

**Township of Gloucester  
Planning Board Agenda REVISED  
October 13, 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**

**RESOLUTIONS FOR MEMORIALIZATION**

**#151047M  
Wawa, Inc.**

**Minor Site Plan  
Block: 13102 Lot: 2**

**#151051M  
Wawa, Inc.**

**Minor Site Plan  
Block: 18320 Lot: 1**

**APPLICATIONS FOR REVIEW**

**Closed Session**

**Litigation**

**#151017RDCPFS#1  
Pattie Properties, LLC  
Starkman Properties, LLC**

**Preliminary & Final Major Site  
Block: 2301 Lots: 2, 4, & 7  
Location: 611, 547 & 491 Lower  
Landing Road  
Construction of (3) Single  
Story Flex Blds. With  
Parking**

**Meeting Adjourned**

May 12, 2015

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday, May 12, 2015**

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

**Roll Call:**

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

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

Vice Chairman Owens seated Ms. Pinolini for Mr. Kriucm

**Minutes for memorialization**

No Minutes for memorialization

**Resolutions for memorialization**

Clementon Ventures, LLC #141032INCM	Minor Site/ Bulk C Block: 14401 Lot: 4
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May 12, 2015

Twin Oaks III , LLC #151011CM	Minor Subdivision/ Bulk C Block: 18612 Lot: 4
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Cross Keys MZL, LLC #151018RDCM	Minor Subdivision/ Bulk C
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College Drive Redevelopment Plan	Ordinance O-15-8
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Mr., Mercado made a motion to approve all four (4) Resolutions, seconded by Mr. Owens.

Roll Call:

Mr. Dintino	Yes
Mr. Mercado	Yes
Mr. Owens	Yes

#### Applications for Review

Blackwood Fire Department District #4	Courtesy Review Addition w/ Mezzanine
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It was brought to the board's attention that the agenda said Lambs Terrace. It should be Blackwood Fire Company.

Appearing before the board was Robert Conley, architect and Bob Sambuca were both sworn and qualified as professionals.

Mr. Conley directed the board to the enlarged site plan. There are structural problems within the engine bay so they will be replacing them and adding one more bay. There won't be any changes to the paved area, and lighting. The addition will take up some of the parking along the building, however they will be relocating them. The curbing and sidewalks have been replaced with in the last seven (7) years. The existing roof is flat, which they will be changing to a pitched roof.

Mr. Lechner added that any issues were worked out with council and there are no issues.

All members said yes to Mr. Lechner sending a letter of recommendation to council.

Kimberly & Michael Porch #151021CC	Conditional Use/ Bulk C Block: 20101 Lot: 5
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Appearing before the board was Kimberly & Michael Porch, applicants.

The porch's want to build a 14x30 building to be a prefabricated work shop for their home business. The building will contain small machinery and no employees other than themselves. Their

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business is registered with the state. There will be no additional noise or traffic. There is a church on one side and a horse farm on the other. They want to create and finish a craft all in one place.

Mr. Lechner stated that the building is basically an oversized shed. So the applicant understands what is asked of them as major home occupancy, he read the conditional use requirement for such. The applicant stated that they have read through each item Mr. Lechner just read and are in agreement to all.

With nothing further from the board members, Vice Chairman Owens opened the application up to the public. With no one from the public wishing to speak, the public portion was closed.

Mr. Jones made a motion for conditional use and bulk variance relief, seconded by Mrs. Washington.

Roll Call:

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Vice Chairman Owens	Yes

AtlantiCare Physicians Group, PA #151024SPW	Site Plan Waiver Block: 13305 Lot: 4
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Appearing before was Nicholas Talvacchia Esq. representing the applicant, Also, appearing was Norman Wescoat, Architect and Robert Reid, Planner was sworn and qualified as professionals.

Mr. Talvacchia explained that this site was a restaurant that they will be turning into a medical office using the same footprint. They are also in agreement with both Mr. Bach and Mr. Lechner's letter.

Mr. Reid walked the board using the site plan, exhibit a-1. The location, size, parking and the well maintained landscaping around the building. There are thirty-two (32) parking spaces in the lot which they will be resealing and restriping. The drive thru adding two (2) spaces and adding grass to the rest of the area.

Mr. Wescoat went over the lay out of the building. The front door will be in the same place. There will be a waiting area, bathroom, kid's area and reception desk. The doctor office will have a bathroom and a closet. There will also be a nurse's station, exam rooms, lunch room, a handicap accessible bathroom and X-ray room. They will be using slate along with new window trim. There is currently a mezzanine second floor which will be removed.

Dr. Rusky stated that patients seen are not emergencies, however, it can't be put off. All patients are walk-ins. There will be no ambulances bring patients in. Mostly, the patients have minor

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injuries or traumas. The hours of operation will be about 10:30am-10:30pm. All medical waste will be removed by an independent company as required by the state.

Mr. Bach questioned the three employee parking spaces. They will be backing out at an odd angle which was showed on the plans. Mr. Reid agreed and will resubmit revised plans.

Mr. Lechner agree with the waiver, since it's in probate no escrow, there will be a check of the property before a certificate of occupancy will be granted.

With nothing further from the board members, Vice Chairman Owens opened the application up to the public. With no one from the public wishing to speak, the public portion was closed.

Mrs., Costa made a motion to approve the application, seconded by Mr. Jones.

Roll Call:

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Vice Chairman Owens	Yes

Anthony Alberta #15151029M	Minor Subdivision Block: 2203 Lots: 7,8,9 &10
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Appearing before the board was Bruce McKenna, PE and the applicant, A. Alberta were sworn in.

Mr. McKenna stated that a subdivision was submitted to make to combine lots from the remainder lot for an existing house. They were asking for waiver of a sidewalk.

Mr. Lecher asked about the existence of wetlands. Mr. McKenna replied that there is a note on the plans that there is no wetlands.

Mr. Bach asked if they are in agreement with the sixteen (16) recommendations, which the applicants are in agreement to.

Mr. Jones motion was made to approve the minor subdivision with waiver, seconded by Mr. Dintino.

Roll Call:

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Jones	Yes
Mr. Mercado	Yes

May 12, 2015

Mrs. Pinolini	Yes
Mrs. Washington	Yes
Vice Chairman Owens	Yes

Next meeting

Mr. Lechner stated there might be a meeting for May 26<sup>th</sup> and then June will be the review of the master plan. Also, the outlets are due to open August 13<sup>th</sup>

Meeting Adjourned

Respectfully Submitted,

*Courtney Mosiondz*

Courtney Mosiondz

Recording Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING  
BOARD MEMORIALIZING MINOR SITE PLAN APPROVAL  
FOR WAWA, INC.  
APPLICATION NO: 151047M**

WHEREAS, on September 22, 2015 consideration was given to the application of WaWa, Inc. (hereinafter "Applicant") for the property located at 1301 Little Gloucester Road, identified on the Tax Map for the Township of Gloucester as Block 13102, Lot 2 (hereinafter "the Property"), for Minor Site Plan approval; and

WHEREAS, the Applicant is appearing before the Board proposing to install an additional underground fuel storage tank, replace existing fuel pumps, and re-face existing signage in order to permit the sale of diesel fuel; and

WHEREAS, Mr. Tyler Prime, Esq. presented the application on behalf of the Applicant, and Mr. Ronald Klos of Bohler Engineering was sworn in to present testimony. Mr. Klos testified that the Applicant would be installing one (1) 22,000 gallon compartmentalized fuel tank, replacing and modifying existing piping from the tank to the fuel pumps, and replacing existing fuel pumps with a 3+1 pump system to permit the sale of diesel fuel. Mr. Klos further testified that the pumps would not service large commercial vehicles such as 18-wheel trailers, but are instead meant to service residential vehicles and medium-sized trucks and recreational vehicles. Mr. Klos noted that the addition of a small 3'x5' vent stack pad above the new tank would be the only above-ground addition, which does not require any variance relief; and

WHEREAS Mr. Klos addressed the Board's questions as to changes to the signage on the property, and further testified that the signage on the property would be re-faced to permit advertisement of the diesel fuel, but would not change in size, shape, or location. Mr. Klos further addressed the Board's questions pertaining to the Applicant's compliance with all New Jersey DEP and Federal EPA laws, rules, and regulations, and testified that the tanks being installed meet or exceed minimum requirements, and the Applicant will comply with all permitting, registration, and other requirements applicable to the installation of underground storage tanks; and

WHEREAS no members of the public appeared to speak for or against 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 and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings in approving the subject application for minor site plan approval:

1. Existing Zoning: HC (Highway Commercial)
2. Intended Use: WaWa Convenience Store with the sale of regular and diesel fuel.
3. The application implicates the following provisions of the ordinance:
  - a. HC zoning requirements under §416.F.

**HC Zone Requirements [§416.F]:**

Standard	Required	Proposed	Complies
Lot Size (min.)	3 ac.	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			
Distance from pump to parking space (min.)	30 ft.	+ 40 ft.	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.	ENC

4. The Board Planner reviewed the following plans:
  - a. Camden County Application Transmittal Letter, dated 8/10/15.
  - b. Transmittal Letter from Prime Law Firm, dated 8/5/15.
  - c. Land Development Application and Checklist, dated 8/6/15.
  - d. Corporate Disclosure Statement, dated 4/15/15.
  - e. Survey prepared by Control Point Associates, dated 7/2/15.
  - f. Engineering plans prepared by Bohler Engineering, last dated 7/9/15.
5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated August 25, 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 and Checklist, dated 8/6/15.
  - b. Survey prepared by Control Point Associates, dated 7/2/15.
  - c. Engineering plans prepared by Bohler Engineering, last dated 7/9/15.
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.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Minor Site Plan relief has demonstrated that the proposed site design will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved.

WHEREAS, a motion was duly made by Mr. Dority and duly seconded by Mr. Dintino to APPROVE the minor site plan as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	In Favor	Opposed	Abstentions
Mr. Dintino	X		
Mr. Dority	X		
Mrs. Washington	X		
Mrs. 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 13th day of October 2015 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 22nd day of September, 2015.

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

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING  
BOARD MEMORIALIZING MINOR SITE PLAN APPROVAL  
FOR WAWA, INC.  
APPLICATION NO: 151051M**

WHEREAS, on September 22, 2015 consideration was given to the application of WaWa, Inc. (hereinafter "Applicant") for the property located at 501 Cross Keys Road, identified on the Tax Map for the Township of Gloucester as Block 18320, Lot 1 (hereinafter "the Property"), for Minor Site Plan approval; and

WHEREAS, the Applicant is appearing before the Board proposing to install an additional underground fuel storage tank, replace existing fuel pumps, and re-face existing signage in order to permit the sale of diesel fuel; and

WHEREAS, Mr. Tyler Prime, Esq. presented the application on behalf of the Applicant, and Mr. Ronald Klos of Bohler Engineering was sworn in to present testimony. Mr. Klos testified that the Applicant would be installing one (1) 22,000 gallon compartmentalized fuel tank, replacing and modifying existing piping from the tank to the fuel pumps, and replacing existing fuel pumps with a 3+1 pump system to permit the sale of diesel fuel. Mr. Klos further testified that the pumps would not service large commercial vehicles such as 18-wheel trailers, but are instead meant to service residential vehicles and medium-sized trucks and recreational vehicles. Mr. Klos noted that the addition of a small 3'x5' vent stack pad above the new tank would be the only above-ground addition, which does not require any variance relief; and

WHEREAS Mr. Klos addressed the Board's questions as to changes to the signage on the property, and further testified that the signage on the property would be re-faced to permit advertisement of the diesel fuel, but would not change in size, shape, or location. Mr. Klos further addressed the Board's questions pertaining to the Applicant's compliance with all New Jersey DEP and Federal EPA laws, rules, and regulations, and testified that the tanks being installed meet or exceed minimum requirements, and the Applicant will comply with all permitting, registration, and other requirements applicable to the installation of underground storage tanks; and

WHEREAS no members of the public appeared to speak for or against 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 and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings in approving the subject application for minor site plan approval:

1. Existing Zoning: New Vision Business Park (NVBP)
2. Intended Use: WaWa Convenience Store with the sale of regular and diesel fuel.
3. The application implicates the following provisions of the ordinance:
  - a. NVBP zoning requirements under §418a.F.

**NVBP Zone Requirements [§418a.F]:**

Standard	Required	Proposed	Complies
Lot Size (min.)	1 ac.	5 ac.	Yes
Lot Frontage (min.)			
- Erial-Williamstown Road	150 ft.	548.1 ft.	Yes
- Berlin-Cross Keys Road	150 ft.	561.0 ft.	Yes
Lot Width (min.)			
- Erial-Williamstown Road	150 ft.	515.2 ft.	Yes
- Berlin-Cross Keys Road	150 ft.	528.1 ft.	Yes
Lot Depth (min.)	200 ft.	383.3 ft.	Yes
Front Yard Setback (min.)			
- Erial-Williamstown Road	50 ft.	185.7 ft.	Yes
- Berlin-Cross Keys Road	50 ft.	220.4 ft.	Yes
Rear Yard Setback (min.)	15 ft.	103.8 ft.	Yes
Side Yard Setback (min.)	15 ft.	136.4 ft.	Yes
Building Height (min.)	2 story	1 story	ENC
Lot Coverage (max.)	N/A	2.7 %	N/A
Impervious Coverage (max.)	70%	53.9 %	Yes
<b>PARKING AREA SETBACK</b>			
Tract Perimeter	25 ft.	47.8 ft.	Yes
From Side Property Line (min.)	10 ft.	26 ft.	Yes
From Rear Property Line (min.)	10 ft.	9.6 ft.	ENC
<b>CONDITIONAL USE REQUIREMENTS</b>			
Parking Space Requirements	29	89	Yes

4. The Board Planner reviewed the following plans:
  - a. Camden County Application Transmittal Letter, dated 8/21/15.
  - b. Transmittal Letter from Prime Law Firm, dated 8/24/15.
  - c. Land Development Application and Checklist, dated 8/24/15.
  - d. Corporate Disclosure Statement, dated 4/15/15.
  - e. Survey prepared by Control Point Associates, dated 6/24/15.
  - f. Engineering plans prepared by Bohler Engineering, last dated 7/10/15.
5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated September 10, 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 and Checklist, dated 8/24/15.
  - b. Survey prepared by Control Point Associates, dated 6/24/15.
  - c. Engineering plans prepared by Bohler Engineering, last dated 7/10/15.
7. The Board Engineer issued a report dated September 15, 2015 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Minor Site Plan relief has demonstrated that the proposed site design will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved.

WHEREAS, a motion was duly made by Mrs. Pinnolini and duly seconded by Mr. Dintino to APPROVE the minor site plan as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	In Favor	Opposed	Abstentions
Mr. Dintino	X		
Mr. Dority	X		
Mrs. Washington	X		
Mrs. 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 13th day of October 2015 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 22nd day of September, 2015.

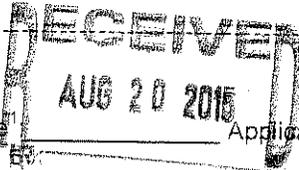
\_\_\_\_\_  
KENNETH LECHNER, SECRETARY

# 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



## For Office Use Only

Submission Date: \_\_\_\_\_

Application No.: 151017 RDCPFS#1

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees 1,150 Project # 9764

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

Escr. 8,149.75 Escr.# 9764

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Paltie Properties, LLC</u> Address: <u>1939 Route 70 East,</u> <u>Suite 210</u> City: <u>Cherry Hill</u> State, Zip: <u>NJ 08003</u> Phone: <u>(856) 424 - 7277</u> Fax: <u>(856) 424 - 3146</u> Email: <u>mstarkman@starkmanlaw.net</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Same as applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: (____) ____ - ____ Fax: (____) ____ - ____
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**3. Type of Application. Check as many as apply:**

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

<sup>2</sup> 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	<u>BP</u>	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
Glen Landing Redevelopment Zone - Business Park 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>John D. Wade, Esq</u> Address: <u>1250 Chews Landing Rd., Suite 1</u> City: <u>Laurel Springs</u>	Firm: <u>Wade, Wood &amp; Long, LLC</u> State, Zip: <u>New Jersey 08021</u> Phone: <u>(856) 346-2800</u> Fax: <u>(609) 346-1910</u> Email: <u>jwade@wlwklaw.net</u>
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**6. Name of Persons Preparing Plans and Reports:**

Name: Alan Ippolito, PE - Consulting Engineer Services  
Address: 645 Berlin Cross Keys Road, Suite 1  
Profession: Engineer  
City: Sicklerville  
State, Zip: NJ 08081  
Phone: (856) 228 - 2200 Fax: (856) 232 - 2346  
Email: aippolito@ces-1.com

Name: Michael Brown, PE - Consulting Engineer Services  
Address: 645 Berlin Cross Keys Road, Suite 1  
Profession: Traffic Engineer  
City: Sicklerville  
State, Zip: NJ 08081  
Phone: (856) 228 - 2200 Fax: (856) 232 - 2346  
Email: mbrown@ces-1.com

**7. Location of Property:**

Street Address: 547 & 491 Lower Landing Road Block(s): 2301  
Tract Area: 2.09 acres & 1.70 acres Lot(s): 4 & 7

**8. Land Use:**

Existing Land Use: Vacant  
Proposed Land Use (Describe Application): Construction of three (3) single story flex buildings with associated parking

**9. Property:**

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

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet. None

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	50 ft	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	90 ft	Fence type	_____
Side setback 1	25 ft	Fence height	_____
Side setback 2	25ft	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	369.64 to 454.89	<b>Pool Requirements</b>	
Lot depth	200 ft	Setback from R.O.W.1	_____
Lot area	1.7 to 2.09	Setback from R.O.W.2	_____
Building height	1 story	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

**14. Parking and Loading Requirements:**

Number of parking spaces required: <u>56</u>	Number of parking spaces provided: <u>93</u>
Number of loading spaces required: <u>3</u>	Number of loading spaces provided: <u>0</u>

**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

3-20-15  
Date

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Date

**17. Consent of Owner(s):**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

Sworn and Subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (Year).

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

\_\_\_\_\_  
Signature

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

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

Complete each of the following sections:

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

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

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

**IF YES:**

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

- No  Yes

No  Yes

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

Morris Starkman  
Print Name

9-20-15  
Date

**19. Survey waiver certification:**

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

State of New Jersey,  
County of Camden:  
\_\_\_\_\_ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before the following authority.

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

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

DISCLOSURE STATEMENT  
LIST OF SHAREHOLDERS  
PALTIE PROPERTIES, LLC  
(APPLICATION ITEM #18)

1. Morris Starkman  
1939 Route 70 East  
Suite 210  
Cherry Hill, NJ 08003
  
2. Tami Starkman  
1939 Route 70 East  
Suite 210  
Cherry Hill, NJ 08003



BETH ANNE FERRARO

Notary Public, State of Connecticut

My Commission Expires Aug. 31, 2016

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).

7/22/15  
Date

[Signature]  
Signature  
Alexander Bremer, Trustee of  
THE Ernest and Annie Bremer  
Trust dated Oct 30, 1979  
Print Name

Sworn and Subscribed to before me this  
22<sup>nd</sup> day of July  
2015 (Year).

[Signature]  
Signature  
Beth Anne Ferraro  
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

[Signature]  
Signature of Applicant  
MORRIS STARKMAN  
Print Name

Date

19. Survey waiver certification:

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

State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_ before the following authority.

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

Name of property owner or applicant

Notary public

APPLICATION FOR MAJOR SITE PLAN APPROVAL  
BLOCK 2301, LOTS 4 AND 7  
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NJ  
LIST OF VARIANCES AND WAIVERS REQUESTED

A. Section(s) of Ordinance from which a variance is requested:

1. Business Park Overlay

- a. Minimum Tract Area/Lot Size – 5.0 acres is required. Lot 4 is 2.09 acres and Lot 7 is 1.70 acres. Lot sizes are an existing non-conformance.
- b. Lot Frontage/Lot Width – 400.00 feet is required. Lot 7 is 369.64 feet wide. Lot width is an existing non-conformance.
- c. Lot Depth – 400.00 feet is required. Lots 4 and 7 are 200.00 feet deep. Lot depth is an existing non-conformance.
- d. Front Yard Setback – 100.00 feet required. Lots 4 and 7, 50.00 feet provided. Due to shallow depth of property, reduced front yard setback is required to allow development of the lots.
- e. Parking Area Setback from Rear Property Line – 25.00 feet is required. Lots 4 and 7, 14 feet provided. Due to shallow depth of the property, a smaller setback is required to maintain acceptable parking stall depth and drive aisle width.

2. 513 R. 1. Freestanding Sign Area – 20 square feet allowed (based on Lower Landing Road having a speed limit of 35 miles per hour and residential use abutting side yard or across the street). 24 square feet requested. Due to potential number of individual tenants, larger sign area is required to accommodate minimum letter size of 8 inches and provide business identification readily visible from Lower Landing Road.

3. 509 Off Street Loading – One (1) off street loading area per building is required. Lots 4 and 7, no off street loading areas are proposed. Due to shallow depth of property, there is insufficient area to provide and off street loading space. Additionally, given the size of the individual tenant spaces, it is anticipated that deliveries will be limited to trucks similar in size to a UPS delivery truck.

Applicant also seeks any and all additional variances, waivers or other relief necessary to obtain approval of the plans as submitted for applicant's intended use.



GLEN V. BIANCHINI  
Council President

ORLANDO MERCADO  
Council Vice President

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

### TOWNSHIP OF GLOUCESTER

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

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

DAVID MAYER  
Mayor

THOMAS C. CARDIS  
Business Administrator

DAVID F. CARLAMERE, ESQ.  
Solicitor

ROSEMARY DIJOSIE  
Township Clerk

April 21, 2015

Paltie Properties, LLC  
1939 Rte. 70 East - Suite 210  
Cherry Hill, NJ 08003

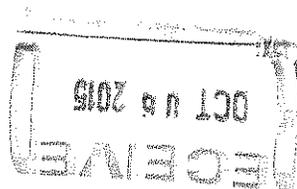
To Whom It May Concern:

Enclosed herewith please find a corrected copy of resolution R-15:04-129 entitled "RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, NAMING A REDEVELOPER FOR THE GLEN OAKS REDEVELOPMENT AREA AND AUTHORIZING THE SIGNING OF A REDEVELOPMENT MEMORANDUM OF AGREEMENT".

If you have any further questions, please do not hesitate to contact me.

Very truly yours,

*Rosemary DiJosie*  
Rosemary DiJosie  
Township Clerk



RECEIVED  
APR 23 2015

**REDEVELOPMENT AGREEMENT  
FOR  
GLEN OAKS REDEVELOPMENT ZONE  
BLOCK 2301, LOTS 2, 4 AND 7  
TOWNSHIP OF GLOUCESTER**

Redevelopment Entity: Township Council - Township of Gloucester  
Mailing Address: P.O. Box 8 - Chews Landing-Clementon Rd.  
Blackwood, New Jersey 08012

Redeveloper: Paltie Properties, LLC  
Mailing Address: 1939 Rt. 70 East - Suite 210  
Cherry Hill, New Jersey 08003

Property: BLOCK 2301, LOTS 2, 4 and 7  
TOWNSHIP OF GLOUCESTER

This Redevelopment Agreement is made on this \_\_\_\_\_ day of April, 2015, by and between **PALTIE PROPERTIES LLC, 1939 Rt. 70 East, Suite 210, Cherry Hill, New Jersey 08003** (hereinafter called "Redeveloper"), and the **TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER**, in its capacity as the Redevelopment Authority, P. O. Box 8, Chews Landing-Clementon Road, Blackwood, New Jersey 08012 (hereinafter called "Redevelopment Entity").

*WHEREAS*, pursuant to provision of the Redevelopment and Housing Law of the State of New Jersey, N.J.S.A. 40A:12A-1, et seq., the Township Council of the Township of Gloucester did direct the Planning Board of the Township of Gloucester to conduct a preliminary investigation to determine an area to be identified as the Glen Oaks Redevelopment Zone; and

*WHEREAS*, the Planning Board did conduct a preliminary investigation in accordance with the guidelines set forth N.J.S.A. 40A:12A-6, held public hearings, and determined that the designated area is an area in need of redevelopment; and

*WHEREAS*, the Township Council of the Township of Gloucester did adopt the Redevelopment Area of the Township of Gloucester by Ordinance Amendment # 0-14-18 adopted December 8, 2014, and known as Business Park Overlay Zone of the Glen Oaks Redevelopment Zone; and

*WHEREAS*, within the Glen Oaks redevelopment Zone lies the Business Park Overlay Zone of the Glen Oaks Redevelopment Zone, a portion of which is property of

Redeveloper known as BLOCK 2301, LOTS 2,4 and 7, located on the north side of Lower Landing Road and west of Landing Road.

*WHEREAS*, the Redeveloper submits a proposal for the development of the property; and

*WHEREAS*, the Redeveloper proposes to redevelop the property in the Redevelopment area with the following improvements:

Flex Space to consist of four (4) single story buildings for small office/warehouse/storage space ranging from 1,800 sf to 2,400 sf per unit. Lot 2 to be utilized for storm water management, lot 4 will consist of two (2) buildings totaling 20,400 sf in area and on a 2.09 acre parcel; lot 7 will consist of two (2) buildings totaling 15,600 sf in an area on a 1.70 acre parcel; and

*WHEREAS*, The Redevelopment and Housing Law authorizes the Township Council, as the Redevelopment Entity to name a Redeveloper and to contract with a Redeveloper for any area of planning, construction or the undertaking of any project within the designated redevelopment area; and

*WHEREAS*, the Redevelopment Entity and Redeveloper have engaged negotiation concerning the construction of improvements to the Redeveloper's property, within the Redevelopment Area; and

*WHEREAS*, the Redeveloper has agreed to redevelop all parcels within the Redevelopment Area as indicated.

*NOW, THEREFORE*, in consideration of their mutual promises and benefits derived, and in furtherance of the Redevelopment Area and the Redevelopment and Housing Law, the parties agree as follows:

The Township Council of the Township of Gloucester, as Redevelopment Entity, does hereby name Paltie Properties LLC as Redeveloper of the property above-described.

The following Exhibits are attached to this Agreement and made a part thereof:

Exhibit "A" - Title Deed of Record for Block 2301 Lots 2,4, and 7 to Redeveloper and

- Affidavit of Owners names of all persons holding 10% or more in the entity (to be attached) Deed(s) to Block 2301 lots 2, 4 and 7
- Exhibit "B" - Description of Redevelopment Area, Block and Lot designation
- Exhibit "C" - Performance Security and Consent of Surety  
Engineer's list of items protected
- Exhibit "D" - Redeveloper's filed Certificate of Incorporation and list of Officers, Members and/or Shareholders
- Exhibit "E" - State of New Jersey Corporation Certificate of Good Standing
- Exhibit "F" - Resolution of Preliminary and Final Site Plan Approval (to be attached)
- Exhibit "G" - Signed, sealed and dated Final Site Plan (to be attached)
- Exhibit "H" - Sequence of construction, projected dates for each phase
- Exhibit "I" - Insurance policies of public liability and property damage (\$2,000,000.00 limit)
- Exhibit "J" - Conceptual Architectural Plans and Elevation dated \_\_\_\_\_

#### AGREEMENT, COVENANTS, OBLIGATIONS AND RESTRICTIONS

1. **Title Owner.** The Redeveloper is the title owner in the property described and known as Block 2301, Lots 2, 4 and 7 in the Redevelopment Area.
2. **Project Site.** The Redevelopment Project Improvement site shall consist of the real property, surface, sub-surface and air-space, as more particularly described in Exhibit "B" attached hereto.
3. **Improvement.** The Redeveloper agrees to construct Flex Space to consist of four (4) single story buildings for small office/warehouse/storage space ranging from 1,800 sf to 2,400 sf per unit. Lot 2 to be utilized for storm water management, lot 4 will consist of two (2) buildings totaling 20,400 sf in area and on a 2.09 acre parcel; lot 7 will consist of two (2) buildings totaling 15,600 sf in an area on a 1.70 acre parcel, together with parking, open space, and infrastructure, in accordance with the Redevelopment Plan and according to agreement with the Redevelopment Entity; and with site plan approval granted by the Planning Board of the Township of Gloucester as memorialized. The improvement is to be designed, permitted and constructed at the Redeveloper's sole cost and expense.
4. **Use of Contractors.** The Redeveloper will use its best judgment to engage reputable contractors to construct and complete the improvement and uses. Each contractor that is required to have a license in the State of New Jersey must have a

current, valid license issued by the State of New Jersey. Further, the Redeveloper and each contractor must have liability insurance in full force and effect in the amounts that are standard in the particular industry.

5. **Reimbursement of Township's Professional Expenses.** Pursuant to N.J.S.A. 40A:12A-8f, the Redeveloper shall post the sum of TWO THOUSAND DOLLARS (\$ 2,000.00), with the Township, which shall be placed in the Redevelopment Escrow Account. The Redevelopment Escrow Account shall be used to pay the Township's professional fees necessary to implement the Redevelopment Plan and such inspections as are necessary pursuant to this Redevelopment Agreement.

6. **Time of the Project.** The redeveloper shall identify the manner of intended development, as to which phase the Redeveloper shall first commence construction of improvement. The first phase project improvement shall commence as soon as necessary permits have been issued by the appropriate governmental agency and shall be completed within twenty four (24) months of the Redeveloper's receipt of "Final site plan" approval by the Planning Board of the Township of Gloucester.

Anything to the contrary notwithstanding, the Redeveloper shall commence construction of the first phase improvement within 60 days of issuance of the first construction permit. The Redevelopment Entity may grant extensions of this time period in the event that the Redeveloper is delayed by reason of significant factors beyond its control. Notwithstanding any extensions of time that may be granted in the sole discretion of the Redevelopment Entity, in the event that the Redevelopment Improvement Project is not completed within twenty four (24) months of the commencement date, the Redevelopment Entity shall have the sole discretion to declare the Redeveloper in default of this Agreement, and seek a forfeiture of all security placed by the Redeveloper.

7. **Scope of Undertaking.** The services and responsibilities undertaken by the Redeveloper hereunder shall include all aspects of the design, development, construction and operation of the Redevelopment Project Improvement, and each of the components thereof, including, without limitation, all design, engineering, permitting and administrative aspects, the performance of or contracting for and administration and supervision of all physical work required in connection with the Redevelopment Project Improvement and each component thereof. The Redeveloper shall make all arrangements for interim and final inspections and any other actions required to satisfy the requirements of any applicable permit and/or approval.

The administration, operation and management of the Redevelopment Improvement Project and all aspects of the funding of the Redevelopment Improvement Project,

including equity, funding and construction, interim and permanent financing, shall be at the sole cost and liability of the Redeveloper.

The Phasing, sequencing of construction and the dates on which each project phase is to be commenced shall be determined by the Redeveloper, subject to approval by the Planning Board as a component of preliminary approval, and shall be consistent in area as set forth in Exhibit "H" attached hereto.

The Township shall not be required to expend any moneys or incur any liabilities to facilitate the development, construction or operation of the Redevelopment Improvement Project or any component thereof.

8. **Compliance with Law.** All construction shall be in accordance with the Uniform Construction Code of the State of New Jersey, N.J.A.C. 5:23-1, et seq. The Redevelopment Improvement Project, and work performed and materials, fixtures and equipment used in connection therewith shall be in full compliance with all laws of the State of New Jersey.
9. **Environmental Remediation.** The Redeveloper shall be responsible for any and all environmental remediation necessary to the Redevelopment Improvement Project, if any. The Redeveloper shall be responsible to obtain all necessary environmental permits, if any, including the receipt of letters of "No Further Action" from the New Jersey Department of Environmental Protection.
10. **Permits and Approvals.** The Redeveloper shall pursue diligently all permits and approvals necessary to complete the Redevelopment Improvement Project within the time required and outlined herein. The Township of Gloucester will proceed diligently to issue all permits necessary in accordance with the laws of the State of New Jersey governing the respective permit following the posting of all performance guarantees and security required by the Municipal Land Use Law and this Redevelopment Agreement.
11. **Performance Security.** The Redeveloper shall provide the Township of Gloucester with third party financial security from a qualified security provider, licensed to conduct business in the State of New Jersey, securing the specific obligations of the Redeveloper with respect to the public improvement portions of the Redevelopment Improvement Project, and any public improvement component thereof, through completion, and shall post same in phases prior to construction of such phase, in an amount equal to 120% of the improvements which are to be dedicated to public ownership for that phase.

The Performance Security shall remain in effect during the period commencing with the date the same is required to be posted and ending on the date the certificate of completion is issued. The Performance Security shall be other than, and in addition to, any Performance Bond that is required pursuant to the Municipal Land Use Law of the State of New Jersey, and the Gloucester Township Planning Board approvals, unless they guarantee the same performance. The amount of the Performance Security set by this Redevelopment Agreement shall be as established by the Redevelopment Entity's professional(s), including the designated architect reference building improvements, and the Township Engineer reference site improvements, who shall assure conformance with the Blackwood West Redevelopment Plan and standards, with such performance guarantee as above, to protect the completion of the public improvements in that phase to be dedicated to public use, as they relate to the Redevelopment Entity. Such performance guarantee may be released in phases on periodic request for reduction consistent with the MLUL.

12. **Certificate of Completion.** The Project shall be deemed to be complete and a certificate of completion shall be issued by the Township of Gloucester at such time as the Redeveloper has performed all aspects of the Redevelopment Improvement Project as described by this Redevelopment Agreement and as approved by the Planning Board of the Township of Gloucester, the certificate of completion shall be issued to the Redeveloper. The issuance of a certificate of completion shall constitute a conclusive determination that the Redevelopment Improvement Project has been completed in accordance with the provisions of this Redevelopment Agreement. The certificate of completion is to be issued by the Township of Gloucester and in proper form for recording in the County Clerk's Office for the County of Camden. Said recording shall serve as acknowledgment that the Redevelopment Improvement Project has been satisfactorily completed, that the Redeveloper has performed all of its duties and obligation under this Agreement. Prior to final completion certification, the Authority does hereby give, authorize, allow and consent of the Township of Gloucester, Redevelopment Entity, to the Redeveloper's sale, lease, transfer or other disposition of any completed residential unit of the property within the Redevelopment Project area on issuance of a Certificate of Occupancy, which shall serve as a certificate of no default as to performance of Redeveloper under this Agreement as to that unit.

Nothing herein shall prevent Redeveloper from encumbering the Property with construction and acquisition financing liens and encumbrances.

Upon satisfactory completion of the Redevelopment Improvement Project by the Redeveloper as determined by the Redevelopment Entity professionals, the Township

of Gloucester shall issue a certificate of completion within forty-five (45) days of receipt of written request from the Redeveloper, or such other mutually agreed time. In the event that the Township of Gloucester shall refuse to issue a certificate of completion within forty-five (45) days of the receipt of written request by the Redeveloper, or such mutually agreed time, the Township of Gloucester, as Redevelopment Entity, shall provide to the Redeveloper a written statement setting forth the aspects of the Redevelopment Improvement Project that the Redeveloper has failed to complete, the aspects of this Redevelopment Agreement that the Redeveloper is in default and the measures or acts to be taken by the Redeveloper that are necessary to the issuance of a certificate of completion.

13. **Covenants and Restrictions.** The covenants and restrictions to be imposed upon the Redeveloper, its successors and assigns, pursuant to this Agreement, and in accordance with N.J.S.A.40A:12A-9, shall be covenants and restrictions running with the land, and shall include, but not be limited to, the following:

To construct the project proposed in the Redevelopment Zone in accordance with the requirements of the Certificate of Completion.

To construct the Redevelopment Improvement Project, and any applicable component thereof in accordance with this Redevelopment Agreement, the Redevelopment Law, the Redevelopment Plan, the Zoning Ordinance regulating the Redevelopment Zone, the Glen Oaks Redevelopment Plan, the Gloucester Township Land Development Ordinance as applies to site improvements and land development procedures not contained in the Glen Oaks Redevelopment Plan, and the Resolution of the Planning Board of the Township of Gloucester. In the event that the Redeveloper desires any changes or modifications to the Redevelopment Plan, the Redevelopment Entity's, and/or Planning Board's, prior written approval must be secured prior to proceeding with any activity relating to such proposed modifications.

To commence Phase I and Phase II work as soon as permits are issued and delivered to the Developer and to complete such phase commenced same within twenty four (24) months following commencement, all such time periods shall be subject to reasonable extension agreed to in the sole discretion of the Township of Gloucester as the Authority, which shall not be unreasonably withheld.

To not sell, lease or otherwise transfer any lots within the Redevelopment Area excepting the land for transfer with a unit sale affirmed as issuance of the Certificate of Occupancy for that unit, without consent of the Authority, which shall not be unreasonably withheld. If written consent is given, any such agreement of sale, lease, or

other transfer shall include statement that the sale, lease or transfer is contingent upon the Redeveloper's satisfactory completion of the Redevelopment Improvement Project. Nothing herein shall prevent nor delay the right of the Redeveloper to sell a residence unit to a purchaser prior to a certification of completion of a phase or the whole project, so long as that phase has posted a performance guaranty, consent being required for such transfer of all or substantially all of the Project prior to unit construction.

The Redeveloper, or any person claiming under or through the Redeveloper, shall not discriminate against or segregate any person, or group of persons, on account of race, color, religion, creed, national origin, ancestry, physical handicap, age, marital status, affectional preference or gender, in the sale, lease, sub-leases, transfer, use, occupancy or enjoyment of the Redevelopment Improvement Project.

It is intended and agreed that the Township of Gloucester shall be deemed beneficiary of this Agreement and covenants contained herein, for its own right and the rights, benefits and protection of the interest of the community of the Township of Gloucester for whose benefit this Agreement and covenants have been provided.

14. **Representations and warranties of Redeveloper.** The Redeveloper represents and warrants to the Redevelopment Entity that:

- a. It is a limited liability company of the State of New Jersey and is in good standing under the laws of the State of New Jersey.
- b. That it has legal right and authority to enter into this Redevelopment Agreement.
- c. That the Redevelopment Agreement has been duly executed and is legally binding upon the Redeveloper, and that the execution of the Redevelopment Agreement does not violate or constitute a default of any other agreement of the Redeveloper.
- d. That there are no suits or other legal actions pending or threatened that would have a material adverse effect upon the Redeveloper's financial ability to complete the conditions of this Redevelopment Agreement.
- e. The ownership structure of the Redeveloper is set forth in Exhibit "D". At any time as may be requested by the Redevelopment Entity, the Redeveloper shall provide updates to the ownership structure, naming any person owning or having a 10% or greater interest in the Redeveloper.

15. Non-Assignment of Rights. The Redeveloper shall not assign this redevelopment agreement, or any rights, duties, obligations or liabilities without first securing written consent by the Redevelopment Entity, which consent shall not be unreasonably withheld.

16. Events of Default. Except as otherwise provided herein, the Redeveloper shall be deemed in default of its obligations under this agreement upon the occurrence of any of the following events;

- a. The Redeveloper fails to pay any of the project cost and or fees required herein.
- b. The Redeveloper fails to construct the improvements in accordance with this agreement, the Redevelopment Plan, approvals granted by the Gloucester Township Planning Board, or fails to perform any of the covenants, conditions and obligations contained herein.
- c. The Redeveloper shall have applied for or consented to the appointment of a receiver, trustee or liquidator of all or a substantial part of its assets, or said appointment being without consent of the Redeveloper; or the Redeveloper has made a general assignment for the benefit of creditors; a voluntary or involuntary petition for bankruptcy has been filed.
- d. The Redeveloper is in default of any of its contractual or financial obligations with respect to the Redevelopment Improvement Project; the filing of a complaint in foreclosure against the Redeveloper or the issuance of a deed in lieu of foreclosure for any financial institution.
- e. The Redeveloper fails to correct any default within sixty (60) days, or reasonable time beyond such sixty (60) days if Redeveloper is pursuing correction timely or challenging interpretation of default, of receipt of written notice of default being provided by the Redevelopment Entity. The occurrence of more than two (2) events of default may result in the correction period being reduced to thirty (30) days, but subject to same rights of cure and/or challenge. The occurrence of a fourth (4<sup>th</sup>) event of default shall cause the Redevelopment Entity to declare a default, demand forfeiture of the performance security, and proceed with any action at law or in equity to force the performance of any rights, remedies, obligations, agreements or covenants against the Redeveloper. Any act of default alleged hereunder must be material and substantial.

6 **Remedies on Default.** The Township Redevelopment Entity may default this Agreement and take whatever action at law or equity it deems desirable, in the event the Redeveloper fails to correct any default, subject to the limitations of Paragraph q.5. above on one hundred twenty (120) days notice of default being provided, by the Redevelopment Entity. The occurrence of a fourth event of default, subject to rights of cure and challenge, may cause the Redevelopment Entity to declare a default, demand forfeiture of the performance security, and proceed with any action at law or in equity to force the performance of any rights, remedies, obligations, agreements or covenants against the Redeveloper. All reasonable cost and expenses incurred by the Redevelopment Entity resulting from said event of default, including but not limited to legal fees, court cost and related expenses, all taxes, assessments, water and sewer charges, shall be the responsibility of the Redeveloper.

17. **Insurance.** From and after the date of execution of this Agreement, the Redeveloper shall provide and maintain insurance for the project site, as provided in Exhibit "I", until such time as the project is complete. The Township of Gloucester, as Redevelopment Entity, shall be named as added insured on all policies of insurance.

18. **Indemnification.** The Redeveloper agrees to indemnify and hold the Township of Gloucester, as Redevelopment Entity, free and harmless from and against all liability, claims, or causes of action by reason of personal liability, death or damage to property, real, personal or mixed caused by the Redeveloper's own acts or omissions. This agreement to indemnify shall include the obligation to reimburse for reasonable legal fees and costs expended in connection with any claim, environmental claims, demands, suits or actions.

The Redevelopment Entity agrees to indemnify and hold the Redeveloper, free and harmless from and against all liability, claims, or causes of action by reason of personal liability, death or damage to property, real, personal or mixed, caused by the Redevelopment Entity's own acts or omissions. This agreement to indemnify shall include the obligation to reimburse for reasonable legal fees and costs expended in connection with any claim, environmental claims, demands, suits or actions.

19. **Notices.** As to the Redeveloper: Paltie Properties, LLC

Mailing Address: 1939 Rt. 70 East - Suite 210  
Cherry Hill, NJ 08003

cc: As to the Redevelopment Entity:

Township Council  
Township of Gloucester  
P. O. Box 8 - Chews Landing Road  
Blackwood, New Jersey 08012

cc: David F. Carlamere, Esq.  
Carlamere & Rowan  
P.O. Box 1397-1546 Blackwood/Clementon Road  
Blackwood, New Jersey 08012

22. **Governing Law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of New Jersey.

23. **Severability.** If any article, section, sub-section, term or provision of this Agreement, or the application thereof to any party or circumstance shall be invalid or unenforceable, the remainder of any article, section, sub-section, term or provision of this Agreement shall not be affected thereby and shall remain valid and enforceable to the fullest extent permitted by law.

24. **Binding Effect.** This Agreement and each of the provisions hereof, shall be binding upon and inure to the benefit of the Redevelopment Entity, Township of Gloucester, Redeveloper, and their respective successors and assigns.

*IN WITNESS WHEREOF*, the parties hereto have caused this Redevelopment Agreement to be executed, all as of the date first above written.

WITNESS: \_\_\_\_\_ By: \_\_\_\_\_

ATTEST:

TOWNSHIP OF GLOUCESTER  
REDEVELOPMENT ENTITY

\_\_\_\_\_

By: \_\_\_\_\_

#1510TRDC/PFS#1

PROJECT NARRATIVE  
FOR  
**PROPOSED FLEX OFFICE/WAREHOUSE**  
**LOWER LANDING ROAD**  
BLOCK 2301, LOTS 4 AND 7  
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #3415

July 2015  
Revised August 2015



Alan J. Ippolito, P.E., CME  
N.J. Professional Engineer  
License #28577

RECEIVED  
AUG 20 2015  
BY \_\_\_\_\_

Prepared for:  
**Paltie Properties, LLC**  
1939 Route 70 East, Suite 210  
Cherry Hill, NJ 08003



Prepared by:  
**CONSULTING ENGINEER SERVICES**  
Professional Engineers, Planners and Land Surveyors  
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081  
(856) 228-2200 Fax (856) 232-2346

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4	SITE OPERATION .....	2

## 1 SITE DESCRIPTION

Consulting Engineer Services (CES) has prepared this Project Narrative for proposed flex office/warehouse buildings along Lower Landing Road designated as Plate 23, Block 2301, Lots 4 and 7 on the official Tax Map of the Township of Gloucester. The area of the proposed development will occupy a total area of approximately 3.79 acres for the two (2) lots (hereinafter the "Site"). The proposed improvements include the development of three buildings ranging in size from 7,8600 square feet to 15,000 square feet on Lots 4 and 7 and associated stormwater management basins. The proposed improvement area is currently vacant. The Site is located within the Township's "NC - Neighborhood Commercial Zone" as shown on the Zoning Map of the Township of Gloucester and is subject to an approved redevelopment agreement with the Township. Pursuant to the redevelopment agreement, development of the site will be in accordance with the Business Park overlay zone

The proposed improvement area has frontage along Lower Landing Road. Surrounding land use consists of residential and commercial/industrial uses. The intended use of this report is to be a part of the Gloucester Township Planning Board application review process, in conjunction with the Project drawings.

## 2 EXISTING CONDITIONS

The Site is currently vacant and wooded. There are two existing residences (lots 5 and 6) located between lots 4 and 7 and an existing unoccupied industrial facility on lot 8, all fronting on Lower Landing Road. The remainder of the existing adjacent properties are vacant and wooded.

## 3 PROPOSED DEVELOPMENT

Major Site plan approval is being sought by Paltie Properties, LLC to develop the Site into flex office/warehouse space. The three (3) proposed buildings will located on Lots 4 and 7, ranging in size from 7,800 square feet to 15,000 square feet. The developed Site will have direct access to Lower Landing Road. Parking, sidewalks, and associated lighting and landscaping will be provided within the Site. Proposed layout of the site is in general accord with the proposed concept layout approved under the redevelopment agreement between the applicant and Gloucester Township (the changes from approved concept consist of the elimination of a

proposed stormwater basin on Lot 2 (relocated to Lot4) and the elimination of a proposed building on Lot 4.

Stormwater runoff generated from the proposed improvements on Lots 4 and 7 will be conveyed via overland flow and underground stormwater piping to proposed shallow drainage swales on each lot and to a proposed stormwater management basin located on Lot 4. The proposed stormwater conveyance and management facilities will be in conformance with Township requirements.

#### 4 SITE OPERATION

The proposed office/warehouse will operate year round. The number of employees and the number of shifts will be dependent upon the tenant(s) in each building. The expected operating hours are generally anticipated to be 8:00 AM to 5:00 PM Monday through Friday, but will be dependent upon the tenant(s) in each building. The proposed facility is anticipated to receive deliveries by single container box truck (such as a UPS delivery truck). The deliveries are anticipated to occur as required and will generally occur during normal business hours.

Trash pickup will be provided by a private company and will occur once weekly. A trash/recyclable enclosure for waste disposal is proposed at the rear of each building

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



**TO:** Planning Board  
**FROM:** Kenneth D. Lechner, PP, AICP, Director / Planner  
Department of Community Development & Planning  
**RE:** **APPLICATION #15107RDCPSPF Escrow #9764**  
**Paltie Properties, LLC**  
**BLOCK 2301, LOTS 4 & 7**  
**DATE:** October 7, 2015

The Applicant requests preliminary and final major site plan approval for "Construction of three (3) single story flex buildings with associated parking" in the BP - Business Park Overlay Zone within the Glen Oaks Redevelopment Area. The property is located on the northeast side of Lower Landing and northwest of Landing Roads.

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

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

- Applicant: Paltie Properties, LLC, 1939 Route 70 East, Suite 120, Cherry Hill, NJ 08003 (telephone #856-424-7277).
- Owner: Alexander Breiner, Trustee of the Ernest and Annie Breiner Trust.
- Engineer: Norman K. Rodgers III, PE, Consulting Engineers Services, 645 Berlin-Cross Keys Road, Suite 9, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Attorney: John Wade, Esq., Wade, Wood & Long, LLC, 1250 Chews Landing Road, Suite 1, Laurel Springs, NJ 08021 (telephone #856-346-2800).

### I. INFORMATION SUBMITTED

- 1) Consulting Engineers Services Transmittal Letter (Revised Plan) dated 8/20/15.
- 2) Consulting Engineers Services Transmittal Letter dated 8/05/15.
- 3) Land Development Application Form and checklist with Description of Operations, and Waivers Requested dated 8.t
- 4) Project narrative, as prepared by Consulting Engineers Services dated July 2015, revised August 2015.
- 5) Traffic Assessment, as prepared by Consulting Engineers Services dated June 2015.
- 6) Recycling Report, as prepared by Consulting Engineers Services dated July 2015, revised August 2015.
- 7) Environmental Impact Statement, as prepared by Consulting Engineers Services dated July 16, 2015.
- 8) Stormwater narrative, as prepared by Consulting Engineers Services dated July 2015, revised August 2015.
- 9) Engineering plans, as prepared by Consulting Engineers Services consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>
1	Cover Sheet

<u>Date / Latest Revision</u>
7-10-15 / 8-19-15

2	Overall Plan (Index Sheet)	7-10-15 / 8-19-15
3	Surrounding Site Features	7-10-15 / 8-19-15
4	Existing Conditions and Demolition Plan – Sheet A	7-10-15 / 8-19-15
5	Existing Conditions and Demolition Plan – Sheet B	7-10-15 / 8-19-15
6	Site Plan – Sheet A	7-10-15 / 8-19-15
7	Site Plan – Sheet B	7-10-15 / 8-19-15
8	Grading and Drainage Plan – Sheet A	7-10-15 / 8-19-15
9	Grading and Drainage Plan – Sheet B	7-10-15 / 8-19-15
10	Utilities Plan – Sheet A	7-10-15 / 8-19-15
11	Utilities Plan – Sheet B	7-10-15 / 8-19-15
12	Landscaping and Lighting Plan – Sheet A	7-10-15 / 8-19-15
13	Landscaping and Lighting Plan – Sheet B	7-10-15 / 8-19-15
14	Profiles	7-10-15 / 8-19-15
15	Profiles	7-10-15 / 8-19-15
16	Construction Details	7-10-15 / 8-19-15
17	Storm Sewer Details	7-10-15 / 8-19-15
18	Storm Sewer Details	7-10-15 / 8-19-15
19	Sanitary Sewer and Water Details	7-10-15 / 8-19-15
20	Soil Erosion and Sediment Control Plan	7-10-15 / 8-19-15
21	Soil Erosion and Sediment Control Notes & Details	7-10-15 / 8-19-15
1 Of 1	Plan of Survey and Topography Survey	7-22-15
10)	Road Improvements – Lower Landing Road (CR 681), as prepared by Consulting Engineers Services consisting of the following:	

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	7-10-15
2	Legends, Notes & Typical Sections	7-10-15 / 8-20-15
3	Construction Plan & Profile	7-10-15 / 8-20-15
4	Construction Plan & Profile	7-10-15 / 8-20-15
5	Cross Sections	7-10-15 / 8-20-15
6	Cross Sections	7-10-15
7	Cross Sections	7-10-15
8	Construction Details	7-10-15 / 8-20-15
9	Construction Details	7-10-15

**II. ZONING INFORMATION**

1. Renewable energy facilities that produce electric energy from solar photovoltaic technologies are a permitted use in the BP – Business Park District of the Glen Oaks Redevelopment Area [O-11-08].

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

Standard	Required	Proposed (Lot 4)	Complies
Tract area (min.)	5 ac.	2.09 ac.	no*
Lot size (min.)	5 ac.	2.09 ac.	no*
Lot frontage (min.)	400 ft.	454.89 ft.	yes
Lot width (min.)	400 ft.	454.89 ft.	yes
Lot depth (min.)	400 ft.	200.00 ft.	no*
Tract perimeter setback (min.)	n/a	n/a	n/a

\* = 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.

<b>Front yard (min.)</b>	<b>100 ft.</b>	<b>50 ft.</b>	<b>no</b>
Side yard (min.)	25 ft.	25 ft. / ±180 ft.	yes / yes
Rear yard (min.)	50 ft.	90 ft.	yes
Height (max.)	2 stories	1 story	yes
Lot coverage (max.)	60%	44.02%	yes
Floor Area Ratio (max.)	0.25	0.1647	yes
<b>Buffer (min.)</b>	<b>25 ft.</b>	<b>±8 ft.<sup>1</sup></b>	<b>no</b>
<b>PARKING AREA SETBACK</b>			
From tract perimeter (min.)	n/a	n/a	n/a
From front property line (min.)	50 ft.	118 ft.	yes
From side property line (min.)	20 ft.	20 ft. / ±140 ft.	yes / yes
<b>From rear property line (min.)</b>	<b>25 ft.</b>	<b>14 ft.</b>	<b>no</b>
Parking	31 spaces	45 spaces	yes

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

\* = Variance required.

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

Standard	Required	Proposed (Lot 7)	Complies
Tract area (min.)	5 ac.	1.70 ac.	no
Lot size (min.)	5 ac.	1.70 ac.	no
Lot frontage (min.)	400 ft.	369.64 ft.	no
Lot width (min.)	400 ft.	369.64 ft.	no
Lot depth (min.)	400 ft.	200.00 ft. <sup>1</sup>	no
Tract perimeter setback (min.)	n/a	n/a	n/a
<b>Front yard (min.)</b>	<b>100 ft.</b>	<b>50 ft.</b>	<b>no</b>
Side yard (min.)	25 ft.	25 ft. / 25 ft.	yes / yes
Rear yard (min.)	50 ft.	90 ft.	yes
Height (max.)	2 stories	1 story	yes
Lot coverage (max.)	60%	58.82%	yes
Floor Area Ratio (max.)	0.25	0.2107	yes
<b>Buffer (min.)</b>	<b>25 ft.</b>	<b>±12 ft.<sup>1</sup></b>	<b>no</b>

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

\* = Variance required.

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

PARKING AREA SETBACK			
From tract perimeter (min.)	n/a	n/a	n/a
From front property line (min.)	50 ft.	118 ft.	yes
From side property line (min.)	20 ft.	20 ft.	yes
<b>From side property line (min.)</b>	<b>20 ft.</b>	<b>19.64 ft.</b>	<b>no</b>
From rear property line (min.)	25 ft.	> 25 ft.	yes
Parking	25 spaces	48 spaces	yes

\* = Variance required.

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

2. Sign bulk standards

a. Free-standing signs (Block 2301, Lot 4).

Sign Standards (Free-standing)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Z(1)	1	1	yes
<b>Area (max.) - §426.R(1) - abutting residential use</b>	<b>24 sf</b>	<b>20 sf</b>	<b>no</b>
Height (max.) - §426.R(7)	8 ft.	6 ft.	yes
Property Line Setback (min.) - §426.Z(3)	10 ft.	±15 ft.	yes

\* 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.

b. Free-standing signs (Block 2301, Lot 7).

Sign Standards (Free-standing)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Z(1)	1	1	yes
<b>Area (max.) - §426.R(1) - abutting residential use</b>	<b>24 sf</b>	<b>20 sf</b>	<b>no</b>
Height (max.) - §426.R(7)	8 ft.	6 ft.	yes
Property Line Setback (min.) - §426.Z(3)	10 ft.	±15 ft.	yes

\* 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.

a. Facade signs.

- i. The instant application does not provide information to address compliance with requirements for facade signs.

### III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for preliminary and final major site plan requirements.

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

1. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
  - a. The applicant has provided a Traffic Assessment providing trip generation in lieu of a Traffic Impact Statement as per §815, Traffic Impact Report.
2. Acceleration/deceleration lanes. [Checklist #75].
3. Streetlights. [Checklist#90].

### IV. WAIVER COMMENTS

The Applicant is requesting a waiver from required checklist items.

1. Loading areas and number thereof [Checklist #80].

### V. VARIANCE REVIEW COMMENTS

The application requires the following variances.

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

#### Block 2301, Lot 4

1. Tract Area: (2.09 acres provided v. 5 acres minimum required).
2. Lot Size: (2.09 acres provided v. 5 acres minimum required).
3. Lot Depth: (200 ft. provided v. 400 ft. minimum required).
4. Front Yard: (50 ft. provided v. 100 ft. minimum required).
5. Buffer: (±8 ft. provided v. 25 ft. minimum required)
  - a. No stormwater management facilities shall be located within a buffer as per §507.B(4), Buffering.
6. Parking (Rear): (14 ft. provided v. 25 ft. minimum required).

#### Block 2301, Lot 4

7. Tract Area: (1.70 acres provided v. 5 acres minimum required).
8. Lot Size: (1.70 acres provided v. 5 acres minimum required).
9. Lot Frontage: (369.64 ft. provided v. 400 ft. minimum required).
10. Lot Width: (369.64 ft. provided v. 400 ft. minimum required).
11. Lot Depth: (200 ft. provided v. 400 ft. minimum required).
12. Front Yard: (50 ft. provided v. 100 ft. minimum required).
13. Buffer: (±12 ft. provided v. 25 ft. minimum required)
14. Parking (Side): (19.64 ft. provided v. 25 ft. minimum required).

#### §426.R(1), Free-Standing Sign

15. Area (Lot 4): (24 sf provided v. 20 sf maximum allowed).
16. Area (Lot 7): (24 sf provided v. 20 sf maximum allowed)

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

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

- a. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
- b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

NEGATIVE CRITERIA

The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis N.J.S.A. 40:55D-70).

**VI. SITE PLAN REVIEW COMMENTS**

1. The plans must be revised to address #17 on the Cover Sheet to provide the sign requirements for the BP – Business Park District as per §426.Z. Signs Permitted in the BP and GI Districts.
2. The plans must be revised to remove General Note #2 regarding §506.B. Grading Compliance as Part of Zoning Permit/Building Permit, which is not applicable to the instant application.
3. The proposed "Stormwater Management Facility" and "Drainage Swales" located in the front yard should be consider a landscape feature and be properly landscaped with a mixture of evergreen and ornamental trees and shrubs as per §507, Landscaping.
  - a. *As recommended at the Redevelopment Entity review the drainage swales are designed as shallow stormwater management facilities to remove any requirement for fencing that would detract from the streetscape along Lower Land Road.*
4. The plans must be revised to provide four (4) Leyland Cypress (Cupressocyparis Leylandii) at the following location as per §507.B. Buffering.
  - a. The west side of the front swale for Building "B" between the Red Maple and Red Cedar, which is similar to the proposed landscaping for the drainage basin for Building "A."
    - i. The purpose of this is to provide additional screening of the development from the adjacent residence.
5. The proposed trash enclosure/recycling areas must be designed in accordance with §510.L. Refuse/Recyclable Storage Areas.
  - a. The Applicant must provide testimony that the trash enclosures are sufficiently sized to accommodate the number of proposed tenants.
6. The Applicant should address the proposed building elevations for the instant application including placement of doors, fenestration, form, colors, exterior materials, foundation plantings, and other elements of architectural designs as per §514.A(2). Siting of Buildings.

7. The plans must be revised to extend the concrete curb and sidewalks to the property lines as per §516, Sidewalks, Curbs, Gutters and Pedestrian Ways.
  - a. *As recommended at the Redevelopment Entity review in lieu of installing sidewalks along the frontage of Lot 2, the plans are revised to provide sidewalks along the frontage of Lot 5 and Lot 6 as an off-site improvement.*

### VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

### IX. RECOMMENDATIONS

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

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

cc: Paltie Proerties, LLC  
John Wade, Esq.  
Alan J. Ippolito, PE  
Richard Wells, Esq.  
Steven M. Bach, PE, CME

K:\PLANNING BOARD REVIEWS\Major Site Plans\151017\Rpt\151017-BP-Paltie Properties92815.docx

APPLICATION #15107RDCPSPF  
Paltie Properties, LLC  
BLOCK 2301, LOTS 4 and 7



October 6, 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: Lower Landing Road Flex Office/Warehouse  
Paltie Properties, LLC  
547 & 491 Lower Landing Road  
Block 2301, Lots 4 & 7  
Review No. 1  
Bach Project No. GTPB-2015-12

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 8-20-15.
- Township of Gloucester Land Development Submission Checklist, dated 8-5-15.
- Camden County Planning Board application, dated August 24, 2015.
- Project Narrative for Proposed Office/Warehouse, Lower Landing Road, Block 2301, Lots 4 & 7, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated July 2015, revised to August 2015.
- Recycling Report for Proposed Office/Warehouse, Lower Landing Road, Block 2301, Lots 4 & 7, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated July 2015, revised to August 2015.
- Traffic Assessment for Lower Landing Road Tract, Block 2301, Lots 4 & 7, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated July 2015, revised to August 2015.
- Stormwater Management Report for Lower Landing Road Tract, Block 2301, Lots 4 & 7, Township of Gloucester, Camden County, New Jersey, prepared by Consulting Engineer Services, dated July 2015, revised to August 2015.

Lower Landing Road Flex Office/Warehouse  
 Pattie Properties, LLC  
 547 & 491 Lower Landing Road  
 Block 2301, Lots 4 & 7  
 Review No. 1  
 Bach Project No. GTPB-2015-12  
 October 6, 2015  
 Page 2 of 10

- Review by Kenneth D. Lechner, Director/Planner of the Gloucester Township Department of Community Development & Planning, dated March 30, 2015.
- Drawings entitled "Lower Landing Road Tract, Plate 23, Block 2301, Lots 4 & 7, Township of Gloucester, Camden County, New Jersey, Preliminary & Final Major Site Plan", prepared by Consulting Engineer Services:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1	Cover Sheet	7-10-15 / 8-19-15
2	Overall Plan (Index Sheet)	7-10-15 / 8-19-15
3	Surrounding Site Features	7-10-15 / 8-19-15
4	Exist Conditions & Demo Plan - Sheet A	7-10-15 / 8-19-15
5	Exist Conditions & Demo Plan - Sheet B	7-10-15 / 8-19-15
6	Site Plan - Sheet A	7-10-15 / 8-19-15
7	Site Plan - Sheet B	7-10-15 / 8-19-15
8	Grading & Drainage Plan - Sheet A	7-10-15 / 8-19-15
9	Grading & Drainage Plan - Sheet B	7-10-15 / 8-19-15
10	Utility Plan - Sheet A	7-10-15 / 8-19-15
11	Utility Plan - Sheet B	7-10-15 / 8-19-15
12	Landscape and Lighting Plan - Sheet A	7-10-15 / 8-19-15
13	Landscape and Lighting Plan - Sheet B	7-10-15 / 8-19-15
14	Profiles	7-10-15 / 8-19-15
15	Profiles	7-10-15 / 8-19-15
16	Construction Details	7-10-15 / 8-19-15
17	Storm Sewer Details	7-10-15 / 8-19-15
18	Storm Sewer Details	7-10-15 / 8-19-15
19	Sanitary Sewer and Water Details	7-10-15 / 8-19-15
20	SESC Plan	7-10-15 / 8-19-15
21	SESC Notes & Details	7-10-15 / 8-19-15

- Drawings entitled "Roadway Improvements, Lower Landing Road (CR 681) Gloucester Township, Camden County, New Jersey", prepared by Consulting Engineer Services:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1	Cover Sheet	7-10-15 / none
2	Legend, Notes & Typical Sections	7-10-15 / 8-20-15
3	Construction Plan & Profile	7-10-15 / 8-20-15
4	Construction Plan & Profile	7-10-15 / 8-20-15
5	Cross Sections	7-10-15 / 8-20-15
6	Cross Sections	7-10-15 / 8-20-15
7	Cross Sections	7-10-15 / 8-20-15
8	Construction Details	7-10-15 / 8-19-15
9	Construction Details	7-10-15 / none

Lower Landing Road Flex Office/Warehouse  
Paltie Properties, LLC  
547 & 491 Lower Landing Road  
Block 2301, Lots 4 & 7  
Review No. 1  
Bach Project No. GTPB-2015-12  
October 6, 2015  
Page 3 of 10

**SITE INFORMATION:**

Applicant/Owner: Paltie Properties, LLC  
1939 Route 70 East  
Suite 210  
Cherry Hill, NJ 08003  
856-424-7277  
856-424-3146 fax  
mstarmkan@starkmanlaw.net

**PROJECT SUMMARY:**

This application is for the construction of three (3) office/warehouse buildings totaling 30,600 SF and associated site improvements on two non-contiguous parcels of land totaling 3.79 acres. The project site is located on the northwesterly side of Lower Landing Road (County Route 681), between N.J.S.H. Route 42 (North South Freeway) and Landing Road in the Township's Neighborhood Commercial (NC) Zoning District. It shall be noted that these parcels are also within the Township's Glen Oaks Redevelopment Area. The lots are currently vacant and wooded. The applicant is seeking Preliminary and Final Major Site Plan approval.

**WAIVERS / VARIANCES:**

The applicant is requesting the following waivers and variances:

Waiver:

1. Land Development Ordinance Checklist Item Number 80 requiring the plan to show loading areas and number thereof.

Variance:

1. Minimum Tract/Lot Area of 5 acres. Lot 4 proposed 2.09 acres and Lot 7 proposes 1.70 acres. This is an existing non-conformance.
2. Minimum Lot Frontage/Width of 400 feet. Lot 4 proposes 364.64 feet. This is an existing non-conformance.
3. Minimum Front Yard of 100 feet. Lots 4 and 7 both propose 50 foot.
4. Minimum Rear Parking Setback of 25 feet. Lots 4 and 7 propose 14 feet.

Lower Landing Road Flex Office/Warehouse  
Paltie Properties, LLC  
547 & 491 Lower Landing Road  
Block 2301, Lots 4 & 7  
Review No. 1  
Bach Project No. GTPB-2015-12  
October 6, 2015  
Page 4 of 10

5. Maximum Freestanding Sign area of 20 square feet. The applicant proposes 24 square feet.
6. A loading zone is required for each building per §509. No loading zones are provided for any of the proposed buildings.

A waiver from the following items has not been requested and shall be provided or a waiver granted:

1. An Environmental Impact Statement per § 816.

**GENERAL:**

1. Architectural floor plans shall be provided for the proposed building.
2. Sight triangles shall be shown at the intersection of Lower Landing Road and both driveway entrances to the site per §808-B.8.bb(1).
3. It shall be noted that Lower Landing Road is a County road and the applicant is responsible for restoring the roadway in accordance with County standards. Our office defers review of the Roadway Improvement Plans denoted above to the Camden County Planning Board Engineer.
4. Additional traffic circulation plans shall be provided confirming access and maneuverability is feasible for anticipated truck traffic. Applicant shall clarify if the proposed buildings contain truck loading bays and shall provide truck turning movement plans as required.
5. All existing and proposed deed restrictions, covenants and easements shall be shown on the Plans.

**PERFORMANCE STANDARDS (ARTICLE V):**

**A. Grading (Section 506)**

1. Two permanent benchmarks and symbol in the legend shall be shown on the grading plan per §506.A(4).
2. All proposed contours shall be labeled on the plans.
3. The grading plans shall indicate the location of all doors.

Lower Landing Road Flex Office/Warehouse  
Paltie Properties, LLC  
547 & 491 Lower Landing Road  
Block 2301, Lots 4 & 7  
Review No. 1  
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4. Proposed spot elevations shall be relocated away from proposed storm piping so as to be legible.
5. The plans shall provide top and bottom of curb elevations where all curb meets the proposed sidewalk/concrete pads in the rear of buildings B & C.
6. The 41.67 elevation at the northwesterly corner of Building A creates a low point and shall be revised.
7. Top and bottom of curb elevations shall be shown at all pc's and pt's.
8. In several locations the proposed paving does not provide the minimum paving grade of 1% as required per § 506 (A).1 and shall be revised.
9. The plans shall be revised to clarify the elevations shown along Lower Landing Road.
10. The 40.80 spot elevation at the northeasterly corner of the turnaround area for Building A is a low point and shall be revised.
11. The 41.65 bottom of curb elevation in the northerly most corner of parking area for Building A shall be raised to create a 1% min. grade to proposed Inlet B1.
12. The proposed grading at the southwesterly corner of Lot 7, adjacent to Lot 6 shall be revised. It appears there is a discrepancy with the proposed 43 contour. Note that if grading will be necessary on adjoining properties that permission from the property owner must be obtained.
13. Additional proposed spot elevation shall be provided for the accessible ramps proposed at the entrance to Lower Landing Road.

**B. Landscaping and Buffering (Section 507) and Lighting (Section 508)**

1. A note should be added to the Landscape plan indicating that excess topsoil shall not be used as fill or removed as spoil. Existing topsoil shall be redistributed and reused onsite to the greatest extent possible.
2. In accordance with §508-F.4, all landscaped areas shall be equipped with an underground irrigation system.
3. All existing lights within 100 feet of the site shall be shown on the plans per §508.G(1).

Lower Landing Road Flex Office/Warehouse  
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4. In accordance with Section 508-F.4, light shields are required to maintain a maximum of 0.25 foot-candles at any property line or right-of-way. The light spillage onto Lower Landing Road exceeds the 0.25 maximum at the right-of-way line.
5. Additional lighting shall be provided between proposed buildings B & C to provide illumination along the entrance drive.
6. We defer additional review of the landscaping and lighting to the Township Planner.

**C. Off Street Parking (Section 510)**

1. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines.
2. The width of all concrete islands shall be shown on the plans.
3. Painted traffic directional arrows on the proposed paving shall be shown on the plans.

**D. Sidewalks/Curbs (Section 516)**

1. The plans shall indicate the width of all curbed islands.
2. All proposed concrete areas shown on the plans shall be labeled.

**E. Stormwater Management (Section 517)**

1. The drainage calculations shall be revised to compute runoff volumes separately from pervious and directly connected impervious surfaces and then combined into a weighted average runoff volume, in accordance with Chapter 5 of the NJDEP BMP Manual, last revised February 2004.

2. A minimum of two (2) soil profile pits shall be performed for each infiltration basin at a depth of either eight feet (8') below the proposed bottom of basin or twice the depth of the maximum potential water depth in the proposed BMP, whichever is greater, in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009. The test pit location map indicates only one test pit has been provided for each basin. Furthermore it appears TP-3 is located with the proposed side slopes of Basin B1 and may not be indicative of the soil conditions within the bottom of the basin. Additionally, soil permeability tests shall be performed on the most hydraulically restrictive stratum/horizon above the SHWT or bedrock within eight feet (8') of the lowest elevation of the basin bottom or to a depth equal to two (2) times the maximum potential water depth within the basin, whichever is greater. The soil permeability tests performed do not satisfy the requirements of Appendix E listed above.
3. A note shall be added to the Grading & Drainage Plan stating the following: A minimum of two (2) post construction in-situ infiltration tests shall be performed at each infiltration basin in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, and results shall be submitted for review and acceptance by the Borough Engineer.
4. A Basin Maintenance Plan prepared in accordance with Chapter 8, Maintenance and Retrofit of Stormwater Management Measures, and Chapter 9.5 Standard for Infiltration Basins, of the New Jersey Stormwater Best Management Practices Manual shall be provided. The notes shown on the Grading & Drainage Plan sheet shall be incorporated into the maintenance plan along with applicable log sheets. In accordance with Chapter 9.5 the maintenance plan shall indicate the approximate time it would normally take to drain the maximum design storm runoff volume below the bottom of the basin. This normal drain or drawdown time should then be used to evaluate each basin's actual performance. If significant increases or decreases in the normal drain time are observed, the basin's bottom surface, subsoil, and both groundwater and tailwater levels must be evaluated and appropriate measures taken to comply with the maximum drain time requirements and maintain the proper functioning of the basin. A log sheet shall be provided in the Basin Maintenance Plan for tracking dewatering times of each basin.
5. Each of the four (4) infiltration basins are designed to utilize the grate of the outfall structure as an emergency spillway outlet. The applicant shall provide testimony in regards to an overtopping scenario should the grate become clogged and not allow any stormwater runoff to drain through the structure. The plans shall be revised, if necessary, to ensure downstream stability is maintained for stormwater runoff in an overtopping scenario.

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Paltie Properties, LLC  
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Block 2301, Lots 4 & 7  
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6. The time of concentration calculations shall be revised to reflect a maximum of one hundred feet (100') of sheet flow length for use in calculations via NRCS segmental method per Chapter 15 of the USDA National Engineering Handbook, last revised May 2010.
7. The proposed interconnection of stormwater flow to the County system shall be subject to review and approval by the Camden County Planning Board. Any approvals granted shall be provided to our office and the Gloucester Township Planning Board.

**F. Utilities (Section 518)**

1. The applicant is proposing public water service for the development. We defer to Aqua New Jersey for review of water improvements. The applicant shall provide the Township with a letter confirming connection, supply, and capacity are available from Aqua New Jersey.
2. The applicant is proposing public sanitary sewer service for the development. We defer to Gloucester Township Municipal Utilities Authority (GTMUA) for review of sanitary sewer improvements. Documentation confirming availability of sanitary sewer service for the project site shall be obtained from the GTMUA and submitted to the Township.
3. All electric, telephone, television and other communication service facilities, both main and service lines, shall be installed in accordance with the prevailing standards and practices of the utility or other companies providing such services and having jurisdiction. A note to this effect should be added to the plan.

**G. Traffic Impact Statement (Section 815)**

1. The Traffic Assessment indicates the proposed development includes a storm water management basin on Lot 2, a 20,400 SF flex space building on Lot 4, and a 15,600 SF flex space building on Lot 7. The submitted site plan indicates the application includes only Lot 4 (15,000 SF flex space) and Lot 7 (15,600 SF flex space). The applicant shall address the inconsistencies.
2. The Traffic Assessment indicates the development of each lot will include one (1) full-movement access to Lower Landing Road (CR 681). It is noted that any improvements along Lower Landing Road are subject to Camden County Planning Board approval.

Lower Landing Road Flex Office/Warehouse  
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547 & 491 Lower Landing Road  
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3. The Traffic Assessment concludes the proposed flex space will generate significantly less traffic than comparable sized retail or office space which are both permitted uses. The assessment also concludes the project will not have a significant adverse impact on the surrounding roadways. In absence of providing manual turning movement counts, the applicant shall provide additional testimony supporting the conclusion of this development not having a significant adverse impact on surrounding roadways.

#### H. Environmental Impact Statement (Section 816)

1. An Environmental Impact Statement (EIS) was not provided with this application. An EIS shall be provided or a Waiver requested.

#### I. Details

1. The Basin Access Detail shall have 4" of topsoil in lieu of the 2" shown on the detail.
2. The Concrete Sidewalk Detail shall indicate the sub base of the concrete.
3. All traffic markings and striping shall be thermoplastic or epoxy paint. The details shall be revised to confirm the type of paint to be used.

#### OUTSIDE AGENCY APPROVALS:

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

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

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

Lower Landing Road Flex Office/Warehouse  
Paltie Properties, LLC  
547 & 491 Lower Landing Road  
Block 2301, Lots 4 & 7  
Review No. 1  
Bach Project No. GTPB-2015-12  
October 6, 2015  
Page 10 of 10

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)  
Paltie Properties, LLC, Applicant/Owner  
John D. Wade, Esq., Applicant's Attorney  
Alan J. Ippolito, PE, CES, Applicant's Engineer

S:\GTPB2015 Gloucester Twp PB\12 Starkman Major Site Plan\Docs\GTPB2015-12 Starkman Site Plan Review No 1, 10-6-15.doc

Bin#48

~~B~~

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL

DATE: August 24, 2015

APPLICATION No. 151017RDCPFS Rev.1

APPLICANT: Paltie Properties (Starkman, LLC)

Escrow: #9764

BLOCK: 2301

Lot: 4 & 7

Zoned: BP

LOCATION: 547 & 491 Lower Landing Road, Blackwood, NJ

TRANSMITTAL TO:

- Planner
- Bach Associates
- Richard Wells, Esq.
- Camden County Planning
- Taxes & Tax Assessor
- Aqua Water Co.
- New Jersey America
- Fire District 1 2 3 4 5 6
- MUA
- Construction
- Traffic/Police

STATUS OF APPLICATION **REVISED PLAN** (3) Bldgs. Instead of (4)

PURPOSE OF TRANSMITTAL:

For Your Review - Construction of (3) Single Story Flex Bldgs. With parking

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

9-14-15 JGA Bldgs - The Banner Free parking sign  
It does not appear to comply with NJPA 2010-2.10  
(a)3 i

Team please type Note for Ken



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

*Date: September 14, 2015*

*To: Ken Lechner*

*From: Jim Gallagher*

*Re: Site Plan Review*

*Applicant: Paltie Properties (Starkman, LLC)*

*Block: 2301 Lot: 4 & 7*

*Application #: 151017RDCPFS*

*Note to applicant:*

- 1. The barrier free parking signage height does not appear to comply with NJAC 5:23-7.10(a)3i.*

*Thank you,*

*Jim Gallagher  
Building SubCode Official*

October 1, 2015

To Whom It May Concern:

Our records indicate that the below referenced properties are current on taxes as of 10/1/15.

Name: **Alexander Breiner**  
Address: 611 Lower Landing Road  
Block: 2301 Lot: 2  
Address: 547 Lower Landing Road  
Block: 2301 Lot: 4  
Address: 491 Lower Landing Rd  
Block 2301, Lot: 7

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

Sandra L. Ferguson  
Gloucester Township Tax Collector

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

DATE: August 24, 2015

APPLICATION No. 151017RDCPFS Rev.1

APPLICANT: Palfie Properties (Starkman, LLC)

Escrow: #9764

BLOCK: 2301 Lot: 4 & 7 Zoned: BP

LOCATION: 547 & 491 Lower Landing Road, Blackwood, NJ

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 **REVISED PLAN** (3) Bldgs. Instead of (4)

PURPOSE OF TRANSMITTAL:

- For Your Review - Construction of (3) Single Story Flex Bldgs. With parking

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

*OK*  
*No Issues*

*[Signature]*  
Assem 8/30/15

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 26, 2015

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

Re: Application #151017RDCPFS Rev. 1  
Paltie Properties, LLC (Starkman Properties, LLC)  
547 & 491 Lower Landing Road, Blackwood, NJ 08012  
Block 2301, Lots 4 & 7

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Executive Director

RJC:mh



**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

DATE: August 6, 2015

APPLICATION No. 151017RDCPFS

APPLICANT: Paltie Properties, LLC (Starkman Properties, LLC)

Escrow: # 9764

BLOCK: 2301

Lot: 2, 4, & 7

Zoned: BP (Glen Oaks Redev)

LOCATION: 611, 547 & 491 Lower Landing Rd., 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**

PURPOSE OF TRANSMITTAL:

- For Your Review - Preliminary & Final Major Site Plan with Various Variances

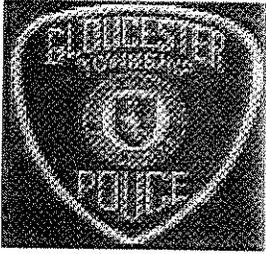
ENCLOSED:

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

*No major issues. Props on busy roadway w/ access to Rt. 42 suitable for light commercial similar to props down lower landing rd. Would be concerned for few residences immediate adjacent & across street. Design with parking in rear & allowance for drainage seems to be good idea.*

8/6/15

*[Signature]*  
Assessor

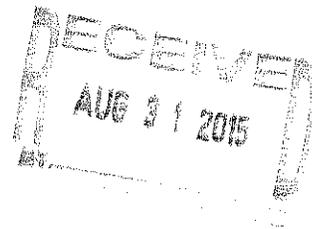


# GLoucester TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

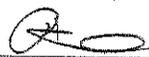
Application #151017RDCPFS 611, 547 & 491 Lower Landing RD Blackwood Block 2304 Lot 2,4 & 7

- 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

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@camdencountv.com](mailto:planningdivision@camdencountv.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: Lower Landing Road Tract #151017 RDCPFS  
Project Address (if applicable) & Municipality: Gloucester Township  
County Route No.: 681 Site Abuts County Road: yes

**Type of Submission:**

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

RECEIVED  
AUG 05 2015  
Date: \_\_\_\_\_  
Date: \_\_\_\_\_ BY: \_\_\_\_\_

**Tax Map Data:**

Plate(s): 23  
Block(s): 2301  
Lot(s): 2.4 and 7

Existing Zoning: Glen Landing Redevelopment Zone  
Variance Required: yes

**Type of Plan:**

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