Township of Gloucester
Planning Board Agenda
November 22, 2016

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization –October 11, 2016

RESOLUTIONS FOR MEMORIALIZATION

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

APPLICATIONS FOR REVIEW

#161066CMPFS
Cross Keys MZL, LLC
Taco Bell
#161050RD
Minor Subdivision/Bulk C Preliminary & Final Site Plan
Block: 18301 Lot: 10
Location: 509-543 Berlin Cross Keys Road
Zoned: NVBP Shopping Center Lot: 10
And Pad site proposed Lot: 10.04. Applicant to subdivide out 1.06 acres from Lot: 10

#161065CM
John Keller, Jr.

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

Meeting Adjourned
Chairman Owens calls the meeting to order.
Salute to the Flag
Opening Statement made by Mr. Lechner

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Dintino</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Dority</td>
<td>Absent</td>
</tr>
<tr>
<td>Mr. Guevara</td>
<td>Absent</td>
</tr>
<tr>
<td>Mr. Kricun</td>
<td>Absent</td>
</tr>
<tr>
<td>Mr. Reagan</td>
<td>Present</td>
</tr>
<tr>
<td>Mrs. Washington</td>
<td>Absent</td>
</tr>
<tr>
<td>Councilman Hutchison</td>
<td>Present</td>
</tr>
<tr>
<td>Mrs. Costa</td>
<td>Absent</td>
</tr>
<tr>
<td>Mrs. Bradley</td>
<td>Present</td>
</tr>
<tr>
<td>Chairman Owens</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Wells</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Bach</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Lechner</td>
<td>Present</td>
</tr>
</tbody>
</table>

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

Minutes for Memorialization

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

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Reagan</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Bradley</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman Owens</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Resolutions for Memorialization

#161059CMPFS
Gloucester Data Center

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

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

Roll Call:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Reagan</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Bradley</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman Owens</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Applications for Review

#161059CMPFS
Gloucester Data Center

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

Mr. Leonard Wood from the Law Firm of Wade, Wood & Long approached the podium to introduce himself and his associates who are testifying.
Mr. Ted Terpin-Engineer and Owner Richard Crane were sworn in.
Mr. Terpin recognized as a Professional.
Mr. Leonard gave overview of the application for a minor sub-division with waivers and variance because creating a flag lot from low land part of the property which fronts on Almonessson Rd. while the upland area is the sub-divided portion containing an old manufacturing plant. The new business will go in this section, while the low-land area which is un-developable, will be a proposed 25’ easement for access.
Mr. Leonard stated they needed a variance for frontages as a result of the flag lot and waivers as stated on the application. The largest parcel will be used while the low land will not be used.
Mr. Leonard read both the reviews from Mr. Lechner and Mr. Bach stating they addressed the items mentioned and agreed to follow the remaining recommendations but wanted to discuss a few concerns mentioned in the letters.
Mr. Terpin was asked to describe the property. He stated in the property rear its a land locked parcel while the front parcel boarders Almonessson Rd. in an industrial zoned district. The property is serviced by a well and septic with a 30’ bank separating the lower and upper portions of the property. The building portion is 3.8 acres while the remaining is @ 5.5 acres. The owner, Mr. Crane is proposing a 1400 ft. sq. addition in the front while taking out impervious gravel to decrease impervious runoff. He states the
varience request is for the lot shape and topography. Further discussion ensued on this parcel. Then further discussion ensued to answer Mr. Lechners and Mr. Bachs letter. Topics in the letters from board professionals revisited with mediocre discussion:
1& 2: Trash enclosure will be enclosed and buffered by evergreen trees rather than it be removed from the plan with owner taking responsibility for removal.
3: Parking lot to be deeper to allow large trucks from protruding onto roadway.
6: Light shields to be installed on pole lighting.
Mr. Bach asked if there were any concerns from the business that would have an environmental impact.
Mr. Wood stated there was no indications that the business would have any impact.
Brief discussion ensued about the subdivision and the lower non-useable parcel. It was determined that although at this time it is un-useable, the future will only dictate what could be developed thus an access must be provided and maintained.
Mr. Lechner asked if this was a flood plane or tidal flows in the low-lying area.
Mr. Terpin stated there was a flood plain from the creek with man-made backfill placed many decades ago that’s not an environmental concern.
Mr. Bach posed a question on the sale of the lower parcel. Mr. Wood called the owner Rita Hoffman Lewis to testify and sworn in. Mr. Bach’s question was posed to the owner: If sale of the properties’ lower half was to occur, would disclosure be made to the purchaser about the construction debris? The owner stated she would make the disclosure.
It was noted all items for discussion were satisfactorily agreed upon. However, if all the improvements would not be finished before building occupancy occurred, Mr. Lechner proposed a performance guaranteed. Mr. Wood agreed and such would be submitted after cost estimates and when the decision to occupy came about.
Chairman Owens asked if there were any questions/comments from the Board Professionals.
None
Chairman Owens asked if there were any questions/comments from the Board.
None
Chairman Owens asked if there were any questions/comments from the Public.
None
Chairman Owens requested motion to approve application as presented to the Board.
Councilman Hutchison made a motion seconded by Mr. Reagan.

Roll Call:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Dintino</td>
<td>Yes</td>
</tr>
<tr>
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<td>Yes</td>
</tr>
<tr>
<td>Councilman Hutchison</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Bradley</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman Owens</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Chairman Owens asked attending members if they had any Board Business.
None

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

Meeting adjourned.

Recording Secretary,

Christopher Nowak
**TOWNSHIP OF GLOUCESTER**

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

**LAND DEVELOPMENT APPLICATION**

1. **Applicant**
   - Name: CROSS KEYS MZL, LLC  
   - Address: 254 W. 31st Street  
     4th Floor  
   - City: New York  
   - State, Zip: NY 10001  
   - Phone: (___) - ____ Fax: (___) - __

2. **Owner(s) (List all Owners)**
   - Name(s): CROSS KEYS MZL, LLC  
   - Address: 254 W. 31st Street  
     4th Floor  
   - City: New York  
   - State, Zip: NY 10001  
   - Phone: (___) - ____ 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)**
   - ER  R4  GCR  CR  BP  G-RD  LP-1  
   - R1  RA  BWD  NC  IN  M-RD  NVBP  
   - R2  APT  OR  HC  PR  BW-RD  SCR-HC Overlay  
   - R3  SCR  OF  GI  FP  L-RD  NVSCR Overlay  

5. **The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership**
   - Name of Attorney: Frank V. Tedesco, Esq.  
   - Address: P.O. Box 2570  
   - City: Cherry Hill  
   - Firm: Dilworth Paxson LLP  
   - State, Zip: NJ 08002  
   - Phone: (___) - ____ Fax: (___) - __  
   - Email: ftedesco@dilworthlaw.com
6. Name of Persons Preparing Plans and Reports:

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

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 509-543 Berlin Road</th>
<th>Block(s): 18301</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: 20.3 acres</td>
<td>Lot(s): 10</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: Shopping Center

Proposed Land Use (Describe Application): Shopping Ctr. Lot 10 and Pad Site proposed Lot 10.04. Applicant proposes to subdivide out 1.06 acres from Lot 10 for the Pad Site.

The proposed Pad Site will be for a one-story Taco Bell restaurant having an approximately 5,625 s.f footprint.

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: One</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: Two</td>
<td>☑ Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>☑ No ☐ Yes</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>☑ No ☐ Yes</td>
</tr>
</tbody>
</table>

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>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td></td>
<td>Setback from E.O.P.&quot;1</td>
<td>n/a</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.&quot;2</td>
<td></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>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td></td>
<td></td>
<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>

### Pool Requirements

<table>
<thead>
<tr>
<th></th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W.1</td>
<td>n/a</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.</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>
<td></td>
</tr>
</tbody>
</table>

### Garage Application

<table>
<thead>
<tr>
<th></th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>n/a</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 stories</td>
<td></td>
</tr>
</tbody>
</table>

### Shed Requirements

<table>
<thead>
<tr>
<th></th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed area</td>
<td>n/a</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>

### Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Number of parking spaces required: 474/26</th>
<th>Number of parking spaces provided: 583/34</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of loading spaces required: 0 - Lot 10.04</td>
<td>Number of loading spaces provided: 0 - Lot 10.04</td>
</tr>
</tbody>
</table>

### 15. Relief Requested:

- [ ] Check here if zoning variances are required. Section 418.a.F. to permit a side yard parking setback of 0' where minimum of 25' is required; Section 426.R7 to permit freestanding sign height of 13.23' where a maximum of 8' is permitted.
- [ ] Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- [ ] Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

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

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

### 16. Signature of Applicant

**DILWORTH PAXSON LLP**

**BY:**

**FRANK V. TEDESCO, ESQUIRE**

**ATTORNEY FOR APPLICANT**

**Signature of Applicant**

October 3, 2016

**Date**

**Signature of Co-applicant**

**Date**


**DISCLOSURE OF OWNERSHIP**

**CROSS KEYS MZL, LLC**

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

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

_CROSS KEYS MZL, LLC_

By: Cross Keys Manager, LLC, Its Manager
By: Daniel Partners, LLC, Its Manager

By: [Signature]
Name: Daniel Kaufthal
Title: Manager

Dated: July 27, 2016
### Zoning Schedule

<table>
<thead>
<tr>
<th>CRITERIA</th>
<th>REQUIRED PLANNED COMMERCIAL USE</th>
<th>REQUIRED PAD SITE</th>
<th>EXISTING LOT 10</th>
<th>PROPOSED LOT 10 P.C.D.</th>
<th>PROPOSED LOT 10.04 PAD SITE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. LOT SIZE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MIN. AREA</td>
<td>2 ACRES</td>
<td>1 ACRE</td>
<td>20.3 ACRES</td>
<td>19.22 ACRES</td>
<td>1.06 ACRES</td>
</tr>
<tr>
<td>MIN. LOT FRONTAGE</td>
<td>200 FEET</td>
<td>150 FEET</td>
<td>718.91 FEET</td>
<td>718.91 FEET</td>
<td>152 FEET</td>
</tr>
<tr>
<td>MIN. LOT WIDTH</td>
<td>200 FEET</td>
<td>150 FEET</td>
<td>718.91 FEET</td>
<td>718.91 FEET</td>
<td>152 FEET</td>
</tr>
<tr>
<td>MIN. LOT DEPTH</td>
<td>200 FEET</td>
<td>200 FEET</td>
<td>239.17 FEET</td>
<td>654.77 FEET</td>
<td>305.61 FEET</td>
</tr>
<tr>
<td><strong>B. YARD REQUIREMENTS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FRONT YARD SETBACK</td>
<td>50 FEET</td>
<td>50 FEET</td>
<td>97.6 FEET</td>
<td>97.5 FEET</td>
<td>98.25 FEET</td>
</tr>
<tr>
<td>SIDE YARD SETBACK</td>
<td>25 FEET</td>
<td>15 FEET</td>
<td>8.7 FEET</td>
<td>8.7 FEET</td>
<td>29.88 FEET</td>
</tr>
<tr>
<td>REAR YARD SETBACK</td>
<td>35 FEET</td>
<td>15 FEET</td>
<td>99.5 FEET</td>
<td>99.5 FEET</td>
<td>113.75 FEET</td>
</tr>
<tr>
<td><strong>C. LOT COVERAGE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MAX. IMPERVIOUS COVERAGE</td>
<td>70%</td>
<td>70%</td>
<td>57% (506,152 SF)</td>
<td>60% (505,214 SF)</td>
<td>59.5% (27,421 SF)</td>
</tr>
<tr>
<td><strong>D. BUILDING HEIGHT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MAX. BUILDING HEIGHT (FEET)</td>
<td>3 STORIES</td>
<td>2 STORIES</td>
<td>1 STORY</td>
<td>1 STORY</td>
<td>22.08 FEET</td>
</tr>
<tr>
<td><strong>E. OFF-STREET PARKING SETBACKS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TRACT PERIMETER (MINIMUM)</td>
<td>25 FEET</td>
<td>25 FEET</td>
<td>2 FEET</td>
<td>2 FEET</td>
<td>N/A</td>
</tr>
<tr>
<td>FRONT PROPERTY LINE (MINIMUM)</td>
<td>25 FEET</td>
<td>50 FEET</td>
<td>2 FEET</td>
<td>2 FEET</td>
<td>51.12 FEET</td>
</tr>
<tr>
<td>SIDE PROPERTY LINE (MINIMUM)</td>
<td>25 FEET</td>
<td>10 FEET</td>
<td>0 FEET</td>
<td>33.94 FEET</td>
<td>0 FEET (1)</td>
</tr>
<tr>
<td>REAR PROPERTY LINE (MINIMUM)</td>
<td>25 FEET</td>
<td>10 FEET</td>
<td>45 FEET</td>
<td>45 FEET</td>
<td>N/A</td>
</tr>
</tbody>
</table>

The following variances/waivers were previously granted:
(1) From Article 04.N, Section 4180.f. To permit a side yard parking setback of zero (0') feet, where a minimum side yard parking setback of 25 feet is required.
17. Consent of Owner(s): 

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. Further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency. (If owned by a corporation, attach a resolution authorizing application and officer signature).

10/3/2016

Signature

Date

Sworn and Subscribed to before me this

3RD day of OCTOBER, 2016.

Signature

Frank V. Tedesco, Attorney for Applicant

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?

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).

Signature of Applicant

[PLEASE SEE ATTACHED DISCLOSURE]

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

State of New Jersey,
County of Camden:

Sworn and subscribed to

On this ______ day of ______

law, on oath and says that all of the above statement

herein is true.

Name of property owner or applicant

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

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

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

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

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

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

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

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

NOW, THEREFORE, the Redeveloper/Owner seeks an appropriate minor subdivision and preliminary and final major site plan to contain a Taco Bell Restaurant, and to include a Taco Bell free standing sign and replacement of the existing free standing sign on Berlin-Cross Keys Road lying within the New Vision Business Park Redevelopment District, to further promote and encourage the development of that Zone, and the Redevelopment Entity is in
agreement with the proposed preliminary and final major site plan, without variances.

First - Appended hereto and made a part hereof as Exhibit “A” is a copy of the review letter from Kenneth D. Lechner, PP, AICP, Director of Planning, Department of Community Development and Planning for the Township of Gloucester
Second - Appended hereto and made a part hereof as Exhibit “B” is the engineering plan submitted by Duffy, Dolcy, McManis & Roesch on behalf of the applicant.
Third – Applicant does not require any variance.

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

ATTEST:

__________________________
[Signature]

WITNESS:

__________________________
[Signature]

THE GLOUCESTER TOWNSHIP
REDEVELOPMENT ENTITY

By: ________________________
[Signature]

CROSS KEYS MZL, LLC

By: ________________________
[Signature]

Duly Authorized
TO: Planning Board  
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
Department of Community Development & Planning  
RE: APPLICATION #161066CMPFS  
Cross Keys MZL, LLC  
BLOCK 18301, LOT 10  
DATE: November 7, 2016  

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

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

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

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

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 10/03/16.
4. Recycling Report, as prepared by Stantec dated 7/18/16.
5. Traffic Impact Statement, as prepared by Stantec dated 7/18/16.
6. Legal descriptions, as prepared by Stantec dated 6/30/16.
7. Taco Bell Explorer Large 66 Prototype Color Rendering (Ledger Size).
8. Stormwater Management narrative Addendum, as prepared by Stantec dated 9/28/16.
9. Engineering plans, as prepared by Stantec, consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
</tr>
</thead>
<tbody>
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<td>6-15-16 / 9-29-16</td>
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<td>2</td>
<td>Existing Conditions &amp; Site Demolition</td>
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<td>Minor Subdivision Plan</td>
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</tr>
<tr>
<td>4</td>
<td>Site Plan</td>
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</tr>
<tr>
<td>5</td>
<td>Grading plan</td>
<td>6-15-16 / 9-29-16</td>
</tr>
<tr>
<td>6</td>
<td>ADA Compliance Plan</td>
<td>6-15-16 / 9-29-16</td>
</tr>
<tr>
<td>7</td>
<td>Utility Plan</td>
<td>6-15-16 / 9-29-16</td>
</tr>
</tbody>
</table>
Redevelopment Agreement Information

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

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
</tr>
</thead>
<tbody>
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<td>Site Plan</td>
<td>7-21-16</td>
</tr>
<tr>
<td>V-101</td>
<td>Minor Subdivision Plan</td>
<td>7-21-16</td>
</tr>
<tr>
<td>L-101</td>
<td>Landscape Plan</td>
<td>7-21-16</td>
</tr>
</tbody>
</table>

13. Building Elevations (AM - Color Photo).
14. Building Elevations (PM - Color Photo).
15. Taco Bell Sign.

II. REDEVELOPMENT PLAN & PLANNING ANALYSIS COMMENTS

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

Section IV. Objectives

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

   A. Prevent further deterioration of the built environment.
   B. Promote the overall development of the community.
   C. Foster physical development that will be most conducive to the social and economic improvement of the Township and the region.
   D. Encourage the highest and best use of land and property.
   E. Facilitate full utilization of the land.
   F. Improve the physical and functional layout of the study area and remove impediments to land use consistent with the zone plan.
   G. Require adherence to the highest design standards.
   H. Strengthen social, economic and development patterns.
   I. Increase economic opportunities in the Township of Gloucester.
   J. Improve the health and welfare of the residents of the Township.
   K. Advance public-private partnership efforts for the improvement of the economic environment.
Section IX.1.0, Zone Plan and Zoning Regulations
2. The subject parcels are located within the NVBP – New Vision Business Park District as per §IX.1.0, New Vision Business Park District (NVBP).
   a. Retail sales and services as a component of a Planned Commercial Development is a permitted use within the New Vision Business Park District [§IX.1.0(D)(4)(c)(iv)].

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

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

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

APPLICATION #161066CMPFS
Cross Keys MZL, LLC
BLOCK 18301, LOT 10
5. The Applicant provided testimony to satisfaction of the Redevelopment Entity addressing the proposed building architecture is "compatible designed ... and suitably finished for aesthetic purposes" in its relation to elevations facing a street or residential areas as per §IX.1.0(L)(2).

   a. The instant application proposes an outdoor patio area.

      i. The Applicant provided testimony to the satisfaction of the Redevelopment Entity that the proposed use is customary and incidental to the principal use and should also address considerations of lighting, landscaping, outdoor music, speakers, noise, safety, etc.

6. The instant application includes a landscaped plan signed and sealed by a NJ Licensed Landscape Architect as per §IX.1.0(L)(3).

   a. Consideration should be given to revising the plan to provide additional landscaping at the following locations:

      i. The preliminary and final major site plan provides landscaping along the southerly escape lane.

      ii. The preliminary and final major site plan provides landscaping within the open space area of proposed Lot 10, which is south of the escape lane on proposed new Lot 10.04, which contains an existing trash enclosure and six (6) parking spaces.

7. The Applicant provided testimony to the satisfaction of Redevelopment Entity that the proposed signs are suitably sized and designed for the proposed development and consistent with Section IV, Objectives of the New Vision Redevelopment Plan as per §IX.1.0(L)(7).

   a. As recommended the stone base for the Taco Bell free-standing sign is at least three (3) feet high so it may still be seen after planting the required landscaping around the perimeter of the sign.

   b. As recommended the proposed free-standing sign for the shopping center should be revised to include the words “AT GLOUCESTER TOWNSHIP” within the “L” frame support structure.

8. The preliminary and final major site plan includes pedestrian walkways at the following locations to improve pedestrian access as per §IX.1.0(L)(8).

   a. From Williamstown Road to the proposed concrete walkway on the north side of the building.

   b. From the rear driveway entrance to the proposed concrete walkway on the north side of the building.

9. It’s recommended the Applicant provide professional testimony to satisfaction of the Planning Board that the proposed lighting plan is suitably designed for the proposed land use and provides adequate illumination as per §IX.1.0(L)(9).

10. The Applicant provided professional testimony to satisfaction of the Redevelopment entity that the proposed buildings are “architecturally appealing” and advance the scenic vistas and viewsheds of the development and Township as per § IX.1.0(L)(10).
III. REDEVELOPMENT PLAN INFORMATION

NVBP Redevelopment District Requirements:

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

IV. APPLICATION SUBMISSION CHECKLIST

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

We do not recommend waiving underlined items

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

V. WAIVER COMMENTS

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

We do not recommend waiving underlined items

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

VI. VARIANCE COMMENTS

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

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

VII. SITE PLAN AND SUBDIVISION REVIEW COMMENTS

1. The plans shall be revised to identify the location, setbacks, and landscaping for base of the proposed "Plaza Sign" on Berlin-Cross Keys as per §426.R(8), Freestanding Sign Requirements.
2. The plans shall be revised to reduce the pole mounted light not to exceed twenty-five feet (25) feet as per §508.F(3), Lighting.
3. It is recommended the plans be revised to provide brick pavers for the proposed front and rear crosswalks within the parking area as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.
a. The purpose of sidewalks in this section is to accommodate pedestrian movements from nearby neighborhoods and facilitate safe movement of pedestrians and automobile traffic.

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

VIII. GENERAL REVIEW COMMENTS

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

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

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

IX. RECOMMENDATIONS

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

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

CC: Cross Keys MZL, LLC
    Clifton W. Quay, PE, PP
    Frank V. Tedesco, Esq.
Township of Gloucester
Chews Landing-Clementon Road, at Hider Lane
PO Box 8
Blackwood, NJ 08012-0008

Attn: Ken Lechner, Community Development Director

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

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 10/4/16.
- Recycling Report, 509-543 Berlin Cross Keys Road, Block 18301, Lot 10, Proposed Lot 10.03, Township of Gloucester, Camden County, New Jersey, prepared by Stantec Consulting Services, Inc., dated July 18, 2016, no revision.
- Stormwater Management Narrative Addendum, 509-543 Berlin Cross Keys Road, Block 18301, Lot 10, Township of Gloucester, Camden County, New Jersey, prepared by Stantec Consulting Services, Inc., dated September 28, 2016, no revision.
- Camden County Planning Board Application, dated 10-5-16.
- Taco Bell Rendered Elevation (11" x 17") prepared by The Pettit Group, LLC.
- Redevelopment Review prepared by Kenneth D. Lechner, PP, AICP, Director/Planner, dated August 31, 2016.
Taco Bell Restaurant / Gloucester Town Center
Cross Keys MZL, LLC
509-543 Berlin Road
Block 18301, Lot 10
Review No. 1
Bach Project No. GTPB-2016-09
November 17, 2016
Page 2 of 8

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

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

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

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

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

<table>
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<td>8</td>
<td>SESC Plan</td>
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<td>9</td>
<td>SESC Notes and Details</td>
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<td>10</td>
<td>Detail Sheet 1</td>
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<td>11</td>
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<td>12</td>
<td>Landscape Plan</td>
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<td>13</td>
<td>Landscape Details</td>
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<tr>
<td>14</td>
<td>Lighting Plan</td>
<td>7-21-16 / 9-29-16</td>
</tr>
</tbody>
</table>

SITE INFORMATION:

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

BACH Associates, PC
Engineers • Architects • Planners
304 White Horse Pike • Haddon Heights, NJ 08035
Phone (856) 546-8611 • Fax (856) 546-8612
Taco Bell Restaurant / Gloucester Town Center
Cross Keys MZL, LLC
509-543 Berlin Road
Block 18301, Lot 10
Review No. 1
Bach Project No. GTPB-2016-09
November 17, 2016
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PROJECT SUMMARY:

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

WAIVERS / VARIANCES:

The applicant is requesting the following waivers:

1. An Environmental Impact Statement per § 816.

The applicant is not requesting any variances for the development.

GENERAL:

1. Architectural floor plans shall be provided for the proposed building.

2. The applicant shall illustrate truck turning maneuverability on the plans to confirm the loading area and trash enclosure accessibility.

3. Building dimension shall be shown on the Site Plan.

4. A dimension shall be provided from the concrete pad at the trash enclosure and the opposite edge of drive aisle. Please note that the concrete pad shall not encroach into the 24’ wide drive aisle.

PERFORMANCE STANDARDS (ARTICLE V):

A. Grading (Section 506)

1. Two permanent benchmarks and symbol in the legend shall be shown on the grading plan per §506.A(4).

2. The pavement elevation just outside the building ingress/egress on the easterly side of the building is 0.9’ lower than the first floor elevation. This grade difference would result in a 12% slope across the proposed concrete pad. The applicant shall confirm if the pad is to be sloped at 12% or is a step will be provided.
3. The applicant shall provide testimony regarding the need for inconsistent curb heights in the location of the trash enclosure. The plans shall be revised as necessary.

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

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

B. Off Street Loading (Section 509)

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

C. Off Street Parking (Section 510)

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

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

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

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

D. Sidewalks/Curbs (Section 516)

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

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

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

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

5. The plans shall indicate a pavement width at all entrance drives.
6. A dimension shall be shown from the face of curb of the proposed drive thru along the southerly side of the proposed building to the closest property line.

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

E. Stormwater Management (Section 517)

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

F. Utilities (Section 518)

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

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

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

G. Traffic Impact Statement (Section 815)

1. The Traffic Impact Statement (TIS) prepared by Stantec indicates the proposed application includes a proposed 2,717 SF fast food restaurant. The TIS also indicates the original application for 509-543 Berlin Cross Keys Road included a proposed 3,000 SF fast food restaurant. However, a review of the original Traffic Impact Study prepared by Horner & Canter Associates dated May 22, 2001, indicates the original application included 48,000 SF office space and 88,810 SF retail space without any further breakdown of land use. Therefore, additional information is required to determine if the original application included all currently developed land uses in the shopping center including the proposed 2,717 SF fast food restaurant.
H. Environmental Impact Statement (Section 816)

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

I. Details

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

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

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

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

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

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

J. Minor Subdivision Comments

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

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

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

4. The tie down distance to the point of beginning within the proposed Lot 10.04 legal description does not match the plan. The plan or legal description shall be revised accordingly.
5. A signed and sealed copy of the Subdivision Plan shall be submitted to our office.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Very truly yours,

BACH ASSOCIATES, PC

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

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

S:\GTPB2016 Gloucester Twp PB-09 Taco Bell\Docs\GTPB2016-6 Taco Bell, Review No 1, 11-17-16.doc
TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

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

LOCATION: 509-543 Berlin Cross Keys Rd
Sicklerville, NJ 08081
BLOCK: 18301 Lot: 10 Escrow: 10867
CROSS KEYS, MZL, LLC TACO BELL ZONE: NVSCR

TRANSMITTAL TO:

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

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

☒ For Your Review

ENCLOSED:

d 1 Copy – Minor Subdivision, Checklist, Application, Description of Land
d 1 Copy – Site Plan Waiver
d 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
d 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
d 1 Copy – Legal Description & Map Check Proposed
d 1 Copy – Preliminary & Final Major Site Plan

d 1 Copy – Stormwater Management Report
d 1 Copy – Traffic Impact Study
d 1 Copy – Plan of Survey & Topography

LOT 10.04 IS OK address will be #845 WILLIAMSTOWN RD

[Signature]
10/6/16
Welcome to Gloucester Township, NJ
A GREAT PLACE to LIVE, WORK and PLAY

Property Location: 525 Cross Keys Road
Owner Name/Address: Cross Keys M2 LLC
247 W 30th St 11th Flr
New York NY 10001

Special Taxing Districts: FIRE DISTRICT=F06

Tax Account Id: 19000
Property Class: 4A - Commercial
Land Value: 2,025,000
Improvement Value: 7,279,600
Exempt Value: 0
Total Assessed Value: 9,304,600
Additional Lots: None
Deductions:

Taxes

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Return to Home

https://wipp.edmundsassoc.com/Wipp0415/

9/28/2016
GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

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

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

☐ Other: See Attached

Reviewed By: ☐ Lt. Jason Gittens ☒ Cpl. Frank Pace
Signature: ___________________________ Date Submitted: 10/12/2016
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

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

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

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

LOCATION: 509-543 Berlin Cross Keys Rd
Sicklerville, NJ 08081
BLOCK: 18301 Lot: 10 Escrow: 10867
CROSS KEYS, MZL, LLC TACO BELL ZONE: NVSCR

TRANSMITTAL TO:

☐ Camden County Planning
☐ Bach Associates
☐ Richard Wells, Esq.
☐ Planner

☐ Taxes & Tax Assessor
☐ Aqua Water Co.
☐ New Jersey America
☐ Fire District 1 2 3 4 5 6

☐ MUA
☐ Construction
☐ Traffic/Policing
☐ GTEMS

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

☒ For Your Review

ENCLOSED:

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

OK 10-27-16 JTG
To Whom It May Concern:

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

Name: John Keller
Address: 1995 Kearsley Rd
Block: 12801 Lot: 3

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

Date

[Signature]
Gloucester Township Tax Collector
CAMDEN COUNTY PLANNING BOARD APPLICATION
SUBMISSION REQUIREMENTS

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

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

### Site Plan & Site Plan Revision Requirements
- **O** Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- **X** One (1) Copy of Local Municipal Application
- **X** One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- **X** Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" Site plans will be accepted)
  - Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2
- **O** Two (2) Copies of County Road Improvement Plans (If applicable and not included in Original Set of Plans)
- **X** Two (2) Copies of a Signed and Sealed Survey
  - Conducted by a licensed surveyor if existing documents are referenced in accordance with NJAIC 13:40-7.2 (a.3)
- **X** Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event)
- **O** Two (2) Sets of Traffic Impact Study (If available)
- **X** Two (2) Copies of the Local Engineer Report
- **X** Two (2) Copies of the Affidavit of Ownership
- **O** One (1) Copy of Pinelands Certificate of Filing (If applicable)
- **O** One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents

### Please Submit the Following Additional Items:
- **O** Map or Most Recent Aerial Photo of Site
- **O** Digital Copy of the Site Plan, Subdivision Plan or Major Subdivision
  - (The digital copy should be provided on one sheet a copy of a CD or flash drive. If no digital copy can be provided, please include a 11" by 17" reduction of the plan)

---

**Certification of Completeness**
**Signature By Local Official**

**Signature of Agent or Applicant**
FRANK V. TEDESCO, ESQUIRE
ATTORNEY FOR APPLICANT
CROSS KEYS MZL, LLC
CAMDEN COUNTY PLANNING BOARD APPLICATION

Application for County Approval of Subdivision, Site & Development Plans

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

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: CROSS KEYS MZL, LLC - TACO BELL PAD SITE
Project Address (if applicable) & Municipality: 509-543 Berlin Cross Keys Road
Abuts County Road: Berlin Cross Keys Road  County Route No.: 689

Type of Submission (please check one):

☐ New Site Plan
☐ New Minor Subdivision
☐ New Major Subdivision
☐ Request for Letter of No Impact or Waiver Review
☐ Revision to Prior Site Plan
Original Site Plan Application No.: Date Originally Approved:
☐ Resubmission of Major Subdivision
Original Major Subdivision Application No.: Date Originally Approved:

Tax Map Data:

Plate(s): Block(s): 18301 Lot(s): 10

Existing Zoning: New Vision Business Park
Variance(s) Required: Bulk

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

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

Applicant: Cross Keys MZL, LLC  Phone: Fax: 
Address: 254 W. 31st Street - 4th Floor  Town & State: New York, NY 10001 
Email: sglanz@katzproperties.com  Zip.: 10001 
Attorney: Frank V. Tedesco, Esquire  Phone: 856-675-1960  Fax: 856-663-8855 
Address: P.O. Box 2570  Town & State: Cherry Hill, NJ 08002 
Email: ftedesco@dilworthlaw.com  Zip.: 08002 
Engineer: Clifton W. Quay, PE  Phone: 856-234-0800  Fax: 856-234-5928 
Address: 10000 Midlantic Drive, Suite 300 W  Town & State: Mt. Laurel, NJ 08054 
Email: clifton.quay@stantec.com  Zip.: 08054 

Proposed Use (please check all that apply):

- Residential  ○ Single Family Detached  ○ Retail  ○ Maintenance/ Repair Shop  
- ○ Town Homes  ○ Office  ○ Flex Space  
- ○ Duplex  ○ Restaurant/ Food Establishment  ○ Storage/ Warehouse  
- ○ Apartments  ○ PAD SITE  ○ Distribution Center  
- ○ Condominiums  ○ Hospital/ Hotel Space  ○ Manufacturing  
- ○ Medical Care Residential  ○ Medical Use  ○ Other:  
- ○ Sports or Entertainment  

Project Description & Statistics:

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

Increase in Impervious Coverage?: YES / NO  Total Increase or Decrease: Proposed Lot 10 = 60%  Proposed Lot 10.04 = 58.5% 
Total Amount of Land Disturbed:  
Total Gross SF of all Buildings/ Development: 2,717 s.f. Taco Bell  
Total New Residential Units: n/a  
Total New Jobs Created:  

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation?  YES / NO

Will new lots be created?  YES / NO  How Many New Lots?  One

Size of Existing Lot(s):  20.3 acres

Portion to be Subdivided:  1.03 acres

Municipal Use:

Title of Municipal Official:  Director of Community Development

Authorized Municipal Signature:  [Signature]

Date:  10/5/16

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

Phone Number:  (856) 394-3511

Signatures Required:

Name of Applicant:  Cross Keys MZL, LLC

Signature of Applicant:  [Signature]  Date:  

Agent Completing Application:  Frank V. Tedesco, Esquire

Signature of Agent:  [Signature]  Date:  

For County Use:

Classification of Application:  

Fees Included with Application:  YES / NO

County Plan Number:  

Stamp Date Received Below
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<td>Pad Site for Taco Bell</td>
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### Type of Plan
- [ ] Minor Subdivision (3 lots or less)
- [ ] Major Subdivision (4 lots or more)
- [x] Site Plan

### Subdivision Fees
- [x] Minor Review Fee ($200.00) $200
- [ ] Major Review Fee ($500.00) $0

### Site Plan Fees
- [x] Design Review Fee ($500.00) 34 spaces $500
- [x] Total Parking Spaces ($8.00/Space) 34 spaces $272
- [ ] Dwelling Units ($16.00/Unit) $0
- [ ] Dedication, Easement, Deed, Etc. Review Fee ($150.00) $0
- [x] Inspection Fee ($200.00) $200

### Additional/Other Fees
- [ ] Preliminary Fee ($200.00) $0
- [ ] Concept Drawing Review Fee ($200.00) $0
- [ ] Request for Waiver Review or Letter of No Impact ($200.00) $0
- [ ] Revisions ($200.00) $0
- [ ] Signing of Filing Plats ($150.00) $0

### TOTAL
- Total $1,172.00

---

**SPECIAL PROVISIONS**

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

All Plans, Applications, Dedication, Easements, Deeds, etc. MUST be submitted to the Planning Board at least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Complete Plan and Application...
CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

Company/ Organization Information

Name of Company/Organization: Cross Keys MZL, LLC

Is the Company a Corporation? YES / NO

If yes, what State is the Corporation incorporated in?

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

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

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

DILWORTH PAXSON LLP

X  
Signature of Owner & Title  
Frank V. Tedesco, Attorney for Applicant  

Date  

X  
Signature of Owner & Title  

Date
## LAND DEVELOPMENT APPLICATION

### 1. Applicant

**Name:** John Keller Jr.  
**Address:** 39 Cardinal Dr  
**City:** Clementon  
**State, Zip:** N.J. 08021  
**Phone:** 856-784-1724  
**Fax:** (___)___-_____

### 2. Owner(s) (List all Owners)

**Name(s):** John Keller Jr.  
**Address:** 39 Cardinal Dr  
**City:** Clementon  
**State, Zip:** N.J. 08021  
**Phone:** 856-784-1724  
**Fax:** (___)___-_____

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

- [ ] Informal Review
- [x] 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
- [x] Bulk "C" Variance
- [ ] Use "D" Variance
- [ ] Site Plan Waiver
- [ ] Rezoning Request
- [ ] Redevelopment Agreement
- [ ] ____________

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

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

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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

**Name of Attorney:** N/A  
**Address:**  
**City:**

**Firm:**  
**State, Zip:**  
**Phone:** (___)___-_____

**Fax:** (___)___-_____

**Email:**
6. Name of Persons Preparing Plans and Reports:

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<th>Name: Addison G. Bradley</th>
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<td>Address: 1585 Hidden Lane</td>
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<tr>
<td>Profession: Land Surveyor</td>
<td>Profession: Planner</td>
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<tr>
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<td>City: Gloucester Twp.</td>
</tr>
<tr>
<td>State, Zip: NJ 08021</td>
<td>State, Zip: NJ 08021</td>
</tr>
<tr>
<td>Phone: (864) 783-0379 Fax:</td>
<td>Phone: (856) 884-888 Fax: (856) 783-8307</td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 1475 Kearsley Rd</th>
<th>Block(s): 17801</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: 2.81</td>
<td>Lot(s): 3</td>
</tr>
</tbody>
</table>

8. Land Use:

| Existing Land Use: Residential        | Proposed Land Use (Describe Application): Residential |

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 1</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: 2</td>
<td>☑ Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>☑ No ☑ Yes</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>☑ No ☑ Yes (If yes, attach copies)</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

- ☑ Public Water
- ☑ Public Sewer
- ☑ Private Well
- ☑ Private Septic System

11. List of Application Submission Materials:

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

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. N/A
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>&gt; 50</td>
<td>Setback from E.O.P.</td>
<td>N/A</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>*1</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>&gt; 75</td>
<td>Setback from E.O.P.</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>&gt; 25</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>&gt; 25</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>165</td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>264</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>13c</td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>&lt; 35</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Proposed</th>
<th>Shed Requirements</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>N/A</td>
<td>Shed area</td>
<td>N/A</td>
</tr>
<tr>
<td>Garage height</td>
<td></td>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
<td>Setback from R.O.W.</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
<td>R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
<td>Setback from R.O.W.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W.2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron.</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]

Signature of Applicant

9/12/16

Date

[Signature]

Signature of Co-applicant

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

9-12-2016
Date

Signature

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 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?

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).

Signature of Applicant

Print Name

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

State of New Jersey,
County of Camden:
of full age, being duly sworn to
law, on oath and says that all of the above statement herein is true.

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.

Signature

Print Name

Notary public

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

August 17, 2016

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

Beginning at the point on the Northwesterly corner of Lot 2 and Lot 3, Blk. 17801. Said point also being along the line of Lot 9.02 and being the Northwesterly line of a 16.5' Access Easement; thence
1. North 45 degrees 05' 00" East, 165.00 feet along said easement and also along Lots 9.02, 9.03 and 9.04 to a corner of Lot 4.01, Blk 17801, ; thence
2. Thereby, South 44 degrees 55 minutes 00 seconds East, 264.00 feet to newly created property line; thence
3. Thereby, South 45 degrees 05 minutes 00 seconds West, 165.00 feet to the said Lot 2; thence
4. Thereby, North 44 degrees 55 minutes 00 seconds West, 264.00 feet to the point and place of beginning.

Being a newly created Lot 3, Block 17801.

Joseph J. Feldman N.J.P.L.S #27522
Description of Land

August 17, 2016

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

Beginning at the point on the Southeasterly corner of Lot 3 and Lot 4, Blk. 17801. Said point also being along the line of Lot 1 and being the Southeasterly line of a 16.5’ Access Easement. Said point being South 45 degrees 05' 00" West, 25.28 feet from the Westerly line of Kearsley Rd.; thence
1. South 45 degrees 05' 00" West, 165.00 feet along said easement and also along Lots 1, Blk 17801, to Lot 2.01; thence
2. Thereby, and also along Lot 2, North 44 degrees 55 minutes 00 seconds West, 478.10 feet to newly created property line; thence
3. Thereby, North 45 degrees 05 minutes 00 seconds East, 165.00 feet to the said Lot 4; thence
4. Thereby, South 44 degrees 55 minutes 00 seconds East, 478.10 feet to the point and place of beginning.

Being a newly created Lot 3.01, Block 17801.

[Signature]
Joseph J. Feldman N.J.P.L.S #27522
TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
          Alisa Ortiz, Zoning Officer
          Dept. of Community Development
RE: APPLICATION #161065CM Escrow #10865
     John Keller Jr.
     BLOCK 17801, LOT 3
DATE: November 7, 2016

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

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

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

- Applicant/Owner: John Keller Jr., 39 Cardinal Drive, Clementon, NJ 08021 (telephone #856-784-1720).
- Planner: Addison G. Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 10/04/16.

2. Minor subdivision plan, as prepared by Feldman & Associates, comprising One (1) sheet dated 8/17/16.
II. ZONING INFORMATION

R-1 Zone Requirements (§403.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed (Lot 3)</th>
<th>Proposed Lot 3.01</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>1 acre</td>
<td>1.00 acre</td>
<td>1.81 acre</td>
<td>yes /yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>125 ft.</td>
<td>0 ft.</td>
<td>76 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>125 ft.</td>
<td>0 ft.</td>
<td></td>
<td>no*</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>200 ft.</td>
<td>264 ft.</td>
<td>478.10 ft.</td>
<td>yes /yes</td>
</tr>
<tr>
<td>Building coverage</td>
<td>15%</td>
<td>2.7%</td>
<td>≤ 20%</td>
<td>yes /yes</td>
</tr>
<tr>
<td>Lot coverage</td>
<td>30%</td>
<td>2.7%</td>
<td>≤ 40%</td>
<td>yes /yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed (Lot 3)</th>
<th>Proposed Lot 3.01</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)¹</td>
<td>50 ft.</td>
<td>61 ft.</td>
<td>≥ 50 ft.</td>
<td>yes /yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>25 ft.</td>
<td>60 ft. / 70.4 ft.</td>
<td>≥ 25 ft.</td>
<td>yes /yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>75 ft.</td>
<td>± 139 ft.</td>
<td>≥ 75 ft.</td>
<td>yes /yes</td>
</tr>
<tr>
<td>Useable Yard Area (min.)</td>
<td>25%</td>
<td>≥ 25%</td>
<td>≥ 25%</td>
<td>yes /yes</td>
</tr>
<tr>
<td>Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a / n/a</td>
</tr>
</tbody>
</table>

¹ Measured from 16.5’ Easement.
² = Scaled data.
* = Variance required

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

III. APPLICATION SUBMISSION CHECKLIST

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

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

**We do not recommend waiving underlined requirements**

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

2. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
   a. The Applicant shall provide testimony to address the requirements for septic systems.

3. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].

APPLICATION #161065CM
John Keller Jr.
BLOCK 17801, LOT 3
4. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].  
   a. The Applicant shall provide testimony to address the requirements for private septic systems and wells.

5. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].

V. VARIANCE REVIEW COMMENTS

The application as submitted requires the following variances.

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

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

NJSA 40:55D-36, Appeals

6. Building Lot to Abut Street: (Not provided v. required).

   a. Where a building lot does not abut a street giving access the Board may direct issuance of a permit subject to conditions that provide adequate access for firefighting equipment, ambulances, and other emergency vehicles.
      i. The Applicant shall provide testimony to address existing and/or proposed conditions that provide adequate access for firefighting equipment, ambulances, and other emergency vehicles.

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

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

3. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40.55D-70c(1)).

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

NEGATIVE CRITERIA

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

VI. SUBDIVISION REVIEW COMMENTS

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

VII. GENERAL REVIEW COMMENTS

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

APPLICATION #161065CM
John Keller Jr.
BLOCK 17801, LOT 3
VIII. **LAND DEVELOPMENT ORDINANCE COMMENTS**

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

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

IX. **RECOMMENDATIONS**

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

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

cc: John Keller Jr.
    Joseph J. Feldman, PLS
    Addison G. Bradley, PP
    Richard Wells, Esq.
    Steven M. Bach, PE
November 9, 2016

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

Attn: Ken Lechner, Community Development Director

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

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Submission Checklist, dated October 4, 2016

SITE INFORMATION:

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

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

COMPLETENESS:

The applicant has not requested any waivers for this application.

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

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

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

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

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

VARIANCES/WAIVERS:

The applicant is requesting variances for the following:

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

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

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

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

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

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

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

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

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

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

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

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

11. The date of the plan shall be consistent with the date of the Surveyor's Certification shown on the plan.
12. A grading/plot plan shall be provided for review and approval if and when any structures are proposed for Lot 3.01.

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

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

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

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

Very truly yours,

BACH ASSOCIATES, PC

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

Anthony F. DiRosa, PE, PLS
Associate

Cc: Gloucester Township Planning Board Members
Richard Wells, Esq., PB Solicitor
John Keller, Jr., Applicant
Joseph J. Feldman, PLS, Applicant's Professional
DATE: October 5, 2016
APPLICATION NO. 161065CM

LOCATION: 1475 Kearsley Road
Sicklerville, NJ 08081

ZONE: R1

TRANSMITTAL TO:

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

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

PURPOSE OF TRANSMITTAL: Review by October 24, 2016

ENCLOSED:

☑ For Your Review Minor Subdivision with Bulk Variances

☐ 1 Copy – Minor Subdivision, Checklist, Application, Description of Land
☐ 1 Copy – Site Plan Waiver
☐ 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
☐ 1 Copy – Minor Subdivision Plan checklist, County Application
☐ 1 Copy – Preliminary & Final Major Site Plan Amended
☐ 1 Copy – Bargain & Sale Deed, Deed of Easement Access Agreement, Warranty Deed
☐ 1 Copy – Floor Plan & Code Analysis
☐ 1 Copy – Plan of Survey & Topography

LOT 3.01 IS NEW LOT
LOT # WRONG ON PLAN – LOT 3 SMYS, WITH CURRENT LINE.

NEITHER PROP WILL HAVE FRONTAGE ON ACTUAL ROAD.
Both on “accessways” with undefined ownership/maint.
ISSUES: Addressing is an issue.
PLEASE ADVISE WHERE MAILBOXES WILL BE LOCATED.
Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

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

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #161065CM  1475 Kearsley Road, Sicklerville, NJ 08081  Block 17801  Lot 3

☒ Plans as shown along with available information do not reveal any anticipated traffic problems.

☐ Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

☐ Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
☐ Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☐ Other:

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

Signature:  
Date Submitted: 10/12/2016
TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: October 5, 2016
APPLICATION NO. 161065CM

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

ZONE: R1

APPLICANT: JOHN KELLER, JR.

MUA: 17801 Lot: 3 Escrow: 10864

TRANSMITTAL TO:

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

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

PURPOSE OF TRANSMITTAL: Review by October 24, 2016

ENCLOSED:

☒ For Your Review Minor Subdivision with Bulk Variances

☐ 1 Copy – Minor Subdivision, Checklist, Application, Description of Land
☐ 1 Copy – Site Plan Waiver
☐ 1 Copy – Fresh Water Wetlands Statement/Ordinance Relief
☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
☐ 1 Copy – Minor Subdivision Plan checklist, County Application
☐ 1 Copy – Preliminary & Final Major Site Plan Amended
☐ 1 Copy – Bargain & Sale Deed, Deed of Easement Access Agreement, Warrenty Deed
☐ 1 Copy – Floor Plan & Code Analysis
☐ 1 Copy – Plan of Survey & Topography

OK 10-17-16 TKG 8:48g