

Township of Gloucester Planning Board Agenda September 27, 2016

Salute to the Flag
Opening Statement
Roll Call
General Rules

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization –August 9, 2016

RESOLUTIONS FOR MEMORIALIZATION

#161043M

Wells Fargo Bank, LLC

Minor Site

Block: 20303 Lot: 4

#161044APFS

**Applebee's Bar
& Restaurant**

**Amended Preliminary Site
and Final Major Site**

Block: 13106 Lot: 1

O-16-14

Amending Ordinance

O-97-017

**Glen Oaks Redevelopment
Plan**

One Billboard on Block:

4101, Lot: 4 as a Permitted

Use Pursuant to N.J.S.A.

40A:12A-1 ET SEQ

APPLICATIONS FOR REVIEW

**#161059CMPFS
Gloucester Data Center**

**Minor Subdivision/Variance
Preliminary/Final Major Site
Block: 2301 Lot: 3
Block: 2303 Lots: 1 & 2
Addition of 35,383 sf. To
Existing Bldg. Adjacent to
Solar Facility Block: 2301
Lot: 1**

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday August 9, 2016

Chairman Owens calls the meeting to order.

Salute to the Flag

Opening Statement made by Mr. Lechner

Roll Call:

Mr. Dintino	Present
Mr. Dority	Present
Mr. Guevara	Present
Mr. Kricun	Absent
Mr. Reagan	Absent
Mrs. Washington	Present
Councilman Hutchison	Absent
Mrs. Costa	Absent
Chairman Owens	Present
Mr. Wells	Present
Mr. Bach	Present
Mr. Lechner	Present

Chairman Owens requested Swearing in of Board Professionals.

Mr. Lechner & Mr. Bach sworn in recognized as professionals.

Chairman Owens announces general rules of the meeting.

Minutes for Memorialization

Minutes from July 12, 2016.

Chairman Owens requested a motion to approve the minutes.

Mrs. Washington made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

Resolutions for Memorialization

**#161037CPFS
Republic Bank**

**Preliminary / Final Site
Bulk C Variances
Block: 13302 Lot: 1 & 2
Location: 1400 Blackwood-Clementon Rd.
Zoned: HC**

Chairman Owens requested a motion to approve the Resolution.
Mr. Dority made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

Applications for Review

**#161043M
Wells Fargo Bank, LLC.**

**Minor Site Plan
Block: 20303 Lot: 4
Location: 1355 Blackwood-Clementon Rd.
Zoned: HC**

Mr. Michael Peacock proceeded to the podium and introduced himself as a representing member of Nemad, Perillo & Davis Law Firm on behalf of the Wells Fargo Bank in relation to a minor site plan approval to replace existing and upgrade the lighting at the branch at 1355 Blackwood Clementon Road in the Commerce Square Shopping Center known as Block 20303 Lot 4. The application is primarily here today due to State Law that requires all Financial Institutions to upgrade its lighting primarily to its ATMs, Drive-thru's and Parking areas. This in effect is to assure better safety for customers during night time banking hours. Mr. Peacock announced who accompanied him to testify at this meeting: Mr. Neil Sander - Professional Engineer. Mr. Peacock then proceeded to state the lighting upgrade would not disturb anything in the surrounding area because the lighting poles will not be higher than the existing nor the building.

Mr. Peacock introduced Mr. Sander to be sworn in and testify. Mr. Sander from Dynamic Engineering approached the podium, was sworn in, provided his background experience and education and was subsequently recognized as a professional.

Mr. Sander proceeded to explain the plan for replacement of the parking lot lighting fixtures, drive thru, canopy lighting and sides of the building. He explained the foot candles needed, the type of light bulbs to be used would exceed the illumination needed per code and the number of lighting fixtures would be slightly decreased from the other Cross Keys Applebee's property.

Mr. Sander discussed the colored rendered exhibits shown as an aerial view and the plot view of the installed lighting. The renderings distinguished the difference of elevated landscape, the building and illumination of the lighting. He explained to the board the definition of lighting per foot candle.

In closing remarks Mr. Sander stated that the bank is willing to comply with all the townships requirements.

Chairman Owens asked if there were any questions/comments from the Board Professionals. Mr. Sander answered Mr. Lehnern's concern that the bank will provide a full trash enclosure which is adjacent to the property.

Chairman Owens asked if there were any questions/comments from the Board. None replied.

Chairman Owens asked if there were any questions/comments from the Public. None replied

Chairman Owens asked for a motion to approve the application as stated by the applicant and satisfaction of the concerns of the board.

Mrs. Washington made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

**#161044APS
Applebee's Bar & Restaurant**

**Amended Preliminary &
Final Major Site Plan
Block: 13106 Lot: 1
Location: 200 Premium Outlets Dr.
Zoned: 1R**

Chairman Owens introduced the application for review.

Mr. Donald Pepe approached the podium stating he associated with Scarinci & Hollenbeck, testifying on behalf of Apple NJ, LLC.

The company is seeking preliminary site plan approval on Block: 13106 Lot:1 in an interchange development at the Gloucester Premium Outlets to construct a 5,330 ft sq. Applebee's restaurant. The company is here to amend and finalize the original development approval from July 23, 2013.

Mr. Pepe stated the reports and waivers he wanted to discuss during testimony and announced the testifying witness's that accompanied him: Dan Disario – Civil Engineer, Langley Engineering and Mr. Jrekus – Construction Director.

Mr. Pepe announced the affidavit of service & publication up for discussion, marking it as exhibit #85. He then introduced Mr. Disario who approached the podium.

Mr. Disario was sworn in, acknowledged that he previously testified in front of the board, so sequentially acknowledged as a professional.

Mr. Disario proceeded to describe the property in relation to its surroundings. He stated the property was designated in a previous approval as being allowed to have two retail/restaurant buildings on this site. He stated that the company was specifically there for a proposed building of an Applebee's on the northern site side.

Mr. Disario continued his presentation, explaining the building would have exactly the same footprint/layout as the other restaurant on Crosskeys Road. He then presented a detailed description of the building layout, parking spaces, parking lighting, underground utilities and landscaping.

Mr. Disario finalized his presentation. Mr. Pepe asked Mr. Disario if he looked at the two review letters received for the GloTwp. Planning Board and GloTwp. Engineer.

Mr. Disario stated he did and Mr. Pepe stated that the company had no objections to following the requests presented within the letters.

A brief discussion followed in regards to deliveries & trash removal. It was noted that small scale operations such as this does not need a loading dock, especially when drivers

have 24 hr. access to the building making deliveries on off operating/peak hours. Trash collection would be up to the service provider but would have no impact on operation.

Also discussed was the stockpile of soil currently on the property. The company stated they would remove it, possibly spreading it over the entire lot parcel to a depth of 1-2” without creating additional elevated mounds, as to restrict the view from Route 42.

Other brief discussions ensued on different appearances of the outsides of the building to include its façade, its relation to elevation, directional location, its building/parking lot signage/lighting, pedestrian access/crosswalks & irrigation.

Mr. Bach mentioned accepting the waiver for storm water runoff and traffic study conditions.

Mr. Jrekus the director of construction approached the podium and was sworn in.

Mr. Jrekus was briefly questioned by the Board about previously answered questions confirming supply deliveries, shift employee working hours and trash collection.

Chairman Owens asked if there were any questions /comments from the Board Professionals. None Replied.

Chairman Owens asked if there were any questions/comments from the Board. None replied.

Chairman Owens asked if there were any questions/comments from the Public. None replied

Chairman Owens asked for a motion to approve the application as stated by the applicant and satisfaction of the conditions & concerns presented by the board.

Mrs. Washington made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

Chairman Owens requested a motion to adjourn.
Motion to adjourn was made by Mr. Dintino seconded by Mr. Dority.

Meeting adjourned.

Recording Secretary,

Christopher Nowak

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING MINOR SITE PLAN APPROVAL
FOR WELLS FARGO BANK, N.A.
APPLICATION NO.: 161043M**

WHEREAS, on August 9, 2016 consideration was given to the application of Wells Fargo Bank, N.A. (hereinafter "Applicant") for the property located at 1355 Blackwood Clementon Road, identified on the Tax Map for the Township of Gloucester as Block 20303, Lot 4 (hereinafter "the Property"), for Minor Site Plan approval; and

WHEREAS, the Applicant is appearing before the Board proposing upgrades to the existing lighting plan as described within the application, in order to comply with State and internally mandated lighting requirements for financial institutions; and

WHEREAS, Mr. Michael Peacock, Esq. of Nehmad Perillo & Davis, PC presented the application on behalf of the Applicant, and Mr. Neil E. Sander, P.E. of Dynamic Engineering was sworn and qualified as an expert to present testimony on behalf of the Applicant; and

WHEREAS, the Applicant indicated that the proposed lighting upgrades consist of changes to existing light fixtures, and the addition of one new light pole, and are being performed in order to comply with both Statewide and internal mandates, requiring certain levels of lighting at financial institutions and ATMs, and as more fully set forth within N.J.S.A. 17:16K-10; and

WHEREAS, the Applicant submitted Exhibits A-1 (color overhead photo of existing site), A-2 (color rendering of proposed lighting plan), and A-3 (illumination rendering of site after proposed alterations) in support of the application; and

WHEREAS, the Applicant provided an overview of the proposed lighting plan, and summarized the lighting requirements with which the plan seeks to conform, indicating that the proposed additional lighting pole would provide the required level of lighting for the western-most ATM; and

WHEREAS, the Applicant noted that replacing the existing lighting fixtures with LED fixtures would be more energy efficient, and would permit the removal of several existing building-mounted fixtures while maintaining adequate lighting; and

WHEREAS, the Applicant agreed to all comments and conditions in the Board Engineer's July 21, 2016 review letter; and

WHEREAS, the Applicant addressed the comments in Board Planner Ken Lechner's July 25, 2016 review letter, requesting a waiver from requiring a survey of the entire property, and noting that the required survey, as amended pursuant to the conditions herein, will cover the entire leasehold area; and

WHEREAS, the Applicant also agreed to the provision of a trash enclosure, and will coordinate the appropriate placement and design of such an enclosure with the Board Professionals as a condition of approval. The Applicants noted that all other comments and conditions within Mr. Lechner’s review letter were agreeable; and

WHEREAS, no members of the public appeared to speak for or against the application; and

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

1. Existing Zoning: HC (Highway Commercial)
2. Intended Use: Continue the existing use of a Wells Fargo bank.
3. The application implicates the following provisions of the ordinance:
 - a. HC zoning requirements under §416.F.

HC Zone Requirements [§416.F]:

Description	Required	Proposed	Conforms
Lot size (min.)	5 acres	5.0	yes
Lot frontage (min.)	200 ft.	±548 ft. ¹	yes
Lot Width (min.)	200 ft.	±556 ft. ¹	yes
Lot depth (min.)	200 ft.	338.33 ft.	yes
Front yard (min.)	100 ft.	100 ft.	yes
Side yard (min.) - Building	10 ft.	±130 ft. ¹	n/a
Rear yard (min.) - Building	30 ft.	±112 ft. ¹	yes
Lot coverage (max.)	70%	49%	yes
Building Height (max.)	40 ft.	30.7 ft.	yes

¹ = Scaled data.

4. The Board Planner reviewed the following plans:
 - a. Nehmad Perillo & Davis, P.C. Transmittal Letter dated 6/29/16.
 - b. Land Development Application Form and checklist dated 7/05/16.

- c. Ownership Statement dated 6/01/14.
- d. Engineering plans, as prepared by Dynamic Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
i	Lighting Plan	5-11-16
ii	Lighting Details	5-11-16
iii	Lighting Details	5-11-16
iv	Lighting Details	5-11-16

- 5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated July 25, 2016 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already.
- 6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, reviewed the following plans:
 - a. Nehmad Perillo & Davis, P.C. Transmittal Letter dated 6/29/16.
 - b. Land Development Application Form and checklist dated 7/05/16.
 - c. Ownership Statement dated 6/01/14.
 - d. Engineering plans, as prepared by Dynamic Engineering consisting of the following:

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iii	Lighting Details	5-11-16
iv	Lighting Details	5-11-16

- 7. The Board Engineer issued a report dated July 21, 2016 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Minor Site Plan relief has demonstrated that the proposed site design will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved; and

WHEREAS, a motion was duly made by Mrs. Washington and duly seconded by Mr. Dintino to APPROVE the Minor Site Plan as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Chairman Owens	X	
Mr. Dintino	X	
Mr. Dority	X	
Mr. Guevara	X	
Mrs. Washington	X	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 27th day of September 2016 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 9th day of August 2016.

KENNETH LECHNER, SECRETARY

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING AMENDED PRELIMINARY AND FINAL
MAJOR SITE PLAN APPROVAL
FOR APPLE NEW JERSEY, LLC
APPLICATION NO.: 161044APFS**

WHEREAS, on August 9, 2016 consideration was given to the application of Apple New Jersey, LLC (hereinafter "Applicant") for the property located at 200 Premium Outlets Drive, identified on the Tax Map for the Township of Gloucester as Block 13106, Lot 1 (hereinafter "the Property"), for Amended Preliminary and Final Major Site Plan approval; and

WHEREAS, the Applicant is appearing before the Board proposing to construct an Applebee's Neighborhood Grill and Bar at the Gloucester Premium Outlets; and

WHEREAS, Mr. Donald Pepe, Esq. of Scarinci Hollenbeck, LLC presented the application on behalf of the Applicant, and Mr. Daniel DiSario, P.E. was sworn and qualified as an expert to present testimony on behalf of the Applicant; and

WHEREAS, the Applicant submitted Exhibits A-1 (color rendering of proposed restaurant), A-2 (color exterior elevation rendering of left and front sides), A-3 (black and white elevation rendering and sign detail), A-4 (colorized site plan), A-5 (affidavit of service and publication), and A-6 (color exterior elevation rendering of right and rear sides); and

WHEREAS, the Applicant noted that Preliminary and Final Major Site Plan Approval was granted by the Planning Board on July 23, 2013, and memorialized by resolution on August 27, 2013; and

WHEREAS, the Applicant summarized the proposed design of the restaurant, and noted similarities to an existing Applebee's restaurant on Cross Keys Road; and

WHEREAS, the Applicant further summarized the proposed design, highlighting architectural elements and materials to be used in the building's construction. The Applicant also noted that the proposed parking and lighting is adequate for the proposed use based upon data gathered from other locations, and that the proposed design is in line with other businesses located within the Premium Outlets; and

WHEREAS, the Applicant indicated that impervious coverage is less than what was contemplated by the original approval, but that additional signage was proposed; and

WHEREAS, the Applicant proposed a monument sign at the entrance to the lot, having a width of approximately nine (9) feet and a height of four (4) feet, mounted on a two (2) foot pedestal for a total height of six (6) feet. The Applicant agreed to coordinate this proposed sign with the Board Professionals and obtain their approval, and agreed to the provision of an "at Gloucester Township" sign as a component of the foot pedestal. The Applicant also sought to

add additional signage for curb-side pickups, which will also be addressed by and coordinated with the Board's Professionals; and

WHEREAS, in response to the review letters issued by the Board's Professionals, the Applicant noted the proposed asphalt curbing between the developed lot and the neighboring undeveloped space will be removed upon development of the vacant lot, and that the Applicant will be responsible for removing and/or spreading out any existing dirt mounds and/or soil stockpiles; and

WHEREAS, Mr. Steve Krekus, Director of Construction for the Applicant, was sworn and presented testimony on behalf of the Applicant. Mr. Krekus noted that the Applicant does propose irrigation to assist with landscape maintenance at the site, and that once constructed, the proposed operation would employ roughly 20–30 staff members on three (3) shifts, totaling roughly 120 new jobs in the area; and

WHEREAS, the Applicant typically receives deliveries between two (2) and three (3) times per week depending on demand, and takes deliveries outside of operating hours, which is facilitated through a rear delivery entrance to which the deliverer has access. The Applicant also confirmed that trash pickup is typically conducted outside of operating hours, and that the trash pickup service is provided access to the locked enclosures; and

WHEREAS, no members of the public appeared to speak for or against the application; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings in approving the subject application for Amended Preliminary and Final Major Site Plan Approval:

1. Existing Zoning: IR (Interchange Redevelopment District)
2. Intended Use: Applebee's Neighborhood Grill and Bar.
3. The Board Planner reviewed the following plans:
 - a. Scarinci Hollenbeck Transmittal Letter, dated 6/23/16.
 - b. Land Development Application Form & Checklist, dated 7/7/16.
 - c. Gloucester Premium Outlets, Neighborhood Grill and Bar, Operational Statement.
 - d. Recycling Report, prepared by Langan Engineering & Environmental Services, dated 6/13/16.
 - e. Applebee's Neighborhood Grill and Bar Site Recommendation Book.
 - f. Stormwater Management Summary, prepared by Langan Engineering & Environmental Services, dated 6/13/16.

- g. Engineering plans, prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C., consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	6/13/16
2	Tax Map, Zoning Map & Adjacent Property List	6/13/16
3	ALTA/NSPS Title Survey	6/03/16
4	Master Site Plan	6/13/16
5	Site Plan	6/13/16
6	Truck Circulation & Pavement Plan	6/13/16
7	Site Control Details	6/13/16
8	Grading & Drainage Plan	6/13/16
9	Storm Sewer Profiles	6/13/16
10	Drainage Notes & Details	6/13/16
11	Soil Erosion & Sediment Control Plan – Stage 1	6/13/16
12	Soil Erosion & Sediment Control Plan – Stage 2	6/13/16
13	Soil Erosion & Sediment Control Notes & Details	6/13/16
14	Utility Plan	6/13/16
15	Utility Profiles	6/13/16
16	Utility Notes & Details	6/13/16
17	Landscape Plan	6/13/16
18	Planting Notes & Details	6/13/16
19	Lighting Plan	6/13/16
20	Lighting Notes & Details	6/13/16

5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated August 1, 2016 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply subject to certain minor modifications as provided below, which modifications are subject to the review and approval of the Board Planner, to the extent that they had not done so already.
6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, reviewed the following plans:
- a. Scarinci Hollenbeck Transmittal Letter, dated 6/23/16.
 - b. Land Development Application Form & Checklist, dated 7/7/16.
 - c. Gloucester Premium Outlets, Neighborhood Grill and Bar, Operational Statement.
 - d. Recycling Report, prepared by Langan Engineering & Environmental Services, dated 6/13/16.
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- g. Engineering plans, prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C., consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
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3	ALTA/NSPS Title Survey	6/03/16
4	Master Site Plan	6/13/16
5	Site Plan	6/13/16
6	Truck Circulation & Pavement Plan	6/13/16
7	Site Control Details	6/13/16
8	Grading & Drainage Plan	6/13/16
9	Storm Sewer Profiles	6/13/16
10	Drainage Notes & Details	6/13/16
11	Soil Erosion & Sediment Control Plan – Stage 1	6/13/16
12	Soil Erosion & Sediment Control Plan – Stage 2	6/13/16
13	Soil Erosion & Sediment Control Notes & Details	6/13/16
14	Utility Plan	6/13/16
15	Utility Profiles	6/13/16
16	Utility Notes & Details	6/13/16
17	Landscape Plan	6/13/16
18	Planting Notes & Details	6/13/16
19	Lighting Plan	6/13/16
20	Lighting Notes & Details	6/13/16

7. The Board Engineer issued a report dated August 4, 2016 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed to comply, subject to certain modifications as provided below, which modifications are subject to the review and approval of the Board Engineer.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Amended Preliminary and Final Major Site Plan relief has demonstrated that the proposed site design will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved, subject to the following conditions:

1. Regular trash pickup and deliveries will occur outside of operating hours, or if necessary, during off-peak hours.
2. The Applicant will submit an amended plan depicting the location of all additionally proposed signage, including but not limited to monument sign(s), curbside pickup sign(s), and other directional signage. The Applicant will work with the Board Professionals with respect to sign height, location, and design, as applicable.

3. The Applicant will amend the plan to provide sight triangles, including the additional proposed signs, as applicable.
4. The Applicant will coordinate with the Board Professionals to provide an "At Gloucester Township" sign as a component of the foot pedestal of the proposed monument sign.
5. The Applicant will coordinate with the Board Planner regarding the landscaping of islands at the front of the building.
6. The Applicant will coordinate with the Board Planner regarding the provision of lighting at the entrance to the site.
7. As discussed and agreed to between the Board and the Applicant, the Applicant will explore alternatives to providing pedestrian access to the site, including the provision of sidewalks and physical (rather than striped) crosswalks as required in the Board Planner Letter dated August 1, 2016, to the mutual satisfaction of the Board Professionals and the Applicant.

WHEREAS, a motion was duly made by Mrs. Washington and duly seconded by Mr. Dintino to APPROVE the Minor Site Plan as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote

Those in Favor

Those Opposed

Chairman Owens	X	
Mr. Dintino	X	
Mr. Dority	X	
Mr. Guevara	X	
Mrs. Washington	X	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 27th day of September 2016 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 9th day of August 2016.

KENNETH LECHNER, SECRETARY

O-16-14

ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING AMENDMENT NO. 5 AMENDING ORDINANCE O-97-017 COMMONLY KNOWN AS THE GLEN OAKS REDEVELOPMENT PLAN TO ALLOW ONE BILLBOARD ON BLOCK 4101, LOT 4 AS A PERMITTED USE PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.

WHEREAS, the Township of Gloucester (the "Township"), in the County of Camden, State of New Jersey, has designated an area within the Township, known as the Glen Oaks Redevelopment Area, as being in need of redevelopment pursuant to N.J.S.A. 40A:12-1 *et seq.*; and

WHEREAS, in order to stimulate redevelopment the Township has adopted by Ordinance O-97-17 the Glen Oaks Redevelopment Plan; and

WHEREAS, the Glen Oaks Redevelopment Plan, as Amended by Ordinances O-01-14, O-11-08, O-14-03, and O-14-18, encompasses an area known as the Glen Oaks Redevelopment Area; and

WHEREAS, the Glen Oaks Redevelopment Plan provides a broad overview for the planning, development, and redevelopment of vacant and underutilized land; and

WHEREAS, the Township Council has determined that more specific plans are necessary in order to effectuate the redevelopment of certain areas within the Glen Oaks Redevelopment Area; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for an "area in need of redevelopment"; and

WHEREAS, the Township has determined that it is in the best interest of the Township to further amend the Glen Oaks Redevelopment Plan, as Amended, as it pertains to the permitted uses and bulk and area standards that pertain to Block 4101, Lot 4 within the Township of Gloucester; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Planning Board has recommended the changes set forth in this Ordinance pursuant to Planning Board Resolution _____; and

WHEREAS, the Township Council has reviewed and accepted the recommendation of the Planning Board and has determined that it is in the best interest of the Township to adopt this Fifth Amendment to the Glen Oaks Redevelopment Plan, As Amended, to effectuate the redevelopment of Block 4101, Lot 4; and

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Gloucester Township as follows:

SECTION 1. The Township Council does hereby determine that Section IX of the Glen Oaks Redevelopment Plan titled "Zone Plan and Zoning Regulations" is amended to add the following new subsection:

- D. One (1) billboard shall be a permitted use on Block 4104, Lot 4 in the GI - General Industrial District subject to the following requirements:
 - 1. Compliance with Section 426.DD, Billboards and Outdoor Advertising Signs of the Gloucester Township Land Development Ordinance except as set forth below herein.
 - a. Section 426.DD(3)(c) referencing Section 426.L(1), Prohibited Signs to allow a Multiple Message Sign as defined by N.J.A.C. 16:41C-2.1, Definitions.

- b. Section 426.DD(6)(e) to allow a billboard less than 3,000 feet from an existing billboard on either side of the roadway.
2. Landscaping; Fencing/Buffering.
- a. In order to promote a desirable visual environment and maintain the development character and quality of the Township the property shall include a landscaped buffer/screen within a permanent easement along Lower Landing Road.
 - b. The buffer/screen area shall be a natural feature planted and maintained with grass or other suitable ground cover together with a variety of evergreen trees and may also include deciduous trees, shrubbery, berms, and fencing and be so designed and planted in various concentrations, single and double staggered rows, and heights so as to screen existing land use activity.
 - c. The buffer/screen area shall cause any buildings, structures, and outdoor storage of vehicles and equipment on the parcel to be obstructed from the line of sight from any public way located along Lower Landing Road to establish a viewshed that enhances the aesthetics of the development and the Township.

SECTION 2. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

Introduced: September 26, 2016

Adopted:

President of Council

Township Clerk

Mayor

DUFFY • DOLCY • McMANUS & ROESCH

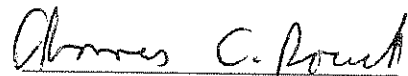
634 LOST PINE WAY, GALLOWAY, NJ 08205 • 609-652-0105 • FAX# 609-652-2032

**Redevelopment Agreement Narrative
For Gloucester Data Center, LLC
Block 2303, Lots 1 & 2
Gloucester Township
Camden County, NJ
Project #10018**

SEP 15 /
#161059C.M.P.F.S

The subject property, Block 2303, Lots 1 & 2 is located in the Glen Oaks Redevelopment District, and more specifically within the Business Park (BP) Zone. The applicant, Gloucester Data Center, LLC proposes to utilize the property for a data center ('The Project'). The data center is a permitted use in the BP -- Business Park District of the Glen Oaks Redevelopment Area. The applicants' representatives presented the project to the Township's Redevelopment Entity on September 7, 2016. A Memorandum of Agreement is being drafted by Gloucester Township at this time.

The project will consist of the addition of 35,383 sf of building area to existing 10,006 sf and 10,012 sf buildings, for a total of 55,401 sf of a proposed Data Center. This Data Center will be an accompaniment to an already approved adjacent solar facility on block 2303, lot 3. A minor subdivision is proposed to have the data center property exceed 5.09 acres, with the floor area ratio less than 0.25.



Thomas C. Roesch, PE
Professional Engineer
New Jersey License No. 37908



SEP 15 2016

LAND DEVELOPMENT APPLICATION CHECKLIST

Applicant must complete the following requirements to submit an application to the Planning Board or Zoning Board of Adjustment. No application shall be accepted without the items in the below checklist.

- Taxes Paid Certification.
- Land Development Application Form – completed, signed, and notarized.
- Filing Fees.
 - **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)
- Escrow Fees.
 - **ESCROW FEE = Engineer + Planner + Legal**
- Signed Escrow Agreement.
- Signed W-9 Form.
- Disclosure Statement (Corporations, LLC, and Partnerships).
 - Corporations, LLC, and Partnerships must be represented by an attorney.
- Twelve (12) copies of the development plan (signed and sealed).
- Seven (7) copies of the Ordinance Checklist (§817).
- Other reports (4 copies) – if applicable.
 - Drainage Calculations
 - Environmental Impact Statement
 - Traffic Impact Statement

CAMDEN COUNTY PLANNING BOARD

Land development applications for site plans and subdivisions require review and/or approval of the Camden County Planning Board.

NOTE: All municipal site plan and subdivision approvals are conditioned upon Camden County Planning Board Approval.

Camden County Planning Board
Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021
Phone 856.566.2978 Fax 856.566.2988
planningdivision@camdencounty.com

TOWNSHIP OF GLOUCESTER

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

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

For Office Use Only

Submission Date: SEP 15 2016 Application No.: 1610590MPS Taxes Paid Yes/No No (Initial) J

Planning Board Zoning Board of Adjustment Fees: 1,450⁰⁰ Project # 10819

¹ Upon receipt of all fees, documents, plans, etc. Escr. 10,050⁰⁰ Escr. # 10918

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>GLOUCESTER DATA CENTER, LLC</u> Address: <u>14 SCENIC DRIVE</u> City: <u>DAYTON</u> State, Zip: <u>NJ 08910</u> Phone: <u>(856) 829-4501</u> Fax: <u>(856) 295-4755</u> Email: <u>ALEMUS@SOLARPPAFUND.COM</u>	2. Owner(s) (List all Owners) Name(s): <u>MARI ENTERPRISES OF NEW JERSEY LLC (LOT 3) 1316 TIMBER CREEK</u> <u>1122 ENTERPRISES, LLC (LOT 3)</u> Address: <u>703 HAMPTON ROAD EXTN</u> City: <u>CHERRY HILL</u> State, Zip: <u>NJ 08002</u> Phone: <u>(856) 663-0411</u> Fax: <u>(856) 663-1843</u>
--	---

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

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

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

4. Zoning Districts (Circle all Zones that apply) GLEN OAKS REDEVELOPMENT DISTRICT

ER	R4	GCR	CR	<u>BP</u>	G-RD	LP-1
R1	RA	BWD	NC	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>ALBERT MARMERO</u> Address: <u>44 EUCLID DRIVE</u> City: <u>WOODBURY</u>	Firm: <u>LONG, MARMERO & ASSOCIATES</u> State, Zip: <u>NJ 08096</u> Phone: <u>(856) 848-6440</u> Fax: <u>(856) 848-5002</u> Email: <u>AMARMERO@LONGMARMERO.COM</u>
---	---

6. Name of Persons Preparing Plans and Reports:

Name: THOMAS C. ROESCH, PE, PP
Duffy, Doley, McMAHON + ROESCH
 Address: 634 LOST PINE WAY
 Profession: ENGINEER + PLANNER
 City: Galloway
 State, Zip: NT 08705
 Phone: (609) 652-0105 Fax: (609) 652-2032
 Email: TOMROESCH@COMCAST.NET

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

7. Location of Property:

400+402 LANDING ROAD (LOTS 1+2)
 Street Address: 593 LOWER LANDING ROAD (LOT 3) Block(s): 2303, 2301
 Tract Area: LOT 1+2 - 5.89 AC PROPOSED, LOT 1 - 61.87 AC Lot(s): 1+2, 3
PROPOSED

8. Land Use:

Existing Land Use: VACANT - LOT 3; (2) - 10,000 SF WAREHOUSE BUILDINGS WITH LOADING AREAS AND A UTILITY/ACCESS EASEMENT - LOTS 1+2
 Proposed Land Use (Describe Application): LAND SUBDIVISION, LOTS 1+2 - ADDITION OF 35,383 SF BUILDING AREA TO MAKE ONE (1) CONTINUOUS BLDG. BUILDING TO HOUSE A DATA CENTER

9. Property:

Number of Existing Lots: <u>3</u>	Proposed Form of Ownership: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Number of Proposed Lots: <u>2</u>	
Are there existing deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, attach copies)
Are there proposed deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

10. Utilities: (Check those that apply.)

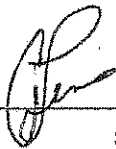
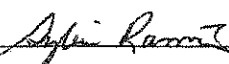
Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials: SEE ATTACHED

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: SEE ATTACHED

List all applications on a separate sheet.

13. Zoning		LOB H2
All Applications	Proposed	
Front setback 1	<u>14.1 FT</u>	Fence Application
Front setback 2	_____	Setback from E.O.P.*1
Rear setback	<u>102.1 FT</u>	Setback from E.O.P.*2
Side setback 1	<u>25 FT</u>	Fence type
Side setback 2	<u>115 FT</u>	Fence height
Lot frontage	<u>1212 FT</u>	*E.O.P. = Edge Of Pavement.
Lot depth	<u>75 FT</u>	Pool Requirements
Lot area	<u>5.09 AC</u>	Setback from R.O.W.1
Building height	<u>1 Story</u>	Setback from R.O.W.2
		Setback from property line 1
		Setback from property line 2
		Distance from dwelling
		Distance = measured from edge of water.
		R.O.W. = Right-of-way.
		Setback = Measured from edge of pool apron.
Garage Application		Shed Requirements
Garage Area	_____	Shed area
Garage height	_____	Shed height
Number of garages	_____	Setback from R.O.W.1
(Include attached garage if applicable)	_____	Setback from R.O.W.2
Number of stories	_____	Setback from property line 1
		Setback from property line 2
14. Parking and Loading Requirements:		
Number of parking spaces required:	<u>37</u>	Number of parking spaces provided: <u>10</u>
Number of loading spaces required:	<u>3</u>	Number of loading spaces provided: <u>2</u>
15. Relief Requested:		
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].		
NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.		
16. Signature of Applicant		
 _____ Signature of Applicant	<u>9-13-2013</u> _____ Date	
 _____ Signature of Co-applicant	<u>9-13-2013</u> _____ 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).

9-13-2016
Date

[Signature]
Signature

Alex Lemus
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

[Signature]
Signature

Sylvia Ramirez
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

[Signature]
Signature of Applicant

Alex Lemus
Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 9/14/16, shows and discloses the premises in its entirety, described as Block 2303 Lot 1+2; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

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

Name of property owner or applicant

Notary public

ATTACHMENT

11. Application Submission Materials:

- Site Plans
- Drainage Calculations

12. Previous Applications:

- Minor Subdivision
- Site Plan

15. Relief Requested – Variances

Site Plan

1. **Section 418.F (Bulk Standard Table)** – Front yard building setback. The minimum required front yard setback is 100'. An existing building on this site is within the allowable setback from Landing Road (From 47.3' to 82.9'), whose cartway ends at our property area. The existing building is proposed to be extended so that the minimum setback will be 14.1 feet from the Landing Road ROW. This will blend in with the adjacent Gloucester Township MUA property and improvements.
2. **Section 510.A** – Parking space requirement. The required number of parking spaces is calculated to be 37 based upon the warehouse designation. This project proposes 10 spaces. This data center will have minimal human presence, such that providing 10 spaces is anticipated to be in excess of the maximum number of vehicles that could be at the project at one time.

Minor Subdivision

3. **Section 418.F (Bulk Standard Table)** – Minimum lot depth. The minimum lot depth is 400 ft. The reconfigured lot lines provides a lot depth of 75 feet for the existing warehouse property along Landing Road.

DISCLOSURE STATEMENT

Applicant, **Gloucester Data Center, LLC** is a New Jersey registered limited liability company with an address of 14 Scenic Drive, Dayton, NJ 08810. Listed below are the members of **Gloucester Data Center, LLC**:

Renewable Energy Capital, LLC
A Florida Limited Liability Company

New Energy Ventures, Inc.
A Delaware Corporation

SEP 15 2016
#161059EMPFS



Print: Albert K. Marmero
Title: Counsel for Gloucester Data Center, LLC
Date: 9/15/16

DUFFY • DOLCY • McMANUS & ROESCH

634 LOST PINE WAY, GALLOWAY, NJ 08205 • 609-652-0105 • FAX# 609-652-2032

**Redevelopment Agreement Narrative
For Gloucester Data Center, LLC
Block 2303, Lots 1 & 2
Gloucester Township
Camden County, NJ
Project #10018**SEP 17
#161059C.M.P.S.

The subject property, Block 2303, Lots 1 & 2 is located in the Glen Oaks Redevelopment District, and more specifically within the Business Park (BP) Zone. The applicant, Gloucester Data Center, LLC proposes to utilize the property for a data center ('The Project'). The data center is a permitted use in the BP – Business Park District of the Glen Oaks Redevelopment Area. The applicants' representatives presented the project to the Township's Redevelopment Entity on September 7, 2016. A Memorandum of Agreement is being drafted by Gloucester Township at this time.

The project will consist of the addition of 35,383 sf of building area to existing 10,006 sf and 10,012 sf buildings, for a total of 55,401 sf of a proposed Data Center. This Data Center will be an accompaniment to an already approved adjacent solar facility on block 2303, lot 3. A minor subdivision is proposed to have the data center property exceed 5.09 acres, with the floor area ratio less than 0.25.



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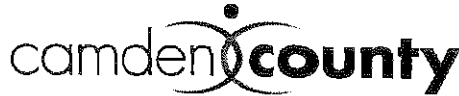
SEP 13 2016

GLOUCESTER TOWNSHIP PLANNING BOARD SUBMISSION CHECKLIST #1610590 MPFS
WAIVERS FOR PROPOSED DATA CENTER ON BLOCK 2303, LOTS 1 & 2

5. **Environmental Impact Report** – Waiver requested since the site is already developed, and construction will be on already developed or disturbed land.
7. **Traffic Impact Report** – Waiver requested since this type of facility will have minimal traffic to and from the site.
8. **Recycling Report** – Waiver requested since there will be minimal materials used on-site to recycle.
28. **Scale of Minor Subdivision** - A waiver is requested to allow the scale of the minor subdivision to be greater than 1" = 50 [proposing 1" = 100']. Due to the size of the properties being subdivided, this proposed scale is necessary.
39. **Proposed Structure Information** – A waiver is requested from submission of proposed structure information. Details of the building expansion will be provided at the hearing.
40. **Proposed Use Information** – Information on the required items will be presented as testimony at the hearing.
41. **Expansion Plans** – A waiver is requested since there are no expansion plans for this project.
42. **Floor Plans** – A waiver is requested since there is generally only one use to determine required parking.
43. **Existing Signs** – A waiver is requested since there are no existing signs.
50. **Block and Lot Numbers** – The block and lot numbers will be added to the subdivision plan once reviewed and approved by the tax assessor.
59. **Various Items** – Locations and dimensions of features are shown on the plans. A waiver is requested from noting locations of individual trees in excess of 10" DBH. The plans show individual trees (of various sizes) outside of wooded areas.
61. **Flood Plain Limits** – There are no flood plains on this project site.
62. **Stream Alterations** – This item is not applicable since there are no proposed alterations to a running stream.
63. **Upstream Acreage in Drainage Basin** – A waiver is requested from providing the total upstream acreage of a water course adjacent to the property, since there is no water course adjacent to this property.

64. **Total Acreage in the Drainage Basin** – Runoff from this site is included in the adjacent proposed Gloucester Solar Facility drainage basin. The additional impervious surface attributable to this project will be accounted for at the solar facility drainage basin; since the proposed data center cannot be constructed without the solar facility and its drainage facilities, it is much more efficient to utilize it rather than provide a basin on this site for the small runoff increase this site will produce.
65. **Water Elevation of Pond/Lakes** – There are no ponds/lakes within 500' of the developed area.
66. **Storm Drainage System** – There is no storm drainage system on this existing, developed property. Calculations are provided for a new concrete channel to be installed that will carry runoff around the building and discharge downstream. Please see response to item 64 regarding overall drainage.
- 67-70. **Plan & Profiles of Storm Lines, Etc.** – A waiver is requested from these items since there are no storm drains affected by this development. However, a plan view of the proposed concrete channel is provided on the plans.
72. **Septic Systems** – There are no proposed septic systems.
73. **Basin Details** – There are no recharge facilities proposed for this project.
- 75.-97. **Street Improvements** – A waiver is requested from these items since there are no street improvements. The access/utility easement (labeled as Glen Drive) is noted to receive a surface course overlay.
- 98-105. **Utilities** – A waiver is requested from these items since there is no proposed water and sewer for this project. Existing water and sewer services will be utilized. Also, there is no storm drainage system.
106. **Sewer and Water Availability Letters** – A waiver is requested from those items at the time of application submission. Those letters will be requested and forwarded once received.
107. **On-Lot Water and/or Sewerage Disposal** – There is no on-lot water or sewerage disposal.
108. **Environmental Constraints Map** – A waiver is requested since there are no wetlands, wetlands buffers, stream encroachment, or any other environmental constraints that affect this property.
109. **Public Use** – A waiver is requested from these items since there are no areas for public use.
110. A Memorandum of Agreement for Redevelopment is being finalized and will be forwarded once completed and received.
111. A waiver is requested from submission of architectural renderings in color. Details of the building expansion will be provided at the hearing.

CAMDEN COUNTY PLANNING BOARD APPLICATION SUBMISSION REQUIREMENTS



Making It Better, Together.

Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.

Subdivision Requirements:

- Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- One (1) Copy of Local Municipal Application
- One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- One(1) Set of Plans
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (if applicable)

N/A

SEP 15 2015

#161059 CM PFS

Site Plan & Site Plan Revision Requirements

- Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- One (1) Copy of Local Municipal Application
- One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" Site plans will be accepted)
(Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- Two (2) Copies of County Road Improvement Plans (if applicable and not included in Original Set of Plans)
- Two (2) Copies of a Signed and Sealed Survey
(Conducted by a licensed surveyor if existing documents are referenced in accordance with NJAC 13:40-7.2 (a.)1)
- Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event)
- Two (2) Sets of Traffic Impact Study (if available)
- Two (2) Copies of the Local Engineer Report
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (if applicable)
- One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents

N/A

N/A

N/A

N/A

Please Submit the Following Additional Items:

- Map or Most Recent Aerial Photo of Site (SEE COVER SHEET)
- Digital Copy of the Site Plan, Subdivision Plan or Major Subdivision
(The digital copy should be provided in the form of a pdf on a CD or flash drive. If no digital copy can be provided, please include a 11" by 17" reduction of the plan)

X

Kenneth J. Lecher
Certification of Completeness
Signature By Local Official



X

James C. Powell
Signature of Agent or Applicant

James C. Powell

CAMDEN COUNTY PLANNING BOARD APPLICATION



Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board

Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdencounty.com

This application must be completed in full, duplicated, signed and filed with the municipality. Please also submit a copy of local application and approval. See County Submission requirement list for all documents necessary for a complete application.

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: GLoucester DATA CENTER

Project Address (if applicable) & Municipality: 400 + 402 LANDING ROAD, GLoucester TWP

Abuts County Road: Lower LANDING ROAD County Route No.: 681

Type of Submission (please check one):

- New Site Plan
 New Minor Subdivision
 New Major Subdivision
 Request for Letter of No Impact or Waiver Review
 Revision to Prior Site Plan

Original Site Plan Application No.: _____ Date Originally Approved: _____

- Resubmission of Major Subdivision

Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): 23

Existing Zoning: BP

Block(s): 2303, 2301

Variance(s) Required: FRONT SETBACK, PARKING

Lot(s): 1+2, 3

LOT DEPT - SUBMISSION

The Camden County planning process concerns itself primarily with a review of factors that directly impact county facilities such as County owned roads and stormwater management systems. This application as well as Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2 can be found on the Camden County Planning Division website: <http://www.camdencounty.com/government/offices-departments/planning-division>. If you have any questions please call 856-566-2978.

CAMDEN COUNTY PLANNING BOARD APPLICATION

Applicant & Agent Contact Information (please type or print legibly or your application may be delayed):

Applicant: GLOWCESTER DATA CENTER, LLC Phone: 856-229-4541 Fax: 845-295-4755
 Address: 14 SCENIC DRIVE Town & State: DAYTON NJ
 Email: ALEMUS@SOLARPPAFUND.COM Zip: 08810

Attorney: ALBERT MARMERO Phone: 856-848-6440 Fax: 856-848-5002
 Address: 44 EUCLID DRIVE Town & State: WOODBURY, NJ
 Email: AMARMERO@LONGMARMERO.COM Zip: 08096

Engineer: THOMAS C. ROESCH - Duffy, Dohy, McMANUS + ROESCH Phone: 609-652-0105 Fax: 609-652-2032
 Address: 634 LOST PINE WAY Town & State: CALLOWAY, NJ
 Email: TOMROESCH@COMCAST.NET Zip: 08205

Proposed Use (please check all that apply):

- | Residential | Commercial | Industrial |
|--|--|--|
| <input type="radio"/> Single Family Detached | <input type="radio"/> Retail | <input type="radio"/> Maintenance/ Repair Shop |
| <input type="radio"/> Town Homes | <input type="radio"/> Office | <input type="radio"/> Flex Space |
| <input type="radio"/> Duplex | <input type="radio"/> Restaurant/ Food Establishment | <input type="radio"/> Storage/ Warehouse |
| <input type="radio"/> Apartments | <input type="radio"/> Hospitality/ Hotel Space | <input type="radio"/> Distribution Center |
| <input type="radio"/> Condominiums | <input type="radio"/> Medical Use | <input type="radio"/> Manufacturing |
| <input type="radio"/> Medical Care Residential | <input type="radio"/> Sports or Entertainment | <input checked="" type="radio"/> Other: <u>DATA CENTER</u> |

Project Description & Statistics:

Short Description of Project: EXISTING: (2) -19,000 SF WAREHOUSE BUILDINGS WITH LOADING AREAS AND A UTILITY/ACCESS EASEMENT. PROPOSED: ADDITION OF 35,383 SF BUILDING AREA TO MAKE ONE (1) CONTINUOUS BUILDING. BUILDING TO HOUSE A DATA CENTER.
SUBDIVISION - REALIGNMENT OF PROPERTY LINES TO RE-DISTRIBUTE THE AREA

Increase in Impervious Coverage?: (YES) / NO Total Increase or Decrease: 0.24 AC, 7.6%
 Total Amount of Land Disturbed: 1.6 AC±
 Total Gross SF of all Buildings/ Development: 55,383 SF of buildings
 Total New Residential Units: N/A
 Total New Jobs Created: 2-4

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

Will new lots be created? YES / NO How Many New Lots? 3 EXISTING - 2 NEW

Size of Existing Lot(s): LOB 1+2 = 3.15 Acres; LOT 3 = 63.82

Portion to be Subdivided: LOB 1+2 Proposed = 5.09 Acres
LOT 3 Proposed = 61.87 Acres

Municipal Use:

Title of Municipal Official: Mayor, Municipality

Authorized Municipal Signature: [Signature] Date: 9/20/16

Transmittal Date (if applicable): 9/20/16

Phone Number: (856) 374-3511

Signatures Required:

Name of Applicant: Alex Lemus

Signature of Applicant: [Signature] Date: 9/13/16

Agent Completing Application: DAMAS C. ROESCH

Signature of Agent: [Signature] Date: 9/15/16

For County Use:

Classification of Application: _____

Fees Included with Application: YES / NO

County Plan Number: _____

Stamp Date Received Below

CAMDEN COUNTY PLANNING BOARD APPLICATION FEE SCHEDULE



Making It Better, Together.

SEP 15 2009

#161059CAMPFS

Applicant's Name: Gloucester Data Center, LLC

Project Name: Gloucester Data Center Municipality: Gloucester Twp.

Project Address: 400+402 Landing Road Plate: 23 Block: 2303 Lot: 142

Type of Plan

- Minor Subdivision (3 lots or less)
 Major Subdivision (4 lots or more)
 Site Plan

Subdivision Fees

- Minor Review Fee (\$200.00) \$ 200.00
 Major Review Fee (\$500.00) \$ _____

Site Plan Fees

- Design Review Fee (\$500.00) \$ 500.00
 Total Parking Spaces (\$8.00/Space) \$ 80.00
 Dwelling Units (\$16.00/Unit) \$ _____
 Dedication, Easement, Deed, Etc. Review Fee (\$150.00) \$ _____
 Inspection Fee (\$200.00) \$ 200.00

Additional/ Other Fees

- Preliminary Fee (\$200.00) \$ _____
 Concept Drawing Review Fee (\$200.00) \$ _____
 Request for Waiver Review or Letter of No Impact (\$200.00) \$ _____
 Revisions (\$200.00) \$ _____
 Signing of Filing Plats (\$150.00) \$ 150.00

Total \$ 1130.00

x Abner C. Beach
 Signature of Agent or Applicant

9/15/09
 Date

SPECIAL PROVISIONS

The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.

All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Complete Plan and Application

DISCLOSURE STATEMENT

Applicant, **Gloucester Data Center, LLC** is a New Jersey registered limited liability company with an address of 14 Scenic Drive, Dayton, NJ 08810. Listed below are the members of **Gloucester Data Center, LLC**:

Renewable Energy Capital, LLC
A Florida Limited Liability Company

New Energy Ventures, Inc.
A Delaware Corporation



Print: Albert K. Marmero
Title: Counsel for Gloucester Data Center, LLC
Date: 9/15/16

SEP 15 2016

#161059cmfcs

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: September 19, 2016

APPLICATION NO. 161059CMPFS

LOCATION: 400 & 402 Landing Rd.
593 Lower Landing Rd. Blackwood
GLOUCESTER DATA CENTER

BLOCK: 2301 Lot: 3
2303 Lot: 1 & 2
ZONE: Glen Oaks Redevelopment
Agreement
Business Park

TRANSMITTAL TO:

- | | | |
|---|---|--------------------------------------|
| <input type="radio"/> Dave Carlamere | <input checked="" type="radio"/> Taxes & Tax Assessor | <input type="radio"/> MUA |
| <input type="radio"/> Bach Associates | <input type="radio"/> Aqua Water Co. | <input type="radio"/> Construction |
| <input type="radio"/> Richard Wells, Esq. | <input type="radio"/> New Jersey America | <input type="radio"/> Traffic/Police |
| <input type="radio"/> Planner | <input type="radio"/> Fire District 1 2 3 4 5 6 | <input type="radio"/> GTEMS |

STATUS OF APPLICATION – Minor Subdivision approval for Block: 2303, Lots 1 & 2 & Block: 2301 Lot: 1 & Preliminary & Final Site plan approval for the addition of 35,383 sf of building area to the existing 10,006 ft. and 10,012 sf building. New building will have a Data Center, and is located adjacent to the previously approval solar facility on Block: 2301, Lot: 1.

PURPOSE OF TRANSMITTAL:

For Your Review **ASAP**

ENCLOSED:

- 1 Copy – Minor Subdivision, Preliminary/Final Site, Checklist, Application, Camden County Application
- 1 Copy – Site Plan Waiver
- 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
- 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- 1 Copy - Minor Subdivision Plan checklist, County Application
- 1 Copy - Preliminary & Final Major Site Plan Amended
- 1 Copy –Bargain & Sale Deed, Deed of Easement Access Agreement, Warrenty Deed
- 1 Copy - Stormwater Management Report & Operations & Maintenance Maual
- 1 Copy – Drainage Calculations
- 1 Copy – Redevelopment Agreement Narrative

*Block 2303 lots 1+2 combined + enlarged INTO LOT 1
USE # 400 LANDING RD.*

Good use of 2 vacant buildings.

*J.M. [Signature]
Assessor*

9/20/16



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

Date: September 22, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Gloucester Data Center

Site: 400 & 402 Landing Rd & 593 Lower Landing Rd

Block: 2301 Lot: 2
 2303 1 & 2

Application #: 161059CMPFS

1. Site Plan Ok. Note: Barrier Free Parking signage 5' max per IBC 2015 section 1106.8.1.

(Handwritten signature)

Thank you,

Jim Gallagher
Building SubCode Official

Bnt 1B
B

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: September 19, 2016

APPLICATION NO. 161059CMPFS

LOCATION: 400 & 402 Landing Rd.
593 Lower Landing Rd. Blackwood
GLOUCESTER DATA CENTER

BLOCK: 2301 Lot: 3
2303 Lot: 1 & 2
ZONE: Glen Oaks Redevelopment
Agreement
Business Park

TRANSMITTAL TO:

- | | | |
|--|--|---|
| <input type="checkbox"/> Dave Carlamere | <input type="checkbox"/> Taxes & Tax Assessor | <input type="checkbox"/> MUA |
| <input type="checkbox"/> Bach Associates | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Construction |
| <input type="checkbox"/> Richard Wells, Esq. | <input type="checkbox"/> New Jersey America | <input type="checkbox"/> Traffic/Police |
| <input type="checkbox"/> Planner | <input type="checkbox"/> Fire District 1 2 3 4 5 6 | <input type="checkbox"/> GTEMS |

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- 1 Copy - Minor Subdivision Plan checklist, County Application
- 1 Copy - Preliminary & Final Major Site Plan Amended
- 1 Copy – Bargain & Sale Deed, Deed of Easement Access Agreement, Warranty Deed
- 1 Copy - Stormwater Management Report & Operations & Maintenance Manual
- 1 Copy – Drainage Calculations
- 1 Copy – Redevelopment Agreement Narrative

9-21-16 JWR Bldg - Site Plan OK

Note: Barrier Free Parking Signage 5' Max

Jeanine please type note for JRC 2015 Section 1106.8.1

Batch Id: Payment Code: Description: Payment Date:

Block:

Lot:

Qual: Cert Num:

Owner: Prop. Loc:

Acct Id: Bank Code:

Type	Year	Prd	Prin Bal	Prin Due	Interest	Total Due	Code	Due Date
Tax	2016	4	9,958.54	.00	.00	.00	001	11/01/16
Tax	2017	1	9,302.62	.00	.00	.00	001	02/01/17
Tax	2017	2	9,302.62	.00	.00	.00	001	05/01/17
Total:			28,563.78	.00	.00	.00		

Payment Amt:

Payment Description:

Check 1 Amt: No: Cash Amt: Interest Date:

Check 2 Amt: No: Credit Amt: 09/22/2016

Check 3 Amt: No: Change Due:

BLQ: 2301. 3.
Owner Name: BIG TIMBER CREEK ENTERPRISES LLC

Tax Year: 2016 to 2016
Property Location: 593 LOWER LANDING ROAD

Tax Year: 2016	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	8,646.70	8,646.70	9,958.54	9,958.54	37,210.48
Payments:	8,646.70	8,646.70	9,958.54	0.00	27,251.94
Balance:	0.00	0.00	0.00	9,958.54	9,958.54

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2016 Prin Balance
								37,210.48		37,210.48
		Original Billed								
02/02/16	1	Payment	001	1374	CK	9320	91 LB2	8,646.70	0.00	28,563.78
05/04/16	2	Payment	001	1389	CK	9859	56 MB4	8,646.70	0.00	19,917.08
08/02/16	3	Payment	001	1402	CK	10251	5 SLF	9,958.54	0.00	9,958.54

Total Principal Balance for Tax Years in Range: 9,958.54

Batch Id: KAB Payment Code: 001 Description: TAXES Payment Date: 09/22/2016

Block: 1402

Lot: 1

Qual: Cert Num:

Owner: BIG TIMBER-ENT C/O MJ PIARULLI Prop. Loc: LOWER LANDING ROAD REAR

Acct Id: 00000982 Bank Code:

Type	Year	Prd	Prin Bal	Prin Due	Interest	Total Due	Code	Due Date

Payment Amt: .00 Payment Description: Subtotal

Check 1 Amt: .00 No: Cash Amt: .00 Interest Date

Check 2 Amt: .00 No: Credit Amt: .00 09/22/2016

Check 3 Amt: .00 No: Change Due: HP LaserJet 400 M401dne UPD PCL

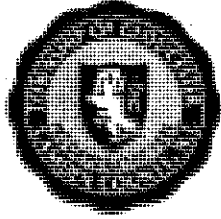
BLQ: 1402. 1.
Owner Name: BIG TIMBER-ENT C/O MJ PIARULLI

Tax Year: 2016 to 2016
Property Location: LOWER LANDING ROAD REAR

Tax Year: 2016	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Payments:	0.00	0.00	0.00	0.00	0.00
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2016 Prin Balance
		Description								
		Original Billed						0.00		0.00

Total Principal Balance for Tax Years in Range: 0.00



TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Maggi Enterprises of New Jersey LLC
Address: 400 Landing Rd
Block: 2303 Lot: 1

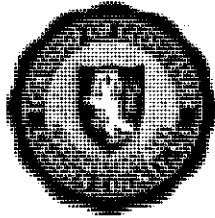
If you have any questions, please feel free to contact the tax office at 856-228-4000.

Date

9/19/16

Maria Lygia
Gloucester Township Tax Collector





TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

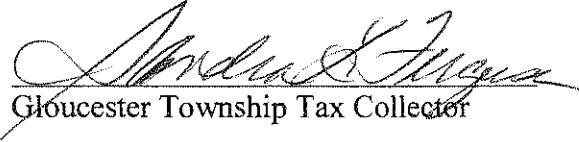
Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Mapai Enterprises of New Jersey LLC
Address: 402 Landing Rd
Block: 2303 Lot: 2

If you have any questions, please feel free to contact the tax office at 856-228-4000.

Date

9/9/16


Gloucester Township Tax Collector

