

**Township of Gloucester
Planning Board Agenda Revised
October 28, 2014**

**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 –
Minutes for Memorialization –**

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

**Kojeski Construction
#141047MS**

**Minor Subdivision
Block: 7903 Lot: 2
Location: 815 Camden Avenue
Blackwood, NJ
One (1) new lot and One (1)
Remainder lot for Basin**

**Frank Bisconti
#141011SPW**

**Clarification of Frank Bisconti
Resolution/Site Plan Waiver
Block: 4301 Lot: 4
Location: 630 Lower Landing Rd.
(2) Units**

Meeting Adjourned

Planning

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

TAXES DUE
~~OCT 27 2014~~
OCT 20 2014

For Office Use Only

Submission Date: _____ Application No. 141047MS Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 300.00 Project # 9160

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

Escr. 1,200.00 Escr. # 9160

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Kajeski Construction
Address: 800 Cooper Rd
City: Voorhees,
State, Zip: N.J. 08043
Phone: 856 424 6666 Fax: () -
Email: _____

2. Owner(s) (List all Owners)

Name(s): Same
Address: _____
City: _____
State, Zip: _____
Phone: () - Fax: () -

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

- Informal Review ²
- Minor Subdivision
- Preliminary Major Subdivision ²
- Final Major Subdivision
- Minor Site Plan
- Preliminary Major Site Plan ²
- Final Major Site Plan
- Conditional Use Approval ²
- General Development Plan ²
- Planned Development ²
- Interpretation ²
- Appeal of Administrative Officer's Decision
- Bulk "C" Variance ²
- Use "D" Variance ²
- Site Plan Waiver
- Rezoning Request
- Redevelopment Agreement

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
<u>R3</u>	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: Mr John Wade Esq. Firm: Wade Lewis Wood & Kennedy
 Address: 1250 Chews Landing Rd State, Zip: N.J. 08021
 City: Laurel Springs NJ Phone: 856 346-2100 Fax: 346-1910
 Email: _____

08021

6. Name of Persons Preparing Plans and Reports:

Name: James Sassano Assoc Inc
Address: 415 RT73 Bldg 1 Suite 201
Profession: Engineering
City: Hammononton
State, Zip: N.J. 08037
Phone: 609-704-1155 Fax: () -
Email: _____

Name: Addison G Bradley
Address: 1585 Hider Lane
Profession: Planner
City: Ploucester Twp.
State, Zip: N.J. 08021
Phone: 856-228-4848 Fax: 856-228-8507
Email: _____

7. Location of Property:

Street Address: 815 Camden Ave Block(s): 7903
Tract Area: 1.72 ac Lot(s): 2

8. Land Use:

Existing Land Use: Vacant
Proposed Land Use (Describe Application): Residential

9. Property:

Number of Existing Lots: 1 Proposed Form of Ownership:
Number of Proposed Lots: 2 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. Minor Subdivision Plat

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. No

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	30'	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	30'	Fence type	_____
Side setback 1	10'	Fence height	_____
Side setback 2	_____	E.O.P. = Edge Of Pavement.	_____
Lot frontage	76.9'	Pool Requirements	_____
Lot depth	125'	Setback from R.O.W.1	_____
Lot area	1025 S.F.	Setback from R.O.W.2	_____
Building height	less than 35'	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	_____
		R.O.W. = Right-of-way.	_____
		Setback = Measured from edge of pool apron.	_____
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)	_____	Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: 2 Number of parking spaces provided: 2

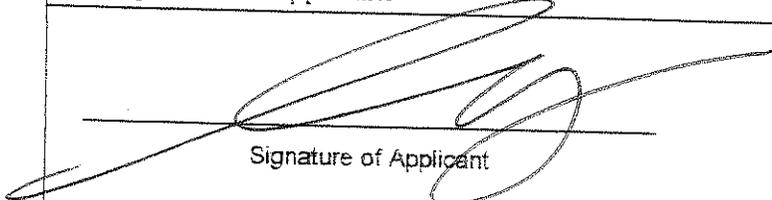
Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

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

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

16. Signature of Applicant

 _____ Signature of Applicant	_____ 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).

10-7-14
Date

Signature _____

Print Name Charles Kojeski

Sworn and Subscribed to before me this

7th day of October

2014 (Year).

Carol Terreri

Signature _____

CAROL TERRERI

A Notary Public of New Jersey

My Commission Expires June 7, 2017

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots? 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 of Applicant _____

Charles Kojeski

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 9/17/14, shows and discloses the premises in its entirety, described as Block 7903 Lot 2, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,

County of Camden:

Charles Kojeski 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 7th day of October, 2014 before the following authority.

Signature of property owner or applicant _____

Carol Terreri
Notary public

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development
RE: **APPLICATION #141047MS** *Escrow #8960*
Kojeski Construction
BLOCK 7903, LOT 2
DATE: October 21, 2014

The Applicant requests minor approval to create one (1) new lot and one (1) remainder lot within the R-3 Residential district. The property is located on the east side of Camden Avenue north of Pulaski Avenue.

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

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

- Applicant/Owner: Kojeski Construction, 800 Cooper Road, Voorhees, NJ 08043 (telephone 856-424-6666).
- Surveyor: James Sassano Associates, Inc., 41 South Route 73, Building 1, Suite 201, Hammonton, NJ 08037 (telephone #609-704-1155).
- Planner: Addison G. Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone#856-228-4848).
- Attorney: John Wades, Esq., Wade, Long, Wood & Kennedy, 1250 Chews Landing Road, Laurel Springs, NJ 08021 (Telephone #856-346-2100).

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 10/20/12.
2. Minor subdivision plan, as prepared by James Sassano Associates, Inc., comprising one (1) sheet dated 9/17/14.

II. ZONING INFORMATION

R-3 Zone Requirements (§406.F):

Standard	Required	Proposed (Lot 2)	Proposed (Lot 2.01)	Complies
Lot size (min.)	9,375 sf	10, 259 sf	64,771 sf	yes / yes
Lot frontage (min.)	75 ft.	75.19 ft.	90.21 ft.	yes / yes
Lot depth (min.)	125 ft.	125 ft.	445.20 ft.	yes /yes
Building coverage	20%	9.7%	≤ 20%	yes /yes
Lot coverage	40%	13.6%	≤ 40%	yes /yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.) – deck	30 ft.	34.12 ft.	≥ 20 ft.	yes / yes
Side yard (min.)	10 ft.	22.9 ft. / 26 ft.	n/a	yes / n/a
Rear yard (min.)	30 ft.	±46 ft.	≥ 20 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a / n/a

n/a = not applicable.

III. APPLICATION SUBMISSION CHECKLIST

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

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

We do not recommend waiving underlined requirements

1. 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 must provide a certification 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. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
 - a.

IV. WAIVER COMMENTS

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

We do not recommend waiving underlined requirements

1. Four (4) copies of any additional reports. [Checklist #10].
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. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
5. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
6. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
7. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
8. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].
 - a. The application (Section #10) indicates public water and sewer to be provided.

V. VARIANCE REVIEW COMMENTS

The Application as submitted does not require any variances.

VI. 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.*

VII. 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: Kojeski Construction
James A. Sassano, PLS
Addison G. Bradley, PP
Edward F. Brennan, Esq.
Steven M. Bach, PE



October 23, 2014

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

Attn: Ken Lechner, PP, AICP, Township Planner

Re: Minor Subdivision #141047MS
Kojeski Construction
815 Camden Avenue
Block 7903, Lot 2
Bach File No. GTPB2014-12

Dear Board Members:

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

1. Land Development Application Form, dated October 8, 2014.
2. Plan entitled "Minor Subdivision Plat, 815 Camden Avenue, Block 7903, Lot 2, Township of Gloucester, County of Camden, State of New Jersey" consisting of one (1) sheet, as prepared by James A. Sassano, PLS of James Sassano Associates, Inc. dated September 17, 2014, no revision.
3. Gloucester Township Land Development Checklist, dated October 8, 2014.

COMPLETENESS:

It shall be noted that the applicant has requested waivers from the following checklist items:

1. Checklist Item #57 – Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope.
2. Checklist Item #58 - Proposed grades in sufficient numbers to illustrate grading scheme.
3. Checklist Item #60 - Locations of all existing and proposed water course, i.e., lakes streams, ponds, swamps or marsh areas, or underdrain.
4. Checklist Item #61 - Flood Plain Limits as determined by The Master Plan and onsite evaluations by a licensed professional engineer.

5. Checklist Item #72 - Show evidence that plan meets with Ordinance requirements for septic systems.
6. Checklist Item #105 – If private utilities are proposed, they shall fully comply with all Township, County and State regulations.

ZONING ORDINANCE REQUIREMENTS:

1. The property is located in the 'R-3' Residential Zone.
2. The following table sets forth the bulk standards for the Zoning district and the proposed dimensions and setbacks for the lots:

	Zone 'R-3' Residential	Proposed Lot 2	Proposed Lot 2.01	Conforms
Minimum Lot Size (sf)	9,735	10,259	64,771	Y
Minimum Lot Frontage (ft)	75	75.19	90.21	Y
Minimum Lot Depth (ft)	125	125	445.20	Y
Min Setbacks (ft)				Y
Front	30	34.1	30	Y
Side	10	22.8	10	Y
Rear	30	59.0	30	Y
Max. Bldg Cover (%)	20	9.7	20	Y
Max. Impervious Cover (%)	40	13.6	40	Y
Max. Building Ht (ft)	35	*	*	**

* Denotes information the applicant must provide on the plan

** As this information has not been provided it is not possible to determine if the proposed lots conform to this standard.

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

1. A copy of a current survey that was used to create the subdivision needs to be submitted.

2. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the map.
3. The plan shall provided bearings and distances for any course of the wetlands buffer that is within Proposed Lot 2.01, Block 79.03.
4. A point of beginning shall be provided on the plan.
5. The plan shall indicate if the subdivision will be filed by deed or by plat.
6. Certification by the Tax Assessor shall be provided indicating the approval of the proposed lot number.
7. It is recommended that the proposed subdivision line be monumented.
8. The proposed building setback lines shall be shown on the Proposed Lot 2.01.
9. Closure calculations shall be provided for all lots affected by the proposed subdivision.
10. Legal Descriptions of the proposed lots and any easements located on the proposed lots shall be provided.
11. The reference to "Runnemed" as shown on the Zoning Map and the scale provided on the map shall be corrected.
12. The plan shall show the extent of the wooded areas.
13. The applicant shall note the intention for water and sewer to service the lots.
14. The plan shall show proposed grades to illustrate grading scheme. (Waiver Requested)
15. Approval from the Camden County Planning Board may be required.
16. Existing Lot 2 contains a stormwater basin easement. The proposed subdivision will result in the basin being on a new and separate lot. The applicant shall provide testimony and appropriate documentation acceptable to the Board in regards to the disposition of the existing basin as to ownership and ongoing required maintenance.

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

Minor Subdivision #141047MS
Kojeski Construction
815 Camden Avenue
Block 7903, Lot 2
Bach File No. GTPB2014-12
October 23, 2014
Page 4 of 4

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

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq. (PB Solicitor)
Charles Kojeski, Applicant
John Wade, Esq., Applicant's Attorney
James A. Sassano, PLS, Applicant's Surveyor
Anthony DiRosa, PLS

S:\GTPB2014 Gloucester Twp PBI-12 Kogeski Construction\Docs\GTPB2014-12 Minor Sub Review #1, 10-22-14.doc

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: October 14, 2014

APPLICATION No. 141047MSC

APPLICANT: Kojeski Construction

ESCROW: # 8960

Block: 7903 Lot(S): 2

LOCATION: 815 Camden Avenue

ZONED: R3

TRANSMITTAL TO:

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

STATUS OF APPLICATION

PURPOSE OF TRANSMITTAL: Minor Subdivision

For Your Review October 27, 2014

ENCLOSED:

- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 1 Copy - Development Plans Preliminary & Final Major Site Plan
- 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 -Signage package
- 1 Copy - Traffic Report
- 1 Copy - Stormwater Management Report
- 1 Copy -Project Narrative
- Legal Descriptions

Preliminary & Final Site Plan

Minor Subdivision Plan

COMMENTS:

2.06

LARGE LOT FOR DRAINAGE IS LOT # 2.06 - ADDRESS # 821
THIS IS REMAINDER FROM MAJ S/D YEARS AGO. WHO
WILL RETAIN OWNERSHIP OF THIS BASIN LOT??

 10/16/14
Assessor

Bint 63

3

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: October 14, 2014 APPLICATION No. 141047MSC
APPLICANT: Kojeski Construction ESCROW: # 8960
Block: 7903 Lot(S): 2
LOCATION: 815 Camden Avenue ZONED: R3

TRANSMITTAL TO:

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

STATUS OF APPLICATION

PURPOSE OF TRANSMITTAL: Minor Subdivision

For Your Review October 27, 2014

N/A
BP
10/16/14

ENCLOSED:

- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 1 Copy - Development Plans Preliminary & Final Major Site Plan
- 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 - Signage package
- 1 Copy - Traffic Report
- 1 Copy - Stormwater Management Report
- 1 Copy - Project Narrative
- Legal Descriptions

- Preliminary & Final Site Plan Minor Subdivision Plan

COMMENTS:

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: MAR 19 2014 Application No.: #141011SPW Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment Fees: \$110.⁰⁰ Project # 8398

¹ Upon receipt of all fees, documents, plans, etc. Escr. \$750.⁰⁰ Escr. # 8398

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Frank Bisconti</u> Address: <u>339 5th Ave</u> City: <u>Bellmawr</u> State, Zip: <u>New Jersey 08031</u> Phone: () - - Fax: () - - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Frank Bisconti</u> <u>same as</u> Address: <u>applicant</u> City: _____ State, Zip: _____ Phone: () - - Fax: () - -
---	--

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

<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input checked="" type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____
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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	<u>NC</u>	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

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

Name: Addison G Bradley
Address: 1585 Hider Lane
Profession: Planner
City: Gloucester Twp.
State, Zip: N.J. 08021
Phone: 856-228-4848 Fax: 856-228-8507
Email: _____

7. Location of Property:

Street Address: 630 Lower Landing Rd. Block(s): 4301
Tract Area: 87,120 sq ft. Lot(s): 4

8. Land Use:

Existing Land Use: Catering Hall
Proposed Land Use (Describe Application): Restaurant with two 8'x20' storage units

9. Property:

Number of Existing Lots: 1 Proposed Form of Ownership:
Number of Proposed Lots: 1 Fee Simple Cooperative
 Condominium Rental
Are there existing deed restrictions? No Yes (If yes, attach copies)
Are there proposed deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. Aerial Photos

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications		Proposed	Fence Application	Proposed
Front setback 1		_____	Setback from E.O.P.*1	_____
Front setback 2		_____	Setback from E.O.P.*2	_____
Rear setback		_____	Fence type	_____
Side setback 1	<i>Site Plan Waiver with No Variances</i>	_____	Fence height	_____
Side setback 2		_____	*E.O.P. = Edge Of Pavement.	
Lot frontage		_____	Pool Requirements	
Lot depth		_____	Setback from R.O.W.1	_____
Lot area		_____	Setback from R.O.W.2	_____
Building height		_____	Setback from property line 1	_____
			Setback from property line 2	_____
			Distance from dwelling	_____
			Distance = measured from edge of water.	
			R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.		
Garage Application			Shed Requirements	
Garage Area		_____	Shed area	_____
Garage height		_____	Shed height	_____
Number of garages		_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		_____	Setback from R.O.W.2	_____
Number of stories		_____	Setback from property line 1	_____
		_____	Setback from property line 2	_____

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

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

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

16. Signature of Applicant



 Signature of Applicant

3/18/14

 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).

3-18-14
Date

Signature

Frank Bisconti
Print Name

Sworn and Subscribed to before me this
18th day of March

Carol Terreri
Signature

2014 (Year)
Carol Terreri
CAROL TERRERI
A Notary Public of New Jersey
My Commission Expires June 7, 2017
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).

Carol Dina
Signature of Applicant

No Yes

3/18/14
Date

FRANK BISCONTI
Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

Frank Bisconti 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 18th day of March
2014 before the following authority.

Frank Bisconti
Name of property owner or applicant

Carol Terreri
Notary public

CAROL TERRERI
A Notary Public of New Jersey
My Commission Expires June 7, 2017

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING SITE PLAN WAIVER
FOR FRANK BISCONTI
APPLICATION NO: 141011SPW**

WHEREAS, on April 22, 2014 consideration was given to the application of Frank Bisconti (hereinafter "Applicant") for the property located at Block 4301, Lot 4 (hereinafter "the Property") for site plan waiver; and

WHEREAS, the Applicant is appearing before the Board proposing to change the existing catering facility into a restaurant and to add two (2) 8 x 20 ft. storage units to the existing site for use by the restaurant; and

WHEREAS, the application was presented by the Applicant's planner, Addison Bradley who testified that the Applicant was seeking site plan waiver to change the currently existing Bisconti catering hall into a restaurant without making any exterior changes to the facility. Mr. Bradley testified that the Applicant will comply with Township Planner Ken Lechner's review letter by restriping the existing parking lots and inspect the lots to ensure they are in compliance. Mr. Bradley testified that the Applicant is requesting the addition of two (2) 8 x 20 storage units which will comply with all zoning ordinances and relevant setback requirements. Mr. Bradley testified that the storage units would be for cold storage related to the restaurant and for equipment also related to the restaurant use. Mr. Bradley testified that the site has sufficient parking and that the Applicant agrees to comply with all comments of Mr. Lechner and Board Engineer Steven Bach's review letters; and

WHEREAS the meeting was opened to the public and no member of the public wished to speak; 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 approving the subject application for site plan waiver:

1. Existing Zoning: NC (Neighborhood Commercial)
2. Intended Use: Restaurant
3. The application implicates the following provisions of the ordinance:
 - a. Neighborhood Commercial District

§415, Neighborhood Commercial District

Description	Required	Proposed	Conforms
Lot size (min.)	20,000 sf	±2.0 acres	yes
Lot frontage (min.)	80 ft.	100 ft.	yes
Lot depth (min.)	200 ft.	841 ft.	yes
Front yard (min.)	75 ft.	±101 ft.	yes
Side yard (min.)	10 ft.	10 ft. / ±50 ft.	yes / yes
Rear yard (min.)	30 ft.	±680 ft.	yes
Building Coverage (min.)	25%	3.12%	yes
Lot coverage (max.)	75%	±23.74%	yes
Building Height (max.)	35 ft.	n/a	Yes
Floor Area Ratio (max)	0.25	0.0312	yes

Parking Area Setback

Description	Required	Proposed	Conforms
From any Right of way (min)	25 ft.	±20 ft.	yes
From side property line (min)	10 ft.	±18 ft. / ±15 ft.	yes / yes
From rear property line (min)	10 ft.	±190 ft. 1	yes
Parking 82 seats/3 = 27 spaces 6 employees/2 = 3 spaces	30 spaces	50 spaces	yes

- 1 = Scaled data.
n/a = Not applicable.
* Variance required.

4. The Board Planner reviewed the following plans:
- a. Township of Gloucester Land Development Application Form dated 3/19/14.
 - b. Digital aerial photo, as prepared by Addison G. Bradley, CLA, PP
 - c. Sketch Plat as prepared by Addison G. Bradley, CLA, PP
 - d. Photo exhibit of moduflex storage units
 - e. Floor plan, as prepared by Holiday Architects dated 02.24.2014
 - f. Planning Board Resolution #011041PSP for Preliminary Major Site Plan adopted November 13, 2001
 - g. Planning Board Resolution #011041PSPF for Final Major Site Plan adopted June 25, 2002.

5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated March 31, 2014, recommending certain revisions, clarification and/or modifications to the site with which the applicant agreed to comply to the extent that they had not done so already as a condition of approval.
6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME reviewed the application for site plan waiver and the following plans:
 - a. Township of Gloucester Land Development Application Form dated 3/19/14.
 - b. Digital aerial photo, as prepared by Addison G. Bradley, CLA, PP
 - c. Sketch Plat as prepared by Addison G. Bradley, CLA, PP
 - d. Photo exhibit of moduflex storage units
 - e. Floor plan, as prepared by Holiday Architects dated 02.24.2014
 - f. Planning Board Resolution #011041PSP for Preliminary Major Site Plan adopted November 13, 2001
 - g. Planning Board Resolution #011041PSPF for Final Major Site Plan adopted June 25, 2002
7. The Board Engineer issued a report dated April 1, 2014 recommending certain revisions, clarification and/or modifications to the site with which the applicant agreed to comply to the extent that they had not done so already as a condition of approval.
8. Per Gloucester Township Ordinance §801.A(3):

"The approving authority may waive the requirement of a site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review..."

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Frank Bisconti's application for Site Plan Waiver has substantial merit and should be approved subject, however, to the following conditions:

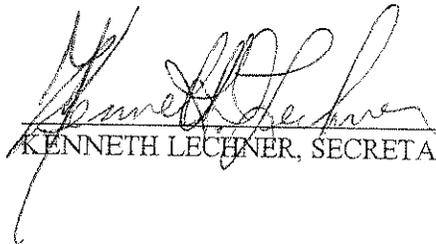
- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's 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. Owens and duly seconded by Mrs. Costa to approve the Site Plan Waiver 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. Washington	x	
Mrs. Costa	x	
Mr. Mercado	x	
Mr. Owens	x	
Mr. Dority	x	
Mr. Jones	x	
Mr. Gallo	x	
Chairman Kricun	x	

ATTEST:

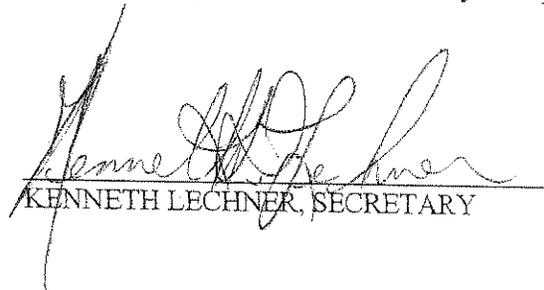

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD:


ANDY KRICUN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 27th day of May 2014 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 April 2014.


KENNETH LECHNER, SECRETARY