

**Township of Gloucester
Planning Board Agenda
July 23, 2013 Revised
7:30P. M.**

Salute to the Flag
Opening Statement
General Rules

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization –

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

***Application tabled from 7/9/13**

#131024SPW

Giant Fitness

Zoned: NC

Site Plan Waiver

Block: 7401 Lot: 15, & 19 thru 21

**Location: 834 N Blackhorse Pike
836 N Blackhorse**

Proposed Fitness Center

Restaurant & Signs

#131009RDPFS

Gloucester Premium

Outlets

Zoned: IR Interchange

Redevelopment

Amended Preliminary & Final

Major Site Plan

Block: 13199, 13105, 13106, Lot: 1

Location: 1125 S. BlackHorse Pike

**Approval for Signage & Decorative
Lighting**

#091030PSPFM Amended

Divine Mercy Cemetery

Zoned: IN

Minor Subdivision

Block: 14003 Lot: 13 thru 15 & 23

Location: Petercheese Rd

Lot Consolidation

Meeting Adjourned

**TO: All Board Members
Solicitor
Engineer,
Mayor**

**FROM: Kenneth D. Lechner, PP, AICP
RE: PLANNING BOARD PACKET**

**You will be reviewing the following Business
Application: July 9, 2013**

#131024SPW Giant Fitness Site Plan Waiver

**Please bring this application to the Planning Board
Meeting of July 23, 2013.**

Thank you



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. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

July 10, 2013

*Mr. Dale Taylor, Esq.
95 N. Main Street
Mullica Hill, New Jersey 08062*

RE: GIANT FITNESS
*Application# 131024SPW/Zoned: NC
Existing: Vacant/Proposed: Fitness Center
Block: 7401 Lots: 15, & 19 thru 21
834 & 836 N. Black Horse Pike
Blackwood, NJ 08012*

Dear Mr Taylor:

Please be advised that your application for a Site Plan Waiver heard by the Gloucester Township Planning Board on July 9, 2013 was tabled to July 23, 2013.

If you should have any questions, please contact this office.

Very truly yours,


Kenneth D. Lechner, P.P., AICP
Director of Community Development

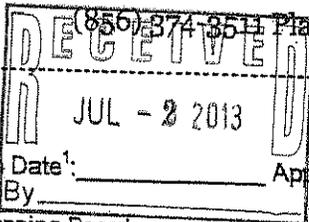
*cc: Sam Balducci
Greg Simonds
Ruggieri & Partners*



TOWNSHIP OF GLOUCESTER

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

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



For Office Use Only

Submission Date: _____ Application No. 0910301SPFM
 By _____
 Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)

Fees: \$2600 Project # 4306

Escr. \$1450 Escr. # 4306

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Diocese of Camden</u> Address: <u>PO Box 708</u> <u>631 MARKET STREET</u> City: <u>Camden</u> State, Zip: <u>NJ 08102</u> Phone: () - () - () Fax: () - () - () Email: _____	2. Owner(s) (List all Owners) Name(s): <u>SAME</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 - <u>Amerdod</u>	<input type="checkbox"/> Interpretation ²
<input type="checkbox"/> Preliminary Major Subdivision ²	<input type="checkbox"/> Appeal of Administrative Officer's Decision
<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Bulk "C" Variance ²
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance ²
<input type="checkbox"/> Preliminary Major Site Plan ²	<input 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
R1	RA	BWD	NC	<u>IN</u>	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

Name of Attorney: <u>Howard J Wood</u> Address: <u>1250 Chews Landing Rd - Suite 1</u> City: <u>Laurel Sperry</u>	Firm: <u>Wood, Long, Wood & Kowalski</u> State, Zip: <u>NJ 08001</u> Phone: <u>856 376-2100</u> Fax: <u>856 376-1910</u> Email: <u>Wood@wllwllw.com</u>
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6. Name of Persons Preparing Plans and Reports:

Name: Lawrence M. DiVieto Jr
Address: 6 EAST High Street
Profession: Surveyor / Planner
City: Glensboro
State, Zip: VT 05001
Phone: (816) 309-7800 Fax: (816) 302-7800
Email: _____

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

7. Location of Property:

Street Address: Peter Cheever Road Block(s): 14003
Tract Area: 148.9Y+/- Acres Lot(s): 11, 12-15+23

8. Land Use:

Existing Land Use: VACANT
Proposed Land Use (Describe Application): NEW CEMETERY - 58 Acres, Approx 60,000 ground burials, office bldg - 1250 s.f., eventually a COMMUNITY MAUSOLEUM - 2000+/- crypt spaces + 48ft niche spaces

9. Property:

Number of Existing Lots: 4
Number of Proposed Lots: 2
Proposed Form of Ownership:
 Fee Simple Cooperative
 Condominium Rental
Are there existing deed restrictions? No Yes (If yes, attach copies)
Are there proposed deed restrictions? No Yes to comply with RTA 95:25-1

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.

DIVINE MERCY CEMETERY

APPLICATION SUBMISSION MATERIALS

1. Gloucester Township Planning Board Application Form
2. Subdivision Plans prepared by Land Dimensions Engineering
3. By reference, all the materials previously submitted in the original subdivision application. The current application is for an amendment to the original subdivision plan.

LIST PREVIOUS OR PENDING APPLICATIONS

1. Gloucester Township Planning Board - Preliminary Site Plan Approval - Resolution dated September 22, 2009
2. Gloucester Township Council Resolution of Endorsement dated February 14, 2011
3. Final Site Plan approval August 9, 2011
4. Camden County Planning Board - Site Plan and Minor Subdivision SP-15-7-09, approved 1/13/09
5. NJDEP Wetland LOI #0415-07-0007.1 - FWW 070001 issued May 29, 2008
6. Gloucester Township Planning Board - minor site plan approval August 9, 2011

13. Zoning

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

Lynn J. Wood

 Signature of Applicant

7/1/10

 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).

Date

Signature

Sworn and Subscribed to before me this _____ day of _____ (Year).

Print Name

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

Thomas Wood Applicant
Signature of Applicant

Howard J Wood
Print Name

Date

19. Survey waiver certification:

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

State of New Jersey,
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 _____ day of _____
20____ before the following authority.

Name of property owner or applicant

Notary public

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board

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

RE: *APPLICATION #091030PSPFMa Escrow #4306*
Diocese of Camden of New Jersey
BLOCK 14003, LOTS 11, 13, 14, 15 and 23
Peter Cheeseman Road

DATE: July 22, 2013

The Applicant requests amended minor subdivision approval in conjunction with a previous approval to construct a cemetery comprising an office (1,250 sf), 60,000 ground burials, 2,000 crypt spaces, and 488 niche spaces on fifty eight (58) acres within the IN – Institutional District. The project is located on the east side of Peter Cheeseman Road north of Hickstown Road.

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

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

- Applicant/Owner: Diocese of Camden New Jersey a Religious Corporation, P. O. Box 708, 631 Market Street, Camden 08102.
- Surveyor: Lawrence DiVietro, PLS, Land Dimensions Engineering, 6 East High Street, Glassboro, NJ 08028 (telephone #856-307-7800).
- Attorney: Leonard J. Wood, Esq., Wade, Long, Wood & Kennedy, LLC, 1250 Chews Landing Road, Laurel Springs, NJ 08021 (telephone #856-346-2800).

I. INFORMATION SUBMITTED

New Information

1. Wade, Long, Wood & Kennedy, LLC Transmittal Letter dated 6/27/13.
2. Township of Gloucester Land Development Application Form with narrative and checklist dated 7/02/13.
3. Minor Subdivision and Lot Consolidation Plan, as prepared Land Dimensions Engineering comprising one (1) sheet dated 6/03/13.

Previous Information (Final Approval)

4. Township of Gloucester Land Development Application Form with narrative and checklist dated 6/20/11.
5. Land Dimensions Engineering Planner Response Letter dated 6/09/11.
6. Land Dimensions Engineering Engineer Response Letter dated 6/09/11.
7. Land Dimensions Engineering Resolution Response Letter dated 6/09/11.
8. Land Dimensions Engineering Planner NJDEP Proposed Draft Sewer Service Area Map Letter dated 4/12/11.
9. Hydrological Report, as prepared by Land Dimensions Engineering dated January 2009, last revised 11/18/09.

10. Traffic Engineering Assessment, as prepared by Shropshire Associates, LLC dated 5/20/10.

11. Engineering plans, as prepared Land Dimensions Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	5-05-11
2	Overall Site Plan	5-05-11
3	Existing Conditions/Demolition Plan	5-05-11
4	Existing Conditions/Demolition Plan	5-05-11
5	Existing Conditions/Demolition Plan	5-05-11
6	Site Plan	5-05-11
7	Site Plan	5-05-11
8	Site Plan	5-05-11
9	Grading Plan & Drainage Plan	5-05-11
10	Grading Plan & Drainage Plan	5-05-11
11	Grading Plan & Drainage Plan	5-05-11
12	Utility Plan	5-05-11
13	Utility Plan	5-05-11
14	Utility Plan	5-05-11
15	Profiles	5-05-11
16	Profiles	5-05-11
17	Profiles	5-05-11
18	Profiles	5-05-11
19	Landscape & Lighting Plan	5-05-11
20	Landscape & Lighting Plan	5-05-11
21	Landscape & Lighting Plan	5-05-11
22	Landscape & Lighting Details	5-05-11
23	Soil Erosion and Sediment Control Plan	5-05-11
24	Soil Erosion and Sediment Control Plan	5-05-11
25	Soil Erosion and Sediment Control Plan	5-05-11
26	Soil Erosion Detail	5-05-11
27	Construction Details	5-05-11
28	Construction Details	5-05-11
29	Minor Subdivision & Lot Consolidation Plan	5-05-11

Previous Information (Preliminary Approval)

12. Wade, Long, Wood & Kennedy, LLC Transmittal Letter dated 4/29/09.

13. Township of Gloucester Land Development Application Form with narrative dated 5/06/09.

14. Township of Gloucester Land Development Ordinance, §817 Submission Checklist.

15. Solid Waste Recycling Report, as prepared by Land Dimensions Engineering dated 3/10/09.

16. Traffic Engineering Assessment, as prepared by Shropshire Associates, LLC dated 3/03/09.

17. Environmental Impact Assessment, as prepared by Land Dimensions Engineering dated 01/17/09.

18. Hydrological Report, as prepared by Land Dimensions Engineering dated January 2009.

19. Engineering plans, as prepared Land Dimensions Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	3-10-09
2	Overall Site Plan	3-10-09
3	Existing Conditions/Demolition Plan	3-10-09
4	Existing Conditions/Demolition Plan	3-10-09
5	Existing Conditions/Demolition Plan	3-10-09
6	Site Plan	3-10-09
7	Site Plan	3-10-09

8	Site Plan	3-10-09
9	Grading Plan & Drainage Plan	3-10-09
10	Grading Plan & Drainage Plan	3-10-09
11	Grading Plan & Drainage Plan	3-10-09
12	Utility Plan	3-10-09
13	Utility Plan	3-10-09
14	Utility Plan	3-10-09
15	Profiles	3-10-09
16	Profiles	3-10-09
17	Profiles	3-10-09
18	Profiles	3-10-09
19	Landscape & Lighting Plan	3-10-09
20	Landscape & Lighting Plan	3-10-09
21	Landscape & Lighting Plan	3-10-09
22	Landscape & Lighting Details	3-10-09
23	Soil Erosion and Sediment Control Plan	3-10-09
24	Soil Erosion and Sediment Control Plan	3-10-09
25	Soil Erosion and Sediment Control Plan	3-10-09
26	Soil Erosion Detail	3-10-09
27	Construction Details	3-10-09
28	Construction Details	3-10-09

II. ZONING REVIEW

1. Zone: "IN" ~ General Industry District [§419].
2. Cemetery is a permitted use. [§419.B(7)].

IN Zone Requirements – House of Worship (§419.D):

Standard	Required	Proposed (Lot 11)	Proposed (Lot 13)	Proposed (Lot 14)	Complies
Lot size (min.)	2 acres	8.93 acres	26.67 acres	113.43 acres	yes / yes / yes
Lot frontage (min.)	200 ft.	326.91 ft.	1,298.24 ft.	2,104.35 ft.	yes / yes / yes
Lot depth (min.)	200 ft.	921.86 ft.	921.86 ft.	±1,450.00 ft. ¹	yes / yes / yes
Building coverage (max.)	25%	1%	2%	n/a	yes / yes / n/a
Lot coverage (max.)	65%	3%	7%	n/a	yes / yes / n/a
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS					
Front yard (min.)	50 ft.	210 ft.	185 ft.	≥ 50 ft.	yes / yes / yes
Side yard (min.)	25 ft.	±350 ft. ¹ /47 ft.	±620 ft. ¹ /404 ft.	≥ 25 ft.	yes / yes / yes
Rear yard (min.)	35 ft.	637 ft.	±560 ft. ¹	≥ 35 ft.	yes / yes / yes
Height (max.)	40 ft.	≤ 40 ft.	≤ 40 ft.	n/a	yes / yes / n/a

¹ = Scaled data.
n/a = Not Applicable.

III. APPLICATION SUBMISSION CHECKLIST

The Applicant has provided most of the checklist items in accordance with §817, Submission Checklist for a minor subdivision plan except for the following.

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

We do not recommend waiving the underlined checklist items.

1. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
 - a. The plan must be revised to provide a key map of the zoning districts.
2. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
3. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
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. 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 flood designation on the FIRM Map Number and most recent effective date.
6. 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].

IV. VARIANCES COMMENTS

1. The plan as submitted does not require any variances.

V. MINOR SUBDIVISION REVIEW COMMENTS

1. The plan must be revised to provide a concrete monument along Perter Cheesman Road between Proposed Lot 11 and Lot 13 as per §503.C(1), Monuments.

VI. GENERAL COMMENTS

1. The frontage of proposed Lot 14 does not appear to be scaled at 2,104.35'.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VIII. RECOMMENDATIONS

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

There are 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: Leonard Wood, Esq.
Lawrence DiVietro, PLS
Edward F. Brennan, Esq.
Steven M. Bach, PE, CME



July 17, 2013

Gloucester Township Planning Board
Chews Landing – Clementon Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Attn: Ken Lechner, PP, AICP, Township Planner

Re: Amended Minor Subdivision –Divine Mercy Cemetery
GTPB Application No. 091030PSPFM
Diocese of Camden
Block 14003, Lots 11, 12, 13, 14, 15 & 23
Bach File No. GTPB2013-05

Dear Board Members:

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

1. Land Development Application Form, dated November 2, 2013.
2. Plan entitled "Plan of Minor Subdivision and Lot Consolidation Plan, Block 14003, Lots 11, 13-15, 7 23, Township of Gloucester, Camden County, New Jersey" consisting of one (1) sheet, dated June, 2013, no revision, as prepared by Land Dimensions Engineering.
3. A portion of an unsealed plan entitled "Plan of Minor Subdivision and Lot Consolidation Plan, Block 14003, Lots 11, 13-15, 7 23, Township of Gloucester, Camden County, New Jersey" consisting of one (1) sheet, dated June, 2013, revised to 5-5-11, as prepared by Land Dimensions Engineering.
4. Camden County Planning Board Application, dated June 20, 2011.
5. Gloucester Township Escrow Agreement
6. Gloucester Township Planning Board Site Plan Approval Resolution.
7. Gloucester Township Planning Board Minor Subdivision Approval Resolution.
8. Birdsall Services Group Final Major Site Plan, Preliminary Resolution Compliance & Minor Subdivision Review letter, dated August 8, 2011.
9. Township of Gloucester Planner's Review letter by Kenneth D. Lechner, dated August 8, 2011.

Amended Minor Subdivision –Divine Mercy Cemetery
GTPB Application No. 091030PSPFM
Diocese of Camden
Block 14003, Lots 11, 12, 13, 14, 15 & 23
Bach File No. GTPB2013-05
July 17, 2013
Page 2 of 3

GENERAL INFORMATION:

Owner/Applicant: Diocese of Camden
PO Box 708
631 Market Street
Camden, NJ 08102

PROJECT SUMMARY:

This application is for amendment to a previously approved minor subdivision. The approved minor subdivision was for the purpose of constructing a cemetery and associated buildings for the Diocese of Camden. The project contains approximately 149 acres of land and is located on the easterly side of Peter Cheeseman Road North or Hickstown Road.

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. A copy of a current survey (certified on a date within 6 months of submission) needs to be submitted.
2. The plan indicates 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 and requirements need to be shown on the map.
3. The Applicant's land surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to the Board Engineer for review.
4. Any and all proposed dedications and easements are to be filed by deed and shall be submitted to the Board Solicitor for review prior to filing in the Office of the County Clerk.
5. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
6. A concrete monument should be set along Peter Cheeseman Road at the intersection of proposed lots 11 & 13.
7. A north arrow in the key map needs to be shown.
8. All appropriate signature blocks need to be shown.
9. Setback lines need to be shown on the plan.

Amended Minor Subdivision –Divine Mercy Cemetery
GTPB Application No. 091030PSPFM
Diocese of Camden
Block 14003, Lots 11, 12, 13, 14, 15 & 23
Bach File No. GTPB2013-05
July 17, 2013
Page 3 of 3

10. The names and addresses of all adjacent land owners within 200 feet should be shown on the plan.
11. Approval from the Camden County Planning Board may be required.
12. The Applicant shall submit to, and appear before, other Local, State and Federal agencies having jurisdiction over this project.

CONCLUSIONS:

Any approval(s) should be contingent upon the Applicant addressing the above outstanding items.

If there are questions or if any additional information is required please contact the undersigned.

Very truly yours,
BACH ASSOCIATES, PC



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



Samuel S. Previterra, PLS.
Vice President - Surveying

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq. (PB Solicitor)
Diocese of Camden, Applicant
Lawrence M. DiVietro, Jr., PE, PP, Land Dimensions

S:\GTPB2013 Gloucester Twp PB\05 Divine Mercy Cemetery\Docs\GTPB2013-05 Divine Mercy Minor Sub Review #1.doc

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

July 10, 2013

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

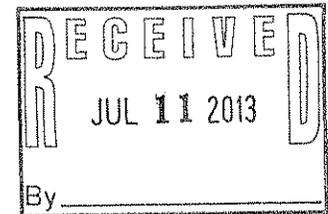
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #091030PSPFM Amended
Diocese of Camden – Divine Mercy Cemetery
Peter Cheeseman Road, Blackwood, NJ 08012
Block 14003, Lots 13 thru 15 & 23



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Robert C. Benson
Executive Director

RCB:mh

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block 14003

Lot 13

Qualifier

Owner: **DICEGE OR GARDEN**

Prop Loc: 1840 PETER CHEESMAN ROAD

Tax Bill

Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		180.27	180.27	.00	180.27
2014	1		180.28	180.28	.00	180.28
2014		Total	360.55	360.55	.00	360.55
2013	4		183.48	183.48	.00	183.48
2013	3		183.48	-14,570.84	.00	-14,570.84
2013	2		177.07	.00	.00	.00
2013	1		177.07	.00	.00	.00

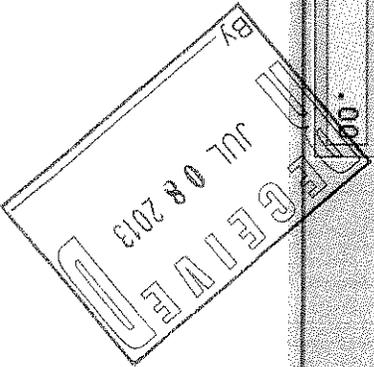
Other Delinquent Balances: .00 Interest Date: 07/08/13 Interest Date: Interest Detail

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

TOTAL TAX BALANCE DUE

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

Current



**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: 7/2/13

APPLICATION No: #091030PSPFM Amended

APPLICANT: Diocese of Camden - Divine Mercy Cemetery

PROJECT No: # 4306

BLOCK(S): 14003 Lot: 13 thru 15 & 23 Zoned: IN

LOCATION: Peter Cheeseman Road, Blackwood

APPLICATION: Minor Subdivision Amendment - Lot Consolidation Plan

TRANSMITTAL TO:

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

PURPOSE OF TRANSMITTAL:

- For Your Review **ASAP** Scheduled for 7/23/13 Planning Board Meeting
- For Your Files.

ENCLOSED:

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

**ISSUES TO BE
ADDRESSED:**

- ① LOT 11 NOW CHANGED - owner as "ST. Pius HOUSE OF RETIREMENT"
 ✓ IS THIS PART OF DIOCESE?
- ② NEW LOT 13 INCLUDES LAKE?
 ✓ IS IT OK TO HAVE WATER WAY SEPARATED?
- ③ LOT 14 (consolidate lot)
 ✓ OK, currently farmland (woodland) ASSESSED

Signature

Please review issue #1 & #2

[Signature] 7/8/13

BW# 60 B

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: 7/2/13

APPLICATION No: #091030PSPFM Amended

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

PURPOSE OF TRANSMITTAL:

- For Your Review **ASAP Scheduled for 7/23/13 Planning Board Meeting**
- For Your Files.

ENCLOSED:

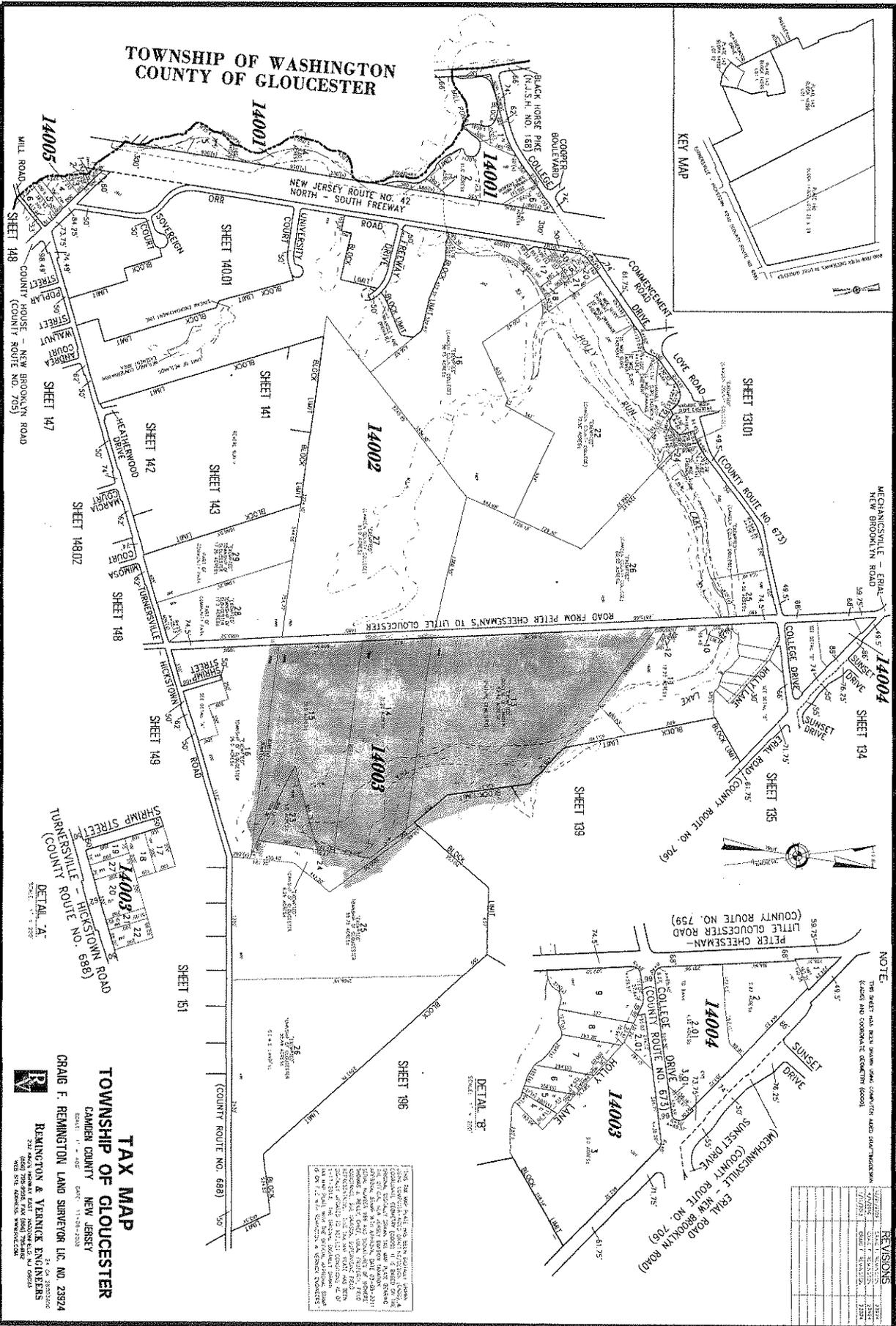
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- 1 Copy - Road Improvements
- 1 Copy - Operational Statement
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

- Variance Plan Bulk (C) Variance Conditional

Use _____

Signature

N/A
7/2/13



**TOWNSHIP OF WASHINGTON
COUNTY OF GLOUCESTER**

14005
SHEET 148
MILL ROAD
COUNTY HOUSE - NEW BROOKLYN ROAD
SHEET 147
SHEET 148
SHEET 149

14003
SHEET 149
SHRIMP STREET
TURNERSVILLE ROAD
HICKSTOWN ROAD
DETAIL 'A'

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
CRAIG F. REMINGTON LAND SURVEYOR, INC. NO. 23874
REMININGTON & YERNICK ENGINEERS
2100 N. 10TH STREET, SUITE 100
WINDSOR PARK, NEW JERSEY 07095
TEL: 908.755.1234 FAX: 908.755.1235
WWW.REMINGTON-SURVEYING.COM

NOTE: THIS SHEET HAS BEEN SUBMITTED TO THE BOARD OF TAXATION FOR REVIEW AND APPROVAL. THE BOARD OF TAXATION HAS THE RIGHT TO APPROVE, REJECT, OR RETURN THE SHEET FOR REVISION. THE BOARD OF TAXATION'S DECISION IS FINAL AND BINDING. THE TAXPAYER IS RESPONSIBLE FOR PAYING THE TAXES DUE ON THIS PROPERTY. THE TAXPAYER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED TO THE BOARD OF TAXATION. THE BOARD OF TAXATION'S DECISION IS FINAL AND BINDING. THE TAXPAYER IS RESPONSIBLE FOR PAYING THE TAXES DUE ON THIS PROPERTY. THE TAXPAYER IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED TO THE BOARD OF TAXATION.

MECHANICVILLE - FBUR-
NEW BROOKLYN ROAD

14004
SHEET 134

14003
SHEET 135

14004
SHEET 136

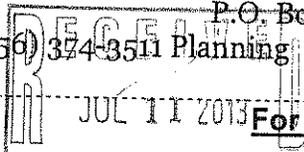
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REVISIONS	DATE	DESCRIPTION
1	01/15/2024	ISSUED
2	01/15/2024	ISSUED
3	01/15/2024	ISSUED
4	01/15/2024	ISSUED
5	01/15/2024	ISSUED

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012
 (856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229



For Office Use Only

Submission Date: By Application No.: 131009RD PFSAT Taxes Paid Yes/No (Initial)

Planning Board Zoning Board of Adjustment

Fees 265.00 Project #

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

Escr. Escr.#

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Simon Management Associates II, LLC
 Address: 105 Eisenhower Parkway
Attn: Danielle DeVita, Esq.
 City: Roseland
 State, Zip: New Jersey 07068
 Phone: (973) 403-6810 Fax: (973) 364-2503
 Email: ddevita@simon.com

2. Owner(s) (List all Owners)

Name(s): Gloucester 42 Associates
c/o Cooper University Hospital
 Address: 3 Cooper Plaza, Suite 504
 City: Camden
 State, Zip: New Jersey 08103
 Phone: (856) 342-3083 Fax: () - -

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

- | | |
|---|--|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ² |
| <input type="checkbox"/> Preliminary Major Subdivision ² | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Bulk "C" Variance ² |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Use "D" Variance ² |
| <input type="checkbox"/> Preliminary Major Site Plan ² | <input 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 checked="" type="checkbox"/> <u>Amended Preliminary and Final Site Plan</u> |

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
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						* IR *

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

Name of Attorney: <u>Louis L. D'Arminio, Esq.</u>	Firm: <u>Price, Meese, Shulman & D'Arminio, PC</u>
Address: <u>50 Tice Boulevard, Suite 380</u>	State, Zip: <u>New Jersey 07677</u>
City: <u>Woodcliff Lake</u>	Phone: <u>(201) 391-3737</u> Fax: <u>(201) 391-9360</u>
	Email: <u>ldarminio@pricemeese.com</u>

6. Name of Persons Preparing Plans and Reports:

Name: Brian M. Conlon
Address: 30 South 17th Street
Profession: Civil Engineer
City: Philadelphia
State, Zip: Pennsylvania 19103
Phone: (215) 864-0640 Fax: (215) 864-067
Email: bconlon@langan.com

Name: Doug Williams c/o FRCH
Address: 311 Elm Street, Suite 600
Profession: Architect
City: Cincinnati
State, Zip: Ohio 45202
Phone: (513) 362-3470 Fax: (513) 241-5015
Email: dwilliams@frch.com

7. Location of Property:

1125 South Black Horse Pike
Street Address: Blackwood, NJ 08012 Block(s): 13199, 13105, 13106
Tract Area: 65.06 Acres Lot(s): 1

8. Land Use:

Existing Land Use: Vacant land (Agricultural)
Proposed Land Use (Describe Application): Amended Site Plan for signage and lighting for retail Shopping Center.

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials: SEE SUBMISSION LETTER

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: Preliminary/Final Site Plan approval granted to Applicant by Planning Board on 5/28/13.

List all applications on a separate sheet.

13. Zoning SEE WAIVER ADDENDUM AT EXHIBIT 2

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	NOT APPLICABLE
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	NOT APPLICABLE
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
* signage plans submitted herewith prepared by FRCH Design Worldwide, as well as site plans depicting lighting details prepared by Langan Engineering, both dated June 2013. See also submission letter.		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application	NOT APPLICABLE	Shed Requirements	NOT APPLICABLE
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: <small>N/A - signage/lighting only</small>	Number of parking spaces provided: <small>N/A - signage/lighting only</small>
Number of loading spaces required: <small>N/A - signage/lighting only</small>	Number of loading spaces provided: <small>N/A - signage/lighting only</small>

15. Relief Requested:

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

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

16. Signature of Applicant

Simon Management Associates II, LLC

by: 
 Danielle DeVita, Senior Vice President Development/
 Signature of Applicant *Authorized Signatory*

June 28, 2013

 Date

PREIT-Rubin, Inc.

by: _____

 Signature of Co-applicant

June, 2013

 Date

13. Zoning SEE WAIVER ADDENDUM AT EXHIBIT 2

All Applications	Proposed	Fence Application	Proposed
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Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	NOT APPLICABLE
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
* signage plans submitted herewith prepared by FRCH Design Worldwide, as well as site plans depicting lighting details prepared by Langan Engineering, both dated June 2013. See also submission letter.		Setback from property line 2	_____
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Garage Application	NOT APPLICABLE	Shed Requirements	NOT APPLICABLE
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	_____

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Number of parking spaces required: N/A - signage/lighting only Number of parking spaces provided: N/A - signage/lighting only

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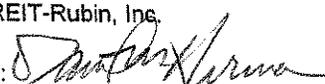
16. Signature of Applicant

Simon Management Associates II, LLC

by: _____
 Danielle DeVita, Senior Vice President Development
 Signature of Applicant

_____ Date

PREIT-Rubin, Inc.

by: 
 Dan Herman, Senior Vice President Development
 Signature of Co-applicant

07/10/13
 _____ 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).**

Date

Sworn and Subscribed to before me this _____ day of _____, 2013 (Year).

SEE CONSENT @ EXHIBIT 3
Signature
Gloucester 42 Associates
Print Name

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

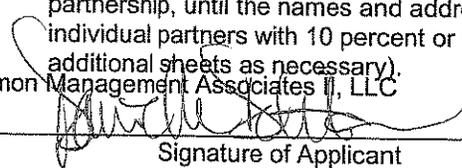
SEE DISCLOSURES @ EXHIBIT 4

IF YES:

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

No Yes

Simon Management Associates II, LLC


Signature of Applicant

June 28, 2013
Date

Danielle DeVita, Vice President Development / Authorized Signatory
Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of ~~Camden~~ Essex

Sworn and subscribed to
On this 28th day of June
2013 before the following authority.

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

Simon Management Associates II, LLC
By: Danielle DeVita, Authorized Signatory
Name of property owner or applicant


Notary public

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

GLOUCESTER PREMIUM OUTLETS
Simon Management Associates II, LLC. / PREIT-Rubin, Inc.
(Block 13199, Lot 1 / Block 13199, Lot 1 / Block 13106, Lot 1)
Gloucester Township, Camden County, New Jersey

**APPLICATION ADDENDUM
AMENDED PRELIMINARY AND FINAL SITE PLAN**

Introduction

On May 28, 2013, Simon Management Associates II, LLC and PREIT-Rubin, Inc. (hereinafter, "Applicant") obtained final site plan approval to develop a retail outlet center in Gloucester Township consisting of approximately 450,000+/- gross s.f. of retail sales, services and related improvements, including associated parking, landscaping, a food court, gathering areas, a central promenade, other amenities and supportive infrastructure as well as preliminary site plan approval for the development of complementary commercial uses (e.g. other retail/restaurants, etc.) on related outparcels (hereinafter the "Center"). The Applicant had previously received approval from the Township Council to enter into a redevelopment agreement with the Township Council to become the designated redeveloper of the subject property. The approved application did not include consideration of Applicant's signage package.

The overall development tract of the Center is currently zoned "IR – Interchange Redevelopment District" as per the Township of Gloucester Zoning Ordinance's incorporation of the Township's "Interchange Redevelopment Plan" adopted August 2006, last amended August 8, 2011 (the "IR Plan"). All Center development has been designed in compliance with the IR Plan's permitted uses and is consistent with the district's goals and objectives.

Original Approval

The Center property is surrounded by NJ Route 42, Zimmerman Road, Black Horse Pike (a.k.a. Route 168) and College Road. It is intersected by Cooper Road and Robert E. Kelley Boulevard. The retail outlet component is directly west of Cooper Road and consists of approximately 415,000 gross square feet of space on a 54.9± acre tract of land identified on the Township Tax Map as Block 13199, Lot 1. Access is via Cooper Road and Zimmerman Road. Stormwater management basins have been designed to manage the stormwater runoff associated with the proposed development. All on-site parking areas and access lanes are proposed to be privately owned and maintained. As referenced, the Center also provides for complementary commercial outparcel buildings totaling approximately 35,000 +/- gross square feet of floor area with associated parking facilities along with the infrastructure to support the site improvements. These are located directly east of Cooper Road with all access points

along said street. The preliminary approval calls for three such uses for Block 13105, Lot 1 (6.1± acres) and two for Block 13106, Lot 1 (4.4± acres).

Amended Application

Specifically with respect to this amended application for preliminary and final site plan approval, the Applicant proposes improvements related to signage, street lighting, sidewalks, and buffer maintenance. The signage issues had been reserved for review through this amended application by the Planning Board. The street lighting, sidewalk and buffer maintenance matters reflect the implementation of recommendations from the Planning Board and its professionals which are now being incorporated into this amended plan.

Signage

The signage plan package is as prepared by FRCH Design Worldwide, dated April 24, 2013, last revised July 11, 2013, consisting of seven (7) pages as well as a complementary narrative. It provides a general layout of the signage proposed on site. This plan includes:

- 1) Multiple tenant peripheral (rear) building signage totaling approximately 11,386 sf of the approximately 75,907 sf of building wall elevations or 15%. With the addition of approximately 150 sf (or .2%) of project ID signage, the total approximate area of all signage as a percentage of the exterior elevations is 15.2%;
- 2) The Pylon location along Route 42 which is approximately 100' in height and totals 24' x 44' (1,056 sf) in sign face area. Said pylon will be LED illuminated;
- 3) The monument identification signs at critical view and access points along the adjacent roadways comprising a primary project I.D. monument approximately 13'-4" in height and totaling 14' x 7'-11" (110.8 sf) in sign face area and a secondary project I.D. monument approximately 11' in height and totaling 6'-8" x 12'-3" (81.7 sf) in sign face area;
- 4) Three (3) Project I.D. Building signs with each totaling 8'-6" x 3'-9" (31.8 sf) in sign face area;
- 5) Directional, directory and incidental signage as needed throughout the Center, e.g. auto directional signs, parking area I.D., service court identification, and Bus Plaza signage;
- 6) Potential temporary signs for use during construction, and

- 7) Exhibit 1 representing sample tenant signage standards.

Applicant will also present, through submissions and testimony, a basic schematic of its national, generic signage standards prepared by FRCH Design Worldwide as well as a photo study depicting the proposed Pylon signage prepared by Langan Engineering.

Street Lighting

At the Board's request, the site Plan Exhibit, entitled "EX:SP-1", dated July 11, 2013, prepared by Langan Engineering provides a detail of the decorative "Acorn-style" streetlights per Gloucester Township standards that will be added along the frontage of College Drive and Black Horse Pike as well as at the outlet center entrance driveways. The lights have been arranged and spaced to accommodate the Planning Board's requests and has been designed to respect the required freshwater wetlands and respective transition area buffers near the intersection of Black Horse Pike and College Drive. Specifically, a total of seventeen (17) lights are proposed along Black Horse Pike, seven (7) lights are proposed along College Drive and two (2) lights are proposed at each of the three (3) entrance driveways to the outlet center for a total of thirty (30) lights.

Sidewalks

Per the Board's requirements, the Site Plan Exhibit, entitled "EX:SP-1", dated July 11, 2013 and prepared by Langan Engineering, provides for the addition of a six (6) foot wide pedestrian access sidewalk from the intersection of Black Horse Pike and Zimmerman Road to the Center. A four (4) foot wide access sidewalk has also been proposed at the northwest corner of the intersection of Robert E. Kelly Boulevard and Cooper Road. Both access sidewalks connect to existing proposed sidewalks within the parking lot and provide a continuous pedestrian path to the Center's other improvements.

Buffer Maintenance

At the Board's and Camden County's request, the Applicant has amended its wetlands permitting applications to include provisions for additional clearing and "clean-up" at the southwest corner of the project site near the intersection of Black Horse Pike and College Drive. These operations will be limited to hand tools and equipment. No machinery can be used within the wetlands or its associated transition area buffer and no chipping is permitted as part of this activity. The existing Camden County stormwater management basin north of the intersection of Zimmerman Road and Black Horse Pike will be cleaned of collected sediment and nuisance vegetation.

Conclusion

For the reasons set forth above, and as the testimony to be adduced at the public hearing will corroborate, the application of Simon Management Associates II, LLC and PREIT-Rubin, Inc. for amended preliminary and final site plan approval should be approved. Applicant reserves the right to make additional and alternative arguments at said hearing.

L:\LLD\Simon - Premium Outlets - Gloucester Twp\Application\Amended Site Plan Application\Application Addendum (7 11 13) CLEAN.Docx

15 July 2013

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Gloucester Township Planning Division
Gloucester Township Municipal Complex
1261 Chews Landing Road
Laurel Springs, NJ 08012

**Re: Application for Freshwater Wetland General Permit No. 1
Freshwater Wetland General Permit No. 4
Freshwater Wetland General Permit No. 21
Averaging Plan Transition Area Waiver
Flood Hazard Area Permit-by-rule
Gloucester Premium Outlets
The Black Horse Pike (NJ State Route 168)
Block 13199, Lot 1; Block 13105, Lot 1 and Block 13106, Lot 1
Gloucester Township, Camden County, New Jersey
Langan Project No. 220051301**

Applicants: Simon Management Associates II, LLC
105 Eisenhower Parkway
Roseland, New Jersey 07068

and

PREIT-Rubin, Inc.
200 South Broad Street
Philadelphia, Pennsylvania 19102



To whom it may concern:

As the environmental consultant for the applicant for the above-referenced project, we are required by the New Jersey Department of Environmental Protection (NJDEP) to provide you with the following notice of application for the above referenced parcel of land.

This letter is required by law and is intended for your notification. No action is required on your part. If you have any questions or comments on this notice please contact our office or the NJDEP at the address noted in the public notice.

Very truly yours,
Langan Engineering and Environmental Services, Inc.

A handwritten signature in black ink, appearing to read "Linda Kenney".

Linda Kenney, P.W.S.
Senior Project Manager

NJ Certificate of Authorization No.: 24GA27996400
\\langan.com\data\PH\data\3220051301\Engineering Data\Natural Resources\Wetland and Transition Area Permitting\Notifications\Camden County Clerk Application Letter.docx

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: 7/11/13

APPLICATION No: #131009RDPFSA1

APPLICANT: Gloucester Premium Outlets

PROJECT No: # 7661

BLOCK(S): 13199, 13105, 13106 Lot: 1

Zoned : IR

LOCATION: 1125 South Black Horse Pike, Blackwood

APPLICATION: Amended Preliminary & Final Major Site Plan

TRANSMITTAL TO: ***** Approval for Signage & Decorative Lighting

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

PURPOSE OF TRANSMITTAL:

- For Your Review **ASAP Scheduled for 7/23/13 Planning Board Meeting**
- For Your Files.

ENCLOSED:

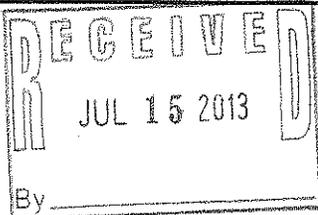
- Site Plan Exhibit
- Overall Site Signage Location Plan
- Application, Checklist
- Site Signage Exhibit 1
- Pylon Signage Photo Study
- 1 Copy -Preliminary/Final Major Site, County Apps, Twp. App.
- 1 Copy Preliminary/Final Major Site Plan
- 1 Copy -Road Improvements
- 1 Copy - Operational Statement
- 1 Copy - Drainage Calculations
- Recycling Report

★ IMPORTANT NOTE
 Block 13199-1 will be changed
 to 13100-1 for 2014.
 Block 13110 LOT 1

★ ALSO -
 APPROVALS FOR BILLBOARDS
 ON 13105-1 & 13106-1
 BEING RESCINDED ?

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

Signature



J. M. Salcedo
 assessor 7/15/13

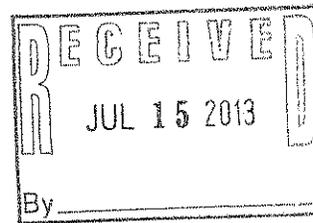


GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

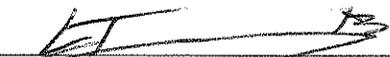
Application #131009RDPFSA1 Gloucester Premium Outlets Block: 13199,13105,13106 Lot:1

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

Other: see attached



Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature:  Date Submitted: 7/15/13

1. Request that LO 81-35 be applied to the property. The local ordinance 81-35 designates that all vehicles must park in designated areas and between the lines provided in parking lots. Upon the resolution being passed by Township Council, owner will need to install signs at each entrance, advising the public of the parking ordinance. You may also install additional signs in the complex if you desire. The signs are 16 inches by 16 inches, white background with black lettering. It needs to be worded "Parking Only In Designated Area and Between The Painted Lines" with "ORD #81-35" at the bottom. I have attached a sample photograph of the sign for your review. The bottom of the sign must be seven (7) feet from the ground. Application attached
2. According to updated plans, sidewalks are still not being installed at the following locations:
 - a. Cooper Road between Zimmerman Road and new signal at Robert E. Kelly Blvd
 - b. Copper Road between new signal at Robert E. Kelly Blvd and College Drive
3. Request traffic signal be installed Black Horse Pike at Zimmerman Road. Zimmerman Road is right turn only at intersection.
4. Plans still show no street lighting along Cooper Road and Zimmerman Road. Only 2 entrance lights shown on Zimmerman and none along new sidewalk.
5. Request that a police manual controller be installed in signal box for new traffic signal Cooper Road at Robert E Kelly Blvd in event that officers need to control intersection due to congestion around events at the site.

TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Planning Board

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

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

DATE: July 22, 2013

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

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

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

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

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

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

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

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

I. INFORMATION SUBMITTED

New Information

1. Price, Meese, Shulman & D'Arminio Transmittal Letter dated 7/15/13.
 - a. Gloucester Premium Outlets, "Application Addendum Amended Preliminary and Final Site Plan" no date.
2. Land Development Application Form dated 7/11/13.
3. Site Signage Exhibit 1, as prepared by FRCH dated 7/11/13.
4. Pylon Signage Photo Study, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 7/11/13.

5. Site Plan Exhibit Plan, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. comprising one (1) sheet dated 7/11/13.
6. Signage plans, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
S1	Overall Site Signage Location Plan	4-24-13 / 7-11-13
S2	Building Signage Plan	4-24-13 / 7-11-13
S3	Tenant Signage Elevations – Primary Exposures East	4-24-13 / 7-11-13
S4	Tenant Signage Elevations – Secondary Exposures North and South	4-24-13 / 7-11-13
S5	Tenant Signage Elevations – Secondary Exposures West	4-24-13 / 7-11-13
S6	Signage Elevations and Renderings	4-24-13 / 7-11-13
S7	Signage Elevations and Renderings	4-24-13 / 7-11-13

Previous Information (Preliminary and Final Approval)

7. Price, Meese, Shulman & D'Arminio Transmittal Letter dated 4/24/13.
 - a. Gloucester Premium Outlets, "Operational Statement" no date.
8. Land Development Application Form with Exhibits 1 - 3 and checklist dated 4/25/13.
9. Interim Redevelopment Agreement for the Interchange Redevelopment Area.
10. Planning Analysis, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13.
11. Traffic Impact Statement, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13.
12. Environmental Impact Statement, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13.
13. Recycling Report, as prepared by Langan dated 4/24/13.
14. Stormwater Management Report, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13.
15. Stormwater Facilities Maintenance Plan, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. dated 4/24/13.
16. Engineering plans, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	4-24-13
2	Tax Map, Zoning Map & Adjacent Property Owners List	4-24-13
3	ALTA/ACSM Land Title Survey	4-24-13
4	ALTA/ACSM Land Title Survey	4-24-13
5	Master Site Plan	4-24-13
6	Site Plan	4-24-13
7	Site Plan	4-24-13
8	Site Plan	4-24-13
9	Site Plan	4-24-13
10	Site Control Details	4-24-13
11	Vehicle Circulation & Pavement Plan	4-24-13
12	Vehicle Circulation & Pavement Plan	4-24-13
13	Master Grading & Drainage Plan	4-24-13
14	Master Grading & Drainage Plan	4-24-13
16	Master Grading & Drainage Plan	4-24-13
17	Master Grading & Drainage Plan	4-24-13
18	Storm Sewer Profiles I	4-24-13

19	Storm Sewer Profiles II	4-24-13	
20	Storm Sewer Profiles III	4-24-13	
21	Drainage Notes & Details I	4-24-13	
22	Drainage Notes & Details II	4-24-13	
23	Construction Sequencing Plan	4-24-13	
24	Soil Erosion & Sediment Control Plan – Stage I	4-24-13	
25	Soil Erosion & Sediment Control Plan – Stage I	4-24-13	
26	Soil Erosion & Sediment Control Plan – Stage I	4-24-13	
27	Soil Erosion & Sediment Control Plan – Stage I	4-24-13	
28	Soil Erosion & Sediment Control Plan – Stage II	4-24-13	
29	Soil Erosion & Sediment Control Plan – Stage II	4-24-13	
30	Soil Erosion & Sediment Control Plan – Stage II	4-24-13	
31	Soil Erosion & Sediment Control Plan – Stage II	4-24-13	
32	Soil Erosion & Sediment Control Plan – Stage III	4-24-13	
33	Soil Erosion & Sediment Control Plan – Stage III	4-24-13	
34	Soil Erosion & Sediment Control Plan – Stage III	4-24-13	
35	Soil Erosion & Sediment Control Plan – Stage III	4-24-13	
36	Soil Erosion & Sediment Control Notes & Details	4-24-13	
37	Master Utility Plan	4-24-13	
38	Utility Plan	4-24-13	
39	Utility Plan	4-24-13	
40	Utility Plan	4-24-13	
41	Utility Plan	4-24-13	
42	Sanitary Sewer Profiles I	4-24-13	
43	Sanitary Sewer Profiles II	4-24-13	
44	Sanitary Sewer Profiles III	4-24-13	
45	Utility Notes & Details	4-24-13	
46	Master Landscape Plan	4-24-13	
47	Landscape Plan	4-24-13	
48	Landscape Plan	4-24-13	
49	Landscape Plan	4-24-13	
50	Landscape Plan	4-24-13	
51	Landscape notes & Details	4-24-13	
17.	Architectural plans, as prepared by FRCH consisting of the following:		
	<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
	A1	Overall Building Plan	4-24-13
	A2	Rendered Elevations	4-24-13
	A3	Perspective Rendering & Elevations	
		Building 1	4-24-13
	A4	Elevations – Buildings 2 & 3	4-24-13
	A5	Elevations – Building 4	4-24-13
	A6	Elevations – Building 5	4-24-13
	A7	Elevations – Building 6	4-24-13
	A8	Elevations – Building 7	4-24-13
	A9	Elevations – Building 8	4-24-13
	A10	Elevations – Building 9	4-24-13

18. Signage Drawing Plans, as prepared by FRCH consisting of the following:
- | <u>Sheet</u> | <u>Plan Description</u> | <u>Date / Latest Revision</u> |
|--------------|--------------------------|-------------------------------|
| S1 | Overall Building Plan | 4-24-13 |
| S2 | Rendered Elevations | 4-24-13 |
| S3 | Building 1 Elevation | 4-24-13 |
| S4 | Building 2 & 3 Elevation | 4-24-13 |
| S5 | Building 4 Elevation | 4-24-13 |
19. Lighting Drawing Plans, as prepared by FRCH consisting of the following:
- | <u>Sheet</u> | <u>Plan Description</u> | <u>Date / Latest Revision</u> |
|--------------|---|-------------------------------|
| LC001 | Overall Site Plan – Lighting Calculations | 4-24-13 |
20. Roadway Improvements for Cooper Road and Zimmerman Road, as prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. consisting of the following:
- | <u>Sheet</u> | <u>Plan Description</u> | <u>Date / Latest Revision</u> |
|--------------|-----------------------------|-------------------------------|
| 1 | Cover Sheet | 4-24-13 |
| 2 | Legend and General Notes | 4-24-13 |
| 3 | Typical Sections | 4-24-13 |
| 4 | Plan Sheet Index | 4-24-13 |
| 5 - 7 | Construction Plans | 4-24-13 |
| 8 - 10 | Grading and Drainage Plans | 4-24-13 |
| 11 | ADA Curb Ramp Details | 4-24-13 |
| 12 - 14 | Signing and Striping Plans | 4-24-13 |
| 15 | Traffic Signal Installation | 4-24-13 |
| 16 | Electrical Plan | 4-24-13 |

II. REDEVELOPMENT PLAN & PLANNING ANALYSIS COMMENTS

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

§2.0, Goals and Objectives

1. *The Applicant provided professional testimony on how the proposed redevelopment project addresses Goal #1, which requires redevelopment that complements and integrates with the new Route 42 and College Drive Interchange as per §2.0(1).*
2. *The Applicant provided professional testimony on how the proposed redevelopment project addresses Goal #2, which provides direction that projects complement existing community assets, multi-modal transportation solutions, and walkable neighborhoods as per §2.0(2).*
 - a. *As recommended the Applicant addressed provisions for a bike lane and concrete sidewalks, which would address two redevelopment plan objectives, namely, multi-modal transportation solutions and walkable neighborhoods.*

NEW COMMENT

- i. The Site Plan Exhibit submitted with the instant application provides a six (6) foot wide sidewalk along a portion of the frontage of the Black Horse Pike along Infiltration Basin A into the northeast parking area between Building 6 and Building 9.
 1. It is recommended the proposed sidewalk pedestrian link be extended ±80' to the northeast in line with the proposed sidewalk in the parking area.
 - a. The proposed two (2) sidewalk sections within the landscaped islands are an awkward orientation that should be avoided.

- a. It is recommended the plans be revised to provide a pedestrian crosswalk within the parking area as a physical improvement (i.e., concrete, brick pavers, etc.) in lieu of line striping.
 - i. The purpose of this proposal is to improve pedestrian safety and mobility and may require elimination of some parking spaces.
- 3. *The Planning Analysis addresses Goal #3, which requires redevelopment projects to be architecturally pleasing and contributing to a community's sense of place as per §2.0(3).*
 - a. *The applicant provided additional testimony indicating the proposed landmarks and/or architectural period represented in the proposed building and "town square" center.*
 - b. *As recommended the Site Plan Exhibit submitted with the instant application provides the following features to enhance the aesthetics and improve vistas from the Black Horse Pike and College Drive:*
 - i. Sixteen (16) HADCO ornamental Lights 100' on-center along the Black Horse Pike.
 - ii. Seven (7) HADCO ornamental Lights 100' on-center along the College Drive.
 - iii. Once (1) HADCO ornamental Light on the curve of the proposed six (6) foot sidewalk from the Black Horse Pike.
 - c. It is recommended the plan be revised to provide additional site clearing of insignificant plant growth, grading, and landscaping of same to contribute to the Township's sense of place.
- 4. *The Planning Analysis addresses Goal #4, which requires redevelopment projects provide a variety of land uses and consistency with the Township's Master Plan as per §2.0(4).*
- 5. *The Planning Analysis addresses Goal #5, which requires redevelopment projects to provide opportunities that improve the physical and functional layout of the redevelopment area to promote social and economic development as per §2.0(5).*
- 6. *The Applicant provided professional testimony on how the proposed redevelopment project addresses Goal #6, which requires flexibility in the traffic design to accommodate future land uses as per 2.0(6).*
- 7. *The Planning Analysis addresses Goal #7, which requires redevelopment projects preserve and protect wetlands and other environmentally sensitive areas as per §2.0(7).*
- 8. *The Planning Analysis addresses Goal #8, which requires redevelopment projects generate revenue for the Township as per §2.0(8).*
- 9. *The Planning Analysis addresses Goal #9, which requires redevelopment activities be in the best interest of public health, safety, and welfare as per §2.0(9).*

§3.1, IR – Interchange Redevelopment Plan

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

§3.1.K, Parking Standards

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

§3.1.N, Additional Requirements

12. *The instant application proposes public water and sanitary sewerage facilities to be provided as per §3.1.N(1).*
13. *The Applicant provided professional testimony to satisfaction of the Planning Board addressing the proposed building architecture is "compatibly designed ... and suitably finished for aesthetic purposes" in its relation to elevations facing a street or residential areas as per §3.1.N(2).*
14. *Sheets 47 – 51 are signed and sealed by a NJ Licensed Landscape Architect as per §3.1.N(3).*
15. The plans must be revised to provide substantially more landscaping comprising a mixture of shrubs, ornamental trees, evergreen trees, perennial flowers, grasses, etc. to enhance the aesthetics of the development and the vistas and viewsheds of the Interchange Redevelopment Area and the Township in the following locations as per §3.1.N(4).
 - a. Along College Drive, specifically that area bounded on the north by a proposed "Timber Guiderail," on the south by College Drive on the West by the Black Horse Pike and on the east by Cooper Road, excluding freshwater wetlands and transition/buffer areas.
 - i. The applicant must provide professional testimony addressing demolition of existing building foundations along College Drive.
 - b. Along the Black Horse Pike, specifically that area bounded on the north by Zimmerman Road, on the South by College Drive, one the west by the Black Horse Pike, and on the east by a proposed "Timber Guiderail" and proposed "Infiltration Basin A," excluding freshwater wetlands and transition/buffer areas.
 - c. Along the perimeter of "Infiltration Basin A," specifically along the frontage of the Black Horse Pike and Zimmerman Road.
 - d. Along the perimeter of "Extended Detention Basin B," specifically along the frontage of College Drive.
 - i. *The applicant provided professional testimony address the existing drainage basin at the intersection of College Drive and Cooper Road.*
16. *The Applicant provided professional testimony to satisfaction of the Planning Board that the proposed "8' high screen walls at service courts" comply with §425, Fences, Hedges, Walls of the Gloucester Township Land Development Ordinance as per §3.1.N(6).*
 - a. *At a minimum the applicant should address the following:*
 - i. *Sight lines as per §425.D, Clear Sight Distance.*

- ii. *Materials, finishes, and drainage as per §425.F, Finished Side.*
 - iii. *As an attribute to landscaping as per §425.L, Landscape Plan.*
17. The Applicant must provide professional testimony to the satisfaction of the Planning Board that the proposed signs are suitably sized and designed for the proposed development and consistent with Section 2, Goals and Objectives of the Interchange Redevelopment Plan as per §3.1.N(7).

NEW COMMENT

- a. *The proposed signage was deferred to the instant application.*
18. *The site plans include pedestrian walkways within most of the parking areas as per §3.1N(8).*
- a. It is recommended the plans be revised to provide pedestrian walkways within the parking area between Building 3 and College Drive.
19. *The Applicant provided professional testimony addressing the proposed lighting plan is suitably designed for the proposed land use and provides adequate illumination as per §3.1.N(9).*
- a. *The applicant proposes 41-foot high light standards with a double - shoe box shield for the parking area, which requires a performance and received a design waivers from §508, Lighting of the Gloucester Township Land Development Ordinance.*
 - i. *The maximum lighting height is 25 feet.*
 - b. *The Applicant proposes and average illumination of 2.8 footcandles.*
 - i. *The maximum average illumination is 2.0 footcandles.*

NEW COMMENT

- c. *As recommended in addition to the proposed lighting plans for the parking areas the Site Plan Exhibit submitted with the instant application provides the HADCO ornamental lights along the Black Horse Pike, College Drive, Sidewalk Link, and entrances.*
20. *The Applicant provided professional testimony addressing the proposed buildings are "architecturally appealing" and advance the scenic vistas and viewsheds of the development and Township as per §3.1.N(10).*

III. APPLICATION SUBMISSION CHECKLIST

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

We do not recommend waiving underlined items

1. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
- a. *The Interchange Redevelopment Plan does not have specific requirements for the number and size of free-standing and façade signs.*
 - i. The Applicant must provide specific information on the location, size, height, and design of the proposed signs, especially the proposed pylon and monument signs at NJ Route 42 and the street intersections with the Black Horse Pike.

NEW COMMENT

- 1. *The proposed signage was deferred to the instant application.*

2. *Sidewalks and bike routes [Checklist #83].*
 - a. *As recommended the Applicant addressed an on-site and/or off-site bike lane and wayfinding signage towards the existing bike path at Main and Linden Streets at the west side of the Black Horse Pike.*

IV. WAIVER COMMENTS

The Application received a waiver from the following checklist items.

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

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

3. Grading to not be changed within five (5) feet of a property line as per §506.A(5).
4. Luminaire mounting height not to exceed 25 feet as per §508.C.
 - a. The application proposes a luminaire height of 41 feet.
5. Average illumination not to exceed 2.0 foot candles as per §508.F(2).
 - a. The application proposes an average illumination of 2.8 foot candles.
6. Loading and unloading areas are not to be used for the storage of refuse as per as per §509.D(3).
7. Concrete curb and sidewalks as per as per §516, Sidewalks, Curbs, Gutters and Pedestrian Ways.
 - a. The applicant provides only a limited amount of sidewalk along roadways.

NEW COMMENT

- i. *The Site Plan Exhibit submitted with the instant application provides a six (6) foot wide sidewalk as a pedestrian link from the Black Horse Pike within the subject parcel.*

V. VARIANCE COMMENTS

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

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

VI. SITE PLAN DESIGN REVIEW COMMENTS

1. *The Site Plan Exhibit submitted with the instant application provides additional lighting within the subject parcel as a landscape feature providing a streetscape that is architecturally pleasing and contributes to the Township's sense of place (Goal #3) by utilizing the HADCO, PSE&G Colgate I with Signature globe incorporating the "GT" brand including but not necessarily limited to the following locations as per §508.D, Lighting:*

- a. *North side of College Drive between the Black Horse Pike and Cooper Road.*

NEW COMMENT

- i. I have no objection to lights being installed as proposed at 100-foot intervals providing seven (7) lights.
- b. *East side of the Black Horse Pike between College Drive and Zimmerman Road.*

NEW COMMENT

- i. I have no objection to lights being installed as proposed at 100-foot intervals providing sixteen (16) lights.

NEW COMMENT

- c. The Site Plan Exhibit submitted with the instant application provides ornamental lights along each side of the development entrances three (3) entrances or six (6) lights.
- 2. *As recommended the Site Plan Exhibit submitted with the instant application provides concrete sidewalks at a minimum at the following locations as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.*
 - a. *Along the west side of Cooper Road northeast towards the pedestrian link in the parking area between Building 8 and 9.*

NEW COMMENT

- i. It is recommended the plans be revised to provide a pedestrian crosswalk within the parking area as a physical improvement (i.e., concrete, brick pavers, etc.) in lieu of line striping.
 - 1. *The purpose of sidewalks in this section is to connect with the existing sidewalks along Robert E. Kelly Boulevard and a future link between the Camden County College and the proposed development.*
- b. *Along the Black Horse Pike towards the concrete crosswalk between building 6 and building 9.*

NEW COMMENT

- i. It is recommended the plans be revised to provide a pedestrian crosswalk within the parking area as a physical improvement (i.e., concrete, brick pavers, etc.) in lieu of line striping.
 - 1. The purpose of sidewalks in this section is to accommodate pedestrian movements from nearby neighborhoods and facilitate safe movement of pedestrians and automobile traffic.
- 3. *The Applicant provided professional testimony to address the inability to provide one basin or an alternative drainage system at the intersection of College Drive and Cooper Road as per §517, Stormwater Collection and Management.*
- 4. The plans must be revised to provide landscaping along the perimeter of "Infiltration Basin A" and "Extended Detention Basin B" to advance an aesthetic design considering these are in the front yard and should be included as a landscape feature of the overall landscaping plan as per §517.H(3).

VII. GENERAL REVIEW COMMENTS

- 1. The plan must be revised to extend the "SILT FENCE (TYP.)" graphic to ensure those areas along College Drive and the Black Horse Pike are sufficiently cleared, graded, and landscaped to provide the recommended streetscape and scenic vistas required in the Interchange Redevelopment Plan.
- 2. The plans must be revised on Sheet 26 (CE-103) to remove the reference "(OR TO REMAIN?)" for the buildings to be demolished along College Drive.
- 3. The plan must be revised to address the Interchange Redevelopment Plan's goals and objective of creating an area that is architecturally pleasing and contributes to the Township's sense of place (Goal #3) for the streetscape along the Black Horse Pike and College Drive, as follows:
 - a. Extend the Tree Protection Fence towards the Black Horse Pike and College Drive, specifically that area bounded on the north by a proposed "Timber Guiderail," on the south by College Drive, on the West by the Black Horse Pike, and on the east by Cooper Road, excluding freshwater wetlands and transition/buffer areas.

- b. Provide landscaping of the aforementioned area comprising a mixture of shrubs, ornamental trees, evergreen trees, perennial flowers, grasses, etc. to enhance the aesthetics of the development, vistas, and viewsheds.
- 4. It is recommended the plans be revised to provide a flagpole feature at the entrance to the "Town Square" that includes at least two flags: The American Flag and Gloucester Township Flag.

VIII. SIGN REVIEW COMMENTS

The instant application proposes the following signs:

1. PYLON SIGN (Key A)
 - a. One (1) free-standing "Primary Project I. D. Pylon Sign" 1,560 sf [24' x 44'] and 100' maximum height at the northwest intersection of Robert E. Kelly Boulevard and NJ Route 42.
 - i. The Planning Board should note application #111052RAPSPF approved three (3) billboards 16' x 60' (960 sf) and 60' in height including one that is ±360' north of the proposed Primary Project I. D. Pylon Sign.
2. PRIMARY PROJECT I. D. MONUMENT SIGN (Key B1)
 - a. One (1) free-standing "Primary Project I. D. Monument" sign 110.83 sf [7' 11" x 14'] and 13' 4" maximum height at the southwest intersection of Cooper Road and Zimmerman Road.
3. SECONDARY PROJECT I. D. MONUMENT SIGNS (B2)
 - a. Two (2) free-standing "Secondary Project I. D. Monument" signs 81.71 sf [6' 8" x 12' 3"] and 11' maximum height at the northeast corner of the Black Horse Pike and College Drive and southeast corner of the Black Horse Pike and Zimmerman Road.
4. PROJECT I.D. BUILDING SIGNAGE (Key C)
 - a. Three (3) facade "Project I. D. Building Signage" 31.88 sf [3' 9" x 6' 8"] and 11' maximum height at the northeast corner of the Black Horse Pike and College Drive and southeast corner of the Black Horse Pike and Zimmerman Road.
 - i. It is recommended the plans be revised to add the following words under "Premium Outlets."
 1. "AT GLOUCESTER TOWNSHIP"
5. AUTO DIRECTIONAL SIGN (Key D)
 - a. Seventeen (17) free-standing "Auto Directional Signs" 10.23 sf [2' 8" x 3' 10"] and 7' 2" maximum height at various locations throughout the site.
 - i. The signs are apparently intended to identify recommended parking locations for various store locations.
6. PARKING AREA I.D. SIGN (Key E)
 - a. Eleven (11) free-standing "Parking Area I. D. signs" 6 sf [2' x 3'] and 15' maximum height throughout the site.
 - i. The signs are apparently intended to identify parking area locations.
7. BUS PLAZA SIGNAGE
 - a. One (1) facade "Bus Plaza" sign 16.25 sf [1' 6" x 11' 1"] located on the east elevation of Building-5.
8. SERVICE COURT IDENTIFICATION (Key I)
 - a. Six (6) facade "Service Court Identification" signs comprising two (2) signs 4.37 sf each [1' 10.5" x 2' 4"].

9. OUT PARCEL SIGNAGE (Key J)
 - a. Out parcel signage to be submitted with application for these locations and are not a component of the instant application.
10. TENANTS PERIPHERAL REAR BUILDING SIGNAGE (Key L)
 - a. The instant application proposes a 54" sign band along the rear facades of Buildings 1, 2, 3, 5, 6, 8, and 9.
 - i. It is recognized some areas, particularly on the proposed towers may have sign combinations that exceed 54".
11. TENANT PERIPHERAL ENTRANCE SIGN (Key L1)
 - a. The instant application proposes a 101.5 sf (7' x 14' 6") and 7' maximum height at the north elevation of Building 9.
 - i. The Applicant must provide professional testimony address the type of proposed sign for this location.

IX. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

X. RECOMMENDATIONS

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

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

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



July 18, 2013

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

Attn: Ken Lechner, Township Director / Planner

Re: Gloucester Premium Outlets
 Simon Management Associates II, LLC
 1125 South Black Horse Pike
 Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1; block 13198, Lot 1
 Review No. 2 – Signage and Lighting Package
 Bach Project No. GTPB-2013-02

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, undated.
- Township of Gloucester Land Development Submission Checklist, undated.
- Letter from Price, Meese, Shulman & D'Arminio, dated 7-11-13.
- Site Signage Exhibit 1 Package for Gloucester Premium Outlets, prepared by FRCH Design Worldwide, dated 7-11-13, no revision.
- Pylon signage Photo Study, Gloucester Premium Outlets, prepared by Langan Engineering, dated July 11, 2013, no revision.
- Drawing entitled "Site Plan Exhibit, Gloucester Premium Outlets, Gloucester Township, Camden County, New Jersey", prepared by Langan Engineering, dated 7-11-13, no revision.
- Drawings entitled "Preliminary and Final Major Site Plan for Gloucester Premium Outlets, Gloucester Township, Camden County, New Jersey", prepared by Langan Engineering:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
S1	Tenant Signage	April 24, 2012, 7-11-13
S2	Building Signage Plan	April 24, 2012, 7-11-13
S3	Tenant Signage Elevations - East	April 24, 2012, 7-11-13

Gloucester Premium Outlets
Simon Management Associates II, LLC
1125 South Black Horse Pike
Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1; block 13198, Lot 1
Review No. 2 – Signage and Lighting Package
Bach Project No. GTPB-2013-02
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S4	Tenant Signage Elevations – North & South	April 24, 2012, 7-11-13
S5	Tenant Signage Elevations – West	April 24, 2012, 7-11-13
S6	Signage Elevations and Renderings	April 24, 2012, 7-11-13
S7	Signage Elevations and Renderings	April 24, 2012, 7-11-13

SITE INFORMATION:

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

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

PROJECT SUMMARY:

This application is for proposed signage and lighting at a previously approved shopping center with approximately 450,000 square feet of retail shopping consisting of 14 buildings and associated site improvements on approximately 65 acres of land. The project site is surrounded by New Jersey State Highway Route 42, Zimmerman Road, Black Horse Pike (NJ State Highway Route 168), and College Road in the Township's Interchange Redevelopment (IR) District. The existing site is vacant agricultural land. The applicant is seeking approval of an amended Site Plan for signage and lighting for the subject property.

REVIEW COMMENTS:

1. The applicant shall confirm that handicap accessible ramps will be provided at the intersection of Robert E. Kelly Blvd and Cooper Road, on the side of the four (4) pads.
2. The note regarding trash removal with hand tools at the corner of the Black Horse Pike and College Drive shall point to an area within the wetlands & transition area as regular machinery and equipment is permissible outside this area.
3. The revised perfected plans for the previously approved site plan shall incorporate any and all additional sidewalk shown on the current plans provided as well as proposed grading design to insure that all pathways are ADA accessible.

Gloucester Premium Outlets
Simon Management Associates II, LLC
1125 South Black Horse Pike
Block 13199, Lot 1; Block 13105, Lot 1; Block 13106, Lot 1; block 13198, Lot 1
Review No. 2 – Signage and Lighting Package
Bach Project No. GTPB-2013-02
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4. Our office recommends a point by point grid or averaged isolux lighting display be shown for all site lighting to ensure that adequate lighting is provided.
5. The applicant shall confirm that proposed signage adjacent to major intersections will not create any sight triangle conflicts.

CONCLUSION:

Upon consultation with the applicant's engineer it was determined the above comments will be addressed in the applicant's perfected plan set for compliance with the original site plan approval of May 28, 2013.

We reserve the right to make additional comments pending the receipt of revised plans.

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

Very truly yours,
BACH ASSOCIATES, PC



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

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

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