

**Township of Gloucester
Planning Board Agenda
November 12, 2013
7:30P. M.**

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

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization –

RESOLUTIONS FOR MEMORIALIZATION

Ronald Aaronson #131038CM	Minor Subdivision/Bulk C Variance Block: 2103 Lots: 13, 14 & 15
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APPLICATIONS FOR REVIEW

#111048PMFMSPA#3 The Shoppes @ Cross Keys Phase II Zoned: BP HC-SCR Overlay District	Amended Preliminary/Final Bulk C Variance Block: 18501 Lot: 12 Location: 611 Cross Keys Rd. Sicklerville
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New Auditorium @Camden County Technical School, Sicklerville Campus Building #2 Berlin Cross Keys Rd. Schematic Site Plan for New Auditorium	Courtesy Review Amended Site Phasing Plan
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Meeting Adjourned

August 26, 2013



Department of Community Development
& Planning
Township of Gloucester
Municipal Building
Attn: Kenneth D. Lechner, PP, AICP
Director/Planner
1261 Chews Landing/Clementon Road
Laurel Springs, NJ 08021

AUG 28 2013

RE: New Auditorium at Camden County Technical
School, Sicklerville Campus
State Plan No. 0700-040-14-1009
PN 2013026K

Dear Mr. Lechner:

Enclosed please find nine copies of the Schematic Site plan for the New Auditorium at Camden County Technical School, Sicklerville Campus proposed by the Camden County Technical Schools Board of Education. The Plan is being submitted to the Planning Board in accordance with NJSA 40:55D-31, 18A:18A-49 and 18A:18A-16.

Should you have any questions, please feel free to contact the Board of Education or this office.

THE GIBSON TARQUINI GROUP, INC.

Massoud Mohadjeri, AIA, PP
Project Manager

MM:lc

Attachments

cc: New Jersey Department of Education, Attn: Jeanne Dunn, P.E., P.P.
Camden County Technical Schools Board of Education, Attn: James Clark
The Gibson Tarquini Group File Copy: Central/Oa and Regulatory
File: O:\TTODATA\PROJECTS\2013\2013026K CCTS_Sicklerville - Auditorium\Reg\Planning Board
Letter.doc

6. Name of Persons Preparing Plans and Reports:

Name: <u>Gregory M. Elko, P.E.</u>	Name: _____
Address: <u>2700 Kelly Road, Suite 200</u>	Address: _____
Profession: <u>Professional Engineer</u>	Profession: _____
City: <u>Warrington</u>	City: _____
State, Zip: <u>PA, 18976</u>	State, Zip: _____
Phone: <u>(215) 491_6500</u> Fax: <u>(215) 491_6501</u>	Phone: () - - Fax: () - -
Email: <u>gelko@langan.com</u>	Email: _____

7. Location of Property:

Street Address: 611 Cross Keys Road Block(s): 18501
Tract Area: Total Site = 23.17 Ac. Lot(s): 12

8. Land Use:

Existing Land Use: Retail Sales and Services

Proposed Land Use (Describe Application): Phase 2 of The Shoppes at Cross Keys.
Phase 1 of the project is complete. This application is for amended site plan approval of Phase 2.

9. Property:

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Number of Proposed Lots: <u>1</u>	
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.)

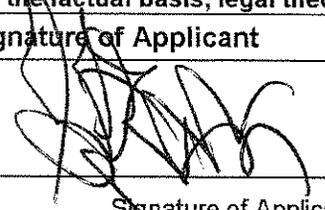
Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning			
All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>76.8 FT</u>	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	<u>88.7 FT</u>	Fence type	_____
Side setback 1	<u>36.7 FT</u>	Fence height	_____
Side setback 2	<u>214.0 FT</u>	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	<u>102 FT</u>	Pool Requirements	
Lot depth	<u>794 FT</u>	Setback from R.O.W.1	_____
Lot area	<u>23.17 Ac.</u>	Setback from R.O.W.2	_____
Building height	<u>40 FT</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:			
Number of parking spaces required: <u>934</u>		Number of parking spaces provided: <u>934</u>	
Number of loading spaces required: <u>5</u>		Number of loading spaces provided: <u>5</u>	
15. Relief Requested:			
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].			
NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.			
16. Signature of Applicant			
 _____ Signature of Applicant Stephen Lewis, Authorized Person		<u>01/10/13</u> _____ 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).

January 11, 2013
Date

Signature

Stephen Lewis, Authorized Person
Print Name

Sworn and Subscribed to before me this

11 day of January
2013 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

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

Signature of Applicant
Stephen Lewis, Authorized Person
Print Name

1/11/13
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 18501 Lot 12, 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~~ PENNSYLVANIA
County of ~~Camden~~ MONTGOMERY

Stephen Lewis 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 Randi Shenkman
On this 11 day of January
2013 before the following authority.

C Keys LLC
Name of property owner or applicant

Randi
Notary public

Commonwealth of Pennsylvania
NOTARIAL SEAL
RANDI SHENKMAN, NOTARY PUBLIC
Lower Merion Township, Montgomery County
My Commission Expires April 8, 2015

TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Planning Board

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

RE: **APPLICATION #111048PMFMSPa#2** **Escrow #6520**
C Keys, LLC
Block 18501, Lot 12

DATE: October 23, 2013

The Applicant requests preliminary and final major site plan approval for Phase 2 of the Shoppes at Cross Keys shopping center within the SCR-HC – Senior Citizen Residential – Highway Commercial (Special Restrictions) Overlay District. The project is located on the northwest corner of Berlin–Cross Keys Road and the Atlantic City Expressway.

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

Applicant/Owner: C Keys, LLC, 725 Conshohocken State Road, Bala Cynwyd, PA 19004 (telephone #610-667-5800).

Engineer: Gregory Elko, PE, Langan Engineering & Environmental Services, Stone Manor Corporate Center, 2700 Kelly Road, Suite 200, Warrington, PA 18976 (telephone #215-491-6501).

Attorney: Marc A. Citron, Esq., Saul Ewing, LLP, 750 College Road East, Suite 100, Princeton, NJ 08540-6617 (telephone 609-452-3105).

I. INFORMATION SUBMITTED

New Information

1. Langan Engineering & Environmental Services Response Letter dated 10/07/13.
2. Langan Engineering & Environmental Services Camden County Planning Board Letter dated 10/04/13.
3. Revised Storm Sewer System Calculations, as prepared by Langan Engineering & Environmental Services dated 9/19/13.
4. Pylon Sign Plan, as prepared by Jones Sign comprising one (1) sheet dated 01/03/13.
5. Recycling Report dated 01/10/13.
6. First Amendment to Slope Easement.
7. Site plan, as prepared by Engineering Plans Langan Engineering & Environmental Services consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1 00.01	Cover Sheet	12-07-11 / 9-09-13
2 AB-1	As-Built Survey	3-06-09
3 16.01	Phase 2 Demolition Plan	12-11-11 / 9-09-13
4 20.01	Phase 2 Final Master Site Plan	12-12-11 / 9-09-13
5 20.10	Phase 2 Truck Turn Analysis & Pavement Plan	12-12-11 / 9-09-13
6 21.01	Phase 2 Grading and Drainage Plan	12-12-11 / 9-09-13

7	21.10	Phase 2 Storm Profiles	12-12-11 / 9-09-13
8	22.01	Phase 2 Erosion & Sediment Control Plan	12-12-11 / 9-09-13
9	22.10	Phase 2 Erosion & Sediment Control Details	12-12-11 / 9-09-13
10	23.01	Phase 2 Utility Plan	12-12-11 / 9-09-13
11	23.10	Phase 2 Sanitary Sewer and Water Profiles	12-12-11 / 9-09-13
12	24.01	Phase 2 Landscaped Plan	12-12-11 / 9-09-13
13	24.02	Phase 2 Landscaped Notes & Details	12-12-11 / 9-09-13
14	25.01	Lighting Plan	12-12-11 / 9-09-13
15	25.02	Lighting Notes & Details	12-12-11 / 9-09-13
16	27.01	Water and Sanitary Sewer Details	12-12-11 / 9-09-13
17	27.02	Details	12-12-11 / 9-09-13
18	27.03	Details	12-12-11 / 9-09-13

Previous Information

8. Land Development Application Form with checklist dated 01/07/13.
9. Langan Engineering & Environmental Services Transmittal Letter dated 01/11/13.
10. Revised Storm Sewer System Calculations, as prepared by Langan Engineering & Environmental Services dated 01/10/13.
11. Pylon Sign Plan, as prepared by Jones Sign comprising one (1) sheet dated 01/04/13.

II. PROJECT DESCRIPTION

The Application is for preliminary & final major site plan approval for Phase 2 of the Shoppes at Cross Keys shopping. The application proposes the following plans:

1. Phase 2 Final Master Site Plan
 - a. Retail A = 35,000 sf
 - b. Retail B = 50,000 sf

III. ZONING REVIEW

1. Planned Commercial Development [§418b.B].

§418b.D – SCR-HC - Senior Citizen Residential – Highway Commercial (Special Restrictions) Overlay District.

Description	Required (Planned Commercial)	Proposed (Lots)	Conforms
Tract Area (min.)	45 acres	83.56 acres	yes
Nonresidential Uses (min.)	10 acres	59.12 acres	yes
Developers Agreement ¹	yes		yes
Planned Development ²	yes		yes

¹ = The original application required a Developer's Agreement in accordance with §418b.D(3).

² = The original application provided professional testimony and a written narrative, "The Shoppes at Cross Keys Executive Summary," addressing §518b.A, Specific Intent and §512, Planned Development.

§418b.E(2) – SCR-HC - Senior Citizen Residential – Highway Commercial (Special Restrictions) Overlay District.

§416, Highway Commercial District - Phase 2 Final Master Site Plan and Alternate Plan

Description	Required	Proposed	Conforms
Lot size (min.)	20,000 sf	23.202 ac.	yes
Lot frontage (min.)			
Berlin – Cross Keys Road	80 ft.	102.04 ft.	yes
Atlantic City Expressway	80 ft.	1,098.52 ft.	yes
Lot depth (min.)	200 ft.	1,543.57 ft.	yes
Front yard (min.)			
Berlin – Cross Keys Road (D3)	75 ft.	≥ 569.6 ft.	yes
Atlantic City Expressway (D1)	75 ft.	≥ 89.6 ft.	yes
Side yard (min.) – D1 and D2	10 ft.	±680 ft.	yes
Rear yard (min.)	30 ft.	±408.67 ft. ¹	yes
Building Coverage (min.)	25%	±15.48% ¹	yes
Lot coverage (max.)	75%	±70% ¹	yes
Building Height (max.)	40 ft.	40 ft.	yes
Buffer			
Block 18501, Lot 2	25 ft.	25 ft.	yes
Existing Residential	25 ft.	25 ft.	yes

¹ = Scaled data.

PARKING AREA SETBACKS

Description	Required	Proposed	Conforms
Right-of-way (min.)			
Berlin – Cross Keys Road	25 ft.	±498 ft.	yes
Atlantic City Expressway	25 ft.	25 ft.	yes
Side Property Line (min.)	10 ft.	25 ft.	yes
Rear Property Line (min.)	10 ft.	±152 ft. ¹	yes
Parking (4.5 spaces per 1,000 sf) (207,368 sf +1,000) x 4.5	933 spaces	934	yes

¹ = Scaled data.

SIGN STANDARDS (FREE-STANDING)			
Description	Required	Proposed	Conforms
Number (max.) Berlin – Cross Keys Road	1	1	yes
Atlantic City Expressway	1	2	no*
Area (max.) - §426.R Berlin – Cross Keys Road (46+ MPH - nonresidential)	120 sf	±391 sf	no ¹
Sign #1 - Atlantic City Expressway (46+ MPH – residential) ¹	120 sf	±460 sf	no ¹
Sign #2 - Atlantic City Expressway (46+ MPH – residential)	120 sf	±185.75 sf	no*
Height (max.) - §426.R Berlin – Cross Keys Road	8 ft.	40 ft.	no ¹
Sign #1 - Atlantic City Expressway	8 ft.	50 ft.	no ¹
Sign #2 - Atlantic City Expressway (46+ MPH – residential)	8 ft.	35 ft.	no*
Letter size (min) - §426.R Berlin – Cross Keys Road	15 in.	< 15 in.	no ¹
Sign #1 - Atlantic City Expressway	15 in.	< 15 in.	no ¹
Sign #2 - Atlantic City Expressway (tenant signs)	15 in.	< 15 in.	no*
Property line setback Berlin – Cross Keys Road	15 ft.	≥15 ft.	yes
Sign #1 - Atlantic City Expressway	15 ft.	≥15 ft.	yes
Sign #2 - Atlantic City Expressway	15 ft.	7.5 ft.	no*
L.E.D Reader Board - §426.L(1) ²	N.P.	yes	no

¹ = Variance previously approved for ±493 sf by Planning Board Resolution #061139CP adopted May 08, 2007.

² = Variance previously approved for L.E.D Reader Board by Planning Board Resolution #111048PMFMSP adopted February 28, 2012.

* = 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.

IV. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist for preliminary and final major site plan.

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

We do not recommend waiving underlined comments

1. Four (4) copies of the Recycling Report. [Checklist #8].
 - a. The Application is revised to providing a Recycling Report.
2. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
3. Cross Sections. [Checklist #94].
4. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].

V. WAIVER COMMENTS

The Application as submitted requires a waiver from having to provide the following checklist requirements:

We do not recommend waiving underlined comments

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
 - a. The Board is advised the original approval included an Environmental Impact Statement as prepared by Langan Engineering & Environmental Services dated 12/04/06.
2. 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 Application is revised to providing the Langan Engineering & Environmental Services Response Letter dated 10/07/13, which indicates "no freshwater wetlands exist within the project area or are affected by the proposed development."*
3. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
 - a. The Board is advised the original approval included a Traffic Impact Study as prepared by Horner & Canter Associates dated 11/01/06.
4. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. [Checklist #22].
5. Locations of all existing structures within 200 feet of the tract [Checklist #34].
6. Environmental Constraints Map (See §519). [Checklist #108].

V. VARIANCE COMMENTS

§426, Signs – Sign Standards (Free-standing)

1. Number (Atlantic City Expressway: (2 Provided v.1 maximum allowed).
2. Area: (185.75 sf provided v. 120 sf maximum allowed).
3. Height: (35 ft. provided v. 8 ft. maximum allowed).
4. Letter size: (< 15" provided v. 15' minimum required).
 - a. The Applicant should provide testimony addressing if the proposed free-standing sign would comply with the letter size requirement or a variance is required.
 - i. The submitted sign plan does not address this requirement.
5. Setback: (7.5 ft. provided v. 15' minimum required).

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested residential district setback variance:

1. 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)).

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).

The Board is advised the following sign variances are approved by Planning Board Resolution #061139CP adopted May 08, 2007.

§426, Signs.

Free-standing signs

Berlin-Cross Keys Road

- 6. Area: (±391 sf provided v. 120 sf maximum allowed).
- 7. Height: (40 ft. provided v. 8 ft. maximum allowed).
- 8. Letter size: (< 16 in. provided v. ≥ 15 in. minimum required).

Atlantic City Expressway

- 9. Area: (±493 sf provided v. 120 sf maximum allowed).
- 10. Height: (50 ft. provided v. 8 ft. maximum allowed).
- 11. Letter size: (< 16 in. provided v. ≥ 15 in. minimum required).

Directory Sign

- 12. Height: (±6.86 ft. provided v. 6 ft. maximum allowed).

Awning Signs

- 13. Awning signs: (Provided v. Not Permitted).
 - a. Awning signs are not specifically list as permitted within the HC – Highway Commercial District.

Blade – Projecting Signs

- 14. Projecting signs: (Provided v. Not Permitted).
 - a. Projecting signs are not specifically list as permitted within the HC – Highway Commercial District.

Marquee Signs

- 15. Marquee signs: (Provided v. Not Permitted).

VII. PRELIMINARY/FINAL SITE PLAN DESIGN REVIEW COMMENTS

- 1. *The Application is revised providing a copy of the "First Amendment to Slope Easement" addressing the proposed rear parking within a slope easement as per §502.D, Easements/Restricted Covenants.*

NEW COMMENT

- a. The Applicant must provide a copy of the recorded "First Amendment to the Slope Easement."
- 2. *The plans are revised providing a detail of the trash enclosure for Retail Area "A" as per §510.L, Refuse/Recyclable Storage Area with the following notation.*
 - a. "The enclosure shall be of masonry construction with the exterior covering being compatible with the principal structure."

NEW COMMENT

- 3. The plans must be revised to provide a landscaping plan for the base of the proposed free-standing sign along the Atlantic City Expressway as per §426.R(11).

VIII. GENERAL REVIEW COMMENTS

NEW COMMENT

1. The Applicant must provide testimony addressing the purpose of the following notation:
 - b. "Existing pylon sign to be adjusted per sign drawings by Jones Sign."

IV. 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.*

X. RECOMMENDATIONS

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

Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: C Keys, LLC
Marc A. Citron, Esq.
Gregory Elko, PE
Edward F. Brennan, Esq.
Steven M. Bach, PE



BACH Associates, P C
ENGINEERS • ARCHITECTS • PLANNERS

November 5, 2013

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

Attn: Ken Lechner, Township Director / Planner

Re: The Shoppes at Cross Keys, Phase 2
Amended Preliminary and Final Site Plan.
C Keys, LLC
611 Cross Keys Road
Block 18501, Lot 12
Review No. 2
Bach Project No. GTPB-2012-2A

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 1/10/13.
- Township of Gloucester Land Development Submission Checklist, undated.
- Camden County Application package, dated 1-10-13.
- Resolution No. 111048PMFMSP
- Availability of Service letter from Aqua New Jersey, Inc. dated march 11, 2013
- Sign Plan prepared by Jones Signs, dated 1-3-13.
- Revised Storm Sewer System Calculations, The Shoppes at Cross Keys – Phase 2, prepared by Langan Engineering, dated September 19, 2013
- Recycling Report, the shoppes at Cross Keys, dated 1-10-13.
- First Amendment to Slope Easement

The Shoppes at Cross Keys, Phase 2
 Amended Preliminary and Final Site Plan.
 C Keys, LLC
 611 Cross Keys Road
 Block 18501, Lot 12
 Review No. 2
 Bach Project No. GTPB-2012-2A
 November 5, 2013
 Page 2 of 8

- Drawings entitled "Amended Preliminary and Final Site Plans for The Shoppes at Cross Keys, Phase 2, 611 Cross keys Road, Block 18501, Lot 12, Gloucester Township, Camden County, New Jersey", prepared by Langan Engineering:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 18	Title/Cover Sheet	None
2 of 18	As-Built Survey	3-6-09, 12-7-11
3 of 18	Phase 2 Demolition Plan	12-12-11, 1-10-13
4 of 18	Phase 2 Final Master Site Plan	12-12-11, 1-10-13
5 of 18	Phase 2 Truck Turn Plan	12-12-11, 1-10-13
6 of 18	Phase 2 Grading and Drainage Plan	12-12-11, 9-19-13
7 of 18	Phase 2 Storm Profiles	12-12-11, 9-19-13
8 of 18	Phase 2 SESC Plan	12-12-11, 9-19-13
9 of 18	Phase 2 SESC Details Plan	12-12-11, 9-19-13
10 of 18	Phase 2 Utility Plan	12-12-11, 9-19-13
11 of 18	Phase 2 Sanitary and Water Profiles	12-12-11, 9-19-13
12 of 18	Phase 2 Landscape Plan	12-12-11, 9-19-13
13 of 18	Phase 2 Landscape Notes & Details	12-12-11, 9-19-13
14 of 18	Phase 2 Lighting Plan	12-12-11, 9-19-13
15 of 18	Phase 2 Lighting Notes & Details	12-12-11, 9-19-13
16 of 18	Phase 2 Sanitary & Water Details	12-12-11, 9-19-13
17 of 18	Phase 2 Details	12-12-11, 9-19-13
18 of 18	Phase 2 Details	12-12-11, 9-19-13

SITE INFORMATION:

Owner/Applicant C Keys, LLC
 725 Conshohocken State Road
 Bala Cynwood, Pennsylvania 19004
 610-667-5800

PROJECT SUMMARY:

This application is for the construction of Phase 2 of the Shoppes at Cross Keys. Phase I has previously been constructed and consists of approximately 119,343 square feet of commercial retail/restaurant space. Phase 2 proposes two (2) commercial retail buildings totaling 85,000 square feet. Phase 2 received conditional Preliminary and Final Site Plan approval at a Planning Board meeting held on January 24, 2012. The plans submitted have been amended from the approved plans. It should be noted that the approved plans consisted of 55,840 square feet of commercial retail and the current plans consist of 85,000 square feet of commercial retail.

The Shoppes at Cross Keys, Phase 2
Amended Preliminary and Final Site Plan.
C Keys, LLC
611 Cross Keys Road
Block 18501, Lot 12
Review No. 2
Bach Project No. GTPB-2012-2A
November 5, 2013
Page 3 of 8

The project site is located on the northwest corner of Berlin – Cross Keys Road and the Atlantic City Expressway in the Township's Senior Citizen Residential Highway Commercial (SCR-HC) Overlay District. The applicant is seeking amended preliminary and final major site plan approval.

This review only addresses the impacts, deviations and site issues to the property that result from this amended application for Phase 2 of the Shoppes at Cross Keys. Improvements constructed in Phase 1, including site circulation, stormwater management and drainage systems have not been evaluated unless they have an impact on or are affected by the development of Phase 2.

WAIVERS:

The applicant has requested the following waivers:

1. Four (4) copies of the Environmental Impact Report (see §816).
2. Four (4) copies of the Traffic Impact Report (see §815).
3. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. It is noted that the submitted As-Built survey was updated on 12-7-11.
4. Location of all existing structures and their uses within 200 feet of the tract.
5. Environmental Constraints Map (see §815).

Our office has no objection to the above waivers being granted.

GENERAL:

1. Removal limits shall be shown on the Demolition Plan. All items to be demolished shall be removed from plans delineating proposed improvements. **Complies**
2. Our office recommends separation of overlapping text on the plans for clarity. **Complies**
3. The plans shall depict all ingress / egress locations within the proposed buildings. **Complies**
4. The applicant shall provide on the plans a calculation of building and impervious coverages on the plans and compare the results with building and impervious coverages of all previous approval(s). **Complies**



BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

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

5. Block and Lot numbers for adjoining lots shall be shown on all plans. **Complies**
6. All existing easements that effect Phase 2 development shall be shown on the as-built survey and delineated with bearings and distances. **Complies**
7. All signage and striping shall be in accordance with the Manual on Uniform Traffic Control Devices. Congress has recently adopted Federal regulation regarding traffic operations and traffic control devices. Specifically Title 23, Highways: Chapter 1 Federal Highway Administration: Subchapter G: Engineering and Traffic Operations: part 655: Subpart F: traffic control devices, 23 CFR 655.03(a). this states that:

"For the purpose of MUTCD applicability, open to public travel includes toll roads within shopping centers, parking lot areas, airports, sports arenas, and other similar business and/or recreation facilities that are privately owned but where the public is allowed to travel without access restrictions." **Complies**
8. **The Truck Turn Analysis Plan shall provide truck paths for the Loading and Fire Land in the rear of Building A. The building designations shall also be provided on this plan.**

PERFORMANCE STANDARDS (ARTICLE V):

A. Parking (Section 510) and Loading (Section 509)

1. The applicant shall provide testimony regarding parking requirements for the overall Shoppes at Cross Keys site to verify that sufficient parking will be provided or request any variances that may be necessary. **Complies**
2. A loading area shall be provided for Retail A building per Section 509.B. **The loading area provided does not appear to be accessible as shown on the plan. The proposed parking and trash enclosure may interfere with accessibility. The proposed truck turning information shall be shown on the plans as indicated in note No. 8 above.**
3. A refuse/recycle area shall be provided for Retail A building per Section 510.L. **Complies**
4. The applicant is proposing parking and other improvements within the limits of a slope easement (Camden County Deed Book 4533, Page 872) located along the Atlantic City Expressway. Our understanding is that this easement is to the benefit of the Atlantic City Expressway Authority (now the South Jersey Transportation Authority).

Therefore, the applicant must demonstrate that the Atlantic City Expressway Authority has granted approval of the proposed development within their easement. If the applicant is unable to provide such proof of approval then the development as proposed would be significantly effected. **A draft agreement with South Jersey Transportation Authority. A final executed document shall be provided.**

5. The applicant shall address the removal of existing handicap parking spaces and relocate these spaces in accordance with ADA regulations. **Additional handicap parking spaces shall be provided closer to the proposed building entrances to be more in compliance with ADA requirements.**
6. The pavement saw-cut line shall be shown on all plans as to clearly delineate the pavement to be removed.
7. **The width of proposed loading area for Retail Building A shall be shown on the plans.**

B. Sidewalks/Curbs (Section 516)

1. The plans shall indicate the width of all curbed islands. **Complies**

C. Stormwater Management (Section 517)

1. It is recommended that a sediment bay be constructed within the existing detention basin during Phase 2 construction. The sediment bay would then be removed upon site soil stabilization post construction. **Complies**
2. The invert elevation for CB-6C as shown on the profile does not match the invert elevation shown on the Grading Plan. The plans shall be revised. **No longer applicable**
3. The storm sewer pipe shown between CB-6B and Doghouse CB-6A as shown on the profile does not match the slope shown on the Grading Plan. The plans shall be revised. **No longer applicable**

D. Utilities (Section 518)

1. All existing and proposed easements that effect Phase 2 development shall be shown on the Utility Plan. **Complies**

2. The applicant shall confirm the removal and/or relocation of the existing water main currently shown within Phase 2. As the existing water main is owned by AQUA NJ and the associated easement is to benefit Aqua NJ, the applicant shall demonstrate the approval and relocation of the water main, AQUA NJ's requirements for new easements, and AQUA NJ's approval to extinguish all or part of the existing easement. We defer to Aqua NJ regarding requirements of removal and/or relocation. **The applicant will comply**
3. The applicant shall verify minimum separation between water and sanitary sewer mains and the building foundations. We defer to Aqua NJ and the Gloucester Township MUA regarding the specific minimum separation. **Complies**
4. Our office recommends a minimum separation of ten feet (10') between the building and the existing storm sewer piping. **Complies**
5. The applicant shall provide documentation demonstrating that the proposed Phase 2 development is consistent with the existing New Jersey Department of Environmental Protection Treatment Works Approval and Bureau of Safe Drinking Water approvals for the Shoppes at Cross Keys Development. We defer to the Gloucester Township MUA and Aqua NJ. **The applicant will comply**

E. Grading (Section 506)

1. The Grading Plan shall provide proposed spot elevations for all pc's and pt's of curbed islands. **Complies**
2. The Grading Plan shall provide existing spot elevations for all adjacent curbed islands. **Complies**
3. Proposed spot elevations shall be provided at the exterior of all door locations. **Complies**
4. All existing and proposed spot elevations shall be relocated on the plans as to be legible. **Complies**
5. Additional existing and proposed spot elevations shall be shown in all areas of accessible parking to verify compliance with ADA standards. **Complies**
6. Additional spot elevations shall be shown in the southern most area of the proposed parking area as there appears to be a low lying area that may be subject to ponding. **Complies**

7. The grading in the proposed drive aisle where building A and B meet appears to create a low point along the curb line and may be subject to ponding. The plans shall be revised accordingly. ***Complies***
8. **The proposed curbed island across from Retail Building B and closest to the entrance drive is flat and may not drain around the island as designed. The plans shall be revised.**

F. Landscaping and Buffering (Section 507) and Lighting (Section 508)

1. The applicant shall verify that the installation of plant materials is permissible within the slope easement along the Atlantic City Expressway (see Comment A.4. above).
2. Our office recommends that additional buffer plantings be shown on the plans along the Atlantic City Expressway. We defer to the Township Planner.
3. 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.
4. In accordance with Section 508-F.4, all landscaped areas shall be equipped with an underground irrigation system.

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 Marshall
3. Camden County Soil Conservation District
4. Gloucester Township Municipal Utilities Authority
5. Aqua NJ
6. New Jersey Department of Environmental Protection
7. South Jersey Transportation Authority
8. New Jersey Department of Transportation
9. Any other as may be necessary

The Shoppes at Cross Keys, Phase 2
Amended Preliminary and Final Site Plan.
C Keys, LLC
611 Cross Keys Road
Block 18501, Lot 12
Review No. 2
Bach Project No. GTPB-2012-2A
November 5, 2013
Page 8 of 8

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.

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

Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq. (PB Solicitor)
C Keys, LLC, Applicant
Marc Citron, Esq., Applicant's Attorney
Gregory M. Elko, PE, Applicant's Engineer

S:\GTPB2012 Gloucester Twp PBV-2A C Keys LLC (Amended)\Docs\GTPB2012-2A The Shoppes at Cross Keys Review No 2, 11-5-13.doc

October 7, 2013

Via Hand Delivery

Ken Lechner
Township Director/Planner
Township of Gloucester
1261 Chews Landing Road
Blackwood, NJ 08012

OCT 07 2013

**Re: The Shoppes at Cross Keys, Phase 2
Amended Preliminary and Final Site Plan
C Keys, LLC
611 Cross Keys Road
Block 18501, Lot 12
Township Application Number 111048PMFMSPa#2
Escrow #6520**

Dear Mr. Lechner:

Enclosed please find the following documents for the above referenced application:

1. Twelve (12) sets of plans titled "Amended Preliminary and Final Site Plans for The Shoppes at Cross Keys – Phase 2" last revised 9/13/13;
2. Twelve (12) copies of a memo titled "Revised Storm Sewer System Calculations" dated 9/13/13;
3. Twelve (12) copies of Drawing 20755 titled "Double Face Illuminate Pylon Sign" prepared by Jones Sign;
4. Twelve (12) copies of the Recycling Report;
5. Twelve (12) copies of a letter from Aqua NJ dated March 11, 2013;
6. Twelve (12) copies of an agreement between South Jersey Transportation Authority (SJTA) and C Keys LLC which permits the proposed improvements in the existing SJTA slope easement along the Atlantic City Expressway;
7. A check in the amount of \$3,670.00 payable to the Township of Gloucester for the escrow fee.

The applicant for The Shoppes at Cross Keys, Phase 2 has received comment letters from Bach Associates, Inc. dated 1/17/13 and The Township of Gloucester dated 1/18/13. Below please find our responses to the comments in those letters.

Also, please be aware that a resubmission of plans has been made under separate cover letter to the Camden County Planning Board, who still has maintained our application as "active". We have provided a copy of this cover letter to the Township.

Bach Associates Comment Letter dated 1/17/2013

REVIEW COMMENTS

General:

1. Removal limits shall be shown on the Demolition Plan. All items to be demolished shall be removed from plans delineating proposed improvements.

Response: Removal limits have been delineated on Drawing 16.01.

2. Our office recommends separation of overlapping text on the plans for clarity.

Response: Text has been adjusted for clarity.

3. The plans shall depict all ingress and egress locations within the proposed buildings.

Response: Ingress and egress location are delineated for both proposed retail buildings. A note has also been added to Final Master Site Plan, Drawing 20.01 stating the ingress and egress locations shown are approximate and exact locations are to be based on final Architectural Plans for each individual retail tenant.

4. The applicant shall provide on the plans a calculation of building and impervious coverages on the plans and compare the results with building and impervious coverages of all previous approval(s).

Response: A building and impervious coverage table has been added on Drawing 20.01 to compare proposed impervious on this site plan versus coverages of all previous approvals.

5. Block and Lot numbers for adjoining lots shall be shown on all plans.

Response: Block and Lot numbers for all adjoining lots has been added to the plan set.

6. All existing easements that effect Phase 2 development shall be shown on the as-built survey and delineated with bearings and distances.

Response: All easements delineated with bearings and distances have been added to as-built survey plan.

7. All signage and striping shall be in accordance with the Manual on Uniform Traffic Control Devices. Congress has recently adopted Federal regulation regarding traffic operations and traffic control devices. Specifically Title 23, Highways: Chapter 1 Federal Highway Administration: Subchapter G: Engineering and Traffic Operations: part 655: Subpart F: traffic control devices, 23 CFR 655.03(a). this states that:

"For the purpose of MUTCD applicability, open to public travel includes toll roads within shopping centers, parking lot areas, airports, sports arenas, and other similar business and/or recreation facilities that are privately owned but where the public is allowed to travel without access restrictions."

Response: A note has been added to Final Master Site Plan Drawing 20.01 that references this section in the Manual of Uniform Traffic Control Devices.

Performance Standards:

A. Parking (Section 510) and Loading (Section 509)

1. The applicant shall provide testimony regarding parking requirements for the overall Shoppes at Cross Keys site to verify that sufficient parking will be provided or request any variances that may be necessary.

Response: Testimony to verify the amount of parking will be provided. It should be noted that the zoning requirement of 4.5 spaces per 1000 sf of GFA, which requires a total of 934 spaces for the overall shopping center, has been provided.

2. A loading area shall be provided for Retail A building per Section 509.8.

Response: A loading area has been delineated at the rear of Retail A.

3. A refuse/recycle area shall be provided for Retail A building per Section 510.L.

Response: A Refuse/Recycle area has been provided at the rear of the Retail A building.

4. The applicant is proposing parking and other improvements within the limits of a slope easement (Camden County Deed Book 4533, Page 872) located along the Atlantic City Expressway. Our understanding is that this easement is to the benefit of the Atlantic City Expressway Authority (now the South Jersey Transportation Authority). Therefore, the applicant must demonstrate that the Atlantic City Expressway Authority has granted approval of the proposed development within their easement. If the applicant is unable to provide such proof of approval then the development as proposed would be significantly effected.

Response: A copy of the approval from the South Jersey Transportation Authority is enclosed.

5. The applicant shall address the removal of existing handicap parking spaces and relocate these spaces in accordance with ADA regulations.

Response: Handicap parking spaces have been relocated in accordance with ADA regulations.

6. The pavement saw-cut line shall be shown on all plans as to clearly delineate the pavement to be removed.

Response: A pavement sawcut line has been added to grading and drainage plan Drawing 21.01.

B. Sidewalks/Curbs (Section 516)

1. The plans shall indicate the width of all curbed islands.

Response: Dimensions have been provided on Drawing 20.01 for proposed curb islands.

C. Stormwater Management (Section 517)

1. It is recommended that a sediment bay be constructed within the existing detention basin during Phase 2 construction. The sediment bay would then be removed upon site soil stabilization post construction.

Response: A sediment forebay already exists in the existing detention basin; the plans have been revised to re-construct the sediment forebay within the basin as indicated.

2. The invert elevation for CB-6C as shown on the profile does not match the invert elevation shown on the Grading Plan. The plans shall be revised.

Response: Storm sewer pipe in this location has been reconfigured, this invert is no longer applicable.

3. The storm sewer pipe shown between CB-6B and Doghouse CB-6A as shown on the profile does not match the slope shown on the Grading Plan. The plans shall be revised.

Response: Storm sewer pipe in this location has been reconfigured, this invert is no longer applicable.

D. Utilities (Section 518)

1. All existing and proposed easements that effect Phase 2 development shall be shown on the Utility Plan.

Response: Proposed and existing utility easements have been added to the utility plan.

2. The applicant shall confirm the removal and/or relocation of the existing water main currently shown within Phase 2. As the existing water main is owned by AQUA NJ and the associated easement is to benefit Aqua NJ, the applicant shall demonstrate the approval and relocation of the water main, AQUA NJ's requirements for new

easements, and AQUA NJ's approval to extinguish all or part of the existing easement. We defer to Aqua NJ regarding requirements of removal and/or relocation.

Response: The applicant is in the process of coordinating approvals with Aqua NJ. A copy of the will-serve letter dated March 11, 2013 is enclosed for your information.

3. The applicant shall verify minimum separation between water and sanitary sewer mains and the building foundations. We defer to Aqua NJ and the Gloucester Township MUA regarding the specific minimum separation.

Response: The water and sewer design has been revised based on Aqua NJ and Gloucester Township MUA requirements.

4. Our office recommends a minimum separation of ten feet (10') between the building and the existing storm sewer piping. .

Response: Storm sewer pipe has been relocated so that storm sewer mains are 10' or greater from proposed buildings.

5. The applicant shall provide documentation demonstrating that the proposed Phase 2 development is consistent with the existing New Jersey Department of Environmental Protection Treatment Works Approval and Bureau of Safe Drinking Water approvals for the Shoppes at Cross Keys Development. We defer to the Gloucester Township MUA and Aqua NJ.

Response: The applicant is coordinating with Aqua NJ and Gloucester Township MUA on the water and sanitary sewer approvals.

E. Grading (Section 506)

1. The Grading Plan shall provide proposed spot elevations for all pc's and pt's of curbed islands.

Response: Proposed spot elevations have been added to Grading Plan.

2. The Grading Plan shall provide existing spot elevations for all adjacent curbed islands.

Response: Existing spot elevations on adjacent curb islands have been added to the Grading Plan.

3. Proposed spot elevations shall be provided at the exterior of all door locations.

Response: Spot elevations have been provided at all exterior door locations.

4. All existing and proposed spot elevations shall be relocated on the plans as to be legible.

Response: Spot elevations have been adjusted for clarity.

5. Additional existing and proposed spot elevations shall be shown in all areas of accessible parking to verify compliance with ADA standards.

Response: Additional spot elevations have been provided at the ADA accessible parking areas.

6. Additional spot elevations shall be shown in the southern most area of the proposed parking area as there appears to be a low lying area that may be subject to ponding.

Response: A curb cut and an inlet has been provided in this low area to address the low lying area.

7. The grading in the proposed drive aisle where building A and B meet appears to create a low point along the curb line and may be subject to ponding. The plans shall be revised accordingly.

Response: The plans have been revised to address this issue.

F. Landscaping and Buffering (Section 507) and Lighting (Section 508)

1. The applicant shall verify that the installation of plant materials is permissible within the slope easement along the Atlantic City Expressway (see Comment A.4. above).

Response: A copy of the approval from the South Jersey Transportation Authority is enclosed.

2. Our office recommends that additional buffer plantings be shown on the plans along the Atlantic City Expressway. We defer to the Township Planner.

Response: See our responses below to the Township planner's letter.

3. 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.

Response: A note has been added to Drawing 24.02, note #29.

4. In accordance with Section 508-FA, all landscaped areas shall be equipped with an underground irrigation system.

Response: The applicant requests a waiver from the requirement to provide an irrigation system. The plant material selected for this site is either native or otherwise adapted. As such it has evolved to grow within the hydrologic conditions present in the area. Therefore, after the plant material has become fully established with normal maintenance as required per township standards, which is approximately one year, it will no longer need supplemental irrigation and a permanent irrigation system is not required.

5. In accordance with Section 508-FA, light shields are required to achieve a maximum of 0.25 foot-candles at any property line or right-of-way.

Response: The site lighting has been revised such that a maximum of 0.25 foot candles occurs along the Atlantic City Expressway right of way line. Regarding the common property line between the subject property and the commercial properties along Cross Keys Road, the original application was approved with illumination levels exceeding 0.25 foot-candles along this property line; the current application maintains similar illumination levels as those that were previously approved.

Township of Gloucester Comment Letter dated 1/18/2013

REVIEW COMMENTS

A. Checklist Comments:

1. Four (4) copies of the Recycling Report. [Checklist #8].
 - a) The Applicant should provide testimony and details with the Refuse/Recyclable Storage Area regarding management of recyclables.

Response: The Recycling Report was included in the original submission and is included with this submission.

B. Waiver Comments:

2. 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 should provide professional testimony addressing freshwater wetlands, if any.

Response: No freshwater wetlands exist within the project area or are affected by the proposed development.

C. Preliminary/Final Site Plan Design Review Comments:

1. The Applicant must provide professional testimony addressing the proposed rear parking within a slope easement as per §502.D, Easements/Restricted Covenants.

Response: A copy of the approval from the South Jersey Transportation Authority is enclosed.

2. The plans must be revised providing a detail of the trash enclosure for Retail Area "A" as per §510.L, Refuse/Recyclable Storage Area with the following notation.

a) "The enclosure shall be of masonry construction with the exterior covering being compatible with the principal structure."

Response: A Refuse/Recycle area has been provided at the rear of Retail A building and a detail added to the plans.

D. 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.

Response: Acknowledged

E. Recommendations:

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

Response: See our comment above.

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.

Response; Acknowledged; an escrow fee is enclosed.

If you have any questions regarding the above, feel free to contact me.

Sincerely,

Langan Engineering and Environmental Services, Inc.



Gregory Elko, P.E., LEED® AP
Executive Vice President

Enclosure(s): As noted

cc: Andrew Levecchia, AIC, PP, Camden County Division of Planning
Mark Curcio and Phil Donnelly, Stoltz Management
Marc Citron, Esq., Saul Ewing, LLP
Chris MacIntyre, Langan

NJ Certificate of Authorization No: 24GA27996400

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Aqua New Jersey, Inc.
10 Black Forest Road
Hamilton, NJ 08691

T: 609.587.5406
F: 609.587.0689
www.aquanewjersey.com

October 25, 2013

Township of Gloucester
Planning Board
PO Box 8
Blackwood NJ 08012

RE: Availability of Service
Block 18501, Lot 12
Gloucester Township, Camden County

Dear Sir:

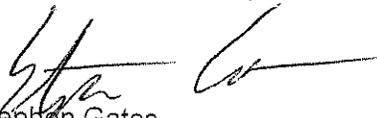
Aqua New Jersey, Inc. is franchised to supply water utility service to the above referenced project/property and is willing to provide service. At the present time, we are unaware of any moratorium or restriction on new water service connections in Gloucester Township.

This project requires an extension of the water distribution system.

Please note, this Will-Serve letter is for the Planning Board's purposes only. Though Aqua New Jersey, Inc. is willing and able to serve the property in question, no water will be reserved for this project until the Applicant has contacted Aqua New Jersey, Inc. directly.

If you have any questions, please feel free to call on me.

Sincerely,
AQUA NEW JERSEY, INC.


Stephen Gates
Engineering Tech

cc file



Bint 1

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**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

(Informal review escrow #)

DATE: 10/7/13

APPLICATION No: 111048PMFMSP a #3

APPLICANT: THE SHOPPES @ CROSS KEYS - PHASE II

PROJECT No: 6520

BLOCK(S): 18501 Lot: 12 Zoned : BP HC-SCR Overlay District

LOCATION: 611 Berlin Cross Keys Road

APPLICATION: Expansion of Existing Commercial Center Amended Preliminary
& Final Major Site review of Phase 2 Retail A & Retail B

TRANSMITTAL TO:

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

PURPOSE OF TRANSMITTAL: For Review

- For Your Review
- For Your Files.

ENCLOSED:

- Preliminary & Final Major Site Plans Revised
- Overall Site Signage Location Plan
- Application, Checklist
- Site Signage Exhibit
- Pylon Signage Photo Study
- 1 Copy - Road Improvements
- 1 Copy - Operational Statement
- 1 Copy - Drainage Calculations
- Recycling Report

Variance Plan

Bulk (C) Variance

Use Variance (D)

Signature

OK JGA Bids 10-2-13

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

(Informal review escrow #)

DATE: 10/7/13

APPLICATION No: 111048PMFMSP a #3

APPLICANT: THE SHOPPES @ CROSS KEYS - PHASE II

PROJECT No: 6520

BLOCK(S): 18501 Lot: 12 Zoned : BP HC-SCR Overlay District

LOCATION: 611 Berlin Cross Keys Road

APPLICATION: Expansion of Existing Commercial Center Amended Preliminary
& Final Major Site review of Phase 2 Retail A & Retail B

TRANSMITTAL TO:

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

PURPOSE OF TRANSMITTAL: For Review

- For Your Review
 For Your Files.

ENCLOSED:

- Preliminary & Final Major Site Plans Revised
- Overall Site Signage Location Plan
- Application, Checklist
- Site Signage Exhibit
- Pylon Signage Photo Study
- 1 Copy - Road Improvements
- 1 Copy - Operational Statement
- 1 Copy - Drainage Calculations
- Recycling Report

Variance Plan

Bulk (C) Variance

Use Variance (D)

Signature

*No Issues. Would Be Concerned
ABOUT TYPES OF TENANTS + USES
FOR THIS AREA, DUE TO LOCATION + SIZE.*

[Handwritten Signature] Assessor 10/7/13



GLOUCESTER TOWNSHIP POLICE

TRAFFIC SAFETY UNIT

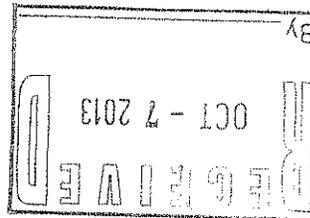
SITE PLAN REVIEW

Application #111048PMFMSPa #3 Shoppes @ Cross Keys Phase II Block: 18501 Lot:12

- 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:

No issues with site plan but Police Department is still requesting application of 81-35 for the site. Application is attached.



Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____

Date Submitted: 10/7/13

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: January 7, 2013

APPLICATION No: #111048PMFMSPa#2

APPLICANT THE SHOPPES @ CROSS KEYS- Phase II

PROJECT No # 6520

BLOCK(S): 18501

Lot(S): 12

Zoned: BP HC-SCR Overlay District

LOCATION: 611 Berlin Cross Keys Road, Sickierville,

TRANSMITTAL TO:

- | | | |
|-------------------------------------------------------|----------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Township Engineer | <input type="checkbox"/> Board Planner | <input type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> Camden County Planning Board | <input type="checkbox"/> Traffic Officer | <input checked="" 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 8 |
| <input type="checkbox"/> Taxes | <input type="checkbox"/> Construction | |

STATUS OF APPLICATION:

Expansion of Existing Commercial Center

Application: Amended Preliminary/Final Site Plan Approval of Phase 2

Retail A – Phase II 35,000 sq. ft. total, Retail B 50,000 sq. ft. & removal of 19 spaces in Phase 1 lot

PURPOSE OF TRANSMITTAL:

- For Your Review. **ASAP**
- For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps, 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Revised Minor Subdivision Plan
- 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
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps, 1 Twp. App.
- 1 Copy - Amended Preliminary & Final Site Plan of Phase II, County App, Twp App.
- 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/Pylon Sign Plan

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

**REVIEWED WITHOUT COMMENT
GLOU. TWP. FIRE DIST. # 5**

FIRE MARSHALL

Signature

Township Resolution

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING A PRELIMINARY AND FINAL MAJOR SITE PLAN
APPROVAL WITH BULK VARIANCES FOR C KEYS, LLC
APPLICATION NO: 111048PMFMSP**

WHEREAS, on January 24, 2012 consideration was given to the application of C Keys, LLC (hereinafter "Applicant") for the property located at Block 18501, Lot 12 (hereinafter "the Property") for preliminary and final major site plan and bulk variances for the construction of Phase II of the Shoppes at Cross Keys; and

WHEREAS, the Applicant has obtained the Property from a prior owner who had previously made application to the Gloucester Township Planning Board (hereinafter "the Board") and was granted approval for final major site plan as set forth more fully in Gloucester Township Planning Board Resolution # 061139CP adopted May 8, 2007. At the time of the prior application, two phases were proposed for the development of the Property; and

WHEREAS, the Applicant is appearing before the Board proposing an amendment to Phase II of the development of the Property to provide for two alternatives to development of Phase II of construction; and

WHEREAS, Marc Citron, Esquire appeared on behalf of the Applicant and Mark Curcio, a representative for the Applicant and Kristin Holmes, P.E., the Applicant's engineer, testified in support of the application. Mr. Citron presented the application for site plan, indicating that in order to attract tenants to the Property for Phase II of development the Applicant was proposing two separate Phase II site plans. Proposal 1, marked into evidence as Exhibit A-1, is a proposal for three (3) freestanding buildings and is suited for office or restaurant space. Proposal 2, marked into evidence as Exhibit A-2, proposes one (1) freestanding building. Ms. Holmes provided further testimony regarding the proposals and testified that both proposals are for fewer square feet of improvements than originally proposed and as such the analysis regarding parking, impervious coverage, circulation and loading remain the same as originally approved and the proposals will not burden the Property or surrounding properties more than the original application and approvals; and

WHEREAS, the Applicant provided testimony regarding the proposed signage and submitted into evidence Exhibit A-3, a drawing of the proposed signage. The Applicant testified that the proposed signage would have an LED element within the existing signage and the Applicant is requesting variances for bulk requirements of signage for the use of LED on the signs currently located on the Atlantic City Expressway and Berlin-Cross Keys Road, which is not permitted in the ordinance. The Applicant further testified they would comply with any and all Federal, State, County or other governmental regulations concerning the use of LED signs, specifically with regard to copy change and speed. The Applicant had no objection to working with the Township to include information regarding Township events on the LED signage.

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: BP and SCR-HC Overlay
2. Intended Use: Construction of Phase II of the Shoppes at Cross Keys which provides for retail, office and restaurant space on the Property.
3. The application implicates the following provisions of the ordinance:
 - a. Planned Commercial Development is an accepted use in the SCR-HC district.
 - b. LED Signage is not permitted in any zoning district.

SCR-HC – Senior Citizen Residential – Highway Commercial (Special Restrictions) Overlay District [§418b.D]:

Description	Required (Planned Commercial)	Proposed (Lots)	Conforms
Tract Area (min.)	45 acres	83.56 acres	yes
Nomresidential uses (min.)	10 acres	59.12 acres	yes
Developers Agreement ¹	yes		yes
Planned Development ²	yes		yes

¹ = The original application required a Developer's Agreement in accordance with §418b.D(3)

² = the original application provided professional testimony and a written narrative "The Shoppes at Cross Keys Executive Summary," addressing §518b.A, Specific Intent and §512, Planned Development.

SCR-HC – Senior Citizen Residential – Highway Commercial (Special Restrictions) Overlay District [§418b.E(2)]:

§416, Highway Commercial District – Phase 2 Final Master Site Plan and Alternate Plan

Description	Required	Proposed	Conforms
Lot size (min.)	20,000 sf	23,202 acres	yes
Lot frontage (min.) Berlin – Cross Keys Rd.	80 ft.	102.04 ft.	yes

Atlantic City Expressway	80 ft.	1,098.52 ft.	yes
Lot depth (min.)	200 ft.	1,543.57 ft.	yes
Front yard (min.)			
Berlin – Cross Keys Rd. (D3)	75 ft.	≥ 569.6 ft.	yes
Atlantic City Expressway (D1)	75 ft.	≥ 89.6 ft.	yes
Side yard (min.) – D1 and D2	10 ft.	± 680 ft.	yes
Rear yard (min.)	30 ft.	±408.67 ft. ¹	yes
Building coverage (max.)	25%	±15.48% ¹	yes
Lot coverage (max.)	75%	±70% ¹	yes
Building height (max.)	40 ft.	40 ft.	yes
Buffer			
Block 18501, Lot 2	25 ft.	25 ft.	yes
Existing residential	25 ft.	25 ft.	yes

¹ = Scaled data

PARKING AREA SETBACKS

Description	Required	Proposed	Conforms
Right-of-way (min.)			
Berlin – Cross Keys Rd.	25 ft.	±498 ft.	yes
Atlantic City Expressway	25 ft.	25.6 ft.	yes
Side property line (min.)	10 ft.	25 ft.	yes
Rear property line (min.)	10 ft.	±152 ft. ¹	yes
Parking (4.5 spaces per 1,000 sf) (156,428 sf / 1,000) x 4.5	704 spaces	966	yes

¹ = Scaled data

- The following variances are approved by Planning Board Resolution #061139CP adopted May 08, 2007.

SIGN STANDARDS (FREE-STANDING)

Description	Required	Proposed	Conforms
Number (max.)			
Berlin – Cross Keys Rd.	1	1	yes
Atlantic City Expressway	1	1	yes
Total	2	2	yes
Area (max.) - §513.R			
Berlin – Cross Keys Rd. (46+ MPH – nonresidential)	120 sf	± 391 sf	no ¹
Atlantic City Expressway (46+ MPH – residential)	120 sf	± 460 sf	no ¹
Height (max.) - §513.R			
Berlin – Cross Keys Rd.	8 ft.	40 ft.	no ¹
Atlantic City Expressway	8 ft.	50 ft.	no ¹
Letter size (min.) - §513.R			
Berlin – Cross Keys Rd.	15 in.	< 16 in.	no ¹
Atlantic City Expressway	15 in.	< 16 in.	no ¹
Property line setback			
Berlin – Cross Keys Rd.	15 ft.	≥ 15 ft.	yes
Atlantic City Expressway	15 ft.	≥ 15 ft.	yes
L.E.D. Reader Board - §513.L(1)	N.P.	yes	no*

- 1 = Variance previously approved by Planning Board Resolution #001139CP adopted May 08, 2007.
- * = Variance required.

4. The Board Planner reviewed the following plans:
- a. Land Development Application Form, checklist and Affidavit of Ownership, dated 12/15/2011.
 - b. Langan Engineering & Environmental Services Transmittal letter dated 12/15/2011.
 - c. Storm Sewer System Calculations, as prepared by Langan Engineering & Environmental Services dated 12/12/2011.
 - d. New Electronic Message Center & tenant Cabinet signage, as prepared by Jones Sign comprising one (1) sheet dated 08/29/2011.
 - e. Site plan, as prepared by Langan Engineering & Environmental Services consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date/Latest Revision</u>
1 00.01	Cover sheet	12.04.2006 / 11.08.2007
2 AB-1	As-Built Survey	
3 20.00	Phase 2 Final Master Site Plan	12.04.2006 / 11.08.2007
4 20.10	Phase 2 Truck Turn Analysis & Pavement Plan	12.04.2006 / 07.09/2007
5 21.01	Phase 2 Grading and Drainage Plan	12.04.2006 / 10.24.2007
6 21.10	Phase 2 Storm Profiles	12.04.2006 / 10.24.2007
7 22.01	Phase 2 Erosion & Sediment Control Plans	12.04.2006 / 09.13.2007
8 22.10	Phase 2 Erosion & Sediment Control Details	12.04.2006 / 09.13.2007
9 23.01	Phase 3 Utility Plan	12.04.2006 / 10.24.2007
10 23.10	Phase 2 Sanitary Sewer and Water Profiles	12.04.2006 / 10.24.2007
11 24.01	Phase 2 Landscaped Plan	07.09.2007 / 10.24.2007
12 24.02	Phase 2 Landscaped Notes & Details	07.09.2007 / 10.24.2007
13 25.01	Lighting Plan	12.04.2006 / 10.24.2007
14 25.02	Lighting Notes & Details	12.04.2006 / 10.24.2007
15 27.01	Water and Sanitary Sewer Details	
16 27.02	Details	
17 27.03	Details	
18 Alt 20.01	Phase 2 Alternate Final Master Site Plan	
19 Alt 21.01	Phase 2 Alternate Grading and Drainage Plan	12.04.2006 / 10.24.2007
20 Alt 21.10	Phase 2 Alternate Storm Profiles	12.04.2006 / 10.24.2007
21 Alt 22.01	Phase 2 Alternate Erosion and Sediment Control Plan	12.04.2006 / 09.13.2007
22 Alt 23.01	Phase 2 Alternate Utility Plan	12.04.2006 / 10.24.2007
23 Alt 23.10	Phase 2 Alternate Sanitary Sewer and Water Profiles	12.04.2006 / 10.24.2007
24 Alt 24.01	Phase 2 Alternate Landscape Plan	07.09.2007 / 10.24.2007
25 Alt 25.01	Phase 2 Alternate Lighting Plan	12.04.2006 / 10.24.2007
26 Alt 25.02	Phase 2 Alternate Lighting Notes & Details	12.04.2006 / 10.24.2007

5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated January 18, 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.

6. The applicant will comply with the Gloucester Township Police Traffic Safety Unit Site Plan Review letter dated January 4, 2012 and the requirements of submitting an Ordinance 81-35 application.
7. The applicant will comply with the letter of the Gloucester Township Municipal Utilities Authority dated December 21, 2011 requiring submission of a Form "F" application for sewer availability.
8. The Board Engineer, Elissa C. Commins, P.E., P.P., C.M.E., of Birdsall Services Group, Inc., reviewed the following plans:
 - a. Amended Preliminary and Final Site Plan for Shoppes at Cross Keys, Phase 2, dated 12/12/2011 as prepared by Langan Engineering & Environmental Services;
 - b. A rendering representing revisions to the existing pylon sign for the site, consisting of one (1) sheet, dated 08/29/2011 as prepared by Jones Sign; and
 - c. Storm Sewer Calculations dated 12/12/2011 as prepared by Langan Engineering & Environmental Services.
9. The Board Engineer issued a report dated January 5, 2012 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval. The Applicant did continue their request for waiver from the requirements of Paragraph 6, subsection d., regarding exceeding the lighting limit at the property line or right of way as the lighting provides additional lighting to the adjacent drive aisle.
10. After substantial discussion as a condition of approval the applicant has agreed as follows:
 - (a) In construction of the proposed building facing the Atlantic City Expressway, the Applicant has agreed to utilize the same materials and façade for the rear of the property to have an attractive look consistent around the building.
 - (b) The Applicant has agreed to comply with any Federal, State or other governmental requirements regarding copy change and speed on the LED sign. The Applicant further agrees to work with the Township to provide governmental access to the LED sign for public events.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that C Keys, LLC application for 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 Marshal, 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 Mr. Moffa to approve the Preliminary and Major Site Plan and Bulk Variances regarding the LED signage 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
Mr. DelDuke	x	
Mr. Jones	x	
Mr. Mercado	x	
Mr. Moffa	x	
Mrs. Washington	x	
Mr. Pillo	x	
Mr. Guevera	x	
Chairman Kricun	x	

ATTEST:

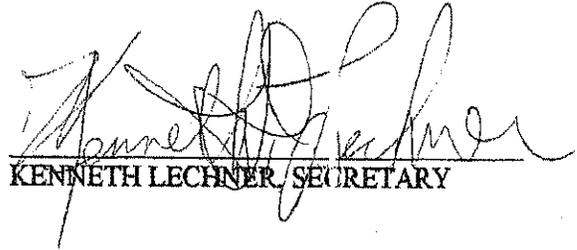

 KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
 PLANNING BOARD:


 ANDREW KRICUN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 28th day of February, 2012.



KENNETH LECHNER, SECRETARY



Township Of Gloucester
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 228-4000
Fax (856) 232-6229

Community Development & Planning
Kenneth D. Lechner, Planning Board Secretary

DECISION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD

Take notice, on the 24th day of January, 2012, The Township Planning Board approved the application subject with conditions for Preliminary and Final Major Site Plan with Bulk Variances for C Keys, LLC; Application # 111048PMFMSP. The property is located at Block: 18501, Lots: 12 in a BP & SCR-HC Overlay Zone. This request has been memorialized by resolution of the Gloucester Township Planning Board on February 28, 2012.

The resolution, application, and plans are on file with the Planning Board Secretary of the Township of Gloucester and may be reviewed during normal hours at the Gloucester Township Municipal Building, located 1261 Chews Landing Clementon Road, Laurel Springs, NJ .

**Kenneth D. Lechner, PP, AICP
Planning Board Secretary**

KDL/ dmb