

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, February 26, 2014
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

No applications will be heard after 10:00P.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 ADOPTION

Zoning Board Minutes – *Wednesday, February 12, 2014*

RESOLUTIONS FOR MEMORIALIZATION

RESOLUTION OF ANNUAL REPORT

Zoning Board of Adjustment 2013 Annual Report

APPLICATIONS FOR REVIEW

#092008CDPFSPa1

Blackwood Plaza, LLC

Zoned: NC

Bulk C & Use “D” Variance

Preliminary & Final Major Site Plan

Block: 13104 Lot: 3

Location: Route 168 @ Davistown Road

Expansion of retail shopping center which is pre-existing non-conforming use to include an addt'l 10,374 retail bldg. expansion with sit-down restaurant and fast food restaurant w/drive in; Applicant will also be seeking variances for non-conforming uses as well as parking and signage.

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, FEBRUARY 12, 2014**

Chairman McMullin called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chimento	Absent
Mr. Rosati	Present
Mr. Acevedo	Absent
Mr. Treger	Present
Ms. Scully	Present
Chairman McMullin	Present

Chairman McMullin had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner

Minutes For Adoption

Zoning Board Minutes for January 8, 2014

Motion to approve the above-mentioned minutes was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	Abstain
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Minutes approved.

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2013 Annual Report

A motion to approve the Zoning Board of Adjustments' 2013 Annual Report was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Treger	Yes

Ms. Scully
Chairman McMullin

Yes
Yes

Annual Report Approved.

APPLICATIONS FOR REVIEW

#132042C

Gregory & Darlene Ribbaudo

Zoned: R3

Bulk C Variance

Block: 10705 Lot: 21

Location: 22 Deborah Pl., Blackwood

Existing driveway closest point 1'side setback.

Mr. Costa swears in Mr. Gregory Ribbaudo and Mrs. Darlene Ribbaudo.

Mr. Ribbaudo states his neighbor and himself have come to an agreement to use a 4" block wall to control the water that is running onto the neighbors' property. They will make sure the block wall will come up his driveway far enough to ensure the water going to the street. They will also plant shrubs and plants along the wall to reduce the tripping hazard.

A1 is a copy of the drawing of the block wall. Mr. Ribbaudo would like to be relieved of the liability to his neighbors' home.

Mr. Costa explains that the board can't do that.

Mr. Lechner suggests a deed change to reflect the block wall and why it must remain there.

Mr. Costa states that A1 will be attached to the resolution and the applicant can change his deed and add the block wall.

Mr. Mellett asks the applicant if there will be regarding done when the wall is built.

Mr. Ribbaudo states grading is on his neighbor's property. Mr. Ribbaudo wants the water to run down his driveway but the neighbor will have to get rid of his berm, Mr. Ribbaudo is willing to help him remove the berm.

PUBLIC PORTION:

Mr. Kevin Bryant states he is satisfied with the block wall solution.

A motion to approve the above mentioned application, with the condition that the block wall be added to the deed, was made by Mr. Treger and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Abstain
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#132032C

Franklin & Catherine Schmidt

Zoned: R2

Bulk C Variance

Block: 20502 Lot: 10

Location: 1841 Downs Ave., Laurel Springs

2nd garage 24' x 32' pole barn.

Mr. Costa swears in Mr. Schmidt.

Mr. Schmidt states he needs to add a garage because his mother is moving in with him. He is attempting to make covered handicap area for her to exit and enter vehicles. Mr. Schmidt also needs more room for his cars and to store his and his mother's things.

Mr. Costa asks Mr. Schmidt if his property is plenty big enough to accommodate the second garage.

Mr. Schmidt states yes, he has nearly an acre. The garage will be 33'.6" x 26' with gutters.

Open to Public.
No Comments.

Open to Professionals.
No Comments.

A motion to approve the above mentioned application was made by Mr. Rosati and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#132046C
Kimberly Vittorio
Zoned: R3
Bulk C Variance
Block: 3001 Lot: 5
Location: 4 N Betsy Ct., Glendora
26' x 26' x 18' Addition (8' rear & 8' side setbacks)

Mr. Costa swears in Ms. Vittorio.
Ms. Vittorio states the lot is an irregular shape and that creates a need for variances.
Mr. Costa requests the size of the addition.
Ms. Vittorio states the addition will be 33'.6" x 26', Ms. Vittorio also tells the board her mother will be moving in with her, which creates the need for the addition.
Mr. Costa asks if the addition will match the home.
Ms. Vittorio states yes it will match the home.
Mr. Lechner asks about the difference in the addition on the application vs. now.
Ms. Vittorio states they changed the drawing so the rear and side variances are both 8ft.
Ms. Vittorio give the board a revised drawing that will be added to the resolution is passed.
Mr. Mellett tells the applicant to make sure the gutters direct the runoff away from the neighbors.
Vice Chairman Simiriglia asks the applicant if they are encroaching on the sewer easement.
Ms. Vittorio states no they are not encroaching on the sewer easement.

Open to Public.
No Comments.

Open to Professionals.
No Comments.

A motion to approve the above mentioned application was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#132044C

Mark C. Felts

Zoned: SCR

Bulk C Variance

Block: 17802 Lot: 7

Location: 20 Skyline dr., Sicklerville

2nd Shed (8' x 12')

Mr. Costa swears in Mr. Mark Felts.

Mr. Felts states he is seeking a variance for a second shed. The homes in Shenandoah Village which are pre-fab don't have much storage and they have recently down sized to this home. He also wanted to place the shed close to his home as not to encroach on his neighbor's yard. There will be no commercial use.

Open to Public.

No Comments.

Open to Professionals.

No Comments.

A motion to approve the above mentioned application was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#142002C

Scott Owens

Zoned: R3

Bulk C Variance

Block: 15001 Lot: 11

Location: 1 Bellissimo Ct., Sicklerville

6' fence w/5' front setback

Mr. Costa swears in Mr. Owens.

Mr. Owens states he would like to place the fence where he has specified because he would like to preserve a larger yard for his 2yr. old daughter.

Vice Chairman Simiriglia asks Mr. Owens how far is the fence from the front of the house.

Mr. Owens states it is 5 ft. from the property line.

Mr. Mellett states this is a fairly new sub division with the site triangles on the survey. They are keeping the fence out of the site triangle easement.

Mr. Owens states it will be no problem keeping the fence out of the site triangle.

Open to Public.

No Comments.

Open to Professionals.
No Comments.

A motion to approve the above mentioned application was made by Mr. Treger and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#112039CDMal
Edward Pine
Zoned: G1
Bulk C Variance & Amended Minor Site Plan
Block: 8301 Lot: 8
Location: Warsaw Ave. / along NJSR 42
16' x 60' double digital Off-Premise commercial sign, 100' high, and 2' from front property line.

***The above mentioned application has been tabled until The March 12, 2014 Zoning Board of Adjustment Meeting.**

#132008CD
Sierra International
Zoned: R3
Bulk C & Use "D" & Use "D" Variances
Block: 6801 Lot: 21,22,23 &24
Location: 415-421 Almonesson Rd, Blackwood
Four (4) twins - Eight lots

Mr. Costa swears in Mr. Guido Barbore (lawyer), Mr. Addison Bradley (Planner), and Mr. Bruce McKenna (engineer).

Mr. Barbore explains the need for a use variance and bulk variances for the twin homes. His applicants will be asking for a major subdivision so they will have to come back to the board for more approvals. The applicant will have to follow stricter rules while developing the land.

A1- aerial photo of property

A2- Good Intent and Almonesson , already twins near the site, property will have long lots, property lines are diagonal to the road.

A3- proposed units, twins are more efficient, bulk side yard is 0', 10.2 ft. side yard between buildings, units will be 70' off the road, 3 parking areas, 4 driveways, turnaround striped with no parking, and a landscaping plan with buffer.

If approved by the board the applicant would have an 8 lot major subdivision, which allows the board to require certain lighting, landscaping etc.... The tax accessor has included a statement that it will be an improvement to the area.

- The lighting will be post lighting and pier at the end of the driveway
- The homes will be individually owned
- Cross easements on the driveways

- Minor and major subdivision, which adds 32 additional items the board can control, such as landscaping, lighting, traffic study, Police report (traffic), and storm water management to ensure that there is no negative impact on neighboring homes.
- Improvement of site
- 3 Bdrm. units tend to attract empty nesters and single people.

Two Negatives:

1. May produce more cars than single homes
2. Run off- impervious coverage is greater and run off could be greater, but this will be addressed in a major subdivision, if approved.

Mr. Bruce McKenna is introduced:

Mr. McKenna states there will be 4 buildings w/impervious coverage. The board would have less control how some of the grading/lighting/landscaping issues. Traffic manageability is better with twins and with the longer driveways.

Vice Chairman Simiriglia suggests the county could require a turnaround since they twins are on a county road.

Mr. Bradley states the access to the road could be the county's only issue (Street opening).

Vice Chairman Simiriglia states that the county planning board would have to be consulted.

Mr. Bradley states the county planning board would not have to be consulted.

Mr. Lechner states road openings would come from the county.

Mr. Mellett states when the lots were created are usually when they would create turnarounds for the driveway.

Mr. Bucceroni asks where the homes were located in the pictures given to the board.

Mr. Bradley states Coles Rd.

Mr. Treger asks Mr. Barbore if there will be 4 buildings with a total of 8 units.

Mr. Barbore states, yes, 8 units.

Mr. Lechner reviews his letter with Mr. Bradley about sufficient lot size.

Mr. Bradley states reviews the letter with Mr. Lechner:

- 2 acres vs. 6350 sq. ft.
- 30ft rear yard
- 37'6" frontage
- 190' depth
- 0' between twins and 10' between buildings (side setback).

Mr. Lechner questions the 70' frontage being part of the application even though the ordinance only requires 30'. Mr. Lechner also wants to make sure the picture presented to the board of the Coles Rd. twins are the exact replica of the new twins being built.

Mr. Mellett reviews his letter with Mr. Bradley even though the letter was answered.

- A turnaround in addition to 2 parking spaces and 2 garage parking spots totaling 5 parking spots.
- 2 ½ spaces are required so this number would be double what is required.
- There will be a cross easement below the parking spaces.
- Landscaping requirements

PUBLIC PORTION:

Mr. Costa swears in Mr. Henderson who lives across the street from the proposed site of the twins (lot: 1501). Mr. Henderson reads a letter that he and his neighbors sent to Gloucester Township rejecting the building of the twin homes. Mr. Henderson states they already have 3 separate twin developments in the area. He also doesn't like the idea of "affordable housing." Mr. Henderson refers to section 902 of the application.

Mr. Lechner states that is on all applications, that ordinance has the developer pay a "developer's fee" and Mr. Lechner states that affordable housing is not necessarily a bad thing.

Mr. Henderson states that the lots were subdivided in 2004 and he feels it should stay that way. Twin dwellings are all rented in the neighborhood. He and his neighbors feel they have enough twins and are

afraid an investor will come in and buy them just to create more rentals. Mr. Henderson states he found a real estate fact from 2013 that states 13% of twin buyers are 4 people families. He finds empty nesters and elderly buyers hard to believe. Mr. Henderson also states the developer has not shown any "special reasons" for his use variance to build the twins. He also questions why you would need 5 parking spaces for these units if empty nesters and elderly are buying the units. In his opinion neither group would own that many vehicles. Mr. Henderson states the neighborhood has serious storm water issues. Mr. Mellett states the applicant would have to come back to the board and get approval for storm water management which should help alleviate the water issues in the neighborhood.

Mr. Costa swears in Mrs. Allison Dunn and Mr. James Dunn. Mrs. Dunn states if they were allowed to build the single family homes the owners would have to take care of the water issues. She states the new homes up the street all drain down to her home. Mr. Lechner states the drainage plan for the twins will have to show run off management. Mrs. Dunn thinks 10 ft. between the twins will make them look like row homes and she believes they should remain single family homes. Mrs. Dunn also believes the developer is asking for too many changes (variances). Mr. Dunn states he speaks for his mother that also lives near the propose twin homes. He states they put up with trash and pollution by Mr. Surplus for 40 years and nothing was done.

Vice Chairman Simiriglia explains that Mr. Surplus was a building supply store that was a preexisting non-conforming use. The DEP has cleared the ground.

Mr. Barbore states the applicant will be supplying additional amenities to the area including extra landscaping and parking, they will have stricter rules in general compared to single family homes.

Mr. Treger asks the applicant the price point for twins. Mr. Darakhshan states they would be selling for anywhere between \$180,000 and \$225,000 depending on the options the buyers select. Mr. Rosati asks Mr. Darakhshan if the twins would be sold at preconstruction prices. Mr. Darakhshan states if they don't sell preconstruction they would be sold on "spec" or/on the market.

A motion to approve the above mentioned application with the conditions of variances ,front setback of 70', architectural home that was presented to the board, was made by Scarduzio and seconded by Mr. Rosati.

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

5 MINUTE BREAK:

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mr. Rosati	Present
Mr. Treger	Present
Ms. Scully	Present
Chairman McMullin	Present

Mr. Costa	Present	
	Mr. Lechner	Present
	Mr. Melleff, PE	Present

#142005CDSPW
Joseph Federico
Zoned: CR
Bulk C & Use "D" Variance & Site Plan Waiver
Block: 6502 Lot: 8
Location: 1000 Black Horse Pike, Blackwood
Retail store with 2 sided bill board 14' x 48'; 50' height - 3' side rear setback

Mr. Costa swears in Mr. John Wade (lawyer), Mr. Bruce McKenna (engineer), Tiffany CuvIELLO (PP, AICP Planner)

Mr. Costa explains to the board *res judicata*, a definition follows from Wikipedia is:

"*Res judicata* or *res iudicata* (RJ), also known as **claim preclusion**, is the Latin term for "a matter [already] judged", and may refer to two concepts: in both civil law and common law legal systems, a case in which there has been a final judgment and is no longer subject to appeal; and the legal doctrine meant to bar (or preclude) continued litigation of such cases between the same parties, which is different between the two legal systems. In this latter usage, the term is synonymous with "preclusion".

In the case of *res judicata*, the matter cannot be raised again, either in the same court or in a different court. A court will use *res judicata* to deny reconsideration of a matter.

The legal concept of *res judicata* arose as a method of preventing injustice to the parties of a case supposedly finished, but perhaps mostly to avoid unnecessary waste of resources in the court system. *Res judicata* does not merely prevent future judgments from contradicting earlier ones, but also prevents litigants from multiplying judgments, so a prevailing plaintiff could not recover damages from the defendant twice for the same injury."

Mr. Costa explains to the board has to determine whether the application is too similar to the first application and if the change in size of the sign is enough of a change to hear the application again.

Mr. Wade explains the billboard has changed significantly in size from a 960 sq. ft. to 672 sq. ft. and the height has changed from 91' to 50'.

The board has to determine if the reduction in overall size and height is substantial enough to hear the application.

Mr. Treger asks Mr. Wade if the reduction in height makes the sign less visible to the Black Horse Pike.

Mr. Wade answers "yes, the sight concern has been removed.

Vice Chairman Simiriglia asks Mr. Wade if the board will have a guarantee that the applicant won't return to request a change to the height of the sign.

Mr. Wade answers "yes".

Mr. Rosati asks Mr. Wade if the sign will be visible both ways on Rt. 42.

Mr. Wade answers, yes.

A motion to approve the hearing of the application (per *res iudicata*) is made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Approved to hear application

Mr. Wade and Mr. Costa discuss throwing out an article that was presented to the board "as fact" during the last application hearing. The article discusses digital billboards and how unsafe they were.

Mr. Wade suggests it was prejudicial and irresponsible to present the article as fact because there were no scientific facts presented in the article. The article was not based on fact.

Mr. McKenna reviews the site plan:

A1- site plan overview: buildings, driveway, landscaping, vacated property, sign structure (cantilever), ground level (30' lower). The Blackhorse Pike vs. sign location: the sign is 180' on the backside of the property. A Blackhorse Pike motorist will be parallel to the sign and not able to view the sign.

A2- profile – North South Freeway will have a substantial elevation change.

A3- Aerial photo of the scale of the sign on Rt. 42.

A4- copy of the current permit for the billboard from the state of NJ, it is a 3 page document. The permits reflect : 1. Permit 2. DOT review 3. State 4. Enclosure.

Ms. CuvIELLO (planner) reviews variances: She has reviewed local variances and the master plan for Gloucester Township, studies and case law.

Ms. CuvIELLO referenced the Swedish study mentioned earlier in the meeting. The study safety threat cannot be proven and is inconclusive as a safety threat. The study doesn't mention size of signs or distance. The drivers had monitors on their heads during the study which is diversionary in itself.

Ms CuvIELLO continues with the application:

- In the CR zone billboards are allowed Rt. 42.

- 5 miles stretches on Rt. 42 are commercial

- 14' x 48' or 672sq. ft. sign

- 50' high

- variances 1.) Lot size (1/2 acre) 2.) depth 200'

- The applicants can't buy more land to meet the land variance

- variances:

301' vs. 672' sq. ft.

12.25' vs. 14'

24.5' vs. 48' length

80' vs. 3' setback

separation 3000' vs. 2800' (southbound setback)

1000' vs. 500' from interchange

2 faces vs. 1 face of sign

- larger signs have already been approved by the board

- use variance – CR Zone

- height variance

- bulk variance (size and area)

- C variance : special reasons: municipal land use law and purposes of zoning (A,D,G).

- NJDOT approved the sign and location

- NB 200' variance – there is no other commercial property between the 2 signs.

-digital billboard is meant to change the message more than 8 seconds and the illumination must be controlled, it can't flash or pop on or off. The sign is regulated under DOT standards and it will only be seen on Rt. 42 not the BHP. The sign will be able to be used for amber alerts and local businesses can advertise more affordably & this will alert drivers to local businesses they may not have known existed off Rt. 42.

Ms. CuvIELlo states there is no detriment to the master plan with no impairment to the public good.

Vice Chairman Simiriglia asks Mr. McKenna if the billboard is 1000' from the interchange. Vice Chairman Simiriglia states that the acceleration lane is right next to this property so that would set the setback at 0'.

Mr. Wade states NJ State approved this.

Mr. McKenna states the sign is 500' from the point of decision, but you don't see the sign. In the Northbound entrance the motorist should be worrying about traffic not the billboard.

Mr. Wade states there is nothing in Gloucester Townships' ordinance telling you where to measure this 1000' from (not guidance on a starting point).

Ms. CuvIELlo states exiting the highway meets NJ State standards. Motorists wouldn't be looking at the sign they would be paying attention to leaving the highway.

Vice Chairman Simiriglia asks how long it would take to read the sign.

Ms. CuvIELlo states she can't really answer the question, maybe 8 seconds. It would take the same amount of time it would take to read any regular business sign, probably less than 8 seconds.

Mr. Bucceroni states as he understands it, the sign meets all state standards for a state road. He does ask Mr. McKenna about the "field of vision"

Mr. McKenna states you can't see the sign unless your head is in someone else's lap.

Mr. Rosati states there are a lot of examples of numerous signs close together such as the Walt Whitman Bridge. He also suggests it shouldn't take you any longer to read this sign then it would to read a state sign with a silver alert.

Mr. Scarduzio states he has driven these roads for many years from Somerdale Rd. and doesn't see a problem with the BHP and Rt. 42.

Mr. Lechner asks Mr. McKenna at what point on Rt. 42 can you see the billboard. (100ft. per second at 60 mph...500ft. to see the sign ...5 seconds to see the sign.). Also, how far from the pavement on Rt. 42 is the billboard in case it falls.

Mr. McKenna states it is 50ft. from the highway. The billboard will fall on site because of the cantilever construction.

Mr. Lechner reviews his letter with Mr. Wade.

Mr. Wade states they agree to all the comments in Mr. Lechner's letter: pg. 6 all agreed, pg. 1-7 underground electric, safety, no access without ladder (12ft. security ladder), and fence around base to stop kids from climbing on the base.

Mr. Mellett reviews his engineers letter dated 2-11-2014: agree with the billboard 14' x 48' design, height reduction and safety of the structure falling towards and within the site.

Mr. McKenna states he can make the setback 3 ft. from 1ft. Separation standards meet the state standards but not the towns'. In Mr. McKenna's opinion the town should put the detail in the ordinance where to measure the 1000 ft. from, his suggestion would be the gore.

Mr. Mellett suggests a survey for the site plan waiver, cover lighting and access road surface.

Mr. Wade states it will be a gravel road, access to the site is remote and there is no real need a man needs to service the sign, it is all done remotely. Unless a panel breaks a needs replacing no one will need access.

Mr. Mellett questions Mr. McKenna about wetlands.

Mr. McKenna states there are no wetlands, they are all to the north of the site.

Mr. Bucceroni asks Mr. Wade if the town can advertise for the pumpkin festival and other activities (municipal use).

Mr. Wade states there is no problem with municipal access.

Open to Public.
No Comments.

Open to Professionals.
No Additional Comments.

A motion to approve the above mentioned application with the following conditions: all of engineer letter and planning suggestions, updated survey, fence, and municipal activity, was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mr. McMullin.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

ANNUAL REPORT 2014

WHEREAS, NJSA 40:55d-70.1 requires that at least once a year, a board of adjustment shall review its decision on applications and appeals for variances and prepare and adopt by resolution a report on the findings on the zoning ordinance provisions that were the subject of the variance requests and its recommendation for zoning ordinance amendments or revisions, if any; and

WHEREAS, the Gloucester Township Zoning Board of Adjustment desires to adopt the Annual Report of 2013 attached hereto.

NOW, THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of February, 2014 that the Annual Report of 2013 of the Zoning Board of Adjustment as set forth in this resolution is approved. A copy of this resolution shall be information pursuant to NJSA 40:55D-70.1.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Andrew Rosati	Yes
Ken Treger	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 26th Day of February, 2014.

Ken Lechner, Secretary

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2013 Annual Report

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
01 #122054C	Faydeen Mauger	15 Ohio Ave., Blackwood	11703	6	2 nd story addit'n w/setback 4.74	C	Granted	3/14/2013
02 #122057CD	Salvatore & Comp Marchi	1 Highwoods Ave., Sicklerville	17907	53	In-law suite w/setback(s)	CD	Granted w/conditions	3/14/2013
03 #102006CPFSS Amended	Revere Run @ Park Place	Melbourne Lane	14102	17	Reduce size of community center Amended Final Site Plan	CPFSS	Granted	3/14/2013
04 #122059DSPW	DeNinno Properties, LLC	1104 N. Black Horse Pk, Blackwood	6502	1	Allow auto sales, repair & accessories	D SPW	Granted w/conditions	3/14/2013
05 #122049D	Ville 2, LLC	1035 Sicklerville Rd., Sicklerville	18501	2/11	Age restriction & density	D	Age Restriction – Granted; Density – Denied	1/10/2013
06 #132001DSPW	McRae	103 Cedar Lane, Laurel Springs	14401	2	SFD – 3BR Ranch w/crawl	D SPW	Granted w/conditions	4/25/2013
07 #132003MC	Alberto	1462 & 1464 Chews Landing-Clementon Rd., Blackwood	8201	2.01	Subdivision of lot/Lot size(s)	Minor Sub C	Granted w/conditions	4/25/2013
08 #132004SPW RE-REVIEWED BY Zoning Ofer.	McLaughlin	1244 Old Black Horse Pike, Hilltop	6604	5 & 6	Use for Deli from Barber Shop	D SPW	WITHDRAWN	CLOSED
09 #132005C	McMorrow	600 Linda Ave., Blackwood	12406	9	1 story addition (12 x 24)	C	Granted	4/25/2013
10 #132006C	DiCaprio	341 5th Ave., Glendora	2003	19	Replacing fence w/1' setback	C	Granted	7/11/2013
11 #132007C	Wine Warehouse & Discount Liquor Outlet, LLC	1460 Blackwood-Clementon Rd., Clementon	13203	3	Install 2nd facade sign	C	Granted	4/25/2013
12 #132008CD	Sierra Internat'l	415-421 Almonesson Rd., Blackwood	6801	21-22 23-24	Lot Sizes/Use & Density	CD	P/P until further notice	To be R/S
13 #132010C	Thomas & Michele Beckett	300 South Drive, Blackwood	10704	7	12 x 18 shed; 12 x 21 concrete pad, 8' prop line, bldg. coverage	C	Granted	5/23/2013
14 #132012C	Chad Milstein	412 N. Orterbranch Dr., Glendora	2906	7	2 nd garage 24 x 30; 5' prop line	C	Granted	7/11/2013
15 #132013C	Barry & Camille Wendt	20 Dorothy Dr., Sicklerville	15817	10	8 x 18 deck; 3' prop line	C	Granted	7/11/2013

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2013 Annual Report

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
16 #132014C	Bryan Voight	50 Huckleberrry Ave., Sicklerville	21005	8	160 sq. ft. pool deck – 5' prop line	C	Granted	7/11/2013
17 #132015C	Brian & Natalie Collazo	47 Stephen Dr., Glendora	3003	17	20x22x12x6 deck – 3' prop line	C	Granted	7/11/2013
18 #122049DCPF	Ville II, LLC	1035 & 1051 Sicklerville, Sicklerville	18501	2/11	126 Town home major subdivision	CPF	Granted	7/11/2013
19 #132017C	Kenneth Lehman	891 Kearsley Rd., Erial	18102	8	13' x 21' deck-15.7 from prop line	C	Granted	7/11/2013
20 #132019C	John J Colaianni Jr	35 W. Brookline Dr., Laurel Springs	8201	24	SFD approx. 3000 sq. ft.; lot coverage 38%; bldg. coverage 22%	C	Granted	7/11/2013
21 #132020C	Christina Mattison	76 Jonquil Way, Sicklerville	19303	17	6' vinyl fence on corner lot	C	Granted	7/11/2013
22 #132021C	Mark & Kathleen Dempsey	47 Highland Ave., Erial	16201	5	6' stockade fence w/5' side s/b & 0' rear s/b w/ 3' gate	C	Granted	8/22/2013
23 #132022C	Charles & Pat Elia	57 Shelly St., Sicklerville	15821	48	Expand existing deck 2' & surrm 12 ½ x 21'	C	Granted	8/22/2013
24 #132023C	Robt. V Shipman	13 Joanne Dr., Sicklerville	15817	15	19' x 10' deck 5.36 rear s/b	C	Granted	8/22/2013
25 #112012CDMSAmended	Dr. Benjamin Blank	1300 Black Horse Pk., Glendora	1101	6 & 7	Medical staff and laboratory	MS Amended	P/P	To be R/S
26 #132025C	Stephen Phillips	48 Monroe Dr., Laurel Springs	9602	1	Corner prop 5' vinyl fence & setback(s)	C	Granted	9/26/2013
27 #132026C	Maselli & Herrera	1607 Old Bk Horse Pk, Blackwood	7506	1	6' vinyl fence w/10' setback	C	Granted	9/26/2013
28 #132027C	Alcatuskas, R & B	88 Argyle Ave., Blackwood	12802	8	6' fence w/10' setback	C	Granted	9/26/2013
29 #132029C	Chas & Lorraine Barker	2213 Garwood Rd., Erial	15805	33	10' x 20' wood deck w/roof-0' setback	C	Granted	10/24/2013
30 #132030C	David Johnson	408 Apple Ave., Blackwood	5903	5	10' x 24' shed w/ 2'2" side setback	C	Granted	10/24/2013

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2013 Annual Report

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
31 #132031C	Akbar/McGilberry	1 Dunlin Way, Sicklerville	16703	1	16' x 12' Gazebo w/6'10" setback	C	Granted	10/24/2013
32 #132032C	Franklin Schmidt	1841 Downs Ave., Laurel Springs	20502	10	2 nd Garage – Pole Barn	C		To be R/S
33 #132033D	James Milazzo	159 S. Black Horse Pike, Blackwood	11901	20	SFD into 2 Family Dwellings	D	Granted	12/12/2013
34 #132034C	Fred Wilson	243 Orchard Ave., Somerdale	9304	27	6' white vinyl fence w/0 setback	C	Granted	11/14/2013
35 #132035C	Rennymon Johnson	69 Larkspur Cir., Sicklerville	18609	2	6' white vinyl fence w/0 setback	C	Granted	11/14/2013
36 #132036C	5 Star of Clementon	1263-65 Blvd-Clem Rd., Clementon	20304	1	Façade Sign	C	Granted	10/24/2013
37 #132037C	Joseph Bottino	7 Glen Burnie Rd., Erial	18903	21	Cabana w/rear s/b(s); impervious & bldg. coverage	C	Granted	1/08/2014
38 #132039C	Dorothea Clark	163 Breckenridge Dr., Sicklerville	9801	16	18 x 22 addition; bldg. lot coverage	C	Granted	12/12/2013
39 #132040C	Anthony Sparano, Jr.	1201 BH Pk., Glendora	906	11	Increase of sign; add digital message board	C	Granted	12/12/2013
40 #132042C	Greg Ribbaudo	22 Deborah Place, Blackwood	10705	21	Side setback 1' on existing driveway	C		To be R/S
41 #132043C	William Natoli	1383 Erial-New Brooklyn Rd., Erial	17405	79	5' wrought iron front fence; 40' x 60' pole barn	C	Granted	1/08/2014
42 #132044C	Mark C Felts	20 Skyline Dr., Sicklerville (Shenandoab)	17802	7	2 nd shed 8' x 12'	C		To be R/S
43 #112039CDMa1	Edward Pine	47 Coles Rd., Blackwood	8301	17/18	100' 16' x 60' digital billboard	C		To be R/S
44 #132045D	Tony & Barbara Carbone	14 Roberts Lane, Somerdale	8901	42	In Law Suite built in 1983	D	Granted	12/16/2013
45 #132046C	Kimberly Vittorio	4 N Betsy Ct, Glendora	3001	5	26 x 26 x 18 addition w/8' rear s/b; 7' side s/b	C		To be R/S

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: APPLICATION #092008CDPFSPa1 Escrow #4063
Blackwood Plaza, LLC
BLOCK 13104, LOT 3

DATE: February 23, 2014

The Applicant requests use, bulk, setback variances, preliminary and major site plan approval for an "Expansion of Retail Shopping Center," including an additional 10,534 sf retail building expansion, 6,990 sf pad site restaurant, and a 1,964 Dunk'n Donuts fast food restaurant with drive thru the NC - Neighborhood Commercial District. The project is located on the northeast corner of the Black Horse Pike and Davistown Road.

Applicant/Owner: Blackwood Plaza, LLC, 4501, Route 42, Suite #2, Turnersville, NJ 08012 (telephone #856-728-4200).

Engineer: Theodore Wilkinson, PE, Cape Engineering, LLC, 913 Madison Avenue, Cape May, NJ 08204 (telephone #856-340-9920).

Surveyor: Michael Lamplugh, Sr., PLS, Delaware Valley Data Collection, LLC, 1917 Broad Lane Road, Williamstown, NJ 08094 (telephone #856-262-1117).

Attorney: John S. Kennedy, Esq., Wade, Wood, Long & Kennedy, LLC, 1250 Chews Landing Road, Suite 1, Laurel Springs, NJ 08021 (telephone #856-346-2800).

I. INFORMATION SUBMITTED

1. Wade, Wood, Long & Kennedy, LLC Transmittal Letter dated
2. Cape Engineering, LLC Transmittal letter dated 01/03/14.
3. Land Development Application Form and checklist dated 01/09/14.
 - a. Exhibit A
 - b. Blackwood Plaza, LLC Authorization Resolution.
 - c. Disclosure Statement.
4. Stormwater Management Report, as prepared by Cape Engineering, LLC dated 01/06/2014
5. Engineering plan, as prepared by Cape Engineering, LLC. comprising the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	12-10-13
2	Information Sheet	12-10-13
3	Site Plan	12-10-13
4	Grade Sheet	12-10-13
5	Drainage & Utility Plan	12-10-13
6	Lighting & Landscape plan	12-10-13
7	Construction Details	12-10-13
8	Construction Details	12-10-13
9	Construction Details	12-10-13
10	Construction Details	12-10-13
11	Soil Erosion Control Notes & Details	12-10-13

6. Holophanes Luminaires Design Engineering plan, as prepared by Cape Engineering, LLC, comprising the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Photometric Grid	12-05-13
2	Construction Details	12-05-13

II. ZONING REVIEW

ZONE: NC – Neighborhood Commercial [§415].

Section 415.F. NC – Neighborhood Commercial District

<u>Description</u>	<u>Required</u> (Other Use)	<u>Proposed</u>	<u>Complies</u>
The Shoppes at Gloucester Township (Overall Shopping Center)			
Lot size (min.)	1 acre	9.58 acres	yes
Lot frontage (min.) Black Horse Pike	100 ft.	545.865 ft.	yes
Davistown Road	100 ft.	747.155 ft.	yes
Lot depth (min.)	300 ft.	758.92 ft.	yes
Building coverage (max.)	15%	15.68%	no*
Lot Coverage (max.)	50%	73%	no*
Buffer (min.)	25 ft.	0 ft.	enc
Floor Area Ratio (max.)	0.25	0.1568	yes
Parking spaces			
Shopping Center (4.5 spaces/1,000 sf)	254 spaces		
Fast Food Restaurant (1 space/3 seats)	20 spaces		
Restaurant (1 space/200 sf)	<u>85 spaces</u>		
TOTAL	359 spaces	344 spaces	no*
Parking Area Setback			
From any right-of-way (min.)			
Davistown Road – Estelle Street Entrance	25 ft.	±1 ft. ¹	no*
Black Horse Pike	25 ft.	47 ft.	yes
From side property line (min.)	15 ft.	±12 ft. ¹	enc
From rear property line (min.)	15 ft.	28.1 ft.	yes

- ¹ = Scaled data.
 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.

<u>Description</u>	<u>Required</u> (Other Use)	<u>Proposed</u>	<u>Complies</u>
Principal Building Minimum Yard Depths and Height Limitations			
Dunk'N Donuts Fast Food Restaurant with Drive-Thru			
Front yard (min.) Black Horse Pike Davistown Road ¹	20 ft. 20 ft.	±98.08 ft. ¹ ±184 ft. ¹	yes yes
Side yard (min.)	10 ft.	±227 ft. ¹	yes
Rear yard (min.)	25 ft.	±599 ft. ¹	yes
Building Height (max.)	35 ft.	n/p	---
Proposed Restaurant			
Front yard (min.) Black Horse Pike Davistown Road ²	20 ft. 20 ft.	±114 ft. ¹ ±76 ft. ¹	yes yes
Side yard (min.)	10 ft.	±344 ft. ¹	yes
Rear yard (min.) - canopy	25 ft.	±583 ft. ¹	yes
Building Height (max.)	35 ft.	n/p	---

¹ = Scaled data.
n/p = Not provided.

<u>Description</u>	<u>Shopping</u> <u>Center</u>	<u>Proposed</u>	<u>Complies</u>
Shopping Center Expansion			
Front yard (min.) Black Horse Pike Davistown Road ²	20 ft. 20 ft.	±261 ft. ¹ 53.1 ft.	yes yes
Side yard (min.)	10 ft.	44.3 ft.	yes
Rear yard (min.)	25 ft.	±137 ft. ¹	yes
Building Height (max.)	35 ft.	n/p	---

¹ = Scaled data.

<u>Description</u>	<u>Shopping Center</u>	<u>Proposed</u>	<u>Complies</u>
Conditional Use			
Establishments permitted (max.)	6	> 6	no*
Establishment within single building	yes	no	no*
Acres (max.)	3.0 ac.	9.58 ac	enc

¹ = Scaled data.
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.

SIGN STANDARDS (FREE-STANDING)			
<u>Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Number (max.) - §426.AA(2)	2	5	no*
Sign #1 – Dunk'n Donuts			
Area (max.) - §426.R(1)	35 sf	40 sf	no*
Height (max.) - §426.R(7)	8 ft.	≤ 8 ft.	yes
Letter size (min) – §426R(1)	10 in.	n/p	---
Property line setback - §426.AA(3)	15 ft.	n/p	---
Sign #2 – Main Pylon Sign – Black Horse Pike			
Area (max.) - §426.R(1)	35 sf	300 sf	no*
Height (max.) - §426.R(7)	8 ft.	30 ft.	no*
Letter size (min) – §426R(1)	10 in.	n/p	---
Property line setback - §426.Z(3)	15 ft.	n/p	---
Sign #3 – Restaurant			
Area (max.) - §426.R(1)	35 sf	40 sf	no*
Height (max.) - §426.R(7)	8 ft.	≤ 8 ft.	yes
Letter size (min) – §426R(1)	10 in.	n/p	---
Property line setback - §426.Z(3)	15 ft.	n/p	---
Sign #4 – Gloucester Township ¹			
Area (max.) - §426.R(1)	n/a	70 sf	n/a
Height (max.) - §426.R(7)	n/a	3.5 ft.	n/a
Letter size (min) – §426R(1)	n/a	n/p	n/a
Property line setback - §426.Z(3)	n/a	n/p	n/a

¹ = The proposed Gloucester Township sign is permitted as a Governmental Sign, as per §426.G(3), Signs allowed without permits.

n/p = Not provided.
* 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 #5 – Main Pylon Sign – Davistown Road			
Description	Required	Proposed	Complies
Area (max.) - §426.R(1)	20 sf	280 sf	no
Height (max.) - §426.R(7)	8 ft.	28 ft.	no
Letter size (min) – §426R(1)	10 in.	n/p	---
Property line setback - §426.Z(3)	15 ft.	n/p	---

n/p = Not provided.
 * 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 (FACADE) – Dunk'n Donuts			
Description	Required	Proposed	Complies
Number (max.) - §426.Q(2) Sign 6 – Mural Sign 7 – Mural Drive-Thru Projection Sign Channel Letters & Logo	1	4	no
Area (max.) - §513.Q(1) ¹ Sign 6 – Mural Sign 7 – Mural Drive-Thru Projection Sign Channel Letters & Logo			

¹ = The applicant must provide building dimensions to determine façade sign and mural requirements.

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. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
2. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
 - a. The plans must be revised to provide a key map of the zoning districts for the subject parcel and surrounding properties.

3. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
 - a. The plans must be revised to correct "Building Expansion & Parking Schedule" to include the proposed mechanical building.
4. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
 - a. The Applicant must provide professional testimony to address floor plans, particularly seating for existing and proposed restaurants.
5. All side, rear, and front setback lines with dimensions. [Checklist #53].
 - a. The plans must be revised to graphically depict the correct setbacks and the "Zoning Schedule" for the "Other Use" classification of the NC – Neighborhood Commercial District.
6. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
 - a. The plans must be revised to relocate the signature blocks to an outside fold.
7. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
 - a. The plans must be revised to provide the F.I.R.M. Community Panel Number, most effective date, and floodplain classification.
8. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application. [Checklist #62].
 - a. Defer to Board engineer.
9. 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.
10. 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.
11. Acceleration/deceleration lanes. [Checklist #75].
 - a. The applicant must provide professional testimony to address the requirement for acceleration and/or deceleration lanes, if any.
12. Sight triangle easements at intersections. [Checklist #86].
 - a. The plans must be revised to provide sight triangle at the intersection of the Black Horse Pike and Davistown Road and existing entrances.

13. Center line profiles at horizontal scale not less than 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].

- a. Defer to Board Engineer.

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

14. Provide concrete curb along the perimeter of the parking area as per §510.J, Curbing.
 - a. The applicant proposes to eliminate the concrete curb along the rear parking area west of the existing shopping center building.

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. Four (4) copies of the Recycling Report. [Checklist #8].
4. 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.
5. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
 - a. The plans must be revised to include the property owners list on the cover page.
6. Environmental Constraints Map (See §519). [Checklist #108].
 - a. The applicant must provide professional testimony to address the applicability of the requested waiver.
 - i. Clarification of Exhibit A(5) is required to address existing delineated wetlands on Block 13198, Lot 1 within 200 feet of the subject parcel.

V. VARIANCE COMMENTS

The Application as submitted requires the following variances from the NC – Neighborhood Commercial District:

§415.B, Permitted Uses (“D1” – use variance)

1. Fast food restaurant with drive-thru not a permitted use in the NC – Neighborhood Commercial District.

§415.B, Expansion of a nonconforming use (“D2” – use variance)

2. Expansion of an existing shopping center in the NC – Neighborhood Commercial District.

§415.D(3), Conditional Uses Permitted ("D3" – conditional use variance)

3. Number of establishments: (Greater than 6 v. 6 maximum allowed).
 - a. The Application does not specifically list the number of establishments; however, a field investigation suggests more than six (6) establishments would be provided based on existing conditions.
4. Number of building: (3 buildings provided v. 1 building maximum allowed)

§415.F, Area, Yard, Height and Building Coverage

5. Building coverage: (\pm 15.68% provided v. 15% maximum allowed).
6. Lot coverage: (73% provided v. 50% maximum allowed).
7. Front parking setback: (\pm 1 ft. provided v. 25 ft. minimum required).
 - a. This applies to the entrance drive from the Davistown Road in the opposite Estelle Avenue.

§426, Signs (Free-standing)

8. Number: (5 provided v. 2 max. allowed).
9. Area (Dunk'n Donuts): (40 sf provided v. 35 sf max. allowed).
10. Area (Shopping Center #2): (300 sf provided v. 35 sf max. allowed).
11. Area (Restaurant): (40 sf provided v. 35 sf max. allowed).
12. Area (Shopping Center #5): (280 sf provided v. 20 sf max. allowed).
13. Height: (Shopping Center #2): (30 ft. provided v. 8 ft. max. allowed).
14. Height: (Shopping Center #5): (28 ft. provided v. 8 ft. max. allowed).

§426, Signs (Facade)

15. Number (Dunk'n Donuts): (5 provided v. 1 max. allowed).
 - a. The Applicant must provide additional testimony, plans, and diagrams of building elevations to determine façade sign requirements for the proposed Dunk'n Donuts.
16. Number (Restaurant): (not provided).
 - a. The Applicant has not provided information on façade signage for the proposed restaurant.

§510.A, Off-Street Parking

17. Parking: (344 spaces provided v. 359 spaces min. required).

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested bulk variances:

18. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning

ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

POSITIVE CRITERIA ("D1" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" variance:

19. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
 - a. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis *Medici v. BPR Co.*, 107 N.J. 1 (1987)).
 - i. The Applicant must identify and provide an analysis of those special reasons of zoning that are applicable to the application.
 - ii. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
 - iii. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

POSITIVE CRITERIA ("D2")

20. The Board has the power to grant an expansion of a nonconforming use (basis N.J.S.A. 40:55-70d(2)).

- a. The Applicant should provide testimony addressing one or more of purposes of zoning that are advanced by the instant application for an expansion of a nonconforming use [basis *Burbridge v. Mine Hill Township*, 117 N.J. 376, 568 A.2d 527 (1990)].

POSITIVE CRITERIA ("D3")

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D3" variance:

21. The Board has the power to grant a variance for a deviation from a specification or standard pertaining solely to a conditional use (basis N.J.S.A. 40:55-70d(3)).
 - a. The Applicant must prove the site will accommodate the proposed use even though the application does not comply with the conditions of the ordinance [basis *Coventry Square v. Westwood Zoning Bd. Of Adjustment*, 138 N. J. 284 (1994)].

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).

VI. MASTER PLAN CLASSIFICATION

1. The following is a description of the Small Scale Business (B-2) Land Use Classification with the Master Plan, adopted June 29, 1999.

"In contrast to the B-1 category, this land use would be a purely commercial district including both retail and office uses. It is intended for small neighborhood shopping centers, stand alone uses such as pharmacies and convenience stores, individual office buildings, gasoline service stations in appropriate locations and similar commercial uses. A floor area ratio of 0.15 and 0.20 is proposed."

VII. GENERAL USE VARIANCE COMMENTS

The Applicant must address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Master Plan
 - a. Consistency of expansion of the existing shopping center building, proposed fast food restaurant with drive-thru, and restaurant pad sites with the criteria of the aforementioned B-2 Small Scale Business land use classification of the master plan.
2. Zoning
 - a. Consistency of expansion of the existing shopping center building, proposed fast food restaurant with drive-thru, and restaurant pad sites with the NC – Neighborhood Commercial District and character of the built environment.
3. Business Uses
 - a. The Applicant must provide the number of existing and proposed establishments in order to properly address one of the apparent variances of a conditional use requirement.
 - i. A conditional use requirement is a maximum of six (6) business establishments for a neighborhood shopping center.

VIII. SITE PLAN DESIGN REVIEW COMMENTS

1. The Applicant must provide professional testimony to address the ambient air quality for a parking lot containing more than 300 parking spaces as per §502.A, Air Quality.
2. The plans must be revised to clarify the location and species of plantings by utilizing different symbols for each species as per §507, Landscaping.
3. The plans must be revised to provide additional landscaping comprising a mixture of ornamental grasses as noted below along the frontage of the Black Horse Pike and Davistown Road to enhance the aesthetics of the development and the Township as per §507.A(1).
 - a. Gold Dew Tufted Hair Grass (*Deschampsia Caespitosa 'Goldtau'*).
 - b. Green Hakone Grass (*Hakonechola Macra 'Aureola'*).
 - c. Dwarf Fountain Grass (*Pennisetum Alopecuroides 'Hamela'*).
4. The plan must be revised to indicate underground irrigation for landscaping as per §507.A(4)(b).
5. The plans must be revised to provide the following light poles and luminaires to be consistent with existing and planned lighting along the Black Horse Pike as per §508.F.

- a. The HADCO, PSE&G Signature Series Light Fixture and Pole for Luminaire A including the "GT" brand, banner posts, and an electrical outlet at the following locations as per §508.D, Lighting:
 - i. Black Horse Pike Entrance (2 to 3 lights).
 - ii. Davistown Road Entrance (2 lights).
 - iii. Along the Black Horse Pike at a maximum 100-foot spacing.
 - iv. Along Davistown Road at a maximum 100-foot spacing.
6. The plans must be revised to provide masonry trash enclosures as per §510.L, Refuse/Recyclable Storage Areas.
7. The plans must be revised to provide six (6) feet wide sidewalks along the Black Horse Pike to facilitate safe movement of pedestrians and automobile traffic as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.
 - a. The purpose of this requirement is to accommodate pedestrian and bicycle movements from nearby neighborhoods and the nearby municipal bicycle path.
8. It is recommended the plans be revised to provide the proposed six pedestrian crosswalks within the parking area as a physical improvement (i.e., concrete, brick pavers, etc.) in lieu of line striping, as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.
 - a. The purpose of sidewalks in this section is to accommodate pedestrian movements and facilitate safe movement of pedestrians and automobile traffic.

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. *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.*
4. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
5. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
6. *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 above 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, reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Blackwood Plaza, LLC
John S. Kennedy, Esq.
Theodore Wilkinson, PE
Anthony Costa, Esq.
James J. Mellett, PE, Churchill Consulting Engineers

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Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Ext. 50 Fax 856-767-0272
E-mail jmcllett@churchillengineers.com

February 20, 2014

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Department of Community Planning and Development
Gloucester Township
Chews Landing Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Re: The Shoppes at Gloucester Township (Blackwood Plaza)
Preliminary and Final Site Plan
Block 13104, Lot 3
Route 168 at Davistown Road
Gloucester Township, Camden County, NJ
Gloucester File No.: 092008CDPFSPa1
Our File No.: GX14002-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. A copy of Township of Gloucester Zoning Board Transmittal dated January 15, 2014;
- B. A copy of a Township of Gloucester Land Development Application and Land Development Application Checklist;
- C. A copy of a List of Waivers and Variances;
- D. A copy of a Blackwood Plaza, LLC Resolution dated January 6, 2014;
- E. A copy of a Disclosure Statement for Blackwood Plaza, LLC;
- F. A copy of a Stormwater Management Report for Blackwood Plaza prepared by Theodore Wilkinson, PE dated January 6, 2014;

- G. Plans entitled Preliminary and Final Minor Site Plan, prepared by Cape Engineering, LLC, dated December 10, 2013.
 - a. Sheet 1 of 11, Cover Sheet & Index of Drawings;
 - b. Sheet 2 of 11, Information Sheet;
 - c. Sheet 3 of 11 Site Plan;
 - d. Sheet 4 of 11, Grading Sheet;
 - e. Sheet 5 of 11, Drainage and Utility Plan;
 - f. Sheet 6 of 11, Lighting and Landscaping Plan;
 - g. Sheet 7 of 11, Construction Details;
 - h. Sheet 8 of 11, Construction Details;
 - i. Sheet 9 of 11, Construction Details;
 - j. Sheet 10 of 11, Construction Details;
 - k. Sheet 11 of 11, Soil Erosion Notes and Details.

- H. Plan of Survey and Existing Conditions, Blackwood Plaza prepared by Delaware Valley Data Collection, LLC, dated December 13, 2013.

- I. Site Lighting Plan for Blackwood Plaza prepared by Cape Engineering, dated December 6, 2013.

We offer the following comments in regard to the above information:

I. Project Description

- 1. The project site is located on the southeast corner of the Black Horse Pike (N.J.S.H. Route 168) and Davistown Road (C.R. 747) and is the current site of an existing shopping center known as Blackwood Plaza.

- 2. The site is known as Block 13104, Lot 3 as per the Tax Map of the Township of Gloucester.

3. The referenced tract consists of 9.5 acres with frontage on the Black Horse Pike (N.J.S.H. Route 168) and Davistown Road (C.R. 747).
4. The site is located within the Neighborhood Commercial (NC) District.
5. The project involves the rehabilitation and additions to the existing Blackwood Plaza shopping center building.
6. The applicant is also proposing a separate 6,990 square feet restaurant as well as a 1,952 square feet fast food restaurant (Dunkin Donuts) to be located between the Black Horse Pike and the existing shopping center building.
7. The applicant is proposing five (5) areas of retail expansion to the existing building:

Area 1 = 3,550 square feet;

Area 2 = 1,000 square feet;

Area 3 = 1,080 square feet;

Area 4 = 504 square feet;

Area 5 = 4,240 square feet;

Total expansion of the existing building = 10,374 square feet.

8. The existing site improvements would be demolished and modified to accommodate the revised design.

II. Zoning/Land Use

1. The site is located within the Neighborhood Commercial (NC) District.
2. The purpose of the Neighborhood Commercial (NC) district is to provide for the development of neighborhood shopping centers, individual retail uses and office facilities which provide for personal services primarily to nearby neighborhoods.
3. Fast food restaurants including drive-thru facilities are not listed as a permitted use in the Neighborhood Commercial (NC) District. The applicant is seeking a variance.

4. Shopping Centers are listed as a Conditional Use in the Neighborhood Commercial (NC) District. We defer review of the use and conditions to your office.
5. It appears that areas of the existing building and areas of proposed expansion may include uses other than retail. The applicant should indicate the uses within the existing building and uses anticipated for areas of the expansion.
6. The applicant must demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
7. The applicant must demonstrate that such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Gloucester Township Zoning Ordinance.
8. We defer review of the area bulk and yard requirements to your office.

III. Traffic and Parking

1. The existing site has one (1) ingress/egress driveway located along the Black Horse Pike (N.J.S.H. Route 168) as well as two (2) ingress/egress driveways located along Davistown Road (C.R. 747). No relocation or alteration of the driveway access along the Black Horse Pike is proposed as part of the development. However, the two (2) access driveways onto Davistown Road will be relocated, widened and reconfigured as part of the proposed improvements.
2. In accordance with Ordinance Section 510.K.4, all entrance and exit drives are to be designed to allow for the turning movements of the AASHTO WB-50 design vehicle, without encroaching on opposing lanes of traffic in the public streets. A reduced design standard may be allowed when it can be demonstrated that said type vehicles will not access the site at a specific driveway. This should be reviewed.
3. The applicant should review the circulation of delivery trucks throughout the site.
4. The radii of the one-way service driveway need to be evaluated. It appears that the radii should be enlarged to facilitate turning movements of delivery trucks. Based on a site visit, there are visual signs of trucks overtopping the curb at the northwest entrance as well as at both turns.

5. In accordance with Ordinance Section 510.K.5, one way drives shall have a minimum width of eighteen (18) feet. The one way driveway that accesses the southerly area of the main retail building is dimensioned at seventeen (17) feet. We have no objection to this waiver, assuming the radii are addressed as described above.
6. The majority of the existing parking, driveways and loading areas are proposed to be removed and reconfigured to accommodate the additions to the existing building as well as the proposed restaurant and fast food restaurant.
7. The majority of the proposed parking areas are to be curbed with concrete vertical curb, however; there is no curbing proposed in the parking areas located in the back of the existing retail building. The applicant has requested a waiver to provide curb consistent with the original construction.
8. The edge of pavement at the southeast corner of the site is notated with concrete curb. This should be reviewed.
9. Fire lanes are proposed along the main retail building and the restaurant site. The locations of fire lanes shall be subject to the review and approval of the Fire Marshal.
10. All of the proposed parking spaces are dimensioned at 9' x 18'. However; Ordinance Section 510.D.4.a requires parking spaces utilizing shopping carts be 10' x 18'. The applicant should provide information regarding existing or proposed uses utilizing shopping carts. A design waiver may be required.
11. The applicant should provide additional dimensions for the proposed landscaped islands for the site.
12. The applicant should provide dimensions, proposed pavement markings and additional details for the proposed handicapped parking stalls. Additional detail should be added for the handicap ramps as well.
13. The applicant indicates in the parking calculation that 344 spaces are proposed, however, it appears that 348 spaces are shown on the site plan. This should be reviewed.
14. The applicant has provided a parking space analysis for the site. The analysis should be revised to conform to the parking requirements of Section 510 of the Ordinance.

- a. The parking schedule (sheet 2 of 11) indicates that the existing shopping center building includes 50,574 square feet of retail use; however, the site plan (sheet 3 of 11) indicates 45,949 square foot of retail stores with 4,625 square foot of restaurant use. The applicant should provide an accurate calculation of existing and proposed uses in order to determine compliance with the parking standards.
 - b. The applicant is proposing a 6,990 square foot restaurant. It should be indicated whether the restaurant will include a bar or nightclub. Restaurants require one (1) parking space for every three (3) seats, plus one (1) for every two (2) employees. If the number of seats is not specified, one (1) parking space for every fifty (50) square feet of floor area, with a minimum of ten (10) spaces, is required. Restaurants with a bar or nightclub require one (1) parking space for every three (3) persons of the legal occupancy of the facility. This should be reviewed.
 - c. The plans indicate that the fast food restaurant (Dunkin Donuts) has 20 seats. The amount of employees should be specified and the required parking determined in accordance with the parking requirements for a restaurant.
 - d. The applicant has requested a variance for a reduction of required parking. The parking calculation should be revised as described above, in order to assess the variance.
15. A drive-thru is proposed to be installed in conjunction with the fast food (Dunkin Donuts) restaurant. The drive-thru will accommodate up to eight (8) queued cars without impeding traffic.
 16. Loading zones have been provided to service each of the restaurant buildings. It appears that the loading areas do not meet the minimum size requirements. Testimony should be provided regarding the adequacy of the same.
 17. The applicant should address loading for the main retail building.
 - a. The applicant should indicate the anticipated schedule of deliveries and anticipated size of trucks to be utilized.

18. Trash areas and enclosures have been provided for each building. A trash enclosure detail should be provided for the restaurant site. Additionally, the maneuvering of a trash truck should be reviewed for this location to determine if it is feasible.
19. The applicant is proposing to utilize the existing pavement as a base course where feasible. Where the existing pavement is to be utilized, a surface course is to be overlaid with an average depth of two (2) inches.
 - a. In areas of pavement expansion or in areas where the existing pavement is in poor condition, the applicant is proposing to repair the base paving and then add the surface course.
 - b. The depth of overlay on the Site Plan and Grading Plan is stated as "2 Inch average thickness." This does not correspond with the detail which states a minimum 2 inch thickness with an average thickness of 3 inches. This should be reviewed.
 - c. Similarly, the thicknesses for the base pavement and DGA subgrade do not correspond to each other on the Site Plan/Grading Plan versus the detail. This should be reviewed.
 - d. The proposed pavement design exceeds the ordinance requirements (Section 510.H.3) for areas to be used for automobile traffic except for infrequent small truck deliveries, however; does not meet the ordinance (Section 510.H.4) requirement for area subject to heavy loadings from trucks or other heavy vehicles. The applicant should provide information regarding areas subject to heavy loading.
 - e. The applicant should indicate how they have determined the existing pavement condition (thickness), since they are proposing to utilize the existing pavement as a base course.
20. The applicant is proposing to overlay the one-way service driveway. However, it appears that this section of driveway is severely deteriorated. Full depth pavement reconstruction should be performed in this area.
21. We recommend that a demolition plan be prepared which shows the extent of pavement removal proposed. The demolition plan should consider areas of existing pavement which are to be removed as well as areas that need to be removed for proposed improvements.

22. The applicant should also consider removing existing paving which is surrounded by significant portions of proposed demolition.
23. A note should be added to the plans "Parking space paving markings shall consist of 4-inch wide stripe of white traffic paint, or other material, meeting New Jersey Department of Transportation requirements. All other traffic control striping, markings, and signage shall conform to the latest edition of the Manual on Uniform Traffic Control Devices, published by the Federal Highway Administration".
24. It appears that additional signage and markings may be needed in order to have a consistent traffic control throughout the site.
25. The applicant should indicate the status of Title 39 on the property.
26. We recommend that the applicant add sections of sidewalk along Davistown Road to facilitate access to the development. Access should be considered for pedestrians along the eastern portion of the roadway, at the intersection with the Black Horse Pike and possibly at a midpoint along the development.
27. Proper traffic signage should be provided for the one-way driveway located along the southerly side of the main retail building.
28. Setback dimensions should be provided for all existing and proposed parking areas, driveways and trash enclosures.

IV. Grading and Drainage

1. The applicant indicates that the proposed improvements to the site will result in a net reduction in impervious area by approximately 5%.
2. The applicant is proposing to remove an existing small detention basin near the existing main retail building and construct three (3) additional basins on site. The basins should be numbered on the plan for clarification and identification.
3. One basin is proposed at the rear of the main retail building. The basin will accept stormwater runoff generated by the main retail building via a roof drain collection system. The basin is four (4) feet deep.
 - a. This basin should be designed with an overflow structure to manage outflow for up to the 100-year storm event.

- b. We recommend that an additional inlet and pipe be added along the one-way service driveway, in order to convey overflow from the basin and other upstream area to the downstream basin.
4. The applicant is proposing a second basin, which will be located between the Dunkin Donuts drive thru and the main retail building parking area. The basin will accept stormwater runoff generated from the two (2) new restaurants via a roof drain collection system. The basin is four (4) feet deep. This basin has an 8" overflow, which discharges into a proposed pipe conveyance system, and eventually into the existing basin located along the Black Horse Pike.
 - a. We recommend that the basin's overflow be designed to include an outlet structure. We believe that the current overflow will eventually become a maintenance issue and affect the performance of the basin. Additionally, the overflow structure should be designed to include emergency overflow measures.
5. The applicant is proposing a third detention swale located between the Black Horse Pike and the parking areas serving the two restaurants. The swale accepts stormwater from the parking areas via sheet flow. The swale is three (3) feet deep. The swale outlets via an eighteen (18) inch pipe, which conveys flow to the existing basin along the Black Horse Pike.
6. The existing stormwater basin located along the Black Horse Pike is proposed to be modified to receive flows from the other proposed basins. Additionally, the basin will be slightly enlarged. The basin outlets via an existing 24 inch pipe, which discharges to a pipe conveyance system located in the Black Horse Pike.
 - a. Section 517.I of the Ordinance requires detention basins to have a minimum two percent slope on the basin bottom, unless underdrains or a low flow channel is proposed. This needs to be reviewed. A design waiver may be required.
 - b. This basin should be designed with an emergency overflow structure to manage outflow for up to the 100-year storm event.
7. The applicant shall address fencing of the basins. Fencing is required around infiltration basins as per the Ordinance. A design waiver may be required.
8. The applicant has submitted a Stormwater Management Report for the development. It discusses the proposed stormwater management improvements.

However, it does not provide a quantitative analysis of the stormwater management design for the project. This analysis is required since the proposed development is "major development" as defined by the stormwater management rules. The report should be revised to address Section 517 of the Ordinance and NJAC 7:8-5.

- a. The report should specifically address, but not be limited to the requirements for stormwater quantity, groundwater recharge, low impact development and basin drain time.
 - b. Pre- and post-development drainage area maps should be included in the report.
9. A stormwater management maintenance report should be submitted for the project's stormwater system.
 10. The applicant has indicated that the proposed finished grade of the parking area at the rear of the main retail building be at a minimum of 0.5%. Ordinance Section 506.A.1 requires that improved surface areas have a minimum grade of 1.0%. This should be reviewed.
 11. The applicant is proposing to remove the curblin located at the southeast corner of the site. This may alter the existing drainage pattern of the site and direct additional runoff to the southeast. This should be reviewed.
 12. We recommend that the proposed grading be reviewed further to determine if additional pavement demolition will be required. For example, along the frontage of the existing building, the proposed pavement modification will involve removal of existing pavement in excess of 2 inches. This may result in less than 4 inches of base material remaining. This would require full depth reconstruction. This should be reviewed further.
 13. The proposed grades surrounding the existing building should be reviewed.
 - a. There are a few locations where the top of curb grades are higher than the finished floor.
 - b. Some sections of sidewalk have a cross slope greater than 2 percent.
 14. The proposed handicap accessible parking spaces throughout the site should be reviewed to achieve compliance with ADA requirements. It appears that some areas may require modifications. Additional detail is required at all locations.

15. The proposed addition located at the southeast corner of the main retail building is proposed to have a finished floor elevation of 77.76. The finished floor is lower than the proposed finished grade of the adjacent basin. This should be reviewed.
16. Proposed grades in areas surrounding the proposed restaurant building are higher than the finished floor elevation of the building. This should be reviewed.
17. Proposed grades in areas surrounding the proposed Dunkin Donuts building are higher than the finished floor elevation of the building. This should be reviewed.
18. Additional grades and details should be provided at both of the restaurant buildings, specifically at the building entrances and handicapped access areas.
19. Proposed contours should be provided for all areas of the site.
20. Soil test pits for each of the stormwater management basins were performed and witnessed by our office on November 21, 2013.
21. It appears that there may be inadequate pipe cover at some locations. The applicant should review the pipe cover at 'B' inlet No. 2, as well as at the northwest curb over the pipe running from ST HW No. 2 to ST HW No. 3.

V. Buffering, Landscaping and Lighting

1. The applicant has provided a Lighting and Landscaping Plan. The landscaping plan proposes shade trees, evergreen trees, ornamental trees and shrubbery. Proposed lighting consists of typical "shoebox" type lighting in the parking areas as well as decorative "acorn" style lighting proposed along the Black Horse Pike and Davistown Road.
2. In accordance with Ordinance Section 507.4.b, an underground irrigation shall be provided. A design waiver may be required.
3. In accordance with Ordinance section 507.C.4, an eight (8) foot wide landscaped median island shall be provided for every four (4) parking bays. When sidewalks are incorporated, the median island is to be twelve (12) feet in width. A design waiver is required.
4. In accordance with Ordinance Section 507.C.6, all off-street loading areas shall be screened sufficiently to obscure the view of the loading vehicles and platforms

from any public street, adjacent uses, or on-site parking areas throughout the year. Such screening shall be by extension of the building, a fence, berm, wall, evergreen planting, or combination thereof. A design waiver may be required.

5. In accordance with Ordinance Section 508.F.2, the maximum average illumination on the pavement within the parking lot shall not exceed two (2) foot-candles. The applicant should indicate the maximum average illumination in foot-candles on site.
6. In accordance with Ordinance Section 508.F.4, a maximum of 0.25 foot-candles is permitted at any property line and/or right of way. The applicant should address this, especially along Davistown road in the vicinity of the adjacent residential properties.
7. In accordance with Ordinance Section 508.F.6, the lighting plan should take into consideration the hours of operation of the proposed use. Lights should be designed so that they can be reduced or turned off when they are not necessary. The applicant should comment on this and lighting restrictions at off peak hours.
8. Portions of the one-way service driveway are shown to have 0.0 foot-candles illumination. However, it appears that there are light fixtures not being considered. This should be reviewed.
9. We defer further review of lighting and landscaping to your office.

VI. Miscellaneous

1. The applicant should indicate if phasing of the development is anticipated. If so, phasing extents should be determined.
2. We defer review of signage to your office.
3. The applicant is requesting the following waivers:
 - a. Elimination of a portion of concrete curbing along the rear of the property. We have no objection to this assuming there are no negative impacts in regard to stormwater (see Comment IV.11 above).
 - b. Submittal of a Traffic Impact Statement. We have no objection to this since the project impacts County and State roadways.

- c. Submittal of a Recycling Report. We have no objection to this request.
 - d. Submittal of an Environmental Impact Statement. We have no objection to this request.
 - e. Submittal of an Environmental Constraints Map. We have no objection to this request.
 - f. Submittal of a Wetlands Delineation Map with a Presence Determination Report. We have no objection to this request.
 - g. Adding a 200' ownership list to the plans. We have no objection to this request.
4. The applicant should indicate the anticipated hours of operation.
 5. The applicant should remove the note on sheet 1 of 11 indicating "Supplemental Sheets".
 6. The applicant should indicate if there are any protective covenants or deed restrictions applicable to the property. If none, an appropriate note should be added to the plans.
 7. The applicant should indicate if any easements are proposed.
 8. It appears that the project will require approval from the Camden County Planning Board, Camden County Conservation District and NJDOT. Copies of approval should be provided to our office once received.
 9. The applicant should discuss other approvals currently being sought and the status of those approvals.
 10. In accordance with Section 801C, the removal of soil for sale or use other than for the premises from which the soil shall be taken in conjunction with site plan (whether the same be minor or major) shall be subject to the provisions of the Gloucester Township Soil Removal Ordinance, Chapter 71 of the Code of the Township of Gloucester. A Note should be added to the plan, indicating that "No topsoil shall be removed from the site or to be used as spoil, unless pursuant to a Soil Removal Permit."

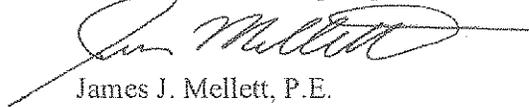
Mr. Kenneth D. Lechner, P.P., A.I.C.P.
The Shoppes at Gloucester Township (Blackwood Plaza)
February 20, 2014
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11. It should be noted that our office did not review any aspect of the proposed water or sanitary sewer connections. Approval of the same is required from the Gloucester Township Municipal Utilities Authority.
12. Prior to commencement of any site work, the applicant must schedule a pre-construction meeting with the Township Engineer's Office. A note stating the same should be added to the plans.
13. We reserve the right to provide further review of construction details upon submission of revised plans.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Camden County Soil Conservation District, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc., New Jersey American Water, etc.

Please contact me if you have any questions or require additional information.

Very truly yours,
Churchill Consulting Engineers



James J. Mellett, P.E.
Senior Engineer

JJM;jm:tb

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Blackwood Plaza, LLC, Applicant
Mr. John S. Kennedy, Esq. (via email)
Mr. Theodore Wilkinson, PE (via email)

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

All fee schedule

Submission Date¹: _____ Application No.: #092008CDPFSPA1 Taxes Paid Yes/No _____ (Initial) _____
 Planning Board Zoning Board of Adjustment
 Fees 1160.00 Project # 4063
 Escr. 10275.00 Escr. # 4063

*(#300.00 CREDIT TO VARIANCE) TOTAL
 (#1300.00 CREDIT TO VARIANCE) TOTAL*

*ck rec'd
 \$ 900.00
 \$ 7975.00*

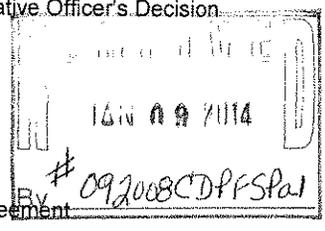
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Blackwood Plaza, LLC</u> Address: <u>4501 Route 42</u> <u>Suite #2</u> City: <u>Turnersville</u> State, Zip: <u>New Jersey 08012</u> Phone: <u>(856) 728-4200</u> Fax: <u>(856) 513-0845</u> Email: <u>www.mlgrealty.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Same as Applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: <u>(856) _____</u> Fax: <u>(856) _____</u>
--	--

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

<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input checked="" type="checkbox"/> Preliminary Major Site Plan ² <input checked="" type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input checked="" type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____
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² Legal advertisement and notice is required to all property owners within 200 feet.

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	(NO)	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
IR						

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

Name of Attorney: <u>John S. Kennedy</u> Address: <u>1250 Chews Landing Road, Suite 1</u> City: <u>Laurel Springs</u>	Firm: <u>Wade, Long, Wood & Kennedy, LLC</u> State, Zip: <u>New Jersey 08021</u> Phone: <u>(856) 346-2800</u> Fax: <u>(856) 346-1910</u> Email: <u>JKennedy@wlwklaw.net</u>
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6. Name of Persons Preparing Plans and Reports:

Name: Theodore Wilkinson
Address: 913 Madison Avenue
Profession: Professional Engineer
City: Cape May
State, Zip: New Jersey 08204
Phone: (856) 340-9920 Fax: (856) -
Email: twilkinson65@aol.com

Name: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: (856) - _____ Fax: (856) - _____
Email: _____

7. Location of Property:

Street Address: Route 168 @ Davistown Road Block(s): 13104
Tract Area: 9.5 Acres Lot(s): 3

8. Land Use:

Existing Land Use: Shopping Center
Proposed Land Use (Describe Application): Expansion of Retail Shopping Center which is a pre-existing non-conforming use to include an additional 10,374 retail building expansion with sit-down restaurant and fast-food restaurant with drive thru applicant will also be seeking variances for non-conforming uses as well as parking and signage.

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.)

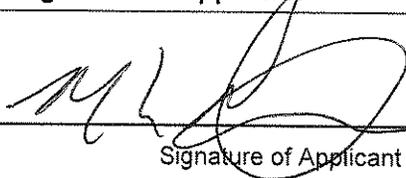
Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

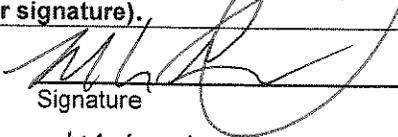
List all applications on a separate sheet.

13. Zoning			
All Applications	Proposed	Fence Application	Proposed
Front setback 1	80 ft	Setback from E.O.P.*1	N/A
Front setback 2		Setback from E.O.P.*2	N/A
Rear setback	136.6 ft	Fence type	N/A
Side setback 1	44 ft	Fence height	N/A
Side setback 2		<small>*E.O.P. = Edge Of Pavement.</small>	
Lot frontage	573 ft	Pool Requirements	
Lot depth	759 ft	Setback from R.O.W.1	N/A
Lot area	9.5 acres	Setback from R.O.W.2	N/A
Building height	>40 ft	Setback from property line 1	N/A
		Setback from property line 2	N/A
		Distance from dwelling	N/A
		<small>Distance = measured from edge of water. R.O.W. = Right-of-way. Setback = Measured from edge of pool apron.</small>	
Garage Application		Shed Requirements	
Garage Area	N/A	Shed area	N/A
Garage height	N/A	Shed height	N/A
Number of garages <small>(Include attached garage if applicable)</small>	N/A	Setback from R.O.W.1	N/A
Number of stories	N/A	Setback from R.O.W.2	N/A
		Setback from property line 1	N/A
		Setback from property line 2	N/A
14. Parking and Loading Requirements:			
Number of parking spaces required: <u>367</u>		Number of parking spaces provided: <u>344</u>	
Number of loading spaces required: _____		Number of loading spaces provided: _____	
15. Relief Requested:			
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].			
NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.			
16. Signature of Applicant			
 _____ Signature of Applicant		<u>1/6/14</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).

1/6/14
Date


Signature
MARK L. GRECO
Print Name

Sworn and Subscribed to before me this
6th day of January
2014 (Year).


Signature
John S. Kennedy, Attorney at Law
Print Name

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

Complete each of the following sections:

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

- No Yes

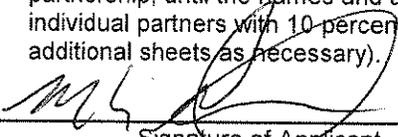
IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes


Signature of Applicant
MARK L. GRECO
Print Name

1/6/14
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:
_____ 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 6th day of January
20 14 before the following authority.

Name of property owner or applicant


Notary public
LAURA A. PRIORE
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 13, 2014

**Exhibit A:
List of Waivers and Variances**

Waivers:

1. Waiver requested for eliminating a portion of concrete curbing along the rear of the property, consistent with the original construction.
2. Waiver requested for not submitting a traffic impact statement - The County of Camden and NJDOT performed a complete Traffic Impact Analysis during the engineering and scoping for the new interchange, accounting for 'full build-out' along the Rt 168 corridor, and along the new streets constructed as part of the interchange project. The proposed growth along the corridor has been included within said reports.
3. Waiver requested from preparing a recycling plan report. Owner agrees to provide recycle cans and cardboard dumpsters in rear of buildings.
4. Waiver requested for not submitting a new Environmental Impact Statement. The entire site has been in a 'disturbed condition' for over 40-years, and the proposed activities fall completely within the 'disturbed areas,' resulting in a net reduction in impervious area when done.
5. Waiver for not submitting an 'Environmental Constraints Map,' since no environmental constraints, streams, wetlands corridors, open waters, etc. exist within 200-feet of said property.
6. Waiver requested for not submitting a wetlands delineation map with a 'presence determination report,' since said mapped wetlands are more than 100-feet from the subject property, and have already been mapped and verified by the County as part of the Interchange Improvements along Route 42.
7. Waiver from providing the certified list of property owners within 200-ft of property on the site plans. Said list will be attached to the application.
8. Waiver from submitting architectural elevations at the time of making application. Said elevations will be provided at the time of public meeting.

Variances:

1. Variance requested for operation of a fast food restaurant with a drive thru window - Dunkin Donuts
2. Variance requested for construction of two large pylon development signs, 12-ft wide x 25-ft high, 300-sq ft each, two-sided, illuminated.
3. Variance requested for construction of a welcoming sign at corner of property, saying Welcome to Gloucester Township, 70-sq ft one-sided.
4. Variance requested for construction of façade signs on Dunkin Donuts, equaling 78.7 sq ft on the front of building.
5. Variance requested for construction of a stand alone ID sign for the proposed restaurant, size will not exceed 60-sq feet, double sided illuminated.
6. Variance requested for reduction in parking stalls. 344 stalls are provided whereas 367 is required.

BLACKWOOD PLAZA, LLC

RESOLUTION

BE IT RESOLVED that the Members of Blackwood Plaza, LLC unanimously authorize the application for the Preliminary and Final Site Plan for Lot 3, Block 13104 known as The Shoppes at Gloucester Township.

BE IT FURTHER RESOLVED that Mark Greco, Managing Member, is authorized to execute the application and authorized to execute any and all documents necessary to effectuate the terms and conditions.

A handwritten signature in black ink, appearing to read 'M Greco', is written over a horizontal line.

Mark Greco, Managing Member

Dated: January 6, 2014

DISCLOSURE STATEMENT

BLACKWOOD PLAZA, LLC

4501 Route 42, Suite 2 Turnersville, NJ 08021

DELAWARE, LLC

,

,

,

PRIMO PROPERTIES, LLC

4501 Route 42, Suite 2 Turnersville, NJ 08021

DELAWARE, LLC

SOLE MEMBER OF BLACKWOOD PLAZA, LLC

,

,

,

MARK GRECO, 1/3 MEMBER, PRIMO PROPERTIES, LLC

4501 Route 42, Suite 2 Turnersville, NJ 08021

WILLIAM SWEET, 1/3 MEMBER, PRIMO PROPERTIES, LLC

4501 Route 42, Suite 2 Turnersville, NJ 08021

BEN LeROY, 1/3 MEMBER, PRIMO PROPERTIES, LLC

4501 Route 42, Suite 2 Turnersville, NJ 08021

STORMWATER MANAGEMENT REPORT

For:

BLACKWOOD PLAZA REVITALIZATION AND EXPANSION AKA 'SHOPPES AT GLOUCESTER TOWNSHIP'

MAJOR SITE PLAN

Rt 168 & Davistown Road (CR 747)
Block 13104, Lot 3
Township of Gloucester
Camden County, NJ

Prepared By:

Cape Engineering, LLC
913 Madison Avenue
Cape May, NJ 08204

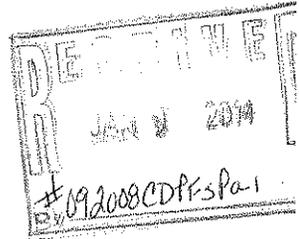
Date of Submission:

January 6, 2014

Our File No. 130001



Theodore Wilkinson, PE
NJ PE License No. 39607



Description of Project

This project involves the revitalization and expansion of the 40-year old 'Blackwood Plaza,' that is currently operational, but in need of improvement. The work includes building two (2) new free-standing restaurants and numerous in-fills around the existing strip mall, with modifications to the original parking geometry. Two new detention basins and a water quality swale will be built, to improve water quality as well as all of the associated site work, new lighting and landscaping.

This project may be classified as a retro-fit of existing facilities, and the benefit to this design scheme is that the final impervious area and lot coverage has been reduced by nearly 14,000-square feet, or 1/4-acre.

This project is not only a benefit from a marketing and tax ratable for the municipality, but it greatly reduces environmental impacts and will result in a reduction in stormwater flows off-site thru the existing system.

The existing parking lots will be modified to accommodate a better flow of cars and pedestrians, while increasing 'green space,' thru cutting back on unnecessary pavement throughout the 9.5 acre site.

When done, the green space buffers along the state and county highways will increase by approximately 20 to 50-ft along both frontages.

Landscaping and mulch beds will also attenuate surface water flows, and improve water quality, naturally.

Currently, there are no storm water collection devices across the large parking area. We propose a series of pipes and Type 'B' inlets along the mid-point of the large pavement area, which will then discharge into the existing detention basin to the south of the project.

The overall stormwater management system has been designed in accordance with the Stormwater Control Ordinance for the Township of Gloucester, as well as the Standards for Soil Erosion & Sediment Control.

The Rational Method was used to determine the peak rate of runoff for each proposed drainage area in order to design the storm sewer pipe network.

Best Management Practices & Net Reduction in Impervious Area:

The current BMP's indicate that 'when a proposed site modification results in a 'net reduction in impervious area,' then the best management practices set forth by the state statute, do not apply, and therefore, the existing system for this project is acceptable without prejudice.

However, in good faith to the community, the applicant/owner wishes to improve the storm water quality for this site, by performing the following structural improvements:

- Remove the original small detention basin, having an original volume of 4750 cubic feet. This basin is removed in order to construct the three (3) new strip stores, thus improving the marketability for this corridor.

The lost volume for this basin has been transferred to the rear of the main building, as noted below.

- Construct a new retention basin in the rear of the main building, nearly 48-inches deep, for the sole purpose of receiving flows from the roof drain escutcheons from the rear of the main building. This basin soil log yielded excellent soil characteristics, thus allowing said 'clean water runoff' to efficiently recharge back into the ground without any cross-contamination with the surface run-off from the hot mix asphalt surfaces.

This new basin has a volume of 5600 cubic feet, providing adequate storage during a 2-year storm event.

This new basin does not have any overflow structure, and will overflow via a broad-crested weir condition, onto the paved driveway in the event of an overflow condition.

- Construct a new detention basin in the front parking lot area, nearly 48-inches deep, for the sole purpose of receiving flows from the roof drain escutcheons from the two (2) new restaurants. This basin soil log yielded excellent soil characteristics, thus allowing said 'clean water runoff' to efficiently recharge back into the ground without any cross-contamination with the surface run-off from the hot mix asphalt surfaces.

An 8-inch overflow pipe is designed at the high-water elevation of said basin, discharging into the new storm drainage system for the parking lot.

This basin has a volume of 3200 cubic feet, and will accommodate flows during a 2-year storm event.

- Construct a 3-ft deep parabolic shaped grass bottom swale along the state highway frontage, outside of the state right of way. This swale is connected to the original detention basin on the other side of the main entrance via an 18-inch RCCP storm drain.

The swale will receive surface water run-off via open flow curb depressions and concrete flumes with large rip-rap scour holes.

The area of the new swale is the area that has constantly flooded over the years; therefore, the construction of said swale is a prime location to collect, recharge and transmit said flows thru the existing system and outfall.

The test pits on this property were witnessed by personnel from the board engineer's office, and all parties present mutually agreed that the soils in each pit were excellent for recharge, with no signs of groundwater or Estimate Seasonal High Water Table within 24-inches of any proposed basin floor.

Our engineering concludes that the natural permeability of the soils at the bottoms of said basin floors will be in the range of 6-10 inches per hour.

Storm Drainage Calculations

Attached to this report is drainage area map, which indicate the project limits, and the separate drainage areas. The total pre-developed drainage area is 9.55 acres and the total post-developed drainage area is 9.55 acres.

The soils are HSG B, and are logged on sheet 2 of the site plans. The soils are extremely friable, free of mottling to a minimum depth of 24-inches below any new detention/retention basins, and show no signs of clayey conditions.

The soils on this lot are conducive to excellent permeability and percolation. The existing basin drains within 1-hour after the larger rain events witnessed by the Owner.

The drainage area map clearly identifies the demolition of existing asphalt surfaces and the construction of new roof top areas; yielding a net reduction in impervious area of 14,000 square feet.

Since the site modifications yield a net reduction of nearly 1/4-acre, we feel that a full set of drainage calculations based on the TR-55 Method is not necessary.

Existing Conditions

The 9.55-acre site is currently developed with a retail center; along with associated parking, drainage, sanitary sewer and potable water services.

There exists approximately 1 acre of forested/open brush land to the west of the existing development that is preserved under this proposal.

A number of paved areas around the perimeter of the site will be removed and replaced with topsoil and grass cover, mulch beds and landscape material. The addition of grass, mulch and landscaping will greatly attenuate flows and improve recharge.

Developed Conditions

The proposed 'revitalization & expansion' results in a net reduction of impervious area, thus exempting the owner/applicant from any requirements for reducing post-development run-off values.

For the 9.55-acre site, the total impervious area will be reduced by 0.25-acres, only improving net-run-off values leaving the site.

The owner/applicant, as noted above, will create a series of attenuating devices, that will greatly improve the water quality.

The existing storm drains and inlets on-site are completely silted up and not salvageable. Therefore, all new drains and inlets are proposed, thus improving the efficiency of the system.

The existing main basin at the southeast corner will not be modified, except for a minor reduction in volume at the western end of the basin.

The net reductions in existing detention basin volume is more than accommodated for in the new stormwater detention devices around the site.

Therefore, the developed conditions will result in a much more efficient, cleaner site from a storm water quality standpoint.

Conclusions:

The revitalization of this 40-year old mall results in a net reduction in impervious area, thus only improving the environment.

The Applicants' proposed storm water quality basins and 'clean water retention,' is the best means of making the site even more efficient.

Attached to this report is the Drainage Area Map for pre-development and post-development conditions, along with the Storm sewer pipe calculations to verify proposed capacities for each inlet and pipe.

Regarding Soil Erosion & Sediment Control, all outfalls are designed with 6-inch rock rip-rap scour holes, and owner will be applying for county SCD certification concurrent with local approvals.

**STORM SEWER DESIGN
FOR
BLACKWOOD PLAZA AT GLOUCESTER TWP**

RUNOFF CALCULATIONS													PIPE DESIGN										INLETS				
LINE	Area (ac)	c	A * c	Sum A x c	Tc (min)	110 (in/hr)	Q (cfs)	Pipe Size & Material	Pipe D (in)	Pipe L (ft)	Slope req'd	Slope used	drop H (ft)	max Q (cfs)	velocity v (fps)	time t (min)	depth d (in)	V @ 1/4 D	UP INV.	DOWN INV.	Q to Inlet	TYPE	UPSTREAM GRHW ELEV.	DNSTREAM GRHW ELEV.	UPSTREAM PIPE COVER	DNSTREAM PIPE COVER	
Inlet #1 to Inlet #3 (Area 1)	0.770	0.9000	0.693	0.770	0.693	3.10	2.15	15" HDPE	15	115	0.00391	0.0080	0.92	7.52	5.27	0.36	5.00	4.29	74.07	73.15	2.15	B	78.10	77.15	2.59	2.56	
Inlet #2 to Inlet #3 (Area 2)	0.320	0.9500	0.304	1.090	0.997	5	3.09	15" RCCP	15	58	0.00391	0.0040	0.23	5.32	4.47	0.22	8.75	3.03	73.38	73.15	1.32	B	75.55	77.15	0.73	2.55	
Inlet #3 to Inlet #4 (Area 3)	0.650	0.9500	0.608	1.640	1.605	10	5.59	18" HDPE	18	120	0.00308	0.0040	0.48	8.63	5.13	0.39	10.50	3.42	73.05	72.57	1.70	B	77.15	76.90	2.39	2.62	
Inlet #4 to Inlet #5 (Area 4)	0.670	0.9500	0.637	2.210	2.441	10	7.67	18" HDPE	18	98	0.00308	0.0040	0.39	8.63	5.32	0.30	12.80	3.42	72.57	72.18	0.89	B	76.90	76.30	2.62	2.41	
Inlet #5 to Inlet #7 (Area 5)	0.050	0.9500	0.048	2.650	2.489	5	7.71	18" HDPE	18	45	0.00319	0.0040	0.19	8.63	5.37	0.14	13.40	5.42	72.18	71.99	0.87	B	77.00	76.65	3.11	2.85	
Inlet #6 to Inlet #7 (Area 6)	0.150	0.9500	0.143	0.150	0.143	10	0.44	18" HDPE	18	55	0.00308	0.0040	0.22	8.63	2.54	0.36	2.50	3.42	72.22	71.99	1.01	B	76.30	76.65	2.37	2.85	
Inlet #7 to Inlet #8 (Area 7)	0.330	0.9500	0.314	3.140	2.945	10	9.13	24" HDPE	24	78	0.00210	0.0040	0.31	16.58	5.85	0.22	11.80	4.14	71.58	71.27	1.02	B	76.65	75.05	2.82	1.53	
Inlet #8 to 24" HW #1 (Area 8)	0.450	0.9500	0.456	3.620	3.401	21	15.30	24" HDPE	24	16	0.00271	0.0040	0.07	18.59	6.86	0.04	18.30	4.14	71.27	71.20	2.34	B	75.05	71.20	1.53	(2.29)	
HW #2 TO HW #3 (Area 9)	1.870	0.6500	1.420	1.870	1.420	15	6.39	18" RCCP	18	90	0.00308	0.0031	0.28	7.58	4.80	0.31	12.50	3.00	70.50	70.22	0.44	B	75.45	72.15	6.59	6.59	

NOTES:
 10 Year Storm, 25 Year Storm at Low Points (Camden IDF Curves)
 Pipe is HDPE, n = 0.010, RCCP, n = 0.013
 minimum pipe size = 15"
 minimum velocity = 3.00 f.p.s. at full half depth of flow
 maximum velocity = 10 f.p.s.
 Qp = maximum design flow carried by pipe (assume 100% inlet efficiency)
 QI = actual design flow to inlet structure
 Max flow to Type 'B' Inlet = 11 cfs with 6-inch Casting



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #092008CDPFSPa1

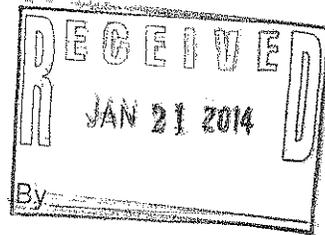
Blackwood Plaza

Block: 13104 Lot:3

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

Other: Township ordinance 81-35 is already in effect for the property. Request new updated signage be installed at the three entrances denoting the ordinance. Include section B that states that parking of vehicles, trailers, buses and recreational vehicles over three Tons Gross Vehicle Weight (GVW) is prohibited between the hours of 9:00PM and 6:00AM.

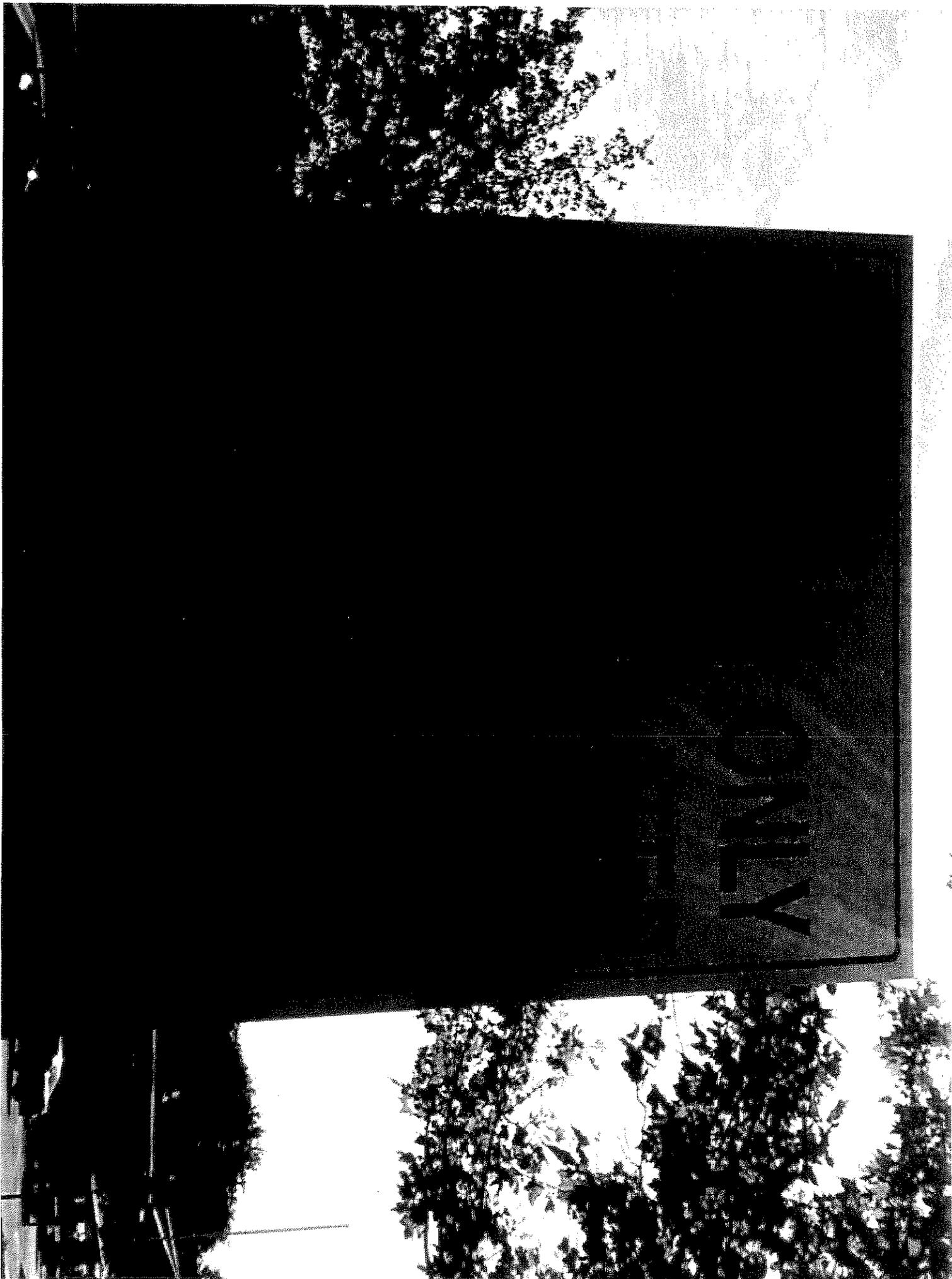
Copy of sign attached.



Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____

Date Submitted: 1/16/14



Bm#65

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 15, 2014

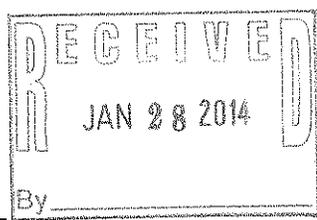
APPLICATION No. #092008CDPFSPa1

APPLICANT: Blackwood Plaza, LLC

PROJECT No. 4063

BLOCK(S): 13104 Lot(s): 3

LOCATION: Route 168 @ Davistown Road



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C & Use "D" Variances & Preliminary & Final Major Site Plan
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by January 27, 2014**
- 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 - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Preliminary. 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

① Plan of Survey
 → Existing Conditions
 ② Site Lighting
 ③ Prel + Final
 Site Plan

- Bulk C Variance Use "D" Variance Prelim & Final Major Site Plan(s)

OK 1-28-14 JTG Bdy

Signature

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

January 22, 2014

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

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

Re: Application #092008CDPFSPa1
Blackwood Plaza, LLC
Route 168 @ Davistown Road
Block 13104, Lot 3



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**

Robert C. Benson
Robert C. Benson
Executive Director

RCB:mh

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block 13104

Lot 3

Qualifier

Owner: BLACKWOOD PIZZA INC

Tax Bill

Restricted Edit

Prop Loc: 1001 S BLACK HORSE PIKE

General Assessed Values Additional Billing Deductions Balance All Charges Add/Omit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		19,743.48	19,743.48	.00	19,743.48
2014	1		19,743.49	19,743.49	.00	19,743.49
2014		Total	39,486.97	39,486.97	.00	39,486.97
2013	4		20,066.36	.00	.00	.00
2013	3		20,066.37	.00	.00	.00
2013	2		19,420.60	.00	.00	.00
2013	1		19,420.61	.00	.00	.00

Other Delinquent Balances:

.00 Interest Date: 01/16/14

Interest Date

Interest Detail

Other APR2 Threshold Amt:

.00 Per Diem:

.0000 Last Payment Date:

11/07/13

TOTAL TAX BALANCE DUE

Principal:

.00

Penalty:

.00

Misc. Charges:

.00

Interest:

.00

Total:

.00

Amount as of 1/15/14

