Township of Gloucester
Planning Board Agenda
March 14, 2017

Salute to the Flag
Opening Statement
Roll Call
General Rules

Meeting will start at 7:00 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 – February 28, 2017 (folder)

RESOLUTIONS FOR MEMORIALIZATION

#171006RDSPW Site Plan Waiver
Northbrook Behavioral Block: 12301 Lot: 1.01
Health Hospital Location: 425 Woodbury-
Turnersville Road

APPLICATIONS FOR REVIEW

#162063CM Minor Site Plan/Bulk C Variance
Larry & Marc, LLC Block: 12616 Lot: 2
Location: 16 Dearborne Avenue
Blackwood, NJ
Zoned: NC
24 x 40 commercial garage, 10
10'x20' Commercial Shed & 8’x 13’ Commercial Storage Shed

Meeting Adjourned
A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING WAIVER OF SITE PLAN FOR NORTHBROOK BEHAVIORAL HEALTH HOSPITAL
APPLICATION NO.: 171006RDSPW

WHEREAS, on February 28, 2017 consideration was given to the application of the Northbrook Behavioral Hospital (hereinafter “Applicant”) for the property located at 425 Woodbury Turnersville Road, identified on the Tax Map for the Township of Gloucester as Block 12301, Lot 1.01 (hereinafter “the Property”), for a Waiver of Site Plan; and

WHEREAS, the Applicant is proposing to add a two-story, 1,150 square foot addition to the building, on space currently occupied by an interior courtyard; and

WHEREAS, Mr. William F. Ziegler, Esq. of the law firm Holston, MacDonald, Uzdavinis, Ziegler & Myles, appeared on behalf of the Applicant, and Mr. Michael Clark of Brommer Architects, LLC was sworn and qualified as an expert in architecture to present testimony; and

WHEREAS, the Applicant is proposing a 1,150 square foot addition to the 161,000 square foot building in order to provide for 12 new hospital beds and 2 new offices (“the addition”); and

WHEREAS, the addition is being proposed as an “infill” which will partially occupy an existing interior courtyard, and therefore will not change the footprint of the building; and

WHEREAS, the Applicant has received approval from Camden County, and the Township Redevelopment Authority, and agreed to confirm compliance and/or approval with the Gloucester Township Municipal Utilities Authority as a condition of approval; and

WHEREAS, the Board Planner, Kenneth D. Lechner, PP, AICP, confirmed that this application does not proposes site improvements which would require inspections from the Township Engineer, nor any performance guarantees, and Board Engineer, Steven M. Bach, PE, RA, PP, CME, agreed; and

WHEREAS, the meeting was open to the public, and no members of the public appeared to testify; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings in approving the subject application for minor site plan approval:
1. Existing Zoning: LP1 (Lakeland Phase 1 Redevelopment Zone)

2. Intended Use: 1,150 square foot addition to existing Long-term care facility.

3. The application implicates the following provisions of the ordinance:
   a. Article IV, Ordinance O-03-03 and the Lakeland Complex Phase 1 Redevelopment Plan do not require specific area, yard, height, building coverage, or other requirements. The existing and proposed plans are therefore compliant and do not require any variance relief.

4. The Board Planner reviewed the following plans:
   b. Land Development Application Form, checklist, dated 1/25/17.
   d. Brommer Architects project narrative, undated.
   e. Five (5) color photos.
   f. Camden County Improvement Authority (as Redevelopment Entity) Approval Letter, dated 12/02/16.
   h. Proposed Building Elevations and Floor Plan, prepared by Brommer Architects, consisting of:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date/Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-2</td>
<td>Quarter Scale Const/Demo Plans</td>
<td>4-3-15 / 11-18-15</td>
</tr>
<tr>
<td>A-4</td>
<td>Roof Plan &amp; Exterior Elevation</td>
<td>4-3-15 / 11-18-15</td>
</tr>
</tbody>
</table>

5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated February 13, 2017 incorporated herein by reference as if set forth in full, recommending certain clarifications with which the applicant agreed to comply unless otherwise outlined or modified further below, to the extent that they had not done so already.

6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, reviewed the following plans:
b. Land Development Application Form, checklist, dated 1/25/17.
d. Brommer Architects project narrative, undated.
e. Five (5) color photos.
f. Camden County Improvement Authority (as Redevelopment Entity) Approval Letter, dated 12/02/16.
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<td>A-4</td>
<td>Roof Plan &amp; Exterior Elevation</td>
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WHEREAS, based upon the testimony provided, and the requests of the Board and its professionals, the Applicant agreed to the following conditions of approval, in addition to those outlined within the Board Planner’s and Board Engineer’s letters:

1. The Applicant agrees to provide confirmation of compliance and/or approval with the Gloucester Township Municipal Utilities Authority.

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

WHEREAS, a motion was duly made by Councilman Hutchinson and duly seconded by Mr. Regan to APPROVE the Application as set forth above, and a roll call vote on the motion was recorded as follows:
<table>
<thead>
<tr>
<th>Those Eligible to Vote</th>
<th>Those in Favor</th>
<th>Those Opposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chairman Owens</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Mrs. Bradley</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Mr. Dintino</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Councilman Hutchinson</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Mr. Regan</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Mrs. Washington</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

ATTEST:

GLOUCESTER TOWNSHIP PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 14th day of March 2017 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 28th day of February 2017.

KENNETH LECHNER, SECRETARY
LAND DEVELOPMENT APPLICATION CHECKLIST

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

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

CAMDEN COUNTY PLANNING BOARD

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

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

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

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

For Office Use Only

[Handwritten notes]

LAND DEVELOPMENT APPLICATION

1. Applicant
   Name: Larry/Marc LLC
   Address: 16 dearborne Ave  Marc
   City: Blackwood
   State, Zip: NJ 08010
   Phone: (856) 401-1881 Fax: (856) 401-1881
   Email: Marc@precisionfile.com

2. Owner(s) (List all Owners)
   Name(s): Larry Meglino
   Marc Kutner
   Address: 16 dearborne Ave
   City: Blackwood
   State, Zip: NJ 08012
   Phone: (856) 401-1881 Fax: (856) 401-1881

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

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

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>BW/D</td>
<td>NC</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R2</td>
<td>APT</td>
<td>OR</td>
<td>HC</td>
<td>PR</td>
<td>BW-RD</td>
<td>SCR-HC Overlay</td>
</tr>
<tr>
<td>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
</tbody>
</table>

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

   Name of Attorney: Robert J. Inceling
   Address: 4 Main Ave
   City: Cherry Hill, NJ 08034
   Phone: (856) 887-1500 Fax: (856) 887-1501
   Email: rdj@rdjlaw.com

   Firm:
   State, Zip: NJ 08034
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marc Kupiec</td>
<td>Name:</td>
</tr>
<tr>
<td>Address: 16 Deardon Ave</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: Flooring</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Blackwood</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ 08012</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (581) 491-1850 Fax: (581) 491-1851</td>
<td>Phone: ( )- ( )-</td>
</tr>
<tr>
<td>Email: <a href="mailto:marc@precisionfile.com">marc@precisionfile.com</a></td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 16 Deardon Ave Blackwood</th>
<th>Block(s): 12 6 16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area:</td>
<td>Lot(s): 2</td>
</tr>
</tbody>
</table>

8. Land Use:

<table>
<thead>
<tr>
<th>Existing Land Use: Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Land Use (Describe Application): Existing 24x40 Garage - storing vehicles</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

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: 1</td>
<td>□ Fee Simple □ Cooperative</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>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>82.08'</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>18.52'</td>
</tr>
<tr>
<td>Rear setback</td>
<td>17.57'</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>40.08'</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>225'</td>
</tr>
<tr>
<td>Lot frontage</td>
<td>125'</td>
</tr>
<tr>
<td>Lot depth</td>
<td>12.500 SF</td>
</tr>
<tr>
<td>Lot area</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>15.7'</td>
</tr>
</tbody>
</table>

#### Fence Application
- Setback from E.O.P.*1
- Setback from E.O.P.*2
- Fence type
- Fence height
- E.O.P. = Edge Of Pavement.

#### Pool Requirements
- Setback from R.O.W.1
- Setback from R.O.W.2
- Setback from property line 1
- Setback from property line 2
- Distance from dwelling
- Distance = measured from edge of water.
- Setback = Measured from edge of pool area.

#### Garage Application
- Garage Area: 970.5 SF
- Garage height: 14.3'
- Number of garages: 1
- (Include attached garage if applicable)
- Number of stories: 1

#### Shed Requirements
- Shed area 117.5 SF
- Shed height 9.2'
- Setback from R.O.W.1: 64.91' 104.36'
- Setback from R.O.W.2: 88.12' 67.40'
- Setback from property line 1: 3.36' 12.16'
- Setback from property line 2: 45.66' 9.71'

### 14. Parking and Loading Requirements:

| Number of parking spaces required: | 7 |
| Number of loading spaces required:  | 1 |
| Number of parking spaces provided: | 7 |
| Number of loading spaces provided: | 1 |

### 16. Relief Requested:

- Check here if zoning variances are required.

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

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

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

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

### 16. Signature of Applicant

<table>
<thead>
<tr>
<th>Signature of Applicant</th>
<th>Date</th>
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<table>
<thead>
<tr>
<th>Signature of Co-applicant</th>
<th>Date</th>
</tr>
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</table>
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Garage shed 1</th>
<th>Proposed Shed 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>82'</td>
<td>(65')</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>10'8&quot;</td>
<td>8'6&quot;</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>12'</td>
<td>10'6&quot;</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>18'1&quot;</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>Lot depth</td>
<td>12'5&quot;</td>
<td>12'5&quot;</td>
</tr>
<tr>
<td>Lot area</td>
<td>12,500</td>
<td>12,500</td>
</tr>
<tr>
<td>Building height</td>
<td>14'</td>
<td>12'</td>
</tr>
</tbody>
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Fence Application

Setback from E.O.P. 1
Setback from E.O.P. 2
Fence type
Fence height:

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

Pool Requirements

Setback from R.O.W. 1
Setback from R.O.W. 2
Setback from property line 1
Setback from property line 2
Distance from dwelling
Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

Garage Application

Garage Area
Garage height
Number of garages
(Includef attached garage if applicable)
Number of stories

4. Parking and Loading Requirements:

Number of parking spaces required: __________________
Number of parking spaces provided: __________________
Number of loading spaces required: __________________
Number of loading spaces provided: __________________

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

[Signature of Applicant]  9-27-16  [Date]

[Signature of Co-applicant]  9-27-16  [Date]
CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

Company/Organization Information

Name of Company/Organization: Larry & Marc, LLC

Is the Company a Corporation? [ ] Yes [x] No

If yes, what State is the Corporation incorporated in? N.J.

Is the Company a Partnership? [ ] Yes [ ] No

Is Company an Individual Owner? [ ] Yes [x] 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:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marc A. Kupiec</td>
<td>113 Freeville Drive, Deptford, NJ 08096</td>
<td>Member</td>
</tr>
<tr>
<td>Larry Meglino</td>
<td>1501 Little Gloucester Road, NJ 08012</td>
<td>Member</td>
</tr>
</tbody>
</table>

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

[Signature of Owner & Title] [2/3/17]

[Signature of Owner & Title] [2/27/17]
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).

September 27, 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 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

Marc Kupiec

Print Name

Larry Meglio 50%

Marc Kupiec 50%

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:

Larry Meglio, Marc, LLC

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

Larry Meglio

Notary public

Sworn and subscribed to

On this day of , before the following authority.

Kimberly A. Nolan
Notary Public

My Commission Expires March 5, 2019
Larry & Mark, LLC  
16 Dearborne Avenue  
Blackwood, NJ 08012  

September 28, 2016

Dear Sirs:

My office is in receipt of an application for a 24’ x 40’ garage, 10’ x 20’ shed, and an 8’ x 20’ shed for an apparent retail flooring business at the above location. I have discussed your application with Alisa Ortiz, Zoning Officer and she has determined the use is permitted in the NC – Neighborhood Commercial District. Therefore, your application must be heard by the Gloucester Township Planning Board and requires minor site plan approval as per §801.A(1), Site Plan of the Land Development Ordinance. Additionally, as a corporation, you must be represented by an attorney.

Provide twelve (12) sets of plans signed and sealed by a New Jersey Licensed Professional Engineer and the other omitted items on the checklist.

Until such time this office is in receipt of the above the application is deemed INCOMPLETE.

Sincerely,

Kenneth D. Lechner, PP, AICP, Director  
Dept. of Community Development & Planning

cc: Alisa Ortiz, Zoning Officer
To whom it may concern:

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

Name Larry + Marc LLC
Address 16 Dearborne Ave
Block 126/16 Lot 2

2-6-17
Date

[Signature]
Asst. Gloucester Township Tax Collector

[Seal]
Gloucester Township Tax Collector
Cumberland County
Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #162063C  
Larry & Marc, LLC  
16 Dearborne Avenue, Blackwood, NJ 08012  
Block 12616, Lot 2

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

RJCI mh
DATE: September 27, 2016

APPLICANT: LARRY & MARC, LLC

BLOCK(S): 12616 Lot(S): 2

LOCATION: 16 DEARBORNE AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:
☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co.
☐ Taxes

☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction

Tax Assessor
☐ G.T.M.U.A.
☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:
☐ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☐ For Your Review.
☐ For Your Files.

Please Forward Report by OCTOBER 8, 2016

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

☐ Variance Plan
☐ Bulk (C) Variance

☐ Use (D) Variance

ISSUE

We currently have this property classified as "Residential". Are they seeking "Full Commercial" use?

- STORAGE OF MATERIALS FOR BUSINESS?
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 27, 2016

APPLICANT: LARRY & MARC, LLC

APPLICATION No. #162063C

PROJECT No. 10648

BLOCK(S): 12816 Lot(S): 2

LOCATION: 16 DEARBORNE AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

☒ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. Please Forward Report by OCTOBER 8, 2016
☐ For Your Files.

ENCLOSED:

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

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

Signature

REVIEWED
DATE: 10/7/16
By: [Signature]

WITH COMMENT

BUREAU OF FIRE PREVENTION
FIRE DISTRICT No. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012
Date: September 28, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Larry & Marc, LLC

Site: 16 Dearborne Ave

Block: 12616 Lot: 2

Application #: 162063C

1. Structures require a 5' distance from the property line, otherwise the exterior wall requires a 1 hr fire rating. Please have your architect include this when preparing the plans.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 27, 2016
APPLICANT: LARRY & MARC, LLC
APPLICATION No. #162063C
PROJECT No. 10848
BLOCK(S): 12616 Lot(S): 2
LOCATION: 16 DEARBORNE AVE., BLACKWOOD, NJ 08012

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

STATUS OF APPLICATION:
☒ New Application - Bulk C
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by OCTOBER 8, 2016
☐ For Your Files.

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

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

9'28'16 The ridge structures require a 5' distance from the property line, otherwise the exterior wall requires a 1 hr Fire rating. Please have your architect include this when preparing the plans.

Signature

[Handwritten note: Please have your Architect include this when preparing the plans. Thanks.]

Please Forward Report by OCTOBER 8, 2016
To Whom It May Concern:

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

Name: Larry & Marc LLC
Address: 10 Dearborne Ave
Block: 12616 Lot: 2

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

Date 9/26/16

[Signature]
Gloucester Township Tax Collector
Date: February 13, 2017

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Larry & Mark, LLC

Site: 16 Dearborne Ave

Block: 12616 Lot: 2

Application #: 162063CMS

1. The architect must address the required exterior wall fire ratings for shed 1 & shed 2.

2. Architectural plans including foundation designs for all 3 structures will be required.

Thank you,

Jim Gallagher
Building SubCode Official
TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: February 6, 2017

LOCATION: 16 Dearborne Avenue
Blackwood, NJ 08012
Larry & Mark, LLC

TRANSMITTAL TO:
O Camden County Planning
O Richard Wells
O Steven Bach, 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

ZONE: NC Neighborhood Commercial

APPLICATION NO. 162063CMS
Block: 12616 Lot: 2
Escrow: 10848

STATUS of APPLICATION: Minor Site Plan/Bulk C Variances 24' x 40' Garage, 10' x 20' Shed and an 8'x13' Shed for apparent retail flooring business

PURPOSE OF TRANSMITTAL: ☒ For Your Review ASAP (Thank You)

☐ 1 Copy - Minor Site Plan
☐ 1 Copy - Application, Checklist,
☐ 1 Copy - Fresh Water Wetlands Statement/Ordinance Relief
☐ 1 Copy - Aerial Map Exhibit/Boundary & Topographic Survey
☐ 1 Copy - Certification from Tax Assessor - New Lot Numbers
☐ 1 Copy - Minor Subdivision/Legal Descriptions/Access & Road Easements
☐ 1 Copy - Stormwater Management Report
☐ 1 Copy - Traffic Impact Study
☐ 1 Copy - Plan of Survey & Topography

2-13-17 JG Bulk - (1) The architect must address the required exterior wall fire ratings for Shed 1 & Shed 2.
(2) Architectural plans - including foundation designs for all 3 structures will be required.

Jeanne, please type
Note for Ken:

Thanks

[Signature]
TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

TO:        Planning Board
FROM:      Kenneth D. Lechner, PP, AICP, Director/Planner
          Department of Community Development & Planning
RE:        APPLICATION #161063 CMS
            Larry & Marc, LLC
            BLOCK 12616, Lot 2
            16 Dearborne Avenue

DATE:      February 22, 2017

The Applicant requests minor site plan approval for a 24' x 40' commercial garage, 10' x 20
commercial storage shed, and an 8' x 13' commercial storage shed within the NC -
Neighborhood Commercial District. The project is located on the southwest corner of Dearborne
Avenue and High Street.

The plans have been reviewed and the following comments are offered for your consideration.

• Applicant:  Larry & Marc, LLC, 16 Dearborne Avenue, Blackwood, NJ
              08012 (telephone #856-401-1880).
• Engineer:   William R. Toms, PE, LS, Long Engineering & Land Surveying,
              Inc., 2030 N. Black Horse Pike, Williamstown, NJ 08094
              (telephone #856-629-9400).
• Attorney:   Robert J. Incollingo, Esq., 4 Munn Avenue, Cherry Hill, NJ
              08034 (telephone #856-857-1500).

I. INFORMATION SUBMITTED
   1. Land Development Application Form and checklist dated 01/12/17.
   2. Photos (letter size).
   3. Engineering plans, as prepared Long Engineering & Land Surveying, Inc. comprising
      one (1) sheet dated 11/29/16, last revised 01/19/17.
II.  ZONING REVIEW

1. Retail flooring business is a permitted use [§415.B(7)].

<table>
<thead>
<tr>
<th>Description</th>
<th>Required (Retail and Office Use)</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>20,000 sf</td>
<td>12,500 sf</td>
<td>enc</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dearborne Avenue</td>
<td>80 ft.</td>
<td>100 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>High Street</td>
<td>80 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>200 ft.</td>
<td>125 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Building Coverage (max.)</td>
<td>25%</td>
<td>24.93%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>75%</td>
<td>53.58%</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dearborne Avenue</td>
<td>75 ft.</td>
<td>17.06 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>High Street</td>
<td>75 ft.</td>
<td>16.63 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>19.60 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>69.97 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>1 story</td>
<td>15.7 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>0.25</td>
<td>0.2493</td>
<td>yes</td>
</tr>
</tbody>
</table>

PARKING AREA SETBACKS

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking (min.): 1 space/200 sf</td>
<td>9 spaces</td>
<td>3 spaces</td>
<td>no*</td>
</tr>
<tr>
<td>From any right-of-way (min.)^2</td>
<td>25 ft.</td>
<td>0 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>From Side Property Line (min.)^2</td>
<td>10 ft.</td>
<td>±87 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>From Rear Property Line (min.)^2</td>
<td>10 ft.</td>
<td>±74 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

^1  =  Scaled data.
^2  =  Applies to parking on High street.
enc =  Existing nonconformance.
*   =  Variance required.

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dearborne Avenue</td>
<td></td>
<td>±83 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>High Street</td>
<td>75 ft.</td>
<td>18.52 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>40.68 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>17.57 ft.</td>
<td>no*</td>
</tr>
</tbody>
</table>

^1  =  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.

APPLICATION #161063CMS
Larry & Marc, LLC
BLOCK 12616, Lot 2
<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL STORAGE SHED 1</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard (min.) Dearborne Avenue</td>
<td>75 ft.</td>
<td>±65 ft.¹</td>
<td>no*</td>
</tr>
<tr>
<td>High Street</td>
<td>75 ft.</td>
<td>±88 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>3.38 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>45.65 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

¹ = 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.

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COMMERCIAL STORAGE SHED 2</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front yard (min.) Dearborne Avenue</td>
<td>75 ft.</td>
<td>±104 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>High Street</td>
<td>75 ft.</td>
<td>±67 ft.¹</td>
<td>no*</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>12.16 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>9.71 ft.</td>
<td>no*</td>
</tr>
</tbody>
</table>

¹ = 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 compliance with minor site plan as per §817, Submission Checklist. The Applicant must provide the following required checklist items or requested a waiver.

Waiving underlined comments is not recommended

1. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
   a. The plans may be revised to provide a key map of the zoning map to address this requirement.
2. Location of each inlet, manhole or other appurtenance [Checklist #67].
   a. Refer to Board engineer.
3. Slope of line [Checklist #68].
   a. Refer to Board engineer.
4. Pipe material type [Checklist #69].
   a. Refer to Board engineer.
5. Strength, class or thickness [Checklist #70].
   a. Refer to Board engineer.
6. Erosion control and soil stabilization method [Checklist #71].
7. Fire lanes [Checklist #77].
   a. Defer to Fire Marshal.
8. Curbs [Checklist #81].
9. Ramps for the handicapped [Checklist #82].
10. Sidewalks and bike routes [Checklist #83].
11. Any related facility for the movements and storage of goods, vehicles and persons
    [Checklist #84].
12. Directional signs with scaled drawings [Checklist #85].
13. Radii at curbline [Checklist #87].
14. Traffic control devices [Checklist #89].
15. Site lighting in accordance with Article V of the Land Development Ordinance (i.e.,
    photometric patterns and construction details [Checklist #91].
16. Fencing, railroad ties, bollards and parking bumpers [Checklist #92].
17. Expansion plans for the proposed use shall show feasible parking and loading
    expansion plans to accompany building expansion [Checklist #93].
18. Proposed grades [Checklist #95].
   a. Defer to the Board engineer.
19. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining
    streets and proposed streets [Checklist #96].
20. Standard details for curbing, sidewalks, bike paths, paving, stoned or gravelled
    surfaces, bollards, railroad ties and fences [Checklist #97].
21. For any storm drainage system, show the computations and any connection by the
    development to the existing storm drainage system [Checklist #104].
   a. Defer to the Board engineer.

IV. WAIIVER COMMENTS

The Applicant requests a waiver from providing the following checklist requirement:

Waiving underlined comments is not recommended
1. Four (4) copies of the Recycling Report. [Checklist #8].
   a. The Applicant shall provide testimony addressing recycling.

V. VARIANCE COMMENTS

The application as submitted requires the following variances:
§415.F, Area, Yard, Height & Building Coverage
Commercial Garage
1. Front yard (High Street): (18.52 ft. provided v. 75 ft. minimum required).
2. Rear yard: (17.57 ft. provided v. 30 ft. minimum required).
Commercial Storage Shed 1
3. Front yard (Dearborne Avenue): (±65 ft. provided v. 75 ft. minimum required).
4. Side yard: (3.38 ft. provided v. 10 ft. minimum required).
Commercial Storage Shed 2
5. Front yard (High Street): (±67 ft. provided v. 75 ft. minimum required).
6. Rear yard: (9.71 ft. provided v. 30 ft. minimum required).
7. Parking: (3 spaces provided v. 9 spaces minimum required).
8. Distance from right-of-way: (0 ft. provided v. 25 ft. minimum required).

VI. MINOR SITE PLAN REVIEW COMMENTS
1. The plan shall be revised to provide a landscaping plan to address the aesthetics and buffers of the development and the Township as per §507, Landscaping.
2. The plan shall be revised to provide a lighting plan to address sufficient illumination for parking and loading areas as per §508.F, Lighting.
3. The plan shall be revised to delineate the required loading areas as per §509, Off-Street Loading.
4. The plans shall be revised to provide a masonry trash enclosure with the following detail notations as per §510, L, Refuse/Recyclable Storage Area.
5. The plans must be revised to provide concrete curb and sidewalks along the frontage of Dearborne Avenue and High Street as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.
6. The plans shall be revised to address storm water management as per §517, Stormwater Collection & Management.

VII. 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.
VIII. 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.

There are no further comments regarding the application at this time; however, I reserve the right to provide additional comments during the Planning Board meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review these concerns, please contact our office at (856) 374-3511.

cc: Robert J. Incollingo, Esq.
     William R. Toms, PE, LS
     Richard Wells, Esq.
     Steven M. Bach, PE
Photos of Existing Out Buildings
Larry & Mark, LLC
16 Dearborne Avenue
Block 12616 Lot 2
Township of Gloucester

Garage Front View

Garage Side View

Shed 1 Front and Side View

Shed 2 Side View

Shed 2 Front View
March 3, 2017

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 Site Plan with Bulk Variances
Larry & Marc, LLC
16 Dearborne Avenue
Blackwood, NJ
Block 12616, Lot 2
Review No. 1
Bach Project No. GTPB-2017-2

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, received by Gloucester Township January 12, 2017.
- Camden County Planning Board application, not dated.

SITE INFORMATION:

Applicant: Larry & Marc, LLC
16 Dearborne Avenue
Blackwood, NJ 08012
856-401-1880
856-401-1881 fax
marc@precisionflr.com

Owner(s): Larry Melino and Marc Kupiec
16 Dearborne Avenue
Blackwood, NJ 08012
856-401-1880
856-401-1881 fax
PROJECT SUMMARY:

This application is for Minor Site Plan approval of an existing commercial tile installation company on a 12,500 SF lot at the southerly corner of Dearborne Avenue and High Street in the Township's Business Park (BP) Zoning District. The site contains an existing one (1) story office building (approximately 1,700 sf), two (2) existing storage sheds (341 sf total) and recently constructed site improvements including a one (1) story garage (970 sf), a 4' high solid white vinyl fence and a concrete driveway fronting on High Street. The applicant is seeking Minor Site Plan approval with Bulk Variances.

COMMENTS:

Our office has reviewed all information submitted for conformance with the Township’s Land Development Ordinance. We offer the following comments regarding the application:

1. The applicant has requested a waiver from the required Recycling Report. We defer to the Township Planner for his professional opinion regarding this waiver request.

2. Note No. 13 as shown on the Minor Site Plan indicates that work site materials would be delivered to the job sites and not stored at the subject property. Note No. 14 indicates that there will be approximately two (2) large truck deliveries per month to the subject property. The applicant shall provide testimony regarding what types of products will be delivered to the site by large trucks on a regular basis.

3. The recent improvements to the site appears to have a total site disturbance of less than one (1) acre and less than 0.25 acres of new impervious coverage. Based on these conditions the project will not require a stormwater management report. However, the applicant shall provide testimony indicating that the existing drainage patterns mimic the conditions of the site before the improvements were made.

4. Note No. 13 on the plan indicates that “The company does not accept walk-in clients and does not sell merchandise from this property”. Because of the limitations of the site and the fact that the existing parking would be for employees of the Tile Company, our office recommends waiving the requirement for Handicap Parking at the site.
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: Gloucester Township Planning Board Members
Richard Wells, Esq. (PB Solicitor)
Larry & Marc, LLC
Robert J. Incollingo, Esq., Applicant's Attorney
William R. Toms, P.E. & L.S., Applicant's Professional