

Township of Gloucester Planning Board Agenda September 22, 2015

Salute to the Flag
Opening Statement
Roll Call
General Rules

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization - May 12, 2015 (Folder)

Minutes for Memorialization - September 08, 2015

RESOLUTIONS FOR MEMORIALIZATION

#151044CM

Cugini, Cugini Holdings,
LLC

Minor Subdivision/Bulk C

Block: 13103 Lot: 26

#151045M

Silver Lining Investment

Minor Subdivision

Block: 6401 Lot: 4

#151039

Villages of Gloucester
Twp. Redevelopment Plan

O-15-12

Twp. Council for Approval &
Adoption

APPLICATIONS FOR REVIEW

**#151047M
Wawa, Inc.**

**Minor Site Plan
Block: 13102 Lot: 2
Location: 1301 Little
Gloucester Rd., Blackwood
Addition of Diesel Fuel &
Minor Modifications.**

**#151051M
Wawa, Inc.**

**Minor Site Plan
Block: 18320 Lot: 1
Location: 501 Cross Keys
Sicklerville
Two Existing Fuel Pumps
From Regular to Diesel Fuel**

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday – September 08, 2015

Chairman Owens called the meeting to order. The Secretary, Mr. Lechner read the commencement statement and all professionals were sworn.

Roll Call:

| | |
|---------------------------|----------------|
| Mrs. Costa | Present |
| Mr. Dintino | Absent |
| Mr. Dority | Present |
| Mr. Guevara | Present |
| Mr. Jones | Absent |
| Mr. Kricun | Present |
| Councilman Mercado | Absent |
| Mrs. Pinolini | Present |
| Mrs. Washington | Present |
| Chairman Owens | Present |

Mr. Dority was seated for Mr. Mercado.
Mrs. Pinolini was seated for Mr. Jones.

Chairman Owens requested a motion to amend the agenda to discuss an additional topic after the regular agenda.

Mr. Kricun made a motion to amend agenda, seconded by Mrs. Pinolini.

Voice call – All Yes and no objections.

Also present is Richard Wells, Esq. who sworn in the Board professionals, Steven M. Bach, PE, CME, of Bach Associates, PC, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Minutes for Memorialization

Minutes from April 14, 2015

Mr. Dority made a motion to approve the minutes from April 14, 2015, seconded by Mrs. Costa.

Roll Call:

| | |
|----------------|-----|
| Mr. Dority | Yes |
| Mr. Guevara | Yes |
| Chairman Owens | Yes |

Minutes from July 14, 2015

Mr. Dority made a motion to approve the minutes from July 14, 2015, seconded by Mr. Guevara.

Roll Call:

| | |
|----------------|-----|
| Mrs. Costa | Yes |
| Mr. Dority | Yes |
| Mr. Guevara | Yes |
| Mrs. Pinolini | Yes |
| Chairman Owens | Yes |

Resolutions for Memorialization

#151035CM
John S. Smith
Zoned: R-1

Minor Subdivision
Block: 10201, Lots 11 and 14
Create two (2) new lots

Mr. Guevara made a motion to approve the resolution, seconded by Mr. Dority.

Roll Call:

| | |
|----------------|-----|
| Mrs. Costa | Yes |
| Mr. Dority | Yes |
| Mr. Guevara | Yes |
| Mrs. Pinolini | Yes |
| Chairman Owens | Yes |

#151036M
1840 P. Cheeseman Road, LLC
Zoned: IN

Minor Site Plan
Block: 14003, Lot 13
Residential Substance Abuse Center

Mr. Guevara made a motion to approve the resolution, seconded by Mrs. Pinolini.

Roll Call:

| | |
|-----------------------|------------|
| Mrs. Costa | Yes |
| Mr. Dority | Yes |
| Mr. Guevara | Yes |
| Mrs. Pinolini | Yes |
| Chairman Owens | Yes |

Applications for Review

#151044CM
Cugini Holdings, LLC
Zoned: R-3

Minor Subdivision
Block: 13103, Lot 6
Create two (2) new lots

Appearing before the Board is John Falciani, Esq., attorney for the applicant. Mr. Falciani provided an introduction to the application and introduced the applicant's experts. Addison Bradley, CLA, PP and Bruce McKenna, PE, PLS, PP was both was sworn, qualified, and accepted by the Board as experts.

Mr. Bradley provided the Board a brief explanation of the proposed subdivision to create two new lots at the end of Evergreen Avenue. The existing dwelling contains a rancher with two-car garage attached by a breezeway. The new lots would each provide seventy five (75) foot frontage. However, he indicated the project has a problem regarding side yard where they propose eight feet where ten feet is required. But, the applicant proposes to increase the side yard on the other to twelve (12) feet in order to maintain at least twenty (20) feet between dwelling units. Mr. Bradley further explained that originally the applicant was going to demolish a portion of the garage to increase the side yard but is now amending the request to have an approximately four foot side yard setback but will increase the other side yard to maintain the proposed twenty (20) foot separation between dwelling units. Mr. Bradley stated the applicant agrees to comply with the Board professionals' reports except Mr. Lechner, Board Planner's request to provide a cul-de-sac. He indicated providing a cul-de-sac created two additional variances for lot size and front yard setback and provided the Board a drawing of a typical cul-de-sac.

Mr. Bach inquired if the applicant is voluntarily restricting the side yards, and if so, this would have to be a component of the legal description for the deed and Mr. Bradley agreed.

Mr. Lechner discussed his concern with not providing a cul-de-sac for such a long road that previously was developed with four dwelling units and no two more would be considered a "creeping" major subdivision.

Mr. Kricun inquired with Mr. Bradley what it would to resolve the concern of providing a turn around. Mr. Bradley discussed the proposed setbacks and Mr. Falciani, Esq. indicated distances would be preserved in the deed. Mr. Lechner advised the Board that this type of situation gets administratively lost because the zoning officer is only reviewing the zoning district requirements and the building department would only review building codes. Nobody would be looking at the deed for restrictions at the time of a building permit. Mr. Lechner strongly recommends a cul-de-sac.

Mr. Bach suggests the Board could consider a "hammerhead" design for the end of Evergreen Avenue and in this case it would be half of a hammerhead to provide an opportunity for K-turns.

Mr. Bradley suggested there may be an opportunity to provide depressed curb with access by a twenty (20) foot wide easement area for vehicles to pull in and back up. Mr. Bach stated it would have to look like a municipal roadway and be at least a 20' x 35' paved area. Mr. Lechner inquired if this is a proposed easement of right-of-way. Mr. Bach indicated it would have to be a dedicated right-of-way and variance granted for lot size.

Mr. McKenna, Applicant's engineer stated if it was an access easement and not a right-of-way it would be carried with the deed. Mr. Bach stated a right-of-way would allow the Township to be responsible for maintenance.

Mr. Lechner inquired that he didn't understand why the applicant does not want to install a cul-de-sac. Mr. Bradley stated a cul-de-sac would create two variances and in his opinion would change the character of the area and a hammerhead would solve the problem. Mr. Lechner stated his concern is to get the Township roads up to the Residential Site Improvement Standards (RSIS). In his opinion a cul-de-sac would enhance the character of the areas and any variance would be consider a "C-2" or flexible variance of the Municipal Land Use Law because they would improve land use by providing a turn-around at the end of a long dead-end street. The one new variance is only eight tenths of a foot.

Mr. Kricun stated that he would prefer the Board address Mr. Lechner's concerns without over-burdening the Applicant and inquired f it was a matter of cost because it didn't appear the variances are an obstacle considering the Board planner would be in favor of them. Mr. Bradley stated in is more a factor of the character than cost.

Mr. Bach discussed a forty eight (48) foot right-of-way dimension is required but this isn't the amount that is paved. In other words, from the "redline" on the applicant's plan one would go back sixteen (16) feet for the area paved. The paved bulb is not as big as shown on the applicant's plan and stormwater runoff would be negligible.

Mr. Bach stated the right-of-way could be forty (40) feet, which is agreeable with the applicant; however, Mr. Falciani stated the applicant would prefer to first hear from the public.

With nothing further from the Board, Chairman Owens opened this application to the public.

Brian Wilson: Discussed existing conditions of the roadway and that the public presently are doing K-turns into the driveway of the dwelling across the street from the applicant's property and he is in favor of a cul-de-sac. He is concerned with a hammerhead design if it would be part of the driveway because the residents may park vehicles obstructing the turn-around. He also mentioned there is only one storm drain on the road.

Toni Devarenne: Reiterates everything discussed by Mr. Wilson and is also in favor of the applicant installing a cul-de-sac. She also requests a condition of approval that there new "No Parking" in the cul-de-sac.

Tana McClusky: Concerned with the piecemeal construction of the existing dwelling and the same potential with two new proposed dwellings and potential increased traffic. She stated she has a child that has to walk all the way to the end of the road to pick up the bus.

With no one else from the public wishing to speak on the application, the public portion was closed.

Mr. Bradley stated that he preferred the hammerhead design but the cul-de-sac isn't that much bigger so applicant would agree to install the cul-de-sac.

Mr. McKenna stated pavement is usually forty (40) feet and four foot sidewalk would require a forty eight (48) foot right-of-way and is concerned with existing driveway. Mr. Bach stated in his opinion there are other standards for cul-de-sacs that are approximately thirty (30) feet radius. Mr. Lechner stated he is concerned with the design and that it must meet the necessary requirements for most vehicles including school buses and that all the work would have to be bonded and inspected by the Township engineer.

Mr. McKenna inquired on when the design would be required and it was agreed before the deeds are signed creating the lots.

Chairman Owens opened this application again to the public.

Tana McClusky: Inquired if lighting would be provided in the cul-de-sac.

Mr. Bach stated as a minor subdivision it wouldn't be required and she should inquire on a street light with Township Council.

Chairman Owens inquired if there were any other comments from the Board.

Mrs. Washington stated she also resides on a cul-de-sac street and stated the size should be designed to accommodate most vehicles and would support a street light.

Mr. Dority also stated he was in favor of the applicant providing a cul-de-sac.

Chairman Owens opened this application for a third time to the public and with no one else from the public wishing to speak on the application, the public portion was closed.

Mr. Wells provided the Board with direction on a motion that would include minor subdivision approval with variances and conditions to 1) deed restrict the lots to ensure twenty (20) feet between dwelling units, 2) construction of a cul-de-sac, 3) design of a cul-de-sac prior to the deeds being signed, 4) recommendation for Township Council to approved an ordinance for "No Parking" in the cul-de-sac, and 5) applicant agrees to comply with the Board professionals' reports.

Mr. Kricun made a motion to approve the minor subdivision with the variances and stated conditions and, seconded by Mr. Guevara.

Roll Call:

| | |
|------------------------|------------|
| Mrs. Costa | Yes |
| Mr. Dority | Yes |
| Mr. Guevara | Yes |
| Mr. Kricun | Yes |
| Mrs. Pinolini | Yes |
| Mrs. Washington | Yes |
| Chairman Owens | Yes |

#151045M
Silver Lining Investment Group, Inc.
Zoned: R-3

Minor Subdivision
Block: 6401, Lot 4
Create one (1) new lot

Appearing before the Board is Douglas Barker, Esq. attorney for the Applicant and provided the Board with a brief introduction of the application, which is a minor subdivision to create one new lot and there are no variances.

The first witness is Joseph Mancini, PE who was sworn, qualified, and accepted by the Board as an expert. Mr. Bach inquired if Mr. Mancini has reviewed the Board professionals' reports. Mr. Mancini advised he has and the applicant agrees to comply with all recommendations within the reports as a condition of approval.

Mr. Mancini provided a description of the project. Mr. Lechner stated he is concerned with the low area within the proposed new lot. Mr. Mancini acknowledged the low areas but it was his professional opinion that while the lot proposed grading challenges and fill these concerns were not insurmountable from an engineering perspective. Chairman Owens inquired if there were any other comments from the Board.

With nothing from the Board Chairman Owens opened this application to the public and with no one from the public wishing to speak on the application, the public portion was closed.

Mr. Wells provided the Board with direction on a motion that would include minor subdivision approval and compliance with the Board professionals' reports.

Mr. Kricun made a motion to approve the minor subdivision and, seconded by Mrs. Costa.

Roll Call:

| | |
|------------------------|------------|
| Mrs. Costa | Yes |
| Mr. Dority | Yes |
| Mr. Guevara | Yes |
| Mr. Kricun | Yes |
| Mrs. Pinolini | Yes |
| Mrs. Washington | Yes |
| Chairman Owens | Yes |

Chairman Owens requested a motion to go into closed session

Mr. Dority made a motion to go into closed session and, seconded by Mrs. Costa.

Roll Call:

| | |
|------------------------|------------|
| Mrs. Costa | Yes |
| Mr. Dority | Yes |
| Mr. Guevara | Yes |
| Mr. Kricun | Yes |
| Mrs. Pinolini | Yes |
| Mrs. Washington | Yes |
| Chairman Owens | Yes |

CLOSED SESSION

Mr. Kricun made a motion to go into open session and, seconded by Mr. Dority.

Mr. Lechner indicated the closed session was to discuss pending litigation.

Mrs. Costa made a motion to adjourn and, seconded by Mrs. Washington.

Meeting adjourned.

Respectfully Submitted,

Kenneth D. Lechner, PP, AICP
Acting Recording Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING MINOR SUBDIVISION AND
BULK VARIANCE RELIEF WITH WAIVERS
FOR CUGINI HOLDINGS, LLC
APPLICATION NO: 151044CM**

WHEREAS, on September 8, 2015 consideration was given to the application of Cugini Holdings, LLC (hereinafter "Applicant") for the property located at 71 Evergreen Avenue, identified on the Tax Map for the Township of Gloucester as Block 13103, Lot 26 (hereinafter "the Property"), for Minor Subdivision approval into three (3) lots, creating two (2) new lots and a remainder, and bulk variance relief; and

WHEREAS, the Applicant is appearing before the Board proposing to subdivide the existing property into three (3) conforming lots, designated as lots 26, 26.05, and 26.06, in order to facilitate the construction of two (2) additional single-family homes; and

WHEREAS, Mr. A. John Falciani, Esq. appeared on behalf of the Applicant, and the Applicant testified that there is one (1) single-family home existing on the premises, which would be located in the center lot of the three (3) lots. The Applicant testified that the proposed lots are suitable for the construction of two (2) additional single-family homes, and that only minimal bulk variance relief for side yard setbacks would be required to make all lots and proposed structures conform with the R-3 zoning requirements. The Applicant demonstrated that the lots will otherwise meet the bulk requirements for the zone; and

WHEREAS the Board questioned the Applicant as to whether the Applicant would agree to the installation of a cul de sac or hammerhead-style turnaround at the end of the street in front of Lot 26.06; and

WHEREAS the Board professionals and the Applicant discussed options for a cul de sac, and the Applicant agreed to the installation of a cul de sac as a condition of the Application to be designed, submitted to, and approved by the Board Engineer. The cul de sac must facilitate the turn-around of fire apparatus, school buses, trash trucks, snow plows, and other public vehicles, and the Applicant must include a deed condition dedicating the portion of land containing the cul de sac on Lot 26.06 to the Township to avoid any maintenance obligations on the part of the future owner. The Applicant has also agreed – subject to Township approval – to be responsible for the placement of "No Parking" signs around the perimeter of the cul de sac. The Board has also agreed to grant any and all resulting bulk variances necessitated by the cul de sac; and

WHEREAS the Applicant sought waivers from the requirements of Land Development Ordinance Submission Checklist Item Numbers: 8, 10, 57, 58, 72, 105, and 107, and the Report of Steven M. Bach, PE, RA, PP, CME, Engineer for the Board also recommended

waivers for Item Numbers 22, 50, 74, and 106, as detailed in the Report. The Applicant testified that the Applicant will comply with all comments of Kenneth D. Lechner, PP, AICP, Director/Planner for the Board, and Mr. Bach in their respective reports if they have not done so already; and

WHEREAS the Board questioned the Applicant as to the way in which the side yard setbacks would accomplish a uniform spacing of 20 feet in between residential structures. The Applicant indicated that each of the properties would be deed restricted such that there would be uniform spacing of 20 feet in between residential structures. The Applicant also requested an additional side yard setback variance for lot 26, so as to avoid having to partially demolish an existing garage, to which the Board consented; and

WHEREAS the Application was open for public comment, and Mr. Brian Wilson of 65 Evergreen Avenue, Ms. Tony Devarenne of 36 Evergreen Avenue, and Ms. Tana McClusky of 46 Evergreen Avenue all addressed concerns as to the ability of the street to facilitate snow plows, school buses, delivery vehicles, and trash trucks, and generally supported the idea of the cul de sac. The public members also expressed concerns of on-street parking, and favored the placement of "No Parking" signs. In response to questions of timing, the Applicant testified that the projected timeframe for construction of new residences on the subdivided lots should not exceed two (2) years. Finally, members of the public expressed a desire to add lighting to the cul de sac, which the Board advised was not under their purview but supported the idea and encouraged members of the public to request additional lighting from the Township; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for minor subdivision approval:

1. Existing Zoning: R-3 (Residential District)
2. Intended Use: Subdivision into three (3) lots for residential development of two (2) new single-family homes, and bulk variance relief for side yard setback and other relief as may be required by the installation of a cul de sac.
3. The application implicates the following provisions of the ordinance:
 - a. R-3 zoning requirements under §405.F.

R-3 Zone Requirements [§405.F]:

| Standard | Required | Proposed (Lot 26.05) | Proposed (Lot 26.06) | Complies |
|-----------------|----------|-------------------------|-------------------------|----------|
| Lot size (min.) | 9,375 sf | 12,112 sf | 12,484 sf | Yes/Yes |

| | | | | |
|---|-----------------|------------------------------|-----------------|-----------|
| Lot frontage (min.) | 75 ft. | 75 ft. | 75 ft. | Yes/Yes |
| Lot depth (min.) | 125 ft. | 157.93 ft. | 175.90 ft. | Yes/Yes |
| Building coverage | 20 % | ≤20% | ≤ 20% | Yes/Yes |
| Lot coverage | 40 % | ≤ 40% | ≤ 40% | Yes/Yes |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | | |
| Front yard (min.) | 30 ft. | ≥ 30 ft. | ≥ 30 ft. | Yes/Yes |
| Side yard (min.) | 10 ft | ≥ 10 ft. | ≥ 10 ft. | Yes/Yes |
| Rear yard (min.) | 30 ft | ≥ 30 ft. | ≥ 30 ft. | Yes/Yes |
| Usable Yard Area (min.) | 25% | ≥ 25% | ≥ 25% | Yes/Yes |
| Height (max.) | 35 ft | ≤ 35 ft. | ≤ 35 ft. | Yes/Yes |
| Standard | Required | Proposed (Lot 26) | Complies | |
| Lot size (min.) | 9,375 sf | 18,132 sf | | Yes |
| Lot frontage (min.) | 75 ft. | 106.26 ft. | | Yes |
| Lot depth (min.) | 125 ft. | 165.43 ft. | | Yes |
| Building coverage | 20 % | 15.6% | | Yes |
| Lot coverage | 40 % | 24.7% | | Yes |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | | |
| Front yard (min.) | 30 ft. | 69.2 ft. | | Yes |
| Side yard (min.) | 10 ft | 10.1 ft. | | Yes |
| Side yard (min.) | 10 ft | 8.8 ft. | | No |
| Rear yard (min.) | 30 ft | 62.8 ft. | | Yes |
| Usable Yard Area (min.) | 25% | ≥ 25 ft. | | Yes |
| Height (max.) | 35 ft | ≤ 35 ft. | | Yes |

4. The Board Planner reviewed the following plans:
 - a. Land Development Application Form and Checklist, dated 07.28.2015.
 - b. Monarch Engineering & Surveying, LLC Transmittal Letter, dated 07.23.2015.
 - c. Minor Subdivision Plan, prepared by Monarch Engineering & Surveying, LLC, dated 07.23.2015.

5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated August 24, 2015 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already.

6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, reviewed the following plans:
 - a. Land Development Application Form and Checklist, dated 07.28.2015.

- b. Plan of Survey, Lot 26, Block 13103, Plate 131, No. 71 Evergreen Avenue, prepared by Monarch Surveying & Engineering, LLC, dated 10.08.2014, no revisions.
 - c. Minor Subdivision Plan, prepared by Monarch Engineering & Surveying, LLC, dated 07.23.2015.
7. The Board Engineer issued a report dated August 26, 2015 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Cugini Holdings, LLC's Application for Minor Subdivision and bulk variance relief has substantial merit and should be approved subject, however, to the following conditions:

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report and comments at the public hearing.
- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the applicant at all public hearings.
- F) Specifically, the Applicant agrees to:
 - i. Include a deed restriction which must indicate side yard setbacks on Lot 26.05 and 26.06 resulting in 20 ft of spacing between all buildings.
 - ii. The construction of a cul de sac in front of Lot 26.06, as submitted to and approved by the Board engineer, including a deed condition dedicating that portion of land to the Township.
 - iii. The installation of "No Parking" signs as approved by the Township.
- G) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to

three point notification (first contract of sale, deed into first home owner and plan notation.).

WHEREAS, a motion was duly made by Mr. Kricum and duly seconded by Mr. Guevara to approve the minor subdivision and bulk variance relief and conditions as set forth and a roll call vote on the motion was recorded as follows:

| Those Eligible to Vote | Those in Favor | Those Opposed |
|------------------------|----------------|---------------|
| Chairman Owens | X | |
| Ms. Costa | X | |
| Mr. Dority | X | |
| Mr. Guevara | X | |
| Mr. Kricum | X | |
| Mrs. Pinnolini | X | |
| Mrs. Washington | X | |

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 22nd day of September 2015 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 8th day of September 2015.

KENNETH LECHNER, SECRETARY

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING MINOR SUBDIVISION WITH WAIVERS
FOR SILVER LINING INVESTMENT GROUP, LLC
APPLICATION NO: 151045CM**

WHEREAS, on September 8, 2015 consideration was given to the application of Silver Lining Investment Group, LLC (hereinafter "Applicant") for the property located at 206 Brown Avenue, identified on the Tax Map for the Township of Gloucester as Block 6401, Lot 4 (hereinafter "the Property"), for Minor Subdivision approval into two (2) lots, creating one (1) new lot and a remainder; and

WHEREAS, the Applicant is appearing before the Board proposing to subdivide the existing property into two (2) conforming lots, designated as lots 4.01 and 4.02, in order to facilitate the construction of an additional single-family home; and

WHEREAS, Mr. Douglas A. Baker, Esq. appeared on behalf of the Applicant, and the Applicant testified that there is one (1) single-family home existing on the premises. The Applicant testified that the proposed lot is suitable for the construction of one additional single-family home, and that no variance relief would be required to make all lots and proposed structures conform with the R-3 zoning requirements; and

WHEREAS the Board questioned the Applicant as to the topographical conditions and grading present in Proposed Lot 4.02, to which the Applicant responded that it may present some challenges to architects and engineers, but that the conditions are far from prohibitive and construction can be accomplished without any adverse impact on neighboring residences; and

WHEREAS the Applicant sought waivers from the requirements of Land Development Ordinance Submission Checklist Item Numbers: 9, 10, 31, 35, 45, 46, 47, 48, 49, 54, 57, 58, and 69, and the Report of Steven M. Bach, PE, RA, PP, CME, Engineer for the Board also recommended waivers for Item Numbers 33, 36, 50, 60, 61, 72, 74, 105, 106, and 107, as detailed in the Report. The Applicant testified that the Applicant will comply with all comments of Kenneth D. Lechner, PP, AICP, Director/Planer for the Board, and Mr. Bach in their respective reports if they have not done so already; and

WHEREAS the Application was open for public comment, and no members of the public spoke to the Application; and

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

and Board Engineer makes the following factual findings in conditionally approving the subject application for minor subdivision approval:

1. Existing Zoning: R-3 (Residential District)
2. Intended Use: Subdivision into two (2) lots for residential development of one (1) new single-family home.
3. The application implicates the following provisions of the ordinance:
 - a. R-3 zoning requirements under §405.F.

R-3 Zone Requirements [§405.F]:

| Standard | Required | Proposed (Lot 4.01) | Proposed (Lot 4.02) | Complies |
|--|----------|------------------------|---------------------|----------|
| Lot size (min.) | 9,375 sf | 12,311.8 sf | 12,345.3 sf | Yes/Yes |
| Lot frontage (min.) | | | | |
| Brown Ave | 75 ft. | 183.37 ft. | 75 ft. | Yes |
| West Blenheim Ave | 75 ft. | n/a | 102.429 ft. | Yes |
| Lot depth (min.) | 125 ft. | 166.66 ft. | ± 140 ft. | Yes/Yes |
| Building coverage | 20 % | 7.95% | ≤ 20% | Yes/Yes |
| Lot coverage | 40 % | 16.59% | ≤ 40% | Yes/Yes |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | | |
| Front yard (min.) | | | | |
| Brown Ave | 30 ft. | 35.8 ft. | ≥ 30 ft. | Yes |
| West Blenheim Ave | 30 ft. | n/a | ≥ 30 ft. | Yes |
| Side yard (min.) | 10 ft | 19.21 ft. 15.48 ft. | ≥ 10 ft. | Yes/Yes |
| Rear yard (min.) | 30 ft | ± 89 ft. | ≥ 30 ft. | Yes/Yes |
| Usable Yard Area (min.) | 25% | ≥ 25% | ≥ 25% | Yes/Yes |
| Height (max.) | 35 ft | ≤ 35 ft. | ≤ 35 ft. | Yes/Yes |

4. The Board Planner reviewed the following plans:
 - a. Land Development Application Form and Checklist, dated 07.30.2015.
 - b. Legal Descriptions of Proposed Lots 4.01 and 4.02, prepared by Marc J. Cifone, PLS, LLC.
 - c. Plan of Survey & Minor Subdivision, prepared by Marc J. Cifone, PLS, LLC, dated 07.09.2015.
5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated August 24, 2015 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already.

6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, reviewed the following plans:
 - a. Land Development Application Form and Checklist, dated 07.30.2015.
 - b. Legal Descriptions of Proposed Lots 4.01 and 4.02, prepared by Marc J. Cifone, PLS, LLC.
 - c. Plan of Survey & Minor Subdivision, prepared by Marc J. Cifone, PLS, LLC, dated 07.09.2015.

7. The Board Engineer issued a report dated August 26, 2015 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Silver Lining Investment Group, LLC's Application for Minor Subdivision has substantial merit and should be approved subject, however, to the following conditions:

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

WHEREAS, a motion was duly made by Mr. Kricum and duly seconded by Ms. Costa to approve the minor subdivision and bulk variance relief and conditions as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote

Those in Favor

Those Opposed

| Those Eligible to Vote | Those in Favor | Those Opposed |
|------------------------|----------------|---------------|
| Chairman Owens | X | |
| Ms. Costa | X | |
| Mr. Dority | X | |
| Mr. Guevara | X | |
| Mr. Kricum | X | |
| Mrs. Pinnolini | X | |
| Mrs. Washington | X | |

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 22nd day of September 2015 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 8th day of September 2015.

KENNETH LECHNER, SECRETARY

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD ADOPTING TOWNSHIP ORDINANCE O-15-12 SETTING FORTH THE VILLAGES OF GLOUCESTER TOWNSHIP REDEVELOPMENT PLAN AND RECOMMENDING THE SAME TO TOWNSHIP COUNCIL FOR APPROVAL AND ADOPTION WITHOUT REVISION

WHEREAS, the Council for the Township of Gloucester (hereinafter the "Council"), held a hearing on July 13, 2015, wherein the Council recommended adoption of "the Villages Redevelopment Plan" (hereinafter "the Redevelopment Plan") subject to comments of the Planning Board, if any, and as set forth in Township Ordinance OR-15-12; and

WHEREAS, Mr. Kenneth D. Lechner, PP, AICP, Township Planner and Director of the Township of Gloucester Planning Department which drafted the Redevelopment Plan, presented the Plan to the Township Planning Board on July 14, 2015 for review and comment; and

WHEREAS, the Planning Board expressed that the Redevelopment Plan is consistent with the surrounding Redevelopment Areas, as well as the surrounding community, and that the Redevelopment Plan is consistent with both the Township and Camden County Master Plan;

NOW THEREFORE, upon motion duly made by Mr. Jones and duly seconded by Ms. Costa and unanimously adopted by the Planning Board;

BE IT RESOLVED that the Planning Board of Gloucester Township hereby approves the Plan for Redevelopment of The Villages of Gloucester Township Redevelopment Area as presented on July 14, 2015 and recommends that the Township Council of Gloucester Township adopts the Redevelopment Plan without revision. A roll call vote on the motion was recorded as follows:

Those Eligible to Vote

Those in Favor

Those Opposed

| Those Eligible to Vote | Those in Favor | Those Opposed |
|------------------------|----------------|---------------|
| Ms. Costa | X | |
| Mr. Dintino | X | |
| Mr. Dority | X | |
| Mr. Guevara | X | |
| Mr. Jones | X | |
| Ms. Pinnolini | X | |
| Chairman Owens | X | |

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 22nd day of September 2015 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 14th day of July 2015.

KENNETH LECHNER, SECRETARY

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

RECEIVED
AUG 06 2015

For Office Use Only

Submission Date: _____ Application No.: 151047M

Taxes Paid Yes/No _____ (Initial)

Fees \$ 350 Project # 9781

- Planning Board Zoning Board of Adjustment

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

Escr. \$ 1600 Escr.# 9781

LAND DEVELOPMENT APPLICATION

| | |
|---|--|
| <p>1. Applicant</p> <p>Name: <u>Wawa, Inc.</u></p> <p>Address: <u>260 West Baltimore Pike</u></p> <p>City: <u>Wawa</u></p> <p>State, Zip: <u>PA, 19063</u></p> <p>Phone: <u>610 558 6703</u> Fax: () -</p> <p>Email: <u>Kristen.Ritz@wawa.com</u></p> | <p>2. Owner(s) (List all Owners)</p> <p>Name(s): <u>Applicant is Owner</u></p> <p>Address: _____</p> <p>City: _____</p> <p>State, Zip: _____</p> <p>Phone: () - Fax: () -</p> |
|---|--|

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 checked="" type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Use "D" Variance ² |
| <input type="checkbox"/> Preliminary Major Site Plan ² | <input type="checkbox"/> Site Plan Waiver |
| <input type="checkbox"/> Final Major Site Plan | <input type="checkbox"/> Rezoning Request |
| <input type="checkbox"/> Conditional Use Approval ² | <input type="checkbox"/> Redevelopment Agreement |
| <input type="checkbox"/> General Development Plan ² | <input type="checkbox"/> _____ |

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

| | |
|---|---|
| <p>Name of Attorney: <u>Duncan M. Prime, Esquire</u></p> <p>Address: <u>307 Fellowship Road, Suite 207</u></p> <p>City: <u>Mount Laurel</u></p> | <p>Firm: <u>Prime Law</u></p> <p>State, Zip: <u>NJ, 08054</u></p> <p>Phone: <u>(856) 273 8300</u> Fax: <u>(856) 273 8383</u></p> <p>Email: <u>duncanprime@lawyerprime.com</u></p> |
|---|---|

6. Name of Persons Preparing Plans and Reports:

Name: Ronald E. Klos, Jr., P.E., Bohler Engineering
Address: 1600 Manor Drive Suite 200
Profession: Professional Engineer
City: Chalfont
State, Zip: PA 18914
Phone: (215) 996-9100 Fax: (215) 996-9102
Email: rklos@bohlereng.com

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

7. Location of Property:

Street Address: 1301 Little Gloucester Road Block(s): 13102
Tract Area: 7.03 Lot(s): 2

8. Land Use:

Existing Land Use: Wawa convenience store with sale of fuel
Proposed Land Use (Describe Application): For the existing Wawa convenience store with fuel, Applicant proposes the addition of diesel fuel, with other minor related site modifications.

9. Property:

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

10. Utilities: (Check those that apply.) N/A--No changes proposed.

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. * Please refer to cover letter

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

| All Applications | Proposed | Fence Application | Proposed |
|---|------------------|---|----------|
| Front setback 1 | 191.2' | Setback from E.O.P.*1 | _____ |
| Front setback 2 | 214.4' | Setback from E.O.P.*2 | _____ |
| Rear setback | N/A | Fence type | _____ |
| Side setback 1 | 83.0' | Fence height | _____ |
| Side setback 2 | N/A | *E.O.P. = Edge Of Pavement. | |
| Lot frontage | 485.5' + 1083.8' | Pool Requirements | |
| Lot depth | 387.2' | Setback from R.O.W.1 | _____ |
| Lot area | 7.03 ac | Setback from R.O.W.2 | _____ |
| Building height | 26.3' | 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: 29 Number of parking spaces provided: 88
 Number of loading spaces required: 1 Number of loading spaces provided: 1

15. Relief Requested:

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

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

16. Signature of Applicant



Signature of Applicant
 Duncan M. Prime, for Prime Law, Attorney for Applicant

8-5-2015

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).

05.26.2015

Date

KRITZ
Signature

Kristen Ritz for Wawa, Inc.

Print Name

Sworn and Subscribed to before me this

26th day of May

2015 (Year).

Marianne C. Barton
Signature

Marianne C. Barton
Print Name

MARIANNE C. BARTON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 31, 2017

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? * Please see attached sheet

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).

* Please see attached sheet

- No Yes

KRITZ

Signature of Applicant

Kristen Ritz for Wawa, Inc.

Print Name

05.26.2015
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 7/2/15, shows and discloses the premises in its entirety, described as Block 13102 Lot 2; 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~~ Burlington

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

Duncan M. Prime
Name of property owner or applicant

Sworn and subscribed to
On this 5th day of August
2015 before the following authority.

Marianne C. Barton
Notary public

Duncan M. Prime, Esquire for Prime Law
Attorney for Applicant

MARIANNE C. BARTON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 31, 2017

CORPORATE DISCLOSURE

Re: Wawa, Inc.
260 West Baltimore Pike
Wawa, Pennsylvania 19063

COMMONWEALTH OF PENNSYLVANIA :
: COUNTY OF DELAWARE :

Maria Kalogredis, having been first duly sworn according to law, upon her oath deposes and says:

1. I am the Assistant Secretary of the above-mentioned corporation. I am fully familiar with the facts concerning the names of the stockholders and the percentage of the capital stock held by each stockholder in said corporation as of the date of the application of which this Corporate Disclosure form constitutes a part.

2. The following information is submitted knowing that the truthfulness of the statements contained herein will be relied upon in evaluating the application submitted by said corporation:

- A. Name of Corporation: Wawa, Inc.
- B. Registered agent of Corporation: C.T. Corporation,
Trenton, New Jersey
- C. Principal office of Corporation: 260 W. Baltimore Pike
Wawa, PA 19063
- D. Names of the officers and directors of the Corporation are as follows: See attached.
- E. Names and addresses of the stockholders of the Corporation owning ten percent (10%) or more of stock of the Corporation and the approximate percentage held by each are as follows:

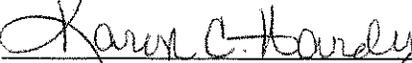
| <u>Name of Stockholder</u> | <u>Percentage of Capital Stock Held</u> |
|---|---|
| Wawa, Inc. Employee Stock Ownership Plan (a Company Sponsored Retirement Plan) | 40.91 % |

Wawa, Inc.
260 West Baltimore Pike
Wawa, PA 19063

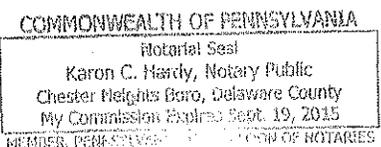


Maria Kalogredis, Assistant Secretary

Sworn and subscribed to before me
this 15th day of April, 2015.



Notary Public of the
Commonwealth of Pennsylvania



Ms. Lydia Pendino, Planning Board Secretary
Gloucester Township
1261 Chews Landing Road
Laurel Springs, NJ 08021

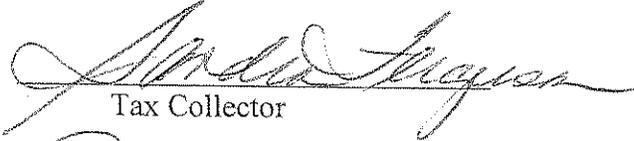
Dear Ms. Pendino:

Pursuant to your request, I have reviewed the Tax Records of the Township of Gloucester and preliminarily note that there are no taxes or assessments for local improvements that are due or delinquent on the property which is the subject matter of the following applicant:

Wawa, Inc.
(Name)

1301 Little Gloucester Road,
(Address)

Block 13102, Lot 2


Tax Collector


Township Clerk

NOTE:

The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.

PROPOSAL FOR DEVELOPMENT

This Application for site plan approval proposes to sell diesel fuel at its existing location, along with some very minor site plan modifications which include the addition of an underground storage tank to store the diesel fuel. However, there are no new pumps proposed with this application, just the addition of diesel fuel at the existing pumps on site.

Additionally, Wawa will not offer the sale of diesel fuel to tractor-trailers as part of this application. Rather, Wawa seeks to expand its market share for the sale of diesel to the newer high-efficiency, clean diesel models being offered by many manufacturers, and also for the small and medium light-grade trucks and other vehicles that utilize the diesel fuel, such as RV's and buses.

DUNCAN M. PRIME, ESQ.
Attorney for Wawa, Inc.



TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Planning Board

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

RE: **APPLICATION #151047M** **Escrow #9781**
Wa Wa, Inc.
BLOCK 13102, LOT 2
1301 Little Gloucester Road

DATE: August 25, 2015

The applicant requests minor site plan approval for a modification of the fuel pumps changing to a 3+1 gasoline and diesel pump within the HC – Highway Commercial District. The project is located on west side of Little Gloucester Road north of Erial Road.

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

- Applicant/Owner: Wa Wa, Inc., 260 W. Baltimore Pike, Wawa, PA 19063 (telephone #610-358-8000).
- Engineer: R. E. Klos, Jr., PE, Bohler Engineering, 1600 Manor Drive, Suite 200, Chalfont, PA 18914 (telephone #215-996-9100).
- Attorney: Duncan M. Prime, Esq., Prime Law, 307 Fellowship Road, Suite 207, Mt. Laurel, NJ 08054 (telephone #856-273-8300).

I. INFORMATION SUBMITTED

1. Prime Law Camden County Application Transmittal Letter dated 8/10/15.
2. Prime Law Transmittal Letter dated 8/05/15.
3. Land Development Application Form and checklist dated 8/06/15.
4. Corporate Disclosure Statement dated 4/15/15.
5. Boundary & Location Survey, as prepared by Control Point Associates, Inc. comprising one (1) dated 7/02/15.
6. Engineering plans, as prepared by Bohler Engineering consisting of the following:

| <u>Sheet</u> | <u>Plan Description</u> | <u>Date / Latest Revision</u> |
|--------------|-------------------------|-------------------------------|
| 1 | Site/Grading Plan | 7-09-15 |
| 2 | General Notes & Details | 02-12-15 |
| 3 | 200 ft. Adjoiner Plan | 7-09-15 |

II. ZONING REVIEW

1. Convenience store is a listed permitted conditional use [§416.D(5)].
2. The following indicated variances were approved by Planning Board Resolution #021117CSPF, adopted October 28, 2003.

§416.F – HC – Highway Commercial District: Area, Yard, Height and Building Coverage.

| Description | Required | Proposed | Conforms |
|--------------------------------------|----------|--------------|----------|
| Lot size (min.) | 3 acres | 7.03 ac. | yes |
| Lot frontage (min.) | | | |
| Erial Road | 150 ft. | 1,083.68 ft. | yes |
| Little Gloucester Road | 150 ft. | 485.49 ft. | yes |
| Lot depth (min.) | 200 ft. | 387.20 ft. | yes |
| Building Coverage (max.) | 20% | ±4.9% | yes |
| Lot coverage (max.) | 65% | ±46% | yes |
| Front yard (min.) - canopy | 20 ft. | 114 ft. | yes |
| Side yard (min.) - canopy | 10 ft. | 79 ft. | yes |
| Rear yard (min.) – convenience store | 30 ft. | ±91 ft. | yes |
| Building Height (max.) | 1 story | 30.7 ft. | yes |
| Floor Area Ratio (max.) | 0.25 | 0.07 | yes |
| PARKING AREA SETBACK | | | |
| From any right-of-way (min.) | 10 ft. | ±35 ft. | yes |
| From Side Property Line (min.) | 10 ft. | ±15 ft. | n/a |
| From Rear Property Line (min.) | 10 ft. | 10 ft. | yes |

| CONDITIONAL USE REQUIREMENTS | | | |
|--|------------|----------------------|----------|
| Description | Required | Proposed | Conforms |
| Distance from pump to parking space (min.) | 30 ft. | ±40 ft. ¹ | yes |
| Canopy setback (min.) | 20 ft. | 114 ft. | yes |
| Area | 3 ac. | 7.03 ac. | yes |
| Drive-thru facilities | 7 vehicles | n/a | n/a |
| Public restrooms | yes | yes | yes |
| Buffer (min.) | 50 ft. | 45 ft. | no |

§426, Signs

3. SIGN STANDARDS (FREE-STANDING)

- a. It is our understanding the instant application proposes to only revise the sign layout with no increase in square footage or height.

SIGN STANDARDS (FACADE)

- b. It is our understanding the instant application proposes no change to the previously approved facade signage.

SIGN STANDARDS (DIRECTIONAL)

- c. It is our understanding the instant application proposes no change to the previously approved direction signage.

- i. The Applicant should provide testimony to address signage that may be provided prohibiting tractor trailer fueling.

1. It's noted a former application proposed 12" x 18" "No Tractor Trailer Fueling," which does not require a permit as per §426.G(5), Incidental Signs.

SIGN STANDARDS (SPANNERS)

- d. The Applicant should provide testimony to address signage that may include revisions to the existing spanners
 - i. It's noted a former application proposed revisions to the spanner lettering for "Diesel Self-Service" with no increase in the approved square footage.

SIGN STANDARDS (MULTI-PRODUCT DISPENSER)

- e. It is our understanding the instant application proposes no change to the previously approved multi-product dispenser signage.

III. APPLICATION SUBMISSION CHECKLIST

The Applicant has provided the checklist items in accordance with §817, Submission Checklist for a final major site plan or has requested a waiver with the previously approved preliminary and final major site plan.

The Applicant is advised the ordinance requirement is to either provide the checklist item or check the "waiver requested" box and provide an explanation for the waiver request. The indication of not applicable, thus "N/A" on the checklist form is not an available option.

The applicant must address the following omitted checklist requirements of request a waiver:

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
3. 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].
4. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
5. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
6. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
7. 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].
8. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
9. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
10. Slope of line [Checklist #68].

11. Pipe material type [Checklist #69].
12. Strength, class or thickness [Checklist #70].
13. Erosion control and soil stabilization method [Checklist #71].
14. Fire lanes [Checklist #77].
15. Driveway aisles with dimensions [Checklist #78].
16. Parking spaces with size, number, location and handicapped spaces [Checklist #79].
17. Loading areas and number thereof [Checklist #80].
18. Curbs [Checklist #81].
19. Ramps for the handicapped [Checklist #82].
20. Sidewalks and bike routes [Checklist #83].
21. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].
22. Directional signs with scaled drawings [Checklist #85].
23. Sight triangle easements at intersections. [Checklist #86].
24. Radii at curbline [Checklist #87].
25. Traffic control devices [Checklist #89].
26. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
27. Fencing, railroad ties, bollards and parking bumpers [Checklist #92].
28. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
29. Proposed grades [Checklist #95].
30. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].
31. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
32. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
33. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].

IV. VARIANCE COMMENTS

The instant application does not require any variances.

V. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

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

VI. RECOMMENDATIONS

1. The applicant must address the underlined items listed above on the site plan.

We have no further comments regarding the application at this time. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Duncan M. Prime, Esq.
R. E. Klos, Jr., PE
Richard Wells, Esq.
Steven M. Bach, PE



August 26, 2015

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

Attn: Ken Lechner, Township Director / Planner

Re: WaWa, Inc.
1301 Little Gloucester Road
Block 13102, Lot 2
Minor Site Plan
Review No. 1
Bach Project No. GTPB-2015-13

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application for a Minor Site Plan, dated August 6, 2015.
- Land Development Ordinance Checklist, not dated.
- Plans (set of 3 sheets) entitled "Proposed Diesel Fuel Modifications, WaWa Store 967, Lot 2, Block 13102, Sht. 131, 1301 Little Gloucester Road, Gloucester Township, Camden County, New Jersey", prepared by Bohler Engineering, dated July 7, 2015, no revision.
- Plan entitled "Boundary & Location Survey, WaWa, Inc., WFM 967, 1301 Little Gloucester Road, Lot 2, Block 13102, Gloucester Township, Camden County, State of New Jersey", prepared by Control Point Associates, Inc., dated July 2, 2015, no revision.

GENERAL INFORMATION:

Owner/Applicant: WaWa, Inc.
260 West Baltimore Pike
Media, Pa. 19063

WaWa, Inc.
1301 Little Gloucester Road
Block 13102, Lot 2
Minor Site Plan
Review No. 1
Bach Project No. GTPB-2015-13
August 26, 2015
Page 2 of 2

PROJECT SUMMARY:

This application is for modifications to the existing on-site fuel pumps of an existing WaWa Convenience Store on the northeast side of Erial Road (County Route 706) and the southwest side of Little Gloucester Road (County Route 759). There are no substantial site changes being proposed by this application and the plans indicate that the site shall be in general returned to pre-construction conditions. The site is a 7.0 acre parcel of land located in the Highway Commercial (HC) Zoning District. The applicant is seeking a Minor Site Plan approval.

REVIEW COMMENTS:

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

1. The applicant has indicated "NA" on many sections of the submitted Land Development Ordinance Submission Checklist. We recommend waivers for all of the indicated "NA" items.
2. The location map shown on the Site Plan is incorrect and shall be revised.

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

Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Richard Wells, Esq., PB Solicitor
WaWa, Inc.
Duncan M. Prime, Esq., Applicant's Professional

S:\GTPB2015 Gloucester Twp PB-13 WaWa, Little Gloucester Rd\Docs\GTPB2014-13 Review No. 1, 8-25-15.doc

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668
August 24, 2015

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

Re: Application #151047M
Wawa, Inc.
1301 Little Gloucester Road, Blackwood, NJ 08012
Block 13102, Lot 2

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray J. Carr", written over a horizontal line.

Raymond J. Carr
Executive Director

RJC:mh



GLOUCESTER TOWNSHIP POLICE

TRAFFIC SAFETY UNIT

SITE PLAN REVIEW

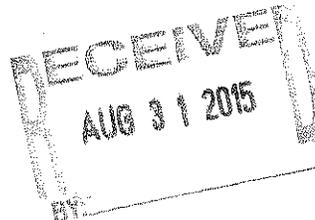
Application #13102

WAWA - 1301 Little Gloucester Road

Block 151047M

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

Other:



Reviewed By: Lt. Gittens #134 Ptl. A. McKillop #199

Signature: _____

Date Submitted: 08/31/2015

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: August 10, 2015

APPLICATION No. 151047M

APPLICANT: WAWA, INC

Escrow: #9781

BLOCK: 13102

Lot: 2

Zoned: HC

LOCATION: 1301 Little Gloucester Road, Blackwood, NJ 08012

TRANSMITTAL TO:

- | | | | | | |
|--------------------------|------------------------|-------------------------------------|---------------------------|--------------------------|----------------|
| <input type="checkbox"/> | Planner | <input type="checkbox"/> | Taxes & Tax Assessor | <input type="checkbox"/> | MUA |
| <input type="checkbox"/> | Bach Associates | <input type="checkbox"/> | Agua Water Co. | <input type="checkbox"/> | Construction |
| <input type="checkbox"/> | Richard Wells, Esq. | <input type="checkbox"/> | New Jersey America | <input type="checkbox"/> | Traffic/Police |
| <input type="checkbox"/> | Camden County Planning | <input checked="" type="checkbox"/> | Fire District 1 2 3 4 5 6 | | |

STATUS OF APPLICATION NEW APPLICATION MINOR SITE PLAN

PURPOSE OF TRANSMITTAL:

Modifications

For Your Review: Minor Site Plan Addition of Diesel Fuel with other minor

ENCLOSED:

- 1 Copy - Site Plan, checklist, Application, Camden County Planning Application
- 1 Copy - Updated Survey & Grading Plan, Updated Site Plan
- 1 Copy - Boundary & Topographical Survey
- 3 Copies - Preliminary & Final Major Site Plan, 2 County Apps, 1 Twp. App.
- 1 Copy - Major Subdivision - Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Minor Site - Boundary & Location Survey
- 1 Copy - Proposed Diesel Fuel Modifications
- 1 Copy - Traffic Impact Study
- 1 Copy - Stormwater Management Report
- 1 Copy - Plan of Recycle Report

REVIEWED

DATE: 8/12/15

BY: Refer 1150
Fire Marshal

WITH COMMENT

WITHOUT COMMENT

BUREAU OF FIRE PREVENTION

FIRE DISTRICT NO. 4

BLACKWOOD FIRE COMPANY

P.O. Box 541

BLACKWOOD, N.J. 08012

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: August 10, 2015

APPLICATION No. 151047M

APPLICANT: WAWA, INC

Escrow: #9781

BLOCK: 13102

Lot: 2

Zoned: HC

LOCATION: 1301 Little Gloucester Road, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION NEW APPLICATION MINOR SITE PLAN

PURPOSE OF TRANSMITTAL:

Modifications

- For Your Review - Minor Site Plan Addition of Diesel Fuel with other minor

ENCLOSED:

- 1 Copy - Site Plan, checklist, Application, Camden County Planning Application
- 1 Copy - Updated Survey & Grading Plan, Updated Site Plan
- 1 Copy - Boundary & Topographical Survey
- 3 Copies - Preliminary & Final Major Site Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision -Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Minor Site -Boundary & Location Survey
- 1 Copy - Proposed Diesel Fuel Modifications
- 1 Copy - Traffic Impact Study
- 1 Copy - Stormwater Management Report
- 1 Copy - Plan of Recycle Report

This Wawa sometimes has heavy traffic + tough maneuvering between the pumps and store for vehicles. Adding in larger vehicles for diesel fueling on existing pumps could be an issue.

[Signature] 8/10/15
Assessor

**STATE OF NEW JERSEY
NON-RESIDENTIAL DEVELOPMENT FEE CERTIFICATION/EXEMPTION**

SECTION A (To be completed by developer):

Developer

| | | | |
|--------------------|--|------|-------------|
| Name of Developer: | Audubon Professional Building | | |
| Address: | 15 Fresh Ponds Road Monroe Twp, NJ 08831 | | |
| Phone: | 7322740522 | Fax: | 732274 0566 |
| E-mail: | VIPConstruction@outlook.com | | |

Property Location

| | | | | | | | | | |
|--|---|---------------|----------------|--------|------|------|-----|--------|--|
| County: | Camden | Municipality: | Gloucester Twp | Block: | 7101 | Lot: | 2&3 | Qual.: | |
| Street Address: | 920 E Blenheim Avenue Blackwood, NJ 08012 | | | | | | | | |
| Date(s) on which Developer received preliminary and/or final site plan approval: | 7/29/2007 | | | | | | | | |
| Construction Permit Application Number: | 20081345 | | | | | | | | |
| Date on which Developer first sought construction or demolition permit (section 37 of P.L. 2008 c.46): | 7/30/2008 | | | | | | | | |

Exempt From or Not Subject to Fee [Section Citation of P.L. 2008 c. 46(C. 40:55D-8.1 et seq.) Check one if appropriate]

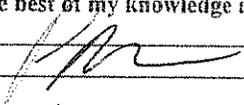
| | | | |
|-------------------------------------|---|--------------------------|---|
| <input type="checkbox"/> | Non-profit Educational Purposes [35b] | <input type="checkbox"/> | Transit Hub [35b.(4)] |
| <input type="checkbox"/> | House of Worship [35b] | <input type="checkbox"/> | Transit Village [35b.(6)] |
| <input type="checkbox"/> | Parking lots and structures [35b.(1)] | <input type="checkbox"/> | Transit Hub-Light Rail [35b.(5)] |
| <input type="checkbox"/> | Non-profit hospital relocation or improvement [35b.(3)] | <input type="checkbox"/> | Public amenity (recreational, community, senior centers) [35b.(2)] (Attach Planning Board approval) |
| <input type="checkbox"/> | State, County, and local government buildings | <input type="checkbox"/> | Commercial Farm or Use Group U Buildings and Structures |
| <input checked="" type="checkbox"/> | Approval granted prior to July 1, 2013 [37a. (1,3-5)] | | |

Non exempt status [Section citation] Check one if appropriate

| | | | |
|--------------------------|---|--------------|----|
| <input type="checkbox"/> | Prior payment or commitment for low and moderate income housing [37c] | Amount paid: | \$ |
| <input type="checkbox"/> | Non-residential planned development, subject to a development or redevelopment agreement entitled to a 1% fee [37a.(2)] | | |
| <input type="checkbox"/> | Full Fee Due (2.5%) | | |

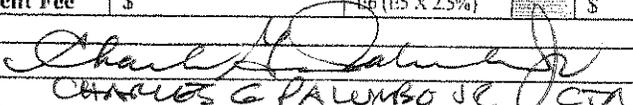
IF AN EXEMPTION OR REDUCED PAYMENT AMOUNT IS CLAIMED, THE DEVELOPER SHOULD ATTACH SUBSTANTIATION FOR THE CLAIM.

I, the undersigned, understand that this declaration and its contents may be disclosed or provided to the State of New Jersey and that any false statement contained herein may be punished by fine, imprisonment, or both. I further declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

| | | | |
|-------------------------|---|-------|----------|
| Signature of Developer: |  | | |
| Name: | Peter Kapala | | |
| Title: | Owner | Date: | 8/6/2015 |

SECTION B (To be completed by assessor):

| | Estimated | | Final | |
|---|-----------|----------------|-------|----------------|
| Assessed Value | \$ | E1 | \$ | F1 |
| Director's Ratio | % | E2 | % | F2 |
| Equalized Assessed Value | \$ | E3 | \$ | F3 |
| Existing Equalized Assessed Value - If new construction, use \$0.00/NA. | \$ | E4 | \$ | F4 |
| Amount on Which Fee is Calculated | \$ | E5 (E3-E4) | \$ | F5 (F3-F4) |
| Non-residential Development Fee | \$ | E6 (E5 x 2.5%) | \$ | F6 (F5 x 2.5%) |

| | | | | |
|------------------------|--|--|---------|-------------------------------------|
| Signature of Assessor: |  | | Date: | 8-12-15 |
| Name: | CHARLES G. PALUMBO JR. OCTA | | Exempt: | <input checked="" type="checkbox"/> |

SECTION C (To be completed by municipality)

| | | |
|------------------------------|----|------------------------------|
| Payment Amount: | \$ | Amount should equal E6 or F6 |
| Payment received by (name): | | |
| Signature: | | |
| Name: | | |
| Title: | | Date: |



Township Of Gloucester
1261 Chews Landing -Clementon Rd., at Hider Lane
P. O. Box 8
Blackwood, New Jersey 08012
(856) 228-4000

TAXES PAID CERTIFICATION

***FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE
AND RETURNED WITH COMPLETED APPLICATION**

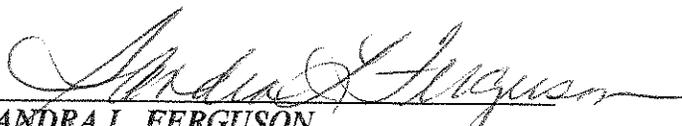
DATE: 8/10/15
APPLICATION#: # 151047
APPLICANT: Wawa (Minor Site)
PROPERTY LOCATION: 1301 Little Gloucester Rd.
BLOCK(S): 13102 LOT(S): 2 QUALIFIER: _____

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

_____ Our records indicate the above property is delinquent on taxes (see attached).

_____ Our records indicate the above property has liens (see attached).

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


SANDRA L. FERGUSON
GLOUCESTER TWP. TAX COLLECTOR

Ms. Lydia Pendino, Planning Board Secretary
Gloucester Township
1261 Chews Landing Road
Laurel Springs, NJ 08021

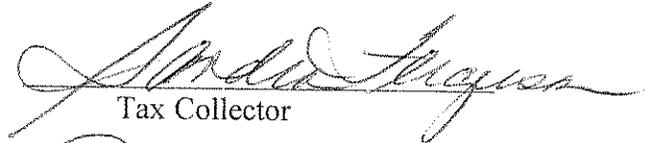
Dear Ms. Pendino:

Pursuant to your request, I have reviewed the Tax Records of the Township of Gloucester and preliminarily note that there are no taxes or assessments for local improvements that are due or delinquent on the property which is the subject matter of the following applicant:

Wawa, Inc.
(Name)

1301 Little Gloucester Road,
(Address)

Block 13102, Lot 2


Tax Collector


Township Clerk

NOTE:

The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.

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



Making It Better Together.

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

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

Project Information:

Project Name: Wawa Gloucester Township #967
Project Address (if applicable) & Municipality: 1301 Little Gloucester Road, Gloucester Township
County Route No.: 759 Site Abuts County Road: Little Gloucester Road

Type of Submission:

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

Date: AUG 11, 2015
Date: AUG 11, 2015

Tax Map Data:

Plate(s): Sheet 131
Block(s): 13102
Lot(s): 2

Existing Zoning: HC
Variance Required: _____

Type of Plan:

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

Submission Information:

Applicant: Wawa, Inc. Phone: (610) 558-6703 Fax: _____
Address: 260 West Baltimore Pike Town: Wawa State: PA
E-Mail: Kristen.Ritz@wawa.com Zip: 19063

Agent: Duncan M. Prime, Esquire Phone: 856-273-8300 Fax: 856-273-8383
Address: 307 Fellowship Rd., Suite 207 Town: Mount Laurel State: NJ
E-Mail: duncanprime@lawyerprime.com Zip: 08054

Proposed Use:

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

Area:

Total of Existing Lot: 7.03 AC Portion to be Sub-divided: N/A AC
Dedicated Land: N/A AC Explain: _____

Signatures Required:

Signature of Applicant: [Signature] Date: 05-26-2015
Person Completing Application
(Please Print): Duncan M. Prime, Esquire Date: 8-10-15

Municipal Use:

Classification of Application: _____
Authorized Municipal Signature: [Signature] # 151047M
Title: Director Zoning Transmittal Date: 7/20/15
Phone No.: (856) 374-3511

| | |
|--------------------------------|----------------------------|
| For County Use: | |
| Classification of Application: | _____ |
| Authorized County Signature: | _____ |
| Title: | _____ Date Received: _____ |
| Phone No.: | _____ Log No.: _____ |
| Plan No.: | _____ |

Camden County Planning Division

Submission Requirements



Making It Better. Together.

Subdivisions:

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

Site Plans:

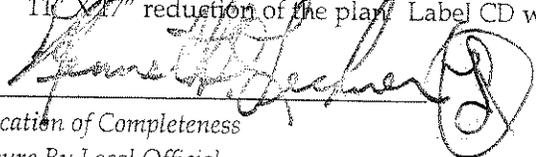
- Two (2) Copies of Camden County Planning Board Application
(Lower left hand corner **MUST BE SIGNED** and classified
by appropriate local official)
- One (1) Copy of Municipal/Township Application
- One (1) County Fee Schedule, Filled Out & Signed
(Check made payable to *Camden County Treasurer*)
-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

Final or Revised Plans:

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

Additional Requirements:

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

X 
Certification of Completeness
Signature By Local Official

X 
Signature of Agent or Applicant

Wawa, Inc.

Camden County Planning Division

Affidavit of Ownership



Making It Better. Together.

Name of Company/Organization:

Wawa, Inc.

Is Company a Corporation? Yes No

If yes, name of State in which incorporated:

New Jersey

Is Company a Partnership? Yes No

Is Company an Individual Owner? Yes No

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

Name

Address

Title

Please see attached sheet

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

X WMMZ ENGINEERING PM WAWA INC

Signature of Owner & Title

X KRISTEN RITZ ENGINEERING PROJECT MGR WAWA INC

Print Name of Owner & Title

CORPORATE DISCLOSURE

Re: Wawa, Inc.
260 West Baltimore Pike
Wawa, Pennsylvania 19063

COMMONWEALTH OF PENNSYLVANIA :
:
COUNTY OF DELAWARE :

Katherine J. Dickinson, having been first duly sworn according to law, upon her oath deposes and says:

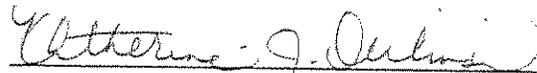
1. I am the Assistant Secretary of the above-mentioned corporation. I am fully familiar with the facts concerning the names of the stockholders and the percentage of the capital stock held by each stockholder in said corporation as of the date of the application of which this Corporate Disclosure form constitutes a part.

2. The following information is submitted knowing that the truthfulness of the statements contained herein will be relied upon in evaluating the application submitted by said corporation:

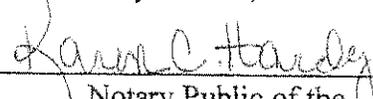
- A. Name of Corporation: Wawa, Inc.
- B. Registered agent of Corporation: C.T. Corporation,
Trenton, New Jersey
- C. Principal office of Corporation: 260 W. Baltimore Pike
Wawa, PA 19063
- D. Names of the officers and directors of the Corporation are as follows: See attached.
- E. Names and addresses of the stockholders of the Corporation owning ten percent (10%) or more of stock of the Corporation and the approximate percentage held by each are as follows:

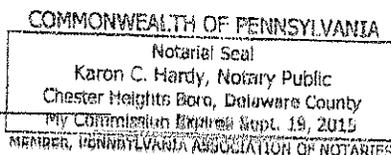
| <u>Name of Stockholder</u> | <u>Percentage of Capital Stock Held</u> |
|---|---|
| Wawa, Inc. Employee Stock Ownership Plan (a Company Sponsored Retirement Plan) | 40.91 % |

Wawa, Inc.
260 West Baltimore Pike
Wawa, PA 19063


Assistant Secretary

Sworn and subscribed to before me
this 23rd day of June, 2014.


Notary Public of the
Commonwealth of Pennsylvania



Camden County Planning Division

Review of Subdivisions & Site Plan Review

Fee Schedule



Making It Better, Together.

Applicant's Name: Wawa, Inc.

Project Name: Wawa Gloucester Township #967 Municipality: Gloucester Township

Plate: _____ Block: 13102 Lot(s): 2 Municipal Code (see attached): _____

Type of Plan

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

Subdivision

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

Site Plan/Subdivision

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

Additional Fees

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

TOTAL..... \$ 200.00

X Wawa, Inc.
Signature of Applicant or Agent

Special Provisions

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

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING AN AMENDED FINAL MAJOR SITE PLAN
APPROVAL FOR WAWA, INC.
APPLICATION #021117CPSPF

WHEREAS, on August 26, 2003 consideration was given to the application of WaWa, Inc. for property located at Erial Road and Little Gloucester Road, Block 13102 , Lots 3, 3.02, 2 and 4; and

WHEREAS, Steven M. Eisner, Esquire, appeared on behalf of the applicant and Pat Carrone and Derek Pierce, employees of WaWa, Sam Renauro, applicant's engineer and planner, Dave Tyson, also applicant's engineer, Kevin Johnson, applicant's traffic expert and Rob Hoffman, the project manager testified on behalf of the application and Darnell Morrow appeared and testified from the public; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, Traffic Commander, Fire Marshall, Municipal Utilities Authority, and County Planning Board, and having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for an amended final major site plan approval:

1. Existing Zoning: HC
2. Intended Use: Convenience store with gasoline fueling station. No motor vehicle service, nor any sales of motor vehicles accessories, all as per preliminary approval.
3. The County Planning Board approved the application on May 7, 2003.
4. Sam Renauro outlined the plans as preliminarily approved. He went on in detail to list the changes made at the request of the Planning Board and its staff as conditions of approval. These included:
 - a. The delineation of an easement between the adjacent commercial property owner and themselves.
 - b. A design of a driveway to Davistown Road.

- c. A second driveway across from the school to be restricted against left turns.
- d. Added a sidewalk from Lot 2 truck parking area.
- e. The addition of surveillance cameras for truck parking area.
- f. Signage prohibiting overnight parking.
- g. The reduction of parking from 80 to 74 - still within the minimums required by the ordinance.
- h. The elimination of all waiver requests.
- i. Revise the car wash entrance driveway.

5. Darnell Morrow testified with respect to concerns about the subject proposal and in particular, pedestrian cut throughs and trash that might emanate from the site. He indicates that he presently has trash blowing across the vacant parcel onto his property and that pedestrians presently cut across the property. The Board indicated that these were existing problems. At the Board's request the applicant agreed to leave the existing chain link fence. The applicant declined Mr. Morrow's demand that the entire common boundary of their respective properties be fenced. The Board declined to impose this condition as it is deemed unnecessary. The applicant did agree to the substantial landscape buffer that was on the preliminary plan.

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

| Description | Service Station, Auto Repair Facility & Car Wash | Proposed |
|--|--|---------------|
| Minimum lot size | 3 acres(1) | 7.03 acres |
| Minimum lot frontage | | |
| Erial Road | 150 ft. | 1,083.68 ft. |
| Little Gloucester Road (split frontage) | 150 ft. | 485.49 ft. |
| Minimum lot depth | 200 ft. | 387.20 ft.(2) |
| Maximum building coverage | 20% | +/-4.9% |

| | | |
|---|-----------|------------|
| Convenience store and canopy | | |
| Maximum lot coverage | 65% | +/-46% |
| Principal Building Minimum Yard Depths and Height Limitations | | |
| Front yard (Canopy) | 20 ft. | 114 ft. |
| Side yard (Canopy) | 10 ft. | 79 ft. |
| Rear yard (Convenience Store) | 30 ft. | +/-91ft. |
| Maximum Height | 1 story | 30.7 ft. |
| Parking Area Setback(3) | | |
| From any Right of Way Little Gloucester Rd. | 10 ft. | +/-35ft. |
| From side property line | 10 ft.(4) | +/-15ft. |
| From rear property line | 10 ft. | 10 ft. |
| Conditional Use Requirements | | |
| Minimum distance of fuel pump to parking space | 30 ft. | +/-40ft. |
| Minimum distance of motor fuel canopy to R.O.W. | 20 ft. | 114 ft. |
| Public rest rooms required | Yes | Yes |
| Buffer Required | 50 ft. | 45 ft. (*) |

- (1) = Lot area for combination convenience store with motor fuel dispensing.
- (2) = Lot depth measured along shortest property line of Block 13102, Lot 3.
- (3) = Unless a wider setback is required for a landscape buffer.
- (4) = Except where parking lots are shared.
- N.P. = Not a permitted location or use. N/A = Not applicable.
- (*) = Variance required - The Applicant has indicated the plan will be revised.

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

7. The Board Planner reviewed the following plans:

| SHEET | TITLE | DATE | REVISION DATE |
|-------|-----------------------------------|----------|---------------|
| 1 | Title Sheet | 10-30-02 | 5-12-03 |
| 2 | Existing Features Plan | 10-30-02 | 5-12-03 |
| 3 | Site Plan | 10-30-02 | 5-12-03 |
| 4 | Construction Improvement Plan | 10-30-02 | 5-12-03 |
| 5 | Erosion and Sediment Control Plan | 10-30-02 | 5-12-03 |

| | | | |
|----|--------------------------------------|----------|---------|
| 6 | Landscape Plan | 10-30-02 | 5-12-03 |
| 7 | Landscape Detail Sheet | 10-30-02 | 5-12-03 |
| 8 | Lighting Plan | 5-12-03 | - |
| 9 | Off Road Sanitary and Storm Profiles | 10-30-02 | 5-12-03 |
| 10 | Sign Plan | 10-30-02 | 5-12-03 |
| 11 | Detail Sheet | 10-30-02 | 5-12-03 |
| 12 | Detail Sheet | 10-03-02 | 5-12-03 |

8. The Board Planner issued a report recommending certain revisions, clarifications and/or modifications to the plan with which the applicant agreed to comply to the extent that they had not done so already.

9. The applicant must comply with the Traffic Commander's report of July 8 2003.

10. The applicant must comply with the Fire Marshall's report of July 17, 2003.

11. Public sewer is available to the subject tract according to the report of the Municipal Utilities Authority, however, the application will require a Form "F" application.

12. The applicant will obtain the approval of the County Planning Board.

13. The Board Engineer reviewed the following plans:

| Sheet | Title | Date | Latest Revision Date |
|---------|---|----------|----------------------|
| 1 of 12 | Title Sheet | 10-30-02 | 05-12-03 |
| 2 of 12 | Exist. Features/Environ. Constraints Plan | 10-30-02 | 05-12-03 |
| 3 of 12 | Preliminary Site Plan | 10-30-02 | 05-12-03 |
| 4 of 12 | Construction Improvements Plan | 10-30-02 | 06-12-03 |
| 5 of 12 | Erosion and Sedimentation Control Plan | 10-30-02 | 05-12-03 |
| 6 of 12 | Landscape Plan | 10-30-02 | 05-12-03 |
| 7 of 12 | Landscape Detail Sheet | 10-30-02 | 05-12-03 |
| 8 of 12 | Lighting Plan | 05-12-03 | --- |

| | | | |
|----------|--------------------------------------|----------|----------|
| 9 of 12 | Off Road Sanitary and Storm Profiles | 10-30-02 | 06-12-03 |
| 10 of 12 | Sign Plan | 10-30-02 | 05-12-03 |
| 11 of 12 | Detail Sheet | 10-30-02 | 05-12-03 |
| 12 of 12 | Detail Sheet | 10-30-02 | 05-12-03 |
| --- | Traffic Signal Electrical Plan | 05-21-03 | --- |

| Sheet | Title | Date | Latest Revision Date |
|--------|-----------------------------------|----------|----------------------|
| 1 of 2 | Pavement Marking and Signing Plan | 05-21-03 | --- |
| 2 of 2 | Pavement Marking and Signing Plan | 05-21-03 | --- |
| --- | Storm Water Management Report | 11-08-02 | 05-05-03 |

14. The Board Engineer also issued a report indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.

NOW, THEREFORE, after considering the foregoing facts the Board concludes that the application for an amended final major site plan approval has substantial merit and should be approved subject, however, to the following conditions:

A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.

B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.

C) Compliance with the Board Engineer's report and comments at the public hearing.

D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.

E) Compliance with all representations made by the applicant at all public hearings.

F) Review and approval of the Board Solicitor of the easement between the former Pestritto property and the WaWa

as well as the easement between the adjacent car wash and the WaWa property.

G) The applicant shall submit a plan for the installation of security equipment.

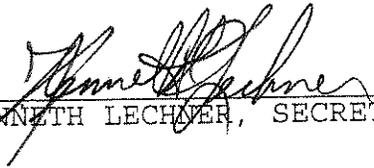
H) The applicant shall provide signage for prohibiting overnight parking and shall delineate same on the plan for the review and approval of the Board Engineer.

I) The applicant shall submit a design for the driveway for the easement to the former Pestritto property which may be activated at the adjacent property owner's request subject to that property owner undertaking the costs of permitting and construction, although site plan approval for such driveway is granted herein.

| Those Eligible to Vote | Those in Favor | Those Opposed |
|------------------------|----------------|---------------|
| Gabe Busa | X | |
| Jim Forte | X | |
| Eugene Lawrence | X | |
| John McLaughlin | X | |
| Tom Schina | X | |
| Reggie Stevenson | X | |
| Jay McGinnis | X | |

ATTEST:

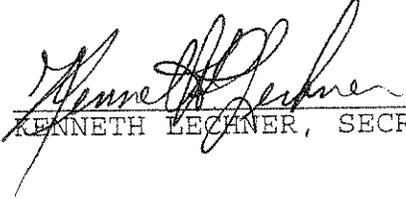
GLOUCESTER TOWNSHIP
PLANNING BOARD:


KENNETH LECHNER, SECRETARY


THOMAS SCHINA, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 29th day of October, 2003.

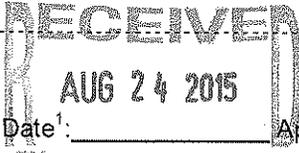

KENNETH LECHNER, SECRETARY

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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



For Office Use Only

Submission Date¹: _____ Application No.: # 151051M

BY: _____

Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No (Initial)

Fees 300.⁰⁰ Project # 9844

Escr. 1,600. Escr.# 9844

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

LAND DEVELOPMENT APPLICATION

| | |
|---|---|
| 1. Applicant Name: <u>Wawa, Inc.</u> Address: <u>260 West Baltimore Pike</u> City: <u>Wawa</u> State, Zip: <u>PA 19063</u> Phone: <u>610)558-6703</u> Fax: () - Email: <u>kristen.ritz@wawa.com</u> | 2. Owner(s) (List all Owners) Name(s): <u>Applicant is Owner</u> Address: _____ City: _____ State, Zip: _____ Phone: () - 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 checked="" type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Use "D" Variance ² |
| <input type="checkbox"/> Preliminary Major Site Plan ² | <input type="checkbox"/> Site Plan Waiver |
| <input type="checkbox"/> Final Major Site Plan | <input type="checkbox"/> Rezoning Request |
| <input type="checkbox"/> Conditional Use Approval ² | <input type="checkbox"/> Redevelopment Agreement |
| <input type="checkbox"/> General Development Plan ² | <input type="checkbox"/> _____ |

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 | <u>NVBP</u> |
| 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>Duncan M. Prime, Esquire</u> Address: <u>307 Fellowship Road, Suite 207</u> City: <u>Mount Laurel, NJ 08054</u> | Firm: <u>Prime Law</u> State, Zip: <u>NJ 08054</u> Phone: <u>856)273.8300</u> Fax: <u>(856) 273.8383</u> Email: <u>duncanprime@lawyerprime.com</u> |
|--|---|

6. Name of Persons Preparing Plans and Reports:

Name: Ron Klos, P.E (Bohler Engineering)
Address: 1600 Manor Drive
Profession: Professional Engineer
City: Chalfont
State, Zip: PA 18914
Phone: (215) 996-9100 Fax: () -
Email: rklos@bohlereng.com

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

7. Location of Property:

Street Address: 501 Cross Keys Road Block(s): 18320
Tract Area: 5.00 ac Lot(s): 1

8. Land Use:

Existing Land Use: Wawa convenience store with sale of fuel
Proposed Land Use (Describe Application): Wawa proposes the sale of diesel fuel along with other minor site modifications.

9. Property:

Number of Existing Lots: 1 Proposed Form of Ownership:
Number of Proposed Lots: 1 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.) Unknown

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. Please see attached sheet

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. Please see attached sheet

| 13. Zoning | | | |
|--|-----------------|--|-----------------|
| All Applications | Proposed | Fence Application | Proposed |
| Front setback 1 | 280.4 | Setback from E.O.P.*1 | N/A |
| Front setback 2 | 185.7 | Setback from E.O.P.*2 | _____ |
| Rear setback | 103.8 | Fence type | _____ |
| Side setback 1 | 136.4 | Fence height | _____ |
| Side setback 2 | N/A | *E.O.P. = Edge Of Pavement. | |
| Lot frontage | 548.1 + 561.0 | Pool Requirements | N/A |
| Lot depth | 338.33 | Setback from R.O.W.1 | _____ |
| Lot area | 5.0 ac | Setback from R.O.W.2 | _____ |
| Building height | 25.9' | Setback from property line 1 | _____ |
| | | Setback from property line 2 | _____ |
| | | Distance from dwelling | _____ |
| | | <small>Distance = measured from edge of water.</small> | |
| | | <small>R.O.W. = Right-of-way.</small> | |
| | | <small>Setback = Measured from edge of pool apron.</small> | |
| Garage Application | N/A | Shed Requirements | N/A |
| Garage Area | _____ | Shed area | _____ |
| Garage height | _____ | Shed height | _____ |
| Number of garages | _____ | Setback from R.O.W.1 | _____ |
| (Include attached garage if applicable) | | Setback from R.O.W.2 | _____ |
| Number of stories | _____ | Setback from property line 1 | _____ |
| | | Setback from property line 2 | _____ |
| 14. Parking and Loading Requirements: *No changes to parking | | | |
| Number of parking spaces required: <u>29</u> | | Number of parking spaces provided: <u>89</u> | |
| Number of loading spaces required: <u>1</u> | | Number of loading spaces provided: <u>1</u> | |
| 15. Relief Requested: | | | |
| <input type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board]. | | | |
| NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted. | | | |
| 16. Signature of Applicant | | | |
| <u>Wawa, Inc.</u> Signature of Applicant Wawa, Inc. | | <u>05.26.2015</u> Date | |
| <u>N/A</u> 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).

8-14-2015
 Date

Wawa
 Signature Wawa, Inc.

Kristen Ritz, Wawa Inc.
 Print Name

Sworn and Subscribed to before me this
14th day of August,
2015 (Year).

Marianne C. Barton
 Signature

Marianne C. Barton
 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). Please see attached sheet
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? Please see attached sheet

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). Please see attached sheet

Wawa
 Signature of Applicant
Kristen Ritz
 Print Name

05.26.2015
 Date

19. Survey waiver certification: N/A

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 6-24-15, shows and discloses the premises in its entirety, described as Block 18320 Lot 1; 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: Burlington
Kristen Ritz 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 14th day of August,
 20 15 before the following authority.

Wawa
 Name of property owner or applicant

Marianne C. Barton
 Notary public

PROPOSAL FOR DEVELOPMENT

This Application for administrative review is for the conversion of two existing fuel pumps from regular gasoline to diesel fuel (with very minor related site plan modifications.)

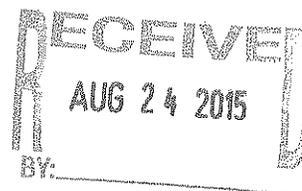
By way of background, Wawa has been exploring and has now decided to test the sale of diesel fuel at several of its existing gas stations in New Jersey, due to an increased demand for diesel sales by "clean", newer-generation passenger automobiles.

Wawa does not intend to sell diesel fuel to tractor trailers as part of this program. Rather, Wawa seeks to expand its market share for the share of diesel to the newer, high-efficiency clean diesel models being offered by many manufacturers, and also for the small and medium light-grade trucks and other vehicles that utilize the diesel fuel, such as RV's and buses.

As you will note from the site plans, the proposed modifications are very minor in scope and they include the addition/modification of one (1) fuel storage tank to serve the diesel, which would go along with the three (3) existing underground storage tanks which serve regular gasoline, as well as some minor revisions to the existing on-site signage.

DUNCAN M. PRIME, ESQ.
Attorney for Wawa, Inc.

151051M



CORPORATE DISCLOSURE

Re: Wawa, Inc.
260 West Baltimore Pike
Wawa, Pennsylvania 19063

COMMONWEALTH OF PENNSYLVANIA :
: :
COUNTY OF DELAWARE :

Maria Kalogredis, having been first duly sworn according to law, upon her oath deposes and says:

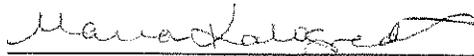
1. I am the Assistant Secretary of the above-mentioned corporation. I am fully familiar with the facts concerning the names of the stockholders and the percentage of the capital stock held by each stockholder in said corporation as of the date of the application of which this Corporate Disclosure form constitutes a part.

2. The following information is submitted knowing that the truthfulness of the statements contained herein will be relied upon in evaluating the application submitted by said corporation:

- A. Name of Corporation: Wawa, Inc.
- B. Registered agent of Corporation: C.T. Corporation,
Trenton, New Jersey
- C. Principal office of Corporation: 260 W. Baltimore Pike
Wawa, PA 19063
- D. Names of the officers and directors of the Corporation are as follows: See attached.
- E. Names and addresses of the stockholders of the Corporation owning ten percent (10%) or more of stock of the Corporation and the approximate percentage held by each are as follows:

| <u>Name of Stockholder</u> | <u>Percentage of Capital Stock Held</u> |
|---|---|
| Wawa, Inc. Employee Stock Ownership Plan (a Company Sponsored Retirement Plan) | 40.91 % |

Wawa, Inc.
260 West Baltimore Pike
Wawa, PA 19063

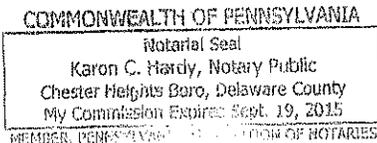


Maria Kalogredis, Assistant Secretary

Sworn and subscribed to before me
this 13th day of April, 2015.



Notary Public of the
Commonwealth of Pennsylvania



TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Planning Board

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

RE: **APPLICATION #151051M** **Escrow #9844**
Wa Wa, Inc.
BLOCK 18320, LOT 1
501 Cross Keys Road

DATE: September 10, 2015

The applicant requests minor site plan approval for a modification of the fuel pumps changing to a 3+1 gasoline and diesel pump within the NVBP – New Vision Business Park Redevelopment Zone. The project is located on the northwest corner of Berlin-Cross Keys and Williamstown Roads.

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

- Applicant/Owner: Wa Wa, Inc., 260 W. Baltimore Pike, Wawa, PA 19063 (telephone #610-358-8000).
- Engineer: R. E. Klos, Jr., PE, Bohler Engineering, 1600 Manor Drive, Suite 200, Chalfont, PA 18914 (telephone #215-996-9100).
- Attorney: Duncan M. Prime, Esq., Prime Law, 307 Fellowship Road, Suite 207, Mt. Laurel, NJ 08054 (telephone #856-273-8300).

I. INFORMATION SUBMITTED

1. Prime Law Camden County Application Transmittal Letter dated 8/21/15.
2. Land Development Application Form and checklist dated 8/24/15.
3. Corporate Disclosure Statement dated 4/15/15.
4. Boundary & Location Survey, as prepared by Control Point Associates, Inc. comprising one (1) dated 6/24/15.
5. Engineering plans, as prepared by Bohler Engineering consisting of the following:

| <u>Sheet</u> | <u>Plan Description</u> | <u>Date / Latest Revision</u> |
|--------------|-------------------------|-------------------------------|
| 1 | Minor Site Plan | 7-10-15 |
| 2 | General Notes & Details | 02-202-15 |
| 3 | 200 ft. Adjoiner Plan | 7-10-15 |

II. ZONING REVIEW

1. Convenience store is permitted as a General Commercial Use, Sales and Service in the New Vision Redevelopment Plan.
2. The following variances were approved by Planning Board Resolution # 051017PPSP adopted June 28, 2005.

| Description | Required (Other than Planned Commercial) | Proposed (Lot) | Conforms |
|--|---|--|------------|
| Lot size (min.) | 5 acres | 5.0 | yes |
| Lot frontage (min.) Berlin – Cross Keys Rd. Williamstown Rd. | 200 ft. 200 ft. | ±561 ft. ¹ ±548 ft. ¹ | yes yes |
| Lot Width (min.) Berlin – Cross Keys Rd. Williamstown Rd. | 200 ft. 200 ft. | ±570 ft. ±556 ft. ¹ | yes yes |
| Lot depth (min.) | 200 ft. | 338.33 ft. | yes |
| Front yard (min.) Berlin – Cross Keys Rd. (canopy) Williamstown Rd. (canopy) | 100 ft. 100 ft. | 100 ft. 100 ft. | yes yes |
| Side yard (min.) - Building | 10 ft. | ±130 ft. ¹ | n/a |
| Rear yard (min.) - Building | 30 ft. | ±112 ft. ¹ | yes |
| Lot coverage (max.) | 70% | 49% | yes |
| Building Height (max.) | 40 ft. | 30.7 ft. | yes |

¹ = Scaled data.

| PARKING AREA SETBACK | | | |
|---|------------------|--|------------|
| Description | Required | Proposed (Lot) | Conforms |
| Parking (min.) | 29 spaces | 86 spaces | yes |
| From any right-of-way (min.) Berlin – Cross Keys Rd. Williamstown Rd. | 25 ft. 25 ft. | ±44 ft. ¹ ±46 ft. ¹ | yes yes |
| From Side Property Line (min.) | 10 ft. | 25 ft. | yes |
| From Rear Property Line (min.) | 10 ft. | ±48 ft. ¹ | yes |

= Scaled data.

| SIGN STANDARDS (FREE-STANDING) | | | |
|--|----------|----------------|----------|
| Description | Required | Proposed (Lot) | Conforms |
| Number (max.) - §513.Z(2) | 2 | 2 | yes |
| Area (max.) - §513.R(1) | | | |
| Berlin – Cross Keys Rd. | 35 sf | 24 sf | yes |
| Williamstown Rd. (Across residential use) | 20 sf | 24 sf | no |
| Change Copy Area (max.) - §513.AA(13) ¹ | | | |
| Berlin – Cross Keys Rd. (5 sf per grade) | 15 sf | 24 sf | no |
| Williamstown Rd. (5 sf per grade) | 15 sf | 24 sf | no |
| Height (max.) - §513.R(7) | | | |
| Berlin – Cross Keys Rd. | 8 ft. | 8 ft. | yes |
| Williamstown Rd. | 8 ft. | 8 ft. | yes |
| Letter size (min) – §513.R(1) | | | |
| Berlin – Cross Keys Rd. (“Market”) | 8 in. | 7 in. | no |
| Williamstown Rd. (“Market”) | 8 in. | 7 in. | no |
| Property line setback - §513.Z(3) | | | |
| Berlin – Cross Keys Rd. | 30 ft. | 30 ft. | yes |
| Williamstown Rd. | 30 ft. | 30 ft. | yes |

¹ = Applies to changeable copy signs on free-standing signs to display grades of fuel.

| SIGN STANDARDS (FACADE) | | | |
|---------------------------|------------|----------------|----------|
| Description | Required | Proposed (Lot) | Conforms |
| Number (max.) - §513.Q(2) | 1 | 1 | yes |
| Area (max.) - §513.Q(1) | | | |
| “Wa Wa” | | 25.1 sf | |
| Goose Logo | | 37.1 sf | |
| TOTAL | ≤ 73.93 sf | 62.2 sf | yes |

| SIGN STANDARDS (DIRECTIONAL) | | | |
|--------------------------------|----------|------------------|----------|
| Description | Required | Proposed (Lot 2) | Conforms |
| Commercial message - §513.O(1) | N.P | yes | no |
| Illuminated - §513.O(2) | N.P | yes | no |
| Area (max.) | 4 sf | 7 sf | no |
| Height (max.) | 2.5 ft. | ±5.53 ft. | no |
| Number (1 per driveway) | 2 | 4 | no |

N.P. = Not permitted.

APPLICATION #151051M
 Wa Wa, Inc.
 BLOCK 18320, LOT 1
 Cross Keys Road

| SIGN STANDARDS (SPANNERS) | | | |
|-------------------------------------|----------|---------------------|----------|
| Description | Required | Proposed (Lot 2) | Conforms |
| "Open 24 Hours" – (Eight at 4.2 sf) | N.P | yes | no |
| "Full Service" – (Eight at 3.3 sf) | N.P | yes | no |

N.P. = Not permitted.

* = Variance required.

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

| SIGN STANDARDS (MULTI-PRODUCT DISPENSER) | | | |
|--|----------|---------------------|----------|
| Description | Required | Proposed (Lot 2) | Conforms |
| "WaWa Gasoline" – (16 at ±1 sf) | N.P | yes | no |
| Commercial message | N.P | yes | no |

N.P. = Not permitted.

§426, Signs

3. SIGN STANDARDS (FREE-STANDING)

- a. It is our understanding the instant application proposes to only revise the sign layout with no increase in square footage or height.

SIGN STANDARDS (FACADE)

- b. It is our understanding the instant application proposes no change to the previously approved facade signage.

SIGN STANDARDS (DIRECTIONAL)

- c. It is our understanding the instant application proposes no change to the previously approved direction signage.

SIGN STANDARDS (SPANNERS)

- d. The Applicant should provide testimony to address signage that may include revisions to the existing spanners

SIGN STANDARDS (MULTI-PRODUCT DISPENSER)

- e. It is our understanding the instant application proposes no change to the previously approved multi-product dispenser signage.

III. APPLICATION SUBMISSION CHECKLIST

The Applicant has provided the checklist items in accordance with §817, Submission Checklist for a final major site plan or has requested a waiver with the previously approved preliminary and final major site plan.

The Applicant is advised the ordinance requirement is to either provide the checklist item or check the "waiver requested" box and provide an explanation for the waiver request. The indication of not applicable, thus "N/A" on the checklist form is not an available option.

The applicant must address the following omitted checklist requirements of request a waiver:

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
3. 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].
4. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
5. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
6. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
7. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
8. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
9. Slope of line [Checklist #68].
10. Pipe material type [Checklist #69].
11. Strength, class or thickness [Checklist #70].
12. Erosion control and soil stabilization method [Checklist #71].
13. Fire lanes [Checklist #77].
14. Driveway aisles with dimensions [Checklist #78].
15. Parking spaces with size, number, location and handicapped spaces [Checklist #79].
16. Loading areas and number thereof [Checklist #80].
17. Ramps for the handicapped [Checklist #82].
18. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].
19. Directional signs with scaled drawings [Checklist #85].
20. Sight triangle easements at intersections. [Checklist #86].
21. Radii at curbline [Checklist #87].
22. Traffic control devices [Checklist #89].
23. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
24. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
25. Cross Sections. [Checklist #94].
26. Proposed grades [Checklist #95].
27. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
28. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].

29. Size and types of pipes and mains [Checklist #98].
30. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
31. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
32. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].

IV. VARIANCE COMMENTS

The instant application does not require any variances.

V. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VI. RECOMMENDATIONS

1. The applicant must address the underlined items listed above on the site plan.

We have no further comments regarding the application at this time. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Duncan M. Prime, Esq.
 R. E. Klos, Jr., PE
 Richard Wells, Esq.
 Steven M. Bach, PE



September 15, 2015

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

Attn: Ken Lechner, Township Director / Planner

Re: Wawa, Inc.
501 Cross Keys Road
Block 18320, Lot 1
Minor Site Plan
Review No. 1
Bach Project No. GTPB-2015-14

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application for a Minor Site Plan, dated August 24, 2015.
- Land Development Ordinance Checklist, not dated.
- Camden County Planning Board Application, dated August 24, 2015.
- Plans (set of 3 sheets) entitled "Minor Site Plan for Wawa, Proposed Diesel Fuel Modifications, Lot 1, Block 18320, Sht. 183, 501 Cross Keys Road, Gloucester Township, Camden County, New Jersey", prepared by Bohler Engineering, dated July 10, 2015, no revision.
- Plan entitled "Boundary & Location Survey, Wawa, Inc., WFM 984, 511 Berlin – Cross Keys Road, Lot 1, Block 18320, Gloucester Township, Camden County, State of New Jersey", prepared by Control Point Associates, Inc., dated June 24, 2015, no revision.

GENERAL INFORMATION:

Owner/Applicant: Wawa, Inc.
260 West Baltimore Pike
Media, Pa. 19063
610-558-6703
Kristen.ritz@wawa.com

Wawa, Inc.
501 Cross Keys Road
Block 18320, Lot 1
Minor Site Plan
Review No. 1
Bach Project No. GTPB-2015-14
September 15, 2015
Page 2 of 2

PROJECT SUMMARY:

This application is for modifications to the existing on-site fuel pumps of an existing Wawa Convenience Store at the northerly intersection of Berlin-Cross Keys Road (CR 689) and Erial-Williamstown Road (CR 704). There are no substantial site changes being proposed by this application and the plans indicate that the site shall be in general returned to pre-construction conditions. The site is a 5.0 acre parcel of land located in the New Vision Business Park / New Vision Redevelopment Area (NVBP) Zoning District. The applicant is seeking a Minor Site Plan approval.

REVIEW COMMENTS:

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

1. The applicant has indicated "NA" on many sections of the submitted Land Development Ordinance Submission Checklist. We recommend waivers for all of the indicated "NA" items.
2. The Boundary & Location Survey provided indicates the property to be 511 Berlin-Cross Keys Road and the Site Plan and Township application indicate the property to be 501 Berlin-Cross Keys Road. Clarification shall be made.

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

Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Richard Wells, Esq., PB Solicitor
Wawa, Inc.
Duncan M. Prime, Esq., Applicant's Professional

S:\GTPB2015 Gloucester Twp PB\14 WaWa, Cross Keys Road\Docs\GTPB2014-14 Review No. 1, 9-14-15.doc

 **BACH Associates, PC**
ENGINEERS • ARCHITECTS • PLANNERS

304 White Horse Pike • Haddon Heights, NJ 08035
Phone (856) 546-8611 • Fax (856) 546-8612

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

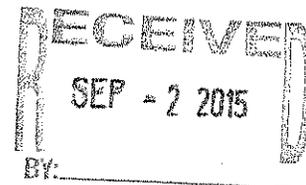
THOMAS LEISSE, PE, CME
Consulting Engineer

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

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668
September 1, 2015

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



Re: Application #151051M
WaWa, Inc.
501 Cross Keys Road, Erial, NJ 08081
Block 18320, Lot 1

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray J. Carr", written over a horizontal line.

Raymond J. Carr
Executive Director

RJC:mh

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: August 27, 2015

APPLICATION No. 151051M

APPLICANT: WAWA, INC.

Escrow: #9844

BLOCK: 18320 Lot: 1

Zoned: NVBP

LOCATION: 501 Cross Keys Road

TRANSMITTAL TO:

- | | | |
|--|---|--------------------------------------|
| <input type="radio"/> Planner | <input checked="" type="radio"/> Taxes & Tax Assessor | <input type="radio"/> MUA |
| <input type="radio"/> Bach Associates | <input type="radio"/> Aqua Water Co. | <input type="radio"/> Construction |
| <input type="radio"/> Richard Wells, Esq. | <input type="radio"/> New Jersey America | <input type="radio"/> Traffic/Police |
| <input type="radio"/> Camden County Planning | <input type="radio"/> Fire District 1 2 3 4 5 6 | |

STATUS OF APPLICATION

PURPOSE OF TRANSMITTAL: Minor Site Plan Two existing fuel pumps from Regular to Diesel Fuel

For Your Review - By September 14, 2015

ENCLOSED:

- 1 Copy - Site Plan, checklist, Application, Camden County Planning Application
- 1 Copy - Updated Survey & Grading Plan, Updated Site Plan
- 1 Copy - Boundary & Location Survey
- 3 Copies - Preliminary & Final Major Site Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision -Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Minor Site -Boundary & Location Survey
- 1 Copy - Proposed Diesel Fuel Modifications
- 1 Copy - Traffic impact Study
- 1 Copy - Stormwater Management Report
- 1 Copy - Plan of Recycle Report

NO ISSUES. THIS WAWA
HAS BETTER AND SAFER TRAFFIC
FLOW THAN BLACKWOOD (LGLO RD).

[Signature] 8/30/15
Assessor



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

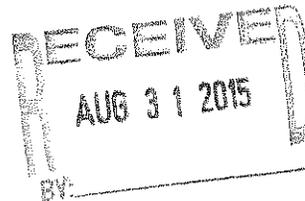
Application #151051M

WAWA - 501 Berlin Crosskeys Road

Block 18320 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:



Reviewed By: Lt. Gittens #134 Ptl. A. McKillop #199

Signature: _____

 #199

Date Submitted: 08/31/2015

Ms. Lydia Pendino, Planning Board Secretary
Gloucester Township
1261 Chews Landing Road
Laurel Springs, NJ 08021

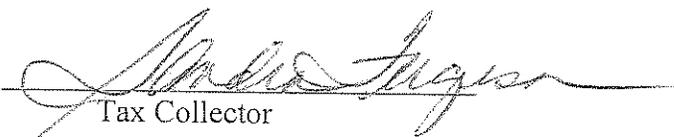
Dear Ms. Pendino:

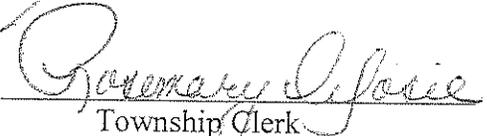
Pursuant to your request, I have reviewed the Tax Records of the Township of Gloucester and preliminarily note that there are no taxes or assessments for local improvements that are due or delinquent on the property which is the subject matter of the following applicant:

Wawa, Inc.
(Name)

501 Cross Keys Road,
(Address)

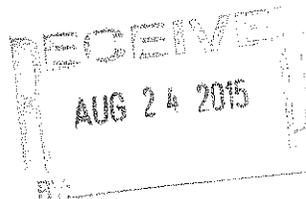
Block 18320, Lot 1


Tax Collector


Township Clerk

NOTE:

The above is not a formal tax search or improvement search performed pursuant to NJSA 54:1 et seq. The information supplied is preliminary in nature, designed to assist the processing of applications before the Planning and Zoning Boards. In the event that the applicant desires to rely upon the information, a formal tax search and Municipal Improvement Search should be applied for and the fees posted for said search in accordance with the prevailing statutes.



Camden County Planning Division

Application for County Approval of Subdivision, Site & Development Plan



Making It Better, Together.

Camden County Planning Board

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Wawa Gloucester Township #984

Project Address (if applicable) & Municipality: 501 Cross Keys Road, Gloucester Township

County Route No.: 689 Site Abuts County Road: Cross Keys Road

Type of Submission:

New Application

Revision of Prior Site Plan

Resubmission of Part of Major Subdivision

Application Number # 151051M

Date: AUG 24 2015

Date: _____

Tax Map Data:

Plate(s): Map 183

Block(s): 18320

Lot(s): 1

Existing Zoning: NVBP

Variance Required: N/A

Type of Plan:

Site Plan

Final Development Plan

Preliminary Plan

Major Subdivision

Filing Plan

Minor Subdivision

Other: Request for letter of no interest

Submission Information:

Applicant: Wawa, Inc. Phone: 610-558-6703 Fax: _____
Address: 260 West Baltimore Pike Town: Wawa State: PA
E-Mail: kristen.ritz@wawa.com Zip: 19063

Agent: Duncan M. Prime, Esquire Phone: 856-273-8300 Fax: 856-273-8383
Address: 307 Fellowship Rd, Ste 207 Town: Mt. Laurel State: NJ
E-Mail: duncanprime@lawyerprime.com Zip: 08054

Proposed Use:

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

Area:

Total of Existing Lot: 5.0 AC Portion to be Sub-divided: Ø AC
Dedicated Land: N/A AC Explain: N/A

Signatures Required:

Signature of Applicant: [Signature] Date: 05.20.2015
Person Completing Application
(Please Print): Duncan M. Prime, Esquire Date: _____

Municipal Use:

Classification of Application: _____
 Authorized Municipal Signature: [Signature] #151051M
 Title: Director Planner RECEIVED
 Phone No.: (856) 374-3511 AUG 24 2015
 Transmittal Date: _____
 BY: _____

| | |
|--------------------------------------|----------------------|
| For County Use: | |
| Classification of Application: _____ | |
| Authorized County Signature: _____ | |
| Title: _____ | Date Received: _____ |
| Phone No.: _____ | Log No.: _____ |
| Plan No.: _____ | |

Camden County Planning Division

Submission Requirements



Making It Better. Together.

Subdivisions:

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

Site Plans:

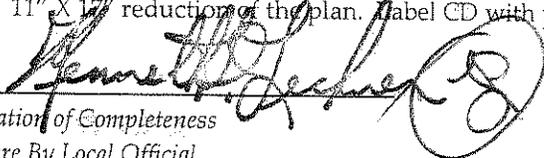
- Two (2) Copies of Camden County Planning Board Application (Lower left hand corner **MUST BE SIGNED** and classified by appropriate local official)
- One (1) Copy of Municipal/Township Application
- One (1) County Fee Schedule, Filled Out & Signed (Check made payable to *Camden County Treasurer*)
-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

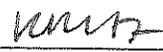
Final or Revised Plans:

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

Additional Requirements:

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

X 
Certification of Completeness
Signature By Local Official

X 
Signature of Agent or Applicant
Duncan M. Prime, Esquire,
Attorney for Applicant

Camden County Planning Division

Affidavit of Ownership



Making It Better. Together.

Name of Company/Organization:

Wawa, Inc.

Is Company a Corporation? Yes No

If yes, name of State in which incorporated:

New Jersey

Is Company a Partnership? Yes No

Is Company an Individual Owner? Yes No

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

Name

Address

Title

Please see attached sheet

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

X WMM7 ENGINEERING P.M. WAWA, INC.

Signature of Owner & Title

X KRISTEN RITZ ENGINEERING P.M. WAWA INC.

Print Name of Owner & Title

Camden County Planning Division

Review of Subdivisions & Site Plan Review

Fee Schedule



Making It Better, Together.

Applicant's Name: Wawa, Inc.

Project Name: Wawa Gloucester Township #984 Municipality: Gloucester Township

Plate: _____ Block: 18320 Lot(s): 1 Municipal Code (see attached): _____

Type of Plan

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

Subdivision

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

Site Plan/Subdivision

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

Additional Fees

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

X KRISTEN RITZ
Signature of Applicant or Agent

Special Provisions

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

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING A PRELIMINARY MAJOR SUBDIVISION,
PRELIMINARY MAJOR SITE PLAN AND RELATED RELIEF
FOR SUPER WAWA
APPLICATION #051017PPSP

WHEREAS, on April 26, 2005 and May 24, 2005 consideration was given to the application of Super Wawa for property located at 515 Cross Keys Road, Block 18302, Portion of Lot 4; and

WHEREAS, Steven Eisner, Esquire appeared on behalf of the applicant and Pat Cerrone, Derrick Pearce, Jay Tyson and Andrew Firrenda testified on behalf of the application and Judy Murphy, Dale Braun, Fred Shawver and Ed Green appeared and testified from the public; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, Traffic Commander, Fire Marshall, Municipal Utilities Authority, County Planning Board, Tax Assessor and Water Department having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for a preliminary major subdivision, preliminary major site plan and related relief:

1. Existing Zoning: *BP*
2. Intended Use: Commercial - Retail:
Convenience store with gasoline sales.
3. The application implicates the following provisions of the ordinance:

| Description | Required (Other than Planned Commercial) | Proposed (Lot) | Conforms |
|-----------------------|---|-----------------------|----------|
| Lot size (min.) | 5 acres | 5.0 | Yes |
| Lot frontage (min.) | | | |
| Berlin-Cross Keys Rd. | 200 ft. | ±561 ft. ¹ | Yes |
| Williamstown Rd. | 200 ft. | ±548 ft. ¹ | Yes |
| Lot Width (min.) | | | |
| Berlin-Cross Keys Rd. | 200 ft. | ±570 ft. ¹ | Yes |
| Williamstown Rd. | 200 ft. | ±556 ft. ¹ | Yes |
| Lot depth (min.) | 200 ft. | 338.33 ft. | Yes |
| Front yard (min.) | | | |

| | | | |
|--------------------------------|---------|-----------------------|-----|
| Berlin-Cross Keys Rd. (canopy) | 100 ft. | 100 ft. | Yes |
| Williamstown Rd. (canopy) | 100 ft. | 100 ft. | Yes |
| Side yard (min.)-Building | 10 ft. | ±130 ft. ¹ | N/A |
| Rear yard (min.)-Building | 30 ft. | ±112 ft. ¹ | Yes |
| Lot coverage (max.) | 70% | 49% | Yes |
| Building Height (max.) | 40 ft. | 30.7 ft. | Yes |

¹ = Scaled Data

PARKING AREA SETBACK

| Description | Required | Proposed (Lot) | Conforms |
|--------------------------------|-----------|----------------------|----------|
| Parking (min.) | 29 spaces | 86 spaces | Yes |
| From any right-of-way (min.) | | | |
| Berlin-Cross Keys Rd. | 25 ft. | +44 ft. ¹ | Yes |
| Williamstown Rd. | 25 ft. | +46 ft. ¹ | Yes |
| From Side Property Line (min.) | 10 ft. | 25 ft. | Yes |
| From Rear Property Line (min.) | 10 ft. | +48 ft. ¹ | Yes |

¹ = Scaled data.

SIGN STANDARDS (FREE-STANDING)

| Description | Required | Proposed (Lot) | Conforms |
|--|----------|----------------|----------|
| Number (max.) - §513.2(2) | 2 | 2 | Yes |
| Area (max.) - §513.R(1) | | | |
| Berlin-Cross Keys Rd. | 35 sf | 24 sf | Yes |
| Williamstown Rd. (Across residential use) | 20 sf | 24 sf | No* |
| Change Copy Area (max.) - §513.AA(13) ¹ | | | |
| Berlin-Cross Keys Rd. (5 sf per grade) | 15 sf | 24 sf | No* |
| Williamstown Rd. (5 sf per grade) | 15 sf | 24 sf | No* |
| Height (max.) - §513.R(7) | | | |
| Berlin-Cross Keys Rd. | 8 ft. | 8 ft. | Yes |
| Williamstown Rd. | 8 ft. | 8 ft. | Yes |
| Letter size (min.) - §513.R(1) | | | |
| Berlin-Cross Keys Rd. ("Market") | 8 in. | 7 in. | No* |
| Williamstown Rd. ("Market") | 8 in. | 7 in. | No* |
| Property line setback - §513.2(3) | | | |

| Description | Required | Proposed (Lot 2) | Conforms |
|------------------------------------|----------|---------------------|----------|
| "WaWa Gasoline" - (16 at ±1 sf) | N.P. | Yes | No* |
| Commercial messages | N.P. | Yes | No* |

N.P. = Not permitted.

* = Variance required.

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

4. At the April 26, 2005 hearing Mr. Tyson put in substantial testimony describing the surrounding properties and the proposed site improvements, including drainage, landscaping, lighting and circulation. The Board heard testimony considering the signage and architectural elements of the building and also heard substantial testimony concerning how the site will work with the proposed adjacent shopping center. The applicant's plan showed among other things an internal tie in between the two parking areas pursuant to a cross access easement which would be the subject to the review and approval of the Board Solicitor.

5. Nevertheless, at the conclusion of the April 26, 2005 hearing the Board had a number of concerns and heard from concerned residents. The matter was thereupon tabled until May 24, 2005.

6. At the commencement of the May 24, 2005 hearing the applicant addressed the principal issues raised at the previous hearing and indicated their present position on same as follows:

A. The street trees will be slid back from the roadway as per the Board's request.

B. The plans shall incorporate road widening proposed by Camden County.

C. Sidewalks have been added.

D. The oversized vehicle parking area has been expanded.

E. The applicant would investigate the movement of the basin into the rear of the property. The applicant studied this and has advised that because of the topography the basin may not be relocated although the plans were revised somewhat to make the basin more attractive.

F. The applicant was directed to investigate the common driveway access with the County and the adjacent property owner, Newman Associates. The applicant advised that they met with both the applicant and the County and it was resolved that the proposed driveway should be left as they are presently shown to provide for gaps to allow for traffic to enter and exit the site. Nevertheless, the applicant agreed that they would relocate the driveways if the County required it in the future.

G. The applicant would agree to the installation of a decorative stone wall and signage saying Welcome to Gloucester Township. Design specifications are deferred until final.

H. The applicant agreed to enhance landscaping at the front and rear along Erial-Winslow Road.

7. The applicant also agreed to the following additional conditions from the engineer's report:

A. Page 4, Paragraph 12 - the applicant will comply.

B. Page 6, Paragraph C-7 - the applicant will comply.

C. Page 7, Paragraph C-9 - the applicant will comply by providing a sidewalk along the driveway from Erial to Williamstown Road.

D. Page 7, Paragraph C-9 - the applicant will comply.

E. Page 7, Paragraph C-8 - the applicant will comply and request the Municipality to take Title 39 jurisdiction on the subject parcel.

8. With respect to the signage variances the applicant placed into the record substantial testimony reiterating testimony regarding two prior Super WaWa's in which these identical sign packages were approved. In addition, the subject application is on a corner roadway and does appear to represent the minimum signage necessary to safely inform motorists of the existence of the WaWa and the products and prices of goods sold therein so as to allow motorists to make a safe exit from the highway into the site.

9. The Board Planner reviewed the following plans:

ARCHITECTURAL PLANS

| Sheet | Plan Description | Date/Latest Revision |
|-------|----------------------------------|----------------------|
| Z1 | Floor Plan Elevations (Building) | 02-22-05 |
| Z2 | Plan Elevations (Canopy) | 02-22-05 |

ENGINEERING PLANS

| Sheet | Plan Description | Date/Latest Revision |
|-------|--|----------------------|
| 1 | Title Sheet | 02-16-05 |
| 2 | Existing Features Plan | 02-16-05 |
| 3 | Site Plan | 02-16-05 |
| 4 | Grading Plan | 02-16-05 |
| 5 | Utility Plan | 02-16-05 |
| 6 | Erosion and Sedimentation Control Plan | 02-16-05 |
| 7 | Landscaping Plan | 02-16-05 |
| 8 | Landscaping Detail Sheet | 02-16-05 |
| 9 | Lighting Plan | 02-16-05 |
| 10 | Profile Sheet | 02-16-05 |
| 11 | Sign Sheet | 02-16-05 |
| 12 | Detail Sheet | 02-16-05 |
| 13 | Detail Sheet | 02-16-05 |

10. The Board Planner issued a report recommending certain revisions, clarifications and/or modifications to the plan with which the applicant agreed to comply to the extent that they had not done so already.

11. The applicant will comply with the Traffic Commander's report of March 7, 2005.

12. No fire protection problems are posed by the subject application as indicated in the Fire Marshall's report.

13. Applicant will comply with the report of the Municipal Utilities Authority dated March 1, 2005.

14. The applicant will comply with the County Planning Board's report.

15. The applicant will comply with the Tax Assessor's report of March 11, 2005.

16. The Board Engineer reviewed the following

plans:

| Sheet | Title | Date |
|----------|--|----------|
| 1 of 13 | Title Sheet | 02-16-05 |
| 2 of 13 | Existing Features Plan | 02-16-05 |
| 3 of 13 | Site Plan | 02-16-05 |
| 4 of 13 | Grading Plan | 02-16-05 |
| 5 of 13 | Utility Plan | 02-16-05 |
| 6 of 13 | Erosion and Sedimentation Plan | 02-16-05 |
| 7 of 13 | Landscape Plan | 02-16-05 |
| 8 of 13 | Unnamed | 02-16-05 |
| 9 of 13 | Lighting Plan | 02-16-05 |
| 10 of 13 | Profile Sheet | 02-16-05 |
| 11 of 13 | Sign Plan | 02-16-05 |
| 12 of 13 | Detail Sheet 1 | 02-16-05 |
| 13 of 13 | Detail Sheet 2 | 02-16-05 |
| 1 of 2 | Floor Plan Elevations - Building | 02-22-05 |
| 2 of 2 | Plan Elevations - Canopy | 02-22-05 |
| --- | Stormwater and Site Drainage Calculations report | 02-17-05 |
| --- | Environmental Impact Statement | 02-16-05 |
| --- | Traffic Impact Study | 02-16-05 |

17. The Board Engineer also issued a report indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.

18. The applicant will comply with the Aqua New Jersey Water Department's report of March 8, 2005.

19. The Board further concludes that the request for C-Variances is appropriate based upon the testimony aforesaid. Accordingly, the applicant has satisfied the positive criteria of N.J.S.A. 40:55D-70(c) with respect to variances and further there is no evidence whatsoever in the record that would indicate a substantial detriment to the public good or substantial impairment of the intent and purpose of the zoning plan or zoning ordinance. Hence, the Board concludes that the applicant has satisfied the negative criteria of N.J.S.A. 40:55D-70(c).

NOW, THEREFORE, after considering the foregoing facts the Board concludes that the application for a preliminary major subdivision, preliminary major site plan and related relief has substantial merit and should be approved subject, however, to the following conditions:

| | | | |
|-----------------------|--------|--------|-----|
| Berlin-Cross Keys Rd. | 30 ft. | 30 ft. | Yes |
| Williamstown Rd. | 30 ft. | 30 ft. | Yes |

¹ = Applies to changeable copy signs on free-standing signs to display grades of fuel.

* = Variance required.

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

SIGN STANDARDS (FACADE)

| Description | Required | Proposed (Lot) | Conforms |
|---------------------------|-----------|----------------|----------|
| Number (max.) - §513.0(2) | 1 | 1 | Yes |
| Area (max.) - §513.0(1) | | | |
| "Wa Wa" | | 25.1 sf | |
| Goose Logo | | 37.1 sf | |
| TOTAL | ≤73.93 sf | 62.2 sf | Yes |

SIGN STANDARDS (DIRECTIONAL)

| Description | Required | Proposed (Lot 2) | Conforms |
|--------------------------------|----------|------------------|----------|
| Commercial message - §513.0(1) | N.P. | Yes | No* |
| Illuminated - §513.0(2) | N.P. | Yes | No* |
| Area (max.) | 4 sf | 7 sf | No* |
| Height (max.) | 2.5 ft. | +5.53 ft. | No* |
| Number (1 per driveway) | 2 | 4 | No* |

N.P. = Not permitted.

* = Variance required.

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

SIGN STANDARDS (SPANNERS)

| Description | Required | Proposed (Lot 2) | Conforms |
|-------------------------------------|----------|------------------|----------|
| "Open 24 Hours" - (Eight at 4.2 sf) | N.P. | Yes | No* |
| "Full Service" - (Eight at 3.3 sf) | N.P. | Yes | No* |

N.P. = Not permitted.

* = Variance required.

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

SIGN STANDARDS (MULTI-PRODUCT DISPENSER)

A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.

B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.

C) Compliance with the Board Engineer's report and comments at the public hearing.

D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.

E) Compliance with all representations made by the applicant at all public hearings.

| Those Eligible to Vote | Those in Favor | Those Opposed |
|------------------------|----------------|---------------|
|------------------------|----------------|---------------|

| | | |
|---------------------|---|--|
| Gabe Busa | X | |
| Honey Ceccanecchio | X | |
| Jim Forte | X | |
| Eugene Lawrence | X | |
| Jay McGinnis | X | |
| John McLaughlin | X | |
| Reggie Stevenson | X | |
| Joseph Troxell | X | |
| Chairman Tom Schina | X | |

ATTEST:


KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD:


THOMAS SCHINA, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 28th day of June, 2005.


KENNETH LECHNER, SECRETARY