

**Township of Gloucester
Planning Board Agenda
May 22, 2012
7:30 P. M.**

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

Meeting will start at 7:30 P. M.
No new applications will be heard after 10:00 P. M.
All persons testifying before the Board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order

MINUTES FOR MEMORIALIZATION

Planning Board Minutes – Tuesday, March 27, 2012
Courtney Mosiondz, Recording Secretary e-mailing directly

RESOLUTIONS FOR MEMORIALIZATION

#121013MSD Empire Investment Enterprises	Minor Subdivision Block: 20401 Lot: 19
#121006PFMS Camden County MUA Pump Station	Preliminary/Final Major Site Plan Block: 17902 Lot: 11

APPLICATIONS FOR REVIEW

#121025M Anthony R. Alberto Zoned: R3	Minor Subdivision Block: 13901 Lots: 70 & 71 Location: 2273 Erial New Brooklyn Rd. Erial
#121020PFMSCUAC Embree Asset Group, Inc. Pep Boys Zoned: HC	Preliminary/Final Major Site Conditional Use Approval, Bulk C Block: 20101 Lot: 8 Location: 1501 Blackwood Clementon Rd Blackwood

Meeting Adjourned

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING A MINOR SUBDIVISION FOR
EMPIRE INVESTMENT ENTERPRISES, LLC
APPLICATION NO: 121013MSD**

WHEREAS, on April 24, 2012 consideration was given to the application of Empire Investment Enterprises, LLC (hereinafter "Applicant") for the property located at Block 20401, Lot 19 (hereinafter "the Property") for minor subdivision into three (3) lots; and

WHEREAS, the Applicant is appearing before the Board proposing to subdivide the Property into three (3) lots, creating Lots 19.01 and 19.02 in addition to the existing lot 19; and

WHEREAS, Daniel Long, Esquire appeared on behalf of the Applicant and Addison Bradley, the Applicant's planner, testified in support of the application. Mr. Long presented the application for minor subdivision, stating that the proposed minor subdivision would create three (3) conforming lots within the R-3 Residential district. Mr. Bradley testified that the two new lots (proposed 19.01 and 19.02) and the remainder lot (19) meet all zoning conditions of the R-3 Residential district and would require no variances. Mr. Bradley further testified that the Applicant has removed the structure that was previously on current Lot 19 and that an encroachment on the property by a neighbors fence has been identified and the neighbor has agreed to remedy the encroachment by moving the fence. Further, the Applicant, through Mr. Bradley agreed to comply with all and meet all conditions as more fully set forth in both the report of the Township Planner, Kenneth D. Lechner and the report of the Planning Board Engineer, Steven Bach and as more fully set forth below. Finally, concerns relative to the trees that were removed from the property were raised by Mr. Lechner and the Applicant, again through Mr. Bradley, provided testimony that the vegetation that existed previously on the site contained no horticultural value but that the Applicant was willing to plant compensatory trees in the form of at least three (3) shade trees and two (2) ornamental trees per lot and the Applicant agreed to provide bonding for the same; and

WHEREAS no member of the public appeared to speak on the application; and

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

1. Existing Zoning: R3

2. Intended Use: Subdivision into three (3) lots to construct residential properties on the new lots
3. The application implicates the following provisions of the ordinance:
 - a. R-1 zoning requirement for lot frontage under §405.F.

R-3 Zone Requirements [§405.F]:

Standard	Required	Proposed (Lot 19)	Proposed (Lot 19.01)	Proposed (Lot 19.02)	Complies
Lot size (min.)	9,375 sf	11,756 sf	11,756 sf	13,254 sf	yes/yes/yes
Lot frontage (min.)	75 ft.	76 ft.	76 ft	76 ft	yes/yes/yes
Lot depth (min.)	125 ft.	161.15 ft.	161.15 ft.	161.15 ft.	yes/yes/yes
Building coverage	20 %	≤ 20 %	≤ 20 %	≤ 20 %	yes/yes/yes
Lot coverage	40 %	≤ 40 %	≤ 40 %	≤ 40 %	yes/yes/yes

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

Front yard (min.)	30 ft.	≥ 30 ft.	≥ 30 ft.	≥ 30 ft.	yes/yes/yes
Side yard (min.)	10 ft.	≥ 10 ft.	≥ 10 ft.	≥ 10 ft.	yes/yes/yes
Rear yard (min.)	30 ft.	≥ 30 ft.	≥ 30 ft.	≥ 30 ft.	yes/yes/yes
Useable yard area (min.)	25 %	≥ 25 %	≥ 25 %	≥ 25 %	yes/yes/yes
Height	35 ft.	n/a	n/a	n/a	n/a

n/a = not applicable

* = Variance required

4. The Board Planner reviewed the following plans:
 - a. Land Development Application Form, checklist, dated 03/12/2012.
 - b. Minor subdivision plan, as prepared by Monarch Surveying & Engineering, comprising of one (1) sheet dated 03/12/2012.
5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated April 9, 2012 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already.
6. The Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E., of Bach Associates, PC., reviewed the following plans:
 - a. Land Development Application Form, checklist, dated 03/12/2012.
 - b. Minor subdivision plan, as prepared by Monarch Surveying & Engineering, comprising of one (1) sheet dated 03/12/2012.
7. The Board Engineer issued a report dated April 17, 2012 indicating the need for several 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 provide compensatory trees on the proposed lots of at least three (3) shade trees and two (2) ornamental trees per proposed lot. Applicant further agrees to provide bonding for the installation of the trees.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Empire Investment Enterprises' 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.)

WHEREAS, a motion was duly made by Mr. Jones and duly seconded by Mr. Guevera to approve the Minor Subdivision to create Lots 19, 19.01 and 19.02 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
Vice Chairman Dunn	x	
Mr. Guevera	x	
Mr. Jones	x	
Mrs. Musser	x	
Mr. Pearce	x	
Mrs. Washington	x	
Chairman Kricun	x	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

ANDREW KRICUN, CHAIRMAN

CERTIFICATION

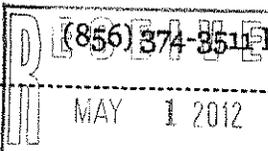
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 24th day of April 2012.

KENNETH LECHNER, SECRETARY

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012



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

For Office Use Only

Submission Date: _____ Application No.: 121025M

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 260 Project # 6990

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

Escr. 1200 Escr. # 6990

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Anthony R. Alberto</u> Address: <u>189 Pitman Downer Rd</u> City: <u>Sewell</u> State, Zip: <u>N.J. 08080</u> Phone: () - - Fax: () - - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Same</u> Address: _____ City: _____ State, Zip: _____ Phone: () - - Fax: () - -
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3. Type of Application. Check as many as apply:

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: <u>N/A</u> Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: () - - Fax: () - - Email: _____
---------------------------------------------------------------	---------------------------------------------------------------------------------

6. Name of Persons Preparing Plans and Reports:

Name: Anthony F. Di Rosa
Address: P.O. Box 1304
Profession: P.E. and Land Surveyor
City: Blackwood
State, Zip: N.J. 08012
Phone: (856) 667-8747 Fax: (856) 879-2024
Email: _____

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

7. Location of Property:

Street Address: 2273 Erial-New Brooklyn Rd Block(s): 13901
Tract Area: 38,394 Lot(s): 70 & 71

8. Land Use:

Existing Land Use: 2 Res. lot
Proposed Land Use (Describe Application): 2 Res lots

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials: Proposed Min Sub Plan
List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: NA
List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	730'	Setback from E.O.P. #1	_____
Front setback 2	_____	Setback from E.O.P. #2	_____
Rear setback	730'	Fence type	_____
Side setback 1	210'	Fence height	_____
Side setback 2	210'	E.O.P. = Edge Of Pavement.	_____
Lot frontage	75	Pool Requirements	
Lot depth	183.96	Setback from R.O.W.1	_____
Lot area	29,375	Setback from R.O.W.2	_____
Building height	35	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: N/A 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	<u>5/1/12</u> _____ Date
_____ Signature of Co-applicant	_____ Date

17. Consent of Owner(s):

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

5/1/12
Date

[Signature]
Signature

Sworn and Subscribed to before me this
1st day of MAY
2012 (Year).

[Signature]
Print Name

[Signature]
Signature

[Signature]
Print Name

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/14

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

[Signature]
Signature of Applicant
Anthony Alberfo
Print Name

5/1/12
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

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

Name of property owner or applicant

Notary public

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Planning Board

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

RE: **APPLICATION #121025M** **Escrow #6990**
Anthony R. Alberto
BLOCK 13901, LOTS 70 and 71

DATE: May 7, 2012

The Applicant requests minor subdivision approval to create one (1) new lot within the R-3 Residential district. The property is located on the south side of Erial Road southeast of east of Briar Lane.

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

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

- Applicant/Owner: Anthony R. Alberto, 189 Pitman Downer Road, Sewell, NJ 08080.
- Surveyor: Anthony F. DiRosa, PE, PLS, Tri State Engineering & Surveying, P. O. Box 1403, Blackwood, NJ 08012 (telephone #856-677-8742).
- Planner: Addison G. Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone#856-228-4848).

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 5/01/12.
2. Minor subdivision plan, as prepared by Tri State Engineering & Surveying, comprising one (1) sheet dated 4/09/12.

II. ZONING INFORMATION

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed (Lot 70)	Proposed Lot 71	Complies
Lot size (min.)	9,375 sf	24,597 sf	13,797 sf	yes /yes
Lot frontage (min.)	75 ft.	133.71 ft.	75 ft.	yes / yes
Lot depth (min.)	125 ft.	183.96 ft.	183.96 ft.	yes /yes
Building coverage	20%	< 5%	≤ 20%	yes /yes
Lot coverage	40%	< 40%	≤ 40%	yes /yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	30 ft.	49 ft.	≥ 30 ft.	yes / yes
Side yard (min.)	10 ft.	19 ft. / ±71 ft.	≥ 10ft.	yes / yes
Rear yard (min.)	30 ft.	±89 ft.	≥ 30 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a / n/a

n/a = not applicable.

III. APPLICATION SUBMISSION CHECKLIST

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

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

We do not recommend waiving underlined requirements

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a. The applicant must provide a certification from an appropriate professional on the absence of freshwater wetlands and transition areas based on a field investigation In lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation.
 - i. General Note #5 is insufficient to satisfy this requirement.
2. Area of original tract to the nearest one hundredth of an acre [Checklist #38].
 - a. The plan must be revised to provide the above information for both the existing and proposed Block 13901, Lots 70 and 71.
3. Existing lot lines to be eliminated. [Checklist #45].
 - a. The plan must be revised to show both lots, lot lines to be eliminated, and proposed lot lines.

4. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
 - a. In lieu of providing the above requirements on a revised plan the applicant should provide professional testimony to addressing the above.
5. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
6. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
 - a. The plan must be revised to provide the classification as identified on the F.I.R.M, community panel number, and most effective date.
7. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
8. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
 - a. The application (Section #10) indicates public water and sewer to be provided.
9. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].
 - a. The application (Section #10) indicates public water and sewer to be provided.

IV. WAIVER COMMENTS

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

We do not recommend waiving underlined requirements

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a. In lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation we recommend the Board require the applicant provide a certification from an appropriate professional on the absence of freshwater wetlands and transition areas based on a field investigation.
 - i. The submitted General Note #5 relying on GIS data is insufficient to meet this requirement.
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].
 - a. In lieu of providing the existing contours the Applicant's engineer/surveyor should provide professional testimony addressing the existing slope of the property.

3. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
 - a. In lieu of providing the proposed grading the plan must be revised providing a general not indicating a grading plan shall be provided in accordance with the requirements of §814, Grading Approval.
 - i. Note: the above is recently amended by Ordinance O-10-14 adopted April 12, 2010.

V. VARIANCE REVIEW COMMENTS

The application as submitted does not require any variances.

VI. SUBDIVISION REVIEW COMMENTS

1. The plans must be revised to show location of proposed driveway relocation as per §424, Driveways (Residential).
2. The plan must be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for proposed lot 34 as per §504.A, Driveways (Residential) or request a waiver.
3. The applicant must provide Deeds of Dedication and legal descriptions for any the right-of-way dedication along Erial Road (County Route 706) and revised plans, if applicable as per §503.D, Easements/Restricted Covenants.
4. The plan must be revised to provide a concrete monument to be set between proposed Lots 70 & 71 along Erial Road as per §503.C(2), Monuments
5. The plan must be revised to provide concrete sidewalks along the proposed Lot 71 as per §516, Sidewalk, Curbs, Gutters & Pedestrian Ways.
6. The plan must be revised to indicate all utilities would be installed underground as per §518.D, Underground Wiring.

VII. GENERAL REVIEW COMMENTS

1. The plan must be revised providing the location of utilities and/or a general note indicating that all utilities will be contained within the proposed property boundaries.

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*

6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

IX. RECOMMENDATIONS

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

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

cc: Anthony R. Alberto
Anthony D. DiRosa, PLS
Addison G. Bradley, PP
Edward F. Brennan, Esq.
Steven M. Bach, PE



May 17, 2012

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

Attn: Ken Lechner, PP, AICP, Township Planner

MAY 17 2012

Re: Minor Subdivision #121025M
Anthony R. Alberto
Block 13901, Lots 70 & 71
Bach File No. GTPB2012-15

Dear Board Members:

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

1. Land Development Application Form, dated May 1, 2012.
2. Plan entitled "Proposed Minor Subdivision, Block 13901, Lots 70 & 71, Gloucester Township, Camden County, NJ" consisting of one (1) sheet, dated 4/09/12, as prepared by Anthony F. Dirosa, PE, PLS of Tri State Engineering & Surveying.
3. Legal Descriptions for proposed lots 70 & 71, Block 13901, not dated.
4. Camden County Planning Board Application, not dated.

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

1. The properties consist of existing two (2) lots located along the southwesterly line of Erial – New Brooklyn Road. This location is within the Township's Residential (R-3) District. The site currently has an existing frame dwelling on existing Lot 71 with a two (2) driveway access to Erial – New Brooklyn Road. The application proposes to subdivide the properties by relocating the common line between Lots 70 and 71 that will now have the existing frame dwelling on new Lot 70. No improvements are proposed at this time on new Lot 71.
2. A copy of a current survey that is being used to create the subdivision needs to be submitted or the title of the plan needs to be changed to "Plan of Survey and Minor Subdivision Plat".

3. The plan indicates that this subdivision is to be filed by deed. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification need to be shown on the map.
4. The Applicant's land surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to the Board Engineer for review.
5. All proposed dedications and easements are to be filed by deed and shall be submitted to the Board Solicitor for review prior to filing in the Office of the County Clerk.
6. In accordance with Section 516 A., concrete sidewalk and curbing is required on all streets. Curbing and sidewalk are required along the Erial – New Brooklyn Road frontage.
7. Approval from the Camden County Planning Board may be required.
8. The Applicant shall submit to, and appear before, other Local, State and Federal agencies having jurisdiction over this project.
9. No proposed drainage is shown on the plan. The Applicant should be prepared to discuss the possible need for drainage on the site.
10. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
11. All residential access must conform to the requirements of section 504 A.
12. In accordance with the Township Ordinance and Municipal Land Use Law, prior to the perfecting of the plan, the Applicant shall be required to post a performance guarantee and an inspection fund in the amount to be determined by the Township Engineer.
13. The county route number for Erial – New Brooklyn Road should be shown on the plan.
14. Block and lot numbers for all adjoining lots need to be shown on the plan.
15. Existing lot lines, lot areas and dimensions need to be shown on the plan.
16. Lot lines that are to be removed need to be labeled.
17. Lot areas for existing and proposed lots need to be shown to the tenth of an acre.

Minor Subdivision #121025M
Anthony R. Alberto
Block 13901, Lots 70 & 71
Bach File No. GTPB2012-15
May 17, 2012
Page 3 of 3

18. The proposed lot corner markers to be set along the Erial – New Brooklyn Road Right-of-Way need to be concrete monuments.
19. North arrows need to be shown in all key maps.
20. The map does not scale correctly to the scale shown in the title block. The map should be revised to scale correctly.
21. Existing topography based on U.S.G.S. datum should be shown.

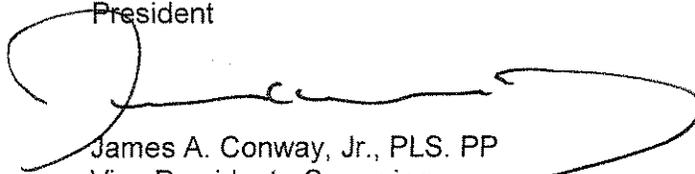
We reserve the option to make additional comments as more information becomes available.

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

Very truly yours,
BACH ASSOCIATES, PC



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



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

Cc: Anthony R. Alberto
Addison G. Bradley, PP
Anthony F. Dirosa, PE, PLS
Edward F. Brennan, Esq.
Ken Lechner, PP, AICP

S:\GTPB2012 Gloucester Twp Planning Board\15 Alberto Minor Sub\Docs\GTPB2012-15 Alberto Minor Sub 1st Review 2012-5-15.doc

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: May 3, 2012

APPLICATION No. 121025M

APPLICANT: Anthony R. Alberto

PROJECT No. 6990

BLOCK(S): 13901 Lot(S): 70 & 71

Zoned: R3

LOCATION: 2273 Erial New Brooklyn Road, Erial

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Minor Subdivision Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by ASAP**
 For Your Files.

ENCLOSED:

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

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

Moving lot line. No issues; no new numbers needed.

Signature

[Handwritten Signature]
Arsema 5/7/12



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #121025M 2273 Erial-New Brooklyn Rd Block 13901 lot 70 & 71

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

Other:



Reviewed By: Lt. Brian McKendry Cpl. Rich Worst

Signature:  Date Submitted: 5/8/12

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: May 3, 2012

APPLICATION No. 121025M

APPLICANT: Anthony R. Alberto

PROJECT No. 6990

BLOCK(S): 13901 Lot(S): 70 & 71

Zoned: R3

LOCATION: 2273 Erial New Brooklyn Road, Erial

TRANSMITTAL TO:

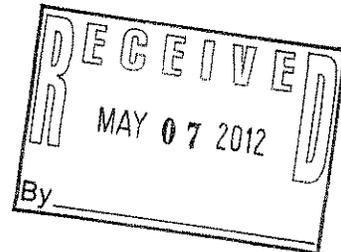
- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Township Engineer
<input type="checkbox"/> Camden County Planning Board
<input type="checkbox"/> N.J. American Water Co.
<input checked="" type="checkbox"/> Taxes <i>current MB 5/3/12</i> | <input type="checkbox"/> Board Planner
<input type="checkbox"/> Traffic Officer
<input type="checkbox"/> Aqua N.J. Water Co.
<input type="checkbox"/> Construction | <input type="checkbox"/> Tax Assessor
<input type="checkbox"/> G.T.M.U.A.
<input type="checkbox"/> Fire District 1 2 3 4 5 6 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|

STATUS OF APPLICATION:

- New Application - Minor Subdivision
 Revision to Prior Application

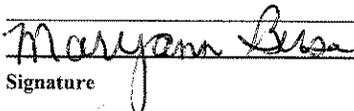
PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by ASAP**
 For Your Files.



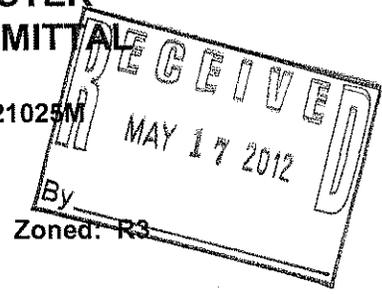
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 - 1 Copy - Amended Site Plan
 - 1 Copy - Major Subdivision - Amended Plat
 - 1 Copy - Traffic Report
 - 1 Copy - Development Plan
 - 1 Copy - Drainage Calculations
 - 1 Copy - E.I.S.
 - Recycling Report
- Variance Plan
 Bulk (C) Variance
 Use (D) Variance



 Signature

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**



DATE: May 3, 2012

APPLICATION No. 121025M

APPLICANT: Anthony R. Alberto

PROJECT No. 6990

BLOCK(S): 13901 Lot(S): 70 & 71

LOCATION: 2273 Erial New Brooklyn Road, Erial

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Minor Subdivision Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by ASAP**
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 - 1 Copy - Major Subdivision - Final Plat
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 - 1 Copy - Amended Site Plan
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 - Recycling Report
- Variance Plan Bulk (C) Variance Use (D) Variance

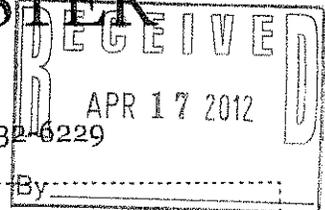
**REVIEWED WITHOUT COMMENT
GLOU. TWP. FIRE-DIST. # 5**

FIRE MARSHALL

Signature

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.: #121020 PPMSCUAC

Taxes Paid Yes/No _____ (Initial)

Fees \$1200⁰⁰ Project # 6945

Planning Board Zoning Board of Adjustment

Escr. # 6450⁰⁰ Escr. # 6945

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Embree Asset Group, Inc.</u> Address: <u>4747 Williams Dr.</u> _____ City: <u>Georgetown</u> State, Zip: <u>TX 78633</u> Phone: <u>(512) 819-4765</u> Fax: <u>(512) 819-4865</u> Email: <u>dfremmer@embreegroup.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Y Vereecken Trust</u> <u>Yvonne Vereecken, Trustee</u> Address: <u>1820 Avenida Del Mundo</u> <u>Ste 1502</u> City: <u>Coronado</u> State, Zip: <u>CA 92118</u> Phone: () - - Fax: () - -
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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 checked="" type="checkbox"/> Bulk "C" Variance ² |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Use "D" Variance ² |
| <input checked="" type="checkbox"/> Preliminary Major Site Plan ² | <input type="checkbox"/> Site Plan Waiver |
| <input checked="" type="checkbox"/> Final Major Site Plan | <input type="checkbox"/> Rezoning Request |
| <input checked="" type="checkbox"/> Conditional Use Approval ² | <input type="checkbox"/> Redevelopment Agreement |
| <input type="checkbox"/> General Development Plan ² | <input type="checkbox"/> _____ |

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	<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>Bob SMith</u> Address: <u>216 B-1 Stelton ROAD</u> City: <u>Piscataway, NJ 08854</u>	Firm: <u>Bob SMith & Associates</u> State, Zip: <u>NJ 08854</u> Phone: <u>(732) 752-3100</u> Fax: <u>(732) 752-7997</u> Email: <u>esmith@bobsmithandassociates.com</u>
-----------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

6. Name of Persons Preparing Plans and Reports:

Name: Jason Fichter - InSite Engineering
Address: 2052 Hwy 35 Suite 203
Profession: Engineer
City: Wall
State, Zip: NJ 07719
Phone: (732) 531-7100 Fax: (732) 531-7344
Email: jason@insite.net

Name: Bill Fearon
Address: 601 Chapel Ave., East
Profession: Ignarri Lummis Architects
City: Cherry Hill
State, Zip: NJ 08034
Phone: (856) 428-8877 Fax: (856) 429-6379
Email: ignarrilummis.com

7. Location of Property:

Street Address: 1501 Blackwood-Clementon Rd. Block(s): 20101
Tract Area: 0.79 acres Lot(s): 8

8. Land Use:

Existing Land Use: _____
Proposed Land Use (Describe Application): Service and Tire Center

9. Property:

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:
Number of Proposed Lots: <u>1</u>	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium <input checked="" type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes (If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials: Site Plans, Elevations, Sign Drawings

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

17. Consent of Owner(s):

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

Date

Sworn and Subscribed to before me this

day of _____,

(Year).

Signature
SEE ATTACHED CERTIFICATION
Print Name

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

Philip Annis
Signature of Applicant

3/15/12
Date

Embree Asset Group, Inc. by Philip Annis, President
Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:
_____ 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

February 24, 2012

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

**RE: Pep Boys Auto
1501 Blackwood Clementon Road**

Dear Sir or Madam:

Please be advised that Embree Group and Bob Smith & associates are authorized by me as owner of Block 20101, Lot 8 to act as my agents for the purpose of presenting an application to the Township of Gloucester Land Use Board for site plan and any required variance approvals.

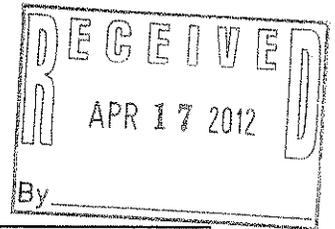
Very truly yours,

Yvonne Vereecken
Y Vereecken Trust, Trustee Under Revocable
Declaration of Trust Dated Dec 18, 1989

Yvonne Vereecken
Trustee

AFFIDAVIT OF OWNERSHIP

MUST BE COMPLETED AND RETURNED



1. Name of company/organization: Embree Asset Group, Inc.
2. IS company a Corporation? Yes ✓ NO _____
3. Name of state in Which Incorporated: Texas
4. IS Company a partnership? Yes _____ NO X
5. Individual Owner? Yes _____ NO X

PLEASE LIST ANY AND ALL INDIVIDUALS WHO ARE OWNERS (FULL OR PART) OF THE COMPANY/ORGANIZATION, AND IF A NON-PROFIT ORGANIZATION PLEASE LIST ALL BOARD MEMBERS. ALSO IF INDIVIDUALLY OWNED.

Name	Address	Title
* See attached		

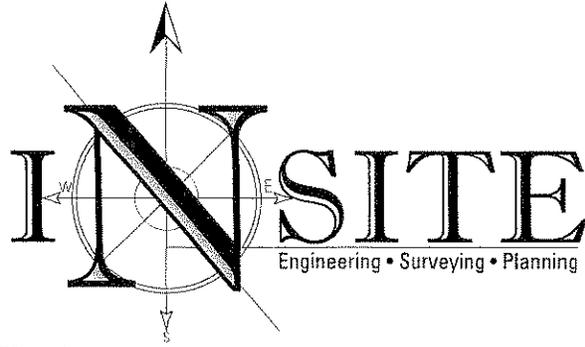
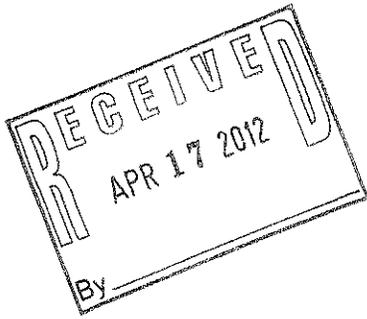
The above information is true and correct to the best of my knowledge.


Signature and Title

Philip Annis, President
Please PRINT Name & Title

EMBREE ASSET GROUP, INC.

<u>Name & Percentage Owned</u>	<u>Address</u>	<u>Title</u>
Jim Embree – 35%	4225 C.R. 123 Round Rock, TX 78664	Chairman and Secretary
Philip Annis – 10%	400 Shell Stone Tr. Georgetown, TX 78628	President
Rocky Hardin – 10%	214 Jaydee Terrace Georgetown, TX 78628	CFO, Executive VP & Treasurer
Frank Krenek – 10%	2900 Gabriel View Georgetown, TX 78628	Executive VP & Assistant Secretary
Yvette Crystal Embree-Pritchett – 5%	2246 Casper Cove Round Rock, TX 78664	
Beau Darius Embree – 5%	1101 Boxwood Loop Georgetown, TX 78628	
Adrienne Embree – 5%	30618 St. Andrews Drive Georgetown, TX 78628	
Ashley Brooke Barnes – 5%	13401 Marigold Trail Belton, TX 76513	
The Blake Evan Embree 2006 Trust – 5%	4747 Williams Drive Georgetown, TX 78633	
The Chase Kelley Embree 2006 Trust – 5%	4747 Williams Drive Georgetown, TX 78633	
The Killian Alexander Russell 2006 Trust – 5%	4747 Williams Drive Georgetown, TX 78633	



ADDENDUM A
LIST OF VARIANCES & WAIVERS
PROPOSED PEP BOYS AUTO

LOT 8, BLOCK 20101
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

VARIANCES

Section 416F: *Minimum lot size less than 1 acre; existing non-conformity; 0.79 acres*
Minimum rear yard less than 30 feet; 10 feet provided
Minimum lot depth less than 200 feet; existing non-conformity 188.19 feet
Parking Setback less than 10 feet; existing non-conformity, 9.26 feet

DESIGN WAIVERS

Section 816 Environmental Impact Statement: *Not provided*

The site is an existing developed site that has only had the building removed. It is intended to preserve the existing frontage improvements and upgrade the site with the addition of a Pep Boys Auto store. Little or no impact the surrounding area is proposed.

Section 509 Loading Area: *Not provided*

Once the store is operating there is no "loading". Parts & tires are delivered on an as-needed basis (often multiple times a day) by a pickup truck or other small vehicle, from the nearest super center. It is therefore requested that a "designated" loading area not be required.

Section 510A Parking Spaces – *30 spaces required; 17 spaces provided*

CHECKLIST WAIVERS

Item 5 – *No Environmental Impact Report provided*

Item 7 – *No Traffic Impact Report provided*

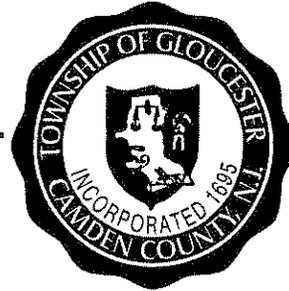
Item 80 – *No designated loading zone provided*

InSite Engineering, LLC

13-366-01 River's Edge Professional Building • 2052 Highway 35, Suite 203 • Wall, NJ 07719
732-531-7100 (ph) • 732-531-7344 (fx) • InSite@InSiteEng.net • www.InSiteEng.net
Licensed in NJ, PA, DE, NY, CT, MD, NC, DC, & CO

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 #121020PFMSCUAC** Escrow #6945
Embree Asset Group, Inc.
BLOCK 20101, Part of Lot 8
1501 Blackwood-Clementon Road

DATE: May 07, 2012

The Applicant requests preliminary and final major site plan and conditional use approval to construct a 4,988 sf "Service and Tire Center" (Pep Boys) within the HC – Highway Commercial District. The project is located on the northwest corner of Blackwood-Clementon and Little Gloucester Roads.

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

- Applicant: Embree Asst Group, inc. 4747 Williams Drive, Georgetown, TX 78633 (telephone #512-819-4765).
- Owner: Y Vereecken Trust, Yvonne Vereecken, Trustee, 1820 Avenida De; Mundo Ste. 1502, Coronado, CA 92118.
- Engineer: Jason L. Flichter, PE, InSight Engineering, LLC, River's Edge Professional Building, 2052 Highway 35, Suite 203, Wall, NJ 07719 (telephone #732-531-7100).
- Attorney: Bob Smith, Esq., Bob Smith & Associates, 216-B1 Stelton Road, Piscataway, NJ 08854 (telephone #732-752-3100).

I. INFORMATION SUBMITTED

1. Bob Smith & Associates Transmittal Letter dated 4/17/12.
2. Land Development Application Form and checklist dated 4/17/12.
 - a. Owner's consent Letter dated 02/24/12.
 - b. Corporate Disclosure Statement.
 - c. Addendum A, List of Variances & Waivers.
3. ALTA/ASCM Land Title Survey, as prepared by Millman Surveying, inc. comprising one (1) sheet dated 12/21/11.
4. Signage plans (color), as prepared by CIMA NETWORK comprising eight (8) sheets dated 02/05/12.
5. Stormwater Management Report as prepared by InSight Engineering, LLC dated 02/23/12.
6. Architectural plans, as prepared by Ignarri Lummis Architects consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
A1	Floor Plans, Exterior Elevations & Materials	02-03-12

7. Engineering plans, as prepared by InSight Engineering, LLC consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Title Sheet	02-23-12
2	Existing Conditions & Demolition Plan	02-23-12
3	Site Plan	02-23-12
4	Grading & Utilities Plan	02-23-12
5	Landscape Plan	02-23-12
6	Lighting Plan	02-23-12
7	Landscaping & Lighting Details	02-23-12
8	Construction Details	02-23-12
9	Construction Details	02-23-12
10	Erosion and Sedimentation Control Plan	02-23-12
11	SESC Notes & Details	02-23-12

II. ZONING REVIEW

1. Automobile Repair Shop is permitted as a conditional use [§416.D(1)].

Description	Required (Auto Repair Facility)	Proposed	Conforms
Lot size (min.)	1 acre	0.79	enc
Lot frontage (min.)			
Blackwood-Clementon Road	150 ft.	182.365 ft.	yes
Little Gloucester Road	150 ft.	171.845 ft.	yes
Lot depth (min.)	200 ft.	197.64 ft.	enc
Building Coverage (max.)	20%	14.49%	yes
Lot Coverage (max.)	65%	59.7%	yes
Front yard (min.)			
Blackwood-Clementon Road	20 ft.	±101 ft. ¹	yes
Little Gloucester Road	20 ft.	25 ft.	yes
Side yard (min.)	10 ft.	32.17 ft.	yes
Rear yard (min.)	30 ft.	10 ft.	no*
Building Height (max.)	1 story	24.25 ft.	yes
Floor Area Ratio	0.25	0.1449	yes
Buffer	25 ft.	±19 ft. ¹	enc
PARKING AREA SETBACKS			
Parking (min.)	30 spaces	17 spaces	no*
5 spaces per bay			
From any right-of-way (min.)			
Blackwood-Clementon Road	10 ft.	±19 ft. ¹	yes
Little Gloucester Road	10 ft.	9.26 ft. ¹	enc
From Side Property Line (min.) ²	10 ft.	±11 ft.	yes
From Rear Property Line (min.) ²	10 ft.	±10 ft. ¹	yes

¹ = Scaled data.

²

= Applies to rear drive aisle.

enc = Existing nonconformance.

* = Variance required.

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

2. Conditional Use Requirements

Description	Required (Auto Repair Facility)	Proposed	Conforms
Lot size (min.)	20,000 sf	34,412.40 sf	yes
Lot frontage (min.)			
Blackwood-Clementon Road	125 ft.	182.365 ft.	yes
Little Gloucester Road	125 ft.	171.845 ft.	yes
Fuel pump setback (min.)			
Street Line	35 ft.	n/a	n/a
Side and Rear Property Line	25 ft.	n/a	n/a
Entrances and Exits (max.)	3	2	yes
Pits, storage areas, trash within building ¹	yes	yes	yes
Fuel tanks underground	yes	n/a	yes
Repair performed inside building	yes	yes	yes
Number of vehicles awaiting repair	8	n/p	---
No exterior vehicle or equipment display	yes	no	yes

¹ = This does not apply to proposed required trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.

3. Free-Standing Signs

SIGN STANDARDS (FREE-STANDING)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Z(2)	2	1	yes
Area (max.) - §426.R(1)	50 sf	49.875 sf	yes
Height (max.) - §426.R(7)	8 ft.	8 ft.	yes
Letter size (min) – §426R(1)	10 in.	≥ 10 in.	yes
Property line setback - §426.Z(3)	15 ft.	≥ 25.36 ft.	yes

4. Facade Signs

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Q(2)	2	2	yes
Area (max.) - §513.Q(1) – Front Elevation “PEP BOYS AUTO Service & Tires”	100 sf	231.63 sf	no*
Area (max.) - §513.Q(1) – 2 nd Front Elevation “PEP BOYS AUTO Service & Tires” and “Complete Oil Change” with logo		160.89 sf <u>28.44 sf</u>	
Total	50.18 sf	189.33	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 (BAY SERVICE FACADE SIGNS)			
Description	Required	Proposed	Conforms
“COMPLETE OIL CHANGE” Two signs at 12.625 sf	N.P	yes	no*
“TIRES” One sign at 5 sf	N.P	yes	no*
“BRAKES” One sign at 5 sf	N.P.	yes	no*
“ALIGNMENT” One sign at 5 sf	N.P.	yes	no*
“CHECK ENGINE LIGHT” One sign at 5 sf	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.

III. APPLICATION SUBMISSION CHECKLIST

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

The Applicant should note that the “N/A” - Not Applicable submitted on the checklist - in most cases - is not an acceptable response to the ordinance checklist requirements: the correct response is to indicate “Waiver requested” or “Submitted.”

Therefore, the Applicant must submit the following required checklist items or request a waiver.

We do not recommend waiving underlined items

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations [Checklist #9].
 - a. The Applicant must provide a certification from a recognized professional in lieu of the required Letter of Interpretation, Presence/absence determination.
2. Four (4) copies of the Recycling Report. [Checklist #8].
3. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
 - a. Defer to Board engineer.
4. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
 - a. Defer to Board engineer.
5. Acceleration/deceleration lanes. [Checklist #75].
6. Sight triangle easements at intersections. [Checklist #86].
7. Location of street names and signs. [Checklist #88].
8. Streetlights. [Checklist#90].
9. Cross Sections. [Checklist #94].
10. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
11. Fire hydrants. [Checklist #101].
12. Environmental Constraints Map (See §519). [Checklist #108].

The plan as submitted requires waivers from the following requirements of Article V, Performance and Design Standards:

13. To exceed an average illumination of two footcandles (fc) within the parking areas as per §508.F(2), as follows:
 - a. All Parking Area: 2.79 fc
14. To have no off-street loading as per §509, Off-Street Loading.

IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following checklist requirement.

We do not recommend waiving underlined items

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
 - a. The applicant must provide professional testimony to address the applicability of the requested waiver.
2. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].

- a. The applicant must provide professional testimony to address the applicability of the requested waiver.
- 3. Loading areas and number thereof [Checklist #80].
 - a. The applicant must provide professional testimony to address the applicability of the requested waiver.

V. VARIANCE COMMENTS

The application as submitted requires the following variances:

§416.F, Area, Yard, Height & Building Coverage

- 1. Rear yard: (10 ft. provided v. 30 ft. minimum required).
- 2. Parking: (17 spaces provided v. 30 spaces minimum required).

§426.Q Facade Sign Requirements.

- 3. Area (Front elevation): (231.63 sf provided v. 100 sf max. allowed).
- 4. Area (2nd Front elevation): (189.33 sf provided v. 50.18 sf max. allowed).

BAY SERVICE SIGNS

- 5. "Complete Oil Change" - 5 sf: (2 provided v. not permitted).
- 6. "Tires" - 5 sf: (1 provided v. not permitted).
- 7. "Brakes" - 5 sf: (1 provided v. not permitted).
- 8. "Alignment" - 5 sf: (1 provided v. not permitted).
- 9. "Check Engine Light" - 5 sf: (1 provided v. not permitted).

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

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

NEGATIVE CRITERIA

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

VII. SITE PLAN DESIGN REVIEW COMMENTS

- 1. The plans must be revised to provide additional landscaping at the following locations to enhance the aesthetics of the development and the Township as per §507.A(1).
 - a. Replace damaged concrete island at entrance on Blackwood-Clementon Road with landscaping.
 - b. Parking areas facing Blackwood-Clementon Road and Little Gloucester Road with evergreen shrubs to screen headlight glare.

2. The plan must be revised (General Planting Note #14) to indicate underground irrigation for landscaping for the proposed non-residential use as per §507.A(4)(b).
3. The Applicant must provide testimony and the plan revised to address reduction of illumination when not required as per §508.F(6).
4. The plans must be revised to indicate replacement of damaged concrete curb and sidewalks at the following locations as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.
 - a. A substantial portion of the concrete curb proposed to remain is chipped and damaged; therefore, it is recommended the project be developed with all new concrete curb.
 - b. A portion of concrete sidewalk along Blackwood-Clementon Road is spawled; therefore, it is recommended to be replaced.
 - c. A section of concrete sidewalk along the frontage of Little Gloucester Road is elevated; therefore it is recommended this be replaced or reset.

VIII. GENERAL REVIEW COMMENTS

1. It is recommended the Existing Conditions & Demolition Plan be revised to indicate demolition of all existing site conditions.
 - a. As indicated above substantial portions of the concrete curb and pavement to remain are in disrepair and it is recommended the site be developed with all new concrete curb and pavement.
2. It's recommended the plans be revised to provide a "Welcome to Gloucester Township" monument sign at the intersection of Blackwood-Clementon Road and Little Gloucester Road to compliment a similar sign catty-cornered at the Cherrywood Shopping Center.

IX. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

X. RECOMMENDATIONS

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

We have no further comments regarding the application at this time; however, we reserve the right to provide additional comments during the Planning Board meeting to advance the planning process. 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: Bob Smith, Esq.
Jason L. Flichter, PE
Edward F. Brennan, Esq.
Steven M. Bach, PE



May 16, 2012

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

Attn: Ken Lechner, Township Director / Planner

Re: Embree Asset Group, Inc.
 Pep Boys Auto
 1501 Blackwood Clementon Road
 Block 20101, Lot 8
 Review No. 1
 Bach Project No. GTPB-2012-12

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 3/15/12.
- Township of Gloucester Land Development Submission Checklist, undated.
- Sign Package prepared by Cinanetwork, dated 2-5-12, no revision.
- Stormwater Management Report for Major Site Plan of Block 20101, Lot 8, Gloucester Township, New Jersey, Pep Boys Auto, dated 2/23/12, no revision.
- ALTA/ACSM Land Title Survey prepared for Pep Boys, 1501 Blackwood Clementon Road, Gloucester Township, Camden County, State of New Jersey, prepared by Millman Surveying, Inc., dated 12-21-11, revised to 1-11-12.
- Drawings entitled "Preliminary & Final Major Site Plan for Pep Boys auto, Block 20101, Lot 8, Tax Map Sheet 201, 1501 Blackwood Clementon Road, Gloucester Township, Camden County, New Jersey", prepared by InSite Engineering:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1 of 11	Title Sheet	2-23-12, 4-9-12
2 of 11	Existing Conditions & Demo Plan	2-23-12, 4-9-12
3 of 11	Site Plan	2-23-12, 4-9-12
3 of 11	Grading & Utility Plan	2-23-12, 4-9-12
4 of 11	Landscape Plan	2-23-12, 4-9-12

Embree Asset Group, Inc.
Pep Boys
1501 Blackwood Clementon Road
Block 20101, Lot 8
Review No. 1
Bach Project No. GTPB-2012-12
May 16, 2012
Page 2 of 7

5 of 11	Lighting Plan	2-23-12, 4-9-12
7 of 11	Landscape & Lighting Details	2-23-12, 4-9-12
8 of 11	Construction Details	2-23-12, 4-9-12
9 of 11	Construction Details	2-23-12, 4-9-12
10 of 11	SESC Plan	2-23-12, 4-9-12
11 of 11	SESC Notes & Details	2-23-12, 4-9-12

SITE INFORMATION:

Owner: Y Vereecken Trust
31820 Avenida Del Mundo, Suite 1502
Coronado, California 92118

Applicant: Embree Asset Group, Inc
4747 Williams Drive
Georgetown, Texas 78633
512-819-4765

PROJECT SUMMARY:

This application is for the construction of a proposed automotive repair center on the site of a previous fast food restaurant. The restaurant has been demolished but the other site improvements remain. The project site is located on northwesterly corner of Little Gloucester Road (County Route 759) and Blackwood Clementon Road (County Route 534) in a Highway Commercial Zone. The applicant is seeking preliminary and final major site plan approval.

GENERAL:

1. The applicant's engineer shall confirm compliance with NJAC 13:40-8.3(a)5 that all plan sets were produced from plans containing original handwritten signatures.
2. The plans shall provide a space for the application number.
3. The location of all existing structures and their uses within two hundred (200) feet of the property shall be shown on the plans.
4. The plans shall show the zoning districts and their boundaries.

PERFORMANCE STANDARDS (ARTICLE V):

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

1. The proposed modifications to the existing access drive of Little Gloucester Road involves removal of the existing concrete center island. With the elimination of the island the drive entrance width ranges from will be 37 ft wide at the parking field to 45 ft at Little Gloucester Road. Section 510. K limits the maximum drive width to 36 ft. It is recommended that a new concrete center island be provided to reduce each driveway lanes to 14 ft. Also the proposed 2 ft radius adjacent to the south east corner of the proposed building should be increased to a minimum radius of 5 ft. Also, the northern curbline of the referenced drive shall extend from the building corner to the property line with no jogs.
2. The plans shall indicate the location of all doors on the proposed building and floor elevations to determine if the accessible parking meets ADA requirements.
3. The handicap parking spaces shall not extend into the drive aisle. The plans shall be revised.
4. The ingress/egress at Blackwood Clementon Road does not have sufficient aisle width for 2-way traffic circulation. Therefore, our office recommends one way counter clockwise traffic circulation for the entire parking lot.
5. The drive aisle in the rear of the proposed building shall be shown as one way exiting from the building and shall have the appropriate traffic flow arrows shown on the plans. "Do Not Enter" signs shall also be shown adjacent to the trash enclosure and near the front entrance.
6. A dimension shall be provided for the drive aisle width near the proposed handicap ramp.
7. Sight triangles shall be shown on the plans at both entrances and at the intersection of Little Gloucester Road and Blackwood Clementon Road.
8. It is unclear where concrete wheel stops are to be placed on the site. The applicant shall clarify if wheel stops are to be placed in every parking space and offset dimensions for placement, as applicable.
9. The applicant shall provide clarification regarding the purpose of the 16' x 26' concrete area surrounding the trash enclosure. The size of the concrete pad shall be revised as needed. The detail indicates recycling containers to be located behind the trash enclosure. The applicant shall provide testimony regarding the ability for the containers to be accessed and emptied.

10. The proposed trash enclosure detail shall be revised to indicate if the concrete block wall is to be set on the proposed concrete pad or contain a foundation on the perimeter of the concrete pad. The site plan shows the block wall to be located partially on the concrete pad and outside the concrete pad along the perimeter. The detail should also be indicate whether the gate posts will be set in concrete foundations and provide dimensions accordingly.

B. Sidewalks/Curbs (Section 516)

1. The width of the proposed sidewalk shall be shown on the plans.
2. The plans shall indicate the width of all curbed islands.

C. Stormwater Management (Section 517)

1. The applicant shall provide clarification regarding the elements of the existing stormwater management system. It appears stormwater runoff is collected by a network of inlets and piping however there does not appear to be any discharge of runoff to a stormwater management facility. The applicant shall indicate whether stormwater is attenuated through subsurface infiltration or indicate the ultimate discharge point of the on-site stormwater runoff.
2. The plans and stormwater management report indicate a ChamberMaxx system will be utilized to attenuate roof runoff. The plans shall be revised to provide design information for this system including, but not limited to dimensions, elevations, overflow, storage capacity, and infiltration data from in-situ percolation tests.
3. The applicant shall provide clarification regarding stormwater runoff from the parking spaces in the southeast corner of the project area. The existing conditions depict grade falling towards the curb as opposed to the parking lot area for collection via the stormwater inlets. Ponding of stormwater runoff may occur within these spaces and shall be addressed.
4. A summary table shall be provided for peak runoff discharge in existing and proposed development conditions confirming stormwater runoff is not increased at each discharge point / area. Per the calculations provided in the stormwater management report the peak outflow of runoff leaving the site to the south is increased (Area EA-2 / PA-2). The applicant shall make provisions within their design to reduce the discharge of stormwater runoff to the south and / or provide testimony regarding the impact of increased stormwater runoff towards Blackwood Clementon Road and Little Gloucester Road.

5. Calculations shall be provided to confirm that stormwater runoff generated within Area PA-1 is attenuated via the existing stormwater management facility. The stormwater management report indicates that a stormwater management system is to remain however it is not delineated on the plans nor are calculations provided to show controlled outflow or infiltration, etc.
6. The existing and proposed stormwater pipe network and or management facilities shall be delineated on the plans with appropriate construction details.

D. Utilities (Section 518)

1. An oil/water separator shall be provided to intercept water runoff from any floor / trench drains located within service bays.
2. The proposed water service lines appear to connect to the existing gas line and existing electric service line. The applicant shall provide clarification regarding utility connections.
3. The size and type of all existing sewer main shall be shown on the plans.
4. Clarification shall be provided regarding removal of the existing sanitary manhole adjacent to the existing grease trap.
5. A proposed sanitary sewer lateral connection shall be shown on the plans.

E. Grading (Section 506)

1. The Grading Plan shall show proposed spot elevations on the northerly curb line of the entrance onto Little Gloucester Road.
2. The plan shall indicate the sawcut line of existing pavement to remain and spot elevations along this edge.
3. The 102 contour shown in front of the proposed building appears to be incorrectly shown. The plans shall be revised.
4. The proposed 101 contour shown on the southerly side of the center parking island appears to be incorrectly shown. The plans shall be revised.
5. The proposed grading on the northerly side of the building appears flat. The plans shall be revised to indicate a positive slope of drainage away from the building.

6. The proposed pavement grade from the southeasterly building corner to the existing inlet on the northerly side of the entrance drive onto Little Gloucester Road appears to be approaching 10%. Our office recommends lowering the proposed building to lessen this grade.

F. Landscaping and Buffering (Section 507)

1. The PaH plants shown on the plan shall be added to the landscape schedule.
2. Our office recommends that additional plantings be shown on the plans. We defer to the Township Planner.

G. Lighting (Section 508)

1. Per Section 508.F the maximum average illumination of the pavement within the parking lot shall not exceed 2.0 footcandles. The Lighting Plan indicates an average footcandle of 2.79. The lighting shall be revised to meet the Ordinance requirements.
2. Per Section 508.F the maximum footcandle permitted at any property line of right-of-way is 0.25 footcandle. The plan shall show light levels on the entire site to each property line to determine if this condition has been met.
3. More information shall be provided regarding the existing light poles, including wattage, manufacturer, fixture type, etc. and their effect on the site's maximum average illumination.

H. Construction Details

1. A "Do Not Enter" sign detail shall be added to the plans.
2. The Handicap Parking Stall detail shall be revised to indicate the size and paint type for the pavement marker within the stall conforming to ADA requirements.
3. Additional direction signs indicating one way circulation shall be added to the plans.

Embree Asset Group, Inc.
Pep Boys
1501 Blackwood Clementon Road
Block 20101, Lot 8
Review No. 1
Bach Project No. GTPB-2012-12
May 16, 2012
Page 7 of 7

I. Outside Agency Approvals

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

1. Camden County Planning Board
2. Camden County Soil Conservation District
3. Gloucester Township Municipal Utilities Authority
4. New Jersey Department of Environmental Protection
5. New Jersey Department of Transportation
6. Any other as may be necessary

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

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

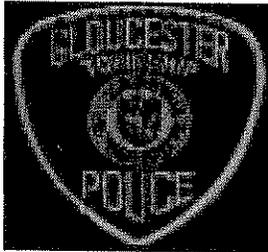
Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq. (PB Solicitor)
Bob Smith, Applicant's Attorney
Yvonne Vereecken, Property Owner Trustee
Jason L. Fitcher, PE, PP, Applicant's Engineer

S:\GTPB2012 Gloucester Twp Planning Board\12 Pep Boys\Docs\GTPB2012-12 Pep Boys Review No. 1, 5-16-12.doc



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

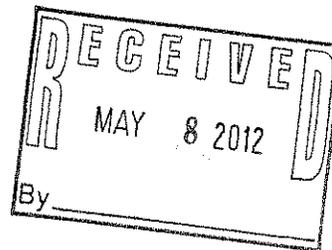
Application #121020PFMSCUAC 1501 Blackwood-Clementon Rd Block 20101 lot 8

- 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.

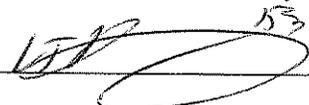
Other:

Request 81-35 application be completed and submitted to make applicable subtitle 1, title 39 for vehicular traffic control on the property.

Due to the proximity of the intersection to the site exit on Blackwood-Clementon Road, it is recommend that that exit be designated as a right turn only with approved traffic control signs in place. This is due to the potential for motor vehicle crashes to occur on this high volume roadway as vehicles try and turn left onto eastbound Blackwood-Clementon Road.



Reviewed By: Lt. Brian McKendry Cpl. Rich Worst

Signature: 

Date Submitted: 4/24/12



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

Date: May 2, 2012

To: Ken Lechner

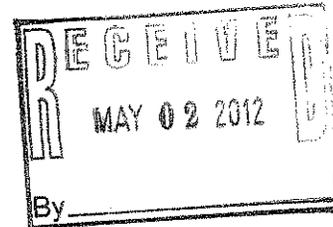
From: Jim Gallagher

Re: Site Plan Review

Applicant: Embree Asset Group (Pep Boys)

Block: 20101 Lot: 8

Application #: 121020PFMSCUAC



Comments: Building review-

- 1. Exterior wall must comply with IBC 2009 section 705 & 705.8.*

Thank you,

*Jim Gallagher
Building SubCode Official*

Bin# 65

~~E~~
~~X~~

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: April 19, 2012

APPLICATION No. #121020PFMSCUAC

APPLICANT: Embree Asset Group (Pep Boys)

PROJECT No. #6945

BLOCK(S): 20101 Lot(S): 8

LOCATION: 1501 Blackwood Clementon Rd., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application -- (Prelim/Final Major Site Plan; Conditional Use Approval; Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. Please Forward Report by May 3, 2010 For Your Files.

ENCLOSED:

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

COMMENTS: 5-1-12 JGA Bldg - Exterior Wall must comply with IRC 2009 Section 705 and 705.8

SIGNATURE _____

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: April 19, 2012

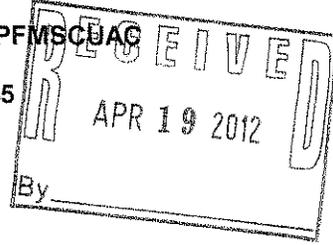
APPLICATION No. #121020PFM5CJAC

APPLICANT: Embree Asset Group (Pep Boys)

PROJECT No. #6945

BLOCK(S): 20101 Lot(S): 8

LOCATION: 1501 Blackwood Clementon Rd., Blackwood, NJ 08012



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application – (Prelim/Final Major Site Plan; Conditional Use Approval; Bulk C) Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. Please Forward Report by May 3, 2010 For Your Files.

ENCLOSED:

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

COMMENTS: No issues Prob best use. This prop had
service station before Cheecher Restaurant. Using
same entrance/exits that already exist.

SIGNATURE *[Signature]* 4/19/12

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

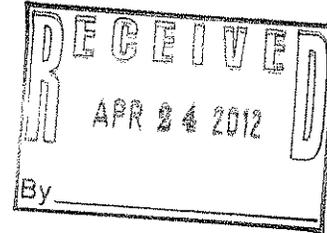
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

April 23, 2012

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



Re: Application #121020PFMSCUAC
Embree Asset Group (Pep Boys)
1501 Blackwood-Clementon Road, Blackwood, NJ 08012
Block 20101, Lot 8

Gentlemen:

In response to your transmittal regarding the above application, a Form "A" Application will be required to determine if sewer is available.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Robert C. Benson
Executive Director

RCB:mh

