Township of Gloucester
Zoning Board of Adjustment
Wednesday, September 28, 2016
7:30 P.M.

Agenda

Salute to the Flag

General Rules
Meeting will start at 7:30 P.M.
No 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 ADOPTION

Zoning Board Minutes – Wednesday, September 14, 2016

RESOLUTIONS FOR MEMORIALIZATION

<table>
<thead>
<tr>
<th>#162041C</th>
<th>Vin Gandhi</th>
<th>Bulk C Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Block: 18310 Lot: 67</td>
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</tbody>
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<table>
<thead>
<tr>
<th>#162046C</th>
<th>Ronald M. Babli</th>
<th>Bulk C Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Block: 7811 Lot: 7</td>
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</tbody>
</table>

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<thead>
<tr>
<th>#162048C</th>
<th>Gerard DiBona/Alexandra Davis</th>
<th>Bulk C Variance</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Block: 16121 Lot: 3</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>#162049C</th>
<th>Mark Sannuti</th>
<th>Bulk C Variance</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Block: 19804 Lot: 9</td>
</tr>
</tbody>
</table>

APPLICATIONS FOR REVIEW

<table>
<thead>
<tr>
<th>#162051C</th>
<th>Matt Brandley</th>
<th>Bulk C Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Zoned: R3</td>
<td>Block: 9203 Lot: 14</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Location: 237 Hinton Way, Somerdale</td>
</tr>
</tbody>
</table>

6’ vinyl fence w/38’ F1 & 19” F2 setbacks
Reza P. Razaui  
Zoned: R3

2nd shed w/5' rear setback

---

Bernie Wilson  
Zoned: CR

Auto Repair & Towing

---

Brahin Properties, Inc.  
Zoned: R1

50 single family homes with accessory functions & 3 lots for open space & drainage

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

Roll Call:

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

Chairman McMullin had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday August 10, 2016.

A motion for the above mentioned minutes was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia Yes
Mr. Bucceroni Yes
Mr. Scarduzio Yes
Mr. Acevedo Yes

Minutes Approved

RESOLUTIONS FOR MEMORIALIZATION

#162040C
Clifford Gano
Bulk C Variance
Block: 12806 Lot: 9

#162042C
Frederick Kilichowski
Bulk V Variance
Block: 1702 Lot: 6

#162045C
Jennifer Barbagioanni
Bulk C Variance
Block: 7807 Lot: 8

A motion to approve the above mentioned resolutions was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.
Roll Call:

Vice Chairman Simiriglio  Yes
Mr. Bucceroni  Yes
Mr. Scardujo  Yes
Mr. Acevedo  Yes

Resolutions Approved.

#162041C
Vin Gandhi
Zoned: R3
Bulk C Variance
Block: 18310 Lot: 67
Location: 65 Mullen dr., Sicklerville
15' x 20' concrete patio w/1.5' setback

Mr. Costa swears in Mr. Gandhi.
Mr. Gandhi states the wall has been removed since the last meeting and the neighbor is happy with the result.
Vice Chairman Simiriglia states the variance is for the side setback only.

Open to Public: No Comments:
Open to Professionals: No Comments:

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

Roll Call:

Vice Chairman Simiriglia  Yes
Mr. Bucceroni  Yes
Mr. Scardujo  Yes
Mr. Rosati  Yes
Mr. Acevedo  Yes
Chairman McMullin  Yes

Application Approved.

#162046C
Ronald M. Babi
Zoned: R3
Bulk C Variance
Block: 7811 Lot: 7
Location: 324 Keystone Ave., Blackwood
Metal Carport 20' x 30' x 12' w/5' rear & side setbacks

Mr. Costa swears in Mr. Babi.
Mr. Babi and Mr. Costa discuss the 26.5% impervious lot coverage where only 20% is allowed.
Mr. Babi is trying to conform to other houses with 50' lots. He states it would be a lot easier if his lot was 75' wide, but other homes in his area have the same 50' lot width.
Mr. Bucceroni tells Mr. Babi to make sure the water is redirected away from any neighbors.
Vice Chairman Simiriglia asks if a fire wall is necessary.
Mr. Lechner states there is no comment from the sub code official.

Open to Public: No Comments:
A motion to approve the above mentioned application was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosati</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application Approved.

#162049C
Mark Sannuti
Zoned: R3
Bulk C Variance
Block: 19804 Lot: 9
Location: 16 Vail Rd. Sicklerville
6' tan vinyl fence w/EOP2 s/b 3'

Mr. Costa swears in Sannuti.
Mr. Sannuti states he can't put the fence 3' from the property line because he has an irregular shaped lot (corner lot). He has no fence now and his fence will not match up to his neighbors' fences.

Mr. Mellett discusses where the rear fence with Mr. Sannuti. The rear fence has no site implications as it will match up with neighbors.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Bucceroni</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Scarduzio</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Rosati</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application Approved.
A motion to Adjourn was made by Mr. Acevedo and seconded by Mr. Rosati.

Respectfully Submitted, Jean Gomez, Recording Secretary.
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162041C
Vin Gandhi
Block 18310, Lot 67

WHEREAS, Vin Ghandi is the owner of the land and premises located at 65 Mullen Drive in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 15’ x 20’ concrete patio 1.5’ setback from the side property line instead of the required 3’ for the property located upon Block 18310, Lot 67, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being prose; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 14, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Vin Gandhi is the owner of the land and premises located at 65 Mullen Drive in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18310, Lot 67, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.
4. After being sworn, the applicant testified the patio has been there for 3 years and he did not know a permit was required. He also stated the patio is for family enjoyment, that the water drains toward the lake and he has removed the retaining wall.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 15’ x 20’ patio with a 1.5’ setback side yard, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of September, 2016, the applicant Vin Gandhi is hereby granted the aforesaid variance for the property located upon Block 18310, Lot 67 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia    Yes
Mike Acevedo        Yes
Kevin Bucceroni     Yes
Carman Scarduzio    Yes
Andy Rosati         Yes
Jay McMullin        Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____________________________________
Jay McMullin                  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28TH day of September, 2016.

_____________________________________
Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162046C
Ronald Babli
Block 7811, Lot 7

WHEREAS, Ronald Babli is the owner of the land and premises located at 324 Keystone Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a Metal Carport with lot coverage of 26.5% allowed 20% and 5’ from the rear and side property line instead of the required 10’ for the property located upon Block 7811, Lot 7, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 14, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Ronald Babli is the owner of the land and premises located at 324 Keystone Avenue in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 7811, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he is conforming to other 50’ lots in the area. The carport is for the storage of his 2 classic cars.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 20’ x 30’ garage with a 5’ side and rear yard, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of September, 2016, the applicant Ronald Babli is hereby granted the aforesaid variance for the property located upon Block 7811, Lot 7 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia    Yes
Mike Acevedo        Yes
Kevin Bucceroni     Yes
Carman Scarduzzio  Yes
Andy Rosati         Yes
Jay McMullin        Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

__________________________
Jay McMullin            Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28th day of September, 2016.

__________________________
Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162048C
Gerard DiBona & Alexandra Davis
Block 16121, Lot 3

WHEREAS, Gerard DiBona and Alexandra Davis are owners of the land and premises located at 23 Fairmount Avenue, in the Sicklerville section of the Township of Gloucester, New Jersey, having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6’ high vinyl fence 16’ from the cartway along Line Street instead of the required 40’ for the property located upon Block 16121, Lot 3 as shown on the Official Map of the Township of Gloucester, said application being prose; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 24, 2016, as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Gerard DiBona and Alexandra Davis are the owners of the land and premises located at 23 Fairmount Avenue, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16121, Lot 3, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.
4. After being sworn, the applicant testified they live near the baseball field and have trash and poison ivy coming onto their property. The fence would be pleasing to the area and the variance would allow them to save the oak tree.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 6’ fence 16’ from the cartway, the Board voted six (6) in favor, none (0) against; and

**WHEREAS,** the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits of the environmental cleanup exceed any detriment; and

**WHEREAS,** the statutory purposes will be advanced by the granting of the relief requested;

**NOW THEREFORE BE IT RESOLVED,** by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of August that the applicants, Gerard DiBona and Alexandra Davis are hereby granted the aforesaid variance for the property located upon Block 16121 Lot 3, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon the applicant obtaining Site Plan Approval.
ROLL CALL:
LIST NAMES

Arlene Chiumento     Yes
Kevin Bucceroni     Yes
Carmen Scarduzzio   Yes
Andrew Rosati       Yes
Michael Acevedo     Yes
Jay McMullin        Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin               Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28th Day of September, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162049C
Mark Sannuti
Block 19804, Lot 9

WHEREAS, Mark Sannuti is the owner of the land and premises located at 16 Vail Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6’ high vinyl fence 0’ from the front property line along Brenkenridge line instead of the required 40’ for the property located upon Block 19804, Lot97, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 14, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Mark Sannuti is the owner of the land and premises located at 16 Vail Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 19804, Lot 9, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is on an irregular shaped corner lot and is aligning the fence with his neighbor. The Engineer stated he saw no sight problem.
5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6’ high vinyl fence with a 0’ front yard setback, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of September, 2016, the applicant Mark Sannuti is hereby granted the aforesaid variance for the property located upon Block 19804, Lot 9 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia    Yes
Mike Acevedo        Yes
Kevin Bucceroni     Yes
Carman Scarduzzio   Yes
Andy Rosati         Yes
Jay McMullin         Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin         Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 28TH day of September, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: APPLICATION #162051C
    Matt Brandley
    237 Hinton Way
    BLOCK 9203, LOT 14
DATE: September 7, 2016

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 - Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>±11,875 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hinton Way</td>
<td>75 ft.</td>
<td>92.15 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Upton Way</td>
<td>75 ft.</td>
<td>102.87 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>114.74 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hinton Way</td>
<td>30 ft.</td>
<td>30.97 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Upton Way</td>
<td>30 ft.</td>
<td>25.03 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>21.20 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>33.45 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>&gt; 25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

1 = Scaled data.
2 = 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.
II. VARIANCE COMMENTS

The application requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence nineteen (19) feet from the front property line along Upton way (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:
From Section 425.C(3) to construct a six (6) foot high vinyl fence nineteen (19) feet from the front property line along Upton way (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Matt Brandley
    Anthony Costa, Esq.
    James Mellett, PE.
To Whom It May Concern:

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

Name: Matthew A & Susan K. Brandley
Address: 237 Hunter Way
Block: 9203 Lot: 14

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

Date 8/5/14

Gloucester Township Tax Collector

AUG 15 2016
# TOWNSHIP OF GLOUCESTER
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning   (856) 374-3512 Zoning   (856) 232-6229

## For Office Use Only
Submission Date: 4/6/2016
Application No.: 10720
□ Planning Board  ✓ Zoning Board of Adjustment

Taxes Paid Yes/No (Initial): Y
Fees: $100.00  Project #: 10720

Upon receipt of all fees, documents, plans, etc.
Escrow: 150.00  Escrow #: 10720

## LAND DEVELOPMENT APPLICATION

### 1. Applicant
Name: MATT BRANDLEY
Address: 237 HINTON WAY
City: SOMERDALE
State, Zip: NJ, 08083
Phone: (856) 781-7843  Fax: (____) -
Email: mattyb121@yahoo.com

### 2. Owner(s) (List all Owners)
Name(s): MATT BRANDLEY
Address: 237 HINTON WAY
City: SOMERDALE
State, Zip: NJ, 08083
Phone: (856) 781-7843  Fax: (____) -

### 3. Type of Application. Check as many as apply:
- [ ] Informal Review
- [ ] Minor Subdivision
- [ ] Preliminary Major Subdivision
- [ ] Final Major Subdivision
- [ ] Minor Site Plan
- [ ] Preliminary Major Site Plan
- [ ] Final Major Site Plan
- [ ] Conditional Use Approval
- [ ] General Development Plan

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

### 4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>C-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BWD</td>
<td>NC</td>
<td>IN</td>
<td>M-RD</td>
<td>NVBP</td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
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<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
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<td></td>
<td></td>
<td></td>
<td>IR</td>
</tr>
</tbody>
</table>

### 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: ______________________________
Address: ______________________________
City: ______________________________
State, Zip: ______________________________
Phone: (____) -  Fax: (____) -
Email: ______________________________

Firm: ______________________________

AUG 11 2016
6. Name of Persons Preparing Plans and Reports:

Name: MATT BRANDLEY
Address: 237 HINTON WAY
Profession: CARPENTER
City: SCOTTSDALE
State, Zip: AZ, 85253
Phone: 480-230-3918, Fax: 
Email: mattyb121@yahoo.com

7. Location of Property:

Street Address: 237 HINTON WAY
Tract Area: 
Block(s): 30
Lot(s): 9396

8. Land Use:

Existing Land Use: RESIDENTIAL
Proposed Land Use (Describe Application): INSTALL A 6' VINYL FENCE TO ENCLOSE THE BACKYARD ON A CORNER PROPERTY WITH A 38' F1 SET JACK & A 19' F2

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 
Are there existing deed restrictions? ☐ No ☐ Yes
Are there proposed deed restrictions? ☐ No ☐ Yes

Proposed Form of Ownership:
☑ Fee Simple ☐ Cooperative
☐ Condominium ☐ Rental

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

<table>
<thead>
<tr>
<th>All Applications</th>
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<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.*1</td>
<td>38'</td>
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<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td>19'</td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Pool Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td>Distance = measured from edge of water, R.O.W. = Right-of-way. Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Application</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td></td>
</tr>
<tr>
<td>Garage height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stones</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shed Requirements</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area</td>
<td></td>
</tr>
<tr>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
</tbody>
</table>

### 14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Number of parking spaces required:</th>
<th>Number of parking spaces provided:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of loading spaces required:</td>
<td>Number of loading spaces provided:</td>
</tr>
</tbody>
</table>

### 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: 8-2-16

[Signature of Co-applicant]

- Date: 8-2-16
17. Consent of Owner(s):

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

Date

Sworn and Subscribed to before me this 2nd day of August, 2016 (Year).

Matt Brandley
Print Name

Signature

Susan X Brandley
Print Name


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 the 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?
   - ☐ No ☑ Yes

Signature of Applicant

Matt Brandley
Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of Oct 6, 2014, shows and discloses the premises in its entirety, described as Block 100 Lot 14, 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:

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

Matt Brandley
Name of property owner or applicant

Sworn and subscribed to
On this 2nd day of August, 2016 before the following authority.

Kathleen Murphy
Notary Public of New Jersey
My Commission Expires on May 6, 2018
Zoning Permit Denial
237 HINTON WAY
Block/Lot 9203/14

Applicant
BRANDLEY MATTHEW A & SUSAN K
237 HINTON WAY
SOMERDALE NJ 08083

Real Estate Owner
BRANDLEY MATTHEW A & SUSAN K
237 HINTON WAY
SOMERDALE NJ 08083

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 6' vinyl fence. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Any fencing along a corner property shall have a setback equal to the existing front yard setback of the
principal structure, or forty feet perpendicular from the edge of the curbside or pavement, whichever is greater.
Sect. 596.par. 3.

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229

Alise Ortiz
Zoning Officer
July 14, 2016
Applic No. 10634

Cut Here

Deliver to...

BRANDLEY MATTHEW A & SUSAN K
237 HINTON WAY
SOMERDALE NJ 08083
APPLICATION FOR ZONING PERMIT

Submission Date: 7-12-16  Tax Block/Lot: Lot 14, Block 100, Plan M

Work site address: 237 HINTON WAY, SOMERDALE, NJ 08083
Contact Person: MATT BRANDLEY  Phone: (856) 230-3918

Do you have an approval from the Planning Board or Zoning Board of Adjustment for this project? ☐ Yes ☑ No

If yes, provide the application number: __________________________
Resolution approval date: __________________________

Applicant
Name: MATT BRANDLEY
Address: 237 HINTON WAY
City: SOMERDALE
State, Zip: NJ 08083
Phone: (856) 230-3918  Fax: ( )
E-mail: mattyb121@yahoo.com

Owner
Name: MATT BRANDLEY
Address: 237 HINTON WAY
City: SOMERDALE
State, Zip: NJ 08083
Phone: (856) 230-3918  Fax: ( )
E-mail: mattyb121@yahoo.com

Check the type of project below:

☐ DWELLING  ☐ ADDITION  ☐ DECK
☐ GARAGE  ☐ SHED  ☐ POOL
☒ FENCE Privacy/Vinyl 6'  ☐ DRIVEWAY
☐ OTHER: Dog Carport

COMMERCIAL

☐ NEW CONSTRUCTION (describe project):

☐ TENANT FIT-UP (describe the proposed use):

☐ OTHER (describe project):

AGENT/OWNER'S NAME

SIGNATURE
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 11, 2016

APPLICANT: MATT BRANDLEY

APPLICATION No. #162051C

PROJECT No. 10720

BLOCK(S): 9203 Lot(S): 14

LOCATION: 237 HINTON WAY, SOMERDALE, NJ 08083

TRANSMITTAL TO:

□ Township Engineer
□ Camden County Planning Board
□ N.J. American Water Co.
□ Taxes
□ Zoning Board Planner
□ Traffic Officer
□ Aqua N.J. Water Co.
□ Construction
□ Tax Assessor
□ G.T.M.U.A.
□ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

☒ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review.
☐ For Your Files.

Please Forward Report by AUGUST 22, 2016

ENCLOSED:

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

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

Signature

No Issues.
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #162051C  
Matt Brandley  
237 Hinton Way, Somerdale, NJ 08083  
Block 9203, Lot 14

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,

Raymond J. Carr  
Executive Director

RJC: mh
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: APPLICATION #162054C
    Reza Razai
    6 Centennial Court
    BLOCK 17606 LOT 3
DATE: September 8, 2016

The Applicant requests approval for a 12’ x 20’ shed and a second shed within the R-3
Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>9,375 sf</td>
<td>13,596.7 sf(^1)</td>
<td>yes</td>
</tr>
<tr>
<td>Minimum lot frontage</td>
<td>75 ft.</td>
<td>75 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Minimum lot depth</td>
<td>125 ft.</td>
<td>181.69 ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Maximum building coverage</td>
<td>20%</td>
<td>±11.7%(^1)</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>±17.4%(^1)</td>
<td>yes</td>
</tr>
</tbody>
</table>

Principal Building Minimum Yard Depths and Height Limitations

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Side yard</td>
<td>10 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Rear yard</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Minimum Useable Yard Area</td>
<td>25%</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

\(^1\) = Scaled data.
**RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS**

<table>
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<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum shed area</td>
<td>168 sf</td>
<td>336 sf</td>
<td>no*</td>
</tr>
<tr>
<td>Number (max.)</td>
<td>1</td>
<td>2</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum shed height (max.)</td>
<td>12 ft.</td>
<td>11.5 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Distance between adjacent buildings</td>
<td>10 ft.</td>
<td>&gt; 10 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard</td>
<td>N.P.</td>
<td>no</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard</td>
<td>5 ft.</td>
<td>&gt; 5 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard</td>
<td>5 ft.</td>
<td>5 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

N.P. = Not Permitted.
* = Variance required.

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

**II. VARIANCE COMMENTS**

The application requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

**§422.L, Residential Tool Shed**

1. **Area:** (336 sf provided v. 168 sf maximum allowed).
2. **Number:** (2 provided v. 1 maximum allowed).

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

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

**NEGATIVE CRITERIA**

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

**III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

From Section 422.L, Residential Tool Shed to permit a shed three hundred thirty six (336) square feet (168 sf maximum allowed) and to permit two (2) sheds (1 maximum allowed).
IV. RECOMMENDATIONS

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

cc: Reza Razaui
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers
# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane  
P.O. Box 8 Blackwood, NJ 08012  
(856) 374-3511 Planning  (856) 374-3512 Zoning  (856) 232-6229

For Office Use Only

Submission Date: [ ]  
Application No.: [ ]

[ ] Planning Board  [ ] Zoning Board of Adjustment

1. Applicant

| Name: Reza P. Razavi |
| Address: 6 Centennial Court |
| City: East Greenwich |
| State, Zip: RI 02840 |
| Phone: (401) 941-7400  Fax: ( ) |
| Email: rrazavi@comcast.net |

2. Owner(s) (List all Owners)

| Name(s): Reza P. Razavi |
| Address: 6 Centennial Court |
| City: West Greenwich |
| State, Zip: RI 02840 |
| Phone: (401) 941-7400  Fax: ( ) |

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

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

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
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<td>NVSC Overlay</td>
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5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

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<tbody>
<tr>
<td>Address:</td>
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</tr>
<tr>
<td>City:</td>
<td>Phone: ( )  Fax: ( )</td>
</tr>
<tr>
<td>Email:</td>
<td></td>
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</table>

1 of 4
6. Name of Persons Preparing Plans and Reports:

| Name: M. A. Woodworking of NJ | Name: |
| Address: 701 N Blackhorse Pike | Address: |
| Profession: | Profession: |
| City: Willingboro | City: |
| State, Zip: NJ 08067 | State, Zip: |
| Phone: (609) 883-6916 Fax: ( ) | Phone: ( ) Fax: ( ) |
| Email: | Email: |

7. Location of Property:

| Street Address: 2 Centennial Court E | Block(s): 17606 |
| Tract Area: N J 08067 | Lot(s): 3 |

8. Land Use:

- Existing Land Use: Residential
- Proposed Land Use (Describe Application):
  - 2nd Study: S125 6 x 6 x 6
  - Sattuck 5'/ Wood & Vinyl Siding 12' x 28' x 11.5'
  - For Rear 14' x 30' Stone Pad

9. Property:

- Number of Existing Lots: 
- Number of Proposed Lots: 
- Proposed Form of Ownership: 
  - ☐ Fee Simple
  - ☐ Condominium
  - ☐ Cooperative
  - ☐ Rental
  - (If yes, attach copies)
- Are there existing deed restrictions? ☐ No ☐ Yes
- 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.
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<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td></td>
<td>Fence height</td>
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</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>&quot;E.O.P.&quot; = Edge Of Pavement</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
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<tr>
<td>Lot depth</td>
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<td>Building height</td>
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<th>Pool Requirements</th>
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<tr>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
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</tr>
<tr>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td>R.O.W. = Right-of-way</td>
<td></td>
</tr>
<tr>
<td>Setback = measured from edge of pool apron.</td>
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<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
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<table>
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<td>Shed height</td>
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<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
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</tbody>
</table>

### 14. Parking and Loading Requirements:

- Number of parking spaces required: **No**
- Number of parking spaces provided: 
- Number of loading spaces required: **No**
- 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

<table>
<thead>
<tr>
<th>Signature of Applicant</th>
<th>8-17-2016</th>
</tr>
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</table>

<table>
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<tr>
<th>Signature of Co-applicant</th>
<th>Date</th>
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3 of 4
17. Consent of Owner(s):

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

Date: 8-17-2016

Signature: Reza P. Razavi

Print Name: Reza P. Razavi


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 the 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?  ☐ No ☐ Yes

Signature of Applicant: Reza P. Razavi

Date: 8-17-16

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 17406 Lot 3 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, Reza Razavi 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: Reza Razavi

Sworn and subscribed to On this 20th day of Aug.

Notary public: [Stamp]
To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name: Deza Hazavi
Address: 10 Centennial Ct, Erial, NJ 08081
Block: 17 Lot: 3

Date: Aug 16th, 2016

Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County
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

August 25, 2016

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

Re: Application #162054C
Reza P. Razavi
6 Centennial Court, Erial, NJ 08081
Block 17606, 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

[Signature]
Raymond J. Carr
Executive Director

RJC:mh
Date: August 30, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Reza P. Razai

Site: 6 Centennial Ct

Block: 17606 Lot: 3

Application #: 162054C

1. Note: structures over 200 sqft require (2) sets of sealed plans & permanent foundation.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 22, 2016

APPLICANT: REZA P. RAZAUI

BLOCK(S): 17806 Lot(S): 3

LOCATION: 6 CENTENNIAL CT., ERIAL, NJ 08081

TRANSMITTAL TO:

☐ Township Engineer
☐ Zoning Board Planner
☐ Tax Assessor

☐ Camden County Planning Board
☐ Traffic Officer
☐ G.T.M.U.A.

☐ N.J. American Water Co.
☐ Aqua N.J. Water Co.
☐ Fire District 1 2 3 4 5 6

☐ Construction

STATUS OF APPLICATION:

☒ New Application - Bulk C ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ☐ For Your Files.

Please Forward Report by SEPTEMBER 5, 2016

ENCLOSED:

☒ 2 Copies - Minor Subdivision Plat, 2 County Apps, 1 Twp. App.
☒ 1 Copy - Minor Site Plan
☒ 1 Copy - Minor Subdivision Plat

☒ 3 Copies - Preliminary, Site Plan, 2 County Apps and 1 Twp. App.
☒ 3 Copies - Major Subdivision - Preliminary, Plat, 2 County Apps, 1 Twp. App.
☒ 1 Copy - Major Subdivision - Preliminary, Plat
☒ 1 Copy - Preliminary Site Plan
☒ 1 Copy - Major Subdivision - Final Plat
☒ 1 Copy - Final Site Plan

☒ 3 Copies - Major Subdivision - Final Plat, 1 Dev. Plan, 2 County Apps, 1 Twp. App.
☒ 1 Copy - Amended Site Plan
☒ 1 Copy - Major Subdivision - Amended Plat

☒ 1 Copy - Traffic Report
☒ 1 Copy - Development Plan
☒ 1 Copy - Drainage Calculations
☒ 1 Copy - E.I.S.

☐ Recycling Report

☐ Variance Plan ☒Bulk (C) Variance ☐ Use (D) Variance

OK - 8/30/16 JIC. Bisg. Note structure over 200 sqft. Requires 2 sets of Sealed Plans & Permanant Foundation. —Kev

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 22, 2016
APPLICANT: REZA P. RAZAUI
APPLICATION No. #162054C
PROJECT No. 10734

BLOCK(S): 17606 Lot(S): 3
LOCATION: 6 CENTENNIAL CT., ERIAL, NJ 08081

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
G.T.M.U.A.
Fire District 1 2 3 4 5

STATUS OF APPLICATION:
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☐ Revision to Prior Application

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☐ 1 Copy - E.I.S.
☐ Recycling Report

☒ Variance Plan
☒ Bulk (C) Variance
☐ Use (D) Variance

Michael S. Bugar
Reviewed without Comments.
Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 22, 2016
APPLICANT: REZA P. RAZAUI
PROJECT No. 10734
APPLICATION No. #162054C
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LOCATION: 6 CENTENNIAL CT., ERIAL, NJ 08081

TRANSMITTAL TO:
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☒ 1 Copy - E.I.S.
☑ Recycling Report

☐ Variance Plan  ☒ Bulk (C) Variance  ☐ Use (D) Variance

No Issues

Signature: ____________________________
8/29/16
09/08/2016

Ken Lechner/ Zoning Board Of Adjustments,
I would like to respectfully request an extension on the time line for paving the parking lot on my property located at 1414 N Black Horse Pike Blackwood. I would like to have it done on or before April 30th 2017. Unfortunately this project has exceeded my initial cost analysis and I do not have the funding for the paving at this time. Thank you in advance for your understanding with this matter.

Yours Truly,
Bernie Wilson
September 1, 2016
File No. 15073

Mr. Kenneth D. Lechner, PP, AICP Director/Planner
Gloucester Township Department of Community Development & Planning
Chews Landing Clementon Road at Hider Lane
P.O. Box 8
Blackwood, NJ 08012

Re: Application #162001 BDCPM SFMS
Brahin Properties, Inc.
Jarvis Road Major Subdivision
Block 16504, Lots 10, 11 and 12
Jarvis Road

Dear Mr. Lechner:

We are in receipt of your July 25, 2016 inter-office correspondence and we offer the following in response. Please note that our responses follow the numbering format of your correspondence.

I. Information Submitted

1-10. No response required.

II. Zoning District Comments

Testimony was provided. Variances were requested and granted by the Board.

III. Application Submission Checklist

1. A submission waiver was respectfully requested and granted to allow the use of the submittal Phase One environmental site assessment in lieu of the required Environmental Impacts Statement.

2a. We will amend general note #5 on cover sheet.

3. We have added the adjoining property owners list on the cover sheet.

4. We will comply once the lot and block numbering has been established by the Tax Assessor.
5. We will amend the plans to provide two (2) permanent bench marks based on USGS datum.

6. A submission waiver was respectfully requested and granted for the absence of denoting the locations of all existing and proposed watercourses (i.e. lakes, streams, ponds, swamps or marsh area or underdrain).

7. A submission waiver was respectfully requested and granted for the absence of denoting acceleration/deceleration lanes. We are in receipt of the County’s review letter and are responding under separate cover.

8. A waiver was respectfully requested and granted for the absence of providing cross sections.

9. A waiver was respectfully requested and granted for the absence of providing centerline profiles for all existing adjoining streets.

IV. Waiver Comments

1. A submission waiver was respectfully requested and granted to permit the submission of the boundary with a date of July 1, 2015 in lieu of providing a boundary survey certified on a date within six (6) months of the date of submission.

2. An aerial view was presented describing all existing structures and their uses within 200’ of the tract. The adjoining structures, as taken from aerial photography, are now shown on the plans.

3. A submission waiver was respectfully requested and granted for the absence of denoting all existing lakes or ponds on or within 500 feet of the development. There are none proposed for the proposed development.

V. Variance Comments

1-9. Testimony was provided in regards to the proposed variances and the Board granted approval of the listed variances.

VI. Preliminary/Final Subdivision Review Comments

1. Details for the proposed free-standing signage will be provided.

2. We have amended the plan (sheet 2 of 13) to indicate the responsible authority for the various features will be the Homeowners Association.

3. This office takes no exception to the comment, particular given that this was the purpose for adding Lot 10.
4. Understood and we will comply.

5a-f. We have revised the plans to comply with the presented comments.

6. We have amended Sheet 9, note 16 to define a 2 yr. guarantee requirement.

7. We have amended the location of the lights to comply with the review comment.

8. We have amended the plans to comply with the light location requirements.

9. We will amend the plans to comply with the present light type (or approval equal), if required.

10. The plan(s) will be presented to the Tax Assessor (or other Township individual) to establish approval of the street name.

11. The plans has been revised to provide vinyl rail fencing with black wire mesh as requested.

12. We will coordinate with your office and provide as required.

VII. General Review Comments

1. A Final Plan of Lots will be prepared and submitted for review.

2. The applicant will provide a copy of the by-laws of the Homeowner’s Association.

3. We have amended the phasing line to include Lot 1 into Phase I.

4. Lot 10 is provided on the plans and has been added to provide access to the adjoining lot.

5. With shifting Lot 18 into Phase II per Churchill’s recommendation, the eyebrow will act as a temporary cul-de-sac.

6. This office has been working with Churchill’s office to adjust and locate the rear drainage swales into drainage easements.

7. The applicant will respond.

8. The applicant provided information at the July 27, 2016 meeting.
VIII. Traffic Impact Statement Comments

1-5. The applicant’s traffic consultant, Shropshire Associates, provided testimony in response to the presented comments.

IX. RA/Phase/ESA Comments

1-8. The applicant’s provided testimony in response to the presented comments.

X. Resolution Comments

1. No response required.

2. No response required.

3. We have amended the plans to utilize street lights as presently used by the Township or its functional equivalent.

4. No response required.

5. The applicant will be responsible to provide the noted contribution at the time of or prior to the request for signatures of the Final Plan of Lots.

6. Testimony was provided in regards to the layout of the project.

XI. Land Development Ordinance Comments

1. The applicant or ultimate developer will need to respond/provide as a condition of approval.

2. Understood.

3. The applicant or ultimate developer will need to provide as a condition of approval.

4. The applicant or ultimate developer will need to complete as a condition of approval.

5-6. Understood.

7. The applicant or ultimate developer will need to complete as a condition of approval.

XII. Recommendations

1. Understood.
We hope these responses, the plan revisions and the previously provided testimony satisfactorily address your review comments such that a recommendation for final approval can be presented by your office.

Should any questions or comments arise, please do not hesitate to contact this office.

Very truly yours,

PETERMAN • MANGY ASSOCIATES, LLC

Brian S. Peterman, P.E., C.M.E.

Cc: Brahin Properties, Inc.
    Robert Mintz, Esq.
    James Mellett, PE, Churchill
    Tiffany Cuvierlo
    Michael Weisberg

BSP/plm
\\15001-15999\15051-15100\15073 Jarvis Rd\15073 9-1-16 Rsp to GDCCD doc
September 6, 2016  
File No. 15073

Mr. James J. Mellett, PE  
Churchill Consultant Engineers  
344 North Route 73, Suite A  
Berlin, NJ 08009

Re: Jarvis Road Major Subdivision  
Bulk "C" Variance/Preliminary and Final Major Subdivision  
Block 16504, Lots 10, 11 and 12  
1289, 1271 & 1363 Jarvis Road  
Gloucester Township, NJ  
Gloucester File No: 162001BD  
Your File No GX16003-ME-1

Dear Mr. Mellett:

We are in receipt of your July 26, 2016 review letter and we offer the following in response. Please note that our responses follow the numbering format of your letter.

Information Received

A-M. No response required.

I. Project Description

1-7. No response required.

II. Zoning/Land Use

1. No response required.

2-3c. No response required.

3d. A submission waiver was respectfully requested and granted for providing a Phase I Environmental Site Assessment in lieu of providing an Environmental Impact Statement.

4. No response required.

5a-b. No response required.
5c. We have amended the Phase One phasing limit to include Lot 18.

5d. We will coordinate with your office to determine if additional information is required.

6. No response required.

7. True

8-9. No response required.

III. Layout

1-3. No response required.

4. True

5-9. No response required.

IV. Traffic, Roadways and Parking

1-5. No response required.

6. The Camden County Planning Board application was submitted, review comments received and conditional approved granted.

7. This is subject to County review.

8. The traffic consultant responded at the public hearing.

9. A design waiver was respectfully requested and granted to utilize the AASHTO standards for the sight triangle design in lieu of following the Township Ordinance requirement.

10. The applicant’s traffic consultant, Shropshire Associates, responded. Furthermore, restripping is required as a condition of County approval.

11. A condition of the Camden County Planning Board approval was to prepare and submit separate County Road Plans.

12. No response required.

13. Conditional approval has been received from the Camden County Planning Board.

14. We will comply.
15. Testimony was provided in regards to the available parking provided with this development and it's compliance with TRSIS regulations.

16. We believe this comment does not apply to this development given that on-street parking is available. Testimony was provided.

17. This office takes no exception subject to County review.

**V. Grading and Drainage**

1. The bottom of the basin has been redesigned to be set three (3) feet above the SHW. It is understood that the basin is deep. Due to design constraint such as the depth of the proposed sanitary sewer, the amount of lots allowed and the location of the existing low area on-site, the basin is deep.

2. The plans have been revised to eliminate the non-existent inlets along Jarvis Road.

3. There is off-site drainage to area. This line is based upon an existing dirt drive based upon an aerial since the existing contours did not extend beyond the southwesterly property line. We are currently working with the preparer of the original topography survey to receive additional information to respond to this comment.

4. Given the existing contours, the basin cannot drain onto the subject property. However, the basin may have the opportunity to discharge onto Block 16404, Lot 6.01 and/or Block 16504, Lot 9.02 which will not affect the proposed basin design.

5a. We concur, it is not typical that a pre-developed Tc is usually less than the post developed Tc. However, the pre developed Tc had less distance to travel in an area that is not grass so range, natural was used. For the post developed, the longest route was used, which would be from a back of the house along a grassed route to the street.

5b. This office has reviewed shallow concentrated flow vs. channel flow and found that the numbers were comparable. This office has continued to use shallow concentrated flow.

6. It is understood that there is an existing low-lying area located on-site. Upon review of this area, there is a low spot of 158.40. The 159 contour is on-site and then within Block 16504, Lot 9. Due to the limits of the existing contours provided off-site, we would be unable to provide an accurate routing. It should be noted that the low-lying area would have a depth of approximately one (1) foot.

7. The location of the test pits has been revised based upon surveyed locations. The elevations have been corrected.

8. The bottom of the basin has been redesigned to be set a minimum of three (3) feet above the SHW.
9. A safety factor of 2 was used within the time to drain analysis. The hydrologic analysis has been revised to add a safety factor of 2 to the exfiltration rate.

10. The basin’s drain time has been revised. Please provide us the section of the NJ Stormwater BMP Manual, as we have reviewed the NJDEP Stormwater BMP Chapter 5 and has remained unchanged since February 2004, http://www.njstormwater.org/bmp_manual2.htm.

11. We will continue to coordinate with your office, if and as required, regarding the Groundwater Mounding Analysis. As for the Groundwater Mounding spreadsheet, this has remained unchanged from 2010 per USGS WEB site, http://pubs.usgs.gov/sir/2010/5102/.

12. An outlet control structure has been provided. This structure discharges towards Jarvis Road to the existing basin located within Block 17703, Lot 2.

13. Lawn grades have been revised based on the raising of the proposed road.

14. Where adjacent to or in the vicinity of the dwelling, a minimum 2% grading is provided. Beyond those limits, a minimum to 1.5% grading is provided.

15. The proposed inlets D-1, D-4 and D-6 were relocated towards the rear of the lots.

16. The requested notation has been added to the grading plan.

17. The requested notation has been added to the grading plan.

18. The plans have been revised based on our mutual meeting.

19a. The plans has been revised to comply.

19b. General notation is now provided on the detail.

20. We have amended the plans to provide a fence gate detail.

21. General notation had been added to the grading plan.

22. We will coordinate with your office and revise the plans if and as required.

23. The gates along the proposed road have been revised to provide 8” inch between top of curb and grate.

24. The plans have been revised to provide RCP within the proposed roadway.
25. The proposed road was raised one (1) foot. Four (4) foot of cover is provided at sanitary sewer manhole S-7.

26. The rim elevation at sanitary sewer manhole S-1 has been corrected.

27a. The Maintenance Tasks and Schedule, page 10 of 15, and the Permanent Maintenance Tasks and Schedule, page 11 of 15, of the maintenance plan has been revised to include the requested requirement.

27b. The Maintenance Tasks and Schedule, page 10 of 15, and the Permanent Maintenance Tasks and Schedule, page 11 of 15, of the maintenance plan included the “Inspect for sediment accumulation and if necessary remove and replace K5 sand layer and sediment, to restore the original infiltration rate.

27c. The maintenance plan has been revised as requested.

27d. The maintenance plan, page 4 of 15, Section II Stormwater Maintenance Plan for Infiltration Basin has been revised to include the required information.

27e. Regarding “design and as-built plans should be included within the maintenance plan”, this will be an impossible task. The Camden County Planning Board requires that the Stormwater Maintenance Plan be filed with the County prior to the issuance of their approval for plan sign-off. During construction an inspector from the Township Engineer’s Office will be on-site to make sure that the site will be constructed as approved by the Township. Also, a note is provided on sheet 13 of 13, Infiltration Basin Notes # 10 denotes that as-built plans are to be provided to the Township.

28. Understood and will comply as a condition of approval. The maintenance plan, page 4 of 15, Section III Stormwater Maintenance Responsibilities has been revised to include the required information.

29. We will comply.

30. We will comply.

31. We understand that the Camden County Soils Map shows an intermittent stream was mapped. Based on survey fields conditions, none exists.

32. We will comply.

33. We will comply.

34. It is unknown at this time if basements are proposed. However, we understand if a condition of approval is included.
35. Understood.

VI. Landscaping and Lighting

1-2. No response required.

3. Landscaping is now proposed for Lot 1 per our mutual meetings.

4. We have revised the plans accordingly.

5. Understood.

6. A design waiver is respectfully requested, if required, for the proposed height of the lighting fixture.

7. We have amended the lighting fixture spacing per our mutual meetings.

8. No lighting is proposed within the open space lots.

VII. Major Subdivision

1-2. We will comply.

3. We will amend the plans, if and as required, upon receipt of the Tax Assessor’s review.

4. Understood.

5. We have revised the easement labeling.

6-8. We will comply.

9. We will comply on the plan.

10. We will coordinate with your office to clarify this comment and will revise the plan if and as required.

11. We will comply if and as required.

VIII. Details

1. We have denoted adjacent dwellings within 200’ from aerial photos.

2a. The certified 200’ property owners list is now shown on the cover sheet.
2b. We will comply upon receipt from the Tax Assessor.

2c. Given the County jurisdiction, we request deferral to the County’s review.

2d. We have denoted adjacent dwellings within 200’ from aerial photos.

3. Understood.

4-5. The applicant responded at the public hearing.

6. We will comply if and as required.

This office understands that any approvals will be conditioned on the receipt of all applicable outside agency approvals having jurisdiction over the project.

We hope these responses along with the forthcoming testimony and plan revisions satisfactorily respond to your review comments such that a recommendation for approval can be presented by your office.

Should any questions or comments arise, please do not hesitate to contact this office.

Very truly yours,

[Signature]

PETERMAN - MAXCY ASSOCIATES, LLC

Brian S. Peterman, P.E., C.M.E.

Cc: Kenneth Lechner, PP, AICP
    Brahin Properties, Inc.
    Robert Mintz, Esq.
    Tiffany Cuvillo
    Michael Weisberg
July 26, 2016

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

Re: Jarvis Road Major Subdivision
Bulk "C" Variance/Preliminary and Final Major Subdivision
Block 16504, Lots 10, 11 & 12
1289, 1271 & 1263 Jarvis Road
Gloucester Township, NJ
Gloucester File No.: 162001BD
Our File No.: GX16003-ME-1

Dear Mr. Lechner:

We have received the following information for the referenced project:

B. Township of Gloucester Land Development Application.
C. Township of Gloucester Land Development Application Checklist.
D. Township of Gloucester Land Development Ordinance Submission Checklist.
F. A copy of Flood Insurance Rate Map Number 34007C0138E.
I. A copy of the Stormwater Management Maintenance Plan for Jarvis Road Major Subdivision prepared by Brain S. Peterman, P.E., C.M.E.


K. A copy of the Phase I Environmental Site Assessment/Preliminary Assessment for 1263-1289 Jarvis Road prepared by PT Consultants, Inc. dated May 27, 2015.


M. A copy of plans entitled "Preliminary & Final Major Subdivision Plan" prepared by Peterman-Maxcy Associates dated June 9, 2016, including:

   a. Sheet 1  Cover Sheet
   b. Sheet 2  Preliminary Plan of Lots
   c. Sheet 3  Existing Conditions/Demolition Plan
   d. Sheet 4  Development Plan
   e. Sheet 5  Grading Plan
   f. Sheet 6  Utility Plan
   g. Sheet 7  Landscape and Lighting Plan
   h. Sheet 8  Profiles
   i. Sheet 9  Construction Details
   j. Sheet 10 Utility Details
   k. Sheet 11 Drainage Details
   l. Sheet 12 Soil Erosion & Sediment Control Plan
   m. Sheet 13 Soil Erosion & Sediment Control Detail

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

I. Project Description

1. The project site is located on Jarvis Road (County Route 687) between Peachtree Lane and Jarvis Court, across from Union Valley Elementary School.

2. The site is known as Block 16504, Lots 10, 11 & 12 as shown on the Township of Gloucester Tax Map sheet number 165.
3. The site is located within the R-1 Single Family Detached (R-1) zoning district.

4. The referenced property consists of approximately 16 acres, according to the application, with approximately 460 feet of frontage on Jarvis Road.

5. The site was formerly occupied by Bleatlers Auto Parts, an automotive salvage business. The site is currently vacant with some small structures.

6. The applicant is proposing a 53 lot major subdivision with associated site improvements.

7. The applicant is proposing 50 single family detached dwelling lots, two open space lots and one stormwater management lot.

II. Zoning/Land Use

1. The site is located within the R-1 Single Family Detached (R-1) zoning district.

2. The applicant received a Use "D" Variance to construct up to 50 lots that conform as closely as possible to the R-3 frontage requirements at the February 10, 2016 Zoning Board of Adjustment Meeting.

3. The memorialized Resolution of Findings and Conclusion for the Use Variance application was adopted on February 24, 2016 by the Board of Adjustment Township of Gloucester, Application # 162001BD, Brahin Properties, Inc., Block 16504, Lot 10, 11 & 12. As a condition of approval the applicant has agreed to the following:
   a. That they would receive approval for up to 50 lots and they would try to conform as closely as possible to the R-3 frontage requirement;
   b. They would eliminate the walkway to the neighboring community;
   c. They would submit a traffic study;
   d. They would submit an environmental impact study (EIS).
      a. An EIS was not submitted.

4. The plans reflect a 53 lot major subdivision with fifty 50 lots reserved for single family detached dwellings. The proposed single family lots range from 6,807 sq. ft. to 17,022 sq. ft. The majority of the residential lots contain approximately 8,125 sq. ft.

5. The project is proposed to be developed in 2 phases:
a. Phase I includes 25 total lots. 23 single family detached dwelling lots, one open space lot and one lot reserved for stormwater management. Phase I also includes a single cul-de-sac street off of Jarvis Road (C.R. 687);

b. Phase II includes 28 total lots. 28 single family detached dwelling lots and one lot reserved for open space. Phase II also includes the continuation of the proposed loop road onto Jarvis Road (C.R. 687).

c. We recommend that Phase I exclude proposed Lot 18, so that it would dead-end at a de facto cul-de-sac.

d. Additional items are required on the plans, in order to detail the extents of construction for each of the phases. This should be addressed.

6. The plans reflect zoning information for both the R-1 zoning district as well as the R-4 zoning district.

7. The plans also indicate that a variance is being requested to allow R-4 ordinance standards for the subdivision lot layout.

8. We defer review of the area, yard, and bulk requirements of the Ordinance to your office.

9. We defer any review of the project’s COAH requirements to your office.

III. Layout

1. Fifty three (53) total lots are proposed with two lots reserved for open space and one lot reserved for stormwater management.

2. The proposed stormwater management lot is located along the northern property line and the entrance roadway at Jarvis Road (C.R. 687).

3. The proposed open space lots are located at the proposed entrance roadways and along Jarvis Road (C.R. 687).

4. It appears that the applicant is using the R-4 Single Family Residential zoning requirements for area, yard and bulk standards in the layout of the proposed major subdivision plan.

5. The development will include a “U” shape road configuration with two access points onto Jarvis Road (C.R. 687).

6. The roadway access points along Jarvis Road will be subject to review and approval from the Camden County Planning Board and the Gloucester Township Fire Department.
7. The proposed roadways have vertical granite block curb, 4’ concrete sidewalk on both sides with painted crosswalks at the intersections.

8. Concrete vertical curb and concrete sidewalks are also proposed along Jarvis Road (C.R. 687).

9. There are 2 open space lots proposed for the development. We defer any issues regarding the dedication of open space to the Township to the Township Solicitor.

IV. Traffic, Roadways and Parking

1. The project will have 2 access road intersections onto Jarvis Road (C.R. 687).

2. Jarvis Road (C.R. 687) is a two-lane undivided roadway that is classified as an Urban Major Collector and under the jurisdiction of Camden County. It has a posted speed limit of 35 MPH and an approximate cartway width of 36 feet in the vicinity of the site.

3. Union Valley Elementary School is located across Jarvis Road, adjacent to the site.

4. The Jarvis Road (C.R. 687) Union Valley Elementary School Entrance driveway intersection is uncontrolled and provides the one-way entrance into the school. The southbound Jarvis Road approach consists of a dedicated left-turn lane and dedicated through lane. The northbound Jarvis Road approach consists of a shared through right-turn lane. The exit driveway intersection is stop controlled westbound along Jarvis Road, as you exit the school.

5. A Traffic Engineering Assessment has been prepared by Shropshire Associates and indicates that the proposed development will have the following impacts:
   a. Based on ITE trip generations data, the proposed 50 unit single family detached family housing residential use development will generate a total of 45 trips during the weekday AM peak hour and 56 trips during the weekday PM peak hour.
   b. Under the future build conditions, the traffic resulting from the proposed development will cause no changes in the individual levels of service at the existing Jarvis Road intersections during the AM and PM peak hours.
   c. Two full movement driveways are proposed to provide access to the development along Jarvis Road. Under future Build Conditions, both intersections will operate at a LOS B during both peak hours. Based upon the weekday AM and PM peak hour volumes and the Highway Research Board Number 211 guidelines, a left-turn lane is not warranted for the northbound Jarvis Road during the weekday AM
and PM peak hours at the proposed southern and northern site intersection locations.

6. The applicant should indicate whether the existing traffic design along Jarvis Road has been reviewed by the County.

7. It appears that right-of-way dedication is required by the County for the proposed development.

8. The Traffic Engineering Assessment does not address sight distance at the proposed roadway intersections. This should be addressed.

9. The sight triangles were calculated based on AASHTO standards, which differ from the Land Development Ordinance of Gloucester Township (L.D.O). A design waiver is required.

10. The Traffic Engineering Assessment does not address the existing striping along the frontage of the site and any conflicts or concerns with the additional intersections being proposed. This should be addressed.

11. The applicant is proposing two crosswalks, in order to convey pedestrian traffic across Jarvis Road. It appears that this would require an analysis to determine whether the crosswalk is warranted. Also, additional improvements such as signage and lighting, and parking restrictions may be required. Finally, the County would need to review and approve the crosswalks. This should be addressed.

12. The applicant has proposed the internal cartways to be 30 feet wide with curb and sidewalk on both sides.

13. The proposed roadway configuration should be reviewed and approved by the Gloucester Township fire and police departments.

14. An analysis of the proposed roadway layout should be performed to review the ability of the Gloucester Township fire trucks turning into and throughout the site.

15. The plans do not provide information on the amount of bedrooms each of the proposed dwelling units will have; however, the “Off-Street Parking Detail” indicates that the proposed dwelling units will have a 2 car garage and 2 parking spaces available in the driveway. Therefore, the total number of parking spaces proposed is 200. The proposed development would require 150 parking spaces based on 3 parking spaces per 5 bedroom unit, according to R.S.I.S.
16. If the garages are required to be utilized in order to meet the parking requirement, we recommend that the residential properties be deed restricted so the garage spaces cannot be converted into living space.

17. We recommend prohibition of parking be incorporated along the proposed roadway, on both sides, from Jarvis Road to 20 feet past the proposed crosswalks.

V. Grading and Drainage

1. Stormwater is managed by an infiltration basin located along the northeasterly corner of the property. The basin is approximately 1.29 acres in size and it is estimated to be approximately 6.67 feet deep during the 100-year storm event.

   a. The applicant should indicate whether the basin needs to be so deep, and whether alternative designs would allow a shallower basin.

2. There are inlets indicated on the plans in the area of the proposed basin and also along Jarvis Road. It appears that these inlets may not exist. This should be reviewed and clarified.

3. Existing contours along the southerly and westerly property lines do not extend beyond the property limits, and in some cases do not extend to the property limits. This should be addressed.

   a. Additionally, the applicant should indicate how the extents of the offsite drainage areas were delineated, given the lack of topography in these areas.

4. Based on our notes, from the public comment period of the Use Variance application, it was indicated that the retention basin located on Block 16504, Lot 21 overflows towards the property. The applicant should indicate if this was reviewed.

5. The applicant should review the post-development times of concentration (Tc).

   a. The impervious Tc increases, from pre-development to post-development conditions, which is not typical.
   b. The Manning’s coefficient for the shallow concentrated post-development impervious Tc should be reviewed. Additionally, there is no channel flow (pipe flow) included in the calculation. This should be reviewed.

6. It appears that there is an existing low point located on site that may attenuate runoff flows, prior to discharging to the property located to the northeast. This low point should be included in the hydrologic calculations.
7. The elevation of test pit #1 should be reviewed. It appears that the elevation noted in the Stormwater Management Report does not correspond with the Pre-Developed Drainage Area Map.

8. In accordance with LDO Section 517.J.3, a three foot separation should be provided between the basin bottom and the estimated seasonal high water table. The proposed infiltration basin does not meet this requirement. This should be addressed.

9. The applicant is utilizing an infiltration rate of approximately 13 inches per hour, based on field permeability testing. In accordance with the New Jersey Stormwater Best Management Practices (BMP) Manual, and given the depth of the basin and the basin’s reliance on infiltration to function properly, a factor of safety should be utilized.

10. The basin’s drain time should be calculated in accordance with the NJ Stormwater BMP Manual.

11. The applicant has submitted a groundwater mounding analysis report for the proposed basin. It appears that some of the variables input into the groundwater mounding analysis model need to be reviewed.
   a. The recharge rate should be determined from one of the basin’s design storms, i.e. groundwater recharge, water quality event.
   b. The initial thickness of the saturated zone should be based on the thickness of the associated surficial aquifer.
   c. The hydraulic conductivity should be based on the soil conditions.
   d. The duration of the infiltration period should be linked to the design storm utilized to determine the recharge rate, such as drain time for the event. However, it is noted that decreasing this duration by a factor of 2 is not equivalent to a factor of safety of 2, since this decreases the estimated mound height.

12. The proposed basin has an emergency spillway, which discharges onto residential Lots 9 & 9.01 of Block 16504. In accordance with LDO Section 517.N.1, emergency spillways shall not direct water toward private property. The applicant should review alternative measures for overflow, including installation of offsite conveyance system to a point within Jarvis Road, or other suitable conveyance system.

13. In accordance with LDO Section 506.A.3, minimum lawn grades shall not be less than 2%. It appears that there are several areas less than 2%. This should be reviewed.

14. In accordance with LDO Section 506.A.5, minimum swale grades shall not be less than 2%. It appears that there are swales less than 2%. This should be reviewed.
15. In accordance with LDO Section 506.A.8, where drainage swales are located on residential lots, they shall be placed as close to property lines as practical. Easements in favor of either the Township or a homeowners association are to be provided where the swale receives runoff from more than adjacent properties. There are several proposed lots that receive runoff from more than adjacent lots. It appears that additional easements will be required. This should be addressed.
   
a. The proposed inlets and swales which collect runoff flow from the rear of the properties located along the southern boundary of the site are located in the middle of the yard. This could potentially create issues with maintaining drainage patterns to the inlets. These should be relocated closer to the rear property line.

16. A note should be added to the plan addressing the requirements of LDO Section 506.C.1.

17. A note should be added to the plan addressing the requirements of LDO Section 506.C.2.

18. A 4’ foot high (treated timber) split rail fence with vinyl coated wire mesh backing is proposed around the basin. We would recommend that the vinyl coating be black.

19. The applicant is proposing a 4” milling, 4” quarry blend or 6” dense graded aggregate access driveway into the proposed basin area.
   
a. The access driveway should be a minimum of 12’ wide. Dimensions of the access driveway should be provided.
   b. Any use of asphalt millings should be performed in accordance with the NJDEP’s Recycled Asphalt Pavement and Asphalt Millings (RAP) Reuse Guidance, dated March 2013 (or later).

20. A fence gate detail should be provided for the basin access driveway.

21. Based on Section 517.H.9 of the LDO, for privately maintained basins, an easement shall be provided to allow the Township to enter, inspect, and maintain the basins in an emergency situation, with the costs being charged to the owner. This should be addressed.

22. The grading plan indicates a lot detail consistent with the International Residential Building Code, Section R401.3 that requires that the grade shall fall a minimum of six (6) inches within the first ten (10) feet of a dwelling; however, the overall grading plan is not consistent with this detail. The grading plan should be revised to be consistent with the detail.
23. In accordance with the LDO Section 517.D.4, the grate elevation shall be set 2 inches below the normal gutter grade. The surface of the paving adjacent to the inlets shall be constructed to blend into the lowered gutter grade at the inlet in such a manner that a sudden drop-off at the inlet will not be created. A detail of the same should be added to the plan.

24. The applicant is proposing to use polyethylene pipe for the stormwater management conveyance system. Section 517.C.3 discourages the use of polyethylene pipe in the right-of-way for residential developments. This should be addressed.

25. It appears that there is insufficient cover over the sanitary sewer pipes at manhole number S-7. This should be reviewed.

26. It appears that the rim elevation for existing manhole S-1 is incorrect. This should be reviewed.

27. The following items should be addressed for the Stormwater Management Maintenance Plan:

   a. As required by the LDO, the maintenance plan shall require scarifying and reseeding of the soils on a regular basis (not to exceed five (5) years or when infiltration rates decreases such that the system retains water for forty-eight (48) hours.

   b. Maintenance and replacement specifications for the basin’s sand bottom should be added to the plan.

   c. The plan should be revised to describe the basin as an infiltration basin, not infiltration/retention.

   d. A discussion should be added to describe the intended function of the basin, i.e. infiltrates the entire 100-year storm, designed to be “dry,” design infiltration rate, overflow points, etc.

   e. Design and as-built plans should be included with the maintenance plan.

28. As per N.J.A.C. 7:8-5.8, the maintenance plan and any future revisions shall be recorded upon the deed of record for the property. This should be addressed.

29. The Infiltration Basin Notes included on Sheet 13 of 13 should be revised to indicate the design permeability of the basin. The notes should state that if the results of the post-construction permeability tests fail to achieve this minimum permeability rate, the infiltration basin shall be renovated and retested until the minimum required design permeability is reached.

30. At no time after final basin grading and permanent stabilization should any equipment be allowed to operate within the infiltration basin which could smear or compact the
soils leading to a reduction in the percolation rate. This includes mowing and the annual removal of accumulated silt. A note should be added to the plan.

31. Based on review of the Camden County Soils Survey Map, an intermittent stream was mapped on the site. This should be reviewed.

32. Specifications should be added to the plans in accordance with the “Construction Requirements” listed in the NJ Stormwater BMP Manual (Ch. 9.5 – Page 5,6)

33. Specifications should be added to the plans for the 6” sand bottom, in accordance with the requirements of the NJ Stormwater BMP Manual (Ch. 9.5 – Page 10).

34. If basements are proposed, the seasonal high water table shall be determined at each location. It is recommended that a geotechnical analysis be performed to determine proper footing and finished floor. Elevations at the footings to be a minimum of two foot above seasonal high water table.

35. We reserve the right to review the grading and drainage further, based on the above comments.

VI. Landscaping and Lighting

1. The applicant is proposing shade trees along the proposed roadways. The shade trees will be located within a 10’ wide Street Tree Easement.

2. The applicant is proposing a variety of plantings and screening around the stormwater management basin.

3. The applicant is also proposing landscaping of the proposed open space lot number 30. There is no landscaping proposed within open space lot 1.

4. The landscaping schedule should be reviewed. The quantities of “Pitch Pine” and “Sweet Pepperbush” appear to be incorrect.

5. We defer further review of landscaping and buffer issues to your office.

6. The applicant is proposing to illuminate the site with 12 feet high pole-mounted decorative acorn style lighting fixtures. Section 508 of the LDO requires that luminaries to be installed at a mounting height of twenty-five (25) feet above grade. A design waiver would be required.

7. The applicant has provided the proposed fixtures at the correct spacing (300 feet apart) and illumination (70 watt HPS with 100 watt HPS at intersections) in
accordance with Section 508 of the LDO. However, due to the height and type of fixture proposed, it appears that lighting is inadequate in portions of the site. This should be reviewed.

8. There is no lighting proposed within the proposed open space lots. This should be reviewed.

VII. Major Subdivision

1. Should the Board approve the preliminary and final major subdivision, we recommend that the applicant submit a complete Final Plan of Lots. The plan would be reviewed for conformance with Township of Gloucester Land Development Ordinance, Municipal Land Use Law and the requirements of the Title Recordation Act (TRA).

2. The plan requires certification by the Municipal Clerk that the municipal body has approved such streets. The plan shall also show all of the street names as approved by the municipality.

3. Proof from the Tax Assessor for the proposed block and lot numbers is required.

4. The proposed street names shall be checked against the township master file of street names.

5. The Proposed Utility Easements should be renamed Proposed Drainage Easement.

6. According to Section 46:26B-2b(3) of the TRA, the map should show block boundaries.

7. According to Section 46:26B-2b(2) & (7) of the TRA, the map shall show all dimensions and areas of easements for each affected lot. In addition any roadway dedication along Jarvis Road should be similarly shown.

8. The map should indicate whom the open space and stormwater management lots will be dedicated to.

9. According to Section 46:26B-2b(8) of the TRA, all outbound property corners of the original lot shall be shown as found or set.

10. According to Section 46:26B-2b(8) of the TRA, we would suggest truncating the coordinates used for the labeling of the three property corners, so as to not confuse them with New Jersey State Plane Coordinates.
11. According to Section 46:26B-3b of the TRA, monuments should be set at the appropriate geometry points along the proposed roadway.

VIII. Details

1. The existing residences on Block 16504, Lots 9 and 9.01 should be shown on the plans.

2. The proposed roadway paving specification meets the Residential Site Improvement Standards for “Good or Excellent Subgrade”. Certified testing results will be required to determine the bearing strength of the subgrade.

3. The applicant should provide a grading detail for both of the intersections of Jarvis Road and Road A.

4. We reserve the right to review the construction details further based on the required design changes.

IV. Miscellaneous

1. The applicant should discuss the ownership and anticipated maintenance responsibility of the proposed open space and stormwater management basin.

2. The applicant is requesting several waivers of submission checklist items and checklist deferral items. The applicant is seeking Final Approval, therefore, we would recommend that the applicant provide the following;

   a. The certified 200’ property owners list;

   b. Assigned block and lot numbers from the Tax Assessor;

   c. Provide two (2) benchmarks;

   d. Provide existing structures and their uses within 200 feet;

   e. Provide the additional extended profile of Jarvis Road.

3. The applicant is proposing an extension of public water and sewer for the referenced project. We defer review of the water and sewer for the referenced project to the MUA Engineer.
4. The applicant has submitted an a Phase I Environmental Site Assessment (Phase I)/Preliminary Assessment (PA) and has identified the following Areas of Concern (AOC)/Recognized Environmental Conditions (REC):
   a. Historic Junkyard Operation: The report recommends completing additional investigation of area in order to evaluate the potential for impacts to be present;
   b. Historical Agricultural Use: The report recommends completing additional investigation of areas in order to evaluate potential for impacts to be present;
   c. Drum Staging Areas: The report recommends no further investigation at this time; however, drums should be collected and properly disposed;
   d. Stained or Discolored Areas: The report suggest that in the event that the surface staining should be found to extend through to the subsurface, an additional investigation, removal and sampling may be warranted;
   e. Former Well: The report recommends that no further action for the former well at this time;
   f. Soil Piles: The report recommends that the soil piles be collected and properly disposed and that Waste Classification sampling may be required prior to doing such.
   g. Former Structures: The report recommends completing additional investigation of areas of a prior residence/farmstead in order to evaluate the potential impacts to be present;
   h. Waste Piles: The report recommends no further investigation at this time; however, the waste piles should be collected and properly disposed.

5. The Environmental Impact Statement recommends additional investigation to evaluate potential impacts. Therefore, it appears that a Site Investigation is required to determine whether contamination is present, and to what extent the contamination exists. Further, site remediation performed under the direction of a licensed site remediation professional (LSRP) may be required. Any approval from the Board would be conditioned upon further investigations revealing no contamination and/or the responsible LSRP issuing a Response Action Outcome (RAO) for the site. Signing of the final plans would be conditioned upon this being completed.

6. The applicant should discuss other approvals currently being sought and the status of those approvals
Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Brahin Properties, Inc.
July 26, 2016
Page 15 of 15

The applicant is seeking preliminary and final major subdivision approval. The Zoning Board may wish to consider bifurcating the approvals, due to the size and scale of the project.

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

If you have any questions or require any additional information, please feel free to contact our office.

Very truly yours,

Churchill Consulting Engineers

[Signature]

James J. Mellett, P.E.
Associate

JJM:tb:jm

c: Gloucester Township Zoning Board Chairman and Members (via email)
    Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
    Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
    Brahin Properties, Inc. (via email & mail)
    Mr. Robert D. Mintz, Esq., Applicant's Attorney (via email)
    Mr. Brian Peterman, P.E., Applicant's Engineer (via email)
TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #162001BDPCMSFMS Escrow #10087
Brahin Properties, Inc.
BLOCK 16504, LOTS 10, 11, and 12

DATE: July 20, 2016

The Applicant requests preliminary and final major subdivision and bulk variance approval to provide "50 single-family homes" within the R-1 - Residential District. The project is located on the northwest side of Jarvis Road southwest of Peachtree Lane.

The applicant previously received a density variance for fifty (50) lots and a 1½% COAH developer fee in accordance with the Land Development Ordinance as per Zoning Board of Adjustment Resolution #162001BD adopted February 24, 2016. The Applicant is advised the percentage of a developer fee is based on the ordinance percentage at the time of issuance of a building permit as per the New Jersey Administrative Code.

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

Owner: Harry R. Bleattler Jr., ind & exec under LWT of Harry R. Bleattler & Margaret A. Bleattler Indiv, c/o 16 Lakeview Court SW, Carolina Shores, NC 28467.
Engineer: Brian Peterman, PE, Peterman Maxcy Associates, LLC, 189 S. Lakeview Drive, Suite 101, Gibbsboro, NJ 08026 (telephone #856-282-744).
Environmental: PT Consultants, Inc., 629 Creek Road, Bellmawr, NJ 08031 (telephone #856-251-9980).

I. INFORMATION SUBMITTED

9. PA/Phase 1 ESA, as prepared by PT Consultants dated 5/27/15.

10. Engineering plans, as prepared by Peterman Maxcy Associates, LLC consisting of the following:

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<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
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<tbody>
<tr>
<td>1</td>
<td>Cover Sheet</td>
<td>6-19-16</td>
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<td>2</td>
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<td>6-19-16</td>
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<td>3</td>
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<td>Drainage Details</td>
<td>6-19-16</td>
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<tr>
<td>12</td>
<td>Soil Erosion Control and Sediment Control Plan</td>
<td>6-19-16</td>
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<tr>
<td>13</td>
<td>Soil Erosion Control and Sediment Control Details</td>
<td>6-19-16</td>
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II. ZONING DISTRICT COMMENTS

ZONE: R-1 – Residential District (§403).

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<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
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<td>1 ac.</td>
<td>≥ 6,807 sf</td>
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<td>125 ft.</td>
<td>≥ 62.03 ft.</td>
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</tr>
<tr>
<td>Lot depth (min.) – Lots 53 and 54</td>
<td>200 ft.</td>
<td>≥ 101.91 ft.</td>
<td>no</td>
</tr>
</tbody>
</table>

1 = The Applicant is required to "comply as closely as possible to the R-3 Residential District lot frontage," which is 75-feet as per Resolution #162001BD adopted February 24, 2016. 
2 = 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.

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building coverage (max.)</td>
<td>15%</td>
<td>35%</td>
<td>no</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>30%</td>
<td>65%</td>
<td>no</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>50 ft.</td>
<td>20 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>25 ft.</td>
<td>10 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>75 ft.</td>
<td>20 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Usable yard area (min.)</td>
<td>25%</td>
<td>25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height (max.)</td>
<td>35 ft.</td>
<td>35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

1 = The Applicant is requesting approval to apply the R-4 Residential District bulk and setback requirements.
2 = 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.

#162001BDCPMSFMS

Brahin Properties, Inc.
Block 16504, Lots 10, 11, and 12
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 Preliminary, and Final Major Subdivision, and Variance requirements. The Applicant has provided the checklist requirements or requested a waiver.

The submitted checklist indicates several required plan items as “N/A” Not Applicable or “D” Deferred; these are not available options. The plans must be revised to provide the ordinance checklist requirements or request and have approved waivers.

The applicant must provide the following omitted checklist items or request a waiver:

It’s not recommended to waive underlined comments

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
   a. The Applicant submitted a PA/Phase 1 Environmental Site Assessment; however, this is different the ordinance requirements for an Environmental Impacts Statement.

2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
   a. The plans shall be revised to amend General Note #5 indicating the absence of freshwater wetlands is based on a field investigation and data in addition to map data.

3. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
   a. The plans shall be revised to provide the names, addresses, block and lot numbers of all property owners within 200 feet of the development.

4. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].
   a. The plans shall be revised to provide each block and each lot within each block shall be numbered as approved by the Tax Assessor.

5. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #36].
   a. The plans shall be revised to provide two (2) permanent benchmarks based upon U.S.G.S datum.

6. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].

7. Acceleration/deceleration lanes. [Checklist #75].

8. Cross Sections. [Checklist #94].
   a. Refer to Board engineer.

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

It's not recommended to waive underlined comments

1. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date
   with in six (6) months of the date of submission. [Checklist #22].
   a. The submitted boundary survey was completed on July 01, 2015.

2. Locations of all existing structures and their uses within 200 feet of the tract.
   [Checklist #34].
   a. Considering the approved density increase of three (3) times more than the
      R-1 Residential Zoning District it's recommended the plans shall be revised
      to provide existing structures and their uses within 200 feet of the tract.

3. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
   a. Defer to Board engineer.

V. VARIANCE COMMENTS

The instant application required the following variances:

§403.F. Area, Yard, Height and Building Coverage (Residential Cluster)

1. Lot size: (≥ 6,807 sf provided v. 1 ac. minimum required).
2. Lot frontage: (≥ 62.03 ft. provided v. 125 ft. minimum required).
3. Lot frontage (cul-de-sac): (≥ 33.80 ft. provided v. 93.75 ft. minimum required).
4. Lot depth: (≥101.91 ft. provided v. 200 ft. minimum required).
5. Building coverage: (35% provided v. 15% maximum allowed).
6. Lot coverage: (65% provided v. 30% maximum allowed).
7. Front yard: 20 ft. provided v. 50 ft. minimum required).
8. Side yard: (10 ft. provided v. 25 ft. minimum required).
9. Rear yard: (20 ft. provided v. 75 ft. minimum required).

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

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

10. 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)).

11. 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 40:55D-70).

Balancing Test (basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)).
1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

VI. PRELIMINARY/FINAL SUBDIVISION REVIEW COMMENTS

1. The plans shall be revised to provide a detail of the “Proposed Identification Sign” consistent with the requirements of §426.GG. Residential Development Community Entrance Sign.

2. The plans shall be revised to indicate the responsible authority (Home Owners Association, Township of Gloucester, etc.) for the following proposed open space, stormwater management basin, and utility easements as per §503.D. Easement/Limited Covenants:
   a. “Stormwater Management to be Dedicated to ‘Responsible Authority’.”
   b. “Open Space to be Dedicated to ‘Responsible Authority’.”
   c. “20′ Utility Easement to be Dedicated to ‘Responsible Authority’.”
   d. “10′ Wide Street Tree Easement to be Dedicated to ‘Responsible Authority’.”

3. It is recommended the plans be revised to also provide an access easement across the proposed 20′ Utility Easement for either proposed Lots 6 and 7 or 9 and 11 as per §503.D. Easement/Limited Covenants.
   a. The purpose of this is to provide an opportunity for a future emergency ingress/egress to Block 16504, Lot 24, which is municipal open space and may be developed as active and/or passive open space.

4. The plans shall be revised to provide a Final Plan of Lots that identifies proposed dedications to a Home Owners Association, the Township of Gloucester, etc. to ensure this information is added to the Municipal Tax Maps as per §503.D. Easement/Limited Covenants.

5. The plans shall be revised to provide the following additional and/or replacement landscaping at the identified locations to enhance the aesthetics of the proposed development as per §507.A(1).
   a. Proposed Lot 29 - Stormwater Management Basin (Northwest Side)
      i. Replace the proposed Four (4) Pitch Pine and three (3) Virginia Pine with twelve (12) Leyland Cypress (Cupressocyparis leylandii) 7′ – 8′ tall at planting eight (8) feet on-center.
         1. The Leyland Cypress evergreen tree is an improved buffer for the proposed adjacent a residence.
   b. Proposed Lot 29 - Stormwater Management Basin (Northeast Side)
      i. The proposed thirty (32) evergreens are insufficient. Replace the proposed nine (9) Pitch Pine and nine (9) Virginia Pine and
supplement the proposed thirteen (13) Red Cedar with the following
trees providing at least fifty (50) evergreen trees total along the
478.20 property line.

- Leyland Cypress (Cupressocyparis leylandii) 6' - 8' tall at
  planting.
- American Holly (Ilex opaca) 6' - 8' tall at planting.
- Norway spruce (Picea abies) 6' - 8' tall at planting.
- White fir (Abies concolor) 6' - 8' tall at planting.
- Thuja Green Giant (Thuja standishii x plicata) 5' - 6' tall at
  planting.
  - The above recommendation provides an average
    spacing of approximately ten (10) feet between
    evergreen trees and an improved screen.

c. Proposed Lot 29 - Stormwater Management Basin (Southeast Side – Jarvis
  Road)

  i. The proposed landscaping shall be supplemented with at least six
     (6) evergreen trees of a variety as noted above.

d. Proposed Lot 29 - Stormwater Management Basin (Southwest Side –
   Proposed Road "A")

  i. The proposed shrubs shall be supplemented with at least 50% more
     shrubs.

  1. The proposed drainage basin in the front yard shall also
     serve as a landscape feature and the proposed spacing for
     small shrubs of 10-foot on-center is insufficient as a suitable
     streetscape.

e. Proposed Lot 30 – Open Space (Southeast Side – Jarvis Road)

  i. The plans shall be revised to provide the following notation for.

  1. "Additional evergreen trees shall be provided to effectuate a
     buffer screen if required by the Township Planner."

f. Proposed Lot 1 – Open Space (Southeast Side – Jarvis Road)

  i. The proposed landscaping shall be supplemented with a variety of at
     least six (6) evergreen trees as noted above.

  1. The above recommendation is to complement the
     recommended landscaping on proposed Lot 29.

  ii. The plans shall be revised to provide a notation that the open area
      would be disc harrowed or the functional equivalent, graded, and
      provide top soil, fertilizer, and seed.

  1. The purpose of this recommendation is to provide a suitable
      area approximately 80' x 80' as a multi-purpose field.

      a. In the alternative the open area may be landscaped
         as an arboretum for nature study and/or park node
         for the development.

6. The Landscaping Plan, Sheet 9, Planting Specifications, No. 16 shall be revised to
guarantee plants for at least two (2) years as per §507. F. Guarantee.

7. The plans shall be revised to relocate the proposed street lights between Lots 45 and
   46 to be between Lots 46 and 47 to be consistent with the northerly section of
   Proposed Road "A" as per §508. A. Lighting.
8. The plans shall be revised to provide street lights between Lots 14 and 15 and between Lots 20 and 21 within the "eyebrows" of Proposed Road "A" as per §508.A, Lighting.

9. The plans shall be revised to provide the following ornamental street lights or the functional equivalent along the frontage of the proposed roads as per §508.A, Lighting.
   a. HADCO, Colgate I with Signature globe incorporating the "GT" brand including, but not necessarily limited to the following locations as per §508.D, Lighting.

10. The plans shall be revised to provide the street name as per §515.J, Street Design.

11. It's recommended the plans be revised to provide a 3-Rail Vinyl Fence with wire mesh in lieu of the proposed wood split rail fencing for the basin as per §517.J(4), Retention (Infiltration) System.
   a. The recommended fencing provides an improved viewshed for the basin as a landscaped feature than the proposed split rail, which in time would fade to a dull and gray finish from rainwater and sunlight.

12. The plans shall be revised to provide a phasing plan for installation and completion of all site improvements within a two (2) year period as per §905.D, Staging and Completion of installation of improvements.

VII. GENERAL REVIEW COMMENTS

1. The plans shall be revised to provide a Final Plan of Lots in accordance with the provisions of the Recordation Law [Basis NJSA 40:55D. 54].
   a. This would require review and approval by the Township Engineer.
      i. The plans are revised to include a Final Plan of Lots that also includes the following to address Certification of the Secretary of the Zoning Board of Adjustment [NJAC 46:26B-5]:
      1. "This is to certify that the Zoning Board of Adjustment of the Township of Gloucester is the proper authority to approve and has approved this map and that this map complies with the "Map Filing Law". This map shall be filed in the Camden County Clerk's office on or before the ______ day of ________, which said date is 95 days from the signing of this plat.

______________________________
Secretary                      Date"

2. The Applicant shall provide a copy of the by-laws of the Home Owner's Association, if applicable.

3. The plans shall be revised to include proposed Lot 1 in Phase 1 of the project.

4. The plans shall be revised to renumber the lots to include a Lot 10.

5. The plans shall be revised to provide a temporary cul-de-sac between Phase 1 and Phase 2.
6. The Applicant shall address the following recommendation to advance the planning process:
   a. Consideration should be given to an providing alternate drainage design to the proposed rear yard drainage swales and associated improvements.
      i. The Township has experienced several conflicts between property owners and long-term maintenance of these types of drainage systems. These rear yard systems create conflicts to future home owners that want patio areas, sheds, pools, etc. in their rear yard, particularly for Lots 3, 4, and 5. This can be avoided by implementing an alternative design.

7. The Applicant shall address the ability of the development to comply with Ordinance O-12-05, adopted March 12, 2012 amending Chapter 55 Garbage, Rubbish and Waste, specifically regarding location of single stream recycling containers as per §55-2.12(b), as follows:
   a. "Storage of Trash/Recyclable Containers: Trash/Recyclable containers stored outside residential buildings shall be placed behind the extended front face of the structure. Containers shall be concealed to the extent that they are not visible from the public right of way or adjacent properties."

8. The Applicant should provide a design plan that would address building elevations, floor plans, building materials, colors, textures, facade modulation, roof lines, which are requirements under the provisions of a Planned Development.
   a. Should the Board approve the instant application it's recommended the proposed building elevations, floor plans, building materials, colors, textures, facade modulation, roof lines, etc., be a condition of approval to maintain consistency throughout the development.

VIII. TRAFFIC IMPACT STATEMENT COMMENTS
The applicant must provide professional testimony to address applicability of the following omitted items as per §815, Traffic Impact Report.
1. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).
5. Site distance analysis as per §815.A(5)(c).

IX. PA/PHASE I ESA COMMENTS
The Applicant shall address the following eight (8) Recognized Environmental Conditions (REC) and Areas of Concern (AOC) and measures to be completed to address additional studies and analyses as recommended by the Applicant’s Environmental Consultant and the proposed schedule for remediation:
1. Historic Junkyard Operations (REC/AOC-1): Additional investigation of the site regarding impacts that may be present because of the former automobile junkyard from 1954 – 2010.
2. Historic Agricultural Use (REC/AOC-2): Additional studies for contamination of surface soils and historic pesticides from former farming operations.
4. Stained or Discolored Areas (REC/AOC-4): Collection and proper disposal of nine (9) 5-gallon containers, remediation of stained soils, additional investigation, and sampling.

5. Former Well (REC/AOC-5): Remediation of a former "block line-pit feature, which is reported as a former well, stained soils, additional investigation, and sampling.


7. Former Structures (REC/AOC-7): Additional investigation of areas that included three (3) former structures, a residence, ruins of a residence/farmstead, outhouse, oil tank, sewage systems, etc.

8. Waste Piles (REC/AOC-8): Collection and removal of miscellaneous debris throughout the property including, building materials, tires, motor homes, boats, etc.

X. RESOLUTION COMMENTS

Findings of Fact

The Applicant is required to complete the following:

1. The Applicant has provided a residential development that does not exceed fifty (50) residential lots.

2. The Applicant has provided a Traffic Impact Statement.

3. The submitted plans provide decorative lighting.
   a. However, it is recommended the Applicant provide a street light presently used by the Township or it's functional equivalent.

4. The submitted plans provide belgian block curb.

5. The Applicant is required to provide $25,000.00 ($500.00 per lot) to the Field of Dreams fund prior to signature of the Final Plan of Lots.

6. The plans provide lots that have 62.03' frontage or greater where the R-3 - Residential District requires a 75' lot frontage.

XI. 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 Recapure.

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.
XII. RECOMMENDATIONS

1. Should the Board approve the submitted application, a subsequent preliminary and final major subdivision approval is required in accordance with the Township Land Development Ordinance.

cc: Brahin Properties, Inc.
    Robert Mintz, Esq.
    Brian Peterman, PE
    Anthony Costa, Esq.
    James Mellett, PE
**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

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**For Office Use Only**

- Submission Date: 
- Application No: 21650138
- Planning Board
- Zoning Board of Adjustment

**LAND DEVELOPMENT APPLICATION**

1. **Applicant**
   - Name: Brahin Properties, Inc.
   - Address: 1535 Chestnut Street Suite 200
   - City, Philadelphia
   - State, Zip: PA 19102
   - Phone: 856-795-1234 Fax: 856-795-4620
   - Email: bcb@freemanandmintzpa.com

2. **Owner(s) (List all Owners)**
   - Name(s): Harry R. Bleattler, Jr., ind & exec under LWT of Harry R. Bleattler & Margaret A. Bleattler Indiv
   - Address: c/o 15 Lakeview Court SW
   - City, Carolina Shores
   - State, Zip: North Carolina 28467
   - Phone: 856- Fax: 856-

3. **Type of Application. Check as many as apply:**
   - [ ] Informal Review
   - [ ] Minor Subdivision
   - [X] Preliminary Major Subdivision
   - [ ] Final Major Subdivision
   - [ ] Minor Site Plan
   - [ ] Preliminary Major Site Plan
   - [ ] Final Major Site Plan
   - [ ] Conditional Use Approval
   - [ ] General Development Plan

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

4. **Zoning Districts (Circle all Zones that apply)**

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<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
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<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
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<tr>
<td>R3</td>
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<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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: Robert D. Mintz, Esq.
- Address: 34 Tanner Street
- City: Haddonfield
- Firm: Freeman & Mintz, P.A.
- State, Zip: New Jersey 08033
- Phone: 856-795-1234 Fax: 856-795-4620
- Email: bob@freemanandmintzpa.com
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Brian Peterman, Peterman, Macy Assoc., LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>188 S. Lakeview Drive, Suite 101</td>
</tr>
<tr>
<td>Profession:</td>
<td>Engineer</td>
</tr>
<tr>
<td>City:</td>
<td>Gibbstown</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>New Jersey 08026</td>
</tr>
<tr>
<td>Phone:</td>
<td>(609) 282-7444 Fax: (609) 282-7443</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:petermaneng@comcast.net">petermaneng@comcast.net</a></td>
</tr>
</tbody>
</table>

7. Location of Property:

| Street Address: | 1289/1271/1263 Jarvis Road |
| Tract Area: | 16 +/- acres |

8. Land Use:

- Existing Land Use: Junk yard plus small structures
- Proposed Land Use (Describe Application): 50 single-family homes with accessory functions and 3 lots for open space and drainage.

9. Property:

- Number of Existing Lots: 3
- Number of Proposed Lots: 50 includes open space & basin

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. Peterman, Macy Assoc. subdivision & supporting plans.

12. List Previous or Pending Applications for this Parcel: Resol. #162001BD density variance

List all applications on a separate sheet.
### 13. Zoning

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<th>All Applications</th>
<th>Proposed</th>
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<tr>
<td>Front setback 2</td>
<td>75'</td>
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<tr>
<td>Rear setback</td>
<td>25'</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>125'</td>
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<tr>
<td>Setback from E.O.P.*2</td>
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<tr>
<td>Fence type</td>
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<tr>
<td>Fence height</td>
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*E.O.P. = Edge Of Pavement.

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<tr>
<td>Setback from R.O.W.2</td>
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<tr>
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<tr>
<td>Setback from property line 2</td>
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<table>
<thead>
<tr>
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<tbody>
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<td>Garage height</td>
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(Include attached garage if applicable)

<table>
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<th>Shed Requirements</th>
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</tr>
<tr>
<td>Setback from R.O.W.2</td>
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</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
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### 14. Parking and Loading Requirements:

Number of parking spaces required: RSIS standard met
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

**BRAHIN PROPERTIES, INC.**

[Signature of Applicant] Lee Brahin

[Date] 6-16-16

[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).

June 25, 2016

Date

Sworn and Subscribed to before me this 27 day of June, 2016

[Signature]
Harry R. Bleattler, Jr., indiv & as Executor under the Last Will & Testament of Harry R. Bleattler

[Signature]
Margaret A. Bleattler

Print Name & Testament of Harry R. Bleattler

Print Name


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?

C. Is this application for approval on a site or sites for commercial purposes?

D. Is the applicant a corporation?

E. Is the applicant a limited liability corporation?

F. Is the applicant a partnership?

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 its 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? See attached

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).

BRAHIN PROPERTIES, INC.

____________________________
Signature of Applicant

____________________________
Lee Brahin

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 16504 Lot 10, 11, 12 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. Peterman, Maxcy Associates LLC

Sworn and subscribed to On this ______ day of ______, 2016 before the following authority.

____________________________
Name of property owner or applicant Brian Peterman

____________________________
Notary public

[Seal]
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 plan 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 signatures).

June 25, 2016

Date

Sworn and Subscribed to before me this 27th day of June 2016

[Signature]

Harry R. Bleistler, Jr., indiv & as Executor under the Last Will & Testament of Harry R. Bleistler

[Signature]

Margaret A. Robbins

18. 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 16504 Lot 10, 11, 12 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.

Sworn and subscribed to

On this ___ day of ____, 2016 before the following authority.

______________________________
Notary public
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).

June 25, 2016
Date

Signature
Harry R. Bleattler, Jr., indiv & as Executor under the Last Will
Print Name & Testament of Harry R. Bleattler

Signature
Margaret A. Bleattler
Print Name

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

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 its stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).

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).

BRAHIN PROPERTIES, INC.

Signature of Applicant
Lee Brahan
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 16504 Lot 10.11.12 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:

[Signature]
of full age, being duly sworn to
law, on oath and says that all of the above statement herein is true. Peterman, Maxcy Associates LLC

Sworn and subscribed to
On this day of 20_16 before the following authority.

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

______________________________

Signature

Date

Sworn and Subscribed to before me this ______ day of ______, 2016 (Year).

______________________________

Signature

Harry R. Bleattler, Jr., indiv & as Executor under the Last Will & Testament of Harry R. Bleattler

Print Name

Margaret A. Bleattler

Print Name

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 its 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? See attached

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).

BRAHIN PROPERTIES, INC.

______________________________

Signature of Applicant

Lee Brahmin

Print Name

6-16-16

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 16504 Lot 10,11,12 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: Brian S. Peterman, of full age, being duly sworn to law, on oath and says that all of the above statement herein is true. Peterman, Maxey, Associates, Ltd.

Name of property owner or applicant Brian Peterman

Notary public

Sworn and subscribed to On this ______ day of ______, 2016 before the following authority.

______________________________
AFFIDAVIT OF OWNERSHIP

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

: SS.

Lee Brahim of full age, being duly sworn on his oath according to law deposes and says that:

1. I am a corporate employee and have access to the names and addresses of all corporate stockholders.

2. Upon review of Brahim Properties Inc.'s corporate books and records I have ascertained that the following stockholders/members hold a share of 10% or greater in Brahim Properties, Inc.

3. The complete list of stockholders/members holding a 10% or greater share is:

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lee Brahim</td>
<td>50% 1525 Chestnut Street, Suite 200</td>
</tr>
<tr>
<td></td>
<td>Philadelphia, PA 19102</td>
</tr>
<tr>
<td>Judy Brahim</td>
<td>50% 210 W. Rittenhouse Square #3206</td>
</tr>
<tr>
<td></td>
<td>Philadelphia, PA 19103</td>
</tr>
</tbody>
</table>

which is owned by:

<table>
<thead>
<tr>
<th>%</th>
<th></th>
</tr>
</thead>
</table>

DATER: 6-16-16

Sworn to and subscribed before me this 10th day of JUNE, 2016.

[Signature]

[Notary Public]

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal
Denise R. Reid, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Jan. 4, 2018
Member, Pennsylvania Association of Notaries
<table>
<thead>
<tr>
<th>Submission Item No. and Description</th>
<th>Minor</th>
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<th>Final</th>
<th>Variance</th>
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<th>Submitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The required application forms supplied by the Administrative Officer.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>✓</td>
</tr>
<tr>
<td>2. The application and escrow fees. Along with a signed Escrow agreement.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>3. Seven (7) copies of the checklist.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>4. Four (4) copies of the drainage calculations and engineer's report.</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>5. Four (4) copies of the Environmental Impact Report (see §816)</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Four (4) copies of the Soil Erosion and Sediment Control Plan.</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>7. Four (4) copies of the Traffic Impact Report (see §815)</td>
<td></td>
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<td>X</td>
<td>X</td>
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</tr>
<tr>
<td>8. Four (4) copies of the Recycling Report.</td>
<td>X</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**June 29, 2010**
9. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519).
10. Four (4) copies of any additional reports.
11. Twelve (12) copies of the development plan including.
   - X
   - X
   - X
   - X
   - X
   - X
   - X
   - X
12. Clearly and legibly drawn plan in accordance with §802. K.
   - X
   - X
   - X
   - X
   - X
   - X
   - X
   - X
13. [a] "Minor Site Plan for (Name of Development)"
14. [b] "Minor Subdivision Plan for (Name of Development)"
15. [c] "Preliminary Site Plan for (Name of Development)"
16. [d] "Preliminary Plat for (Name of Development)"

Plan titled appropriately as follows:
<table>
<thead>
<tr>
<th>Submission Item No. and Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td>17. [e] “Final Site Plan for (Name of Development)”</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>18. [f] “Final Subdivision Plat for (Name of Development)”</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19. Plats shall be presented on sheets of one of the following dimensions: 30&quot;x48&quot;, 30&quot;x42&quot;, 24&quot;x36&quot;, 15&quot;x21&quot; or 8 ½&quot;x13&quot;.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20. If more than one sheet is required to show the entire development, a separate composite map shall be drawn showing the entire development on the sheets of which various sections are shown, and each detail sheet shall include a key map showing its relation to the whole tract.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>21. The plan shall consist of as many separate maps as are necessary to properly evaluate the development and the proposed work.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
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<tr>
<td>22. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission.</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
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</tr>
<tr>
<td>23. Title block containing block and lot number for the tract and the name of the Township.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>24. Name and address of the applicant and the owner, and signed consent of latter, if different from applicant.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>25. Name, address, telephone number, signature and seal of the plat preparer.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>26. Space for application number.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
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<tr>
<td>27. North arrow.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>28. Scale not less than 1&quot;=50' with graphic and written scales shown.</td>
<td></td>
<td>X</td>
<td></td>
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<tr>
<td>29. Scale not less than 1&quot;=100' with graphic and written scales shown.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<tr>
<td>30. Date of original drawing.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>31. Area for the date and substances for each revision.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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</tr>
<tr>
<td>32. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1&quot;=2000'.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<tr>
<td>33. The names, addresses, block and lot numbers</td>
<td>X</td>
<td>X</td>
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<td>X</td>
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<tr>
<td></td>
<td>Site</td>
<td>Sub-division</td>
<td>Site</td>
<td>Sub-division</td>
<td>Site</td>
<td>Sub-division</td>
</tr>
<tr>
<td>of all property owners within 200 feet of the development.</td>
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<tr>
<td>34. Locations of all existing structures and their uses within 200 feet of the tract.</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>35. Zones in which property in question falls, zones of adjoining properties and all property within a 200 foot radius of the property in question.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<tr>
<td>36. Existing and proposed building coverage in square feet and as a percentage of lot area.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
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<tr>
<td>37. Existing and proposed lot coverage in acres of square feet and as a percentage of lot area.</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<tr>
<td>38. Area of original tract to the nearest one hundredth of an acre.</td>
<td>X</td>
<td>X</td>
<td>X</td>
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</tr>
<tr>
<td>39. Proposed structures and uses on the tract, i.e., size, height, location, arrangement, an architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<tr>
<td>40. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the</td>
<td>X</td>
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June 29, 2010
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and tractor trailer traffic, emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution.</td>
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<td>41. Expansion plans incorporated into the building design.</td>
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<td>42. Floor plans where multiple dwelling units or more than one use is proposed that have different parking standards.</td>
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<td>43. Existing signs including the location, size and height.</td>
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<tr>
<td>44. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details.</td>
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<td>45. Existing lot lines to be eliminated.</td>
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<tr>
<td>46. Existing and proposed street and lot layout.</td>
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<td>with dimensions correct to scale, showing that portion proposed for development in relation to the entire tract.</td>
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</tr>
<tr>
<td>47. The names, locations, right-of-way widths and purposes of existing and proposed easements and other rights-of-way in the subdivision.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>48. The location and descriptions of all existing or proposed boundary control monuments and pipes.</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>49. Number of lots being created.</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>50. Each block and each lot within each block shall be numbered as approved by the Tax Assessor.</td>
<td>X</td>
<td>X</td>
<td></td>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>51. Area of each proposed lot correct to one-tenth of an acre.</td>
<td>X</td>
<td>X</td>
<td></td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>52. Existing structures and uses on the tract to include the shortest distance between any existing building and proposed or existing lot line, and as indication of those to be removed.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

June 29, 2010

VIII-7

[Signature]

[Note: The image contains a signature on the right-hand side, possibly indicating a review or approval.]
<table>
<thead>
<tr>
<th>Submission Item No. and Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site</td>
<td>Subdivision</td>
<td>Site</td>
<td>Subdivision</td>
<td>Site</td>
<td>Subdivision</td>
</tr>
<tr>
<td>53. All side, rear, and front setback lines with dimensions.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>54. The site in relation to all remaining contiguous lands in the applicant's or owner's ownership.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>55. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures.</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>56. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent bench marks based upon U.S.G.S. datum.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>57. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>58. Proposed grades in sufficient numbers to illustrate the proposed grading scheme.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>59. Locations and dimensions of man made</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
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</tr>
<tr>
<td>and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>60. Locations of all existing and proposed water course, i.e., lakes, streams, ponds, swamps or marsh areas, or underdrain.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>61. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>62. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under, in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>63. The total upstream acreage in the drainage basin of any water course running through or adjacent to a development including the distance and average slope upstream to the</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Submission Item No. and Description</td>
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</tr>
<tr>
<td>[ ] basin ridge line, where applicable.</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>64. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of that portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters.</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>65. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations.</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>66. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system.</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

**Plans and profiles for all storm lines, underdrains and ditches whether onsite, offsite, or off-tract, affected by the development:**

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>67. [a] Location of each inlet, manhole or other appurtenance.</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>68. [b] Slope of line.</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

June 29, 2010

[Signature] - [Waiver Requested]
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<tr>
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<tbody>
<tr>
<td></td>
<td>Site Plan</td>
<td>Sub-division</td>
<td>Site Plan</td>
<td>Sub-division</td>
<td>Site Plan</td>
<td>Sub-division</td>
</tr>
<tr>
<td>69. [c] Pipe material type.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>70. [d] Strength, class or thickness.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>71. [e] Erosion control and soil stabilization methods.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>72. Show evidence that plan meets with Ordinance requirements for septic systems.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>73. For any proposed dry walls, ground water, recharge basins detention or retention basins, flood control devices, sedimentation basins, and/or other water control devices. Show the location, construction details, erosion control and soil stabilization methods.</td>
<td></td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

Plans for all proposed streets or road improvements, whether onsite or off-tract, showing:

| 75. [a] Acceleration/deceleration lanes. | |
|-----------------------------------------|---|---|---|---|---|---|
|                                         | X | X | X | X | | |

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<td>Site Plan</td>
<td>Subdivision</td>
</tr>
<tr>
<td>76. [b] Traffic channelization.</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>77. [c] Fire lanes.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>78. [d] Driveway aisles with dimensions.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>79. [e] Parking spaces with size, number, location and handicapped spaces.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>80. [f] Loading areas and number thereof.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
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</tr>
<tr>
<td>81. [g] Curbs.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>82. [h] Ramps for the handicapped.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>83. [i] Sidewalks and bike routes.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>84. [j] Any related facility for the movement and storage of goods, vehicles and persons.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>85. [k] Directional signs with scaled drawings.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>86. [l] Sight triangle easements at intersections.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>87. [m] Radii of curb line.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
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<td></td>
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<td>Subdivision</td>
<td>Site Plan</td>
<td>Subdivision</td>
<td>Site Plan</td>
<td>Subdivision</td>
</tr>
<tr>
<td>88. [n] Location of street names and signs.</td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>89. [o] Traffic control devices.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>90. [p] Street lights.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>91. [q] Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details).</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>92. [r] Fencing, railroad ties, bollards and parking bumpers.</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>93. [s] Any expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion.</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>94. [t] Cross Sections.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>95. [u] Proposed Grades</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>96. [v] Center line profiles at horizontal scale not less than 1&quot;=50' for all existing adjoining streets and proposed streets.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
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</tr>
<tr>
<td>97. [w] Standard details for curbing, sidewalks.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
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</tr>
</tbody>
</table>

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[Handwritten notes: WAIVER REQUESTED, FOR JACVIS ROAD.]
<table>
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<tr>
<th>Submission Item No. and Description</th>
<th>Minor (Site Plan)</th>
<th>Minor (Sub-division)</th>
<th>Preliminary (Site Plan)</th>
<th>Preliminary (Sub-division)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Plans and profiles of water, and sewer layouts whether onsite, offsite or off-tract showing:</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>98. [a] Size and types of pipes and mains.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>99. [b] Slope.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>100. [c] Pumping Stations.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>101. [d] Fire hydrants.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>102. [e] Standard details.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>103. [f] Trench repair details for street crossings.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>104. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>105. If private utilities are proposed, they shall fully comply fully with all township, county, and state regulations.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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<table>
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<td><strong>Sub-division</strong></td>
<td><strong>Site Plan</strong></td>
<td><strong>Sub-division</strong></td>
<td></td>
</tr>
<tr>
<td>106. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>107. When on-lot water or sewerage disposal, the concept for such systems shall be reviewed by the appropriate township, county and state agencies.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>108. Environmental Constraints Map (See §519).</td>
<td></td>
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</tr>
<tr>
<td>109. Landscaping, recreation, and areas of public use.</td>
<td></td>
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</tr>
</tbody>
</table>

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VIII-15
X=Required submission item.
Note: General development plans submitted pursuant to §804.B shall conform to the submission requirements as listed in §804.E.

**Special Checklist Items for Redevelopment Districts Only**

<table>
<thead>
<tr>
<th>Submitted</th>
<th>Minor</th>
<th>Preliminary</th>
<th>Final</th>
<th>Variance</th>
<th>Waiver</th>
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<td></td>
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<td>Sub-</td>
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<tr>
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<td>Division</td>
<td>Plan</td>
<td>Division</td>
<td>Plan</td>
<td>Division</td>
</tr>
<tr>
<td>110. A memorandum of Agreement from the Redevelopment Authority describing the preliminary terms of a redevelopers agreement, which may include a project description, uses, densities, aspects related to site architecture, engineering, planning, funding, schedules and any other miscellaneous provisions.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>111. Architectural renderings in color, along with complete elevations of all new, altered or remodeled structures that are to be located in a Redevelopment Zone must be submitted at the time that the application is submitted. This</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
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</table>

June 29, 2010

VIII-16
### §817 Submission Checklist

<table>
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<th>Requirement</th>
<th>X</th>
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<th>X</th>
<th>X</th>
<th>X</th>
<th>X</th>
<th>X</th>
<th>N/A</th>
<th>□</th>
</tr>
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<tbody>
<tr>
<td>Requirement applies to all Site Plan Waiver Applications, all Site Plan Applications, all Sub-Division Applications and, all General Development Applications.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>112. A professional prepared written narrative based upon the respective Redevelopment Plan outlining and explaining and explaining how the proposed project will comply with and conform to the Redevelopment Plan.</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>N/A</td>
<td>□</td>
</tr>
</tbody>
</table>

June 29, 2010
To Whom It May Concern:

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

Name: Harry Bleattler
Address: 1289 Jarvis Rd, Erial, NJ
Block: 16504 Lot: 10, 11, 12

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

9/8/16 Maryann Buza
Date Ass’t, Gloucester Township Tax Collector

OFFICIAL VERIFICATION

SEP 12 2016

Printed on recycled paper
August 31, 2016
Page #2

FILE #L22723M

BLOCK 16504, LOT 10

Taxes paid: Yes ✓ No ___

Amount owed (if any) $___________

BLOCK 16504, LOT 11

Taxes paid: Yes ✓ No ___

Amount owed (if any) $___________

BLOCK 16504, LOT 12

Taxes paid: Yes ✓ No ___

Amount owed (if any) $___________

Maryann Lusa
Signature of Tax Collector (Asst.)

Date of Report: 9-8-16

Submitted to Secretary of Planning Board this ___ day of September, 2016.

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County
August 31, 2016

Tax Collector
Township of Gloucester
P. O. Box 8
Blackwood, New Jersey 08012

RE: BLOCK 16504, LOTS 10, 11, AND 12

Dear Sir/Madam:

Our client anticipates application for site plan approval for the premises located at Block 16504, Lots 10, 11, and 12, Gloucester Township. Under the provisions of New Jersey law, every application for development submitted to the Planning Board must be accompanied by proof that no taxes or assessments for local improvements are due or delinquent on the premises; or if delinquent, any approval or other relief granted by the Board may be conditioned upon prompt payment or the making of adequate provision for payment.

Accordingly, we ask that you advise the Secretary to the Planning Board of the tax status of Block 16504, Lots 10, 11, and 12. This property is currently owned by Harry R. Bleattler.

Please provide the original to the Secretary to the Planning Board; however, we would also ask that you provide a copy to this office in the envelope provided. I thank you for your cooperation and courtesy, and remain,

Very truly yours,

Robert D. Mintz
For the Firm
RDM:ra
Encs.
TOWNSHIP OF GLOUCESTER
1281 Chews Landing-Clementon Rd., at Hilder Lane
P.O. Box 8, Blackwood, New Jersey 08012
(856) 226-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

Name  Harry Bleahter

Address  1289, 1271, + 1263 Jarvis Rd. Erial, NJ 08081

Block  16504 Lot  10; 11, 12

9/6/16

Date  Maryann Dusa

Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Cumberland County
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
June 30, 2016

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

Re: Application #162001BDCPMSFMS
Brahin Properties, Inc.
1289 – 1271 – 1263 Jarvis Road, Sicklerville, NJ 08081
Block 16504, Lots 10, 11 & 12

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

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
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: Harry Bleahler
Address: 1263 Jarvis Rd, Erial, NJ 08081
Block: 16504 Lot: 12

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

6/30/16

Maurann Blesa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

JUN 30 2015

Printed on recycled paper
TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL

DATE: June 27, 2016
APPLICANT: Brahin Properties, Inc.
APPLICATION No. 162001BDCPMSFMS
PROJECT No. 10087

BLOCK(S): 16504  Lot(S): 10, 11, 12
LOCATION: 1289 - 1271 - 1263 Jarvis Rd., Sicklerville, NJ 08081

TRANSMITTAL TO:
[ ] Township Engineer
[ ] Camden County Planning Board
[ ] Taxes
[ ] Zoning Board Planner
[ ] Traffic Officer
[ ] Aqua N.J. Water Co.
[ ] Construction
[ ] Tax Assessor
[ ] G.T.M.U.A.
[ ] Fire District 1 2 3 4 5 6
[ ] GTEMS

STATUS OF APPLICATION:
[ ] New Application  -  Bulk C Variance / Preliminary & Final Major Subdivision
[ ] Revision to Prior Application

PURPOSE OF TRANSMITTAL:
[ ] For Your Review.  Please Forward Report by July 17, 2016
[ ] For Your Files.

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

[ ] Variance Plan  [ ] Prelim & Final Major Subdivision
[ ] Bulk C Variance

PLAN IS NOT ACCEPTABLE. MUST HAVE:
1 Block & Lot #’s
2 Street Address
3 Street Name.
They must contact me.
Second Request for Jan.

Signature
[Signature]
[Date] 6/28/16
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 27, 2016
APPLICANT: Brahin Properties, Inc.

BLOCK(S): 16504 Lot(S): 10, 11, 12
LOCATION: 1289 - 1271 - 1263 Jarvis Rd., Sicklerville, NJ 08081

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 1 2 3 4 5 6
☐ GTEMS

STATUS OF APPLICATION:
☒ New Application - Bulk C Variance / Preliminary & Final Major Subdivision
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by July 17, 2016
☐ For Your Files.

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

☐ Variance Plan ☒ Prelim & Final Major Subdivision ☒ Bulk C Variance

Signature
GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #162001BDCPMSFMS 1289-1271-1263 Jarvis Road, Sicklerville, NJ Block:16504 Lot:10,11,12

☐ 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: 1) Mid-block crosswalk on the northern end of Jarvis Road will need to be covered by an Ordinance.

2) Pedestrian crosswalk signs (W11-2) along with the arrow (W16-7) in fluorescent yellow-green background color needs to be installed south of the crosswalk on the southern end of Jarvis Road and north of the northern crosswalk of Jarvis Road. Recommend Pedestrian crosswalk ahead (W11-2 and W16-9P) 100 ft prior to each crosswalk.

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

Signature: __________________________ Date Submitted: 7/6/16
## Tax Account Maintenance

**Block:** 16604  
**Lot:** 12  
**Qualifier:**  
**Owner:** BLEATTLER, HARRY  
**Prop Loc:** 1263 JARVIS ROAD

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</table>

**Other Delinquent Balances:** .00  
**Interest Date:** 06/28/16  
**Interest Detail:**

**Other APR2 Threshold Amt:** .00  
**Per Diem:** .1241  
**Last Payment Date:** 02/02/2016

**TOTAL TAX BALANCE DUE**  
**Principal:** 558.63  
**Penalty:** .00  
**Misc. Charges:** .00  
**Interest:** 7.08  
**Total:** 565.71

* Indicates Adjusted Billing in a Tax Quarter.

---

**RECEIVED**  
**JUL 06 2016**