Township of Gloucester
Planning Board Agenda
November 22, 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 –October 11, 2016

RESOLUTIONS FOR MEMORIALIZATION

#161060MSPW (In Folder) **PBR, N.J., Inc.**	**Minor Subdivision/** **Site Plan Waiver** **Block: 5001 Lot: 5** **Location: 548 Almonesson Avenue/Zoned: GI**

APPLICATIONS FOR REVIEW

#161066CMPFS **Cross Keys MZL, LLC** **Taco Bell** **#161050RD**	**Minor Subdivision/Bulk C** **Preliminary & Final Site Plan** **Block: 18301 Lot: 10** **Location: 509-543 Berlin Cross Keys Road** **Zoned: NVBP** **Shopping Center Lot: 10**

And Pad site proposed Lot: 10.04. Applicant to subdivide out 1.06 acres from Lot: 10

#161065CM
John Keller, Jr.

MinorSubdivision/Bulk C
Block: 17801 Lot: 3
Location: 1475 Kearsley Road
Sicklerville, NJ
Divide the 2.81 acre property Into a 1.0 acre lot and 1.18 acre lot . The proposed 1.0 acre lot contains the dwelling under construction.

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday October 11, 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	Absent
Mr. Guevara	Absent
Mr. Kricun	Absent
Mr. Reagan	Present
Mrs. Washington	Absent
Councilman Hutchison	Present
Mrs. Costa	Absent
Mrs. Bradley	Present
Chairman Owens	Present
Mr. Wells	Present
Mr. Bach	Present
Mr. Lechner	Present

Chairman Owens announces general rules of the meeting.
Chairman Owens requested Mrs. Bradley seated for Mrs. Costa who agreed.
Chairman Owens requested Mr. Reagan seated for Mr. Guevara who agreed.
Chairman Owens requested Swearing in of Board Professionals.
Mr. Lechner & Mr. Bach sworn in & recognized as professionals.

Minutes for Memorialization

Minutes from September 27, 2016.
Chairman Owens requested a motion to approve the minutes.
Mr. Reagan made a motion seconded by Mrs. Bradley.

Roll Call:

Mr. Reagan	**Yes**
Mrs. Bradley	Yes
Chairman Owens	Yes

Resolutions for Memorialization

#161059CMPFS
Gloucester Data Center

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

Chairman Owens requested a motion to approve the Resolution.
Mr. Reagan made a motion seconded by Mrs. Bradley.

Roll Call:

Mr. Reagan	Yes
Mrs. Bradley	Yes
Chairman Owens	Yes

Applications for Review

#161059CMPFS
Gloucester Data Center

Minor Subdivision/Variance
Site Plan Waiver
Block: 5001 Lot: 5
Location: 548 Almonesson Ave.
Utilizing the Bldg.–Office Addition to Front; Balance of Bldg.-Workshop

Mr. Leonard Wood from the Law Firm of Wade, Wood & Long approached the podium to introduce himself and his associates who are testifying.
Mr. Ted Terpin-Engineer and Owner Richard Crane were sworn in.
Mr. Terpin recognized as a Professional.
Mr. Leonard gave overview of the application for a minor sub-division with waivers and varience because creating a flag lot from low land part of the property which fronts on Almonesson Rd. while the upland area is the sub-divided portion containing an old manufacturing plant. The new business will go in this section, while the low-land area which is un-developable, will be a proposed 25' easement for access.
Mr. Leonard stated they needed a varience for frontages as a result of the flag lot and waivers as stated on the application. The largest parcel will be used while the low land will not be used.
Mr. Leonard read both the reviews from Mr. Lechner and Mr. Bach stating they addressed the items mentioned and agreed to follow the remaining recommendations but wanted to discuss a few concerns mentioned in the letters.
Mr. Terpin was asked to describe the property. He stated in the property rear its a land locked parcel while the front parcel boarders Almonesson Rd. in an industrial zoned district. The property is serviced by a well and septic with a 30' bank separating the lower and upper portions of the property. The building portion is 3.8 acres while the remaining is @ 5.5 acres. The owner, Mr. Crane is proposing a 1400 ft. sq. addition in the front while taking out impervious gravel to decrease impervious runoff. He states the

varience request is for the lot shape and topography. Further discussion ensued on this parcel. Then further discussion ensued to answer Mr. Lechners and Mr. Bachs letter. Topics in the letters from board professionals revisited with mediocre discussion:
1& 2: Trash enclosure will be enclosed and buffered by evergreen trees rather than it be removed from the plan with owner taking responsibility for removal.
3: Parking lot to be deeper to allow large trucks from protruding onto roadway.
6: Light shields to be installed on pole lighting.
Mr. Bach asked if there were any concerns from the business that would have an environmental impact.
Mr. Wood stated there was no indications that the business would have any impact.
Brief discussion ensued about the subdivision and the lower non-useable parcel. It was determined that although at this time it is un-useable, the future will only dictate what could be developed thus an access must be provided and maintained.
Mr. Lechner asked if this was a flood plane or tidal flows in the low-lying area.
Mr. Terpin stated there was a flood plain from the creek with man-made backfill placed many decades ago that's not an environmental concern.
Mr. Bach posed a question on the sale of the lower parcel. Mr. Wood called the owner Rita Hoffman Lewis to testify and sworn in. Mr. Bach's question was posed to the owner: If sale of the properties' lower half was to occur, would disclosure be made to the purchaser about the construction debris? The owner stated she would make the disclosure.
It was noted all items for discussion were satisfactorily agreed upon. However, if all the improvements would not be finished before building occupancy occurred, Mr. Lechner proposed a performance guaranteed. Mr. Wood agreed and such would be submitted after cost estimates and when the decision to occupy came about.

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

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

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

Chairman Owens requested motion to approve application as presented to the Board.
Councilman Hutchison made a motion seconded by Mr. Reagan.

Roll Call:

Mr. Dintino	**Yes**
Mr. Reagan	**Yes**
Councilman Hutchison	**Yes**
Mrs. Bradley	**Yes**
Chairman Owens	**Yes**

Chairman Owens asked attending members if they had any Board Business.
None

Chairman Owens requested a motion to adjourn.
Motion to adjourn was made by Mr. Reagan seconded by Mr. Hutchinson.

Meeting adjourned.

Recording Secretary,

Christopher Nowak

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

RECEIVED OCT 3 2016

For Office Use Only

Submission Date[1]: _____ Application №.: 16106CMPFS

Taxes Paid Yes/No ____ (Initial)

Fees 1,350.00 Project # 10867

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 7,700.00 Escr.# 10867

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: CROSS KEYS MZL, LLC	Name(s): CROSS KEYS MZL, LLC
Address: 254 W. 31st Street	
4th Floor	Address: 254 W. 31st Street
City: New York	4th Floor
State, Zip: NY 10001	City: New York
Phone:(___)___-_____ Fax:(___)___-_____	State, Zip: NY 10001
Email: _____	Phone:(___)___-_____ Fax:(___)___-_____

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

- ☐ Informal Review [2]
- ☑ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☑ Preliminary Major Site Plan [2]
- ☑ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☑ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request OCT 03 2016
- ☐ Redevelopment Agreement
- ☐ _____

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	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: Frank V. Tedesco, Esq.	Firm: Dilworth Paxson LLP
Address: P.O. Box 2570	State, Zip: NJ 08002
City: Cherry Hill	Phone: (___)___-_____ Fax:(___)___-_____
	Email: ftedesco@dilworthlaw.com

6. Name of Persons Preparing Plans and Reports:

Name: Clifton W. Quay, PE, Stantec	Name:
Address: 10000 Midlantic Drive, St. 300 W.	Address:
Profession: Professional Engineer	Profession:
City: Mt. Laurel	City:
State, Zip: NJ 08054	State, Zip:
Phone: 856-234-0800 Fax: 856-234-5928	Phone:(___)____-_____ Fax:(___)____-_____
Email: Clifton.Quay@stantec.com	Email:

7. Location of Property:

Street Address: 509-543 Berlin Road Block(s): 18301

Tract Area: 20.3 acres Lot(s): 10

8. Land Use:

Existing Land Use: Shopping Center

Proposed Land Use (Describe Application): Shopping Ctr. Lot 10 and Pad Site proposed Lot 10.04. Applicant proposes to subdivide out 1.06 acres from Lot 10 for the Pad Site. The proposed Pad Site will be for a one-story Taco Bell restaurant having an approximately 5,625 s.f footprint.

9. Property:

Number of Existing Lots: One

Number of Proposed Lots: Two

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 SEE ATTACHED

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	n/a
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement.

Pool Requirements	
Setback from R.O.W.1	n/a
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	
Garage Area	n/a
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	n/a
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: 474/26 Number of parking spaces provided: 583/34

Number of loading spaces required: 0 - Lot 10.04 Number of loading spaces provided: 0 - Lot 10.04

15. Relief Requested:

☑ Check here if zoning variances are required. Section 418.a.F. to permit a side yard parking setback of 0' where minimum of 25' is required; Section 426R7 to permit freestanding sign height of 13.23' where a maximum of 8' is permitted.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

16. Signature of Applicant

DILWORTH PAXSON LLP

BY: October 3, 2016

Signature of Applicant Date

FRANK V. TEDESCO, ESQUIRE
ATTORNEYFOR APPLICANT

Signature of Co-applicant Date

BLOCK 18301 LOT(S) 10

509-543 BERLIN CROSS KEYS ROAD
GLOUCESTER TWP., NEW JERSEY

DISCLOSURE OF OWNERSHIP

CROSS KEYS MZL, LLC

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

NAME	ADDRESS	OWNERSHIP %
KP Cross Keys LLC	**c/o Katz Properties, LLC 247 W. 30th Street, 11th Fl. New York, NY 10001**	**25.9%**
R. Paul Smith Companies LLC	**c/o Odin, Feldman & Pittleman, PC., 1775 Wiehl Ave., Suite 400, Reston, VA 20190**	**74%**

CROSS KEYS MZL, LLC
By: Cross Keys Manager, LLC, Its Manager
By: Daniel Partners, LLC, Its Manager

By: _____
Name: Daniel Kaufthal
Title: Manager

Dated: July 27, 2016

119187909_1

GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NJ

ZONING SCHEDULE

CRITERIA	REQUIRED PLANNED COMMERCIAL USE	REQUIRED PAD SITE	EXISTING LOT 10	PROPOSED LOT 10 P.C.D.	PROPOSED LOT 10.04 PAD SITE
A. LOT SIZE					
MIN. AREA	2 ACRES	1 ACRE	20.3 ACRES	19.22 ACRES	1.06 ACRES
MIN. LOT FRONTAGE	200 FEET	150 FEET	718.91 FEET	718.91 FEET	152 FEET
MIN. LOT WIDTH	200 FEET	150 FEET	718.91 FEET	718.91 FEET	152 FEET
MIN. LOT DEPTH	200 FEET	200 FEET	239.17 FEET	654.77 FEET	305.61 FEET
B. YARD REQUIREMENTS					
FRONT YARD SETBACK	50 FEET	50 FEET	97.6 FEET	97.6 FEET	98.25 FEET
SIDE YARD SETBACK	25 FEET	15 FEET	8.7 FEET	8.7 FEET	29.88 FEET
REAR YARD SETBACK	35 FEET	15 FEET	99.5 FEET	99.5 FEET	113.75 FEET
C. LOT COVERAGE					
MAX. IMPERVIOUS COVERAGE	70%	70%	57% (506,152 SF)	60% (505,214 SF)	59.5% (27,421 SF)
D. BUILDING HEIGHT					
MAX. BUILDING HEIGHT (FEET)	3 STORIES	2 STORIES	1 STORY	1 STORY	22.08 FEET
E. OFF-STREET PARKING SETBACKS					
TRACT PERIMETER (MINIMUM)	25 FEET	25 FEET	2 FEET	2 FEET	N/A
FRONT PROPERTY LINE (MINIMUM)	25 FEET	50 FEET	2 FEET	2 FEET	51.12 FEET
SIDE PROPERTY LINE (MINIMUM)	25 FEET	10 FEET	0 FEET	33.94 FEET	0 FEET (1)
REAR PROPERTY LINE (MINIMUM)	25 FEET	10 FEET	45 FEET	45 FEET	N/A

THE FOLLOWING VARIANCES/WAIVERS WERE PREVIOUSLY GRANTED:

(1) FROM ARTICLE 04.IV. SECTION 418a.F TO PERMIT A SIDE YARD PARKING SETBACK OF ZERO (0') FEET, WHERE A MINIMUM SIDE YARD PARKING SETBACK OF 25 FEET IS REQUIRED.

17. Consent of Owner(s): attorney

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. Owner 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).**

10/3/2016
Date

Signature

Frank V. Tedesco, Attorney for Applicant
Print Name

Sworn and Subscribed to before me this

3RD day of OCTOBER,

2016 (Year).

Patricia L. Harris

Signature

Print Name

PATRICIA L. HARRIS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/7/2019

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

Date

[PLEASE SEE ATTACHED DISCLOSURE]
Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

Name of property owner or applicant

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

Notary public

#1610666MPFS

TACO BELL EXPLORER LARGE 66 PROTOTYPE

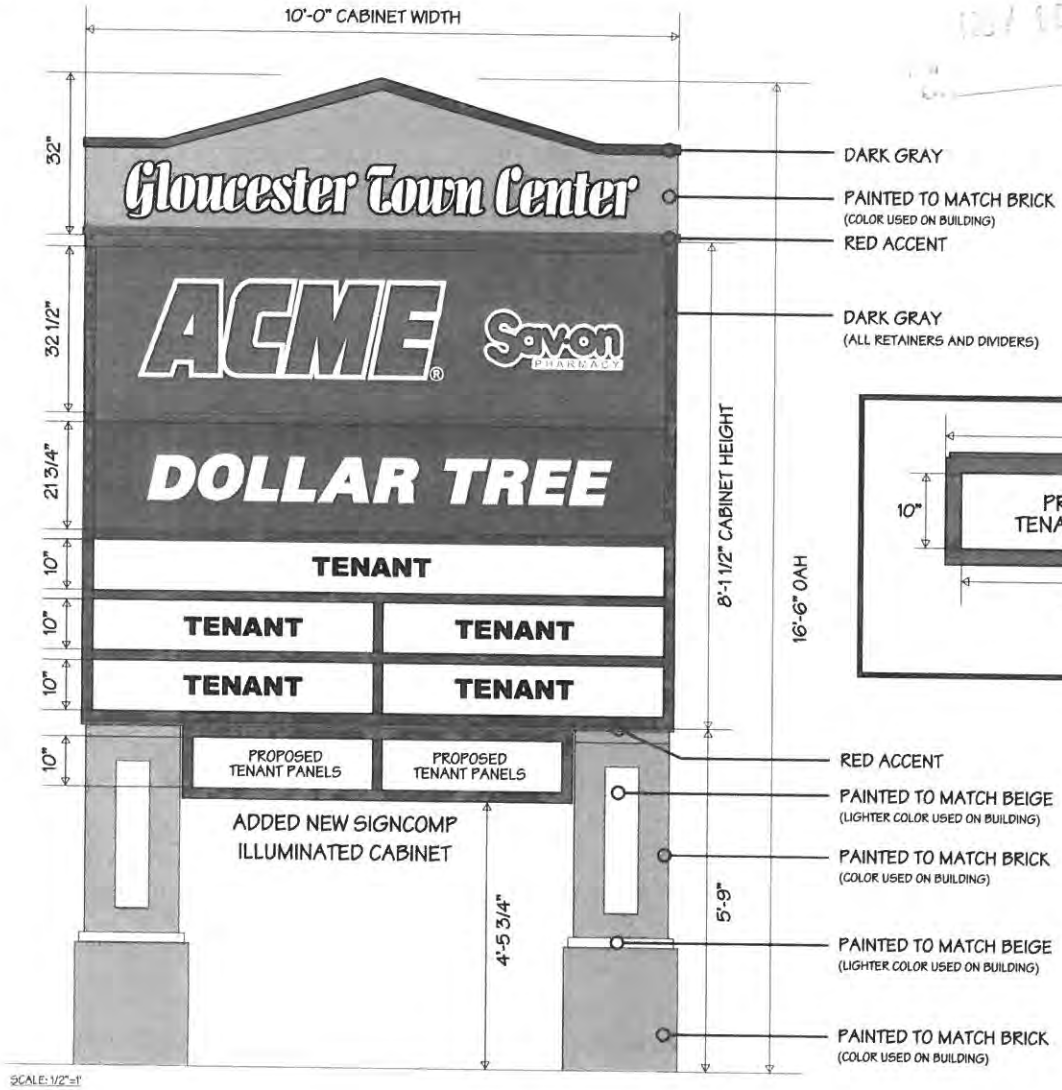
August 25th, 2016

OCT 03 2016

Rendered Elevations

THE PETTIT GROUP, LLC
487 CENTER STREET
SEWELL, NJ 08080

EXISTING PYLON SIGN

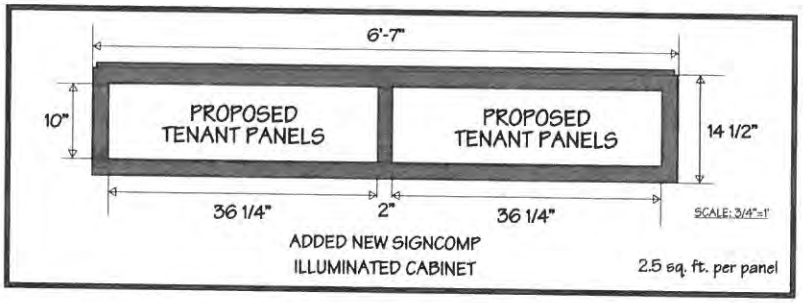


COLORS

- RED
- DARK GRAY
- PAINTED TO MATCH BRICK (COLOR USED ON BUILDING)
- PAINTED TO MATCH BEIGE (LIGHTER COLOR USED ON BUILDING)

PROPOSED NEW SIGNAGE

* TENANT LAYOUT MAY VARY



GENERAL NOTES

> EXISTING PYLON SIGN TO BE REPAIRED AND PAINTED TO MATCH BUILDING COLORS ALONG WITH PROPOSED NEW PYLON SIGN
  * COLORS USED TO BE VERIFIED/MATCHED
> NEW ALUMINUM ILLUMINATED SIGN CABINET TO BE ADDED UNDER EXISTING SIGN CABINET
  * (2) NEW TENANT PANELS PER SIDE
  * 2 1/4" RETAINERS AND 2" DIVIDERS
> REVEAL BETWEEN CABINETS (PAINTED RED)

SIGN CALCULATIONS

> OVERALL PYLON SIGN SIZE: 165 sq. ft.
> EXISTING TENANT SIGN CABINET: 81.25 sq. ft.
> PROPOSED TENANT SIGN CABINET: 7.9 sq. ft.

ELECTRICAL REQUIREMENTS

> (1) 20AMP-120 VOLT CIRCUIT

NATIONAL SIGN CORPORATION
www.nationalsign.com

CONNECTICUT
780 FOUR ROD RD.
BERLIN, CT
PHONE (860) 829-9060

MASSACHUSETTS
195 JOHN DIETSCH SQUARE
NORTH ATTLEBORO, MA
PHONE (508) 809-4638

THIS DRAWING IS THE PROPERTY OF NATIONAL SIGN CORPORATION AND ALL RIGHTS TO ITS USE FOR REPRODUCTION ARE RESERVED BY NATIONAL SIGN CORP.

CLIENT/PROJECT
Katz Properties
Gloucester Town Center

LOCATION:
2509-543 Berlin Cross Keys Rd.
Sicklerville, NJ

FILE NAME:
KATZ PROPERTIES/SICKLERVILLE

DRAWING NO.
53632-05

SCALE

DRAWN BY:
DDD

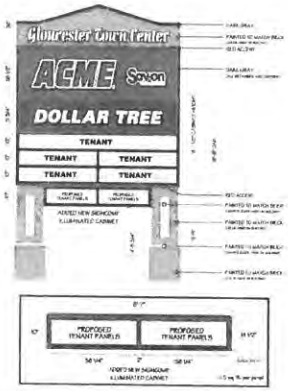
DATE:
11/04/16

PROJECT MANAGER
RH

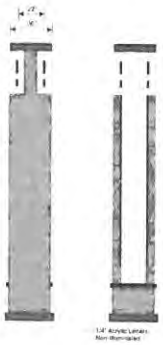
REVISIONS

#16066CM/FS Rev1
Sheet #11

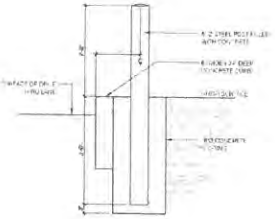
EXISTING PYLON SIGN



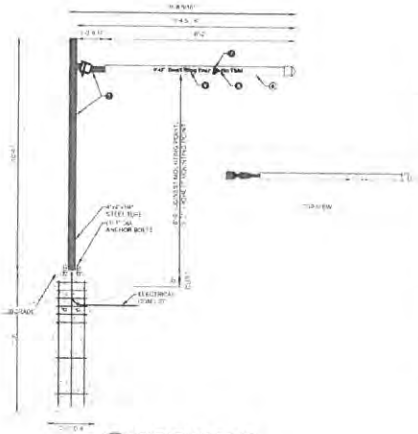
11 C-602 PLAZA SIGN - WILLIAMSTOWN ERIAL ROAD
NOT TO SCALE



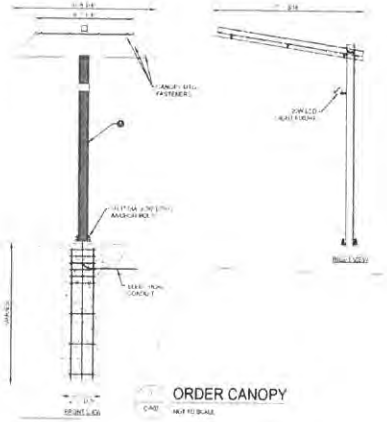
10 C-602 PLAZA SIGN - BERLIN CROSS-KEYS ROAD
NOT TO SCALE



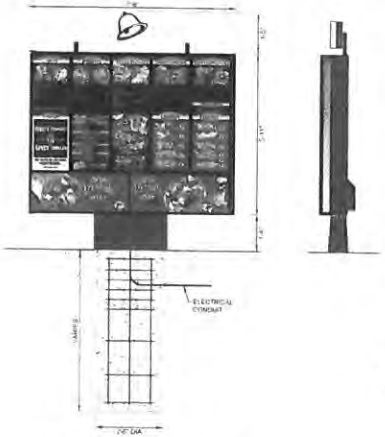
6 C-602 BOLLARD
NOT TO SCALE



9 C-602 CLEARANCE BAR
NOT TO SCALE



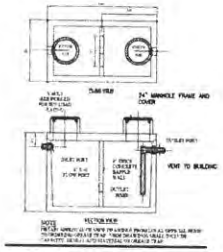
ORDER CANOPY
NOT TO SCALE



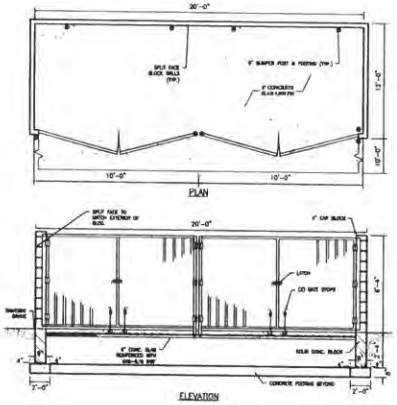
8 C-602 DRIVE THRU MENU BOARD
NOT TO SCALE

M-64 MONUMENT SIGN ELEVATION

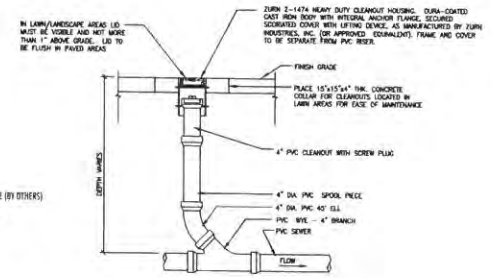
5 C-602 FREESTANDING SIGN
NOT TO SCALE



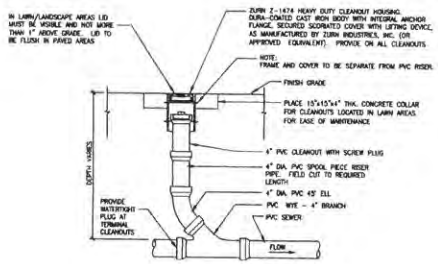
4 C-602 1,000 GALLON GREASE TRAP
NOT TO SCALE



3 C-602 TRASH ENCLOSURE
NOT TO SCALE



2 C-602 SANITARY CLEANOUT
NOT TO SCALE



1 C-602 STORM CLEANOUT
NOT TO SCALE

Stantec

10333 Harry Hines Blvd., Suite 300 W Tel. 866.230.0900
Mount Laurel, NJ 08054-1740 Fax. 866.229.5928
www.stantec.com
Certificate of Auth. 24GA28004400

Rev.	Date	By	Description
1	08.23.18	JPV	REVISED PER ARCHITECT/ENTITY COMMENTS

Project
508-543 BERLIN CROSS KEYS ROAD
BLOCK 18001, LOT 10
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

Client
KATZ PROPERTIES LLC

Title
DETAIL SHEET 2

Permit Seal

CLIFTON W. QUAY
PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER
N.J.P.E. LICENSE #42370, N.J.P.P. LICENSE #LI5963

DATE

Project Number: 185202313

REL	CHKD	CHKD	07.31.18
Des.	DRN	Dsgn.	MM.DD.YY

Scale: 1"=20'

Drawing No. C-502

Revision 1 Sheet 1 of 14

Cross Keys MZL, LLC
Gloucester Town Center
Minor Subdivision – Proposed Taco Bell Restaurant
Block 18301 Proposes Lot 10.

MEMORANDUM OF AGREEMENT
BETWEEN
THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY
AND
CROSS KEYS MZL, LLC – REDEVELOPER/OWNER

This Memorandum of Agreement, made this 27th day of Sept., 2016, by and between, **CROSS KEYS MZL, LLC** , 247 W. 30th Street, New York, NY 10001 (Redeveloper/Owner) and **THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY**, P. O. Box 8, Chews Landing Road, Blackwood, New Jersey 08012 ("Redevelopment Authority").

WHEREAS, Redeveloper/Owner is the owner of certain lands now designated within the New Vision Business Park Redevelopment District, and

WHEREAS, said lands are fully improved and known as Gloucester Town Center,

WHEREAS, the Redeveloper/Owner has proposed a minor subdivision and preliminary and final major site plan to contain a Taco Bell Restaurant, and to include a Taco Bell free standing sign and replacement of the existing free standing sign on Berlin-Cross Keys Road; and

WHEREAS, Gloucester Township Ordinance #04-37, Section 6, amends Article VIII, Section 817 of the submission Checklist providing that in Redevelopment Zones a Memorandum of Agreement from the Redevelopment Entity describe the preliminary terms of the relationship with the property owner to include a project description related to any use or activity to be conducted on lands, improved or unimproved, within a area designated as a redevelopment zone; and

WHEREAS, the Redevelopment Entity has determined the site, as presented by the Redeveloper/Owner, does not require any variances, and

NOW, THEREFORE, the Redeveloper/Owner seeks an appropriate minor subdivision and preliminary and final major site plan to contain a Taco Bell Restaurant, and to include a Taco Bell free standing sign and replacement of the existing free standing sign on Berlin-Cross Keys Road lying within the New Vision Business Park Redevelopment District, to further promote and encourage the development of that Zone, and the Redevelopment Entity is in

agreement with the proposed preliminary and final major site plan, without variances.

First - Appended hereto and made a part hereof as Exhibit "A" is a copy of the review letter from Kenneth D. Lechner, PP,AICP, Director of Planning, Department of Community Development and Planning for the Township of Gloucester

Second - Appended hereto and made a part hereof as Exhibit "B" is the engineering plan submitted by Duffy, Dolcy, McManis & Roesch on behalf of the applicant.

Third – Applicant does not require any variance.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the _____ day of _____, 2016.

ATTEST:

_____

THE GLOUCESTER TOWNSHIP REDEVELOPMENT ENTITY

By: _____

WITNESS:

_____

CROSS KEYS MZL, LLC

By: _____

Daniel Kaufthal
Duly Authorized

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #161066CMPFS*** ***Escrow #10867***
Cross Keys MZL, LLC
BLOCK 18301, LOT 10

DATE: November 7, 2016

The Applicant requests minor subdivision and preliminary and final major site plan approval for a proposed Taco Bell Restaurant within the NVBP – New Vision Business Park Redevelopment District. The property is located on the southwest corner of Berlin-Cross Keys and Williamstown Roads.

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

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

- Applicant/Owner: Cross Keys MZL, LLC, 254 W. 31st Street, New York, NY 10001.
- Engineer/Planner: Clifton W. Quay, PE, PP, Stantec, 10000, Suite 300 W, Mount Laurel, NJ 08054 (telephone #856-234-0800).
- Surveyor: Edward S. McConnell, PLS, Stantec, 10000, Suite 300 W, Mount Laurel, NJ 08054 (telephone #856-234-0800).
- Attorney: Frank V. Tedesco, Esq., Dilworth Paxson, LLP, P.O. Box 2570, Cherry Hill, NJ 08002 (telephone#856-675-1900).

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 10/03/16.
2. Disclosure Statement dated 7/27/16.
3. Memorandum of Agreement between the Gloucester Township Redevelopment Entity and Cross Keys MZL, LLC dated 9/27/16.
4. Recycling Report, as prepared by Stantec dated 7/18/16.
5. Traffic impact Statement, as prepared by Stantec dated 7/18/16.
6. Legal descriptions, as prepared by Stantec dated 6/30/16.
7. Taco Bell Explorer Large 66 Prototype Color Rendering (Ledger Size).
8. Stormwater Management narrative Addendum, as prepared by Stantec dated 9/28/16.
9. Engineering plans, as prepared by Stantec, consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	General Information plan	6-15-16 / 9-29-16
2	Existing Conditions & Site Demolition	6-15-16 / 9-29-16
3	Minor Subdivision Plan	6-15-16 / 9-29-16
4	Site Plan	6-15-16 / 9-29-16
5	Grading plan	6-15-16 / 9-29-16
6	ADA Compliance Plan	6-15-16 / 9-29-16
7	Utility Plan	6-15-16 / 9-29-16

8	Soil Erosion & Sediment Control Plan	6-15-16 / 9-29-16
9	Soil Erosion & Sediment Control Details	6-15-16 / 9-29-16
10	Detail Sheet 1	6-15-16 / 9-29-16
11	Detail Sheet 2	6-15-16 / 9-29-16
12	Landscape Plans	6-15-16 / 9-29-16
13	Landscape Details	6-15-16 / 9-29-16
14	Lighting Plan	6-15-16 / 9-29-16

Redevelopment Agreement Information

10. Dilworth Paxson, LLP transmittal Letter dated 8/02/16.
11. Land Development Application Form, checklist, dated 8/03/16.
12. Engineering plans (Ledger Size), as prepared by Stantec, Environmental, Surveying and Landscape Architecture, D.P.C. consisting of the following:

Sheet	Plan Description	Date / Latest Revision
Z-102	Site Plan	7-21-16
V-101	Minor Subdivision Plan	7-21-16
L-101	Landscape Plan	7-21-16

13. Building Elevations (AM - Color Photo).
14. Building Elevations (PM - Color Photo).
15. Taco Bell Sign.
16. Gloucester Town Center Free-Standing Sign.

II. REDEVELOPMENT PLAN & PLANNING ANALYSIS COMMENTS

The following applies to the New Vision Redevelopment Plan and Planning Analysis, as noted.

Section IV. Objectives

1. The Applicant should also provide testimony to the Planning Board on how the proposed redevelopment project addresses the following objectives of the New Vision Redevelopment Plan:

   A. Prevent further deterioration of the built environment.
   B. Promote the overall development of the community.
   C. Foster physical development that will be most conducive to the social and economic improvement of the Township and the region.
   D. Encourage the highest and best use of land and property.
   E. Facilitate full utilization of the land.
   F. Improve the physical and functional layout of the study area and remove impediments to land use consistent with the zone plan.
   G. Require adherence to the highest design standards.
   H. Strengthen social, economic and development patterns.
   I. Increase economic opportunities in the Township of Gloucester.
   J. Improve the health and welfare of the residents of the Township
   K. Advance public-private partnership efforts for the improvement of the economic environment.

Section IX.1.0, Zone Plan and Zoning Regulations

2. The subject parcels are located within the NVBP – New Vision Business Park District as per §IX.1.0, New Vision Business Park District (NVBP).
    a. Retail sales and services as a component of a Planned Commercial Development is a permitted use within the New Vision Business Park District [§IX.1.0(D)(4)(c)(iv)].

        Land Development History

        i. The instant application is a component of the existing Gloucester Town Center, which was originally developed under the former BD-1, Business Development Zone of Ordinance O-83-26A. The subject parcel and surrounding area was established as a redevelopment area under the Local Redevelopment and Housing Law with the approved New Vision Redevelopment Plan by ordinance O-02-30 adopted August 12, 2002.
            1. The above referenced ordinance O-83-26A was replaced in its entirety by ordinance O-03-03 adopted on January 23, 2003 following the adoption of a new Township Master Plan.
    b. Planned Commercial Development is also a permitted use within the New Vision Redevelopment Plan [§IX.1.0(D)(4)].
    c. The Planning Board should note the New Vision Redevelopment Plan as recently amended by Ordinance O-16-07, adopted May 23, 2016 does not rely on traditional bulk and setback standards and the applicant is required to satisfactorily address their proposed layout as a condition of a Redevelopment Agreement.
        i. It's recommended the Applicant provide professional testimony to the Planning Board regarding the proposed lot size (area – frontage – depth), building setbacks, building and lot coverage are appropriate for the instant application; the layout is within recognized best management practices for site design for the proposed use; and, the overall development is substantially consistent with the objectives of the New Vision Redevelopment Plan.

Section IX.1.0(K), Off-Street Loading and Parking Standards

3. It's recommended the Applicant provide professional testimony to the Planning Board addressing off-street loading space and the adequacy of the proposed number of parking spaces to meet the expected demand of the commercial development as per §IX.1.0(K), Off-Street Loading and Parking Standards.
    a. The Planning Board is advised the New Vision Redevelopment Plan does not rely on the Land Development Ordinance parking requirements and defers compliance to professional testimony of the applicant based on their expertise, professionals, and recognized design considerations current to the time period and land uses.
        i. However, the Planning Board should note the Gloucester Township Land Development Ordinance would require at least 26 parking spaces; the instant application provides 34 parking spaces.

Section IX.1.0(L), Additional Requirements

4. The instant application proposes public water and sanitary sewerage facilities to be provided as per §IX.1.0(L)(1).

5. *The Applicant provided testimony to satisfaction of the Redevelopment Entity addressing the proposed building architecture is "compatibly designed ... and suitably finished for aesthetic purposes" in its relation to elevations facing a street or residential areas as per §IX.1.0(L)(2).*
    a. The instant application proposes an outdoor patio area.
        i. *The Applicant provided testimony to the satisfaction of the Redevelopment Entity that the proposed use is customary and incidental to the principal use and should also address considerations of lighting, landscaping, outdoor music, speakers, noise, safety, etc.*
6. *The instant application includes a landscaped plan signed and sealed by a NJ Licensed Landscape Architect as per §IX.1.0(L)(3).*
    a. Consideration should be given to revising the plan to provide additional landscaping at the following locations:
        i. *The preliminary and final major site plan provides landscaping along the southerly escape lane.*
        ii. *The preliminary and final major site plan provides landscaping within the open space area of proposed Lot 10, which is south of the escape lane on proposed new Lot 10.04, which contains an existing trash enclosure and six (6) parking spaces.*
7. *The Applicant provided testimony to the satisfaction of Redevelopment Entity that the proposed signs are suitably sized and designed for the proposed development and consistent with Section IV, Objectives of the New Vision Redevelopment Plan as per §IX.1.0(L)(7).*
    a. *As recommended the stone base for the Taco Bell free-standing sign is at least three (3) feet high so it may still be seen after planting the required landscaping around the perimeter of the sign.*
    b. *As recommended the proposed free-standing sign for the shopping center should be revised to include the words "AT GLOUCESTER TOWNSHIP" within the "L" frame support structure.*
8. *The preliminary and final major site plan includes pedestrian walkways at the following locations to improve pedestrian access as per §IX.1.0(L)(8).*
    a. *From Williamstown Road to the proposed concrete walkway on the north side of the building.*
    b. *From the rear driveway entrance to the proposed concrete walkway on the north side of the building.*
9. <u>It's recommended the Applicant provide professional testimony to satisfaction of the Planning Board that the proposed lighting plan is suitably designed for the proposed land use and provides adequate illumination as per §IX.1.0(L)(9)</u>.
10. *The Applicant provided professional testimony to satisfaction of the Redevelopment entity that the proposed buildings are "architecturally appealing" and advance the scenic vistas and viewsheds of the development and Township as per § IX.1.0(L)(10).*

III. REDEVELOPMENT PLAN INFORMATION

NVBP Redevelopment District Requirements:

Standard	Proposed (Lot 10.04)	Proposed (Lot 10)
Lot area	1.06 acres	19.22 acres
Lot frontage	152 ft.	718.91 ft.
Lot depth	305.61 ft.	654.77 ft.
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS		
Front yard	98.25 ft.	97.6 ft.
Side yard	29.88 ft. / 92.2 ft.	8.7 ft. / 108 ft.
Rear yard	113.75 ft.	99.5 ft.
Lot coverage	59.5%	60%
Height	22.08 ft.	1 story

IV. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist.

We do not recommend waiving underlined items

1. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
   a. The Applicant provided a statement that no additional analysis is required from the Traffic Impact Statement, as prepared by Honer & Canter Associates dated May 22, 2001.
      i. <u>The Applicant should provide professional testimony reconciling the submitted statement with existing conditions</u>.

V. WAIVER COMMENTS

The instant Application requests a waiver from the following checklist items.

We do not recommend waiving underlined items

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].

VI. VARIANCE COMMENTS

The typical bulk and setback variances are not part of applications within the New Vision Redevelopment Plan.

Generally, applicants must comply with the goals and objectives of the redevelopment plan regarding land uses and architectural considerations to the satisfaction of the Redevelopment Entity and site development to the satisfaction of the Planning Board.

VII. SITE PLAN AND SUBDIVISION REVIEW COMMENTS

1. <u>The plans shall be revised to identify the location, setbacks, and landscaping for base of the proposed "Plaza Sign" on Berlin-Cross Keys as per §426.R(8), Freestanding Sign Requirements</u>.
2. <u>The plans shall be revised to reduce the pole mounted light not to exceed twenty-five feet (25) feet as per §508.F(3), Lighting</u>.
3. <u>It is recommended the plans be revised to provide brick pavers for the proposed front and rear crosswalks within the parking area as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways</u>.

a. The purpose of sidewalks in this section is to accommodate pedestrian movements from nearby neighborhoods and facilitate safe movement of pedestrians and automobile traffic.

i. Consideration shall be given to alternative(s) that are the functional equivalent to the aforementioned recommendation.

VIII. GENERAL REVIEW COMMENTS

1. It's recommended the Applicant address and the plans be revised, if applicable, to provide a "Welcome to Gloucester Township" monument sign at the intersection of Berlin-Cross Keys and Williamstown Road on Block 18301, Lot 10.

   a. It's suggested the above recommendation would complement the existing community identification sign at the Wawa Store and also address the following objective of the New Vision Redevelopment Plan.

      - "K. Advance public-private partnership efforts for the improvement of the economic environment."

IX. RECOMMENDATIONS

1. 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.

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

cc: Cross Keys MZL, LLC
Clifton W. Quay, PE, PP
Frank V. Tedesco, Esq.

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

November 17, 2016

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

Attn: Ken Lechner, Community Development Director

Re: Taco Bell Restaurant / Gloucester Town Center
Preliminary and Final Major Site Plan and Minor Subdivision Review
Cross Keys MZL, LLC
509-543 Berlin Road
Block 18301, Lot 10
Review No. 1
Bach Project No. GTPB-2016-09

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 10/4/16.
- Township of Gloucester Land Development Submission Checklist, dated 10/4/16.
- Traffic Impact Statement, 509-543 Berlin Cross Keys Road, Block 18301, Lot 10, Proposed Lot 10.03, Township of Gloucester, Camden County, New Jersey, prepared by Stantec Consulting Services, Inc., dated July 18, 2016, no revision.
- Recycling Report, 509-543 Berlin Cross Keys Road, Block 18301, Lot 10, Proposed Lot 10.03, Township of Gloucester, Camden County, New Jersey, prepared by Stantec Consulting Services, Inc., dated July 18, 2016, no revision.
- Stormwater Management Narrative Addendum, 509-543 Berlin Cross Keys Road, Block 18301, Lot 10, Township of Gloucester, Camden County, New Jersey, prepared by Stantec Consulting Services, Inc., dated September 28, 2016, no revision.
- Camden County Planning Board Application, dated 10-5-16.
- Taco Bell Rendered Elevation (11" x 17") prepared by The Pettit Group, LLC.
- Redevelopment Review prepared by Kenneth D. Lechner, PP, AICP, Director/Planner, dated August 31, 2016.

- Legal Description entitled "Description, Block 18301, Lot 10, Gloucester Township, Camden County, New Jersey" prepared by Stantec Consulting Services, Inc., dated June 30, 2016, no revision.

- Legal Description entitled "Description, Block 18301, Lot 10.04, Gloucester Township, Camden County, New Jersey" prepared by Stantec Consulting Services, Inc., dated July 21, 2016, no revision.

- Parcel Map Check for Block 18301, Lot 10, prepared by Stantec Consulting Services, Inc., dated September 28, 2016, no revision.

- Parcel Map Check for Block 18301, Proposed Lot 10.04, prepared by Stantec Consulting Services, Inc., dated September 28, 2016, no revision.

- Drawings entitled "Minor Subdivision Plat and Preliminary/Final Site Plan for 509-543 Berlin Cross Keys Road, Block 18301, Lot 10, Township of Gloucester, Camden County, New Jersey", prepared by Stantec Consulting Services, Inc.:

Sheet	Title	Date/Last Revision
1	General Information Plan	6-15-16 / 9-29-16
2	Existing Conditions and Site Demolition Plan	7-21-16 / 9-29-16
3	Minor Subdivision Plan	7-21-16 / 9-29-16
4	Site Plan	7-21-16 / 9-29-16
5	Grading Plan	7-21-16 / 9-29-16
6	ADA Compliance Plan	7-21-16 / 9-29-16
7	Utility Plan	7-21-16 / 9-29-16
8	SESC Plan	7-21-16 / 9-29-16
9	SESC Notes and Details	7-21-16 / 9-29-16
10	Detail Sheet 1	7-21-16 / 9-29-16
11	Detail Sheet 2	7-21-16 / 9-29-16
12	Landscape Plan	7-21-16 / 9-29-16
13	Landscape Details	7-21-16 / 9-29-16
14	Lighting Plan	7-21-16 / 9-29-16

SITE INFORMATION:

Applicant/Owner: Cross Keys MZL, LLC
254 West 30th Street,
4th Floor
New York, NY 10001
jkatz@katzproperties.com

PROJECT SUMMARY:

This application is for the construction of a 2,717 SF Taco Bell Restaurant and associated site improvements at an existing 20.279 acre commercial shopping center knows as Gloucester Town Center. The project site is located on the westerly side of Williamstown Erial Road at the intersection of Berlin Cross Keys Road (County Route 689) in the Township's NVBP New Vision Business Park Redevelopment Zoning District. The applicant proposes to subdivide a 1.06 acre portion of the existing 20.279 acre parcel for the proposed Taco Bell and is seeking Minor Subdivision and Preliminary and Final Major Site Plan approval.

WAIVERS / VARIANCES:

The applicant is requesting the following waivers:

1. An Environmental Impact Statement per § 816.

The applicant is not requesting any variances for the development.

GENERAL:

1. Architectural floor plans shall be provided for the proposed building.
2. The applicant shall illustrate truck turning maneuverability on the plans to confirm the loading area and trash enclosure accessibility.
3. Building dimension shall be shown on the Site Plan.
4. A dimension shall be provided from the concrete pad at the trash enclosure and the opposite edge of drive aisle. Please note that the concrete pad shall not encroach into the 24' wide drive aisle.

PERFORMANCE STANDARDS (ARTICLE V):

A. Grading (Section 506)

1. Two permanent benchmarks and symbol in the legend shall be shown on the grading plan per §506.A(4).
2. The pavement elevation just outside the building ingress/egress on the easterly side of the building is 0.9' lower than the first floor elevation. This grade difference would result in a 12% slope across the proposed concrete pad. The applicant shall confirm if the pad is to be sloped at 12% or is a step will be provided.

3. The applicant shall provide testimony regarding the need for inconsistent curb heights in the location of the trash enclosure. The plans shall be revised as necessary.

4. Inlet number and grate elevation information for the existing inlet on the northeasterly side of the site shall be shown on the Grading Plan.

5. Pavement sawcut limits shall be shown on the Grading Plan.

B. Off Street Loading (Section 509)

1. An off street loading area per § 509 (A) is not provided. The applicant shall provide testimony.

C. Off Street Parking (Section 510)

1. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines.

2. A dimension shall be provided from each side of the proposed building to the closest face of curb.

3. Striping shall be provided in the drive-thru area to define the bypass lane.

4. The applicant shall reposition the trash enclosure or reduce the depth of the concrete apron as to relocate the concrete pad out of the drive aisle. The concrete pad for the proposed trash enclosure shall be not considered part of the drive aisle width and the drive isle shall be more clearly defined. A dimension of the drive aisle shall be shown on the plans in the location of the trash enclosure.

D. Sidewalks/Curbs (Section 516)

1. The plans shall indicate the width of all concrete curb islands.

2. The plans shall provide additional drive aisle width dimensions in the location of the drive thru to clarify the transition from the 20' wide drive to the 22' wide drive.

3. The plans shall provide a dimension from all property lines to the closest proposed face of curb.

4. The radii of all concrete curb islands shall be shown on the plans.

5. The plans shall indicate a pavement width at all entrance drives.

6. A dimension shall be shown from the face of curb of the proposed drive thru along the southerly side of the proposed building to the closest property line.

7. The plans shall indicate the width the sidewalk adjacent to the proposed building on the easterly side of the building.

E. Stormwater Management (Section 517)

1. Our office finds the stormwater narrative provided for this application to be acceptable.

F. Utilities (Section 518)

1. The applicant is proposing public water service for the development. We defer to Aqua New Jersey for review of water improvements. The applicant shall provide the Township with a letter confirming connection, supply, and capacity are available from Aqua New Jersey.

2. The applicant is proposing public sanitary sewer service for the development. We defer to Gloucester Township Municipal Utilities Authority (GTMUA) for review of sanitary sewer improvements. Documentation confirming availability of sanitary sewer service for the project site shall be obtained from the GTMUA and submitted to the Township.

3. All electric, telephone, television and other communication service facilities, both main and service lines, shall be installed in accordance with the prevailing standards and practices of the utility or other companies providing such services and having jurisdiction. A note to this effect should be added to the plan.

G. Traffic Impact Statement (Section 815)

1. The Traffic Impact Statement (TIS) prepared by Stantec indicates the proposed application includes a proposed 2,717 SF fast food restaurant. The TIS also indicates the original application for 509-543 Berlin Cross Keys Road included a proposed 3,000 SF fast food restaurant. However, a review of the original Traffic Impact Study prepared by Horner & Canter Associates dated May 22, 2001, indicates the original application included 48,000 SF office space and 88,810 SF retail space without any further breakdown of land use. Therefore, additional information is required to determine if the original application included all currently developed land uses in the shopping center including the proposed 2,717 SF fast food restaurant.

H. Environmental Impact Statement (Section 816)

1. The applicant has provided An Environmental Impact Waiver Request for this application. Our office requests copies of any environmental reports provided as part of the overall shopping center development be provided to us for review.

I. Details

1. Portions of the details on the top of Detail Sheet 1 appear to be missing. The details shall be revised accordingly.

2. All traffic markings and striping shall be thermoplastic or epoxy paint. The details shall be revised to confirm the type of paint to be used. The width of all striping shall be indicated on the Site Plan or a detail provided.

3. The Paving Adjustment Detail shall be revised to provide 2" of Hot Mix Asphalt (HMA) 9.5M64 surface course in lieu of the 1.5" shown on the detail.

4. The Trench Restoration Detail shall be revised to provide 2" of Hot Mix Asphalt (HMA) 9.5M64 surface course in lieu of the 1.5" and 4" HMA stabilized base course in lieu of the 2" shown on the detail.

5. The Trash Enclosure Detail shall be revised to provide a lockable latch on the gate.

6. A detail shall be provided for the 24" deep concrete curb as noted on the Bollard Detail.

J. Minor Subdivision Comments

1. Note No. 6 shown on the Subdivision Plan satisfies the requirement for the applicant to provide a Plan of Survey updated within six (6) months.

2. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the minor subdivision map even though the subdivision will be filed by deed. Specifically, the Municipal Clerk's certification shall be added to the plan.

3. A certification that the new lot numbers have been assigned by the tax assessor shall be provided.

4. The tie down distance to the point of beginning within the proposed Lot 10.04 legal description does not match the plan. The plan or legal description shall be revised accordingly.

5. A signed and sealed copy of the Subdivision Plan shall be submitted to our office.

6. The applicant shall explain the need for two (2) surveyor signatures.

7. If the plan is based on a survey performed by a company other than Stantec, a copy of the survey shall be provided.

8. Proper certifications shall be shown on the Subdivision Plan if the land surveyor who prepared the subdivision map is different that the land surveyor who prepared the survey.

9. The Subdivision Plan indicates two (2) adjoining lots along the southerly property line with the same block and lot numbers, Block 18403, Lot 23. The plan shall be revised accordingly.

10. The width of Williamstown – Erial Road shall be clarified. The Subdivision Plan indicates variable width while the legal description indicates 74' wide.

11. Williamstown – Erial Road is a county road. The applicant shall indicate if road widening will be required by the county.

12. The water line easement, as indicated by a note on the Subdivision Plan, shall be shown on the plan.

13. The subdivision plan has been provided as part of the plan set. It shall be noted that all information required per the municipal checklist shall be shown on the subdivision plan and not on other plan sheets.

14. The following Gloucester Township Checklist Items shall be shown on the Subdivision Plan:

    a. Checklist Item #24 – The name and address of the applicant and owner.

    b. Checklist Item #33 – The names, addresses, block and lot numbers of all property owners within 200'.

    c. Checklist Item #35 – Zones in which property in question falls, zones of adjoining properties and properties within 200'.

    d. Checklist Item #36 – Existing and proposed building coverage in square feet and as a percentage of lot area.

    e. Checklist Item #74 – Within a distance of 200 feet of the development show the names, locations and dimension of all existing streets and existing driveways.

OUTSIDE AGENCY APPROVALS:

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

1. Camden County Planning Board
2. Gloucester Township Fire Marshall
3. Camden County Soil Conservation District
4. Gloucester Township Municipal Utilities Authority
5. Aqua NJ
6. Any other as may be necessary

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Lydia Pendino, Planning Board Secretary
Richard Wells, Esq., PB Solicitor
Cross Keys MZL, LLC, Applicant/Owner
Frank V. Tedesco, Esq., Applicant's Attorney
Clifton W. Quay, PE, Applicant's Engineer

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TOWNSHIP OF GLOUCESTER
PLANNINGING BOARD TRANSMITTAL

DATE: October 5, 2016 **APPLICATION NO. #161066CMPFS**

LOCATION: 509-543 Berlin Cross Keys Rd Sicklerville, NJ 08081 **BLOCK:** 18301 **Lot:** 10 **Escrow:**10867

CROSS KEYS, MZL, LLC **TACO BELL** **ZONE:** NVSCR

TRANSMITTAL TO:

O Camden County Planning	O Taxes & Tax Assessor	O MUA
O Bach Associates	O Aqua Water Co.	O Construction
O Richard Wells, Esq.	O New Jersey America	O Traffic/Police
O Planner	O Fire District 1 2 3 4 5 6	O GTEMS

STATUS OF APPLICATION – REVIEW by NOVEMBER 7, 2016 (20) Days
PURPOSE OF TRANSMITTAL:

☒ For Your Review

ENCLOSED:

- ☐ 1 Copy – Minor Subdivision, Checklist, Application, Description of Land
- ☐ 1 Copy – Site Plan Waiver
- ☐ 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
- ☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- ☐ 1 Copy - Legal Description & Map Check Proposed
- ☐ 1 Copy - Preliminary & Final Major Site Plan
- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Traffic Impact Study
- ☐ 1 Copy – Plan of Survey & Topography

LOT 10.04 IS OK - address will be #845 WILLIAMSTOWN RD

[signature]
Assessor
10/6/16

Welcome to
GLOUCESTER TOWNSHIP, NJ
A GREAT PLACE to LIVE, WORK and PLAY

Block/Lot/Qual:	18301. 10.	**Tax Account Id:**	19000
Property Location:	525 CROSS KEYS ROAD	**Property Class:**	4A - Commercial
Owner Name/Address:	CROSS KEYS MZL LLC	**Land Value:**	2,025,000
	247 W 30TH ST 11TH FLR	**Improvement Value:**	7,279,600
	NEW YORK NY 10001	**Exempt Value:**	0
		Total Assessed Value:	9,304,600
		Additional Lots:	None
Special Taxing Districts:	FIRE DISTRICT=F06	**Deductions:**	

OCT 3 2016

Taxes

Make a Payment **View Tax Rates** Last Payment: 07/26/2016

Year	Due Date	Billed	Balance	Interest	Total Due	Status
2017	02/01/2017	86,649.09	86,649.09	0.00	86,649.09	OPEN
2017	05/01/2017	86,649.09	86,649.09	0.00	86,649.09	OPEN
	Total 2017	**173,298.18**	**173,298.18**	**0.00**	**173,298.18**	
2016	02/01/2016	97,587.04	0.00	0.00	0.00	PAID
2016	05/01/2016	97,587.04	0.00	0.00	0.00	PAID
2016	08/01/2016	75,711.14	0.00	0.00	0.00	PAID
2016	11/01/2016	75,711.13	75,711.13	0.00	75,711.13	OPEN
	Total 2016	**346,596.35**	**75,711.13**	**0.00**	**75,711.13**	
2015	02/01/2015	107,033.12	0.00	0.00	0.00	PAID
2015	05/01/2015	107,033.12	0.00	0.00	0.00	PAID
2015	08/01/2015	88,140.96	0.00	0.00	0.00	PAID
2015	11/01/2015	88,140.95	0.00	0.00	0.00	PAID
	Total 2015	**390,348.15**	**0.00**	**0.00**	**0.00**	

Return to Home

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #1610066CMPFS 509-543 Berlin-Cross Keys Road, Sicklerville, NJ Block:18301 Lot 10

☐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: See Attached

Reviewed By: ☐ Lt. Jason Gittens ☒ Cpl. Frank Pace

Signature: _____ Date Submitted: 10/12/2016

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

Board Members
Dora M. Guevara
Joseph Pillo
Glen Bianchini
Dorothy Bradley
Ken Garbowski

THE 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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

October 13, 2016

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

OCT 13 2016

Re: Application #161066CMPFS
Cross Keys, MZL, LLC
Taco Bell
509-543 Berlin Cross Keys Road, Sicklerville, NJ 08081
Block 18301, Lot 10

Gentlemen:

In response to your letter regarding the above application, a Form "A" Application is required.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bnk 60

TOWNSHIP OF GLOUCESTER
PLANNINGING BOARD TRANSMITTAL

DATE: October 5, 2016 **APPLICATION NO. #161066CMPFS**

LOCATION: 509-543 Berlin Cross Keys Rd Sicklerville, NJ 08081 **BLOCK:** 18301 **Lot:** 10 **Escrow:**10867

CROSS KEYS, MZL, LLC TACO BELL **ZONE:** NVSCR

TRANSMITTAL TO:

O	Camden County Planning	O	Taxes & Tax Assessor	O	MUA
O	Bach Associates	O	Aqua Water Co.	O	Construction
O	Richard Wells, Esq.	O	New Jersey America	O	Traffic/Police
O	Planner	O	Fire District 1 2 3 4 5 6	O	GTEMS

STATUS OF APPLICATION – REVIEW by NOVEMBER 7, 2016 (20) Days
PURPOSE OF TRANSMITTAL:

☒ For Your Review

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- ☐ 1 Copy – Minor Subdivision, Checklist, Application, Description of Land
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- ☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- ☐ 1 Copy - Legal Description & Map Check Proposed
- ☐ 1 Copy - Preliminary & Final Major Site Plan
- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Traffic Impact Study
- ☐ 1 Copy – Plan of Survey & Topography

OK 10-7-16 JTG

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: John Keller

Address: 1475 Kearsley Rd

Block: 17801 Lot: 3

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

10/6/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

CAMDEN COUNTY PLANNING BOARD APPLICATION
SUBMISSION REQUIREMENTS

camden county

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:

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

Site Plan & Site Plan Revision Requirements

- (X) Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- (X) One (1) Copy of Local Municipal Application
- (X) One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to *Camden County Treasurer*)
- (X) 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)
- (X) 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)
- (X) 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)
- (X) Two (2) Copies of the Local Engineer Report
- (X) 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

Please Submit the Following Additional Items:

- ( ) Map or Most Recent Aerial Photo of Site
- ( ) 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 _____
Certification of Completeness
Signature By Local Official

X _____
Signature of Agent or Applicant
FRANK V. TEDESCO, ESQUIRE
ATTORNEY FOR APPLICANT
CROSS KEYS MZL, LLC

CAMDEN COUNTY PLANNING BOARD APPLICATION

camden county

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: CROSS KEYS MZL, LLC - TACO BELL PAD SITE #161066CMPFS

Project Address (if applicable) & Municipality: 509-543 Berlin Cross Keys Road

Abuts County Road: Berlin Cross Keys Road County Route No.: 689

Type of Submission (please check one):

- (X) New Site Plan
- (X) 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): _____

Block(s): 18301

Lot(s): 10

Existing Zoning: New Vision Business Park

Variance(s) Required: Bulk

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: Cross Keys MZL, LLC Phone: _____ Fax: _____

Address: 254 W. 31st Street - 4th Floor Town & State: New York, NY 10001

Email: sglantz@katzproperties.com Zip.: 10001

Attorney: Frank V. Tedesco, Esquire Phone: 856-675-1960 Fax: 856-663-8855

Address: P.O. Box 2570 Town & State: Cherry Hill, NJ 08002

Email: ftedesco@dilworthlaw.com Zip.: 08002

Engineer: Clifton W. Quay, PE Phone: 856-234-0800 Fax: 856-234-5928

Address: 10000 Midlantic Drive, Suite 300 W Town & State: Mt. Laurel, NJ 08054

Email: clifton.quay@stantec.com Zip.: 08054

Proposed Use (please check all that apply):

Residential	Commercial	Industrial
◯ Single Family Detached	◯ Retail	◯ Maintenance/ Repair Shop
◯ Town Homes	◯ Office	◯ Flex Space
◯ Duplex	(X) Restaurant/ Food Establishment PAD SITE	◯ Storage/ Warehouse
◯ Apartments	◯ Hospitality/ Hotel Space	◯ Distribution Center
◯ Condominiums	◯ Medical Use	◯ Manufacturing
◯ Medical Care Residential	◯ Sports or Entertainment	◯ **Other**: _____

Project Description & Statistics:

Short Description of Project: Applicant is proposing to subdivide out 1.03 acres for a commercial pad site for a Taco Bell restaurant, with the newly lot be designated as Lot 10.04. The remainder of Block 18301, Lot 10 will be 19.22 acres.

Increase in Impervious Coverage?: YES / NO Total Increase or Decrease: Proposed Lot 10 = 60% Proposed Lot 10.04 = 58.5%

Total Amount of Land Disturbed: _____

Total Gross SF of all Buildings/ Development: 2,717 s.f. Taco Bell

Total New Residential Units: n/a

Total New Jobs Created: _____

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? One

Size of Existing Lot(s): 20.3 acres

Portion to be Subdivided: 1.03 acres

Municipal Use:

Title of Municipal Official: Director of Community Development

Authorized Municipal Signature: [signature] Date: 10/5/16

Transmittal Date (if applicable): 10/5/16 #161066CMPFS

Phone Number: (856) 374-3511

Signatures Required:

Name of Applicant: Cross Keys MZL, LLC

Signature of Applicant: _____ Date: _____

Agent Completing Application: Frank V. Tedesco, Esquire

Signature of Agent: _____ Date: _____

For County Use:	*Stamp Date Received Below*
Classification of Application: _____	
Fees Included with Application: YES / NO	
County Plan Number: _____	

CAMDEN COUNTY PLANNING BOARD APPLICATION
FEE SCHEDULE

camden county

Making It Better, Together.

Applicant's Name: Cross Keys MZL, LLC

Project Name: Pad Site for Taco Bell Municipality: Gloucester Township

Project Address: Gloucester Town Center 509-543 Berlin Cross Keys Road Plate: ____ Block: 18301 Lot: 10

Type of Plan

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

Subdivision Fees

(X) Minor Review Fee ($200.00) ..... $ 200

( ) Major Review Fee ($500.00) ..... $ ____

Site Plan Fees

(X) Design Review Fee ($500.00) ..... $ 500

(X) Total Parking Spaces ($8.00/Space) 34 spaces ..... $ 272

( ) Dwelling Units ($16.00/Unit) ..... $ ____

( ) Dedication, Easement, Deed, Etc. Review Fee ($150.00) ..... $ ____

(X) Inspection Fee ($200.00) ..... $ 200

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) ..... $ ____

Total $ 1,172.00

Dilworth Paxson LLP

X ____ 10/3/16

Signature of Agent or Applicant *Date*

Frank V. Tedesco, Attorney for Applicant

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*

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

camden county

Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Cross Keys MZL, LLC

Is the Company a Corporation? YES / NO

If yes, what State is the Corporation incorporated in? _____

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

Please list any/all individuals who are owners (*full/ part*) / (*individual/multiple*) of the Company/Organization.
If applicant is a Non-Profit Organization, please list all Board Members.

Name	Address	Title
SEE ATTACHED		

I certify that the above information is true and correct to the best of my knowledge:

DILWORTH PAXSON LLP

X_____ _____

Signature of Owner & Title ***Date***

Frank V. Tedesco, Attorney for Applicant

X_____ _____

Signature of Owner & Title ***Date***

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

RECEIVED
OCT 4 2016
BY:

For Office Use Only

Submission Date[1]: _____ Application №.: 161065CM

☑ Planning Board ☐ Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)

Fees 360.00 Project # 10864

Escr. 1,800 Escr.# 10864

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: John Keller Jr.
Address: 39 Cardinal Dr
City: Clementon
State, Zip: N.J. 08021
Phone: (856) 784-1720 Fax: (___) ___-___
Email: _____

2. Owner(s) (List all Owners)

Name(s): John Keller Jr.
Address: 39 Cardinal Dr
City: Clementon
State, Zip: N.J. 08021
Phone: (856) 784-1720 Fax: (___) ___-___

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

- ☐ Informal Review [2]
- ☒ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☒ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	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: N/A
Address: _____
City: _____
Firm: _____
State, Zip: _____
Phone: (___) ___-___ Fax: (___) ___-___
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Joseph J. Feldman	Name: Addison G. Bradley
Address: 20 Point Breeze Ave	Address: 1585 Hider Lane
Profession: Land Surveyor	Profession: Planner
City: Clementon	City: Gloucester Twp.
State, Zip: N. J. 08021	State, Zip: N.J. 08021
Phone: (856) 783-0379 Fax: ( ) -	Phone: (856) 228-4848 Fax: (856) 228-8507
Email:	Email:

7. Location of Property:

Street Address: 1475 Kearsley Rd Block(s): 17801

Tract Area: 2.81 Lot(s): 3

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): Residential

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 2

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☒ No ☐ Yes

10. Utilities: (Check those that apply.)

☐ Public Water ☐ Public Sewer ☒ Private Well ☒ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. N/A

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. N/A

13. Zoning

All Applications	Proposed
Front setback 1	>50
Front setback 2	—
Rear setback	>75
Side setback 1	>25
Side setback 2	>25
Lot frontage	165 Access Easement
Lot depth	264
Lot area	1 ac
Building height	<35

Fence Application	Proposed
Setback from E.O.P.*1	N/A
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement.

Pool Requirements	
Setback from R.O.W.1	N/A
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	
Garage Area	N/A
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	N/A
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: _____

Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

☒ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

16. Signature of Applicant

Signature of Applicant — Date: 9/12/16

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).**

9-12-2016
Date

Signature

John A Keller
Print Name

Sworn and Subscribed to before me this

12th day of September,

2016 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

John A Keller Jr
Print Name

9-12-2016
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.

John A Keller Jr
Name of property owner or applicant

Sworn and subscribed to
On this 12th day of September,
20 16 before the following authority.

Alexander Silvestro III
Notary public

ALEXANDER SILVESTRO III
Notary Public
State of New Jersey
My Commission Expires May 15, 2020
I.D.# 50015975

16,0652M

Joseph J. Feldman
Professional Land Surveyor
20 Point Breeze Avenue
Clementon, New Jersey 08021
Tele. 856-783-0379 Fax 856-784-0789

OCT 4 2016

Description of Land

August 17, 2016

All that tract or parcel of land situate in the Township of Gloucester, County of Camden and the State of New Jersey, and described as follows:

Beginning at the point on the Northwesterly corner of Lot 2 and Lot 3, Blk. 17801. Said point also being along the line of Lot 9.02 and being the Northwesterly line of a 16.5' Access Easement; thence

1. North 45 degrees 05' 00" East, 165.00 feet along said easement and also along Lots 9.02, 9.03 and 9.04 to a corner of Lot 4.01, Blk 17801, ; thence
2. Thereby, South 44 degrees 55 minutes 00 seconds East, 264.00 feet to newly created property line; thence
3. Thereby, South 45 degrees 05 minutes 00 seconds West, 165.00 feet to the said Lot 2; thence
4. Thereby, North 44 degrees 55 minutes 00 seconds West, 264.00 feet to the point and place of beginning.

Being a newly created Lot 3, Block 17801.

Joseph J. Feldman N.J.P.L.S #27522

Joseph J. Feldman
Professional Land Surveyor
20 Point Breeze Avenue
Clementon, New Jersey 08021
Tele. 856-783-0379 Fax 856-784-0789

Description of Land

August 17, 2016

All that tract or parcel of land situate in the Township of Gloucester, County of Camden and the State of New Jersey, and described as follows:

Beginning at the point on the Southeasterly corner of Lot 3 and Lot 4, Blk. 17801. Said point also being along the line of Lot 1 and being the Southeasterly line of a 16.5' Access Easement. Said point being South 45 degrees 05' 00" West, 25.28 feet from the Westerly line of Kearsley Rd.; thence

1. South 45 degrees 05' 00" West, 165.00 feet along said easement and also along Lots 1, Blk 17801, to Lot 2.01; thence
2. Thereby, and also along Lot 2, North 44 degrees 55 minutes 00 seconds West, 478.10 feet to newly created property line; thence
3. Thereby, North 45 degrees 05 minutes 00 seconds East, 165.00 feet to the said Lot 4; thence
4. Thereby, South 44 degrees 55 minutes 00 seconds East, 478.10 feet to the point and place of beginning.

Being a newly created Lot 3.01, Block 17801.

Joseph J. Feldman N.J.P.L.S #27522

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

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

RE: ***APPLICATION #161065CM*** ***Escrow #10865***
John Keller Jr.
BLOCK 17801, LOT 3

DATE: November 7, 2016

The Applicant requests minor subdivision approval to create one (1) new lot in the R-1 Residential district. The property is located on the northwest side of Kearsley Road south of Jarvis Road.

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

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

- Applicant/Owner: John Keller Jr., 39 Cardinal Drive, Clementon, NJ 08021 (telephone #856-784-1720.
- Surveyor: Joseph J. Feldman, PLS, Feldman & Associates, 20 Point Breeze avenue, Clementon, NJ 08021 (telephone #856-783-0379).
- Planner: Addison G. Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone#856-228-4848).

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 10/04/16.
2. Minor subdivision plan, as prepared by Feldman & Associates, comprising One (1) sheet dated 8/17/16.

II. ZONING INFORMATION

R-1 Zone Requirements (§403.F):

Standard	Required	Proposed (Lot 3)	Proposed Lot 3.01	Complies
Lot size (min.)	1 acre	1.00 acre	1.81 acre	yes /yes
Lot frontage (min.)	**125 ft.**	**0 ft.**	**76 ft.**	**no***
Lot frontage (min.)	**125 ft.**		**0 ft.**	**no***
Lot depth (min.)	200 ft.	264 ft.	478.10 ft.	yes /yes
Building coverage	15%	2.7%	≤ 20%	yes /yes
Lot coverage	30%	2.7%	≤ 40%	yes /yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)[1]	50 ft.	61 ft.	≥ 50 ft.	yes / yes
Side yard (min.)	25 ft.	60 ft. / 70.4 ft.	≥ 25ft.	yes / yes
Rear yard (min.)	75 ft.	± 139 ft.	≥ 75 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a / n/a

[1] = Measured from 16.5' Easement.

[2] = Scaled data.

* = Variance required

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

III. APPLICATION SUBMISSION CHECKLIST

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

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

We do not recommend waiving underlined requirements

1. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
    a. In lieu of providing the proposed grading the plan must be revised providing a general not indicating a grading plan shall be provided in accordance with the requirements of §814, Grading Approval.
        i. Note: the above is recently amended by Ordinance O-10-14 adopted April 12, 2010.
2. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
    a. The Applicant shall provide testimony to address the requirements for septic systems.
3. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].

4. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
    a. The Applicant shall provide testimony to address the requirements for private septic systems and wells.
5. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].

V. VARIANCE REVIEW COMMENTS

The application as submitted requires the following variances.

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

1. Lot frontage (Lot 3): (0 ft. provided v. 125 ft. minimum required).
2. Lot frontage (Lot 3.01): (0 ft. provided v. 125 ft. minimum required).

NJSA 40:55D-36, Appeals

6. Building Lot to Abut Street: (Not provided v. required).
    a. Where a building lot does not abut a street giving access the Board may direct issuance of a permit subject to conditions that provide adequate access for firefighting equipment, ambulances, and other emergency vehicles.
        i. The Applicant shall provide testimony to address existing and/or proposed conditions that provide adequate access for firefighting equipment, ambulances, and other emergency vehicles.

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

The Applicant must address and the Planning Board consider the following in satisfying the positive criteria for the requested district setback variances:

3. 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)).
4. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

VI. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised to indicate all utilities would be installed underground as per §518.D, Underground Wiring.

VII. GENERAL REVIEW COMMENTS

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

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

IX. RECOMMENDATIONS

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

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

cc: John Keller Jr.
Joseph J. Feldman, PLS
Addison G. Bradley, PP
Richard Wells, Esq.
Steven M. Bach, PE

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

November 9, 2016

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

Attn: Ken Lechner, Community Development Director

Re: Minor Subdivision
John Keller, Jr.
1475 Kearsley Road
Block 17801, Lots 3
Review No. 1
Bach Project No. GTPB-2016-13
GTPB Application No. 161065CM

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated October 4, 2016.
- Township of Gloucester Land Development Submission Checklist, dated October 4, 2016
- Legal Description for New Lot 3, prepared by Joseph J. Feldman, PLS, dated August 17, 2016.
- Legal Description for New Lot 3.01, prepared by Joseph J. Feldman, PLS, dated August 17, 2016.
- Drawing entitled "Plan of Minor Subidivision, Block 17801, Lot 3, Plate 178, 1475 Kearsley Road, For John Keller, Gloucester Township, Camden Co., New Jersey", prepared by Joseph J. Feldman, PLS, dated 8-17-16, no revision.

SITE INFORMATION:

Owner/Applicant: John Keller, Jr.
39 Cardinal Drive
Clementon, NJ 08021
856-784-1720

PROJECT SUMMARY:

This application is for the subdivision of an existing residential lot into two (2) new residential lots. Existing Lot 3 is a 2.81 acre parcel of land containing an existing frame dwelling that is under construction. The project site is located between two (2) 16.5' wide access easements as shown on the Gloucester Township tax maps (access easement to the east is also known as Hinchliffe Lane).The project side is located in the Township's R-1 Residential Zoning District. It shall be noted that no construction is proposed at this time for proposed Lot 3.01. The applicant is seeking a Minor Subdivision approval with bulk variances.

COMPLETENESS:

The applicant has not requested any waivers for this application.

The following items from the Land Development Ordinance Submission Checklist have not been provided:

1. Checklist Item #22 – A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. *Waiver recommended for completeness only.*

2. Checklist Item #32 – A key map with north arrow showing the development. *A north arrow shall be shown on the key map - waiver recommended for completeness only.*

3. Checklist Item #74 – Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. *Waiver recommended for completeness only.*

The above items must be provided or waivers granted prior to the application being deemed "Complete".

VARIANCES/WAIVERS:

The applicant is requesting variances for the following:

1. Lot Frontage – A variance is requested for a lot frontage of 0' where 125' is required. It shall be noted that the lots do not have frontage on a public street and access to both lots will be via access easements along the northeasterly and southeasterly sides of the lots that will allow access to Jarvis Road and Kearsley Road.

REVIEW COMMENTS:

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

1. The applicant shall provide a Plan of Survey updated within six (6) months.

2. The plan must be revised to provide the classification as identified on the F.I.R.M., community panel number, and effective date.

3. The applicant's Land Surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to our office for review.

4. The plan shall indicate a Point of Beginning for each legal description submitted.

5. Coordinates shall be provided for three (3) corners around the outbound of the proposed lots.

6. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the minor subdivision map even though the subdivision will be filed by deed. Specifically, the Municipal Clerk's certification shall be added to the plan.

7. The plan shall indicate lot coverage in acres or square foot and as a percentage of lot area in the Zoning Schedule.

8. Site features within 200' of the site shall be shown on the plan per the Gloucester Township Land Development Checklist item No.74.

9. A certification that the new lot numbers have been assigned by the tax assessor must be provided.

10. The applicant shall provide on the plan, a certification from a licensed professional that wetlands, transition areas and any associated buffers do not affect any portion of the subdivided lots. If the applicant cannot provide the certification than a wetlands delineation shall be performed by a certified professional and the wetlands line and associated buffer shall be depicted on the subdivision plan.

11. The date of the plan shall be consistent with the date of the Surveyor's Certification shown on the plan.

12. A grading/plot plan shall be provided for review and approval if and when any structures are proposed for Lot 3.01.

13. The Applicant shall obtain all required approvals from all other Local, State and Federal agencies having jurisdiction over this project.

Any approvals by the Board should be conditioned upon the applicant addressing the above outstanding items.

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Anthony F. DiRosa, PE, PLS
Associate

Cc: Gloucester Township Planning Board Members
Richard Wells, Esq., PB Solicitor
John Keller, Jr., Applicant
Joseph J. Feldman, PLS, Applicant's Professional

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RECEIVED
OCT - 6 2016

TOWNSHIP OF GLOUCESTER
PLANNINGING BOARD TRANSMITTAL

DATE: October 5, 2016

APPLICATION NO. 161065CM

LOCATION: 1475 Kearsley Road
Sicklerville, NJ 08081
JOHN KELLER, JR.

BLOCK: 17801 **Lot:** 3 **Escrow:**10864

ZONE: R1

TRANSMITTAL TO:

- O Camden County Planning
- O Bach Associates
- O Richard Wells, Esq.
- O Planner
- ✓ Taxes & Tax Assessor
- O Aqua Water Co.
- O New Jersey America
- O Fire District 1 2 3 4 5 6
- O MUA
- O Construction
- O Traffic/Police
- O GTEMS

STATUS OF APPLICATION – Applicant intends to divide the 2.81 acre property into a 1.0 acre lot and a 1.81 acre lot. The proposed 1.0 acre lot contains the dwelling under 2.0 construction.

PURPOSE OF TRANSMITTAL: Review by **October 24, 2016**

☒ For Your Review Minor Subdivision with Bulk Variances

ENCLOSED:

- ☐ 1 Copy – Minor Subdivision, Checklist, Application, Description of Land
- ☐ 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 – Floor Plan & Code Analysis
- ☐ 1 Copy – Plan of Survey & Topography

LOT 3.01 IS NEW LOT
LOT # WRONG ON PLAN — LOT 3 STAYS, WITH Current home.
Neither prop will have frontage on actual Road".
Both on "accessways" with undefined ownership/maint.
issues. Addressing IS an issue —
PLEASE ADVISE WHERE MALLBOXES WILL BE LOCATED.

10/5/16

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

Board Members
Dora M. Guevara
Joseph Pillo
Glen Bianchini
Dorothy Bradley
Ken Garbowski

THE 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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

October 6, 2016

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

Re: Application #161065CM
John Keller, Jr.
1475 Kearsley Road, Sicklerville, NJ 08081
Block 17801, Lot 3

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #161065CM 1475 Kearsley Road, Sicklerville, NJ 08081 Block 17801 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:

Reviewed By: ☐ Lt. Jason Gittens ☒ Cpl. Frank Pace

Signature: #165 Date Submitted: 10/12/2016

Bin#66

TOWNSHIP OF GLOUCESTER
PLANNINGING BOARD TRANSMITTAL

DATE: October 5, 2016

APPLICATION NO. 161065CM

LOCATION: 1475 Kearsley Road
Sicklerville, NJ 08081
JOHN KELLER, JR.

BLOCK: 17801 **Lot:** 3 **Escrow:**10864

ZONE: R1

TRANSMITTAL TO:

- O Camden County Planning
- O Bach Associates
- O Richard Wells, Esq.
- O Planner
- O Taxes & Tax Assessor
- O Aqua Water Co.
- O New Jersey America
- O Fire District 1 2 3 4 5 6
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OK 10-17-16 JIG Bldg