

**Township of Gloucester
Planning Board Agenda
November 25, 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 – September 9, 2014

Minutes for Memorialization – October 28, 2014

APPLICATIONS FOR REVIEW

**Wawa, Inc.
#041083FSPM-A2**

**Minor Site Plan
Block: 14008 Lot: 2
Location: 2700 Sicklerville Rd.
Minor Modification to Gasoline
& Diesel Fuel Pump**

**Senior Housing Campus II
#101022MPSP**

**Request for Extensions
Minor Subdivision/Preliminary
Site (Granted 2010)
Block: 12301/4
Location: 405 Woodbury
Turnersville Road**

Ordinance O-14-18

**Glen Oaks Redevelopment Plan
To Establish The Business Park
Overlay Zone 40A:12A-1ET SEQ**

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, September 9, 2014

The meeting was called to order. The Secretary, Mr. Lechner, read the commencement statement.

Roll Call:

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

Also present is Edward Brennan, Esq. who swore in the Board professional, Kenneth D. Lechner, PP, AICP, Board Planner, were qualified as experts.

Minutes for memorialization

Mr. Mercado made a motions to approve the minutes from August 12, 2014, seconded by Mr. Gallo.

Roll call:

Mr. Gallo	Yes
Mr. Jones	Yes
Mr. Mercado	Yes

Mr. Mercado made a motion to approve minutes for June 10, 2014, seconded by Mr. Jones.

Roll Call:

Mr. Gallo	Yes
Mr. Jones	Yes
Mr. Mercado	Yes

Resolutions for Memorialization

The Reserves @ Independence Square #141014CPF	Preliminary/ Final Subdivision Block: 18302 Lots: 3 &4
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Mr. Mercado made a motion for approval, seconded by Mr. Gallo.

Roll Call:

Mr. Gallo	Yes
Mr. Jones	Yes
Mr. Mercado	Yes

Geoffrey G. Pass #141033SPW	Site Plan Waiver Block: 5504 Lot: 2
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Mr. Mercado made a motion for approval, seconded by Mr. Gallo.

Roll call:

Mr. Gallo	Yes
Mrs. Costa	Yes
Mr. Mercado	Yes

Mr. Lechner wanted to let the board know that next year the Master Plan is due for renewal. This time they might be getting some interns from Rowen University to assist. Also, they might have some planning board members be on the committee. Mr. Lechner briefly went over a few things that are now in the plan, things that they want to change and a few items that they want to add. They will be looking for someone that specializes in this field. The Gentleman who last worked with the township on it has since passed.

Meeting Adjourned.

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, October 28, 2014

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

Roll Call:

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

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

Chairman Kricum seated Mrs. Pinolini for Mr. Jones and Mr. Dority for Mrs. Washington.

Minutes for memorialization

No minutes for memorialization

Resolutions for Memorialization

No resolutions for Memorialization

Applications for Review

<i>Kojeski Construction #141047MS</i>	<i>Minor Subdivison Block: 7903 Lot: 2</i>
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Appearing before the board was John Wade, Esq. representing the applicant. Also appearing was Addison Bradley, planner was sworn and qualified as a professional.

Mr. Wade explained that this application is a minor subdivision with no variances. They were also in agreement with both planner and engineer's comments. A copy of the revised plans was also submitted.

Chairman Kricum asked about the wetlands and if there was going to be any issues. Mr. Bach answered that there is wetlands, however, they have already provided that there will be no impact.

Mr. Bach also wanted to mention the basin and whom will be maintaining it after the lots are sold. Mr. Wade replied that Mr. Kojeski, the applicant, would maintain the basin. After a short discussion the maintenance of the basin will be recorded in the new deed within 30 days.

With no questions from the board members chairman Kricum opened the application up to the public. With no one from the public wishing to speak, the public portion was closed.

Due to the closing of the property Mr. Brennan had a resolution for this application already completed.

Mr. Owens made a motion to approve this application with the conditions and record of new deed within 30 days, seconded by Mr. Guevara.

Roll call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricun	Yes

Mr. Owens made a motion to approve the resolution for this application, seconded by Mr. Mercado.

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricun	Yes

<i>Frank Bisconti #141011SPW</i>	<i>Clarification of Resolution/ Site Plan Block: 4301 Lot: 4</i>
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Mr. Lechner explained to the board that application as for a catering place is being turned into a restaurant. The location is on Lower Landing Road, right after the turn onto route 42 North. The plan showed behind the restaurant a storage building and another storage building/ office. The construction official questioned if they can have an office in a storage building, thus holding up the certificate of occupancy. The applicant was asked to come in front of the board just to clarify what is there.

The applicant wasn't present however, Addison planner the applicants planner was. Mr. Brennan sworn Mr. Addison Bradley as a professional.

October 28, 2014

Mr. Brennan asked Mr. Bradley if the picture and descriptions for the buildings was presented when they were approved. Mr. Bradley replied that they were. Also, with the building in question, after a recently seeing the site, has non-perishable stock along with a desk and computer. Mr. Brennan stated that since the applicant had the drawing with the description when they were approved, there was no intention of misleading. Also what was stated in the resolution covers what they are using the building for. There will be no voted needed.

There werent questions from the board members or the public. Mr. Lechner informed the board that the next meeting is not until November 25, however at this time there is no applications.

Meeting Adjourned.

Respectfully Submitted,

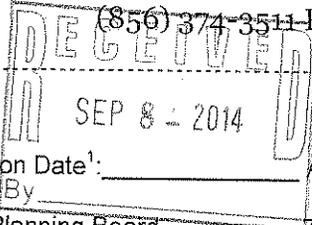
Courtney Mosiondz

Courtney Mosiondz
Recording Secretary

TOWNSHIP OF GLOUCESTER

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

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



For Office Use Only

Submission Date¹: _____ Application No.: #041093FSDM-Ad
By _____
 Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)

Fees \$50 Project # 888.5

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

Escr. 1600 Escr. # 888.5

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Wawa, Inc.</u> Address: <u>260 West Baltimore Pike</u> City: <u>Wawa</u> State, Zip: <u>PA 19063</u> Phone: <u>610-558-6703</u> Fax: (____) ____ - ____ Email: <u>kristen.ritz@wawa.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Applicant is Owner</u> Address: _____ City: _____ State, Zip: _____ Phone: (____) ____ - ____ Fax: (____) ____ - ____																		
3. Type of Application. Check as many as apply:																			
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"><input type="checkbox"/> Informal Review ²</td> <td style="width:50%; border: none;"><input type="checkbox"/> Planned Development ²</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Minor Subdivision</td> <td style="border: none;"><input type="checkbox"/> Interpretation ²</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Preliminary Major Subdivision ²</td> <td style="border: none;"><input type="checkbox"/> Appeal of Administrative Officer's Decision</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Final Major Subdivision</td> <td style="border: none;"><input type="checkbox"/> Bulk "C" Variance ²</td> </tr> <tr> <td style="border: none;"><input checked="" type="checkbox"/> Minor Site Plan</td> <td style="border: none;"><input type="checkbox"/> Use "D" Variance ²</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Preliminary Major Site Plan ²</td> <td style="border: none;"><input type="checkbox"/> Site Plan Waiver</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Final Major Site Plan</td> <td style="border: none;"><input type="checkbox"/> Rezoning Request</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Conditional Use Approval ²</td> <td style="border: none;"><input type="checkbox"/> Redevelopment Agreement</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> General Development Plan ²</td> <td style="border: none;"><input type="checkbox"/> _____</td> </tr> </table>		<input type="checkbox"/> Informal Review ²	<input type="checkbox"/> Planned Development ²	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ²	<input type="checkbox"/> Preliminary Major Subdivision ²	<input type="checkbox"/> Appeal of Administrative Officer's Decision	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Bulk "C" Variance ²	<input checked="" type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance ²	<input type="checkbox"/> Preliminary Major Site Plan ²	<input type="checkbox"/> Site Plan Waiver	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request	<input type="checkbox"/> Conditional Use Approval ²	<input type="checkbox"/> Redevelopment Agreement	<input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> _____
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<input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> _____																		
² Legal advertisement and notice is required to all property owners within 200 feet.																			
4. Zoning Districts (Circle all Zones that apply)																			
ER	R4	GCR	CR	BP	G-RD	LP-1													
R1	RA	BWD	NC	IN	M-RD	NVBP													
R2	APT	OR	<u>HC</u>	PR	BW-RD	SCR-HC Overlay													
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay													
						IR													
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership																			
Name of Attorney: <u>Duncan M. Prime, Esquire</u> Address: <u>307 Fellowship Road, Suite 207</u> City: <u>Mount Laurel, NJ 08054</u>				Firm: <u>Prime Law</u> State, Zip: <u>NJ 08054</u> Phone: <u>856-273-8300</u> Fax: <u>856-273-8383</u> Email: <u>duncanprime@lawyerprime.com</u>															

6. Name of Persons Preparing Plans and Reports:

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

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

7. Location of Property:

Street Address: 2700 Sicklerville Road Block(s): 14008
Tract Area: 191,288 sf (lot size) Lot(s): 2

8. Land Use:

Existing Land Use: Wawa convenience store with sale of gas and diesel fuel
Proposed Land Use (Describe Application): Wawa proposes a minor modification to the gasoline and diesel fuel pumps.

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

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

12. List Previous or Pending Applications for this Parcel:

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

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	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.	
*No changes proposed to bulks		Shed Requirements	
Garage Application		Shed area	_____
Garage Area	_____	Shed height	_____
Garage height	_____	Setback from R.O.W.1	_____
Number of garages	_____	Setback from R.O.W.2	_____
(Include attached garage if applicable)		Setback from property line 1	_____
Number of stories	_____	Setback from property line 2	_____

14. Parking and Loading Requirements: *No changes to parking

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
 Wawa, Inc.



 Date

N/A

 Signature of Co-applicant

 Date

17. Consent of Owner(s):

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

8-13-14

Date

Wawa
Signature Wawa, Inc.

KRISTEN RITZ
Print Name

Sworn and Subscribed to before me this

13th day of August

2014 (Year).

Michael A. Baiocco
Signature

Michael A. Baiocco
Print Name

NOTARIAL SEAL
MICHAEL A BAIOTTO
Notary Public
CHESTER HEIGHTS BORO, DELAWARE CNTY
My Commission Expires Dec 28, 2014

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Wawa

Signature of Applicant

KRISTEN RITZ

Print Name

Date

19. Survey waiver certification: N/A

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

State of New Jersey,
County of Camden:

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

Sworn and subscribed to
On this _____ day of _____,
20____ before the following authority.

Name of property owner or applicant

Notary public

Wawa, Inc.

CORPORATE DISCLOSURE

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

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DELAWARE

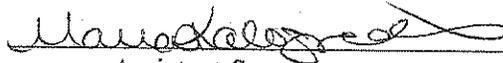
Maria Kalogredis, having been first duly sworn according to law, upon her oath deposes and says:

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

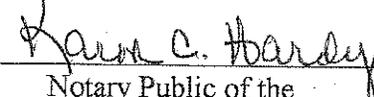
2. The following information is submitted knowing that the truthfulness of the statements contained herein will be relied upon in evaluating the application submitted by said corporation:

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

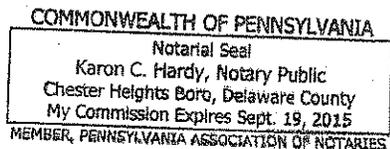
<u>Name of Stockholder</u>	<u>Percentage of Capital Stock Held</u>
Wawa, Inc. Employee Stock Ownership Plan (a Company Sponsored Retirement Plan)	38.41 %


Assistant Secretary

Sworn and subscribed to before me
this 11th day of April, 2013.


Notary Public of the
Commonwealth of Pennsylvania

4/2013



GLOUCESTER TOWNSHIP

MINOR SITE PLAN APPLICATION FOR WAWA, INC.

DESCRIPTION OF PROPOSED USE AND OPERATION

The Applicant, Wawa, Inc. proposes a minor modification to the fuel pumps (changing to a combination "3+1" gasoline and diesel pump) on the existing Wawa convenience store with fuel on the site. The site is located at 2700 Sicklerville Road, Gloucester Township, Camden County, NJ, Block 14008, Lot 2.

There will be no changes to the current operation of the site, which is a Wawa convenience store with the sale of gas and diesel fuel.



TOWNSHIP OF GLOUCESTER
Interoffice Correspondence



TO: Planning Board

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

RE: APPLICATION #041083FSP-A1 Escrow #8885
Wa Wa, Inc.
BLOCK 14008, LOT 2
Hickstown, Sicklerville, and Orr Roads

DATE: October 20, 2014

The applicant requests Amendment #2 for a modification of the fuel pumps changing to a "3+1 gasoline and diesel pump" within the HC – Highway Commercial District. The project is located on Hickstown, Sicklerville, and Orr Roads.

The Applicant previously received final major site plan and minor subdivision approval to construct a 5,740 sf Wa Wa Store with an accessory 57' x 130' canopy and motor fueling station comprising eight (8) dispensers serving sixteen (16) fueling positions and an Amendment #1 for "conversion of two existing fuel pumps from regular gasoline to diesel."

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

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

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 9/08/14.
2. Corporate Disclosure Statement dated 4/11/13.
3. Engineering plans, as prepared by Bohler Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Site/Grading Plan	4-07-14
2	General Notes & Details	4-07-14

II. ZONING REVIEW

1. Convenience store is a listed permitted conditional use [§416.D(5)].
2. The following indicated variances were approved by Planning Board Resolution #041083CMP, adopted October 12, 2004.

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

Description	Required	Proposed (Lot 1.01) ¹	Conforms
Lot size (min.)	20,000 sf	4.3944 ac.	yes
Lot frontage (min.)			
Hickstown Rd.	80 ft.	278.82 ft.	yes
Sicklerville Rd.	80 ft.	486.32 ft.	yes
Orr Rd.	80 ft.	457.61 ft.	yes
Soverign Way	80 ft.	n/a	yes
Lot depth (min.)	200 ft.	±290 ft.	yes
Building Coverage (max.)	25%	±7%	yes
Lot coverage (max.)	75%	±52%	yes
Front yard (min.)			
Hickstown Rd. (canopy)	75 ft.	178.9 ft.	yes
Sicklerville Rd. (canopy)	75 ft.	96.4 ft.	yes
Orr Road (canopy)	75 ft.	83.4 ft.	yes
Side yard (min.)	10 ft.	n/a	n/a
Rear yard (min.)	30 ft.	89.2 ft.	yes
Building Height (max.)	40 ft.	34.5	yes
Floor Area Ratio (max.)	0.25	0.07	yes

¹ = Area and dimensions include frontage of Block 14008, Lot 2, which is to be combined with proposed Lot 1.01.

CONDITIONAL USE REQUIREMENTS			
Description	Required	Proposed (Lot 1.01)	Conforms
Distance from pump to parking space (min.)	30 ft.	±46 ft. ¹	yes
Canopy setback (min.)	20 ft.	89.2 ft.	yes
Area	3 ac.	4.3944	yes
Drive-thru facilities	7 vehicles	n/a	n/a
Public restrooms	yes	yes	yes
Buffer (min.)			
Hickstown Rd.	50 ft.	51.4 ft.	yes
Sicklerville Rd.	50 ft.	63.5 ft.	yes
Orr Rd.	50 ft.	n/a	n/a

¹ = Scaled data.

PARKING AREA SETBACK			
Description	Required	Proposed (Lot 1.01)	Conforms
Parking (min.)	29 spaces	79 spaces	yes
From any right-of-way (min.)			
Hickstown Rd.	25 ft.	51.4 ft.	yes
Sicklerville Rd.	25 ft.	63.5 ft.	yes
Orr Rd.	25 ft.	±37 ft. ¹	yes
From Side Property Line (min.)	10 ft.	n/a	n/a
From Rear Property Line (min.)	10 ft.	17.8 ft.	yes

¹ = Scaled data.

§426, Signs

3. *The Applicant provided testimony addressing the following signage amendments.*

SIGN STANDARDS (FREE-STANDING)

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

SIGN STANDARDS (FACADE)

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

SIGN STANDARDS (DIRECTIONAL)

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

i. No permit is required for the proposed 12" x 18" "No Tractor Trailer Fueling" as per §426.G(5), Incidental Signs.

SIGN STANDARDS (SPANNERS)

d. It is our understanding the instant application proposes to only revise the spanner lettering to "Diesel Self-Service" with no increase in the approved square footage.

SIGN STANDARDS (MULTI-PRODUCT DISPENSER)

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

III. APPLICATION SUBMISSION CHECKLIST

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

IV. WAIVER COMMENTS

1. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
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. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
4. Environmental Constraints Map (See §519). [Checklist #108].
5. Landscaping, recreation and areas of public use. [Checklist #109].

V. VARIANCE COMMENTS

The instant application does not require any variances.

The Board is advised the following variances were previously approved by Planning Board Resolution #041083CMP, adopted October 12, 2004.

§513.AA(13) Signs Permitted in the NC and HC Districts (Change copy).

1. Area (Hickstown Rd.): (24 sf provided v. 15 sf max. allowed).
2. Area (Sicklerville Rd.): (24 sf provided v. 15 sf max. allowed).
3. Area (Orr Rd.): (24 ft. provided v. 15 ft. max. allowed).

§513.O, Directional Signs

4. Commercial message: (Commercial message provided v. not permitted).
5. Illuminated: (Illumination provided v. not permitted).
6. Area: (7 sf provided v. 4 sf max. allowed).
7. Height: (±7.54 ft. provided v. 2.5 ft. max. allowed).
8. Number: (6 provided v. 3 max. allowed).

SPANNERS

9. "Open 24 Hours" - 4.2 sf: (8 provided v. not permitted).
10. "Full Service" - 3.3 sf: (8 provided v. not permitted).

MULTI-PRODUCT DISPENSERS

11. "WaWa Gasoline" - ±1 sf: (16 provided v. not permitted).
12. Commercial message: (Commercial message provided v. not permitted).

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.*

VI. RECOMMENDATIONS

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

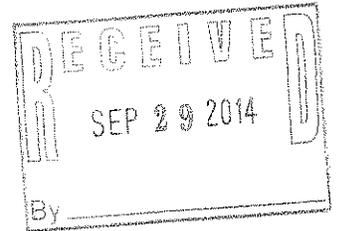
We have no further comments regarding the application at this time. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Duncan M. Prime, Esq.
R. E. Klos, Jr., PE
Edward F. Brennan, Esq.
Steven M. Bach, PE



September 25, 2014

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



Attn: Ken Lechner, Township Director / Planner

Re: WaWa, Inc.
2700 Sicklerville Road
Block 14008, Lot 2
Review No. 1
Bach Project No. GTPB-2014-11

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application for a Site Plan Waiver, dated September 8, 2014.
- Plans (set of 2 sheets) entitled "Minor Site Plans, WaWa, Inc., Proposed Diesel Fuel Modifications, Tax Map Sheet 140.01, Block 14008, Lot 2, Store No. 981, 2700 Sicklerville Road, Gloucester Township, Camden County, New Jersey", prepared by Bohler Engineering, dated April 7, 2014, no revision.

GENERAL INFORMATION:

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

PROJECT SUMMARY:

This application is for modifications to the existing gasoline and diesel fuel pumps of an existing WaWa Convenience Store on the northeast corner of the intersection of Sicklerville Road (County Route 705), Orr Road, and Turnersville – Hickstown Road. The site is a 4.39 acre parcel of land located in the Highway Commercial (HC) Zoning District. The applicant is seeking a Minor Site Plan approval.

WaWa, Inc.
2700 Sicklerville Road
Block 14008, Lot 2
Review No. 1
Bach Project No. GTPB-2014-11
September 25, 2014
Page 2 of 2

GENERAL COMMENTS:

There are no substantial site changes being proposed by this application. The applicant is proposing modifications to on-site fuel pumps and not proposing any new site improvements. The plans indicate that the site shall be in general returned to pre-construction conditions.

Therefore, upon review of the submitted application materials our office has no objection to approval of the requested minor site plan approval.

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., Planning Board Solicitor
WaWa, Inc.
Duncan M. Prime, Applicant's Professional

S:\GTPB2014 Gloucester Twp PBI-11 WaWa\Docs\GTPB2014-11 Review No. 1, 9-18-14.doc



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #041083FSPM-A2

Wawa 2700 Sicklerville Rd

Block: 14008 lot 2

- 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

SEP 25 2014

Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____

Date Submitted: 9/25/14

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

KEN GARBOWSKI



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

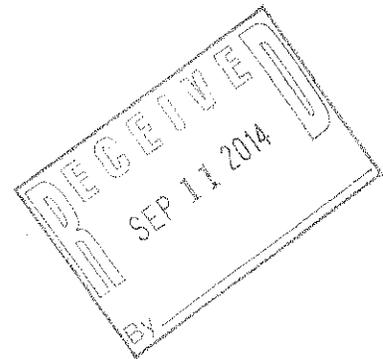
**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

September 10, 2014

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

Re: Application #041083FSPM-A2
Wawa
2700 Sicklerville Road, Sicklerville, NJ 08081
Block 14008, Lot 2



Gentlemen:

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

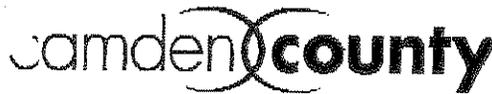
Should you have any further questions, please feel free to contact me.

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Executive Director

RJC:mh



Department of Public Works

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

Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEFALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

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

September 10, 2014

Duncan M Prime, Esq.
307 Fellowship Rd., Ste. 207
Mt. Laurel, NJ 08054

RE: **Wawa Gloucester Township**
Plan Type: **Site Plan**
BLOCK(S): **14008**
LOT(S): **2**

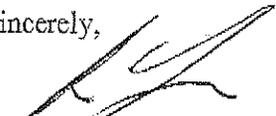
Dear Applicant/Agent:

Due to the nature of this specific application, a staff review concluded that the proposed activity will have no effect on any County facility and therefore will not need a Camden County Planning Board vote.

All fees regarding this matter have been paid in full. This letter may be considered a waiver of further review.

Thank you for the opportunity to be of service regarding this matter.

Sincerely,


Andrew Levecchia, PP/AICP
Planning Director

AL/cs

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

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: September 9, 2014

APPLICATION No. #041083FSPM-A2

APPLICANT: Wawa, Inc.

ESCROW: # 8885

Block: 14008 Lot(S): 2

LOCATION: 2700 Sicklerville Road, Sicklerville, NJ

ZONED: HC

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 Modification to the Gasoline and Diesel Fuel Pumps

For Your Review *By 9/29/14*

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 Site Plan

COMMENTS: *Taxes are current. Maurann Busa*
Asst. Tax Collector

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: September 9, 2014

APPLICATION No. #041083FSPM-A2

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- 1 Copy - Traffic Report
- 1 Copy - Stormwater Management Report
- 1 Copy - Project Narrative
- Legal Descriptions

- Preliminary & Final Site Plan Minor Site Plan

COMMENTS:

Reviewed with/out comment

RA

Print 69

D

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: September 9, 2014

APPLICATION No. #041083FSPM-A2

APPLICANT: Wawa, Inc.

ESCROW: # 8885

Block: 14008 Lot(S): 2

LOCATION: 2700 Sicklerville Road, Sicklerville, NJ

ZONED: HC

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- | | | |
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| <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 Modification to the Gasoline and Diesel Fuel Pumps

For Your Review

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- 1 Copy - Project Narrative
- Legal Descriptions

- | | |
|--|--|
| <input type="checkbox"/> Preliminary & Final Site Plan | <input type="checkbox"/> Minor Site Plan |
|--|--|

COMMENTS: OK 9-9-14 JTG BLS

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: September 9, 2014

APPLICATION No. #041083FSPM-A2

APPLICANT: Wawa, Inc.

ESCROW: # 8885

Block: 14008 Lot(S): 2

LOCATION: 2700 Sicklerville Road, Sicklerville, NJ

ZONED: HC

TRANSMITTAL TO:

- | | | |
|--|---|--|
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| <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 Modification to the Gasoline and Diesel Fuel Pumps

For Your Review

By 9/29/14

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- 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 Site Plan

COMMENTS:

No Issues

J. J. [Signature] 9/8/14

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING AMENDMENT TO FINAL MAJOR SITE PLAN
APPROVAL FOR WAWA, INC.
APPLICATION NO: 041083FSP-A1**

WHEREAS, on February 28, 2012 consideration was given to the application of Wawa, Inc. (hereinafter "Applicant") for the property located at Block 14008, Lot 2 (hereinafter "the Property") for amended final major site plan for the changing of two fueling stations to diesel fuel at the Wawa located at the intersection of Hickstown, Sicklerville and Orr Roads; and

WHEREAS, the Applicant has 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 # 041083CMP, adopted October 12, 2004. At the time of the prior application, no diesel fuel pumps were proposed; and

WHEREAS, the Applicant is appearing before the Board proposing an amendment to final major site plan approval to allow for the change out of two existing pumps for regular gas with two diesel fuel pumps, which includes the installation of a 15,000 gallon tank for diesel fuel storage; and

WHEREAS, Timothy M. Prime, Esquire appeared on behalf of the Applicant and Kristin , a representative for the Applicant and Ron Klos, Jr., P.E., the Applicant's engineer, testified in support of the application. Mr. Prime presented the application for amended major site plan, indicating that the Applicant has initiated a pilot program to establish diesel fuel for personal vehicles and has selected the property above as a location for this program in an attempt to capture a portion of the diesel fuel market. Mr. Prime stated that the Applicant proposes changing two (2) of the pumps currently providing gasoline over to diesel fuel. Mr. Prime further indicated that the diesel fuel will not be available for tractor trailers and the Applicant will have signage indicating the same. Mr. Prime stated that there would be no changes to the site as it is currently constructed other than changes to the signage to reflect diesel sales, but no increase in signage area or size. Applicant's engineer, Mr. Klos testified that the change of two pumps to diesel fuel will require the installation underground of an additional 15,000 gallon tank for diesel storage and that this installation will have no impact on the site. Mr. Klos further testified that the diesel storage tank would include all of the same safeguards as the Applicant currently employs for the gasoline operation on site. The Applicant did state that the diesel fuel will be self serve which is consistent with NJ State law; and

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, 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 amended final major site plan approval:

1. Existing Zoning: HC – Highway Commercial District
2. Intended Use: Convenience Store and Fuel pumping
3. The application implicates the following provisions of the ordinance:
 - a. Convenience store is a listed permitted conditional use [§416.D(5)]
 - b. The following indicated variances were approved by Planning Board Resolution #0410083CMP, adopted October 12, 2004.

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

Description	Required	Proposed (Lot 1.01) ¹	Conforms
Lot size (min.)	20,000 sf	4.3944 ac.	yes
Lot frontage (min.)			
Hickstown Rd.	80 ft.	278.82 ft.	yes
Sicklerville Rd.	80 ft.	486.32 ft.	yes
Orr Rd.	80 ft.	457.61 ft.	yes
Sovereign Way	80 ft.	n/a	yes
Lot depth (min.)	200 ft.	± 290 ft.	yes
Building coverage (max.)	25%	±7%	yes
Lot coverage (max.)	75%	±52%	yes
Front yard (min.)			
Hickstown Rd. (canopy)	75 ft.	178.9 ft.	yes
Sicklerville Rd. (canopy)	75 ft.	96.4 ft.	yes
Orr Rd. (canopy)	75 ft.	83.4 ft.	yes
Side yard (min.)	10 ft.	n/a	n/a
Rear yard (min.)	30 ft.	89.2 ft.	yes
Building height (max.)	40 ft.	34.5 ft.	yes
Floor Area Ratio (max.)	0.25	0.07	yes

¹ = Area and dimensions include frontage of Block 14008, Lot 2, which is to be combined with proposed lot 1.01

CONDITIONAL USE REQUIREMENTS

Description	Required	Proposed (Lot 1.01)	Conforms
Distance from pump to parking space (min.)	30 ft.	±46 ft. ¹	yes
Canopy setback (min.)	20 ft.	89.2 ft.	yes
Area	3 ac.	4.3944	yes
Drive-thru facilities	7 vehicles	n/a	n/a
Public restrooms	yes	yes	yes
Buffer (min.)			

Hickstown Rd.	50 ft.	51.4 ft.	yes
Sicklerville Rd.	50 ft.	63.5 ft.	yes
Orr Rd.	50 ft.	n/a	n/a

= Scaled data

PARKING AREA SETBACK

Description	Required	Proposed (Lot 1.01)	Conforms
Parking (min.)	29 spaces	79 spaces	yes
From any right-of-way (min.)			
Hickstown Rd.	25 ft.	51.4 ft.	yes
Sicklerville Rd.	25 ft.	63.5 ft.	yes
Orr Rd.	25 ft.	±37 ft. ¹	yes
From side property line (min.)	10 ft.	n/a	n/a
From rear property line (min.)	10 ft.	17.8 ft.	yes

= Scaled data

4. The Board Planner reviewed the following plans:

- a. Timothy M. Prime, LLC Transmittal Letter dated 12/22/2011.
- b. Land Development Application Form and checklist dated 12/28/2011
- c. Corporate Disclosure Statement dated 03/11/2010
- d. Engineering plans, as prepared by Bohler Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date/Latest Revision</u>
1	Amended Final Major Site Plan	08/19/2011
2	General Notes & Details	08/19/2011

- e. As-Built Plan, as prepared by Nave Newell comprising of one (1) sheet dated 09/27/2006, last revised 12/19/2006

5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated January 09, 2012 recommending revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already.

6. The Board Engineer, Stephen M. Bach, P.E., R.A., P.P., C.M.E., of Bach Associates, P.C., reviewed the following plans:

- a. Plan set entitled "Amended Final Minor Site Plan, Wawa, Inc., Proposed Diesel Fuel Modifications";
- b. Plan entitled "As-Built Plan, Wawa Food Markets, Orr Road, Hickstown Road, Sicklerville Road, Tax Map 140.01, Block 14008, Lot 2" revised to 01/24/2008 as prepared by Nave Newell; and
- c. Land Development Application Form and Checklist dated 12/28/2011.

7. The Board Engineer issued a report dated February 23, 2012 indicating the need for revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.

8. After substantial discussion as a condition of approval the applicant has agreed as follows:

(a) The Applicant has agreed to comply with and submit a Title 39 application to the local municipal police department to allow for enforcement of motor vehicle moving violations on private property.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Wawa, Inc.'s application for amended final major site plan approval has substantial merit and should be approved subject, however, to the following conditions:

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report and comments at the public hearing
- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the applicant at all public hearings.
- F) 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. Pillo and duly seconded by Vice-Chair Dunn to approve the Amended Final Major Site Plan 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. DeIDuke	x	
Mr. Mercado	x	
Mr. Moffa	x	
Mrs. Washington	x	

Mr. Pillo
Mrs. Costa
Vice-Chairman Dunn
Chairman Kricun

X
X
X
X

ATTEST:

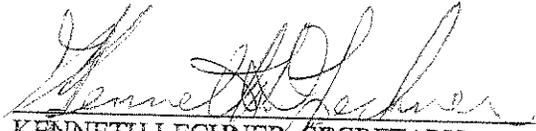

KENNETH LECHNER, SECRETARY

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 21st day of March, 2012.


KENNETH LECHNER, SECRETARY

BOARD MEMORIALIZING A MINOR SUBDIVISION PRELIMINARY
MAJOR SITE PLAN AND BULK C VARIANCE
FOR WAWA, INC., APPLICATION NO: 0410838CMP

WHEREAS, on August 24, 2004 consideration was given to the application of Wawa, Inc., for property located at Orr Road, Hickstown Road, Block 14008, Lots 1 and 2; and

WHEREAS, Steven Eisner, Esquire appeared on behalf of the applicant and Pat Cerrone, with Wawa, Derrick Pierce, Projects Engineer with Wawa, Dave Shopshire, Traffic Engineer, James Tyson, Professional Engineer testified on behalf of the application and Charles Sells appeared and testified from the public; and

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

1. Existing Zoning: HC
2. Intended Use: Convenience Store with Motor Vehicle Fueling Station.
3. There were discussions concerning sidewalks. The applicant felt sidewalks were not needed on Orr Road, but will put in on Hickstown Road. They already are in place on Sicklerville Road. They also agreed to make a contribution in lieu of actually provided sidewalks along Orr Road. After further discussion the applicant agreed to provide for sidewalks on Orr Road to the extent necessary to actually get into the site.
4. With respect to Paragraph C-2 on Page 4 of the Engineer's report the applicant agreed to defer this issue until the time of final.
5. With respect to deliveries, the applicant would provide signage to insure that there is no oversized delivery except to the rear of the property.
6. There was a discussion concerning the need to

commences there would be a deed or plat of consolidation executed and filed.

7. With respect to Paragraph F-2 on Page 9 of the Engineer's report the applicant agreed to comply subject to the review and approval of the Board Solicitor.

8. With respect to Paragraph F-1(b) of Page 9 of the Engineer's report the applicant sought a waiver which the Board found to be acceptable.

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

\$416.F - HC - Highway Commercial District: Area, Yard, Height and Building Coverage

Description	Required	Proposed (Lot 2)	Conforms
Lot Size (min.)	20,000 sf	191,228.4 sf	Yes
Lot frontage (min.)			
Hickstown Rd.	80 ft.	±309 ft. ¹	Yes
Sicklerville Rd.	80 ft.	±310 ft. ¹	Yes
Orr Rd.	80 ft.	±486 ft. ¹	Yes
Lot Depth (min.)	200 ft.	±309 ft. ¹	Yes
Building Coverage(max.)	25%	±7%	Yes
Lot Coverage (max.)	75%	52%	Yes
Front Yard (min.)			
Hickstown Rd. (canopy)	75 ft.	±178 ft. ¹	Yes
Sicklerville Rd. (canopy)	75 ft.	± 95 ft. ¹	Yes
Orr Rd. (canopy)	75 ft.	± 82 ft. ¹	Yes
Side Yard (min.)	10 ft.	N/A	N/A
Rear Yard (min.)	30 ft.	± 88 ft. ¹	Yes
Building Height (max.)	40 ft.	31 ft.	Yes
Floor Area Ratio(max.)	0.25	0.07	Yes

¹= Scaled data.

CONDITIONAL USE REQUIREMENTS

Description	Required	Proposed (Lot 2)	Conforms
Distance from pump to parking space (min.)	30 ft.	34 ft.	Yes
Canopy Setback (min.)	20 ft.	±82 ft.	Yes
Area	3 ac.	4.39	Yes
Drive-thru facilities	7 vehicles	N/A	N/A
Public Restrooms	Yes	Yes	Yes
Buffer (min.)			
Hickstown Rd.	50 ft.	±52 ft. ¹	Yes

Orr Rd.	50 ft.	N/	N/A
¹ = Scaled data			

PARKING AREA SETBACK

Description	Required	Proposed (Lot 2)	Conforms
Parking (min.)	29 spaces	79 spaces	Yes
From any right-of-way (min.)			
Hickstown Rd.	25 ft.	±52 ft. ¹	Yes
Sicklerville Rd.	25 ft.	±75 ft. ¹	Yes
Orr Rd.	25 ft.	+37 ft. ¹	Yes
From Side Property Line (min.)	10 ft.	N/A	N/A
From Rear Property Line (min.)	10 ft.	±18 ft. ¹	Yes

¹ = Scaled data.

SIGN STANDARDS (FREE-STANDING)

Description	Required	Proposed (Lot 2)	Conforms
Number (max.) - §513.AA(2)	3	3	Yes
Area (max.) - §513.R(1)			
Hickstown Rd.	35 sf	24 sf	Yes
Sicklerville Rd.	35 sf	24 st	Yes
Orr Rd.	35 sf	24 st	Yes
Change Copy Area (max.)			
- §513.AA(13)			
Hickstown Rd. (5 sf Per grade)	15 sf	24 sf	No*
Sicklerville Rd. (5 sf Per grade)	15 sf	24 sf	No*
Orr Rd. (5 sf per Grade)	15 sf	24 sf	No*

* = Variance required.

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

SIGN STANDARDS (FREE-STANDING)

Height (max.) - §513.R(7)			
Hickstown Rd.	8 ft.	8 ft.	Yes
Sicklerville Rd.	8 ft.	8 ft.	Yes
Orr Rd.	8 ft.	8 ft.	Yes

\$513.R(1) Hickstown Rd.	8 in.	N, -	---
Sicklerville Rd.	8 in.	N/P	---
Orr Rd.	8 in.	N/P	---
Property line setback - \$513.AA(3)			
Hickstown Rd.	15 ft.	15 ft.	Yes
Sicklerville Rd.	15 ft.	15 ft.	Yes
Orr Rd.	15 ft.	15 ft.	Yes

N/P = Not Provided

SIGN STANDARDS (FACADE)

Description	Required	Proposed (Lot 2)	Conforms
Number (max.) - \$513.Q(2)	1	1	Yes
Number (max.) - \$513.Q(1) "WaWa" Goose Logo		25.1 sf 37.1 sf	
TOTAL	≤ 73.93 sf	62.2 sf	Yes

SIGN STANDARDS (DIRECTIONAL)

Description	Required	Proposed (Lot 2)	Conforms
Commercial message - \$513.0(1)	N.P.	Yes	No*
Illuminated - \$513.0(2)	N.P.	Yes	No*
Area (max.)	4 sf	7 sf	No*
Height (max.)	2.5 ft.	±7.52 ft.	No*
Number (1 per driveway)	3	6	No*

N.P. = Not Permitted

* = Variance required.

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

SIGN STANDARDS (SPANNERS)

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

N.P. = Not Permitted

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

SIGN STANDARDS (MULTI-PRODUCT DISPENSER)

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

N.P. = Not permitted.

* = 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.

10. The Board Planner reviewed the following plans:

Sheet	Plan Description	Date/ Latest Revision
1	Title Sheet	7-02-04
2	Existing Features Plan	7-02-04
3	Site Plan	7-02-04
4	Construction Improvement Plan	7-02-04
5	Soil Erosion and Sedimentation Control Plan	7-02-04
6	Demolition Plan	7-02-04
7	Landscaping Plan	7-02-04
8	Landscaping Detail Plan	7-02-04
9	Lighting Plan	7-02-04
10	Profile Sheet	7-02-04
11	Sign Sheet	7-02-04
12	Detail Sheet	7-02-04
13	Detail Sheet	7-02-04

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

12. There was a discussion concerning the Planner's report. The applicant agreed as a condition of approval to meet with the Planner to retain as many specimen trees as possible and identifying those trees marked for

13. The applicant must comply with the Traffic Commander's report of July 21, 2004. There was substantial discussion regarding Traffic. The applicant agreed that the traffic configuration at the site is problematical and in recognition of their impact upon this situation the applicant agreed to install a traffic light. More specifically, they will design, obtain approvals for, provide any necessary ground for and install a traffic signal, including a left hand turn lane, into Hickstown road.

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

15. Public sewer is available to the subject tract according to the report of the Municipal Utilities Authority. A Form "F" application is required.

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

17. The applicant must comply with the Tax Assessor's report of July 26, 2004.

18. The Board Engineer reviewed the following plans:

Sheet	Title	Date
1 of 13	Title Sheet	07-02-04
2 of 13	Existing Features Plan	07-02-04
3 of 13	Site Plan	07-02-04
4 of 13	Construction Improvement Plan	07-02-04
5 of 13	Erosion & Sedimentation Control Plan	07-02-04
6 of 13	Demolition Plan	07-02-04
7 of 13	Landscaping Plan	07-02-04
8 of 13	Landscaping Detail Sheet	07-02-04
9 of 13	Lighting Plan	07-02-04
10 of 13	Profile Sheet	07-02-04
11 of 13	Sign Plan	07-02-04
12 of 13	Detail Plan	07-02-04
13 of 13	Detail Plan	07-02-04
---	Stormwater and Site Drainage Calculations Report	06-23-04
---	Environmental Impact Statement	06-17-04
---	Traffic Impact Study	06-23-04
---	Recycling Report	07-08-04
1 of 2	Floor Plan Elevations	06-07-04

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

20. With respect to the Board Engineer's comments regarding stormwater management, the applicant acknowledged the need to significantly revise the Stormwater Management Plan and agreed to defer all matters concerning the Stormwater Management Plan until the time of final with the express understanding that absent resolution of this issue, the application will not be perfected.

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

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

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

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

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

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

E) Compliance with all representations made by the

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20. With respect to the Board Engineer's comments regarding stormwater management, the applicant acknowledged the need to significantly revise the Stormwater Management Plan and agreed to defer all matters concerning the Stormwater Management Plan until the time of final with the express understanding that absent resolution of this issue, the application will not be perfected.

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

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

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

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

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

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

E) Compliance with all representations made by the

Those Eligible to Vote Those in Favor Those Opposed

Jim Forte
Jay McGinnis
John McLaughlin
Reggie Stevenson
Chairman Tom Schina

+
+
+
+

ATTEST:

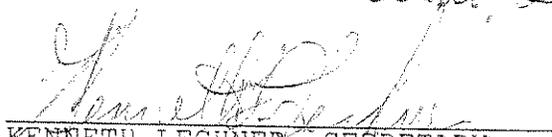
GLOUCESTER TOWNSHIP
PLANNING BOARD:


KENNETH LECHNER, SECRETARY


THOMAS SCHINA, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 12th day of October, 2004.


KENNETH LECHNER, SECRETARY



Long Marmero & Associates, LLP

Douglas M. Long Δ
Albert K. Marmero Δ
Kathleen M. Bonczyk Δ†
Jesse M. DeBrosse Δ†
Timothy M. O'Donnell Δ

A New Jersey Limited Liability Partnership
ATTORNEYS AT LAW

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Woodbury, NJ 08096

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Fax: (856) 848-5002
www.longmarmero.com

Δ Member NJ Bar
† Member PA Bar
• Member FL Bar

NOV 05 2014

November 5, 2014

Gloucester Township Planning Board
Department of Community Development
1261 Chews Landing Road
Blackwood, NJ 08012

**RE: Senior Housing Campus II – Conifer Realty, LLC,
Block 12301, Lot 4,
Request for Extension of Approvals**

Dear Board:

Please accept the attached application for an extension of time for approvals at the above referenced property. Per discussions with the Director of Community Development, I have completed a Land Development Application and I have described the relief sought as "Extension of Approval." I have also included a check in the amount of \$500.00 to cover any necessary escrow for professional review related to this request. In addition to the application, below I will provide a brief summary of the relief sought.

The subject property (Block 12301, Lot 4) received several approvals in April of 2010 under Application No. 101022MPSP. At that time, the property received minor subdivision approval to create a new lot to be designated as Block 12301, Lot 4.01. The property also received preliminary site plan approval to permit the construction of 75 units of senior housing at the newly created Block 12301, Lot 4.01. (Both resolutions are attached). The subject property was thereafter conveyed to Gloucester Township (the "Township") and since that time, the Township has now entered into an Agreement of Sale to convey the property to my clients, Conifer Realty, LLC ("Conifer").

As these approvals were all granted in 2010, they are subject to the Permit Extension Act, which means the time period of the approvals has been tolled while the Permit Extension Act is in effect. The Permit Extension Act will expire on December 31, 2014, and projects which have had their time periods tolled will see their approvals expire on June 30, 2015.

Additional Offices

Bridgeton – Camden – Egg Harbor City – Medford



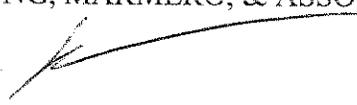
Most of you are likely familiar with Conifer, but I want to remind you that their projects are contingent upon receipt of funding from the New Jersey Housing and Mortgage Finance Agency ("NJHMFA"). An announcement of award funding is expected sometime early in 2015, and one the requirements to be eligible for funding is to have a valid preliminary approval.

For this reason, my clients are seeking an extension of the existing approvals at the subject property. Although it is expected a funding announcement will be made prior to the expiration of these approvals, my clients fear a situation where funding is announced at, or after, the expiration of these approvals.

Pursuant to N.J.S.A. 40:55D-49(f), the Planning Board shall grant an extension of preliminary approval for a period not to exceed one (1) year if the developer proves to the reasonable satisfaction of the board that the developer was prevented from proceeding because of delays in receiving approvals from other governmental entities. In this case, Conifer is barred from proceeding until a funding announcement from NJHMFA.

Thank you for your consideration of this request. Please feel free to contact me with any questions or concerns.

Very truly yours,
LONG, MARMERO, & ASSOCIATES, LLP

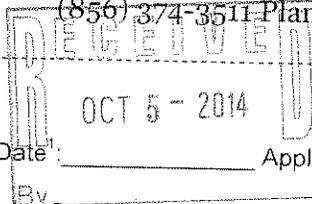


Albert K. Marmero
Attorney for Conifer Realty, LLC

TOWNSHIP OF GLOUCESTER

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

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



For Office Use Only

Submission Date: _____ Application No.: 101022 MASP Taxes Paid Yes/No _____ (Initial)

By Planning Board Zoning Board of Adjustment Fees _____ Project # _____

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

Escr. 500.00 Escr.# 9034

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Conifer Realty, LLC</u> Address: <u>20000 Horizon Way</u> City: <u>Mt. Laurel</u> State, Zip: <u>NJ 08054</u> Phone: <u>(856) 793-2009</u> Fax: <u>(856) _____</u> Email: <u>clewis@coniferllc.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Township of Gloucester</u> Address: <u>1261 Chews Landing Rd.</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 228-4000</u> Fax: <u>(856) _____</u>
---	---

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: <u>Albert K. Marmero</u>	Firm: <u>Long, Marmero, & Associates, LLP</u>
Address: <u>44 Euclid Street</u>	State, Zip: <u>NJ 08096</u>
City: <u>Woodbury</u>	Phone: <u>() 848-6440</u> Fax: <u>() 848-5002</u>
	Email: <u>amarmero@longmarmero.com</u>

6. Name of Persons Preparing Plans and Reports:

Name: N/A

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: (856) _____ - _____ Fax: (856) _____ - _____

Email: _____

Name: N/A

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: (856) _____ - _____ Fax: (856) _____ - _____

Email: _____

7. Location of Property:

Street Address: N/A Block(s): 12301

Tract Area: 5 acres Lot(s): Proposed Lot 4.01

8. Land Use:

Existing Land Use: Senior Housing

Proposed Land Use (Describe Application): Lot will be subdivided to create proposed Lot 4.01 which will be developed for additional senior housing

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 2

Proposed Form of Ownership:

Fee Simple Cooperative

Condominium Rental

Are there *existing* deed restrictions? No Yes **(If yes, attach copies)**

Are there *proposed* deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water

Public Sewer

Private Well

Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

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	_____	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

<p>_____ <i>Albert E. Mancini</i> Signature of Applicant</p>	<p>_____ <i>9/25/14</i> Date</p>
<p>_____ Signature of Co-applicant</p>	<p>_____ Date</p>

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).**

_____	Signature
Date	
Sworn and Subscribed to before me this	_____
	Print Name
_____ day of _____,	_____
	Signature
_____ (Year).	_____
	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? | <input type="checkbox"/> No | <input type="checkbox"/> Yes |
| B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? | <input type="checkbox"/> No | <input type="checkbox"/> Yes |
| C. Is this application for approval on a site or sites for commercial purposes? | <input type="checkbox"/> No | <input type="checkbox"/> Yes |
| D. Is the applicant a corporation? | <input type="checkbox"/> No | <input type="checkbox"/> Yes |
| E. Is the applicant a limited liability corporation? | <input type="checkbox"/> No | <input type="checkbox"/> Yes |
| F. Is the applicant a partnership? | <input type="checkbox"/> No | <input type="checkbox"/> 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).

_____	Date
Signature of Applicant	

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,	Sworn and subscribed to
County of Camden:	On this _____ day of _____,
_____ of full age, being duly sworn to	20____ before the following authority.
law, on oath and says that all of the above statement	
herein is true.	

_____	_____
Name of property owner or applicant	Notary public

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING A MINOR SUBDIVISION
APPROVAL FOR GLOUCESTER TOWNSHIP SENIOR HOUSING AUTHORITY
APPLICATION NO: 101022MPSP

WHEREAS, on April 13, 2010 consideration was given to the application of Gloucester Township Senior Housing Authority for the Gloucester Township Senior Housing Campus, LP for property located at Block 12301, Lot 4; and

WHEREAS, Dennis Riley, Esquire appeared on behalf of the applicant and Roy Rogers, the Executive Director of the Housing Authority and Steven Bach, applicant's architect, engineer and planner testified on behalf of the application and no one appeared and testified from the public; and

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

1. Existing Zoning: SCR
2. Intended Use: The applicant proposed this minor subdivision to accommodate the phasing plan for the Gloucester Township Senior Housing campus for which preliminary site plan approval of Phase II is simultaneously sought. As these applications were presented jointly all of the Board's findings contained in the resolution memorializing preliminary site plan are adopted herein as if set forth in full.
3. The application implicates the following provisions of the ordinance:

1. Senior Mid-Rise is a permitted use in the SCR-LL - Senior Citizen Residential Lakeland District.

	Description	Required	Proposed Lot 4.01	Proposed Lot 4	Conforms
18	Lot size (min.)	5 acres	5 acres	5 acres	yes / yes

1b	Lot size (max.)	15 acres	5 acres	5 acres	yes / yes
2	Southwest location	yes	yes	n/a	yes / n/a
3	Gross Density	25 du/ac.	15 du/ac.	n/a	yes / n/a
4	Building Height (max.)	6 stories	3 stories	n/a	yes / n/a
5a	Front yard (min.)	30 ft.	528.03 ft.	> 30 ft.	yes
5b	Side yard (min.)	60 ft.	73.68 ft. / 88.28 ft.	> 60 ft.	yes
5c	Rear yard (min.)	60 ft.	39.89 ft.		no
5c	Rear yard (min.)	60 ft.		> 60 ft.	yes
6	Distance between mid-rise structures	100 ft.	> 100 ft.	n/a	yes / n/a
7	Lot coverage (max.)	65%	38%	n/a	yes / n/a
8	Open space (min.)	20%	62%	n/a	yes / n/a
9a	Parking (min.) - 1.0/unit, plus 1.0/employee	77 spaces	77 spaces	n/a	yes / n/a
9b	Parking (max.) - 1.0/unit, plus 1.0/employee	113 spaces	77 spaces	n/a	yes / n/a
10	Structured parking	n/a	n/a	n/a	n/a
11	Building related to street	yes	yes	n/a	yes / n/a
12	Building shading for solar gain	yes	n/p	n/a	--- / n/a
13	Energy Conservation Analysis and Report	yes	n/p	n/a	--- / n/a
14	Service areas (rear and/or side)	yes	n/p	n/a	--- / n/a
15	Utilities to be screened	yes	n/p	n/a	--- / n/a
16	Elevator (min.)	1	1		yes
17	Handicapped accessible	yes	n/p	n/a	--- / n/a
18	Laundry facilities (1st floor)	yes	n/p	n/a	--- / n/a
19	Seismic systems	yes	n/p	n/a	--- / n/a

20	Community areas	yes	yes	n/a	yes / n/a
21	Pedestrian walks	yes	yes	n/a	yes / n/a
22	Storage area (70 sf/unit)	270 sf	n/p	n/a	yes / n/a
23	Underground utilities	yes	yes	n/a	yes / n/a
24	Site lighting	yes	yes	n/a	yes / n/a
25	Building and structures to relate to human scale	yes	yes	n/a	yes / n/a

n/a = Not Applicable.

n/p = Not Permitted.

= Variance required.

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

4. With respect to the variance noted in the Planner's report, the applicant persuasively argued and the Board concludes that the variance is necessitated by the unique and exceptional circumstances uniquely affecting this particular piece of property, including but not limited to the topography which generates the necessity for the property shape to accommodate the drainage across the two properties coupled with the conveyancing requirements to accomplish the phasing program. Hence the applicant has satisfied the positive criteria of N.J.S.A. 40:55D-70 (c) (1). In addition, the applicant argued and the Board concludes it to be a fact that the variance accommodates enhanced design such that the benefits of the lay out which engenders the variance far out-weigh any detriments and indeed the Board finds there to be no detriment. Hence the applicant satisfies the positive criteria of N.J.S.A. 40:55D-70(c)(2). With respect to the negative criteria the Board takes notice of the substantial public benefits and indeed the inherently beneficial nature of the uses proposed hereby. Also noted is the lack of any public comment and the full support of the Board's staff. From all of the evidence it does appear that the relief requested from the Zoning Ordinance can be accomplished without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Plan and Zoning Ordinance. In sum, the applicant has satisfied the negative criteria.

5. The Board Planner reviewed the following plans:

1. Riley & Shovlin, P. A. Transmittal Letter dated 3/04/10.
2. Land Development Application Form and checklist dated 3/03/10.
3. Drainage Calculations Report as prepared by Bach & Associates, PC dated 02/05/09.
4. Engineering plans, as prepared by Bach & Associates, PC consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
C-1	Cover Sheet and Index of Drawings	02-05-10
TP-1	Topographic/Boundary Survey	02-05-10
SP-1	Demolition Plan	02-05-10
SP-2	Site Plan	02-05-10
SP-3	Grading Plan	02-05-10
SP-4	Utilities Plan	02-05-10
SP-5	Stormwater Sewer Plan	02-05-10
SP-6	Landscaping Plan	02-05-10
SP-7	Lighting Plan	02-05-10
SP-8A	Soil Erosion & Sediment Control Plan	02-05-10
SP-8B	Soil Erosion & Sediment Control Notes & Details	02-05-10
SP-9	Details Sheet	02-05-10
SP-10	Details Sheet	02-05-10

5. Minor subdivision plan, as prepared by Bach & Associates, PC consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
SE-2	Minor Subdivision Plan	02-02-10

6. The Board Planner issued a report dated April 7, 2010 recommending certain revisions, clarifications and/or modifications to the plan with which the applicant agreed to comply to the extent that they had not done so already. To the extent that they cover upon the minor subdivision application, the applicant agreed to comply with all terms and conditions of the report.

7. The applicant will comply with the Construction official's report of 1/10/10.

8. The applicant will comply with the Traffic Commander's report dated March 23, 2010.

9. The applicant will comply with the report of the Municipal Utilities Authority dated March 12, 2010.

10. The applicant will comply with the Tax Assessor's report dated March 18, 2010.

11. The Board Engineer reviewed the following plans:

- I. Plans entitled, "Site Plan, Phase II, Block 12301, Lot 1, Gloucester Township, Camden County, NJ" consisting of thirteen (13) sheets dated 02/05/2010, prepared by Bach Associates, P.C.;
- II. Plan entitled, "Gloucester Township Housing Campus, LP, Minor Subdivision Plan, Block 12301, Lot 4," consisting of one (1) sheet dated 02/02/2010, prepared by Bach Associates, P.C.;
- III. Drainage Calculations dated February 5, 2009, prepared by Bach Associates, P.C.; and
- IV. Land Development Application, Checklist and W-9; and,

12. The Board Engineer also issued a report April 13, 2010 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval. To the extent that they touch upon the minor subdivision application, the applicant agreed to comply with all terms and conditions of the report.

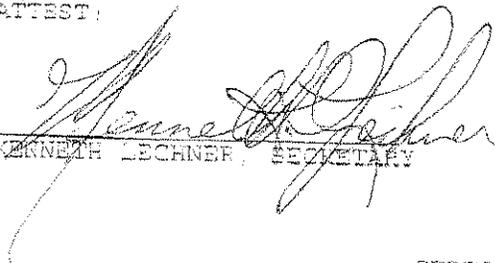
NOW, THEREFORE, after considering the foregoing facts the Board concludes that the application for minor subdivision approval has substantial merit and should be approved subject, however, to the following conditions:

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report 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.)

Those Eligible to Vote	Those in Favor	Those Opposed
Mr. Kricum	X	
Mr. Kasper	X	
Mrs. Musser	X	
Mr. Lawrence	X	
Mr. Gerace		
Chairman Palmer	X	

ATTEST:

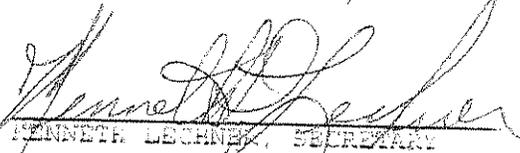

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD:


DENNIS PALMER, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 27th day of April 2010


KENNETH LECHNER, SECRETARY

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING PRELIMINARY SITE PLAN
APPROVAL FOR GLOUCESTER TOWNSHIP SENIOR HOUSING AUTHORITY
APPLICATION NO: 101022MPSP

WHEREAS, on April 13, 2010 consideration was given to the application for preliminary site plan approval of Gloucester Township Senior Housing Authority for Phase II (of III), providing for 75 units of Senior Housing at the the Gloucester Township Senior Housing Campus, LP for property located at Block 12301, Lot 4; and

WHEREAS, Dennis Riley, Esquire appeared on behalf of the applicant and Roy Rogers, the Executive Director of the Housing Authority and Steven Bach, applicant's architect, engineer and planner testified on behalf of the application and no one appeared and testified from the public; and

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

1. Existing Zoning: SCR
2. Intended Use: Steven Bach testified in very substantial detail concerning the phasing of the project and the conveyancing complications engendered by the financing arrangements that fund this project which provides very substantial beneficial uses not only for seniors but also for those of low and moderate means.

In this vein, substantial reference was made to the co-related drainage facilities between this Second Phase and the future Third Phase. It was represented that the First Phase operated autonomously from a drainage viewpoint, Phase I being the lowest elevation, neither receiving water from nor sending water to Phases II and III. However, Phases II and III were co-dependent from a drainage perspective and Mr. Bach laid out in substantial detail the variety of property holdings and easements necessary to make Phase II and III function. There was also substantial discussion concerning the environmental advantages of the subject parcel and the very wide variety of engineering and planning issues that were touched upon in the reports of the Board Planner and Board Engineer as hereinafter specified.

3. Mr. Rogers testified regarding certain issues that were also touched upon in the Planner's and Engineer's report from an operational perspective. In this regard he touched upon his observations that it would be appropriate to reduce both storage area sizes and laundry facility locations, the latter proposal being to consolidate the one per floor requirement into one per facility.

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

1. Senior Mid-Rise is a permitted use in the SCR-LL - Senior Citizen Residential Lakeland District.

	Description	Required	Proposed	Proposed	Conforms
			Lot 4.01	Lot 4	
1a	Lot size (min.)	5 acres	5 acres	5 acres	yes / yes
1b	Lot size (max.)	15 acres	5 acres	5 acres	yes / yes
2	Southwest location	yes	yes	n/a	yes / n/a
3	Gross Density	25 du/ac.	18 du/ac.	n/a	yes / n/a
4	Building Height (max.)	5 stories	3 stories	n/a	yes / n/a
5a	Front yard (min.)	30 ft.	528.03 ft.	> 30 ft.	yes
5b	Side yard (min.)	60 ft.	73.66 ft. / 88.28 ft.	> 60 ft.	yes
5c	Rear yard (min.)	60 ft.	39.89 ft.		no
5c	Rear yard (min.)	60 ft.		> 60 ft.	yes
6	Distance between mid-rise structures	100 ft.	> 100 ft.	n/a	yes / n/a
7	Lot coverage (max.)	65%	38%	n/a	yes / n/a
8	Open space (min.)	20%	62%	n/a	yes / n/a
9a	Parking (min.) - 1.0/unit, plus 1.0/employee	77 spaces	77 spaces	n/a	yes / n/a
9b	Parking (max.) - 1.5/unit, plus 1.0/employee	113 spaces	77 spaces	n/a	yes / n/a

10	Structured parking	n/a	n/a	n/a	n/a
11	Building related to street	yes	yes	n/a	yes / n/a
12	Building siting for solar gain	yes	n/p	n/a	n/a
13	Energy Conservation Analysis and Report	yes	n/p	n/a	n/a
14	Service areas to rear and/or side	yes	n/p	n/a	n/a
15	Utilities to be screened	yes	n/p	n/a	n/a
16	Elevator (mtc.)	1	1		yes
17	Handicapped accessible	yes	n/p	n/a	n/a
18	Laundry facilities (1/floor)	3	n/p	n/a	n/a
19	Security systems	yes	n/p	n/a	n/a
20	Community areas	yes	yes	n/a	yes / n/a
21	Pedestrian walks	yes	yes	n/a	yes / n/a
22	Storage area (70 units)	5,270 sq	n/p	n/a	yes / n/a
23	Underground utilities	yes	yes	n/a	yes / n/a
24	Site lighting	yes	yes	n/a	yes / n/a
25	Building and structures to relate to human scale	yes	yes	n/a	yes / n/a

n/a = Not Applicable.

n/p = Not Permitted.

• = Variance required.

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

5. The Board Planner reviewed the following plans:

1. Riley & Shovlin, P. A. Transmittal Letter dated 3/04/10.
2. Land Development Application Form and checklist dated

3/03/10.

3. Drainage Calculations Report as prepared by Bach & Associates, PC dated 02/05/09.
4. Engineering plans, as prepared by Bach & Associates, PC consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / (Last) Revision</u>
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SP-8B	Soil Erosion & Sediment Control notes & Details	02-05-10
SP-9	Details Sheet	02-05-10
SP-10	Details Sheet	02-05-10

5. Minor subdivision plan, as prepared by Bach & Associates, PC consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / (Last) Revision</u>
SP-2	Minor Subdivision Plan	02-02-10

6. The Board Planner issued a report dated April 7, 2010 recommending certain revisions, clarifications and/or modifications to the plan with which the applicant agreed to comply to the extent that they had not done so already. To the extent that they touch upon the minor subdivision application, the applicants agreed to comply with all terms and conditions of the report except as follows:
- III - Points 1 through 6 for which deferrals until the time of final were sought - Granted.
- IV - Points 1 through 5 for which deferrals are sought until the time of final - Granted.
- VI (3) waivers sought as to the loadings docks - Granted.
- VI (6) for which waivers are sought to reduce the one per facility - Granted subject to the Board's review and approval of the size and location of the subject facility.
- VI (8) Waiver is sought to reduce to 15 square foot of storage per unit - Granted.
- VII (7) Waiver of two islands - Granted.
- VII (10) For which a waiver is sought - Granted.
- VII (12) For which a deferral is sought until the time of final - Granted.
- VIII (1) For which a waiver is sought subject to the County's determination - Granted.

7. The applicant will comply with the Construction Officials report of 3/10/10.

8. The applicant will comply with the Traffic Commander's report dated March 23, 2010.

9. The applicant will comply with the report of the Municipal Utilities Authority dated March 12, 2010.

10. The applicant will comply with the Tax Assessor's report dated March 25, 2010.

11. The Board Engineer reviewed the following plans:

- I. Plans entitled, "Site Plan, Phase II, Block 12301, Lot 1, Gloucester Township, Camden County, NJ" consisting of thirteen (13) sheets dated 02/05/2010, prepared by Bach Associates, P.C.;
- II. Plan entitled, "Gloucester Township Housing Campus, LP, Minor Subdivision Plan, Block 12301, Lot 1," consisting of one (1) sheet dated 02/03/2010, prepared by Bach Associates, P.C.;
- III. Drainage Calculations dated February 8, 2009, prepared by Bach Associates, P.C.; and
- IV. Land Development Application, Checklist and W-9; and.

12. The Board Engineer also issued reports indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval. To the extent that they touch upon the minor subdivision application, the applicant agreed to comply with all terms and conditions of the report except as follows: Regarding the April 13th, 2010 report of the engineer, comments 4 through 7, these issues are sought to be deferred until the time of final. As to number 8 a waiver is requested and granted hereby. As to 11 (1) this issue is requested to be deferred until final.

13. With respect to the variance noted in the Planner's report, the applicant persuasively argued and the Board concludes that the variance is necessitated by the unique and exceptional circumstances uniquely affecting this particular piece of property, including but not limited to the topography which generates the necessity for the property shape to accommodate the drainage across the two properties coupled with the conveyancing

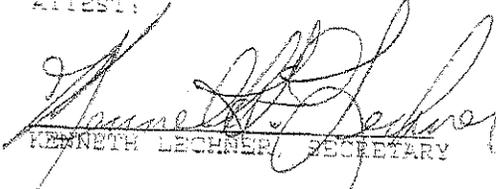
requirements to accomplish the phasing program. Hence the applicant has satisfied the positive criteria of N.J.S.A. 40:55D-70 (c) (1). In addition, the applicant argued and the Board concludes it to be a fact that the variance accommodates enhanced design such that the benefits of the lay out which engenders the variance far out-weigh any detriments and indeed the Board finds there to be no detriment. Hence the applicant satisfies the positive criteria of N.J.S.A. 40:55D-70(c)(2). With respect to the negative criteria the Board takes notice of the substantial public benefits and indeed the inherently beneficial nature of the uses proposed hereby. Also noted is the lack of any public comment and the full support of the Board's staff. From all of the evidence it does appear that the relief requested from the Zoning Ordinance can be accomplished without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Plan and Zoning Ordinance. In sum, the applicant has satisfied the negative criteria.

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

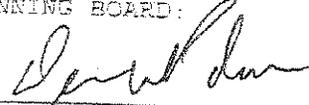
- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report and comments at the public hearing.
- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the applicant at all public hearings.
- F) 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.)

Those Eligible to Vote	Those in Favor	Those Opposed
Mr. Kricum		
Mr. Kasper	#	
Mrs. Musser	#	
Mr. Lawrence	#	
Mr. Gerace		
Chairman Palmer	X	

ATTEST:


 KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
 PLANNING BOARD:


 DENNIS PALMER, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 27th day of April 2010


 KENNETH LECHNER, SECRETARY

O-14-18 ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING AMENDMENT NO. 4 AMENDING ORDINANCE O-97-017 COMMONLY KNOWN AS THE GLEN OAKS REDEVELOPMENT PLAN TO ESTABLISH THE BP – BUSINESS PARK OVERLAY ZONE PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, finds that the public health, safety, morals and welfare of the community shall be promoted by the virtue of well-planned redevelopment; and

WHEREAS, the Township Council of the Township of Gloucester established the Glen Oaks Redevelopment Area by ordinance O-97-017, adopted June 09, 1997, and

WHEREAS, the Glen Oaks Redevelopment Plan, Section IX, titled “Zone Plan and Zoning Regulations” adopts the zoning ordinance by reference, and

WHEREAS, a substantial portion of the Glen Oaks Redevelopment Area is within the BP – Business Park District; and

WHEREAS, the Township of Gloucester is desirous to allow the BP – Business Park District as an overlay zone within a portion of the Glen Oaks Redevelopment Plan that is in the NC – Neighborhood Commercial District along Lower Landing Road and adjacent the BP – Business Park District.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that the Glen Oaks Redevelopment Plan be amended, as follows:

SECTION 1. The Township Council does hereby determine that Section IX of the Glen Oaks Redevelopment Plan titled “Zone Plan and Zoning Regulations” is amended to include the following subparagraph:

C. BP – Business Park Overlay Zone for the following parcels

BLOCK	LOT	EXISTING ZONE	OVERLAY ZONE
2301	1	NC – Neighborhood commercial	BP – Business Park
2301	2	NC – Neighborhood commercial	BP – Business Park
2301	Part of 3	NC – Neighborhood commercial	BP – Business Park
2301	4	NC – Neighborhood commercial	BP – Business Park
2301	5	NC – Neighborhood commercial	BP – Business Park
2301	6	NC – Neighborhood commercial	BP – Business Park
2301	7	NC – Neighborhood commercial	BP – Business Park
2301	8	NC – Neighborhood commercial	BP – Business Park
2301	9	NC – Neighborhood commercial	BP – Business Park

SECTION 2. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgement of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 4. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: November 10, 2014

Adopted:

ATTEST:

TOWNSHIP CLERK, RMC

PRESIDENT OF COUNCIL

MAYOR