

**Township of Gloucester
Planning Board Agenda
October 23, 2012
7:30P. M.**

**Salute to the Flag
Opening Statement
General Rules**

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization - October 9, 2012

RESOLUTIONS FOR MEMORIALIZATION

**#121011CPFMa
Blackwood Medical Campus**

**Bulk C Variance
Block: 15302 Lot: 33**

APPLICATIONS FOR REVIEW

**#121023M
William C & Gina Natoli
Zoned: R1**

**Minor Subdivision
Block: 15501 Lot: 2 & 3
Location: 1265/1285 Little
Mill Road
Proposed to relocate
common line between 2
& 3 so that existing
garage & stable are on
Lot: 2**

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, October 9, 2012

Chairmen Kricum called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement, and all professionals were sworn in.

Roll Call:

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

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.

Chairman Kricum seated Ms. Shinn for Mr. Moffa.

Minutes for Memorialization

Mr. Mercado made a motion to approve minutes from August 14, 2012, seconded by Mrs. Costa.

Roll Call:

Mrs. Costa	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Shinn	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Mr. Jones made a motion to approve minutes from September 11, 2012, seconded by Mr. Pearce.

Roll Call:

Mr. Jones	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Shinn	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Applications for Review

#121011CPDMA Blackwood Medical Campus	Bulk C Variance Block: 12607 Lots: 1, 1.01 & 5
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Appearing before the board was Dr. Joseph DelGiorno the applicant.

Mr. DelGiorno gave the board a brief summary of his previous appearance. At that time Mr. DelGiorno didn't have an architect, since he has hired one. The architect added a glass vestibule to the front of the building. They also want to add five (5) feet along the front. With both additions there was a variance for front yard set back and is for the architectural roof element bring the building even closer. Mr. Lechner explained that he does not have a problem with either. Especially since the roof element is high up. Mr. Bach is in agreement with Mr. Lechner. He only asked that they have sidewalks around the front and they do all that is required by the ADA. Dr. DelGiorno added that the reason for the additional five (5) feet is so that the vestibules don't take from the waiting room.

With nothing else from the board, chairman Kricum open the application to the public. With no one from the public wishing to speak the public portion was closed.

Mr. Jones made a motion to approve the application with conditions, seconded by Mrs. Washington.

Roll Call:

Mrs. Costa	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Shinn	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Courtney Mosiondz
Recording Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD
MEMORIALIZING A PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL
WITH BULK VARIANCES FOR BLACKWOOD MEDICAL CAMPUS, LLC
APPLICATION NO: 121011CPFMa**

WHEREAS, on March 27, 2012 consideration was given to the application of Blackwood Medical Campus, LLC (hereinafter "Applicant") for the property located at Block 12607, Lot(s) 1, 1.01 & 5 (hereinafter "the Property") for preliminary and final major site plan and bulk variances for the construction of medical offices; and

WHEREAS, also on March 27, 2012 the Planning Board approved the application for Preliminary and Final Major Site Plan with Bulk Variances for the Property and as set forth more fully in Resolution # _____ memorializing the decision; and

WHEREAS, the Applicant has amended certain features of his Site Plan which require additional bulk variances for front yard setback for the addition to the property both at ground level and at roof level; and

WHEREAS, the Applicant appeared before the Board on October 9, 2012 requesting that the Board give consideration to his amended application on the Property along with the necessary bulk variances; and

WHEREAS, the Applicant presented the amendment to the Site Plan indicating that after his prior approval, his architect provided drawings which proposed a glass vestibule addition to the building at the main entrance which will help to better accommodate seating and allow for more efficient temperature regulation of the office all the while presenting as a more aesthetic entrance to the building. The Applicant testified that this amendment, while minor, requires two (2) variances as the proposed addition would further exacerbate the current non-conforming front yard setback. The Applicant testified that he is proposing a 6.42 ft., front yard setback for the actual building and a 3.43 ft., front setback for the front roofline. The Applicant finally testified that these changes would not significantly change the impact as previously presented and therefore he is requesting that the amendment and the bulk variances be granted.

WHEREAS no one appeared to testify from the public; and

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

1. Existing Zoning: NC – Neighborhood Commerical
2. Intended Use: Conversion of existing warehouse space into doctor's office
3. The application implicates the following provisions of the ordinance:
 - a. Bulk Zoning Requirements in NC [§415].
 - b. Sign Bulk Standards [§426]

Description	Required (Planned Commercial)	Proposed (Lots)	Conforms
Lot size (min.)	20,000 sf	27,384 sf	yes
Lot frontage (min.)			
Black Horse Pike	80 ft.	250 ft.	yes
Fairfax Avenue	80 ft.	98 ft.	yes
Hillcrest Avenue	80 ft.	121 ft.	yes
Lot depth (min.)	200 ft.	98 ft.	enc
Building coverage (max.)	25%	22.05%	yes
Lot coverage (max.)	75%	77.2%	no*
Floor Area Ratio (max.)	0.25	0.2205	yes
Buffer	25 ft.	0 ft.	no*

Principal Building Minimum Yards, Depth and Height Limitations

Front yard (min.) - Addition			
Black Horse Pike	75 ft.	±6.42 ft.	no*
Front yard (min.) - Architectural roof feature			
Black Horse Pike	75 ft.	±3.42 ft.	no*
Fairfax Avenue	75 ft.	24.32 ft.	enc
Hillcrest Avenue	75 ft.	±142.77 ft.	enc
Side yard (min.)	10 ft.	8 ft.	enc
Rear yard (min.)	30 ft.	n/a	n/a
Building height (max.)	40 ft.	< 40 ft.	yes
Parking – Medical Office			
3 spaces/Doctor, plus	12 spaces		
1 space/200 sf	<u>30 spaces</u>		
	42 spaces	44 spaces	yes

* = Variance required

Sign Standards (Free-standing)

Description	Required	Proposed	Conforms
Number (max.) §426.AA(1)	1	1	yes
Area (max.) §426.R(1) – abutting residential use	35 sf.	20 sf.	no*
Height (max.) §426.R(7)	8 ft.	≤ 6 ft.	yes
Letter size (max.) §426.R(1)	8 in.	≥ 8 in.	yes
Property line setback (min.) §426.AA(3)	15 ft.	> 15 ft.	yes

* = Variance required

4. The Board Planner reviewed the following plans:
- a. Ragonese, Albano, Viola & Almeida, LLC Transmittal Letter dated 03/01/2012.
 - b. Land Development Application Form with Rider and Checklist dated 03/01/2012.
 - c. Waste Management report, as prepared by Pettit Associates, LLC dated 02/22/2012.
 - d. Boundary & Topographic Survey, as prepared by JTS Engineers and Land Surveyors, Inc., comprising one (1) sheet dated 01/23/2012.
 - e. Engineering plans, as prepared by Pettit Associates, LLC consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date/Latest Revision</u>
1	Cover sheet & Index of Drawing	02/23/2012 / 05/01/2012
2	Site Plan & Demolition Plan	02/23/2012 / 05/01/2012
3	Grading & Utility Plan	02/23/2012 / 05/01/2012
4	Lighting & Landscaping Plan	02/23/2012 / 05/01/2012
5	Soil Erosion & Sediment Plan	02/23/2012 / 05/01/2012
6	Soil Erosion & Sediment Notes	02/23/2012 / 05/01/2012
7	Construction Details	02/23/2012 / 05/01/2012
8	Construction Details	02/23/2012 / 05/01/2012

- f. Architectural plans, as prepared by William McLees Architecture consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>
C	Cover sheet
AS1	Site Plan
A1	Demolition Floor Plan & Notes
A2	Demolition Reflected Ceiling Plan
A3	Construction Floor Plan, Partition Types
A4	Roof Plan & Roof Details
A5	Reflected Ceiling Plan & Ceiling Details
A6	Exterior Building Elevations
A7	Exterior Building Elevations
A8	Building & Wall Sections
A9	Interior Elevations
A10	Door & Window Schedules and Details
A11	Interior & Millwork Details
A12	Interior & Millwork Details

5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated October 3, 2012 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.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Blackwood Medical Campus, LLC's application for amendment to preliminary and final major site plan approval and bulk variances has substantial merit and should be approved subject, however, to the following conditions:

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

WHEREAS, a motion was duly made by Mr. Jones and duly seconded by Mrs. Washington to approve the Amendment to the Preliminary and Major Site Plan and grant Bulk Variances regarding the front yard setback for the addition to the Plan and including the roofline with conditions as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mrs. Costa	x	
Mr. Guevera	x	
Mr. Jones	x	
Mr. Mercado	x	
Mr. Owens	x	
Mr. Pearce	x	
Mrs. Shinn	x	
Mrs. Washington	x	
Chairman Kricun	x	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

ANDREW KRICUN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this ____ day of _____ 2012 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 9th day of October 2012.

KENNETH LECHNER, SECRETARY

TOWNSHIP OF GLOUCESTER

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

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

RECEIVED
APR 25 2012
By _____

RECEIVED
APR 30 2012

For Office Use Only

Submission Date: APR 30 2012 Application No.: 121023M Taxes Paid Yes/No _____ (Initial)
 Fees 800.⁰⁰ Project # 6974
 Planning Board Zoning Board of Adjustment
 Escr. 1400 Escr.# 6974

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

LAND DEVELOPMENT APPLICATION

1. Applicant <u>OWNER LOT 3</u> Name: <u>WILLIAM C. III & GINA NATOLI</u> Address: <u>1285 LITTLE MILL ROAD</u> City: <u>ERIAL</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 309-1010</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) <u>LOT 2</u> Name(s): <u>OLIMBIA NATOLI</u> Address: <u>1265 LITTLE MILL RD</u> City: <u>ERIAL</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 627 - 9625</u> Fax: () -
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3. Type of Application. Check as many as apply:

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: _____	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: () - - Fax: () - -
	Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: SCOTT D. BROWN, PE, PLS
Address: 353 RUSHFOIL DRIVE
Profession: ENGINEER / LAND SURVEYOR
City: WILLIAMSTOWN
State, Zip: NJ 08094
Phone: (856) 718-4877 Fax: () -
Email: atlantech@comcast.net

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

7. Location of Property:

Street Address: 1765 & 1285 LITTLE MILL RD Block(s): 15501
Tract Area: 7.08 AC Lot(s): 2 & 3

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): RESIDENTIAL APPLICANT

PROPOSES TO RELOCATE THE COMMON LINE BETWEEN
LOTS 2 & 3 SO THAT THE EXISTING GARAGE & STABLE
ARE ON PROPOSED LOT 2.

9. Property:

Number of Existing Lots: <u>2</u>	Proposed Form of Ownership:	
Number of Proposed Lots: <u>2</u>	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium	<input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	(If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

10. Utilities: (Check those that apply.)

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: #091042CM

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1 <u>50'</u>	<u>81.99'</u>	Setback from E.O.P.*1	_____
Front setback 2 <u>—</u>	<u>—</u>	Setback from E.O.P.*2	_____
Rear setback <u>75'</u>	<u>195.76'</u>	Fence type	_____
Side setback 1 <u>25'</u>	<u>42.59'</u>	Fence height	_____
Side setback 2 <u>—</u>	<u>—</u>	*E.O.P. = Edge Of Pavement.	
Lot frontage <u>125'</u>	<u>172.90'</u>	Pool Requirements	
Lot depth <u>200'</u>	<u>344.75'</u>	Setback from R.O.W.1	_____
Lot area <u>43560 SF</u>	<u>68,882'</u>	Setback from R.O.W.2	_____
Building height <u>35'</u>	<u>30'</u>	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area _____		Shed area _____	
Garage height _____		Shed height _____	
Number of garages _____		Setback from R.O.W.1 _____	
(Include attached garage if applicable)		Setback from R.O.W.2 _____	
Number of stories _____		Setback from property line 1 _____	
		Setback from property line 2 _____	

14. Parking and Loading Requirements: N/A

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

15. Relief Requested:

- Check here if zoning variances are required.
 - Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
WAIVER FOR TOPOGRAPHY, WAIVER FOR SIDEWALKS
 - 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

Will White III *Signature* 4-22-12
 Signature of Applicant Date

Remba Rita Natoli *Signature* 4-22-12
 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).

APRIL 24, 2012
Date

William C Natoli III
Signature

WILLIAM C NATOLI III
Print Name

Sworn and Subscribed to before me this
24th day of April
2012 (Year).

Glombia Rita Natoli
Signature

GLIMBIA RITA NATOLI
Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

William C Natoli III
Signature of Applicant

WILLIAM C NATOLI III
Print Name

4.23.12
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 4-16-12, shows and discloses the premises in its entirety, described as Block 15501 Lot 243; 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.

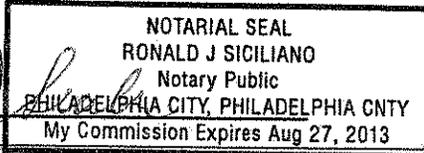
State of New Jersey,
County of Camden:

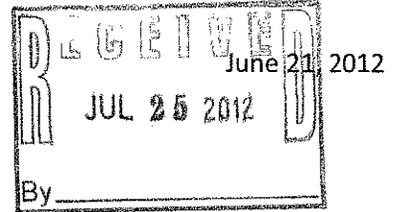
WILLIAM C NATOLI III of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this 24th day of April
2012 before the following authority.

William C Natoli III
Name of property owner or applicant

Ronald J Siciliano
Notary public





Township of Gloucester
Planning Department
Attn: Ken Lechter
1261 Chews Landing - Clementon Rd
PO Box 8
Blackwood, NJ 08012

Re: Block 15501 Lot 3- 1285 Little Mill Rd Minor Subdivision

Per my conversation with Lydia on 6/21/12, I was advised to write this letter waiving the designated time period for planning board to continue with above minor subdivision review. This is to ensure that we can still proceed with the subdivision in the coming months without having to re-apply.

Sincerely,
William & Gina Natoli
1285 Little Mill Rd
Erial, NJ 08081
856-309-1010



June 6, 2012

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

JUN 06 2012

Attn: Ken Lechner, PP, AICP, Township Planner

Re: Minor Subdivision #12102M
William C. III & Gina Natoli
Block 15501, Lots 2 & 3
Bach File No. GTPB2012-14

Dear Board Members:

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

1. Land Development Application Form and Check List, dated April 30, 2012.
2. Plan entitled "Minor Subdivision Plat, Lot Line Adjustment for 1265 & 1285 Little Mill Road, Block 15501, Lots 2 & 3, Township of Gloucester, County of Camden, New Jersey" consisting of one (1) sheet, dated 4/16/12, as prepared by Scott D. Brown, PE, PLS.

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

1. The properties consist of existing two (2) lots located at 1265 and 1285 Little Mill Road. This location is within the Township's Residential (R-1) District. The site currently has an existing frame dwelling on existing Lot 2 with a driveway access to Little Mill Road and an existing frame dwelling on existing Lot 3 with driveway access to Little Mill Road. The application proposes to reconfigure Lots 2 and 3.
2. A copy of a current survey that is being used to create the subdivision needs to be submitted or the title of the plan needs to be changed to "Plan of Survey and Minor Subdivision Plat".
3. The plan indicates that this subdivision is to be filed by deed. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification need to be shown on the map.
4. The Applicant's land surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to the Board Engineer for review.

5. All proposed dedications and easements are to be filed by deed and shall be submitted to the Board Solicitor for review prior to filing in the Office of the County Clerk.
6. In accordance with Section 516 A., concrete sidewalk and curbing is required on all streets. Curbing and sidewalk are required along the Little Mill Road frontage. A waiver as been requested.
7. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
8. Block and lot numbers for all adjoining lots need to be shown on the plan.
9. Existing topography based on U.S.G.S. datum should be shown. A waiver has been requested.
10. Approval from the Camden County Planning Board may be required.
11. The Applicant shall submit to, and appear before, other Local, State and Federal agencies having jurisdiction over this project.

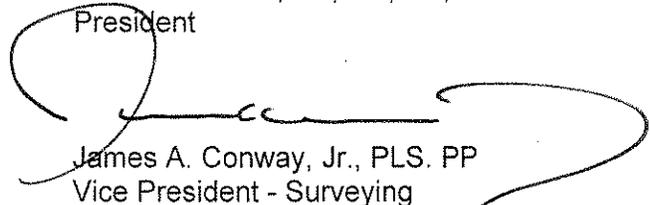
We reserve the option to make additional comments as more information becomes available.

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

Very truly yours,
BACH ASSOCIATES, PC



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



James A. Conway, Jr., PLS. PP
Vice President - Surveying

Cc: William C. III & Gina Natoli
Scott D. Brown, PE, PLS
Edward F. Brennan, Esq.
Ken Lechner, PP, AICP

S:\GTPB2012 Gloucester Twp Planning Board\14 Natoli\Docs\GTPB2012-14 Natoli Minor Sub 1st Review 2012-6-06.doc

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Planning Board
FROM: Kenneth D. Lechner, PP, AICP, Director / Planner
 Dept. of Community Development
RE: **APPLICATION #121023M** Escrow #6974
William C. III & Gina Natoli
BLOCK 15501, LOT 2 & 3
DATE: May 7, 2012

The Applicant requests re-subdivision approval of Block 15501, Lots 2 and 3 within the R-1 Residential district. The property is located on the east side of Little Mill Road north of York Terrace.

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

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

- Applicant/Owner (Lot 3): William C. III & Gina Natoli, 1285 Little Mill Road, Erial, NJ 08081 (telephone #856-309-1010).
- Owner (Lot 2): Olimbia Natoli, 1265 Little Mill Road, Erial, NJ 08081 (telephone #856-627-9625).
- Surveyor: Scott D. Brown, PE, PLS, Atlantech Engineering, LLC, 353 Rushfoil Drive, Williamstown, NJ 08094 (telephone #856-718-4877).

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 4/30/12.
2. Minor subdivision plan, as prepared by Atlantech Engineering, LLC, consisting of one (1) sheet dated 4/16/12.

II. ZONING INFORMATION

R-1 Zone Requirements (§403.F):

Standard	Required	Proposed (Lot 2)	Proposed (Lot 3)	Complies
Minimum lot size	1 ac.	5.49970 ac.	1.58131 ac.	yes / yes
Minimum lot frontage	125 ft.	172.90 ft.	240 ft.	yes / yes
Minimum lot depth	200 ft.	611.06 ft.	344.75 ft.	yes / yes
Maximum building coverage	15%	3.9%	4.3%	yes / yes
Maximum lot coverage	30%	20.6%	29.4	yes / yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard	50 ft.	81.99 ft.	99.10 ft.	yes / yes
Side yard	25 ft.	52.50 ft. / 56.85 ft.	44.19 ft. / 90.42 ft.	yes / yes
Rear yard	75 ft.	±491ft.	±195 ft.	yes / yes
Minimum Useable Yard Area	25%	≥ 25%	≥ 25%	yes / yes
Maximum Height	35 ft.	≤ 35 ft.	≤ 35 ft.	yes / yes

Horse Keeping Regulations (§422.F)

Standard	Required	Proposed (Lot 2)	Complies
Horse Corral setback from property line (min.)	20 ft.	±36 ft.	yes
Horse stable setback from adjacent dwelling (min.)	50 ft.	±178 ft.	yes

III. APPLICATION SUBMISSION CHECKLIST

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

IV. WAIVER COMMENTS

The Applicant is received a waiver from the following required checklist items.

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a. *The applicant previously provided a certification for Application #091042CM from an appropriate professional on the absence of freshwater wetlands and transition areas based on a field investigation in lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation.*
2. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
3. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
4. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].

V. VARIANCE REVIEW COMMENTS

The application as submitted does not require any variances.

VI. SUBDIVISION REVIEW COMMENTS

The applicant previously received re-subdivision approval by Planning Board Resolution #091043CM adopted September 22, 2009.

1. At this time the Applicant complied with several review comments, Deed of Easements (Storm Drainage and Temporary Parking) and Deed of Dedication (8.5-foot right-of-way) and we have no additional review comments for the instant application.

IX. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

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

XI. 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.

cc: William C. III & Gina Natoli
Scott D. Brown, PE, PLS
Edward F. Brennan, Esq.
Steven M. Bach, PE

Department of Public Works



Louis Cappelli, Jr.
Freeholder Director
Ian K. Leonard
Freeholder
Sam Martello
Director

Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2011 EGG HARBOR ROAD
LINDENWOLD, NJ 08031

Board Members
Freeholder Carmen G. Rodriguez - Alternate
George W. Jones Chairman
Dennis S. Garbowski Vice Chairman
Joseph Fillo
Farhat Biviji
Daniel P. Coener
Thomas Schina
Kevin Beckis - County Engineer
G. Ronald Green - Alternate

July 30, 2012

William Natoli, III
1285 Little Mill Road
Erial, NJ 08081

RE: **Project Name** 1285 Little Mill Road
Our File No.: M-15-6-12
BLOCK(S): 15501
LOT(S): 2 & 3
Application Type: Minor Subdivision

Dear Applicant/Agent:

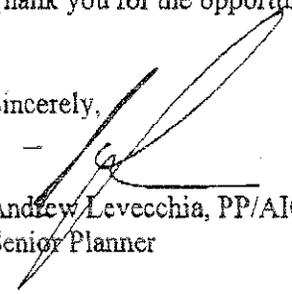
On July 24, 2012, the Camden County Planning Board granted approval for the subject application.

The Camden County Planning Board approval concerns itself primarily with a review of factors that directly impact County facilities. All other reviews and compliance procedures, which fall within the guidelines established under the Municipal Land Use Act, are the responsibility of the appropriate Local Board.

Any construction within the existing right-of-way line must be approved and permits secured from the County Permits Department located in this office. Municipal set-back requirements are to be measured from the future right-of-way line to avoid encroachment when the highway is improved.

Thank you for the opportunity to be of assistance in your planning process.

Sincerely,



Andrew Levecchia, PP/AICP
Senior Planner

The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.

Bin# 67

~~B~~

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: April 30, 2012

APPLICATION No. #121023M

APPLICANT: William C. III & Gina Natoli

PROJECT No. 6974

BLOCK(S): 15501 Lot(S): 2 & 3

LOCATION: 1265 & 1285 Little Mill Road, Erial

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application – Minor Subdivision relocate the common line between Lots 2 & 3 so that the existing garage & stable are on proposed Lot 2.

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by May 14, 2012**
- For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
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- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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

OK 5/16/12 JTG Bldg

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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



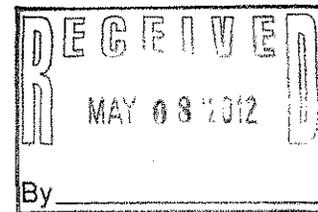
**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

ROBERT C. BENSON
Executive Director
CAROLINE M. TARVES
Administrative Secretary
MARLENE HRYNIO
Recording Secretary
HOWARD C. LONG JR, ESQ.
Solicitor
THOMAS LEISSE, PE, CME
Consulting Engineer

May 3, 2012

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



Re: Application #121023M
William C. III & Gina Natoli
1265 & 1285 Little Mill Road, Erial, NJ 08081
Block 15501, Lots 2 & 3

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in cursive script that reads "Robert C. Benson".
Robert C. Benson
Executive Director

RCB:mh

MAY - 2 2012

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL



DATE: April 30, 2012

APPLICATION No. #121023M

APPLICANT: William C. III & Gina Natoli

PROJECT No. 6974

BLOCK(S): 15501 Lot(S): 2 & 3

LOCATION: 1265 & 1285 Little Mill Road, Erial

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application** – Minor Subdivision relocate the common line between Lots 2 & 3 so that the existing garage & stable are on proposed Lot 2.

PURPOSE OF TRANSMITTAL:

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- For Your Files.

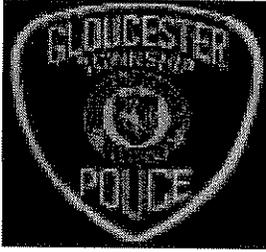
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- Recycling Report

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

Reviewed without Comment.

*Michael B. Bryce
Fire Official GTFD #6 5/4/12*



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #121023M 1265 & 1285 Little Mill Rd Erial Block 15501 lot 2 & 3

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

Other:



Reviewed By: Lt. Brian McKendry Cpl. Rich Worst

Signature: _____

Date Submitted: 5/8/12

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: April 30, 2012

APPLICATION No. #121023M

APPLICANT: William C. III & Gina Natoli

PROJECT No. 6974

BLOCK(S): 15501 Lot(S): 2 & 3

LOCATION: 1265 & 1285 Little Mill Road, Erial

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application** – Minor Subdivision relocate the common line between Lots 2 & 3 so that the existing garage & stable are on proposed Lot 2.

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 - 1 Copy - E.I.S.
 - Recycling Report
- Variance Plan Bulk (C) Variance Use (D) Variance

*TITIS SEEMS TO BE REVERSING
THE SUBDIVISION THAT WAS DONE
AND FILED LAST YEAR. CORRECT?*

[Signature]
Assess 5/1/12

NO OTHER ISSUES.

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: April 30, 2012

APPLICATION No. #121023M

APPLICANT: William C. III & Gina Natoli

PROJECT No. 6974

BLOCK(S): 15501 Lot(S): 2 & 3

LOCATION: 1265 & 1285 Little Mill Road, Erial

TRANSMITTAL TO:

- | | | | | | |
|-------------------------------------|------------------------------|--------------------------|------------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer | <input type="checkbox"/> | Planning Board Planner | <input type="checkbox"/> | Tax Assessor |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer | <input type="checkbox"/> | G.T.M.U.A. |
| <input type="checkbox"/> | N.J. American Water Co. | <input type="checkbox"/> | Aqua N.J. Water Co. | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input checked="" type="checkbox"/> | Taxes - <i>current MB</i> | <input type="checkbox"/> | Construction | | |

STATUS OF APPLICATION:

- New Application** - Minor Subdivision relocate the common line between Lots 2 & 3 so that the existing garage & stable are on proposed Lot 2.

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by May 14, 2012**
- For Your Files.

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- Recycling Report

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

Mayann Busa

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING A MINOR SUBDIVISION
APPROVAL FOR WILLIAM C. NATOLI III and GINA NATOLI
APPLICATION NO: #0910430M

WHEREAS, on August 11, 2009 consideration was given to the application of William C. Natoli, III and Gina Natoli for property located at Block 15301, Lot 2 and 3; and

WHEREAS, William Natoli testified on behalf of the application as did Scott Brown, his engineer and no one appeared and testified from the public; and

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

1. Existing Zoning: R1

2. Intended Use: The applicant seeks re-subdivision approval of Block 15301, lots 2 and 3 for property located on the east side of Little Mill Road. It is noted that the applicant and his mother own the two adjacent lots and simply seek relocation of the dividing lot lines. The property is also presently utilized to board horses owned by the son and daughter of the applicant, but not as a business.

3. The Board Planner reviewed the following plans:

1. Land Development Application Form, checklist, dated 6/09/09.
2. Minor subdivision plan, as prepared by Atlantech Engineering, LLC, consisting of one (1) sheet dated 4/12/09.

4. According to the planner's report, the plan implicates the following provisions of the zoning ordinance:

ZONING INFORMATION

R-1 Zone Requirements (§403.F):

Standard	Required	Proposed (Lot 2)	Proposed (Lot 3)	Complies
Minimum lot size	1 ac.	1.37 ac.	5.78 ac.	yes / yes
Minimum lot frontage	125 ft.	200.62 ft.	219.19 ft.	yes / yes
Minimum lot depth	200 ft.	288.27 ft.	620.01 ft.	yes / yes
Maximum building coverage	15%	5.2%	3.6%	yes / yes
Maximum lot coverage	30%	38.4%		no
Maximum lot coverage	30%		10.5%	yes

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

Front yard	50 ft.	90.49 ft.	103.40 ft.	yes / yes
Side yard	25 ft.	52.50 ft. / 46.15 ft.	43.19 ft. / 90.42 ft.	yes / yes
Rear yard	75 ft.	158.09 ft.	±586 ft.	yes / yes
Minimum Useable Yard Area	25%	≥ 25%	≥ 25%	yes / yes
Maximum Height	35 ft.	≤ 35 ft.	≤ 35 ft.	yes / yes

= 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.

Horse Keeping Regulations (§422.F)

Standard	Required	Proposed (Lot 3)	Complies
Horse Corral setback from property line (min.)	20 ft.	±26 ft.	yes
Horse stable setback from to adjacent dwelling (min.)	50 ft.	±178 ft.	yes

5. In support of the maximum lot coverage

variance, the applicant produced substantial credible testimony demonstrated that relocation of the lot lines to incorporate an additional 8.4% of ground would require the demolition of an existing attractive, 1,464 horse stable, which the Board finds to be a hardship and a condition uniquely affecting this property per 40:55D-70 (c). Further, as no additional improvements are contemplated, there will be no discernible impact by the relocation of the lot line.

5. July 28, 2009 recommending certain revisions, clarifications and/or modifications to the plan with which the applicant agreed to comply to the extent that they had not done so already.

7. The Board Engineer reviewed the following plans: "Minor Subdivision Plat, Lot Line Adjustment, 1265 & 1285 Little Mill Road, Block 15501, Lots 2 & 3, Gloucester Township, Camden County, New Jersey", consisting of one (1) sheet, dated 4/12/09, as prepared by Atlantech Engineering, LLC. We have reviewed the application for conformance with the Township's Land Development Ordinance and the Residential Site Improvement Standards.

8. The Board Engineer also issued a report dated July 29, 2009 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval except for the provision of sidewalk and curbs which the Board felt was inapplicable given the fact that both lots were already developed.

9. Additionally, the applicant agreed to provide a utility easement to memorialize the legitimacy of the utility easement noted on the plan or the applicant may provide any additional information to the Board Engineer to demonstrate the lack of necessity for such a utility easement.

10. The applicant will comply with the Traffic Commander's report dated July 16, 2009.

11. The applicant will comply with the report of the Municipal Utilities Authority dated June 11, 2009.

12. The applicant will comply with the Tax Assessor's report dated June 11, 2009.

13. The applicant will comply with the Water Department's report dated June 29, 2009.

14. The applicant will comply with the Construction Code Official's report of 6/16/09.

NOW, THEREFORE, after considering the foregoing facts the Board concludes that the application for minor subdivision approval has substantial merit and should be approved subject, however, to the following conditions:

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

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

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

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

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

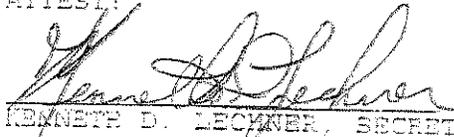
F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)

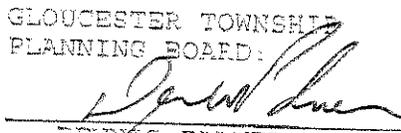
G) The Board further concludes that the applicant has satisfied the positive and negative criteria of 40:55D-70 (c) as set out in fact finding # 4, which is incorporated herein.

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

Abbe Busa	X	
John Custodio	X	
Louis Vizoco	X	
Linda Musser	X	
Mayor Cindy Rau-Hatton		
Jack P. Dunn, III	X	
Eugene Lawrence	X	

ATTEST:

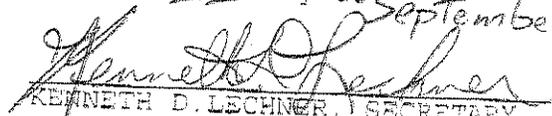

KENNETH D. LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD:

DENNIS PALMER, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and

correct copy of a Resolution adopted by the Gloucester Township
Planning Board at a meeting held on the 22 day of September 2009


KENNETH D. LECHNER, SECRETARY