Township of Gloucester
Planning Board Agenda
March 28, 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
Northbrook Behavioral Health Hospital
Site Plan Waiver
Block: 12301 Lot: 1.01
Location: 425 Woodbury-Turnersville Road

APPLICATIONS FOR REVIEW

#162063CM
Larry & Marc, LLC
Minor Site Plan/Bulk C Variance
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
General Correspondence

The Villages at Cross Keys – Phase IV
Treatment Works Approval (TWA) Sanitary Sewer Extension
Block: 18501 Lots: 2 & 11
Department of Environmental Protection Division of Water Quality

Meeting Adjourned
GLOUCESTER TOWNSHIP NOTICE

TAKE NOTICE, that the Gloucester Township Planning Board meeting, usually scheduled to be held in the Council Room of the Gloucester Township Municipal Complex on Tuesday, March 14, 2017 has been cancelled. Applicants will be forwarded to next Meeting, March 28, 2017.

Kenneth D. Lechner, PP, ACIP
Director of Community Development & Planning
Secretary of Planning Board

KDL/lrp
TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday February 28, 2017

Chairman Owens calls the meeting to order.
Salute to the Flag
Chairman Owens ask for a moment of silence for Lt. Col. Sam Siller.
Opening Statement made by Mr. Lechner.
Chairman Owens announces general rules of the meeting.
Chairman Owens requests a Roll Call.

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>Present</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/Roorda, Jr.</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Lechner</td>
<td>Present</td>
</tr>
</tbody>
</table>

Chairman Owens requests Mr. Reagan sit in for Mr. Kricun who agreed.
Chairman Owens requests Mrs. Bradley sit in for Mrs. Costa who agreed.
Chairman Owens ask to swear in Board Professionals.

Minutes for Memorialization

Minutes from January 24, 2017.
Chairman Owens requested a motion to approve the minutes
Mrs. Washington made a motion seconded by Mr. Dintino.

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Dintino</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Washington</td>
<td>Yes</td>
</tr>
<tr>
<td>Councilman Hutchison</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Resolutions for Memorialization

#161073CM
Courtland Beakley, Jr.
Minor Subdivision/Bulk C
Block: 15805 Lot: 47.01
Location: 341 Jarvis Road
Erial, New Jersey
Zoned: R1

Chairman Owens asked for a motion to approve the Resolution. Mrs. Washington made a motion seconded by Mr. Dintino.

Roll Call:

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Dintino</td>
<td></td>
</tr>
<tr>
<td>Mrs. Washington</td>
<td></td>
</tr>
<tr>
<td>Councilman Hutchison</td>
<td></td>
</tr>
</tbody>
</table>

Applications for Review

#171006RDSPW
Northbrook Behavioral Health Hospital
Site Plan Waiver
Block: 12301 Lot: 1.01
Location: 425 Woodbury-Turnersville
Blackwood, New Jersey 08012
Zoned: LLP-1 Lakeland
Redevelopment
Adding Addition in Interior Courtyard

Bill Ziegler from Holston McDonald Firm on behave of the applicant seeking a Site Plan waiver while having the original application of service with all green cards. Application is being made for the respective Block: 12301 Lot: 1.01 in the Lakeland Complex with the purpose of building a 1,150 sq. ft. addition to an existing footprint of 161,000 sq. ft. structure. Approvals were received from Camden County and the Redevelopment Authority. The project Architect’s, Ryan McDermott and Mike Clark, were in accompaniment to answer any questions or concerns of the board.

Mr. Clark was sworn in and accepted as a professional. Mr. Clark then proceeded to briefly describe the project that would include a two-story addition adding 12 beds and 2 offices leaving half the current court yard intact.

Mr. Clark was asked if the letters from the board were reviewed. Mr. Bach stated since the addition was in the current building foot print there were no real concerns or recommendations needed from the Board and recommends the Board approve the application.

Mr. Lechner ask Mr. Wells put in the resolution, since no site improvements are required, that there does not have to be any site improvement inspections. Mr. Lechner states that a letter from the engineer is going to be required for the building inspector before the Certificate of Occupancy is issued. Mr. Bach asked if the facility has applied to the MUA for the addition and if the Board can receive a letter of such approval.

Mr. Zeigler stated such approval will be sought by the applicant.
Chairman Owens asked if there were any questions from the public? 
None
Chairman Owens asked any questions from the Board?
None
Chairman Owens asked for a motion to approve the Application.
Council Hutchinson made a motion seconded by Mr. Reagan.

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Dintino</td>
<td></td>
</tr>
<tr>
<td>Mr. Reagan</td>
<td></td>
</tr>
<tr>
<td>Mrs. Washington</td>
<td></td>
</tr>
<tr>
<td>Councilman Hutchison</td>
<td></td>
</tr>
<tr>
<td>Mrs. Bradley</td>
<td></td>
</tr>
<tr>
<td>Chairman Owens</td>
<td></td>
</tr>
</tbody>
</table>

General Correspondence

Chairman Owens asked attending members if they had any Board Business.

NJDEP Expedited Review – Treatment Works Approval
Recovery Centers of America
1840 Peter Cheesman Road
Block: 14003, Lot:13
Expand the existing facility to accommodate for 125-total beds, resulting in an extra 23,000 gallons per day sewer flow.

Proposed 6" Sewer Main
Block: 16504  Lots: 10,11 &12-T Msht. No.165
Jarvis Road

Chairman Owens requested a motion to adjourn.
Motion to adjourn was made by Councilman Hutchinson.

Meeting Adjourned.

Recording Secretary,

Christopher Nowak
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:

[00444206.DOCX]
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.
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>


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 (§617)
- 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
Taxes Paid Year: ____________________ (Initial)
Fees: 160.00  Project #: 10848
Esc. 150.00  Esc. #: 10848

LAND DEVELOPMENT APPLICATION

1. Applicant
Name: Larry Margo LLC
Address: 10 dearborne Ave
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 401-1880 Fax: (856) 401-1881
Email: Margo@PrecisionFLP.com

2. Owner(s) (List all Owners)
Name(s): Larry Melegno
Address: 10 dearborne Ave
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 401-1880 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

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>BWD</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>SW-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>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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. Incolling
Address: 4 Munzo Ave
City: Cherry Hill, NJ 08034
Phone: (856) 857-1000
Email: RDI@RDILAW.COM

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

Name: **Marc Kupiec**
Address: 16 Dearborn Ave
Profession: **Flooring**
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 491-1882 Fax: (856) 491-1881
Email: marc@precious12.com

| Name: _______ | Address: _______ |
| Name: _______ | Address: _______ |
| Profession: _______ | City: _______ |
| City: _______ | State, Zip: _______ |
| Phone: _______ | Fax: _______ |
| Email: _______ | Email: _______ |

7. Location of Property:

Street Address: 16 Dearborn Ave Blackwood  
Block(s): 12 6/16
Lot(s): 2

8. Land Use:

Existing Land Use: **Commercial**

Proposed Land Use (Describe Application): **Existing 24x40 Garage - storing vehicles 10x26 shed - material storing (tile) 8'1" between Garage & shed 8x13' shed - material storing (tile) 3'6" side set back 3x10 metal shed being removed**

9. Property:

| Number of Existing Lots: 1 | Proposed Form of Ownership: |
| Number of Proposed Lots: 1 | □ Fee Simple  
| Are there existing deed restrictions? X No  
| Are there proposed deed restrictions? X No  |

| Public Water | Public Sewer | Private Well | Private Septic System |

10. Utilities: (Check those that apply.)

X Public Water  X 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>Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>82.08'</td>
<td>17.06'</td>
<td>Setback from E.O.P.*1</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>18.52'</td>
<td>17.06'</td>
<td>Setback from E.O.P.*2</td>
</tr>
<tr>
<td>Rear setback</td>
<td>17.57'</td>
<td>69.97'</td>
<td>Fence type</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>40.68'</td>
<td>19.06'</td>
<td>Fence height</td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td></td>
<td>&quot;E.O.P. = Edge Of Pavement.</td>
</tr>
<tr>
<td>Lot frontage</td>
<td>225'</td>
<td></td>
<td>Pool Requirements</td>
</tr>
<tr>
<td>Lot depth</td>
<td>125'</td>
<td></td>
<td>Setback from R.O.W.1</td>
</tr>
<tr>
<td>Lot area</td>
<td>12,500 SF</td>
<td></td>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td>Building height</td>
<td>15.7'</td>
<td></td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Setback from property line 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Distance from dwelling</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area</td>
</tr>
<tr>
<td>970 SF</td>
<td>117.5 SF</td>
</tr>
<tr>
<td>Garage height</td>
<td>Shed height</td>
</tr>
<tr>
<td>14.3'</td>
<td>9.2'</td>
</tr>
<tr>
<td>Number of garages</td>
<td>Setback from R.O.W.1</td>
</tr>
<tr>
<td>1</td>
<td>64.9'</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td></td>
<td>68.12'</td>
</tr>
<tr>
<td>Number of stories</td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td>1</td>
<td>3.36'</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2</td>
</tr>
<tr>
<td></td>
<td>45.46'</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>2</td>
<td>8</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of loading spaces required</th>
<th>Number of loading spaces provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

### 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>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed Shed 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>8'11&quot;</td>
</tr>
<tr>
<td>Rear setback</td>
<td>19'11&quot;</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>39'11&quot;</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>3'6&quot;</td>
</tr>
<tr>
<td>Lot frontage</td>
<td>100'</td>
</tr>
<tr>
<td>Lot depth</td>
<td>125'</td>
</tr>
<tr>
<td>Lot area</td>
<td>12,500</td>
</tr>
<tr>
<td>Building height</td>
<td>14'</td>
</tr>
</tbody>
</table>

Garage Application

- Garage Area: 24' x 40'
- Garage height: 14'
- Number of garages: (Include attached garage if applicable)
- Number of stories: 

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 apron.

14. Parking and Loading Requirements:

- Number of parking spaces required: ___________
- Number of parking spaces provided: ___________
- Number of loading spaces required: ___________
- Number of loading spaces provided: ___________

15. Relief Requested:

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

[Signature]

Date: 9-27-16

[Signature of Co-applicant]

Date: 9-27-16
CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

Name of Company/Organization: Larry & Marc, LLC

Is the Company a Corporation? YES / NO

If yes, what State is the Corporation incorporated in? N/A

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

Please list any/all individuals who are owners (full/part) 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. Kopiec</td>
<td>113 Terrace Drive Deptford, NJ 08096</td>
<td>Member</td>
</tr>
<tr>
<td>Larry Meglino</td>
<td>1501 Little Gloucester Road, NJ 08012 Apt.</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

Date 2/23/17

Signature of Owner & Title

Date 2/23/17
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).

Date: September 27, 2016
Signature: [Signature]
Print Name: MARC KUPIEC

KIMBERLY A. NOLAN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 5, 2019

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: [Signature]
Print Name: MARC KUPIEC
Larry Meglino 50%
Marc Kupiec 50%
Date: 9-27-16

19. Survey waiver certification:
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of shows and discloses the premises in its entirety, described as Block 12410 Lot 2
and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

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

Name of property owner or applicant: Larry Meglino
Sworn and subscribed to
On this 27th day of September
2016 before the following authority:
KIMBERLY A. NOLAN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 5, 2019

4 of 4
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

Asst. Gloucester Township Tax Collecto
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

Raymond J. Carr  
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

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 123456

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
Assessor 10/3/16

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. 10846

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

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

WITH COMMENT
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
9-28-16 The bridge 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.

Thanks!
TOWNSHIP OF GLOUCESTER
1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: Larry & Place LLC
Address: 14 Dearborne Ave
Block: 12616 Lot: 2

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

9/26/16

Date

Gloucester Township Tax Collector

Printed on recycled paper
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

APPLICATION NO. 162063CMS

DATE: February 6, 2017

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

TRANSMITTAL TO:

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

ZONE: NC
Neighborhood Commercial

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 JFG Blog - 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.

Jeanine please type
Note for Ken:
Thanks

JWG
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).


- 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(1)].

<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>80 ft.</td>
<td>100 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Dearborne Avenue</td>
<td>80 ft.</td>
<td>125 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>High Street</td>
<td></td>
<td></td>
<td></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>75 ft.</td>
<td>17.06 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>Dearborne Avenue</td>
<td>75 ft.</td>
<td>16.63 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>High Street</td>
<td></td>
<td></td>
<td></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.)</td>
<td>25 ft.</td>
<td>0 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>From Side Property Line (min.)</td>
<td>10 ft.</td>
<td>±87 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>From Rear Property Line (min.)</td>
<td>10 ft.</td>
<td>±74 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

\[1 = \text{Scaled data.}  \\
2 = \text{Applies to parking on High street.}  \\
en = \text{Existing nonconformance.}  \\
* = \text{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>COMMERCIAL GARAGE</td>
<td></td>
<td></td>
<td></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>±63 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 = \text{Scaled data.}  \\
* = \text{Variance required.}

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.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dearborn Avenue</td>
<td>75 ft.</td>
<td>±65 ft.</td>
<td>no</td>
</tr>
<tr>
<td>High Street</td>
<td>75 ft.</td>
<td>±88 ft.</td>
<td></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.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dearborn Avenue</td>
<td>75 ft.</td>
<td>±104 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>High Street</td>
<td>75 ft.</td>
<td>±67 ft.</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. Defer to Board engineer.

3. Slope of line [Checklist #68].
   a. Defer to Board engineer.

4. Pipe material type [Checklist #69].
   a. Defer to Board engineer.

5. Strength, class or thickness [Checklist #70].
   a. Defer to Board engineer.
6. Erosion control and soil stabilization method [Checklist #71].
7. Fire lanes [Checklist #77].
   a. Refer 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. Refer 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. Refer to the Board engineer.

IV. WAIVER 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

S:\GTPB2017 Gloucester Twp PB\2 Larry & Mark, LLC Minor Site Plan\Docs\GTPB2017-2 Minor Site Plan Review No 1, 2-9-17.doc
March 7, 2017

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

Attn: Ken Lechner, Community Development Director

Re: The Villages at Cross Keys – Phase IV  
Block 18599; Lot 1  
Gloucester Township, NJ  
Bach File No. 2309-11N

Dear Mr. Lechner:

Please be advised that an application is being made to the NJDEP for a Treatment Works Approval of Phase IV of the residential subdivision known as The Villages at Cross Keys located in Gloucester Township to construct a sanitary sewer extension for 42 townhomes. The project includes the construction of approximately 555 LF of 8" PVC sanitary sewer which will tie into the sewer main within the Villages at Cross Keys development and ultimately to an existing sanitary sewer main on Sicklerville Road.

Attached for your use is a copy of the completed TWA application form (TWA-1) that has been submitted to the NJDEP and a USGS map of the project area.

Should you have any questions or comments please do not hesitate to contact me at (856) 546-8611. Thank you.

Very truly yours,  
BACH ASSOCIATES, PC

[Signature]

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

Enclosures:

S:\BA2309 Walgreens\BA2309-11 Gloucester Twp - Subdivision\BA2309-11N Townhomes plan\BA2309-11N-4 PHASE IV\Applications\Utilities\Sewer\TWA\Environmental notice to GTPB.doc
February 16, 2017

NJDEP, Division of Water Quality
Bureau of Financing and Construction Permits
401-03D, PO Box 420
Trenton, NJ 08625-042

Attn: John Maselli (TWA Program)

Re: Sanitary Sewer Extension
The Villages at Cross Keys-Phase IV
Gloucester Township, NJ
Block 18501; Lots 2 & 11
Bach File No. 2309-11N

Dear Mr. Maselli:

Enclosed for filing and consideration is the Treatment Works Approval (TWA) application package for the above referenced project. The following application materials are enclosed and have been prepared by Bach Associates:

1. One (1) check totaling $850.00 made payable to “Treasurer, State of New Jersey, Environmental Services Fund”.

2. One (1) original of the NJDEP Treatment Works Approval Permit Application, Form TWA-1.

3. One (1) original of the NJDEP Water Quality Statements of Consent, Form WQM-003.

4. One (1) original of the NJDEP Engineer’s Report, Form WQM-006.

5. One (1) copy of the Engineer’s Report Sanitary Sewer for The Villages at Cross Keys, Phase IV, dated September, 2016.

6. One (1) copy of the Sanitary Sewer Specifications for The Villages at Cross Keys, Phase IV, dated September, 2016.


9. One (1) copy of the appropriate USGS Quadrangle Map.


11. Gloucester Township Municipal Utilities Authority Resolution R-10-16-109 granting Form B approval.

12. One (1) full sets of plans entitled "The Villages at Cross Keys", dated 4-9-13, revised to 11-22-16.

Should you have any questions, or require any additional information, please contact me.

Very truly yours,
BACH ASSOCIATES, PC

[Signature]

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

Enclosures

C: File

S:\BA2309\Walgreens\BA2309-11 Gloucester Twp - Subdivision\BA2309-11N Townhomes plan\BA2309-11N-4 PHASE IV\Applications\Utilities\Sewer\TWA-\NJDEP-12-14-16.doc
STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF WATER QUALITY

Treatment Works Approval Permit Application

Refer to Instructions on Page 4 and Provide All Applicable Information. Please Print or Type.

1. APPLICANT/OWNER*

Name Ville 2, LLC

Permanent Legal Address 765 John Barry Drive

City or Town Bryn Mawr State PA Zip Code 19010 E-mail sbach@bachdesigngroup.com

* Applicant/Owner should be the eventual owner of the proposed Treatment Works.

2. LOCATION OF ACTIVITY

Name of Facility/Site The Villages at Cross Keys

Street Address/Location Sicklerville Road

Lot No. 1 Block No. 18599

City or Town Gloucester Township State NJ Zip Code 08039

Municipality Camden County

3. NEW JERSEY LICENSED PROFESSIONAL ENGINEER

Name Steven M. Bach, PE, PP, PLS, CME

Name of Firm, if employee Bach Associates, PC

Mailing Address 304 White Horse Pike

City or Town Haddon Heights State NJ Zip Code 08035

Telephone 609-546-6811 Fax 609-546-8612 E-Mail sbach@bachdesigngroup.com

4. ESTIMATED CONSTRUCTION COST AND APPLICATION FEES

A. Cost of treatment works proposed in this application $159,115.00

(Attach a breakdown of the cost of all items related to the construction of the proposed treatment works).

B. Application Fee $2,545.84

(In accordance with N.J.A.C. 7:1C-1.5 et seq., made payable to Treasurer, State of NJ, Environmental Services Fund).
5. OTHER REQUIRED PERMITS

If any of the following applications have been submitted for this project, provide the applicable information.

<table>
<thead>
<tr>
<th>Permit Type</th>
<th>Application Status</th>
<th>Application Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Treatment Works Approval</td>
<td>□ PENDING ○ APPROVED*</td>
<td>Applied Hereon</td>
</tr>
<tr>
<td>• Exemption From Sewer Ban</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>• Water Quality Management Plan Amendment</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>• CAFRA</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>• Stream Encroachment</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>• Freshwater Wetlands</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>• Tidal or Coastal Wetlands</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>• Waterfront Development</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>• NJPDES Permits</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>• Pinelands Certificate</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>• Delaware &amp; Raritan Canal Commission</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>• Hackensack/Meadowlands Commission</td>
<td>□</td>
<td></td>
</tr>
<tr>
<td>• Other Related Approvals</td>
<td>□</td>
<td></td>
</tr>
</tbody>
</table>

(If any of the above applications were approved, please provide a copy of the approval with this application.)

6. PROJECT DESCRIPTION (Brief Description of Proposed Treatment Works and Intended Use).
Sanitary Sewer Extension consisting of 2,655 LF of 8" PVC pipe serving 42 Townhouses.
7. **APPLICANT'S AGENT (Optional)**

<table>
<thead>
<tr>
<th>Name: Steven M. Bach</th>
<th>Position: President</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 304 White Horse Pike</td>
<td></td>
</tr>
<tr>
<td>State: NJ</td>
<td>Zip Code: 08035</td>
</tr>
<tr>
<td>City: Haddon Heights</td>
<td>Telephone: 566-8644</td>
</tr>
</tbody>
</table>

Signature of Agent: ___________________________ Date: 9.28.16

Signature of Applicant/Owner: ___________________________ Date: 9.28.16

8. **PROPERTY OWNER'S CERTIFICATION**

I hereby certify that [Ville 2, LLC] (Property Owner's Name) owns the property identified in this application. As owner, I grant permission for the activity to be permitted under this application and authorize the Department of Environmental Protection to conduct on-site inspections, if necessary. If the construction activity will take place in an easement, I certify that with this application, I presently have or will obtain permission of the property owner(s) prior to initiation of construction of this proposed treatment works.

Signature of Owner: ___________________________ Date: 9.28.16

Print or Type: Name and Position: Harvey Sternberg

9. **STATEMENT OF PREPARATOR OF PLANS, SPECIFICATIONS AND ENGINEER'S REPORT AND/OR ABSTRACT**

I hereby certify that the engineering plans, specifications, and engineer's report and/or abstract applicable to this project comply with the current rules and regulations of the Department of Environmental Protection with the exceptions as noted.

Signature of Engineer: ___________________________ Date: 9.28.16

Print or Type: Name and Position: Steven M. Bach, PE, RA, CME, PP, President
10. Proper Construction and Operation Clause

I, the Applicant/Owner, Ville 2, LLC__________________________, agree that the treatment works will be properly constructed and operated in accordance with the engineering plans, specifications and conditions under which approval is granted by the Department of Environmental Protection.

Signature of Applicant/Owner ____________________________ 9·20·16
Print or Type: Name and Position Harvey Sternberg

11. Certification by Applicant/Owner

I certify, under penalty of law, that the information provided in this application and the attachments is true, accurate, and complete. I am aware that there are significant civil and criminal penalties for submitting false, inaccurate, or incomplete information, including fines and/or imprisonment.

Signature of Applicant/Owner ____________________________ 9·20·16
Print or Type: Name and Position Harvey Sternberg

Instructions for Completing Form TWA - 1

This form should accompany all Treatment Works Approval permit applications.

1. General Information - (items #1 through #4, #6) Complete the requested applicant and project information.

2. Other Required Permits (item #5) - Please list all permits issued for the subject project (in addition to the permits being applied for at this time).

3. Signatures (items #7 through #11) - All signatures must comply with N.J.A.C. 7:14A-4.9 and N.J.A.C. 7:14A-22.8. Where indicated under items #1, #10 and #11, the applicant/owner should be the eventual owner of the proposed treatment works. Item #8 shall be completed by the owner of the property.

Should you need assistance in completing the application, please call the appropriate phone number listed below:

* Bureau of Construction & Connection Permits
  (609) 984-4429
  Municipal Treatment Works, Industrial
  Treatment Works, Sewer Extension, Sewer Ban
  Exemption, Subsurface Disposal Systems

* Bureau of Nonpoint Pollution Control
  (609) 633-7021
  Alternate Design Septic Systems
  (design flow less than 2,000 GPD)
STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Water Quality

STATEMENTS OF CONSENT
A supplement to the TWA-1 or NJPDES-1 Forms

General Information
Applicant/Owner/Operator: Ville 2, LLC
Location of Work Site: Sicklerville Road
Name of Project/Facility: The Villages at Cross Keys
Type of permit application (TWA, NJPDES/SIU): Treatment Works Approval
NJPDES Permit Number (if applicable): NJ0026182

A-1 Consent By Governing Body**
(Consent by the municipality in which the project is located.)

As an authorized representative of the governing body, I hereby certify that the
(Name of Municipality or Municipal Authority)

consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of all municipal ordinances.

Signed* ____________________________ Date: ____________________________

Type Name and Position: ____________________________

* Cite authorization to sign for the governing body
Resolution# ____________________________ Dated: ____________________________
(Submit the resolution with the application. If no such resolution granting authority to sign exists, the Governing Body’s full resolution, consenting to the project, must be submitted with the application.)

** Note
For most Treatment Works Approval (TWA) applications, this section may be omitted if a sewerage entity (for example, sewerage authority, utilities authority, municipal utilities authority, joint meeting, etc.) has responsibility for regulating the construction and operation of wastewater treatment and conveyance facilities within the municipality. In such cases, the governing body consent requirement may be satisfied by completing Section A-2. Applicants for TWAs for industrial/commercial facilities discharging pursuant to NJPDES/DSW or DGW permits must complete section A-1.
A-2 Consent by Sewerage Authority**

As an authorized representative of this agency, I hereby certify that the
Gloucester Township Municipal Utilities Authority
(Name of Agency)

consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency.

Signed*       Date 11/10/16

Type Name and Position Raymond J. Carr, Executive Director Gloucester Township Utilities

* Cite authorization to sign for the agency

Resolution#: R-10-16-109    Dated 10/20/16
(Submit the resolution with the application. If no such resolution granting authority to sign exists, the Governing Body's full resolution, consenting to the project, must be submitted with the application.)

** Note
For TWA applications, this section must be completed when a sewerage entity (for example, sewerage authority, utilities authority, municipal utilities authority, joint meeting, etc.) has responsibility for regulating the construction and operation of wastewater treatment and conveyance facilities within the municipality.

A-3 Consent by Owner of Wastewater Treatment Facility**

(For NJPDES/SIU applications only)

As an authorized representative of this agency, I hereby certify that the
Camden County Municipal Utilities Authority
(Name of Agency)

consents to the submission of the above listed application to the Department of Environmental Protection for approval. I further certify that the project as proposed conforms with the requirements of this agency and the agency agrees to accept wastewater from the project for treatment.

Signed*       Date 2/13/17

Type Name and Position Executive Director / Chief Engineer

* Cite authorization to sign for the agency

Resolution#: R:184: 2-53    Dated FEB. 27, 1984
(Submit the resolution with the application. If no such resolution granting authority to sign exists, the Agency's full resolution, consenting to the project, must be submitted with the application.)

** Note
For NJPDES/SIU applications, this section must be completed when the owner of the receiving wastewater treatment plant is different that the entity listed under A-2.
B. Certification by Wastewater Conveyance System Owner**

By agreeing to accept wastewater from the project, I (we) hereby certify that to the best of my (our) knowledge the wastewater conveyance system, into which the project proposed under this application will connect, has adequate capacity in accordance with N.J.A.C. 7:14A-1.2 ("Adequate conveyance capacity"). Furthermore, I (we) am (are) not aware of inadequate conveyance capacity conditions in any portion of the downstream facilities necessary to convey the wastewater from this project to the treatment plant.

Name of Municipality or Authority: Gloucester Township Municipal Utilities Authority

Signed: [Signature] Date: 11/10/16

Type Name and Position: Raymond J. Carr, Executive Director

* Cite authorization to sign for the governing body

Resolution#: R-10-16-109 Dated: 10/20/16

(Submit the resolution with the application. If no such resolution granting authority to sign exists, the governing body's full resolution, consenting to the project, must be submitted with the application.)

** Note

1. For TWA applications, this section must be completed by the owner/operator of the wastewater conveyance system into which the project named herein will directly connect.

2. For NJPDES/SIU applications, this section must be completed when the owner/operator wastewater conveyance system into which the project named herein will directly connect is different that the entity listed under A-3.

C. Certification by Wastewater Treatment Facility Owner**

(For TWA applications that include a sewer connection/extension.)

I (we) hereby certify that the committed flow*** to the

Delaware No. 1

(Name of Wastewater Treatment Plant)

does not exceed the presently permitted design capacity and with the additional flow proposed by this application, the permitted design capacity is not anticipated to be exceeded. I (we) further certify that the treatment plant is currently complying with its conventional and non-conventional NJPDES permit requirements (see N.J.A.C. 7:14A-22.17(b)-(d), percent removal and toxicity requirements excluded from this certification) as determined by a rolling average of the three most recent monthly discharge monitoring reports that were required to be submitted to the Department as of this date, and based upon my (our) assessment of all information pertinent to this permit request, is anticipated to continue to do so with the additional flow from this project.

Accepted for Treatment by: Camden County Municipal Utilities Authority

Signed*: [Signature] Date: 2/13/17

Type Name and Position: Executive Director / Chief Engineer

Name of project and/or location: The Villages at Cross Keys

* Cite authorization to sign for the governing body

Resolution#: R-8412-53 Dated: FEB. 27, 1984

(Submit the resolution with the application. If no such resolution granting authority to sign exists, the governing body's full resolution, consenting to the project, must be submitted with the application.)

** For TWA applications, this section must be completed by the owner of the wastewater treatment facility receiving the wastewater identified in this application.
Additional Information (For TWA Applications)

1. Approvals, permits, service contracts, or other reservations of flow capacity issued or agreed to by any participating municipality or sewerage agency do not constitute the required approval of the DEP.

2. For computation of actual flow at the receiving wastewater treatment plant, the average flow processed by the facility for the three (3) month period immediately preceding the submission of the application shall be used. Pursuant to the NJPDES regulations (N.J.A.C. 7:14A), no application shall be submitted to the DEP if the wastewater treatment facility is not meeting its discharge permit requirements.

Lack of Consent*

1. The affected sewerage authority or municipality must consent to the application or submit comments to the DEP within 60 days of the applicant's request for consent. Prior to the expiration of the 60-day period to respond to a request for a written statement of consent, the municipality or sewerage authority may request a 30-day time extension.

2. Any document issued by a sewerage authority or municipality which is a tentative, preliminary, or conditional approval shall not be considered a statement of consent.

3. When the affected sewerage authority or municipality does not consent to a project, it shall state all reasons for rejection or disapproval in a resolution and send a certified copy of the resolution to the DEP.

4. When the affected sewerage authority or municipality expressly denies a request for a written statement of consent for a project, the permit application may be determined by the DEP to be incomplete for processing; or in the alternative, the DEP may review the reasons for denial. Any such reasons shall be considered by the DEP in determining whether to issue a draft permit in accordance with N.J.A.C. 7:14A-15.6, or a Treatment Works Approval or sewer connection approval in accordance with N.J.A.C. 7:14A-22.

5. When the affected sewerage authority or municipality does not issue a written statement of consent in accordance with (1) above, or a denial in accordance with (3) above, the DEP, upon receipt of proof that the applicant has delivered to the affected agency a written request for a statement of consent, shall review the reasons therefore, if known on the basis of reasonably reliable information. Any such reasons shall be considered by the DEP in determining whether to issue a draft permit in accordance with N.J.A.C. 7:14A-15.6, or a Treatment Works Approval in accordance with N.J.A.C. 7:14A-22. The DEP, may in its discretion, deem the application to be incomplete pending the expiration of the time period set forth in (1) above.

* This section has been excerpted from the NJPDES regulations for guidance purposes only. Please refer to N.J.A.C. 7:14A-22.8(a)3 for the complete requirements concerning statements of consent.

Notice: False statements, representations, or certifications, in any application, record, or document are subject to fines and penalties as set forth in the Water Pollution Control Act (N.J.S.A. 58:10A-10F 2 and 3.)
ENGINEER'S REPORT for DOMESTIC TREATMENT WORKS APPROVAL APPLICATIONS

INSTRUCTIONS

- Complete all applicable sections and certifications.
- Justifications for any exceptions from the regulations at N.J.A.C. 7:14A - 23 et seq. must be submitted.
  (Additional sheets may be attached if necessary.)
- All supplemental information required to be submitted along with this engineer's report must be signed, sealed, and dated by a professional engineer, licensed to practice in the State of New Jersey.
- For Treatment Works other than collection and/or conveyance, please attach a separate Engineer's Report in accordance with N.J.A.C. 7:14A - 23.5.

GENERAL INFORMATION

Applicant:  Ville 2, LLC  Municipality:  Gloucester Township
Project Name:  The Villages at Cross Keys  County:  Camden
Name of Receiving Sewage Treatment Plant:  Delaware No. 1 Water Pollution Control Facility (Camden County CCMUA)
NJPDES Permit Number:  NJ0026182
Effluent Receiving Waters:  Delaware River
Scope of Project:
To install 2,655 LF of 8" PVC sanitary sewer line to serve 42 townhomes.

Contributory Flow:  For assistance in completing this chart, refer to N.J.A.C. 7:14A - 23.3.

<table>
<thead>
<tr>
<th>Establishment Type</th>
<th>Number of Measurement Units</th>
<th>Gallons per Day per Unit</th>
<th>Projected Flow (G.P.D.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 bedroom townhome</td>
<td>42</td>
<td>X 300</td>
<td>12,600</td>
</tr>
<tr>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Combined Projected Flow:  0.0126 M.G.D.
Existing Contributory Flow (if any):  0.0126 M.G.D.
TOTAL FLOW:  0.0126 M.G.D.
### WASTEWATER CONVEYANCE SYSTEMS

#### (A) GRAVITY SEWER SYSTEMS

<table>
<thead>
<tr>
<th>Diameter (inches)</th>
<th>Total Length (feet)</th>
<th>Material Type</th>
<th>&quot;n&quot; Value</th>
<th>Max. MH Spacing (feet)</th>
<th>Min. Slope (%)</th>
<th>Max. Velocity (ft/sec)</th>
<th>Max. Capacity (M.G.D.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>2,655</td>
<td>PVC</td>
<td>0.011</td>
<td>206</td>
<td>0.4</td>
<td>2.59</td>
<td>0.581</td>
</tr>
</tbody>
</table>

1. What is the minimum cover (as measured from the top of the pipe to the grade elevation) provided along the entire sewer line?  
2. What is the infiltration and/or exfiltration limit for testing purposes (gallons per inch of pipe per mile per day)?

| | 3 | ft. |
|-------------------|-------------------|-------------------|-------------------|-------------------|
| **1.** | **2.** |

3. Are sewers within 100 feet of a public water supply well or a below-grade reservoir?  
4. Are sewers located at least 10 feet horizontally from potable water lines and/or at least 18 inches below potable water lines and in separate trenches, including crossings?  
5. Are sewers crossing streams located within 10 feet of a stream embankment encased in concrete?  
6. Is a drop pipe provided for sewers entering manholes above the manhole invert wherever the difference in elevation is two feet or more?  
7. Are all manholes located more than 100 feet from a public water supply well or a below-grade reservoir?  
8. Are watertight covers used where street elevations are less than 10 feet above the North American Vertical Datum of 1988 and/or where the top of a manhole may be flooded by street runoff or high water?  
9. Are the sanitary sewers designed to carry at least twice the estimated average projected flow when flowing half full?  
10. Have adequate provisions been made for the ventilation of manholes?  
11. If siphons are part of this project, are they in conformance with N.J.A.C. 7:14A - 23.7?  
12. Are the immediate downstream sewer lines constructed?  

#### (B) PUMPING SYSTEM: Submit a Pump Station Design Report, which should include, at a minimum, the basis for the following: (a) pump selection; (b) sizing of force main and velocity calculations; (c) total dynamic head; (d) pump station performance curve and (e) wet well detention time.

<table>
<thead>
<tr>
<th>Average daily flow:</th>
<th>GPD</th>
<th>Surface area of wet well:</th>
<th>ft²</th>
<th>Wet Well Detention Time:</th>
<th>minutes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peaking factor:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Peak design flow:</td>
<td>GPD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of pumps:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Design capacity of pump station (with the largest pump out of service):</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
(B) PUMPING SYSTEM (continued)

**FORCE MAINS**

<table>
<thead>
<tr>
<th>Diameter (inches)</th>
<th>Length (feet)</th>
<th>Material Type</th>
<th>Velocity (ft/sec)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. What is the minimum cover (as measured from the top of the pipe to the grade elevation) provided along the entire force main?  
2. Specify the method of screening at the pumps.
3. Where is the ultimate location of the alarm for high water conditions, power failures, and mechanical breakdowns?
4. Specify the type of back-up power source provided.

<table>
<thead>
<tr>
<th>5. Is adequate light and ventilation provided at the pump station?</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. Are air and/or vacuum release valves provided on the high points of the force main?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Are adequate freshwater wash-down facilities provided?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. If a domestic water service connection will be utilized for wash-down purposes, is it protected by a backflow prevention device?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Are shut-off valves on suction and discharge piping and check valves on discharge lines provided?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10. Is the base of the pump station wet well sloped toward the pump suction?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. Does the alarm system provide for competent assistance on a 24 hour basis?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12. Is the pump station adequately protected from flooding?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13. Is the dry well provided with a sump pump?</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

I am a professional engineer licensed by the New Jersey Board of Professional Engineers and Land Surveyors to practice in New Jersey. I certify that the proposed treatment works, as designed, meets the requirements of N.J.A.C. 7:14A - 23 et seq., other than the exceptions as noted.

I hereby certify that the information provided in this engineer's report and attachments hereto, is true, accurate, and complete. Exceptions attached [YES [✓], NO [□]]?

**Signature of Engineer:**

**Professional Engineer’s Embossed Seal**

**Name and Date:**
(Print or Type)

**Firm Name:**

**Bach Associates, PC**
Is the following information submitted with this engineer's report?

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>A complete description of the selected wastewater treatment system.</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>For the modification of an existing system which has not previously been granted a treatment works approval (TWA), the capacities of the existing units and a brief description of the operation of each, and a statement concerning which units are existing and which are proposed at the time of the application. If there exists a previously issued TWA approval for the subject facility, submit the date of issuance and the TWA number.</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Hydraulic profiles of the flow of wastewater through the system.</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>A unit by unit mass balance for all discharge parameters.</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>The ultimate disposal location of all effluent.</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>The basis and computations for average and peak flow requirements.</td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>The expected composition of the influent and effluent from the treatment system including the average, maximum and minimum values of the pollutant parameters specified in the facility's NJPDES permit/DAC.</td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td>An evaluation of the quantity and quality of any and all residuals generated and projected to be generated, including a hydraulic profile and unit by unit mass balance for the flow of residuals through the system.</td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td>Documentation of adequate storage and handling facilities for residuals.</td>
<td></td>
</tr>
<tr>
<td>11.</td>
<td>Details of flow monitoring and control, alarm systems, auxiliary power, storage facilities for treatment chemicals and wastes, and plans for bypassing units during construction or maintenance.</td>
<td></td>
</tr>
<tr>
<td>12.</td>
<td>The basis and computations for the projected wastewater flow.</td>
<td></td>
</tr>
</tbody>
</table>

I am a professional engineer licensed by the New Jersey Board of Professional Engineers and Land Surveyors to practice in New Jersey. I certify that the proposed treatment works, as designed, are adequate to meet all applicable final NJPDES permit limitations contained in the current NJPDES Discharge Permit No. [ ]. In addition, I certify that the proposed treatment works, as designed, meets the requirements of N.J.A.C. 7:14A - 23 et seq., other than the exceptions as noted.

I hereby certify that the information provided in this engineer's report and attachments hereto is true, accurate, and complete. Exceptions attached [YES □, NO □]?

Signature of Engineer*

Name and Date: ____________________________
(Print or Type)

Firm Name: ________________________________

* This certification may not be completed until the effective date of the associated final NJPDES Discharge Permit.