

**Township of Gloucester
Planning Board Agenda
July 14, 2015**

Salute to the Flag
Opening Statement
Roll Call
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 9, 2015

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

**#151035CM
John S. Smith**

**Minor Subdivision/Bulk C
Block: 10201 Lot: 11.01 & 14
Location: 1041 Chewslanding Rd
Subdivide off (3) 1 acre Lots
Combining the remainder of Lot:
14 to Lot: 11.01.**

**#151036M
1840 P. Cheeseman Rd.
(Recovery Centers of
America)**

**Minor Site Plan
Block: 14003 Lot: 13
Location: 1840 P.Cheeseman
Rd.**

**Change of Use, Retro fit the
Existing bldg. for Hospital/
Rehabilitation Center**

**#151039
The Villages of
Gloucester Township
Redevelopment Plan**

**Department of Community
Development & Planning
Kenneth D. Lechner, PP,
AICP, Director/Planner
(Several parcels along the
Blackhorse Pike, Davistown
Rd., & Lakeland Rd.)**

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, June 9, 2015

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

Roll Call:

Ms. Costa	Present
Mr. Dintino	Present
Mr. Dority	Present
Mr. Guevara	Present
Mr. Jones	Absent
Mr. Mercado	Present
Mr. Owens	Present
Ms. Pinolini	Absent
Ms. Washington	Absent
Chairman Kricun	Absent

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

Minutes for Memorialization

No minutes for memorialization

Resolutions for Memorialization

The following three (3) resolution were attended by the exact members when the application was heard as for this meeting.

Kimberly & Michael Porch #151021CC	Conditional Use/Bulk Block: 20101 Lot: 5
AtlanticCare Physicians Group #151024SPW	Site Plan Waiver Block: 13305 Lot: 4
Anthony Alberta #15151029M	Minor Subdivision Block: 2203 Lot: 7-10

Mr. Mercado made a motion to approve the above mentioned resolutions, seconded by Mrs. Costa.

All members were in agreement.

Applications for Review

Reexamination Report of Master Plan of Gloucester Township	Department of Community Development & Planning
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Mr. Lechner presented the board with the report for the reexamination of the Township Master Plan. Mr. Lechner explained that the Master Plan was adopted in 1999 at that time it had to be reexamined every six (6) years. With that, it was reexamined in 2005, however at that time, it was changed to every ten (10) years.

The master plan has an open space plan which allows the township to apply for grants from Green Acers. There is also a Storm Water Management plan that was done by Bach and Associates several years ago. The housing and fare share plan was submitted to council and the affordable housing committee.

What has to be done is to identify and change problems from the last report. There are five (5) statutory criteria that had to be followed. Mr. Lechner read the criteria for the board, refer to master plan for them. Mr. Lechner also added comments from the 2005 report which he felt made for better reading. He also read the significant changes from the 2005 to the 2015 reports, see master plan for the list.

Mr. Lechner made an outline which he presented to the board as follows. Also, used a map of Gloucester Township to show the areas which are mentioned in the Master Plan.

An objective was to try and get conservation easements, one down Chews Landing Road and the timber creek along Lower Landing Road. Another is with the redevelopment area district is to direct developers to areas that are already developed.

Historic Preservation which the Blackwood west district falls under. There are several business that are there that it was not zoned for. The only comment is to take a good look at the Blackwood West Redevelopment Plan to update and make necessary changes.

There has been improvements to the township's police department, Grants and Community Developed offices.

The only outstanding issue is the "line" between the Lambs Terrace and Erial fire districts. It was suggested to use a physical land feature.

The town now owns the land between Walgreens and Skeeter's pub. That is a five (5) point intersection that, with owning that piece of land, can possible be reconfigured in the future. The road that goes behind the shopping center on Cross Keys Road through to the Nike base is 75% done.

The Town has acquired properties for Open Space. An example of these open spaces are by Gabriel Davies Tavern in Glendora. Using the map of the town Mr. Lechner, showed the board all the areas where the open spaces are. The town has a large amount of acres of open space and 324 acres are forested area. The town has a natural spring that has trout in it. This is the only town in southern New Jersey that has trout. Mr. Lechner feels that it is important that the area stays the way it is. The open space in the town is a combination of some private property and the rest belongs to the Township

Age restricted residential and Business Park districts need to be changed since the ones that we have are not used much. There should be a limit as to what can be built. Also, Commercial residential, an example would be along the Black Horse Pike to Evesham Road.

This area is mostly auto shops and various type business's which that area was not zoned for. Berlin Cross Keys Road is mostly built up with the exception of the Nike base.

Housing development and the Fair Share Plan was a changed in 2005 with COWA, the bottom line was that the courts found that cowa was not functioning. So now it will be a judicial process rather than an administrative ones.

The following areas were recommended changes for land use: College Drive, Gems landfill, interchange, Moffa's Farm and DESCO redevelopment plans.

Mr. Lechner continued by reading the board the area for changes to the land use element and plan. See section 5.0 (pages 35-37).

With the conclusion from Mr. Lechner's outline the board was asked if there was any questions. With no questions from any board members the application was open to the public. No one from the public wished to speak.

Mr. Brennen informed the board that approval for the report as well as the resolution that he had prepared in advance. Mr. Brennen read the resolution allowed.

Mr. Dority made a motion to approve the report, seconded by Mrs. Costa.
Mrs. Costa made a motion to approve the resolution, seconded by Mr. Mercado.

Roll Calls:

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Vice Chairman Owens	Yes

The board members expressed their thanks to Mr. Lechner for all his hard working with the report.

Meeting Adjourned

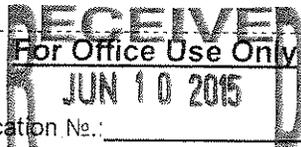
Respectfully Submitted,

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



Submission Date: #151035CM Application No.: _____
 Taxes Paid Yes/No _____ (Initial)
 Fees 360 Project # 9576
 BY: _____
 Escr. 1250.00 Escr. # 9576

Planning Board Zoning Board of Adjustment

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>John S. Smith</u> Address: <u>1059 Chews Landing Rd</u> City: <u>Laurel Springs</u> State, Zip: <u>NJ 08021</u> Phone: <u>(856) 718-4769</u> Fax: <u>(856) 227-0733</u> Email: <u>JSSHUNTER64@gmail.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Same as Applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: () - - Fax: () - -
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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 checked="" 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 checked="" type="checkbox"/> Bulk "C" Variance ²
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance ²
<input type="checkbox"/> Preliminary Major Site Plan ²	<input type="checkbox"/> Site Plan Waiver
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request
<input type="checkbox"/> Conditional Use Approval ²	<input type="checkbox"/> Redevelopment Agreement
<input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: () - - Fax: () - - Email: _____
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6. Name of Persons Preparing Plans and Reports:

Name: Federici & Akin P.A
Consulting Engineers
Address: 307 Greentree Rd
Profession: P. E.
City: Sewell
State, Zip: NJ 08080
Phone: (856) 581-1400 Fax: (856) 582-7976
Email: efkonne@federiciandakin

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

7. Location of Property:

Street Address: 1041 Chewshanding Rd Block(s): 10201
Tract Area: 19+- Lot(s): 11.01 & 14

8. Land Use:

Existing Land Use: R-1
Proposed Land Use (Describe Application): R-1
Subdivide off (3) 1-acre lots combining
the remainder of LOT 14 to LOT 11,01

9. Property:

Number of Existing Lots: 2 Proposed Form of Ownership:
Number of Proposed Lots: 3 Fee Simple Cooperative
 Condominium Rental
Are there existing deed restrictions? No Yes (If yes, attach copies)
Are there proposed deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

NONE

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		60'	Setback from E.O.P.*1	
Front setback 2			Setback from E.O.P.*2	
Rear setback		75'	Fence type	
Side setback 1		25'	Fence height	
Side setback 2		25'	*E.O.P. = Edge Of Pavement.	
Lot frontage		* 108	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	
* Variance required			Setback from property line 2	
			Distance from dwelling	
			Distance = measured from edge of water.	
			R.O.W. = Right-of-way.	
			Setback = Measured from edge of pool apron.	
Garage Application			Shed Requirements	
Garage Area			Shed area	
Garage height			Shed height	
Number of garages			Setback from R.O.W.1	
(Include attached garage if applicable)			Setback from R.O.W.2	
Number of stories			Setback from property line 1	
			Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: _____

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

15. Relief Requested:

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

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

16. Signature of Applicant

Signature of Applicant

6-8-15
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).

06-10-2015
Date

Signature

[Handwritten Signature]

John S. Smith

Print Name

Sworn and Subscribed to before me this

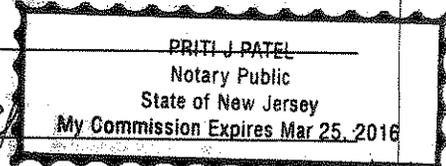
10th day of June

2015 (Year).

Signature

[Handwritten 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 of Applicant

John S. Smith

Print Name

Date

6-10-15

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 June 10, 2015, shows and discloses the premises in its entirety, described as Block 10201 Lot 11.01 & 14 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;

John S. Smith 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

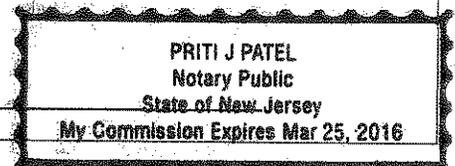
On this 10th day of June,
20 15 before the following authority.

John S. Smith

Name of property owner or applicant

Notary public

[Handwritten Signature]



TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Planning Board
FROM: Kenneth D. Lechner, PP, AICP, Director / Planner
 Department of Community Development & Planning
RE: *APPLICATION #151035CM Escrow #9576*
John S. Smith
BLOCK 10201 LOTS 11.01 & 14
DATE: June 30, 2015

The Applicant requests minor subdivision approval to create two (2) new lots in the R-1 Residential district. The property is located on the north side of Chews Landing – Clementon Road east of Royalty Lane.

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

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

- Applicant/Owner: John S. Smith 1059 Chews Landing – Clementon Road, Laurel Springs, NJ 08021 (telephone #609-352-1319).
- Surveyor: Edward F. Kuhn Jr., PLS, Federici & Akin, P.A., 307 Greentree Road, Sewell, NJ 08080 (telephone #856-589-1400).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist, dated 6/10/15.
2. Minor subdivision Plat, as prepared by Federici & Akin, P.A., comprising one (1) sheet dated 6/10/15.

II. ZONING INFORMATION

R-1 Zone Requirements – Single Family Detached (§403.F):

Standard	Required	Proposed (Lot 14.01)	Proposed (Lot 14.02)	Complies
Minimum lot size	1 ac.	43,669 sf	43,577 sf	yes / yes
Minimum lot frontage	125 ft.	0 ft.¹		no*
Minimum lot frontage	125 ft.		0 ft.¹	no*
Minimum lot depth	200 ft.	249.21 ft.	234.21	yes / yes
Maximum building coverage	15%	≤ 15%	≤ 15%	yes / yes
Maximum lot coverage	30%	≤ 30%	≤ 30%	yes / yes

¹ = The property has zero (0) feet frontage on a municipal street.

* = 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.

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS ⁴				
Front yard	50 ft.	≥ 50 ft.	≥ 50 ft.	yes / yes
Side yard	25 ft.	≥ 25 ft.	≥ 25 ft.	yes / yes
Rear yard	75 ft.	≥ 75 ft.	≥ 75 ft.	enc / yes
Minimum Useable Yard Area	25%	≥ 25%	≥ 25%	yes / yes
Maximum Height	35 ft.	≤ 35 ft.	≤ 35 ft.	yes / yes

Standard	Required	Proposed (Lot 14.03)	Proposed (Lot 11.01)	Complies
Minimum lot size	1 ac.	43,543 sf	16.31 ac.	yes / yes
Minimum lot frontage	125 ft.	0 ft.¹		no
Minimum lot frontage	125 ft.		50.57 ft.	enc
Minimum lot depth	200 ft.	234.41 ft.	618.68 ft.	yes / yes
Maximum building coverage	15%	≤ 15%	≤ 15%	yes / yes
Maximum lot coverage	30%	≤ 30%	≤ 30%	yes / yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS ⁴				
Front yard	50 ft.	≥ 50 ft.	≥ 50 ft.	yes / yes
Side yard	25 ft.	≥ 25 ft.	≥ 25 ft.	yes / yes
Rear yard	75 ft.	≥ 75 ft.	≥ 75 ft.	yes / yes
Minimum Useable Yard Area	25%	≥ 25%	≥ 25%	yes / yes
Maximum Height	35 ft.	≤ 35 ft.	≤ 35 ft.	yes / yes

¹ = The property has zero (0) feet frontage on a municipal street.

* = 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. APPLICATION SUBMISSION CHECKLIST

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

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

We do not recommend waiving underlined requirements

1. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
2. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
3. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].

4. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].

IV. **WAIVER COMMENTS**

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

We do not recommend waiving underlined requirements

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a. In lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation for the instant application we recommend the applicant provide a certification from an appropriate professional on the absence of freshwater wetlands and transition areas based on a field investigation as applies to proposed Block 10201, Lots 14.01, 14.02, and 14.03.
2. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
 - a. We recommend the applicant provide professional testimony addressing the general topography of the property and its ability to provide an appropriate grading plan to accommodate the proposed development as applies to Block 10201, Lots 14.01, 14.02, and 14.03.
3. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
 - a. The plan must be revised to provide a general note indicating a grading plan shall be submitted upon application for a building permit as per §814, Grading Approval of the Land Development Ordinance.
4. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
 - a. The plan must be revised to provide the classification as identified on the F.I.R.M. community panel number, and most effective date.
5. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
 - a. We recommend the applicant provide professional testimony addressing the ability to provide an appropriate septic system to accommodate the proposed development on Block 10201, Lots 14.01, 14.02, and 14.03.
6. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
 - a. We recommend the applicant provide professional testimony addressing the ability to provide an appropriate septic system and well to accommodate the proposed development on Block 10201, Lots 14.01, 14.02, and 14.03.

V. VARIANCE REVIEW COMMENTS

The Application as submitted requires the following variances:

§403.F, Area, Yard, Height and Building Coverage

1. Lot frontage (Lot 14.01): (0 ft. provided v. 125 ft.. minimum required).
 - a. The property has zero (0) feet frontage on a municipal street.
2. Lot frontage (Lot 14.02): (0 ft. provided v. 125 ft.. minimum required).
 - a. The property has zero (0) feet frontage on a municipal street.
3. Lot frontage (Lot 14.03): (0 ft. provided v. 125 ft.. minimum required).
 - a. The property has zero (0) feet frontage on a municipal street.

NJSA 40:55D-36, Building lot to abut a street

4. A variance is required to allow a permit for any building or structure for Block 10201, Lots 14.01, 14.02, and 14.03, whereas, the aforementioned lots do not abut a street.
 - a. The applicant must provide professional testimony addressing the ability of the 50' wide ingress/egress access easement to provide adequate access for firefighting equipment, ambulances and other emergency vehicles necessary for the protection of health and safety and that will protect any future street layout [Basis NJSA 40:55D-36, Appeals].

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

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

5. 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)).
6. 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).

Balancing Test (basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)).

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

VI. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for "Proposed Access Easement" as per §424.A, Driveways (Residential) or request a waiver.
2. The plan must be revised to provide concrete monuments between Block 10201, Lots 11.01 and 14.01, Lots 14.01 and 14.02, Lots 14.02 and 14.03, and Lots 11.01 and 14.03 along the 50' wide ingress/egress easement as per §503.C(2), Monuments.
3. The plan must be revised to provide metes and bounds of the ingress/egress access easement for review and approval from the Board professionals as per §503.D, Easements/Restricted Covenants.
4. The Applicant must provide a copy of the deed narrative of the ingress/egress access easement addressing administration and maintenance for review and approval from the Board professionals as per §503.D, Easements/Restricted Covenants.

VII. GENERAL REVIEW COMMENTS

1. Consideration should be given to providing a minimum of 125-foot frontage along the ingress/egress access easement for each lot.
 - a. This would provide each lot with an appropriate width that is consistent with a traditional lot on a municipal street and would improve opportunities to expansion of future dwelling and structures.
2. Consideration should be given to shifting the front property lines forward to provide a wider front yard setback for the existing dwelling on proposed Lot 14.03.
 - a. It appears there is only two (2) feet from the front of the existing dwelling to the required 50-foot front yard setback, which would limit any future additions to the front of the dwelling such as a front porch.
3. The plan should be revised to extend the paved driveway along the frontage of Lots 14.01, 14.02, and 14.03 which is not located within the existing 50' wide ingress/egress easement.
4. It's recommended consideration be given to providing a 50' radius turn-around at the end of the ingress/egress easement for emergency vehicles.
 - a. Should the Board require the above improvement we would recommend one of the following be completed prior to signature of the deeds:
 - i. Install the improvement.
 - ii. Provide a performance guarantee in an amount as determined by the Township engineer.
 - iii. Provide a deed restriction within the deed for proposed Block 10201, Lots 14.01, 14.02, and 14.03 to ensure completion as a component of the grading plan and building permit.
5. The plan must be revised providing the location of utilities including but not necessarily limited to septic systems, wells, etc. and/or a general note indicating that all utilities will be contained within the proposed property boundaries.

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

IX. RECOMMENDATIONS

1. The Applicant must address the above referenced 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.

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

cc: John S. Smith
Edward F. Kuhn Jr., PLS
Edward F. Brennan, Esq.
Steven M. Bach, PE

Camden County Planning Division

Submission Requirements



Making It Better, Together.

* Subdivisions:

- Two (2) Copies of County Planning Board Application
(Lower left hand corner **MUST BE SIGNED** and classified by appropriate local official)
- One (1) Copy of Municipal/Township Application
- One (1) Copy of Fee Schedule, Filled Out and Signed
(Check made payable to *Camden County Treasurer*)
- One (1) Set of Plans
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (If applicable)

Site Plans:

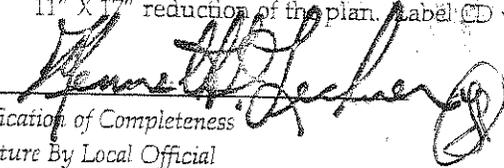
- Two (2) Copies of Camden County Planning Board Application
(Lower left hand corner **MUST BE SIGNED** and classified by appropriate local official)
- One (1) Copy of Municipal/Township Application
- One (1) County Fee Schedule, Filled Out & Signed
(Check made payable to *Camden County Treasurer*)
- Two (2) Sets of Signed and Sealed Plans (Which reflect all requirements contained in Chapter V of County's Manual of Land Development Practices, Regulations and Procedures)
- Two (2) Sets of Drainage Calculations
(Data based upon 10 YEAR -PRE and a 25 YEAR -POST Year Storm Event)
- Two (2) Sets of Traffic Impact Study (If applicable)
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (If applicable)
- One (1) Copy of Local Engineer's Report
- Two (2) Copies of a signed and sealed survey conducted by a licensed surveyor if existing conditions are referenced in accordance with N.J.A.C 13:40-7.2 (a.)1
- All Dedication, Easement, Deed, Etc. (Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.)

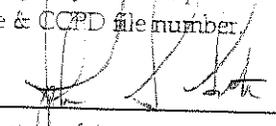
Final or Revised Plans:

- Two (2) Copies of County Planning Board Application
- Two (2) Sets of Signed & Sealed Plans
- One (1) County Fee Schedule, Filled Out & Signed
(Check made payable to *Camden County Treasurer*)

Additional Requirements:

- Please submit a map (highlighted copy) of your parcel and a most recent aerial photo of your parcel.
- A digital copy of only the Site Plan and Elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. The digital image should be provided in the form of pdf on a CD. If the plan was not digitally created, provide an 11" X 17" reduction of the plan. Label CD with plan name & CCPD file number.

X 
Certification of Completeness
Signature By Local Official

X 
Signature of Agent or Applicant

Camden County Planning Division

Review of Subdivisions & Site Plan Review

Fee Schedule



Applicant's Name: John S. Smith

Project Name: SMITH Municipality: Gloucester Twp

Plate: 102 Block: 10201 Lot(s): 11.01 Municipal Code (see attached): 14

Type of Plan

- Minor Subdivision (3 lots or less) Major Subdivision (4 lots or more) Site Plan

Subdivision

- Minor Review Fee (\$200.00) \$ 200.00
 Major Review Fee (\$500.00) \$ _____

Site Plan/Subdivision

- Design Review Fee (\$500.00) \$ _____
 Total Parking Spaces (\$8.00/SPACE) \$ _____
 Per Dwelling Unit (\$16.00/Unit) \$ _____
 Dedication, Easement, Deed, Etc. Review Fee (\$150.00) \$ _____
 Inspection Fee (\$200.00) \$ _____

Additional Fees

- Preliminary (\$200.00) \$ _____
Use for concept drawing review or request for waiver review
 Final (\$200.00) \$ _____
 Revisions (\$200.00) \$ _____
 Signing of Filing Plats (\$150.00) \$ _____
TOTAL \$ 200.00

X [Signature]
Signature of Applicant or Agent

Special Provisions

- The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.
- All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Plans and Application Submissions at the Planning Board Meeting will be placed on the Agenda for the Next Scheduled Planning Board Meeting.

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



Making It Better Together

Camden County Planning Board

Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021
Phone 856.566.2978 Fax 856.566.2988
planningdivision@camdencounty.com

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Smith
Project Address (if applicable) & Municipality: 1041 Chewshanding Rd Gloucester Twp
County Route No.: 683 Site Abuts County Road: _____

Type of Submission:

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

Date: _____
Date: _____

Tax Map Data:

Plate(s): 102
Block(s): 10201
Lot(s): 11.01 & 14

Existing Zoning: RI
Variance Required: Yes

Map Plan:

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

Submission Information:

Applicant: John S. Smith Phone: 856-718-4769 Fax: 856-227-0733
Address: 1059 Chews Landing Rd Town: Laurel Springs State: NJ
E-Mail: jsshunter64@gmail.com Zip: 08021

Agent: _____ Phone: _____ Fax: _____
Address: _____ Town: _____ State: _____
E-Mail: _____ Zip: _____

Proposed Use:

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

Area:

Total of Existing Lot: 19± AC
Dedicated Land: _____ AC
Portion to be Sub-divided: 19± AC
Explain: _____

Signatures Required:

Signature of Applicant: [Signature] Date: 6-8-15
Person Completing Application
(Please Print): John S. Smith Date: 6-8-15

Municipal Use:

Classification of Application: Major Subdivision/Block
Authorized Municipal Signature: [Signature] # 151035CM
Title: Vendor Farmer
Phone No.: (936) 374-3511 Transmittal Date: 6/16/15

For County Use:

Classification of Application: _____

Authorized County Signature: _____

Title: _____ Date Received: _____

Phone No.: _____ Log No.: _____

Plan No.: _____

Camden County Planning Division

Affidavit of Ownership



Making It Better, Together.

Name of Company/Organization:

Is Company a Corporation? Yes No

If yes, name of State in which incorporated:

Is Company a Partnership? Yes No

Is Company an Individual Owner? Yes No

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

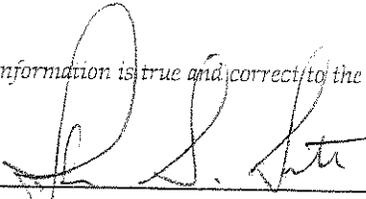
Name

Address

Title

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

X


Signature of Owner & Title

X

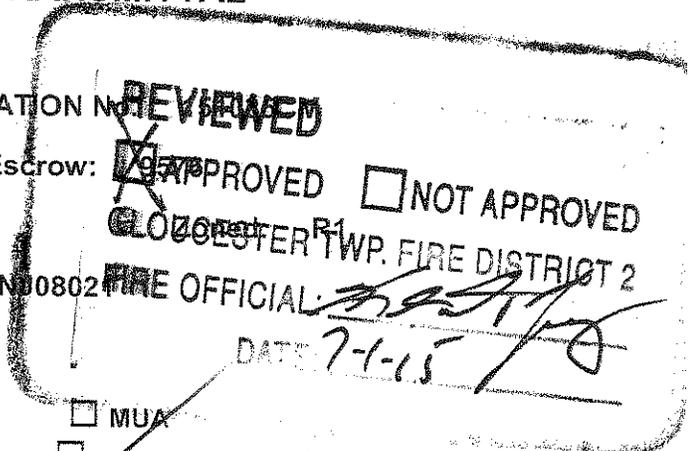
John S. Smith
Print Name of Owner & Title

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: June 15, 2015
 APPLICANT: John S. Smith
 BLOCK: 10201 Lot: 11.01 & 14
 LOCATION: 1041 Chewslanding Road, Laurel Springs, NJ 08024

APPLICATION No. _____

Escrow: APPROVED NOT APPROVED



TRANSMITTAL TO:

- | | | |
|---|---|---|
| <input type="checkbox"/> Bach Associates | <input type="checkbox"/> Traffic/Police | <input type="checkbox"/> MUA |
| <input type="checkbox"/> Planner | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Ted Brennan, Esq. |
| <input type="checkbox"/> Taxes & Assessor | <input type="checkbox"/> Construction | <input checked="" type="checkbox"/> Fire District 1 2 3 4 5 6 |
| | | <input type="checkbox"/> Camden County Planning |

STATUS OF APPLICATION New Application Subdivision/Bulk C Variance

PURPOSE OF TRANSMITTAL:

- For Your Review - Subdivide off (3) 1 acre lots combining the remainder of Lot: 14 to Lot: 11.01

ENCLOSED:

- 1 Copy - Site Plan, checklist, Camden County Planning Application
- 1 Copy - Survey & Subdivision Plan
- 1 Copy - Boundary & Topographical Survey
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision -Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Major Site. & Subdivision
- 1 Copy - Architectural Plans/Exterior Bid. Elevations
- 1 Copy - Signage Diagrams
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

- Preliminary & Final Minor Subdivision/Bulk C Variance

W/COMMENT SEE ATTACHMENT



BUREAU OF FIRE PREVENTION

FIRE DISTRICT NO. 2

CHEWS LANDING

43 SOMERDALE ROAD BLACKWOOD, NJ 08012

PHONE: (856) 939-2090 Ext. 124

FAX: (856) 228-9007

Gloucester Township
Office of the Planning Board

July 1, 2015

Re: Application # 151035cm
Block 10201 Lot 11.01 & 14

To whom it may rely upon;

This office has reviewed the aforementioned application. It is the position of this office to request that the proposed access easement to these parcels be constructed of approved material and of adequate dimensions to accommodate this department's fire apparatus. As this access road as it stands now is questionable whether a piece of apparatus can access the current residence should the need arise. Additionally this office requires any new construction shall have a fire hydrant within 800' via approved access. This hydrant shall either be existing or newly installed.

Respectfully,

Kenneth P Young
Fire Marshal
GTFD#2



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #151035CM

1041 Chews Landing Rd

Block 10201 Lot 11.01 & 14

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

Other:

Reviewed By: Lt. Brian McKendry

Signature: _____

Date Submitted: 6/30/15

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: June 15, 2015 APPLICATION No. 151035CM
 APPLICANT: John S. Smith Escrow: 9576
 BLOCK: 10201 Lot: 11.01 & 14 Zoned: R1
 LOCATION: 1041 Chewslanding Road, Laurel Springs, NJ08021

TRANSMITTAL TO:

- | | | |
|--|---|--|
| <input type="checkbox"/> Bach Associates | <input type="checkbox"/> Traffic/Police | <input type="checkbox"/> MUA |
| <input type="checkbox"/> Planner | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Ted Brennan, Esq. |
| <input checked="" type="checkbox"/> Taxes & Assessor | <input type="checkbox"/> Construction | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| | | <input type="checkbox"/> Camden County Planning |

STATUS OF APPLICATION New Application Subdivision/Bulk C Variance

PURPOSE OF TRANSMITTAL:

- For Your Review - Subdivide off (3) 1 acre lots combining the remainder of Lot: 14 to Lot: 11.01

ENCLOSED:

- 1 Copy - Site Plan, checklist, Camden County Planning Application
- 1 Copy - Survey & Subdivision Plan
- 1 Copy - Boundary & Topographical Survey
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Major Site. & Subdivision
- 1 Copy - Architectural Plans/Exterior Bld. Elevations
- 1 Copy - Signage Diagrams
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

- Preliminary & Final Minor Subdivision/Bulk C Variance

Please change lot designations (need to keep master lot 14):

PROP LOT 14.03 → 14 #1039 Chewsland Rd
PROP LOT 14.02 → 14.01 #1037 "
PROP LOT 14.01 → 14.02 #1035 "

NO OTHER ISSUES. Remainder of Lot 14 (10.71 ac) goes into lot 11.01 (which is supplemental to lot 10.01) which is used as Woodland Mgmt.

6/16/15

[Signature]

Best 63

B

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: June 15, 2015 APPLICATION No. 151035CM
APPLICANT: John S. Smith Escrow: 9576
BLOCK: 10201 Lot: 11.01 & 14 Zoned: R1
LOCATION: 1041 Chewslanding Road, Laurel Springs, NJ08021

TRANSMITTAL TO:

- | | | |
|---|--|--|
| <input type="checkbox"/> Bach Associates | <input type="checkbox"/> Traffic/Police | <input type="checkbox"/> MUA |
| <input type="checkbox"/> Planner | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Ted Brennan, Esq. |
| <input type="checkbox"/> Taxes & Assessor | <input checked="" type="checkbox"/> Construction | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| | | <input type="checkbox"/> Camden County Planning |

STATUS OF APPLICATION New Application Subdivision/Bulk C Variance

PURPOSE OF TRANSMITTAL:

- For Your Review - Subdivide off (3) 1 acre lots combining the remainder of Lot: 14 to Lot: 11.01

ENCLOSED:

- 1 Copy - Site Plan, checklist, Camden County Planning Application
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- 1 Copy - Major Subdivision - Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Major Site. & Subdivision
- 1 Copy - Architectural Plans/Exterior Bld. Elevations
- 1 Copy - Signage Diagrams
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

- Preliminary & Final
- Minor Subdivision/Bulk C Variance

JTG OK Oldg 6/25/15



July 9, 2015

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

Attn: Ken Lechner, Community Development Director

Re: Minor Subdivision
John S. Smith
Chews Landing & Clementon Road
Block 102.01, Lots 11.01, 14 & 20
Review No. 1
Bach Project No. GTPB-2015-08
GTPB Application No. 151035CM

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated June 10, 2015.
- Township of Gloucester Land Development Submission Checklist, not dated.
- Camden County Planning Board Application, dated 6-8-15.
- Drawing entitled "Minor Subdivision Plat, For Jack Smith Properties, Block 102.01, Lots 11.01, 14 & 20, Plate 1.02, Gloucester Township, Camden County, New Jersey", prepared by Federici & Akin, P.A., dated 6-10-15, no revision.

SITE INFORMATION:

Owner/Applicant: John S. Smith
1059 Chews Landing Road
Laurel Springs, NJ 08021
(856) 718-4769
Jshunter64@gmail.com

Minor Subdivision
John S. Smith
Chews Landing & Clementon Road
Block 102.01, Lots 11.01, 14 & 20
Review No. 1
Bach Project No. GTPB-2015-08
GTPB Application No. 151035CM
July 9, 2015
Page 2 of 5

PROJECT SUMMARY:

This application is for a subdivision of three (3) existing residential lots into four (4) new residential lots. An existing 1 story dwelling currently exists on the lots and will remain on one (1) of the proposed lots. The project site is located on the northeasterly side of Chews Landing & Clementon Road (County Route 683) southeast of Royalty Lane in the Township's R-1 Residential Zoning District. The applicant is seeking a Minor Subdivision approval with bulk variances.

COMPLETENESS:

The applicant is requesting waivers for the following items from the Land Development Ordinance Submission Checklist:

1. Checklist Item #9 – Calculation of Wetlands. Waiver recommended for completeness only.
2. Checklist Item #36 – Existing and proposed building coverage. Waiver recommended for completeness only.
3. Checklist Item #57 – Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope. Waiver recommended.
4. Checklist Item #61 – Flood Plain Limits – Waiver recommended for completeness only.
5. Checklist Item #106 – A letter from existing water and/or sewer company indicating that service shall be available. Waiver recommended.

The following items from the Land Development Ordinance Submission Checklist have not been provided:

1. Checklist Item #22 – A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. Waiver recommended for completeness only.
2. Checklist Item #33 – The names, addresses, block and lot numbers of all property owners within 200 feet of the development. Waiver recommended for completeness only.

Minor Subdivision
John S. Smith
Chews Landing & Clementon Road
Block 102.01, Lots 11.01, 14 & 20
Review No. 1
Bach Project No. GTPB-2015-08
GTPB Application No. 151035CM
July 9, 2015
Page 3 of 5

3. Checklist Item #58 - Proposed grades in sufficient numbers to illustrate grading scheme. *Waiver recommended.*
4. Checklist Item #72 - Show evidence that plan meets with Ordinance requirements for septic systems. *Waiver recommended.*
5. Checklist Item #74 - Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. *Waiver recommended.*
6. Checklist Item #107 - When on-lot water or sewerage disposal, the concept for such systems shall be reviewed by the appropriate township, county and state agencies. *Waiver recommended.*

The above items must be provided or waivers granted prior to the application being deemed "Complete".

VARIANCES:

The applicant is requesting a bulk variance for minimum lot frontage.

REVIEW COMMENTS:

We have reviewed all information submitted for conformance with the Township's Land Development Ordinance and offer the following comments for your consideration:

1. The applicant shall provide a Plan of Survey updated within six (6) months.
2. The plan must be revised to provide the classification as identified on the F.I.R.M., community panel number, and effective date.
3. Closure calculations shall be provided for all proposed lots.
4. Legal Descriptions of the proposed lots and any easements located on the proposed lots shall be provided.
5. All easements within the proposed subdivision lots shall be dimensioned and labeled.

Minor Subdivision
John S. Smith
Chews Landing & Clementon Road
Block 102.01, Lots 11.01, 14 & 20
Review No. 1
Bach Project No. GTPB-2015-08
GTPB Application No. 151035CM
July 9, 2015
Page 4 of 5

6. Coordinates shall be provided for three (3) corners around the outbound of the lots.
7. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
8. The plan needs to indicate that this subdivision is to be filed by deed. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the minor subdivision map even though the subdivision will be filed by deed.
9. No proposed drainage is shown on the plan. The applicant should be prepared to discuss the impact development will have on the site and adjoining lots.
10. The P.O.B. for the each proposed lot shall be shown on the map.
11. The applicant shall provide on the plan, a certification from a licensed professional that wetlands, transition areas and any associated buffers do not affect any portion of the subdivided lots. If the applicant cannot provide the certification than a wetlands delineation shall be preformed by a certified professional and the wetlands line and associated buffer shall be depicted on the subdivision plan.
12. The applicant must demonstrate proper ingress and egress for emergency vehicles traveling to and from each lot from Chews Landing & Clementon Road (County Route 683).
13. The applicant shall provide a common easement area along Chews Landing & Clementon Road (County Route 683) to provide trash, recycling and mail delivery for all lots associated with the subdivision.

Any approvals by the Board should be conditioned upon the applicant addressing the above outstanding items.

We reserve the option to make additional comments as more information becomes available.

Minor Subdivision
John S. Smith
Chews Landing & Clementon Road
Block 102.01, Lots 11.01, 14 & 20
Review No. 1
Bach Project No. GTPB-2015-08
GTPB Application No. 151035CM
July 9, 2015
Page 5 of 5

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

Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Richard Wells, Esq., PB Solicitor
John S. Smith, Applicant
Edward F. Kuhn, PLS, Applicant's Professional
Anthony DiRosa, PLS, PE

S:\GTPB2015 Gloucester Twp PBL-08 Smith Minor Sub\Docs\GTPB2015-8 Smith Minor Sub Review No 1, 7-9-15.doc

TOWNSHIP OF GLOUCESTER

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

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

RECEIVED
JUN 15 2015

For Office Use Only

Submission Date: _____ Application No: #151036M
 Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial) _____
 Fees 300 Project # 9585
 Escr 2100 Escr# 9585

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

LAND DEVELOPMENT APPLICATION

<p>1. Applicant</p> <p>Name: <u>1840 P Cheeseman Road, LLC</u> Address: <u>2701 Renaissance Boulevard</u> <u>4th Floor</u> City: <u>King of Prussia</u> State, Zip: <u>PA, 19406</u> Phone: <u>(610) 239-6100</u> Fax: () - Email: <u>JLombardo@mpbuilders.com</u></p>	<p>2. Owner(s) (List all Owners)</p> <p>Name(s): <u>Same</u> Address: _____ City: _____ State, Zip: _____ Phone: () - Fax: () -</p>																																			
<p>3. Type of Application. Check as many as apply:</p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Informal Review ²</td> <td><input type="checkbox"/> Planned Development ²</td> </tr> <tr> <td><input type="checkbox"/> Minor Subdivision</td> <td><input type="checkbox"/> Interpretation ²</td> </tr> <tr> <td><input type="checkbox"/> Preliminary Major Subdivision ²</td> <td><input type="checkbox"/> Appeal of Administrative Officer's Decision</td> </tr> <tr> <td><input type="checkbox"/> Final Major Subdivision</td> <td><input type="checkbox"/> Bulk "C" Variance ²</td> </tr> <tr> <td><input checked="" type="checkbox"/> Minor Site Plan</td> <td><input type="checkbox"/> Use "D" Variance ²</td> </tr> <tr> <td><input type="checkbox"/> Preliminary Major Site Plan ²</td> <td><input type="checkbox"/> Site Plan Waiver</td> </tr> <tr> <td><input type="checkbox"/> Final Major Site Plan</td> <td><input type="checkbox"/> Rezoning Request</td> </tr> <tr> <td><input type="checkbox"/> Conditional Use Approval ²</td> <td><input type="checkbox"/> Redevelopment Agreement</td> </tr> <tr> <td><input type="checkbox"/> General Development Plan ²</td> <td><input type="checkbox"/> _____</td> </tr> </table>		<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 checked="" type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance ²	<input type="checkbox"/> Preliminary Major Site Plan ²	<input type="checkbox"/> Site Plan Waiver	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request	<input type="checkbox"/> Conditional Use Approval ²	<input type="checkbox"/> Redevelopment Agreement	<input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> _____																	
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<input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> _____																																			
<p>² Legal advertisement and notice is required to all property owners within 200 feet.</p>																																				
<p>4. Zoning Districts (Circle all Zones that apply)</p> <table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td>R1</td> <td>RA</td> <td>BWD</td> <td>NC</td> <td><u>JR</u></td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>HC</td> <td>PR</td> <td>BW-RD</td> <td>SCR-HC Overlay</td> </tr> <tr> <td>R3</td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		ER	R4	GCR	CR	BP	G-RD	LP-1	R1	RA	BWD	NC	<u>JR</u>	M-RD	NVBP	R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
ER	R4	GCR	CR	BP	G-RD	LP-1																														
R1	RA	BWD	NC	<u>JR</u>	M-RD	NVBP																														
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay																														
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay																														
						IR																														
<p>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</p> <table style="width:100%;"> <tr> <td style="width:50%;"> Name of Attorney: <u>Nick Menas</u> Address: <u>Midtown Bldg, Ste 400, 1301 Atlantic Ave</u> City: <u>Atlantic City</u> </td> <td style="width:50%;"> Firm: <u>Fox Rothschild</u> State, Zip: <u>NJ</u> Phone: <u>(609) 348 4515</u> Fax: <u>609 348-6834</u> Email: <u>nmenas@foxrothschild.com</u> </td> </tr> </table>		Name of Attorney: <u>Nick Menas</u> Address: <u>Midtown Bldg, Ste 400, 1301 Atlantic Ave</u> City: <u>Atlantic City</u>	Firm: <u>Fox Rothschild</u> State, Zip: <u>NJ</u> Phone: <u>(609) 348 4515</u> Fax: <u>609 348-6834</u> Email: <u>nmenas@foxrothschild.com</u>																																	
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6. Name of Persons Preparing Plans and Reports:

Name: Adams, Rehmann & Heggan Assoc., Inc.

Address: 850 N. White Horse Pike

Profession: Ted Wilkinson, PE

City: Hammonton

State, Zip: NJ, 08037

Phone: (609) 561-0482 Fax: ()

Email:

Name: Horner & Canter Associates

Address: 105 Atsion Rd - Suite F

Profession: David Horner, PE, PTOE

City: Medford

State, Zip: NJ, 08055

Phone: (609) 654-4104 Fax: ()

Email: dhorner@horner-canter.com

7. Location of Property:

Street Address: 1840 Peter Cheeseman Road Block(s): 14003

Tract Area: 26.67 acres Lot(s): 13

8. Land Use:

Existing Land Use: Vacant Building - Former Retreat Center Diocese

Proposed Land Use (Describe Application): Residential Substance Abuse Center

9. Property:

Number of Existing Lots: one (1)

Number of Proposed Lots: one (1)

Are there *existing* deed restrictions?

Are there *proposed* deed restrictions?

Proposed Form of Ownership:

Fee Simple Cooperative

Condominium Rental

No Yes (If yes, attach copies)

No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application N/A	Proposed
Front setback 1	+/- 185	Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback	+/- 560	Fence type	
Side setback 1	+/- 93	Fence height	
Side setback 2	+/- 453	*E.O.P. = Edge Of Pavement.	
Lot frontage	1292.60	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 N/A		Shed Requirements N/A	
Garage Area		Shed area	
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: 37 Number of parking spaces provided: 62
 Number of loading spaces required: 1 Number of loading spaces provided: 1

15. Relief Requested:

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

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

16. Signature of Applicant

John R. Lombardo
JOHN R. LOMBARDO
 Signature of Applicant

JUNE 15, 2015
 Date

 Signature of Co-applicant

 Date

CORPORATE DISCLOSURE STATEMENT

The Applicant 1840 P. Cheeseman Road, LLC is owned 100% by TRE-RE, LLC, a Delaware limited liability company.

TRC-RE, LLC, a Delaware limited liability company, is owned 100% by Recovery Center of America Holdings, LLC a Delaware limited liability company.

The majority of Recovery Center of America Holdings, LLC a Delaware limited liability company is owned by Recovery, LLC a Delaware limited liability company.

J. Brian O'Neill, an individual, and J. Eustace Wolfington, an individual, are the only shareholders directly or indirectly owning more than 10% of Recovery, LLC a Delaware limited liability company.

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).

June 15 2015 Date
John R. Lombardo Signature
JOHN R. LOMBARDO Print Name

X Sworn and Subscribed to before me this 15th day of June 2015 (Year).
 COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Annmarie Weisenberger, Notary Public
 Swarthmore Boro., Delaware County
 My Commission Expires 9/14/17
Annmarie Weisenberger Notary Public

18. Disclosure Statement (Pursuant to N.J.A.C. 17:55B-4.1 and 48.2):

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

- 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).
- 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).

X John R. Lombardo Signature of Applicant
JOHN R. LOMBARDO Print Name
 Date _____

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of May 2015, shows and discloses the premises in its entirety, described as Block 44083 Lot 13 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
 County of Camden:
 _____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.
 Sworn and subscribed to
 On this 20 day of _____
 20____ before the following authority.
John Lombardo Name of property owner or applicant
JOHN LOMBARDO Notary public

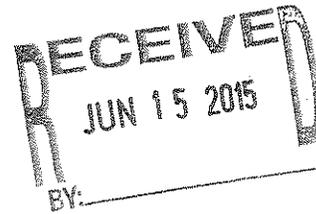
151036M

#9585

June 15, 2015

Hand Delivery

Mr. Ken Lechner, PP, AICP, Director/Planner
Planning Board; Township of Gloucester
1261 Chews Landing Road
Blackwood, NJ 08012



Re: Proposed Application
1840 P. Cheeseman Road, LLC
Rehabilitation Centers of America – 37-bed Facility
Proposed Retro-Fit of Existing Buildings
Block 14003, Lot 13
1840 Peter Cheeseman Road (CR 759)
Gloucester Township, Camden County, NJ 08012
Submission of Minor Site Plan Application Package

Dear Mr. Lechner:

On behalf of 1840 P. Cheeseman Road, LLC, we hereby submit the following documents relative to the Minor Site Plan Application noted above:

- | | | |
|--|---|---|
| A. Application for Site Plan | - | One original & four copies |
| B. Filing Fees | - | Two checks - \$300 / \$2100, filing & escrows |
| C. Signed Escrow Agreement | - | One original |
| D. Signed W-9 Form | - | One original |
| E. Disclosure Statement | - | One original |
| F. Site Plans, sheets 1 of 7, including
Architectural & ALTA Survey** | - | Twelve sets |
| G. Checklist | - | Seven Copies |
| H. Traffic Study | - | Four copies |

Introduction:

The applicant/owner request approvals for a 'change of use,' to retro-fit the existing 31,548 square feet of building space on the referenced property, for use as a hospital / rehabilitation center, within the confines of the existing footprint.

As noted on the site plans, the applicant proposes no new site improvements with the exception of the following:

- Minor site lighting upgrades
- Trash enclosure equaling 500-square feet of disturbance
- Elevator room equaling 80-square feet of disturbance
- Minor striping for parking and ADA spaces

- New bumper stops
- New Handi-cap signs with ADA Compliant ramp
- New one-way signage for loop drive
- New 40-square feet monument entrance sign

The above minor modifications to the site result in a total land disturbance of less than 1000-square feet.

The total building footprint improvements amount to only 80-square feet for the elevator room.

**** ALTA Existing Conditions Map, Sheet 1 of 1:**

Attached to each site plan set is an unsigned/unsealed copy of the filed ALTA Existing Conditions Map, prepared by Land Dimensions Engineering, surveyor of record. We will forward one (1) signed and sealed Existing Conditions Map within the next 3 days for your file.

Request Hearing Date:

The applicant requests consideration at the next available planning board meeting date for this proposal.

Please contact our office if any documents are missing to deem said application complete.

If you should require additional information or have any questions, please feel free to contact our office.

Sincerely,



Theodore Wilkinson, PE
Senior Project Manager
Adams, Rehmann & Heggan

TW/tw

Enclosure (Original Application, 12-sets of documents & 7-copies of checklist)

Email cc: John Lombardo, Applicant (w/enc)
Nick Menas, Applicants Attorney (w/enc)
Richard Rehmann, ARH (w/enc)
Dave Cella, Director, ARH (w/enc)

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 142050BD

1840 P. CHEESEMAN ROAD, LLC

Block 14003, Lots 13, 13X, 14, 15 & 23

WHEREAS, 1840 P. Cheeseman Road LLC is the contract purchaser of the land and premises located at 1840 Peter Cheeseman Road in the Blackwood Section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for an interpretation as to whether or not a residential substance abuse treatment facility and a sober living community is a permitted use in the Institutional District; said application being presented Robert Mintz, Esquire; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearings held on January 14, 2015 and February 11, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, 1840 P Cheeseman Road, LLC is the contract purchaser of the land and premises located at 1840 Peter Cheeseman Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 14003, Lots 13, 13X, 14, 15 & 23, on the Official Tax Map of the Township of Gloucester, located in an Institutional Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Larry DiVietro a Professional Planner, Darcy Brazzle, Brian O'Neil, Dr. Denie Carese.

Darcy Brazzle testified she has 15 years as a Drug Rehabilitation Counselor.

Introduced into evidence were (A1) a subdivision plan, (A2) aerial existing conditions, (A3) a letter from Robert Mintz, Esquire and (A4) a response letter dated 10-28.

Ms. Brazzle testified this would be a residential treatment center for detox services, residential inpatient treatment, outpatient treatment, and a sober living community. She testified that this would be a self-pay or insurance paid institution and it would be for profit organization. It will be open 24 hours a day with staff on site 24/7. She indicated the sober living community lends supports for recovery and the rents are double the usual rent and there is a condition in the lease that there will be no drugs or alcohol on the premises. She also testified there is an over-loaded system and there is heroine epidemic in New Jersey. She went on to say the existing structure would be used such as the dining room, kitchen, the dormitory and the chapel and the facility would be licensed by the State. There would be a minimum 30 day residential inpatient treatment, with 100 beds and approximately 110 employees, spaced out over 3 shifts. They would treat addiction for alcohol, drugs and mental health disorders. The meeting was then continued till February 11, 2015.

At February 11th meeting Brian O'Neil, a principal of the facility, testified that he was investing 20 Million Dollars into this project. He indicated there are about 20 thousand people within 15 minutes of this site who are in need of Alcoholic Anonymous or Narcotics Anonymous meetings. There would be a low police and fire demand.

Dr. Carese testified there is a need for this type of medical facility and this would be permitted by the State Statute.

Larry Di Vietro, Professional Planner, testified on behalf of the applicant. He indicated that he reviewed the State Statute and also the Township Ordinance and the Ordinance permits a Hospital or a Sanatorium in the Institutional Zone.

He was also of the opinion the Sober Living Community would be an accessory use to the Residential Treatment Center. He went on to say the Center would be secluded and would have buffering and the site is well suited for this type of operation.

Numerous people spoke regarding the application. Three people supported the application and approximately another 3 people supported the application without the Residential Treatment Center and approximately 7 people opposed the entire application.

After hearing the testimony presented, the Board was of the opinion that the Residential Treatment Center, which is similar to a hospital, would be a permitted use in the Institutional Zone; however, the Sober Living Community would not be a permitted use and would need a Use variance. The Board found that the Sober Living Community was similar to residential uses and all residential uses are prohibited in the Institutional Zone and therefore denied the applicants request to the effect that this would be an accessory use to the Residential Treatment Facility.

UPON MOTION duly made and seconded to deny the interpretation that the Residential Treatment Facility and Sober Living Community would be a permitted use in an Institutional zone the Board voted six in favor (6) . none (0) against , and upon motion to interpret that the Residential Treatment Facility which would be similar to a Hospital is a permitted use, the Board voted (5) in favor and (1) against.

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 11 Day of March 2015 that the applicant, 1840 Peter Cheeseman Road, LLC is hereby granted the interpretation that the Residential Treatment Facility would be permitted use in the Institutional Zone and that the Sober Living Community would need a Use Variance.

MOTION to DENY Interpretation of Sober Living and Treatment Center together

ROLL CALL

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullin	Yes

MOTION to APPROVE Residential Treatment Center Only(as being similar to a Hospital) as a Permitted Use:

ROLL CALL

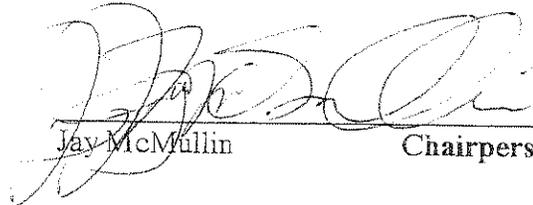
LIST NAMES

Frank Simiriglia	No
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes

Michelle Scully Yes

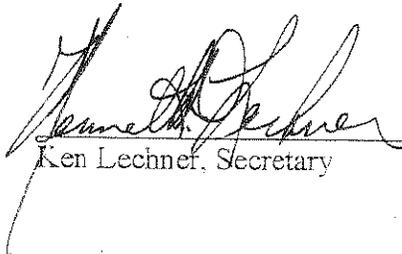
Jay McMullin Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER



Jay McMullin Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of March 2015.



Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
1405 Chews Landing Road
Laurel Springs, New Jersey 08021

TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Planning Board

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

RE: **APPLICATION #151036M** **Escrow #9585**
1840 P. Cheeseman Road, LLC
BLOCK 14003, Lot 13
1840 Peter Cheeseman Road

DATE: July 07, 2015

The Applicant requests minor site plan approval to convert the existing St. Pius Retreat House for a "Residential Substance Abuse Center" within the IN – Institutional District. The project is located on the east side of Peter Cheeseman Road and south of College Drive.

A Residential Substance Abuse Treatment Facility was determined a permitted use in the IN – Institutional District by Zoning Board of Adjustment Resolution #142050BD adopted March 11, 2015.

The plans have been reviewed and the following comments are offered for your consideration.

- Applicant/Owner: 1840 P. Cheeseman Road, LLC, 2701 Renaissance Boulevard, 4th Floor, King of Prussia, PA 19406.
- Engineer: Theodore Wilkinson, PE, Adams, Rehmann & Heggan Associates, Inc., 850 South White Horse Pike, P.O. Box 579, Hammonton, NJ 08037-2019 (telephone #609-561-0482).
- Traffic Engineer: David H. Horner, PE, Horner & Canter Associates, 105 Atsion Road, Suite F, Medford, NJ 08055 (telephone#609-654-4104).
- Attorney: Nick Menas, Esq., Fox Rothschild, Midtown Bldg., Ste. 400, 1301 Atlantic Avenue, Atlantic City, NJ (telephone #609-348-4515).

I. INFORMATION SUBMITTED

1. Adams, Rehmann & Heggan Associates, Inc. ALTA Survey Letter dated 6/22/15.
2. Adams, Rehmann & Heggan Associates, Inc. Transmittal Letter dated 6/15/15.
3. Traffic Impact Statement, as prepared by David H. Horner, PE, Horner & Canter Associates dated 5/08/15.
4. Alta Survey, as prepared by Land Dimensions Engineering comprising one (1) sheet dated December 2014, last revised 6/05/15.
5. Land Development Application Form, checklist, and Corporate Disclosure Statement dated 6/15/15.
6. Floor plans, as prepared by THE Architects consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
PS-1.0	First Floor	6-12-15
PS-1.1	Second Floor	6-12-15
PS-1.2	Third Floor	6-12-15

7. Engineering plans, as prepared by Adams, Rehmann & Heggan Associates, Inc. consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Minor Site Plan	10-23-14
2	Grading Plan	10-23-14
3	Utilities, Landscaping and Lighting	10-23-14
4	Erosion Control Plan	10-23-14
5	Detail Plan	10-23-14

II. ZONING REVIEW

1. A Residential Substance Abuse Treatment Facility is a permitted use in the IN - Institutional District as approved by Zoning Board of Adjustment resolution #142050BD adopted March 11, 2015.

ZONE: IN – Institutional District [§419].

Description	Other Use	Proposed	Complies
Proposed In-Patient Recovery			
Lot size (min.)	5 acres	±26.67 acres	yes
Lot frontage (min.)	400 ft.	±1,292.60 ft.	yes
Lot width (min.)	400 ft.	±1,2145.00 ft.	yes
Lot depth (min.)	400 ft.	921.86 ft.	yes
Tract Perimeter Setback (min.)	100 ft.	94 ft.	enc
Front yard (min.)	100 ft.	185 ft.	yes
Side yard (min.)	10 ft.	94 ft.	yes
Rear yard (min.)	10 ft.	564 ft.	yes
Building coverage (max.)	20%	2.1%	yes
Lot Coverage (max.)	55%	6.5%	yes
Building height (min.)	4 stories or 60 ft., whichever is less	3 stories	yes
Parking (min.)	12 spaces		
1 space per 3 beds (37 beds), plus 1 per employees on a shift, plus 1 per visiting doctor		n/p	---
Total		n/p	---
From any right-of-way (min.)	50 ft.	±5 ft. ¹	enc
From Side Property Line (min.)	50 ft.	±670 ft. / ±292 ft.	yes / yes
From Rear Property Line (min.)	50 ft.	±690 ft. ¹	enc

- ¹ = Scaled data.
enc = Existing nonconformance.
n/p = Not provided.

1. Free-Standing Signs

SIGN STANDARDS (FREE-STANDING)			
Description	Required	Proposed	Conforms
Number (max.) - §426.BB(2)	1	1	yes
Area (max.) - §426.R(1) – Adjacent residential	20 sf	40 sf	no*
Height (max.) - §426.BB(2)	6 ft.	n/p	---
Property line setback - §426.BB(3)	10 ft.	±1 ft. ¹	no*

¹ = Scaled data.

n/p = Not provided.

* = 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.

2. Facade Signs

- a. The instant application does not include façade signs.

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with minor site plan as per §817, Submission Checklist. The Applicant must provide the following required checklist items or request a waiver.

Waiving underlined comments is not recommended

1. Four (4) copies of the Recycling Report. [Checklist #8].
2. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
3. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
 - a. The plan must be revised to provide elevations of the proposed free-standing sign to determine compliance with §426, Signs.
4. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
5. Driveway aisles with dimensions [Checklist #78].
 - a. The plan must be revised to provide dimensions of driveway aisles within the parking area.
6. Parking spaces with size, number, location and handicapped spaces [Checklist #79].
 - a. The plan must be revised to provide dimensions parking spaces within the parking area.
7. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
 - a. Defer to Board Engineer.

IV. WAVIER COMMENTS

The Applicant requests a waiver from providing the following checklist requirement:

Waiving underlined comments is not recommended

1. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
 - a. Defer to Board Engineer.
2. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
 - a. Defer to Board Engineer.
3. Erosion control and soil stabilization method [Checklist #71].

V. VARIANCE COMMENTS

The application as submitted requires the following variances:

§426.R Free-Standing Sign Requirements.

1. Area: (40 sf provided v. 20 sf maximum allowed).
2. Setback: (± 1 ft. provided v. 10 ft. minimum required).

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:

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

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

NEGATIVE CRITERIA

4. 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).

Balancing Test (basis *Sica v. Board of Adjustment Tp. of Wall*, 127 NJ 152, 162 – 166 (1992)).

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

VI. MINOR SITE PLAN REVIEW COMMENTS

1. The plan must be revised to provide landscaping for the base of the proposed free-standing sign as per §426.R(8), Signs.
2. The plan must be revised to provide the following notations as per §507.A(4)(e) and §507.F.
 - a. "All plantings shall be of nursery stock and installed in accordance with the minimum quality standards as defined by the American Association of Nurserymen, current edition of American Standard for Nursery Stock."
 - b. "All planting material shall be guaranteed for a two (2) year period after acceptance by the Township and/or the release of performance bonds. A note on the landscape plan shall require that "All plant material not surviving for a period of two (2) years shall be replaced with the same or equivalent size species."
3. The plan must be revised to provide additional lighting between the parking area and the recommended sidewalk between the parking lot and building entrance as per §508.F(1), Lighting.
4. The plan must be revised to provide lighting for the existing driveway entrance and Peter Cheeseman Road as per §508.F(9), Lighting.
5. The Applicant must address and the plan revised to identify the number of employees and visiting doctors to confirm adequacy of the proposed number of parking spaces as per §510.A, Off-Street Parking.
6. The plan must be revised to provide a masonry trash enclosure with the following detail notations as per §510, L, Refuse/Recyclable Storage Area.
 - a. "Exterior covering shall be compatible with that of the principal structure."
 - b. "The gate shall be of durable solid materials."
7. The plan must be revised to provide concrete curb and sidewalks along the frontage of Peter Cheeseman Road as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.
8. It's recommended the plan be revised to provide a concrete sidewalk along the entrance drive connecting the proposed sidewalk along Peter Cheeseman Road within the main building entrance as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.
 - a. The purpose of this is to facilitate safe movement of pedestrians and automobile traffic from Peter Cheeseman Road and the building entrance.
9. It's recommended the plan be revised to provide a sidewalk from the parking lot and along the entrance drive to the main entrance of the building as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.
 - a. The purpose of this proposal is to improve pedestrian safety and mobility from the parking area to the building entrance.

VII. GENERAL COMMENTS

1. It's recommended the plan be revised to indicate the repair and or replacement of damaged pavement in the parking lot.

VIII. TRAFFIC IMPACT STATEMENT COMMENTS

The applicant must address the following items as per §815, Traffic Impact Report.

1. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).

2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).
5. Schematic plan for any recommended improvements as per §815.A(4)(d).

IX. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

X. RECOMMENDATIONS

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

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

cc: Nick Menas, Esq.
Theodore Wilkinson, PE (via e-mail)
Richard Wells, Esq. (via e-mail)
Steven M. Bach, PE (via e-mail)

K:\PLANNING BOARD REVIEWS\Minor Site Plans\151036\RptR_151036M-IN-1840 P. Cheeseman Road Rev01.docx

APPLICATION #151036M
1840 P. Cheeseman, LLC
BLOCK 14003, Lot 13



July 9, 2015

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

Attn: Ken Lechner, Planning Director

Re: Recovery Centers of America
Site Plan Waiver
1840 P Cheesman Road, LLC
1840 Peter Cheeseman Road
Block 14003, Lot 13
Review No. 1
GTPB Application No. 151036M
Bach Project No. GTPB2015-9

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated June 15, 2015.
- Township of Gloucester Land Development Submission Checklist, dated June 15, 2015.
- Cover letter by Applicant's Engineer, Adams, Rehmann & Heggan Associates, Inc., dated June 15, 2015.
- Traffic Impact Study, Recovery Centers of America (Block 14003, Lots 13 & 14) prepared by Horner & Canter Associates, dated May 8, 2015, no revision.
- Plan entitled "Alta Survey, Block 14003, Lots 13 & 14, Situate Gloucester Township, Camden County, New Jersey", prepared by Land Dimensions Engineering, dated December 2014, revised to June 5, 2015.
- Architectural Plans (set of 3) entitled "Blackwood, Recovery Centers of America, Program & Schematic Plan, 1840 Peter Cheeseman Road, Gloucester Township, New Jersey", prepared by Thomas E. Hall & Associates, Inc., dated June 12, 2015, no revision.
- Plans entitled "Minor Site Plan, Recover Centers of America – 1840 Peter Cheeseman Road, Lot 13, Block 14003, Gloucester Township, Camden County, New Jersey", prepared by Adams, Rehmann & Heggan:

Recovery Centers of America
Site Plan Waiver
1840 P Cheesman Road, LLC
1840 Peter Cheeseman Road
Block 14003, Lot 13
Review No. 1
GTPB Application No. 151036M
Bach Project No. GTPB2015-9
July 9, 2015
Page 2 of 4

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 7	Cover Sheet	June 2015, none
2 of 7	Information Sheet	June 2015, none
3 of 7	Site Plan	June 2015, none
4 of 7	Lighting & Landscape Plan	June 2015, none
5 of 7	Construction Details	June 2015, none
6 of 7	Construction Details	June 2015, none
7 of 7	Construction Details	June 2015, none

SITE INFORMATION:

Owner/Applicant: 1840 P Cheeseman Road, LLC
2701 Renaissance Boulevard
4th Floor
King of Prussia, PA 19406
610-239-6100

PROJECT SUMMARY:

This application is for a site plan waiver for a rehabilitation facility to occupy a former retreat center for the Diocese of Camden. The applicant is proposing to add a trash enclosure, an 80 sf elevator addition, replace existing light fixtures in the visitor parking lot and restripe existing parking spaces across from the main building. The applicant is proposing to retrofit the interior of the existing buildings for the proposed use. The project site is located at 1840 Peter Cheeseman Road on the northeasterly side of Peter Cheeseman Road, between College Drive and Turnersville – Hickstown Road and located within the Institutional (IN) Zone. The applicant is seeking a Site Plan Waiver.

REVIEW COMMENTS:

Based on the provided documentation, we have no objection to the applicant receiving a Site Plan waiver. However, the following items should be addressed:

1. The Site Plan shall be revised to show the location of the existing trench drain at the main entrance walkway. The plan shall confirm the location of the proposed detectable warning surface.



Recovery Centers of America
Site Plan Waiver
1840 P Cheesman Road, LLC
1840 Peter Cheeseman Road
Block 14003, Lot 13
Review No. 1
GTPB Application No. 151036M
Bach Project No. GTPB2015-9
July 9, 2015
Page 3 of 4

2. ADA compliance for the proposed handicap parking spaces and associated details shall be confirmed. If the handicap parking does not conform to current ADA standards additional information and revised plans may be required. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines.
3. Sight triangles shall be provided at the main entrance drive to confirm the proposed monument sign will not impede driver's sight.
4. The plans shall indicate whether the existing free standing sign along Peter Cheeseman Road approximately 100 LF north of the driveway entrance, is to remain.
5. Per a recent site visit by our office it was observed that the stormwater infrastructure requires cleaning and maintenance. The applicant shall confirm maintenance of existing stormwater infrastructure will be preformed.
6. A grading design detail shall be provided for the trash enclosure.
7. The plans shall be revised to confirm the number of proposed light fixtures and any lighting information that does not pertain to this application shall be removed from the construction details.
8. The application lists Lot 13 as the proposed lot associated with this application while the Traffic Study and Survey includes Lots 13 and 14 in the analyses and plan, respectively. It should be noted, this review includes only the proposed development of Lot 13.
9. The Traffic Impact Study (TIS) indicates the proposed development includes a 150-bed rehabilitation center and eight (8) in-patient recovery cottages on Lot 13. The TIS also analyzes several intersections along the Peter Cheeseman Road (CR 759), Hickstown Road (CR 688), College Drive, Camden County College driveway accesses, and the Lot 13 existing site access (to remain). The TIS concludes the local roadway network can facilitate the proposed Recovery Centers of American development to be located on Lot 13 of Block 14003 with negligible impact expected. It should be noted, the TIS indicates the future development of Lot 14 will not utilize the proposed Lot 13 access to Peter Cheeseman Road and will include three (3) newly constructed driveway accesses along Peter Cheeseman Road.
10. The plans illustrate the existing site access for Lot 13 along Peter Cheeseman Road to remain and be utilized by the proposed development. It is noted that any improvements along Peter Cheeseman Road (CR 759) are subject to Camden County approval.

Recovery Centers of America
Site Plan Waiver
1840 P Cheesman Road, LLC
1840 Peter Cheeseman Road
Block 14003, Lot 13
Review No. 1
GTPB Application No. 151036M
Bach Project No. GTPB2015-9
July 9, 2015
Page 4 of 4

11. A Stop sign and stop bar striping should be provided at site access approach to Peter Cheeseman Road in accordance with MUTCD standards.
12. One-way directional and Do Not Enter signs should be placed along the loop access drive in accordance with MUTCD standards.

OUTSIDE AGENCY APPROVALS:

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

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

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

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

Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Richard Wells, Esq., Esq., PB Solicitor
Lydia Pendino, Gloucester Township
John R. Lombardo, Recovery Centers of America, Applicant
Nick Menas, Esq., Applicant's Attorney
Ted Wilkinson, PE, Applicant's Engineer
Wayne Roorda, Jr., PE, PP, CME

S:\GTPB2015 Gloucester Twp PBI-09 Recovery Center of America\Docs\GTPB2015-9 Recovery Center of America, Review No 1, 7-7-15.doc

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman
Board Members
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO
DOROTHY BRADLEY
KEN GARBOWSKI



RAYMOND J. CARR
Executive Director
MARLENE HRYNIO
Administrative Secretary
HOWARD C. LONG JR, ESQ.
Solicitor
THOMAS LEISSE, PE, CME
Consulting Engineer

**THE 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 19, 2015

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

Re: Application #151036M
1840 P. Cheeseman Rd, LLC (Recovery Centers of America)
1840 Peter Cheeseman Road, Blackwood, NJ 08012
Block 14003, Lot 13

Gentlemen:

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

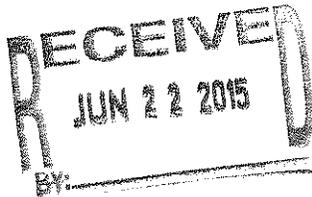
Should you have any further questions, please feel free to contact me.

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray Carr", is written over the typed name of Raymond J. Carr.

Raymond J. Carr
Executive Director



RJC:mh

Bnt# 48

B

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: June 16, 2015

APPLICATION No. #151036M

APPLICANT: 1840 P. Cheeseman Rd, LLC (Recovery Centers of America

Escrow: 9585

BLOCK: 14003

Lot: 13

Zoned: IN /R2

LOCATION: 1840 Peter Cheeseman Road, Blackwood, NJ

TRANSMITTAL TO:

- Bach Associates
- Planner
- Taxes & Assessor

- Traffic/Police
- Aqua Water Co.
- Construction

- MUA
- Ted Brennan, Esq.
- Fire District 1 2 3 4 5 6
- Camden County Planning

STATUS OF APPLICATION New Application - Minor Site Plan

PURPOSE OF TRANSMITTAL:

For Your Review - Vacant Bldg. Former Retreat Center |

Proposed: Residential Substance Abuse Center

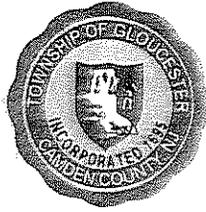
ENCLOSED:

- 1 Copy - Site Plan, checklist, Camden County Planning Application
- 1 Copy - Survey & Site Plan, Architectural Plan
- 1 Copy - Boundary & Topographical Survey
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Major Site. & Subdivision
- 1 Copy - Architectural Plans/Exterior Bld. Elevations
- 1 Copy - Traffic Impact Study
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

Preliminary & Final

Minor Site Plan

OK JKA Bldg 6-25-15 Site Plan Only



GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

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

TOWNSHIP OF GLOUCESTER

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

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

DAVID MAYER
Mayor

THOMAS C. GARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

Date: June 16, 2015

Applicant: 1840 Peter Cheeseman Rd. Blackwood, NJ

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: **Diocese of Camden**

Address: 1840 Peter Cheeseman Rd. Blackwood, NJ

Block: 14003 Lot: 13

If you have any questions, please feel free to contact the tax office at 856-228-4000.

Sandra L. Ferguson
Gloucester Township Tax Collector



Printed on recycled paper



GLOUCESTER TOWNSHIP POLICE

TRAFFIC SAFETY UNIT

SITE PLAN REVIEW

Application #151036M

1840 Peter Cheeseman Rd

Block 14003 Lot 13

- 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:

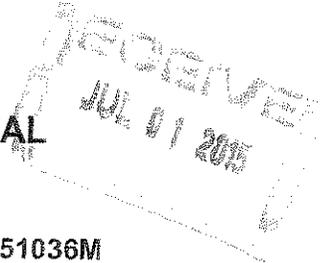
1. Recommend 81-35 application be submitted
2. Ensure that driveway entrances are wide enough to accommodate large trucks such as fire apparatus, trash trucks, etc
3. Will there be a dedicated left turn lane on Peter Cheeseman Rd for each driveway. I believe that there will be issues when College is in session and heavy traffic present. A vehicle waiting to turn left will create backups.

Reviewed By: Lt. Brian McKendry

Signature: _____

Date Submitted: 6/30/15

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL



DATE: June 16, 2015

APPLICATION No. #151036M

APPLICANT: 1840 P. Cheeseman Rd, LLC (Recovery Centers of America

Escrow: 9585

BLOCK: 14003

Lot: 13

Zoned: IN /R2

LOCATION: 1840 Peter Cheeseman Road, Blackwood, NJ

TRANSMITTAL TO:

- | | | |
|--|---|--|
| <input type="checkbox"/> Bach Associates | <input type="checkbox"/> Traffic/Police | <input type="checkbox"/> MUA |
| <input type="checkbox"/> Planner | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Ted Brennan, Esq. |
| <input checked="" type="checkbox"/> Taxes & Assessor | <input type="checkbox"/> Construction | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| | | <input type="checkbox"/> Camden County Planning |

STATUS OF APPLICATION New Application - Minor Site Plan

PURPOSE OF TRANSMITTAL:

For Your Review - Vacant Bldg. Former Retreat Center

Proposed: Residential Substance Abuse Center

ENCLOSED:

- 1 Copy - Site Plan, checklist, Camden County Planning Application
- 1 Copy - Survey & Site Plan, Architectural Plan
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- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Major Site. & Subdivision
- 1 Copy - Architectural Plans/Exterior Bld. Elevations
- 1 Copy - Traffic Impact Study
- 1 Copy - Stormwater Management Report
- 1 Copy - Proposed Development Description

Preliminary & Final

Minor Site Plan

OK. No issues on change of use only for lot 13.

[Signature]
Assessor 6/30/15.

Am I to assume all other plans of
lots 14-23 are denied or withdrawn/cancelled?
Don't want to keep unnecessary paperwork plan.

Camden County Planning Division

Submission Requirements



Making It Better, Together.

Subdivisions:

- Two (2) Copies of County Planning Board Application
(Lower left hand corner **MUST BE SIGNED** and classified
by appropriate local official)
- One (1) Copy of Municipal/Township Application
- One (1) Copy of Fee Schedule, Filled Out and Signed
(Check made payable to *Camden County Treasurer*)
- One (1) Set of Plans
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (If applicable)

Site Plans:

- Two (2) Copies of Camden County Planning Board Application
(Lower left hand corner **MUST BE SIGNED** and classified
by appropriate local official)
- One (1) Copy of Municipal/Township Application
- One (1) County Fee Schedule, Filled Out & Signed
(Check made payable to *Camden County Treasurer*)
- Two (2) Sets of Signed and Sealed Plans (Which reflect all requirements contained in
Chapter V of County's Manual of Land Development Practices, Regulations and
Procedures)
- N/A Two (2) Sets of Drainage Calculations
(Data based upon 10 YEAR -PRE and a 25 YEAR -POST Year Storm Event)
- N/A Two (2) Sets of Traffic Impact Study (If applicable)
- Two (2) Copies of the Affidavit of Ownership
- N/A One (1) Copy of Pinelands Certificate of Filing (If applicable)
- One (1) Copy of Local Engineer's Report - *FOR TH COMING - PENDING REVIEW*
- Two (2) Copies of a signed and sealed survey conducted by a licensed surveyor if
existing conditions are referenced in accordance with N.J.A.C 13:40-7.2 (a.)1
- All Dedication, Easement, Deed, Etc. (Documents must be submitted to the Planning
Division Staff at least thirty (30) working days prior to the scheduled Planning Board
meeting. No provisional approvals will be issued at Planning Board meeting.)

Final or Revised Plans:

- Two (2) Copies of County Planning Board Application
- Two (2) Sets of Signed & Sealed Plans
- One (1) County Fee Schedule, Filled Out & Signed
(Check made payable to *Camden County Treasurer*)

Additional Requirements:

- Please submit a map (highlighted copy) of your parcel and a most recent aerial photo of
your parcel.
- A digital copy of only the Site Plan and Elevations. The purpose of this image is to
illustrate the basic character of the preliminary plan. The digital image should be
provided in the form of pdf on a CD. If the plan was not digitally created, provide an
11" x 17" reduction of the plan. Label CD with plan name & CCPD file number.

[Signature]
Certification of Completeness
Signature By Local Official

X *[Signature]*
Signature of Agent or Applicant

COVER

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



Camden County Planning Board
 Charles J. DePalma Public Works Complex
 2311 Egg Harbor Road
 Lindenwold, NJ 08021
 Phone 856.566.2978 Fax 856.566.2988
planningdivision@camdencounty.com

This application must be completed in full, duplicate, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.
 (PLEASE TYPE OR PRINT LEGIBLY)

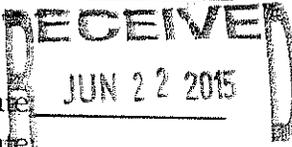
Project Information:

Project Name: Recovery centers of america
 Project Address (if applicable) & Municipality: 1840 Peter Cheeseeman Road, Gloucester Twp
 County Route No.: CR 759 Site Abuts County Road: CR 759

Type of Submission:

New Application
 Revision of Prior Site Plan
 Resubmission of Part of Major Subdivision

Application Number # 151 036/M Date JUN 22 2015
 Application Number _____ Date _____
 BY: _____



Tax Map Data:

Plate(s): _____
 Block(s): 14003
 Lot(s): 13
 Existing Zoning: IN
 Variance Required: NO

Type of Plan:

Site Plan | Final Development Plan | Preliminary Plan
 Major Subdivision | Filing Plan | Minor Subdivision
 Other: Minor Site Plan - Change of Use

Submission Information:

Applicant: 1840 P CheeseMan Road, LLC Phone: (610) 239-6100 Fax: _____

Address: 2701 Renaissance Blvd. 4th floor Town: King of prussia State: Pennsylvania

E-Mail: _____ Zip: 19406

Agent: Adam R. Hermann Heppner Phone: 609-561-0482 Fax: _____

Address: 850 S. White Horse Town: Hammonton State: NJ

E-Mail: twilk@arch-us.com Zip: 08037

Proposed Use:

- Single Family Detached
- High Rise Apartments
- Commercial

- Town Homes
- Mid-Rise Apartments
- Industrial

- Commercial
- Garden Apartments
- Other: Medical/Hospital

Area:

Total of Existing Lot: 26.67 AC
Dedicated Land: _____ AC

Portion to be Sub-divided: _____ AC
Explain: _____

Signatures Required:

Signature of Applicant: John R Tombarolo Date: 06/19/2015

Person Completing Application
(Please Print): Theodore Wilkinson Date: 6/16/15

Municipal Use:

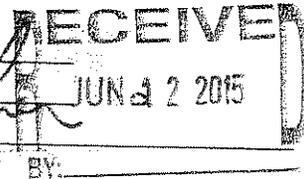
Classification of Application: _____

Authorized Municipal Signature: _____

Title: _____

Phone No.: _____

Henry J. ...
Director Community Development
(856) 374-3500



For County Use:

Classification of Application: _____

Authorized County Signature: _____

Title: _____ Date Received: _____

Phone No.: _____ Log No.: _____

Plan No.: _____

Camden County Planning Division

Review of Subdivisions & Site Plan Review

Fee Schedule



Applicant's Name: 1840 P Cheeseman Road, LLC

Project Name: Recovery centers of america Municipality: Gloucester TWP

Plate: _____ Block: 14003 Lot(s): 13 Municipal Code (see attached): _____

Type of Plan

- Minor Subdivision (3 lots or less) Major Subdivision (4 lots or more) Site Plan

Subdivision

- Minor Review Fee (\$200.00) \$ _____
- Major Review Fee (\$500.00) \$ _____

Site Plan/Subdivision

- Design Review Fee (\$500.00) \$ _____
- Total Parking Spaces (\$8.00/SPACE) \$ _____
- Per Dwelling Unit (\$16.00/Unit) \$ _____
- Dedication, Easement, Deed, Etc. Review Fee (\$150.00) \$ _____
- Inspection Fee (\$200.00) \$ _____

Additional Fees

- Preliminary (\$200.00) \$ 200.00
Use for concept drawing review or request for waiver review
- Final (\$200.00) \$ _____
- Revisions (\$200.00) \$ _____
- Signing of Filing Plats (\$150.00) \$ _____
- TOTAL \$ 200.00

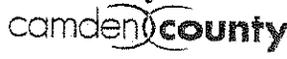
John R. Lombardo
Signature of Applicant or Agent

Special Provisions

- The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.
- All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Plan and Application Submissions at the Planning Board Meeting will be placed on the Agenda for the Next Scheduled Planning Board Meeting.

Camden County Planning Division

Affidavit of Ownership



Making It Better Together

Name of Company/Organization:

1840 P CHESTNUT ROAD LLC

Is Company a Corporation? Yes No

If yes, name of State in which incorporated:

DELAWARE

Is Company a Partnership? Yes No

Is Company an Individual Owner? Yes No

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

Name

Address

Title

TRC-RE LLC, 2701 RENAISSANCE BLVD, SOLE
KING OF PRUSSIA, PA MEMBER
19406

J. BRIAN O'NEILL, CEO OF
TRC-RE LLC

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

X DIRECTOR OF CONSTRUCTION

Signature of Owner & Title

X JOHN LOMBARDO

Print Name of Owner & Title

O-15-~~18~~ ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING THE VILLAGES OF GLOUCESTER TOWNSHIP REDEVELOPMENT PLAN IN ACCORDANCE WITH 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, previously designated the entirety of Gloucester Township as an area in need of rehabilitation by Ordinance O-89-52 adopted November 13, 1989 authorizing the Township of Gloucester to use all those powers provided by the Legislature for use in a rehabilitation area; and

WHEREAS, the Villages of Gloucester Township Rehabilitation Area ("Rehabilitation Area") is comprised of several parcels along the Black Horse Pike, Davistown Road, and Lakeland Road as depicted in Exhibit No. 1 encompassing approximately 187 acres and is bounded on the North by the Blackwood West Redevelopment Area boundary on the South by the common municipal boundary with Washington Township, Gloucester County and also on the West by the common municipal boundary with Washington Township, Gloucester County and Railroad Avenue, including the Gloucester Township Health & Fitness Trail, and on the East by Farrows Run and High Street.; and

WHEREAS, the Township Council of the Township of Gloucester finds that the public health, safety, morals, and welfare of the community shall be promoted by the adoption of the redevelopment plan titled "The Villages of Gloucester Township Redevelopment Plan," ("Redevelopment Plan") as prepared by the Department of Community Development & Planning dated June 2015; and

WHEREAS, the Township Council of the Township of Gloucester has reviewed the Redevelopment Plan and believes the Redevelopment Plan will facilitate economic growth and development in the Rehabilitation Area; and

WHEREAS, the Planning Board of the Township of Gloucester has adopted a Master Plan and Reexamination Report providing for the appropriate use and development of lands in the Township in a manner that will promote the public health, safety, morals, and general welfare and the Township Council has determined that the Rehabilitation Area is an area in need of rehabilitation in accordance with the Redevelopment Plan; and

WHEREAS, the Township Council does hereby make the following findings for adoption of the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7, Adoption of Redevelopment Plan:

- A) The Township Council of the Township of Gloucester designated the entirety of Gloucester Township as an area in need of rehabilitation by Ordinance O-89-52 adopted November 13, 1989 in accordance with P.L. 1977, c. 12, supplementing Chapter 4 of the Title 54 of the revised statutes (C 54:4-3.95 et. seq.); and
- B) The Township Council of the Township of Gloucester is authorized to adopt a redevelopment plan by ordinance for an area in need of rehabilitation in accordance with N.J.S.A 40:12A-7, Adoption of a redevelopment plan; and
- C) The Planning Board of the Township of Gloucester is required to provide the Township

Council a report containing its recommendation concerning the Redevelopment Plan including objectives consistent with the goals for development and redevelopment of the Township as expressed in the Master Plan and Reexamination Report; and

D) Township Council does hereby desire to move forward with first reading of this Ordinance subject to review and report by the Planning Board; and

E) It is the intent of Township Council to move forward with second reading and final adoption of this Ordinance, in the appropriate manner, and in accordance with Township Council's review of recommendations of the Planning Board.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey as follows:

SECTION 1. The Township Council does hereby adopt "The Villages of Gloucester Township Redevelopment Plan," in accordance with N.J.S.A. 40A:12A-7, as the Redevelopment Plan for the Rehabilitation Area so designated.

SECTION 2. In accordance with N.J.S.A. 40A:12A-7(c), the Zoning Map, as included in Ordinance O-03-03, known as the Land Development Ordinance of the Township of Gloucester, be and hereby is amended to designate the Rehabilitation Area as an overlay district titled the "VG-RD – Villages of Gloucester Township Rehabilitation District."

SECTION 3. The Township Council is designated as the Redevelopment Entity under the "The Villages of Gloucester Township Redevelopment Plan," and may proceed with clearance, replanning, development, and redevelopment of the Rehabilitation Area to effectuate the purposes of the Local Redevelopment and Housing Law.

SECTION 4. 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 5. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment 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 6. 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

**THE VILLAGES
OF
GLOUCESTER TOWNSHIP
REDEVELOPMENT PLAN**

PREPARED FOR:

GLOUCESTER TOWNSHIP

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Honorable Mayor David R. Mayer

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1.0 INTRODUCTION

1.1 *General Overview*

The goal of the Villages of Gloucester Township Redevelopment Plan (“Redevelopment Plan”) is to provide guidance for the planned redevelopment and rehabilitation along the corridor (“Rehabilitation Area”) of the Black Horse Pike to complement the Blackwood West Redevelopment Plan and the Interchange Redevelopment Plan. The Redevelopment Plan reflects anticipated economic development opportunities with the recent completion of the NJ Route 42 interchange with College Drive and the expectation that new development will involve a variety of commercial, professional, residential, and mixed land uses.

By ordinance on November 27, 1989 the Township Council of the Township of Gloucester designated the entire municipality as an Area in Need of Rehabilitation. This ordinance allows the Township’s 5-year Tax abatement for commercial and industrial structures and therefore allows the ability to establish the Villages of Gloucester Township Redevelopment Plan for the Rehabilitation Area.

The Rehabilitation Area associated with the Redevelopment Plan is comprised of several parcels along the Black Horse Pike and Davistown and Lakeland Roads as depicted in Exhibit No. 1. Additionally, Exhibit No.2 identifies the Rehabilitation by the current municipal tax blocks and lots. The Rehabilitation Area encompasses approximately 187 acres along the Black Horse Pike and is bounded on the North by the Blackwood West Redevelopment Area on the South by the common municipal boundary with Washington Township, Gloucester County on the West by Railroad Avenue including the Gloucester Township Health & Fitness Trail and on the East by Farrows Run and High Street.

The Township has approved several redevelopment areas with redevelopment plans in the vicinity of the Villages of Gloucester Township. One of the goals of this Redevelopment Plan is to provide an economic development niche that fosters a complementary transition with the other adjacent redevelopment plans, which offer their own unique community experiences and opportunities. The Camden County Executive Campus and the proposed bike-share program in the Lakeland Redevelopment Area are to the West. A historic downtown and arts district in the Blackwood West Redevelopment Area is to the North. And, the Gloucester Premium Outlets in the Interchange Redevelopment Area is to the East. These will all be linked by the Gloucester Township Health & Fitness Trail, which traverses approximately 4.1 miles along the former Pennsylvania Reading Seashore Lines between Runnemede, Camden County and Washington Township, Gloucester County. The existing Gloucester Township Health & Fitness Trail begins at Maple Avenue, a 0.25 mile west of the Black Horse Pike in the Villages of Gloucester Township, and extends 2.5 miles north to Brown Avenue in Hilltop, Gloucester Township. Additionally, the Township recently approved the NJ Route 42 and College Drive Redevelopment Area, which encompasses the area on the east side of NJ Route 42 and along College Drive to Peter Cheeseman Road leading to the Camden County College Blackwood Campus. The Villages of Gloucester Township is the hub that connects all these other redevelopment plans and activities whether they are recreational, commercial, educational, or performing arts.

A well-documented economic downturn has occurred since the Township's Master Plan was adopted in June 1999 and re-examined in 2005 and 2015. Specifically, the Legislature highlighted this in the New Jersey Permit Extension Act of 2008, "[t]here exists a state of national recession, which has drastically affected various segments of the New Jersey economy, but none as severely as the State's banking, real estate and construction sectors." See N.J.S.A. 40:55D-136.2. The New Jersey Permit Extension Act has since been extended to December 31, 2014.

Also, New Jersey State and Federal programs have been expanded or created to spur economic development, especially in redevelopment areas. One such program is the Economic Redevelopment Growth (ERG) Grant program, the former InvestNJ Business Grant Program, and various green energy programs.

This Redevelopment Plan shall represent an overlay of the existing zoning districts within the Rehabilitation Area and is necessary to address the changing economic climate. It is intended to provide the Township with a strategy for economic development that will advance opportunities for the properties within the Rehabilitation Area, develop a valuable source of jobs, and increase the Township's tax revenue.

1.2 Overview of Gloucester Township

Gloucester Township is an approximately twenty-three square mile suburban community in Camden County, New Jersey. It is located within the Philadelphia Metropolitan area, approximately eight miles east of Philadelphia, Pennsylvania and fifty (50) miles west of Atlantic City, New Jersey. According to United States Census Bureau data from 1990, 2000, 2010, and the estimates from 2012, Gloucester Township's population has grown approximately 20% since 1990 and is estimated to be approaching 65,000 people.

Gloucester Township is served by the North/South Freeway (NJ Route 42), the Black Horse Pike (NJ Route 168) and numerous County and Municipal roads. It is also home to the Blackwood Campus of Camden County College.

1.3 Overview of the Property

The Rehabilitation Area consists of approximately 187 acres and is generally located along a 1.45 mile corridor of the Black Horse Pike that extends north beginning at the municipal boundary with Washington Township, Gloucester County. The character of the built environment is a diversity of older auto-related commercial businesses with a haphazard mixture of apartments, residential attached housing, and institutional uses.

Despite its current underutilization the land within the Rehabilitation Area has great economic potential because it is located in close proximity to the interchange of NJ Route 42 and College Drive, the Gloucester Premium Outlets, the Blackwood Campus of Camden County College, and several adjacent redevelopment areas. Additionally, there is a significant density of established residential neighborhoods that are near the Rehabilitation Area. The opportunity to create a redevelopment plan that will enable the Township to work directly with a chosen redeveloper or redevelopers will ensure the highest and best use of land and that development of the properties will be in furtherance of our shared vision and the public welfare.

The recently completed “smart growth” Interchange at NJ Route 42 and College Drive and the Robert E. Kelly Boulevard Bridge over NJ Route 42 by the New Jersey Department of Transportation are two transportation related planning indicators that the properties along this area of the Black Horse Pike are ready for redevelopment. The Rehabilitation Area is located within the New Jersey State Development and Redevelopment Plan’s Metropolitan Planning Area (PA1). The State has designated this area to provide for much of the State’s future development, with an emphasis on revitalizing cities and towns, promoting growth in compact forms, stabilizing older suburbs, redesigning areas of sprawl, and protecting the character of existing neighborhoods.

1.4 Compliance with Local Redevelopment and Housing Law

In accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 Et. Seq., and specifically in accordance with N.J.S.A. 40A:12A-7, the Redevelopment Plan includes an outline for the planning, development, redevelopment or rehabilitation of the Redevelopment Area which indicates:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;
2. Proposed land uses and building requirements in the Redevelopment Area;
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market;
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan;
5. Any significant relationship of the redevelopment plan to the master plans of contiguous municipalities, the master plan of the county in which the municipality is located, and the State Development and Redevelopment Plan adopted pursuant to the “State Planning Act,” P.L.1985, C. 398 (C.52:18A-196 et seq.).

2.0 GOALS AND OBJECTIVES

The Township envisions redevelopment would be completed in accordance with a visioning process as redevelopment of the area moves forward to ensure coherent land development of the permitted uses within the VG-RD – Villages of Gloucester Township Rehabilitation District. Redevelopers shall be responsible to provide a visioning component of their respective redevelopment projects that addresses the land use goals and objectives of this redevelopment plan with smart growth planning principles, local land use patterns and best management practices of environmentally sensitive areas.

This redevelopment plan also includes visioning and land use objectives designed to advance the following goals and objectives of the Redevelopment Plan, as follows:

2.1 Goals and Objectives

1. Provide a process for the integration of land uses within a plan that complements redevelopment of the Villages of Gloucester Township Rehabilitation Area;
2. Provide for the planning of an economic development niche that fosters a transition for the other surrounding redevelopment plans;
3. Implement smart growth planning principles, such as, but not limited to, mixed land uses, a range of housing types, uses that complement existing community assets, multi-modal transportation solutions, walkable neighborhoods, and preservation of critical environmentally sensitive areas;
4. Provide opportunities for design characteristics that are architecturally attractive and contribute to the community's sense of place while maintaining scenic vistas and creating new visual terminations;
5. Provide redevelopment opportunities for a variety of land uses that are substantially consistent with the Township Master Plan, regional planning goals, and existing land development patterns;
6. Provide opportunities for redevelopment that improve the physical and functional layout of the rehabilitation area in an effort to promote social and economic improvement of the Township and the region;
7. Provide a plan that supports the community's vision and the goals and objectives of the Villages of Gloucester Township, including multi-modal transportation solutions, while maintaining maximum flexibility for future land uses in the Rehabilitation Area;
8. Insure that redevelopment of the Rehabilitation Area generates revenue for the Township; and
9. Guide redevelopment activities in the best interest of public health, safety and welfare.

2.2 Visioning Objectives

1. Integration of redevelopment projects within a comprehensive plan that supports the goals and objectives of the Villages of Gloucester Township Redevelopment Plan.
2. Implement smart growth planning principles, including but not necessarily limited to mixed land uses, a range of housing types, uses that complement existing community assets, multi-modal transportation solutions, walkable neighborhoods, and preservation of critical environmentally sensitive areas.
3. Promote business, commercial, and residential areas that are architecturally attractive, contribute to a person's sense of community, and enhance scenic views and vistas.

2.3 Land Use Element Objectives

1. Provide redevelopment opportunities for a variety of land uses that are substantially consistent with the Township Master Plan, existing land development patterns, and nearby redevelopment areas.
2. Provide opportunities for redevelopment that improve the physical and functional layout of the Villages of Gloucester Township Rehabilitation Area promoting social and economic improvement of the Township and the region.
3. Guide redevelopment activities in the best interest of public health, safety and welfare.
4. Promote smart growth planning principles.

3.0 LAND USE AND REDEVELOPMENT

The Redevelopment Plan overlay regulations as set forth below for the Rehabilitation Area shall apply to projects with redevelopment agreements and shall supersede the Gloucester Township Land Development Ordinance (“LDO”), except that only the following provisions of the LDO shall be applicable within the Rehabilitation Area to the extent each provision complies with State law, unless otherwise specified in this Redevelopment Plan:

Article V, Performance and Design Standards, except for:

- Section 507, Landscaping and Buffering;
- Section 510, Off Street Parking;
- Section 511, Recreation Facilities and Open Space; and
- Section 512, (Residential Building Design Standards),

Article VI, Agency Establishment & Rules

Article VII, Development Application Review Procedures

Article VIII, Application Submission Requirements

Article IX, Fees, Guarantees, Inspections & Off-Tract Improvements

Article XI, Administration, Enforcement, Violations & Penalties

Should this Redevelopment Plan and the foregoing provisions of the LDO conflict, the Redevelopment Plan shall govern.

The entirety of the Rehabilitation Area shall be located within the VG-RD - Villages of Gloucester Township Redevelopment District and developed in accordance with the regulations set forth below.

3.1 Villages of Gloucester Township Rehabilitation District (VG-RD)

A. PURPOSE:

1. The purpose of the Villages of Gloucester Township District is to provide opportunities for a broad range of land uses incorporating office, commercial, and residential uses in accordance with a redevelopment agreement(s) and land development approval(s) from the authorized Board.

B. **DEFINITIONS:** All terms herein shall have the same meaning as in the Municipal Land Use Law, N.J.S.A. 40:55D-3 through -7, if defined therein, or the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-4, if defined therein, unless otherwise specifically noted.

Notwithstanding, the following definitions and land uses within the LDO shall also be incorporated within this Redevelopment Plan by reference:

- Minor Site Plan (LDO Section 202).
- Major Site Plan (LDO Section 202).
- Minor Subdivision (LDO Section 202).
- Major Subdivision (LDO Section 202).

C. **PERMITTED USES.** No land shall be used and no building shall be erected, altered, or occupied for any purpose except the following:

1. **OFFICE USES**, which include but are not limited to:

- a. General and professional offices.
- b. Administrative offices.
- c. Scientific or industrial research, engineering, testing or experimental laboratories or similar establishments for research and/or product development, including but not limited to pharmaceutical products.
- d. Financial institutions, including those with drive-through facilities, financial offices, and insurance offices.
- e. Pharmacies, with or without drive-through facilities, both as an accessory use to another permitted use or as an independent principal use.
- f. Health or fitness centers.
- g. Wellness centers, which are defined as hospital-sponsored establishments that provide services, facilities and education to promote health, healthcare, wellness, fitness and health maintenance. Such services and facilities may include exercise and fitness facilities, fitness training and education, restorative health services, physical, speech and occupational therapy, cardiovascular therapy, cardiovascular wellness training and similar facilities and services to enhance health, fitness, wellness and well-being. Such services, facilities and education are to be provided by professional training, health, nutrition and medical personnel to the general public.

- h. Medical and dental offices and facilities (including clinical, x-rays, nuclear, and similar medical laboratories).
 - i. Outpatient, inpatient, surgical, urgent, and long-term medical care and treatment facilities.
 - j. Nursing homes, assisted living facilities, and sub-acute care facilities.
 - k. Medical daycare facilities (adult and/or child).
2. COMMERCIAL USES, which include but are not limited to:
- a. Retail sales and services, whether located in stand-alone buildings or as part of a village shopping center.
 - b. Personal sales and services.
 - c. Restaurants and other eating establishments.
 - d. Hotels, which may also incorporate uses such as:
 - i. Administrative offices.
 - ii. General and professional offices.
 - iii. Financial institutions and financial offices.
 - iv. Retail sales and services.
 - v. Personal sales and services.
 - vi. Restaurants and other eating establishments.
 - vii. Indoor and outdoor recreation and health and fitness centers.
 - viii. Nightclubs within a hotel only.
 - ix. Car rental facilities within a hotel only.
 - ix. Banquet facilities within a hotel only.
 - x. Conference and meeting rooms within a hotel only.
 - e. Conference Centers, which may also incorporate uses such as:
 - i. Administrative Offices.
 - ii. General and professional offices.
 - iii. Financial institutions and financial offices.
 - iv. Retail sales and services.
 - iv. Personal sales and services.
 - v. Indoor and outdoor recreation and health and fitness centers.
 - vi. Restaurants and other eating establishments.
 - vii. Car rental facilities within a conference center only.
 - viii. Banquet facilities within a conference center only.
 - ix. Nightclubs within a conference center only.
 - f. Bars, taverns, and nightclubs.
 - g. Indoor recreation, such as basketball courts, batting cages, racquetball courts, and other similar uses.
 - h. Daycare centers.
 - i. Instructional studios, including dance studios, martial arts, creative arts, yoga, pilates, music instruction, cooking schools, and other similar instructional schools.
 - j. Movie theaters or performing arts theatres.
 - k. Academic institutions affiliated with the permitted uses of Section 3.1(C)(1)(c), 3.1(C)(1)(g), 3.1(C)(1)(h), and 3.1(C)(1)(i).
 - l. Museums.

3. CIVIC USES, which include but are not limited to:
 - a. Government buildings and uses, including but not limited to schools, libraries, fire, police, and emergency facilities.
 - b. Business, professional, and civic organizations.
 - c. Fraternal organizations, if occupying less than 5,000 square feet of floor area.
 - d. Municipal or private parks.
 - e. Community and recreation centers.

4. PLANNED COMMERCIAL DEVELOPMENT, as defined by the Municipal Land Use Law, N.J.S.A. 40:55D-6, including any combination of the uses listed in 3.1(C)(1) through (C)(3), which may or may not be located on the same parcel. Examples of a Planned Commercial Development may include, but are not limited to:
 - a. Planned Office Center, which is designed to emphasize general office uses, such as those listed in Section 3.1(C)(1) and may accommodate certain commercial uses and civic uses, such as, but not limited to, those listed in Section 3.1(C)(2) and Section 3.1(C)(3).
 - b. Planned Commercial Center, which is designed to emphasize commercial uses, such as those listed in Section 3.1(C)(2), and may accommodate certain office uses and civic uses, such as, but not limited to, those listed in Section 3.1(C)(1) and Section 3.1(C)(3).

5. PLANNED RESIDENTIAL DEVELOPMENT, which may incorporate the following residential uses:
 - a. Townhouses and condominium units.
 - b. Garden-style and multi-story multi-family residential dwellings, whether for sale or rent, provided that such facilities exceeding three stories shall provide for reasonable security and access controls as the Redevelopment Entity and/or appropriate land use board may determine as part of site plan review.
 - c. Live-Work Units, which would include an attached or detached unit that contains a business and a residential unit.
 - d. Accessory uses customarily associated with planned residential development, such as clubhouses, outdoor and indoor recreation areas, pools, gatehouses, community gardens, and other similar uses and amenities.

6. PLANNED MIXED USE DEVELOPMENT, which would include a clearly defined Center or Central Business District and may include second story residential apartments and/or condominium uses in combination with any of the uses outlined in Section 3.1(C)(1), (2), or (3).

- D. TRANSIT STATION: At the discretion of the Redevelopment Entity, as that term is defined at N.J.S.A. 40A:12A-3, stations and/or transit oriented development is permitted, including any transit-related development proposed by or in cooperation with the Delaware River Port Authority (DRPA) and/or the Port Authority Transit Corporation (PATCO).

- E. **MULTIPLE USES, BUILDINGS, AND STRUCTURES:** Multiple uses, buildings, and structures are permitted on a single lot, and multiple uses are permitted in a single building or structure.
- F. **ACCESSORY USES AND STRUCTURES.** Any of the following uses and structures may be permitted when used in conjunction with the permitted principal uses:
1. Security office.
 2. Employee cafeteria, recreational, and daycare facilities planned as an integral component of the principal use.
 3. Off-street and structured parking.
 4. Fences and walls.
 5. Bicycle racks.
 6. Signs.
 7. Minor and Major Home Occupations within a permitted residential use, subject to Section 422.G. of the LDO.
 8. Maintenance buildings.
 9. Helistops for helicopter takeoffs and landings, as part of a site plan approval.
 10. Satellite dish and television antennae.
 11. Utilities such as electric, natural gas, public water, and sanitary sewer.
 12. Outdoor display of merchandise, products, equipment or similar material or objects, subject to site plan approval.
 13. Renewable energy facilities that produce electric energy from solar or photovoltaic technologies, and electric charging stations for vehicles.
 14. Child care centers as required to be licensed by the Department of Human Services pursuant to P.L. 1983, c.492 (N.J.S.A. 30:5B-1 et. seq.) within nonresidential uses, when on the business premises and operated for the benefit of employees and tenants either within the building in which the child care center is located, or elsewhere within the Redevelopment Area.
 15. Other accessory uses which are customary, subordinate and incidental to a permitted use.
- G. **PROHIBITED USES:** Any principal use or structure not specified as a permitted use in Section 3.1 shall be deemed to be prohibited. Additionally, no land shall be used and no building shall be erected, altered or occupied for any of the following purposes:
1. Junk yards.
 2. Auto salvage yards.
 3. Adult Cabaret establishments and Adult Media Stores, as those terms are defined in Section 202 of the LDO.
 4. Stockyards and slaughterhouses.
 5. Quarrying, mining, and other resource extraction or recovery, except for the removal of soil approved in connection with an approved site plan.
 6. Sanitary landfills, transfer stations or resource recovery facilities.
 7. Incinerators.
 8. Occupation of recreational vehicles and trailers for residential purposes.
 9. Airports and heliports comprising support facilities such as fuel, hangaring and attendants.

10. Outdoor display of merchandise, products, equipment or similar material or objects, other than that permitted and approved pursuant to Section 3.1(F)(13).
 11. Outdoor storage.
 12. Recycling Centers as defined by N.J.A.C. 7:26A-1.3.
- H. RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS). All site improvements constructed in connection with residential development shall comply with the Statewide Residential Site Improvements Standards, N.J.A.C. 5:21.
- I. RECREATION IN A PLANNED RESIDENTIAL DEVELOPMENT. All planned residential developments shall provide sufficient open space and recreation facilities, as determined during the redevelopment and site plan or subdivision approval process, or, in lieu of providing open space and recreational facilities in the Redevelopment Area, the redeveloper may provide any alternative available under applicable law.
- J. PARKING STANDARDS. When reviewing the site plan, the authorized Board shall determine, upon evidence submitted by the applicant and competent testimony, the number of parking spaces required to meet the expected demand. The authorized Board shall reduce the required parking for any use if it is part of a larger, multi- use or multi-tenant development and it can be demonstrated that shared parking arrangements would reduce the overall parking demand. The design of any parking area (other than the number of spaces) should be based on, but not strictly limited to, the design criteria in Section 510, Off-Street Parking of the LDO.
- K. ADDITIONAL REQUIREMENTS. The following additional requirements shall apply to any use in the VG-RD – Villages of Gloucester Township Rehabilitation District.
1. All buildings or uses shall be served by public water and sewer.
 2. All buildings on a single office or commercial site shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential area shall be suitably finished for aesthetic purposes.
 3. All applications for development involving the proposed construction of one or more buildings must be accompanied by a landscape plan that is signed and sealed by a Landscape Architect licensed in the State of New Jersey.
 4. All parking areas used in connection with commercial uses shall be screened through the use of landscaping and/or decorative fencing.
 5. Driveways associated with residential development shall comply with Section 424, Driveways (Residential) of the LDO, except as Section 424, Driveways (Residential) may be superseded by the Statewide Residential Site Improvements Standards, N.J.A.C. 5:21.
 6. Fences, hedges, and walls shall comply with Section 425, Fences, Hedges, Walls of the LDO.
 7. Signs for on-premise advertising shall be of a suitable size and design in consideration of the building or premises on which they are located, the business which they advertise, and consistent with the Section 2, Goals and Objectives, herein.

8. Parking lot layout shall take into consideration pedestrian circulation and activities and may be required to include crosswalks, walkways, and bicycle lanes of appropriate width and include landscape and hardscape elements.
9. Street and site lighting shall achieve adequate illumination for each specific land use while maintaining architecturally attractive elements and design characteristics consistent with the overall redevelopment plan.
10. Freedom of design is to be encouraged, keeping in mind that buildings shall be constructed in an architecturally appealing manner to advance scenic vistas and viewsheds to enhance the redevelopment of the Villages of Gloucester Township Rehabilitation Area and shall complement other improvements in the area.

3.2 Development and Redevelopment Regulations

The Township of Gloucester cannot anticipate the number and diversity of design and land use projects for the Rehabilitation Area; however, the following general provisions shall apply to guide redevelopment in accordance with the goals and objectives of the Redevelopment Plan:

- A. The Redevelopment Entity and the redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment including but not limited to N.J.S.A. 40:55D- 1 et seq. and N.J.S.A. 40A:12A- 1 et seq., as applicable.
- B. Deviations from this Redevelopment Plan shall be addressed by way of a variance application submitted to the appropriate land use board pursuant to N.J.S.A. 40:55D-70(c), except for deviations from Section 3.1(H) herein, which shall be addressed by way of either a variance application submitted to the Zoning Board of Adjustment pursuant to N.J.S.A. 40:55D-70(d) or an amendment to this Redevelopment Plan by the Township Council. Deviations from those provisions of the LDO which are incorporated by reference in this Redevelopment Plan shall be addressed by way of a waiver application submitted to the appropriate land use board pursuant to N.J.S.A. 40:55D-51, or a variance application submitted to the appropriate land use board pursuant to N.J.S.A. 40:55D-70(c), as specified in the LDO, or if not specified in the LDO, by way of a variance application submitted to the appropriate land use board pursuant to N.J.S.A. 40:55D-70(c).
- C. The designated redeveloper shall comply with all application submission requirements, design standards and development regulations of the Redevelopment Plan, except where variances and waivers are properly approved.
- D. Where there is a conflict between the LDO and this Redevelopment Plan, this Redevelopment Plan shall prevail.
- E. Redevelopment proposals will be evaluated as to how they appropriately achieve the redevelopment goals and objectives of the Redevelopment Plan, independently and interdependently.
- F. Flexibility in project planning and design shall be considered; however, building architecture and site improvements shall incorporate quality materials and construction, as well as, functional integration of site plan elements (i.e., landscaping, lighting, parking, stormwater management, etc.) based on recognized smart growth principles.

- G. The designated redeveloper may consolidate, subdivide and condominiumize the property or a portion of the property.
- H. The redeveloper may at its option utilize the general development plan (GDP) process set forth in N.J.S.A. 40:55D-45 through N.J.S.A. 40:55D-45.8 and LDO Section 804, Submission Procedures for General Development Plan for approval of a planned development. For the purpose of a GDP application, the tract shall include the area of any roads bisecting the Redevelopment Area and any rights-of-way. Upon approval of a general development plan, the redeveloper shall be vested with the benefits and burdened with the obligations applicable to general development plans pursuant to N.J.S.A. 40:55D-45 through N.J.S.A. 40:55D-45.8 and LDO Section 804. The redeveloper may, following approval of a general development plan, amend such general development plan to encompass additional area for which it is or becomes the designated redeveloper but which was not included in the initial general development plan.
- I. The redeveloper shall have the option to enter into agreements with subdevelopers for the development of sub-projects within the Redevelopment Area, as further described in the redevelopment agreement or agreements entered into between the redeveloper and the Redevelopment Entity.
- J. Because a goal of the Redevelopment Plan is to bring economic growth, jobs, and tax ratables to the Township, a redevelopment agreement between the Redevelopment Entity and the redeveloper may provide parameters for the mix of taxable and tax-exempt uses. A redevelopment agreement between the Redevelopment Entity and the redeveloper also may set forth bulk parameters for density, floor area ratio, setbacks, building height, and other similar development standards, or such bulk parameters may be set forth in a subsequent amendment to this Redevelopment Plan.
- K. The redeveloper shall be required to furnish escrows and performance guarantees as required by the LDO and in accordance with N.J.S.A. 40:55D-53.
- L. Any plans or plats approved by the Township of Gloucester, or its agencies and subsidiaries, prior to the adoption of the Redevelopment Plan shall not be subject to the requirements of this Redevelopment Plan.

4.0 RELOCATION, ACQUISITION, AND AFFORDABLE HOUSING

4.1 Temporary and Permanent Relocation

A plan for temporary and permanent relocation of affected individuals, as contemplated by N.J.S.A. 40A:12A-7(a)(3), is not affected by this redevelopment plan, which is within a rehabilitation area.

4.2 Acquisition of Additional Properties

As required by N.J.S.A. 40A:12A-7(a)(4), this Redevelopment Plan must identify any properties within the Redevelopment Area that are proposed to be acquired. As a redevelopment plan within a rehabilitation area there are no condemnation redevelopment areas.

4.3 *Affordable Housing*

No affordable housing will be removed as a result of this Redevelopment Plan. The Township of Gloucester Fair Share Plan and Housing Element, adopted in 2008, does not designate the Rehabilitation Area for affordable housing or require construction of affordable housing within the Rehabilitation Area. Developers shall pay such development fees for the purpose of funding affordable housing, if and to the extent required by State law, at the time specified by State law.

5.0 RELATIONSHIP TO AND CONSISTENCY WITH MASTER PLANS

In accordance with N.J.S.A. 40A:12A-7(a)(5) and N.J.S.A. 40A:12A-7(d), this Redevelopment Plan is substantially consistent with and is designed to effectuate the State Plan, the Camden County Master Plan, the Gloucester Township Master Plan, and surrounding municipalities' master plans.

5.1 *Relationship to the State Plan*

The Redevelopment Area is located within the New Jersey State Development and Redevelopment Plan's Metropolitan Planning Area (PA1). The State has designated this planning area to provide for much of the State's future development and redevelopment. The emphasis is on revitalization of cities and towns; increased densities and growth in compact forms; and, promotes attractive neighborhoods with a sense of place. The Metropolitan Planning Area also strives to provide for mixed-use concentrations of residential and commercial land development, a variety of housing choices and multi-modal transportation alternatives. To create and support activities in the Metropolitan Planning Area, the State Plan suggests that "development and redevelopment activities will need to be consistent with the traditional urban fabric-intensities sufficient to support transit, a range of uses broad enough to encourage activity beyond the traditional workday, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile." Specifically, the State Plan suggests that development should have the goals of "promot[ing] diversification of land uses, including housing where appropriate" and "provid[ing] a full range of housing choices."

The Redevelopment Plan is substantially consistent with and shares the same goals as the State Plan. The Redevelopment Plan permits a wide range of land uses, including varied housing choices to attract a balanced residential population and commercial, office, and civic uses to expand employment opportunities along with pedestrian activity and increase multi-modal transportation opportunities.

Additionally, the State Planning Commission is in the process of adopting the 2012 State Strategic Plan, which as proposed revises and readopts the State Development and Redevelopment Plan. The draft State Strategic Plan indicates its "designed to meet the statutory charges of the State Planning Act. The overall goal of the Plan is to guide future growth by balancing development and conservation objectives best suited to meet the needs of New Jersey."

5.2 *Relationship to the Camden County Master Plan*

Camden County recently completed a Land-Use Master Plan and Comprehensive Plan in 2014. The County envisions the Land-Use Master Plan as a policy guide for the County and its 37 municipalities. The municipal component of the Land-Use Master Plan states it is “a tool for guiding municipalities in developing land use regulations, and for evaluating consistency with municipal actions such as master plans, zoning ordinances, and redevelopment plans.” The County’s vision is based on three principles: Vibrancy, Proximity, and Durability.

“**Vibrancy** promotes economic and social interaction through the strengthening of downtowns, mixed use centers, and strong, well-connected neighborhoods.

Proximity promotes sustainable, compact land use patterns in areas with existing infrastructure, in addition to enhanced multi-modal connections in suburban, urban, and rural areas, allowing undeveloped and natural areas to remain untouched.

Durability promotes long-term sustainable policies and land use patterns that ensure that Camden County meets the social, economic, and environmental needs of its current and future residents.”

Additionally, the Land-Use Master Plan includes ten “geographically based” policy goals for the long-term growth and development within the County. The College Drive Redevelopment Area is located within the “Priority Growth Investment Area (PGIA). This is defined as an area “best suited for future investment in growth, development, and redevelopment.”

The Comprehensive Plan also identifies the Villages of Gloucester Township Rehabilitation Area as a PGIA and as a Transit Center satisfying Policy Goal 1.

Policy Goal 1: Promote growth, development, and redevelopment activities in suburban and urban communities that contain existing or planned infrastructure, existing population and employment clusters, and dense settlement patterns.

This Redevelopment Plan furthers the goals and recommendations of the County Land-Use Master Plan and Comprehensive Plan by providing opportunities for employment, retail, commercial, and office uses.

5.3 *Relationship to Surrounding Municipalities*

Gloucester Township is surrounded by the municipalities of Runnemede, Magnolia, Somerdale, Hi-Nella, Stratford, Lindenwold, Winslow, and Pine Hill in Camden County, and Deptford and Washington in Gloucester County. The majority of the neighboring municipalities are within the State Metropolitan Planning Area (PA1). Therefore, the Redevelopment Plan provides for land development that is in line with development encouraged in surrounding municipalities.

A. **Washington Township, Gloucester County**

Washington Township, Gloucester County is the only municipality in the immediate vicinity of the Villages of Gloucester Rehabilitation Area. Washington Township comprises 21.5 square miles and is one of the largest municipalities bordering Gloucester Township. The area within Washington Township in proximity to the Rehabilitation Area southwest of Grenloch Lake is zoning C – Residence permitting Single Family and Two-family Dwelling Units and municipal utility uses. The area directly south of the Rehabilitation Area along both sides of the Black Horse Pike is Zoned HC – Highway Commercial permitted typical commercial uses such as retail, restaurants, professional and medical offices, motels and hotels, etc. Washington Township adopted a redevelopment plan for the Washington Square Redevelopment Area (“Washington Redevelopment Plan”), which is ±2.50 miles further south of Gloucester Township along the Black Horse Pike where Fried Mill Road meets the Black Horse Pike. The Washington Redevelopment Plan permits uses such as restaurants, banks, offices, hotels, municipal uses, entertainment and cultural uses, recreation, housing, and mixed-use apartment buildings. Both the Washington Redevelopment Plan and this Redevelopment Plan are consistent with Land Use Element of Washington Township’s Master Plan, which sets forth the following goals:

- Develop community character as a major component of future development and redevelopment activity;
- Evaluate areas exhibiting conditions suggestive of physical and economic deterioration for eligibility as areas in need of redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.;
- Promote planned development of large tracts to facilitate smart growth, economic development, and natural resource preservation;
- Encourage concentrations of employment and commercial activity at nodes and along transit corridors to maximize the efficiency of the existing and future transportation network;
- Promote opportunity for development supportive of needs of senior citizens; and
- Preserve lands classified for commercial and/or industrial use so as provide for a more balanced tax base over time.

Those goals are substantially consistent with the goals established by this Redevelopment Plan and with the goals in Washington Township's Re-examination Report adopted on May 18, 2010. The Re-examination Report recommended rezoning certain properties along Route 42 from Neighborhood Commercial to Highway Commercial to "foster flexibility of design and greater latitude in addressing development issues."

B. Township of Deptford, Gloucester County

Deptford Township is about 19.5 square miles and lies northwest of Gloucester Township. Deptford's Master Plan, dated November 20, 2007, sets forth goals to protect natural resources, manage present conditions, Envision Deptford's Future, and Improving Deptford's Environs. Some of the recommendations in the Land Use Element are to provide areas for age-restricted housing for those with and without medical uses, design standards for commercial development, and mixed use zoning districts. Deptford designated property along NJ Route 42 as an area in need of redevelopment, namely, the Bellmawr Redevelopment Area. This area comprises approximately 26 acres and is bounded on three sides by the Borough of Bellmawr. The area was earmarked for multi-family affordable housing, but due to environmental constraints, it is zoned only for nonresidential uses. Deptford's land use goals and targeting NJ Route 42 for redevelopment all are consistent with this Redevelopment Plan. Therefore, Deptford's Master Plan and this Redevelopment Plan are consistent.

C. Township of Winslow, Camden County

Winslow Township is just over 58 square miles and shares the southwestern border of Gloucester Township. The Winslow Township Master Plan was adopted in March 2000, and the Re-examination Report, adopted in December 2007. The re-examination report recommends one area along the Berlin-Cross Keys Road, which is the common municipal boundary and two areas along Erial Road be rezoned from Residential Low Density to Minor Commercial. Additionally, one area along Berlin-Cross Keys Road be rezoned to Major Commercial. This Redevelopment Plan is compatible with the Winslow Township Master Plan.

D. Borough of Lindenwold, Camden County

Lindenwold is a four square mile community east of Gloucester Township that last adopted a Master Plan in 1978 and most recently adopted a Re-examination Report in 2007. The Re-examination Report lists several goals including but not limited to providing adequate housing, enhancing the Borough's tax base, control blight, attract new businesses. The Lindenwold Re-examination Report identifies four redevelopment areas: The Gibbsboro Road Apartment Corridor, Linden Lake, Transit Village Development District, and DePalma Complex. The Gibbsboro Road Apartment Corridor and Linden Lake Redevelopment Areas are predominately for age-restricted housing. However, Gibbsboro Road Apartment Corridor Redevelopment Area also is planned for community centers, recreational facilities,

professional and medical use, as well as, retail, restaurant, educational and daycares. The Transit Village Redevelopment District was created “to continue the Borough’s efforts to become a Transit Village as defined by the New Jersey Department of Transportation” and includes a mixed uses housing, commercial, retail and offices. As such, this Redevelopment Plan is compatible with the Lindenwold Master Plan and redevelopment efforts.

E. Borough of Pine Hill, Camden County

The Borough of Pine Hill is a four square mile municipality east of Gloucester Township and south of the Borough of Lindenwold. The municipality last adopted a Master Plan in November 1993 and a reexamination report adopted in 2002 and recently on October 09, 2014. The housing in Pine Hill ranges from single family homes to townhouses, garden apartments and condominium flats. The current reexamination report recognizes redevelopment opportunities may be available along the Berlin-Cross Keys Road and Blackwood-Clementon Road corridors. Accordingly, this Redevelopment Plan is compatible with the Pine Hill Master Plan and redevelopment efforts.

F. Borough of Runnemede, Camden County

Runnemede is a two square-mile community located in northwestern Camden County north of Gloucester Township. Runnemede adopted a Master Plan on February 12, 1991, and last adopted Housing Element Re-examination Reports on August 12, 1998, and January 16, 2006. A 2010 Master Plan Reexamination and Recommendations report was adopted on December 08, 2010. Runnemede’s Master Plan Reexamination identifies promotion of redevelopment of existing residential and commercial areas. Therefore, this Redevelopment Plan is compatible with the Runnemede Master Plan and existing development.

G. Borough of Stratford, Camden County

Stratford Borough is a 1.59 square-mile community in Camden County on the east side of Gloucester Township north of the Borough of Lindenwold. Stratford’s Master Plan was adopted May 2006 has objectives to encourage connection of living and working within the community and retain and advance business opportunities. As such, this Redevelopment Plan is compatible with the Stratford Master Plan.

H. Borough of Somerdale, Camden County

The Borough of Somerdale is a 1.2 square- mile municipality located to the northeast of Gloucester Township. The municipality recently adopted a Reexamination Report, dated January 15, 2009 of the 1978 Master Plan. The Master Plan includes the goal of using the Local Redevelopment and Housing Law to revitalize the Lions Head Plaza Facility. The Reexamination Report details the redevelopment efforts, including the creation of the Planned Commercial Residential District, which allows for retail, commercial, and

service uses, as well as affordable housing. Accordingly, this Redevelopment Plan is compatible with the Somerdale Master Plan.

I. Magnolia Borough, Camden County

Magnolia is a one square mile municipality that is at the northeast corner of Gloucester Township, which has experienced very little construction in the past few years. Its Master Plan was adopted in February 1995, with a Re-examination Report adopted on December 6, 2009. The Magnolia Reexamination Report identifies itself as a “built out community.” Regardless, the Borough continues to seek development and redevelopment opportunities for commercial and professional offices, particularly along the White Horse Pike and Evesham Avenue corridors. As such, this Redevelopment Plan is compatible with the goals set forth in the Somerdale Master Plan.

J. Borough of Hi-Nella, Camden County

The Borough of Hi-Nella is one of Camden County’s smallest municipalities comprising only 0.23 square miles and located on the east side of Gloucester Township between the Borough of Somerdale and the Borough of Stratford. Hi-Nella last adopted a Master Plan in 1992. In consideration of its size and built-out conditions the Master Plan primarily addresses a Statement of Objectives, Principals, Assumptions, Policies and Standards and a Land Use Element. Due to Hi-Nella’s size and location to the Rehabilitation Area, its Master Plan bears no significant relationship to this Redevelopment Plan.

5.4 Consistency with the Gloucester Township Master Plan

The goals and objectives of the Redevelopment Plan are substantially consistent with the Gloucester Township Master Plan adopted June 29, 1999 and as reexamined and adopted on June 28, 2005 and June 09, 2015. Specifically, the Master Plan provides that land uses should “[f]oster a well balanced, diverse community with a mix of residential housing types, institutional and industrial uses along with ample open space and public facilities.” This Redevelopment Plan furthers the Master Plan by providing a wide range of uses, including housing, civic and institutional uses, and retail uses, while preserving environmentally sensitive areas. The Master Plan also has the goals of “[p]reserv[ing] the existing housing stock and provid[ing] the opportunity for the development of a variety of housing types to meet the differing needs of households of varying income levels and composition.” The Redevelopment Plan permits a variety of housing types and mixed-use development with a housing component.

The Master Plan also recognizes that the Township is entering into a “transition era” where “the importance of redevelopment efforts” will increase and public-private partnerships will be encouraged. This Redevelopment Plan furthers the Township’s efforts to foster redevelopment.

6.0 IMPLEMENTATION OF THE REDEVELOPMENT PLAN

6.1 *Effectuation of the Redevelopment Plan*

Upon adoption of the Redevelopment Plan, the Redevelopment Entity may proceed with the clearance, replanning, development and redevelopment of the Rehabilitation Area. To implement and effectuate the purposes of the Local Redevelopment and Housing Law and the Township Master Plan, the Redevelopment Entity may undertake any of the actions set forth in N.J.S.A. 40A:12A-8, except acquiring land by condemnation.

6.2 *Reasonable Time for Redevelopment*

Redevelopers of projects within the Rehabilitation Area shall begin the development of land and construction of improvements within a reasonable period of time to be determined in a redevelopment agreement between the Redevelopment Entity and its designated Developers in accordance with N.J.S.A. 40A:12A-8(f).

6.3 *Expiration of Redevelopment Plan*

The provisions and regulations specified in the Redevelopment Plan shall continue for a period of twenty-five (25) years from the date of adoption of this Redevelopment Plan or any subsequent amendment by the governing body of the Township of Gloucester.

6.4 *Procedures for Amendments*

The Redevelopment Plan may be amended from time to time upon compliance with the appropriate sections of the Local Redevelopment and Housing Law.

6.5 *Supremacy, Repeal, and Severability*

All ordinances or parts of ordinances inconsistent with the Redevelopment Plan are hereby repealed to the extent of such inconsistency only. If any standards, control, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Redevelopment Plan differ in content from provisions set forth in the LDO or other land development regulations, the provisions in this Redevelopment Plan, unless otherwise specified, shall prevail. If any provision or regulation of this Redevelopment Plan shall be judged invalid by court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of the Redevelopment Plan and the governing body's redevelopment ordinance, which are hereby declared severable and shall remain in full force and effect.

6.6 *Owner/Developer*

The owner of any property that is included in the Rehabilitation Area shall have the absolute right, in good faith, to develop its property consistent with the existing underlying zoning districts or the provisions of the Redevelopment Plan subject to entry into a redevelopment agreement with the Redevelopment Entity and the grant of land development approvals by the authorized Board.

Exhibit No. 1
Map of Rehabilitation Area

Exhibit No. 2
Ordinance-O-89-52

30
ORDINANCE PROVIDING FOR TAX EXEMPTION AND ABATEMENT
FOR COMMERCIAL AND INDUSTRIAL IMPROVEMENTS AND
PROJECTS PURSUANT TO N.J.S.A. 54:4-3.95 et seq.

WHEREAS, P.L. 1977, c. 12, supplementing Chapter 4 of the Title 54 of the revised statutes (C 54:4-3.95 et seq.), enables "qualified municipalities" to exempt from local property taxes certain industrial and commercial improvements and projects; and

WHEREAS, the entirety of the Township of Gloucester has been determined by the Department of Community Affairs to be areas in need of rehabilitation in that they are endangered by blight and in need of rehabilitation as measured by physical deterioration of building maintenance in the area, the age of building stock and other structures; and arrearage in real property taxes due on buildings, structures or land in the area; and

WHEREAS, the Township Council of the Township of Gloucester has determined that the greater interest of the Township of Gloucester is served by encouraging the renovation and rehabilitation of existing commercial and industrial structures and by encouraging the construction of new commercial and industrial structures;

BE IT ORDAINED by the Township Council of the Township of Gloucester that the Township Council may enter into agreements with developers for tax abatement on commercial and industrial improvements or projects, pursuant to the provisions of P.L. 1977, c. 12, providing for the exemption from real property taxation of improvements and the abatement of real property taxation on projects for a period of five years;

BE IT FURTHER ORDAINED that the following procedures shall govern agreements for tax abatement entered into by the Township Council and developers;

a. Improvements

1. All improvements, as defined in C. 54:4-3.96 shall be exempt from local real property taxes, if approved by the tax assessor after proper application has been made. Application shall be upon the form approved by the Director of the Division of Local Government Services, Department of Community Affairs.

2. Applicants shall be encouraged to apply for tax exemption on improvements prior to the commencement of construction of the improvement, provided that the applicant must file a proper application with the tax assessor within 60 days of the completion of the improvement, in order to be eligible for tax exemption thereon.

3. Every property completed application for exemption of one or more improvements which is filed within 60 days of the completion of the improvement shall be approved and allowed by the assessor not later than within 60 days of its filing.

b. Projects

1. Applicants for tax abatement on projects shall provide the Township Council with an application setting forth:

A. A general description of the project for which abatement is sought:

B. A legal description of all real estate necessary for the project:

C. Plans, drawings and other documents as may be required by the Township Council to demonstrate the structure and design of the project;

D. A description of the number, classes and types of employees to be employed at the project site within two years of completion of the project;

E. A statement of the reasons for seeking tax abatement on the project, and a description of the benefits to be realized by the applicant if tax abatement is granted;

F. Estimates of the cost of completing such project;

G. A Statement showing (1) the real property taxes currently being assessed at the project site; (2) estimated tax payments that would be made annually by the applicant on the project during the period of tax abatement; and (3) estimated tax payments that would be made by the applicant on the project during the first full year following the termination of the tax abatement agreement;

H. A description of any lease agreements between the applicant and proposed users of the project, and a history and description of the user's business; and

I. Such other pertinent information as the Township Council may require.

2. Upon approval of an ordinance authorizing an agreement for tax abatement for a particular project, the Township Council shall enter into a written agreement with the applicant for the abatement of local real property taxes. The agreement shall provide for the applicant to pay to the Township of Gloucester in lieu of full property tax payments an amount annually to be computed by using either, but not a combination of, the

formulae set out in C. 54:4-3.102. Such agreements may also provided for tax phase-in pursuant to subsection c of C. 54:4-3.102. All tax abatement agreements hereunder shall be in effect for a period of not more than 5 years starting with the date of completion of the project.

All ordinances or parts of ordinances inconsistent with the terms hereof are hereby repealed to the extent of such inconsistency only.

If any section, paragraph, subsection, clause or provisions of this ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not effect the validity of this ordinance as a whole or any other part thereof.

This ordinance shall take effect immediately upon its final passage and publication as provided by law.

Introduced: November 13, 1989

Adopted: 11/21/89

ATTEST: 

TOWNSHIP CLERK



PRESIDENT OF COUNCIL



MAYOR