJ 08012

Loan Amount: \$ 177,530
Interest Rate: 5.000 %
Term: 360 months

File No. : HECM LAUN

Thank you for your application for: **FHA Reverse MTG - FHA HECM**

Based upon your Mortgage Application for a loan we must inform you that:

Notice of Credit Denial:

We are regrettably unable to approve your request. Our principal reasons for this decision are indicated below.

Part I - Principal Reason(s) for Credit Denial, Termination, or Other Action Taken Concerning Credit.

In compliance with Regulation "B" (Equal Credit Opportunity Act), you are advised that your recent application for credit has been declined/terminated/changed. The decision to decline/terminate/change your application was based on the following reason(s):

A. CREDIT

- No Credit File
- Insufficient Credit Reference.
- Insufficient Credit File
- Unable to Verify Credit References
- Garnishment, Attachment, Foreclosure, Repossession or Suit
- Excessive Obligations
- Insufficient Income for Total Obligations
- Unacceptable Payment Record on Previous Mortgage
- Lack of Cash Reserves
- Delinquent Credit Obligations
- Bankruptcy
- Information From a Consumer Reporting Agency

C. INCOME

- Insufficient Income for Mortgage Payments
- Unable to Verify Income

D. RESIDENCY

- Temporary Residence
- Too Short a Period of Residence
- Unable to Verify Residence

E. INSURANCE, GUARANTY or PURCHASE DENIED BY:

- Department of Housing and Urban Development
- Department of Veterans Affairs
- Federal National Mortgage Association
- Federal Home Loan Mortgage Corporation
-

F. OTHER

- Insufficient Funds to Close the Loan
- Credit Application Incomplete
- Inadequate Collateral
- Unacceptable Property
- Insufficient Data - Property
- Unacceptable Appraisal
- Unacceptable Leasehold Estate
- We do not grant credit to any applicant on the terms and conditions you have requested.
- Withdrawn by Applicant
- Property Zoning Legal Non Con**
-

B. EMPLOYMENT STATUS

- Unable to Verify Employment
- Length of Employment
- Temporary or Irregular Employment, Insufficient Stability of Income

Part II - Disclosure of use of information obtained from an outside source.

This section should be completed if the credit decision was based in whole or in part on information that has been obtained from an outside source.

- Our credit decision was based in whole or in part on information obtained in a report from the consumer reporting agency listed below.

You have a right under the Fair Credit Reporting Act to know the information contained in your credit file at the consumer reporting agency. The reporting agency played no part in our decision and is unable to supply specific reasons why we have denied credit to you. You also have a right to a free copy of your report from the reporting agency, if you request it no later than 60 days after you receive this notice. In addition, if you find that any information contained in the report you receive is inaccurate or incomplete, you have the right to dispute the matter with the reporting agency.

Applicant: John Laun, JR

File No.: HECM LAUN

Name: Equifax
Address: P.O. Box 740241
Atlanta, GA 30374
[Toll-free] Telephone number: 1-800-685-1111

We also obtained your credit score from this consumer reporting agency and used it in making our credit decision. Your credit score is a number that reflects the information in your consumer report. Your credit score can change, depending on how the information in your consumer report changes.

Your credit score: 793 Date: 02/23/2012

Scores range from a low of 334 to a high of 818

Key factors that adversely affect your credit score:

- 00008 TOO MANY INQUIRIES LAST 12 MONTHS
- 00011 AMOUNT OWED ON REVOLVING ACCOUNTS IS TOO HIGH
- 00033 PROPORTION OF LOAN BALANCES TO LOAN AMOUNTS IS TOO HIGH

Number of recent inquiries on Credit Report: _____

Our credit decision was based in whole or in part on information obtained from an affiliate or from an outside source other than a consumer reporting agency.

Under the Fair Credit Reporting Act, you have the right to make a written request, no later than 60 days after you receive this notice, for disclosure of the nature of this information.

If you have any questions regarding this notice, you should contact:

Creditor's name: **Advanced Capital Mortgage Services**
Creditor's address: **1035 N. Black Horse Pike, Suite 3, Williamstown, NJ 08094**
Creditor's telephone number: **856-415-7990**

Our credit decision was based in whole or in part on:

Loan was denied for Unacceptable Property - Zoning is Legal Non Conforming with a required Variance to rebuild if more than 50% destroyed.

Notice: The Federal Equal Credit Opportunity Act prohibits creditors from discrimination against credit applicants on the basis of race, color, religion, national origin, sex, marital status, or age (provided the applicant has the capacity to enter into a binding contract); because all or part of the applicant's income derives from any public assistance program; or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal Agency that administers compliance with this law concerning this creditor is:

This notification is given by us on behalf of: **Advanced Capital Mortgage Services**
1035 N. Black Horse Pike, Suite 3, Williamstown, NJ 08094
856-415-7990

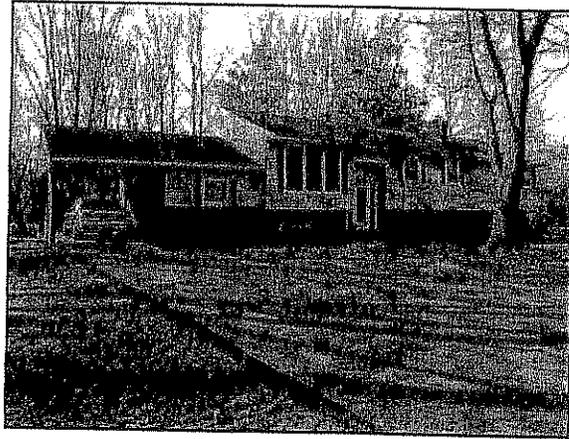
By: 
Michael Cesarano, Jr.

Delivery Type: Mailed E-Mailed Hand Delivered

Delivery Date: **03/23/2012**

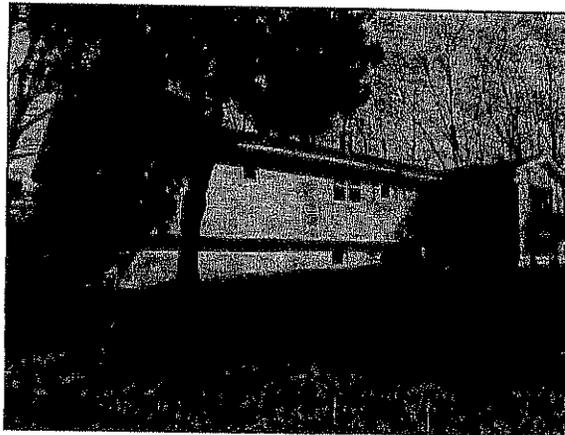
Subject Photo Page

Borrower/Client	John & Eileen Laun			
Property Address	152 Lakeland Rd			
City	Blackwood	County	Camden	State NJ Zip Code 08012
Lender	Plaza Home Mortgage, Inc.			

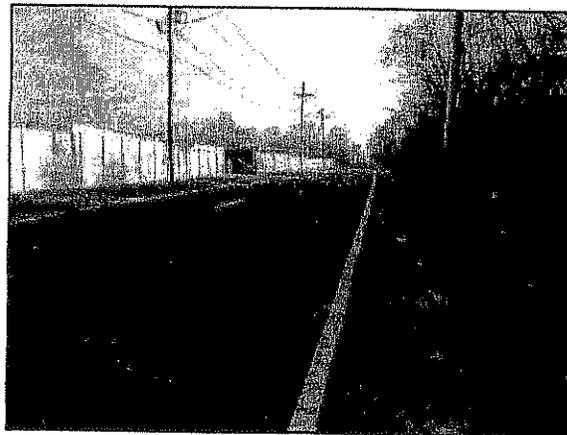


Subject Front

152 Lakeland Rd
 Sales Price .
 Gross Living Area 2,988
 Total Rooms 12
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 3.01 ac
 Quality Q4
 Age 47



Subject Rear



Subject Street

0-13-12 ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE O-02-30 COMMONLY KNOWN AS THE NEW VISION REDEVELOPMENT PLAN TO ESTABLISH THE NEW VISION RESIDENTIAL OVERLAY DISTRICT.

BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Ordinance O-02-30, known as the "New Vision Redevelopment Plan and Establishing an Area in Need of Redevelopment Pursuant to N.J.S.A. 40A:12A-1 et. seq." be hereby amended, as follows:

SECTION 1. That Article IX, titled "Zone Plan and Zoning Regulations" be and is hereby amended to repeal the New Vision Senior Citizen Residential Overlay District established by Ordinance O-06-17 adopted June 26, 2006 and replace with the following:

NEW VISION RESIDENTIAL OVERLAY DISTRICT (NVR)

- A. **PURPOSE:** The New Vision Residential Overlay District (NVR) is intended to provide opportunities for residential land uses conforming to the guidelines of planned unit residential development of the Municipal Land Use Law (N.J.S.A. 40:55D-39b and c) as an alternative to other permitted uses within the New Vision Redevelopment Plan with the specific intent to encourage appropriate densities, a variety of residential land uses, a desirable visual environment, and open space to provide a transition between existing planned commercial development in the New Vision Redevelopment Area and adjacent single-family detached residential development and partially and/or wholly developed public open space. The Gloucester Township Land Development Ordinance (LDO) shall be applicable to certain permitted and accessory uses, as noted.
- B. **DISTRICT CONTROLS:** Once a planned unit residential development is started by the execution of a building permit all other permitted uses within the New Vision Redevelopment Plan are specifically prohibited.
- C. **LOCATION:** The New Vision Residential Overlay shall include the following tax blocks and lots:
1. Block 18302, Lot 3.
- D. **GENERAL TRACT REQUIREMENTS:** The general tract requirements for development within the NVR District are as follows:
1. The minimum tract area: twenty (20) acres.
 2. The maximum tract area: thirty (30) acres.
 3. The minimum tract frontage: 300 feet.
 4. The minimum buffer: 25 feet.
 - a. A buffer is required along all property lines that are adjacent or opposite substantially developed property.
 - i. However, consideration shall be given to limit or not require a buffer along property lines adjacent vacant land, stormwater management facilities, protected lands, such as, freshwater wetlands or other areas where it may be demonstrated the overall project is advanced by a deviation from the buffer requirement.
 5. The tract shall be served by public water and public sanitary sewer.
 6. A Home Owners Association shall be required.
- E. **GENERAL REDEVELOPMENT REGULATIONS**
1. The Township cannot anticipate the diversity of residential projects within the New Vision Residential Overlay District; however, the following provisions for permitted uses, accessory uses, density, area, yard, height, and building coverage shall be applied in the design of a project to guide redevelopment in accordance with the specific intent of the purpose of the New Vision Residential Overlay District as may be approved by the redevelopment entity by a redevelopment agreement and/or redevelopment agreement amendment(s).

- a. PERMITTED USES: No land shall be used and no building shall be erected, altered, or occupied for any purpose except the following:
 - i. Dwelling, Single Family Detached as defined by §202 of the LDO.
 - ii. Dwelling, Single Family Detached (age-restricted) as defined by §202 of the LDO.
 - iii. Dwelling, Townhouse as defined by §202 of the LDO.
 - iv. Dwelling, other styles
 - 1. The Township of Gloucester recognizes there may be other dwelling styles suitable for a planned unit residential development as may be determined by the redevelopment entity upon application except those specifically prohibited in Section 418a.E(7).
- b. ACCESSORY USES. The Township of Gloucester recognizes there may be a variety of accessory uses that may be suitable depending on the type of planned unit residential development. Accessory uses may include but not necessarily be limited the following:
 - i. Community center for the common use of residents.
 - ii. Community swimming pool for the common use of residents.
 - iii. Community outdoor recreational facilities, including but not limited to tot lots, tennis or other court sports, multi-purpose trails, and fields.
 - iv. Maintenance building for the upkeep of grounds and common areas.
 - v. Deck and/or patio.
 - vi. Private residential greenhouse.
 - vii. Mail kiosks and other street furniture.
 - viii. Minor Home Occupation as per §422.G(1).
 - ix. Off-street parking and private garages as per §422.H.
 - x. Recreational vehicle storage as per §422.J of LDO.
 - xi. Private residential swimming pool and cabana §422.K of LDO.
 - xii. Private residential tool shed as per §422.L of LDO.
 - xiii. Satellite dish and television antennae as per §422.M of LDO.
 - xiv. Driveways as per §424 of LDO.
 - xv. Fences and walls as per §425 of LDO.
 - xvi. Signs subject to the standards of §426 of LDO.
- c. DENSITY: The assigned density shall be determined by the Redevelopment Entity based on the planned unit residential development project features including but limited to street layout, open space, parking, and other elements; however, the density shall not exceed the following as applies to each permitted land use:
 - i. The drainage basin on Block 18302, Lot 4 shall not be considered in the gross land area for determining the maximum density for any redevelopment on Block 18302, Lot 3.
 - 1. Dwelling, Single Family Detached: Gross density shall not exceed three (3) units per acre.
 - 2. Dwelling, Single Family Detached (age-restricted): Gross density shall not exceed five (5) units per acre.
 - 3. Dwelling, Townhouse: Gross density shall not exceed eight (8) units per acre.
 - 4. Dwelling, Other Styles: Gross density shall not be less than 3 du/ac or greater than 8 du/ac.
- d. AREA, YARD, HEIGHT AND BUILDING COVERAGE: The Township shall consider the following bulk standards as minimum requirements for the respective land use:
 - i. Dwelling, Single Family Detached.
 - 1. See §405, R-3 Residential of LDO.
 - ii. Dwelling, Single Family Detached (age-restricted).
 - 1. See §409, Senior Citizen Residential District of LDO.

iii. Fee-simple townhouses development:

Description	Townhouse (Fee-simple)
Lot Area (minimum)	2,200 square feet
Lot Area Average (For single building group)	2,500 square feet
Lot Frontage (minimum)	20 feet
Lot Depth (minimum)	110 feet
Building Coverage (maximum)	55%
Lot Coverage (maximum)	75%
Principal Building Yard and Height Limitations	
Front Yard (minimum)	20 feet
Side Yard (minimum)	0 feet one side, 20 feet end wall only ¹
Rear Yard (minimum) ²	30 feet ²
Building Height (maximum)	37 feet
Number of units per building (maximum)	6

¹ = Except a building side end wall adjacent parking areas or common open space may not be less than 15 feet.

² = Except a patio/deck may not be less than 20 feet.

iv. Condominium or cooperative townhouse development:

Description	Townhouse (Condominium or Cooperative)
Distance from the front of any building to any other building (minimum)	90 feet
Distance from the side of any building to any other building (minimum)	40 feet
Distance from the rear of any building to any other building (minimum)	60 feet
Building Height (maximum)	37 feet
Number of units per building (maximum)	6

H. ADDITIONAL SITE REQUIREMENTS

All development projects shall be required to provide a redevelopment report that addresses that following minimum requirements:

1. COMMUNITY IMPACT STATEMENT

a. Community analysis that includes the following:

- i. Needs assessment of the proposed development to the immediate neighborhood, redevelopment area, community, and region.
- ii. Assessment of local economic growth potential and project absorption rate.
- iii. Opportunities and constraints to complete and sustain the redevelopment project.
- iv. Impacts to the New Vision Redevelopment Plan and character of the surrounding built environment.
- v. Population distribution and number of students (Pre K -12).
- vi. Service impacts such as police, fire, and emergency.
- vii. Facilities road maintenance and associated infrastructure costs based on a present worth analysis of the fifty (50) year maintenance cost using a net rate of return of three percent (3%), solid waste, and recycling.
- viii. Traffic assessment applicable to the planned unit residential redevelopment.
- ix. Environmental assessment applicable to the planned unit residential redevelopment.

- x. Cost benefit analysis including costs and demands on municipal and school services and a projection of anticipated tax and other municipal revenues.

2. OPEN SPACE

- a. Redevelopment projects shall include an open space plan that addresses the location of open space and recreational facilities.
 - i. In addition to any open space and recreation facilities that may be on-tract, the Redevelopment Entity may also consider additional open space and recreational planning and/or development opportunities to off-tract public open space.

3. FEATURE ELEMENTS

a. Buffers

- i. Redevelopment projects shall include a landscaping plan that includes typical lot plans, buffer areas, common areas and open space that are suitable for providing a mixture of ornamental and evergreen shrubs and trees and hardscape features that enhance scenic views and vistas of the redevelopment project and Township.

b. Streetscape

- i. Redevelopment projects shall include a streetscape plan that includes but is not necessarily limited to the following improvements:
 - 1. A roundabout or the functional equivalent that serves as a traffic calming measure as one enters the planned unit residential development.
 - 2. A central boulevard entrance with a right-of way of at least ninety-five (95) feet or the functional equivalent that serves as a gateway traffic feature.
 - 3. Grass strips with street trees to delineate a "pedestrian realm" to facilitate safety between pedestrians and vehicular traffic.
 - 4. Brick paver crosswalks at street intersections.
 - 5. Granite curbs with concrete gutters.
 - 6. Ornamental Street lighting.

c. Pedestrian-friendly amenities

- i. Redevelopment projects shall include pedestrian-friendly amenities that include but are not necessarily limited to the following:
 - 1. Concrete sidewalks along all street frontages and parking areas.
 - 2. Pedestrian and/or bicycle link between Block 18302, Lot 3 and the adjacent Wye Oak Park.
 - 3. Bicycle compatible roadway(s) including "sharrow" line striping and signage.

d. Off-Street Parking

- i. All Redevelopment projects that exceed a density of 3 units per acre shall include additional off-street parking to reduce on street parking.

4. ARCHITECTURAL DESIGN GUIDELINES

- a. Redevelopment projects shall identify the architectural period and/or style and provide drawings, color renderings, photographs, and other media that describe the proposed architectural plan for each unit and buildings including but not necessarily limited to the following:

i. Proportion & Alignment

- 1. Organized building facade proportions that address doors and window fenestration that align upper, middle, and ground floor elements avoiding nonsymmetrical elements and blank walls.

ii. Hierarchy

- 1. The pedestrian entryway is a higher priority to a proposed attached garage and must include a covered porch or portico that is forward of the garage plane. In other words any proposed attach garage must be setback from the pedestrian access.

iii. Building Materials

- 1. The proposed architectural style and use of building materials, colors, and design elements (i.e., bays, porches, dormers, doors, windows, etc.).

- iv. Windows & Doors
 - 1. The proposed door styles and fenestration addressing proportions and sizing.
- v. Cornices & Roofs
 - 1. The proposed roof styles such as gable or hipped roofs and roof elements including cornices, dormers, gutters, etc. avoiding complex roof lines with left-over flat-top areas.
- vi. Entry Porches & Columns
 - 1. The proposed entryways shall be covered providing at least a five (5) foot depth from the building facade. The use of columns must include a base, shaft, and capital and shall support an entablature that includes a fascia, cornice, and bedmoulds avoiding wide spans with no articulation.
- vii. Proposed floor plans.
- viii. A typical lot diagram that includes but is not necessarily limited to the proposed unit dimensions, driveway, walkways, deck/patio area, and foundation plantings, etc.

5. HOME OWNERS ASSOCIATION

- a. All redevelopment projects shall be required to have a Home Owner's Association to maintain the open space and common elements, feature elements, and architectural requirements.

6. AFFORDABLE HOUSING

- a. Residential redevelopment projects shall be exempt from the inclusionary requirement of §1002, Affordable Housing Required of the LDO and are required to pay a developer fee as per §902, Affordable Housing Fees and Procedures.

7. PROHIBITED RESIDENTIAL LAND USES

The New Vision Residential Overlay District specifically prohibits the following residential land uses:

- a. Dwelling, Multi-family (apartment) as defined by §202 of the LDO including garden style apartments (1 – 2 stories), mid-rise apartments (3 – 7 stories), and high-rise apartments (8 or more stories).

8. ARCHITECTURAL PLAN APPROVAL

- a. Construction drawings shall be approved by the redevelopment architect and township planner prior to submission to the Construction Division to ensure the plans comport to §418a.H(4), Architectural Design Guidelines.

SECTION 2. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgement of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 4. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced:

Adopted:

ATTEST:

PRESIDENT OF COUNCIL

TOWNSHIP CLERK, RMC

MAYOR

0-13-13 ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE O-03-03, LAND DEVELOPMENT TO AMEND THE ZONING MAP FOR TAX BLOCK 13004, LOT 1 THROUGH LOT 14 ALONG LAKELAND ROAD.

BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Ordinance O-03-03, known as the "Land Development Ordinance" be hereby amended, as follows:

SECTION 1. That Article III, Section 302 titled "Zoning Map" is hereby amended to revise the zoning district boundaries from GI – General Industrial to OR – Office Residential for Block 13004, Lots 1, part of Lot 2, part of Lot 3, Lot 4, Lot 5, and part of Lot 6 as shown on Exhibit B, Proposed Zoning Map within a report titled "Lakeland Road Rezoning Study and Master Plan Amendment, prepared by Kenneth D. Lechner, PP, AICP, Director, Department of Community Development & Planning dated June 2013.

SECTION 2. That Article III, Section 302 titled "Zoning Map" is hereby amended to confirm the following redevelopment area boundaries:

- A. Glen Oaks Redevelopment Plan, Ordinance O-97-17 adopted June 08, 1997.
- B. Glen Oaks Redevelopment Plan, Amendment No. 1, Ordinance O-01-14 adopted May 14, 2001.
- C. New Vision Redevelopment Plan, Ordinance O-02-30, adopted August 12, 2002.
- D. Blackwood West Redevelopment Plan, Ordinance O-04-13, adopted June 28, 2004.
- E. Lakeland Complex – Phase 1 (Block 12301) Redevelopment Plan, Ordinance O-05-25, adopted August 22, 2005.
- F. Desco Redevelopment Plan, Ordinance O-06-02 adopted January 23, 2006.
- G. Moffa Farm Redevelopment Plan, Ordinance O-06-33, adopted August 14, 2006.
- H. Interchange Redevelopment Plan, Ordinance O-06-23, adopted August 14, 2006 and amended, Ordinance O-11-17, adopted August 08, 2011.
- I. GEMS Landfill Redevelopment Plan, Ordinance O-12-23, adopted September 24, 2012.

SECTION 3. That Article III, Section 302 titled "Zoning Map" shall be and is hereby amended to confirm the following overlay districts:

- A. Senior Citizen Residential –Highway Commercial Overlay District (SCR-HC), Ordinance O-06-06, adopted March 27, 2006.
- B. New Vision Residential Overlay District (NVR), Ordinance O-13-12.

SECTION 4. That Article III, Section 302 titled "Zoning Map" shall be and is hereby amended to read as follows:

- A. Adoption of Zoning Map. The area within the Township limits as assigned to each zoning district and redevelopment area and the location of boundaries of each zoning district and redevelopment area as established by this Article are shown upon the zoning map of the Township of Gloucester as originally prepared by Clark – Caton – Hintz dated December 10, 2002 and adopted by Ordinance O-03-03 on January 27, 2003; thence said map was modified by Remington & Vernick Engineers to apply parcel layers based on state plane coordinates, which Zoning Map is hereby adopted and declared a part of this ordinance and shall be kept on file with the Township Clerk as amended by the following ordinances:

- a. Glen Oaks Redevelopment Plan, Ordinance O-97-17 adopted June 08, 1997.
- b. Glen Oaks Redevelopment Plan, Amendment No. 1, Ordinance O-01-14 adopted May 14, 2001.
- c. New Vision Redevelopment Plan, Ordinance O-02-30, adopted August 12, 2002.
- d. Ordinance 0-03-32 adopted November 10, 2003, to rezone Block 10801, Lots 1 – 9 from R-2, Residential to NC, Neighborhood Commercial.
- e. Blackwood West Redevelopment Plan, Ordinance O-04-13, adopted June 28, 2004.
- f. Blackwood West Redevelopment Plan district boundaries, Ordinance O-04-37, adopted December 13, 2004.
- g. Ordinance 0-04-37 adopted December 14, 2004 delineating the Blackwood West Redevelopment Area.
- h. Ordinance 0-05-11 adopted February 28, 2005 to rezone Block 13306, Lots 1, 2, 3, 4, and 5 from HC, Highway Commercial to SCR, Senior Citizen Residential.
- i. Lakeland Complex – Phase 1 (Block 12301) Redevelopment Plan, Ordinance O-05-25, adopted August 22, 2005.
- j. Ordinance 0-05-52 adopted January 09, 2006 to rezone various parcels as recommended and listed in the Reexamination Report of the Master Plan of the Township of Gloucester adopted June 28, 2005.
- k. Desco Redevelopment Plan, Ordinance O-06-02 adopted January 23, 2006.
- l. Ordinance O-06-06 adopted March 27, 2006 to delineate the SCR-HC, Senior Citizen Residential – Highway Commercial (Special Restrictions) Overlay District.
- m. Moffa Farm Redevelopment Plan, Ordinance O-06-33, adopted August 14, 2006.
- n. Interchange Redevelopment Plan, Ordinance O-06-23, adopted August 14, 2006 and amended, Ordinance O-11-17, adopted August 08, 2011.
- o. GEMS Landfill Redevelopment Plan, Ordinance O-12-23, adopted September 24, 2012.
- p. Ordinance O -13 13 to rezone Block 13004, Lots 1, part of Lot 2, part of Lot 3, Lot 4, Lot 5, and part of Lot 6 from GI – General Industrial to OR – Office Residential as shown on Exhibit B, Proposed Zoning Map within a report titled “Lakeland Road Rezoning Study and Master Plan Amendment, prepared by Kenneth D. Lechner, PP, AICP, Director, Department of Community Development & Planning dated June 2013.
- q. New Vision Residential Overlay District (NVR), Ordinance O-13-12.

SECTION 5. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 6. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgement of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 7. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced:

Adopted:

ATTEST:

PRESIDENT OF COUNCIL

TOWNSHIP CLERK, RMC

MAYOR

0-13-14 ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE O-03-03, LAND DEVELOPMENT TO REPEAL CERTAIN SECTIONS APPLICABLE TO REDEVELOPMENT PLANS ADOPTED UNDER N.J.S.A. 40A:12A-1 ET. SEQ., LOCAL REDEVELOPMENT AND HOUSING LAW.

WHEREAS, The Township Council of the Township of Gloucester, County of Camden, State of New Jersey on August 12, 2002 adopted Ordinance O-02-30, titled the "New Vision Redevelopment Plan," which was amended by Ordinance O-04-39 adopted December 14, 2004 and amended by Ordinance O-10-06 adopted on March 22, 2010; and,

WHEREAS, The Township Council of the Township of Gloucester, County of Camden, State of New Jersey on June 28, 2004 adopted Ordinance O-04-13, titled the "Blackwood West Redevelopment Plan," which was amended by Ordinance O-05-12 adopted February 28, 2005 and amended by Ordinance O-06-31 adopted November 13, 2005; and,

WHEREAS, Ordinance O-02-30, the New Vision Redevelopment Plan and Ordinance O-04-13, the Blackwood West Redevelopment Plan include land development regulations that supersede Ordinance O-03-03, Land Development adopted January 27, 2003 and as amended; and,

WHEREAS, all adopted Gloucester Township redevelopment area boundaries are delineated on the Gloucester Township Zoning Map as referenced in Article III, titled "Zoning Districts and Zoning Map," of Ordinance O-03-03, Land Development.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Ordinance O-03-03, known as the "Land Development Ordinance" is hereby amended, as follows:

SECTION 1. That Article IV, titled "Zoning District Regulations," Section 411a, Blackwood West Redevelopment District (BW-RD & Seq.) is hereby repealed in its entirety.

SECTION 2. That Article IV, titled "Zoning District Regulations," Section 418a, New Vision Business Park (NVBP) District (redevelopment) is hereby repealed in its entirety.

SECTION 3. That Article IV, titled "Zoning District Regulations," Section 418a, New Vision Senior Citizen Residential Overlay District (NVSCR) is hereby repealed in its entirety.

SECTION 4. That Article IV, titled "Zoning District Regulations," Section 418b, Senior Citizen Residential-Highway Commercial Overlay District (SCR-HC) is hereby relabeled as Section "418a, Senior Citizen Residential-Highway Commercial Overlay District (SCR-HC)."

SECTION 5. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 6. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgement of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 7. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced:

Adopted:

ATTEST:

PRESIDENT OF COUNCIL

TOWNSHIP CLERK, RMC

MAYOR