Township of Gloucester
Zoning Board of Adjustment
Wednesday, February 22, 2017
7:00 P.M.

Agenda

Salute to the Flag
Commencement Statement

General Rules
Meeting will start at 7:00 P.M.
No applications will be heard after 09:30 P.M.
All persons testifying before the board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR ADOPTION

Zoning Board Minutes - Wednesday, February 08, 2017

RESOLUTIONS FOR MEMORIALIZATION

Zoning Board of Adjustment 2016 Annual Report

#172001C
Angela & Keith Dugan
Bulk C Variance
Block: 8704 Lot: 16

#172002C
Christopher Worthington
Bulk C Variance
Block: 3203 Lot: 41

#172003C
Rebecca Sonnheim
Bulk C Variance
Block: 3204 Lot: 23

APPLICATIONS FOR REVIEW

APPLICATION POSTPONED TO MARCH 8, 2017
PLEASE ANNOUNCE AT MEETING
NO FURTHER NOTIFICATION WILL BE NECESSARY

#152041PMSFMSSa1DM
1840 P Cheeseman Road, LLC
Minor Subdiv; Final Major Site Plan
Block: 14003 Lot: 13 & 14
Location: 1840 Peter Cheeseman Rd., Blackwood

Residential Healthcare Facility/Drug & Alcohol Rehab Facility
#172004CD
Gloucester Auto LLC
Zoned: R3

Bulk C & Use “D” Variances
Block: 13504 Lots: 24, 25 & 27
Location: 1450 Erial Rd., Blackwood

5,400 SF Convenience store & fuel canopy w/8 MPDs & associated improvements including 68 parking stalls, trash enclosures, tiered retaining walls & preliminary landscaping

#12201DSPW
The Villas of Broadacres (Parke Bank)
Zoned:

Landscaping Plan
Block: 13306 Lots: 1-2-3-4-5
Location:

Administrative Amendment for Revised Landscaping

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

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vice Chairman Simiriglia</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Bucceroni</td>
<td>Absent</td>
</tr>
<tr>
<td>Mr. Scarduzio</td>
<td>Present</td>
</tr>
<tr>
<td>Mrs. Chiumento</td>
<td>Absent</td>
</tr>
<tr>
<td>Mr. Rosati</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Acevedo</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Treger</td>
<td>Absent</td>
</tr>
<tr>
<td>Ms. Scully</td>
<td>Present</td>
</tr>
<tr>
<td>Chairman McMullin</td>
<td>Present</td>
</tr>
</tbody>
</table>

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

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday January 11, 2017.

Motion to approve the above-mentioned minutes was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:

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

Minutes Approved.

**RESOLUTIONS FOR MEMORIALIZATION**

#162075DSPW
Amanda Hotz
Use "D" Variance/Site Plan Waiver
Block: 4301 Lot: 4

#162047CDPMFMS
Bimbo Bakeries USA, LLC
Prelim/Final Major Site Plan
Block: 13305/13307 Lot: 1-2-3-5

A motion to approve the above mentioned resolutions was made by Vice Chairman Simiriglia and seconded by Mr. Rosati.

Roll Call:

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

Resolutions Approved.
ADOPTION OF ANNUAL REPORT

A motion to approve the 2016 Zoning Board of Adjustment 2016 Annual Report was made by Mr. Scarduzio and seconded by Mr. Acevedo.

Roll Call:  
Vice Chairman Simiriglia  Yes  
Mr. Scarduzio  Yes  
Mr. Rosati  Yes  
Mr. Acevedo  Yes

Annual Report Approved.

APPLICATIONS FOR REVIEW

#172001C  
Angela & Keith Dugan  
Zoned: R3  
Bulk C Variance  
Block: 8704 Lot: 16  
Location: 1701 Briarwood Dr., Blackwood  
Extend kitchen 16' x 12' with 27' L S setback

Mr. Costa swears in Ms. Angela Dugan and Mr. Keith Dugan.  
Mrs. Dugan explains the expansion of the kitchen.  
Mr. Costa asks if the exterior will match the house.  
Mr. Dugan states the kitchen will line up with the house and match it.

No Comments:  
Open to Public:

Open to Professionals:  
No Comments:

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

Roll Call:  
Vice Chairman Simiriglia  Yes  
Mr. Scarduzio  Yes  
Mr. Rosati  Yes  
Mr. Acevedo  Yes  
Ms. Scully  Yes  
Chairman McMullin  Yes

Application Approved.

#172002C  
Christopher Worthington  
Zoned: R3  
Bulk C Variance  
Block: 3203 Lot: 41  
Location: 501 Fresno Pl., Magnolia  
10' x 20' x 9' wood garage w/6' S & 7' R setbacks

Mr. Costa swears in Mr. Christopher Worthington.  
Mr. Worthington states he is trying to utilize the whole yard; he spoke with the neighbors and they didn't mind. The garage is 10' x 20' and 9' high. The shed will store lawn equipment.
Chairman McMullin asks if the shed will have gutters on it and to make sure the run off doesn't go on his neighbors' property.
Mr. Worthington states the shed will have gutters.

Open to Public:
No Comments:

Open to Professionals:
No Comments:

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

Roll Call:  
Vice Chairman Simiriglia  Yes  
Mr. Scarduzio  Yes  
Mr. Rosati  Yes  
Mr. Acevedo  Yes  
Ms. Scully  Yes  
Chairman McMullin  Yes

Application Approved.

#172003C  
Rebecca Sonnheim  
Zoned: R3  
Bulk C Variance  
Block: 3204  Lot: 23  
Location: 650 Pasadena Dr., Magnolia  
Driveway - 10' wide extension w/0' - 3' setback future 16' x 16' shed to be placed on pre existing 16' x 16' concrete pad w/0' - 5' setback.

Mr. Costa swears in Ms. Rebecca Sonnheim.
Ms. Sonnheim states the project is already done but her concrete contractor didn't get permits and she thought he had. The old shed is coming down and the new shed isn't up yet. The new shed is 16' x 16' with height within the ordinance limits.

Vice Chairman Simiriglia asks if Ms. Sonnheim is aware she will need a fire rated wall on the shed. Ms. Sonnheim is aware of the fire wall requirement.

No Comments:
Open to Public:

Open to Professionals:
No Comments:

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

Roll Call:  
Vice Chairman Simiriglia  Yes  
Mr. Scarduzio  Yes  
Mr. Rosati  Yes  
Mr. Acevedo  Yes  
Ms. Scully  Yes  
Chairman McMullin  Yes

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

Respectfully Submitted, Jean Gomez, Recording Secretary.
RESOLUTION OF FINDINGS AND CONCLUSION
BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER
ANNUAL REPORT 2016

WHEREAS, NJSA 40:55d-70.1 requires that at least once a year, a board of adjustment shall review its decision on applications and appeals for variances and prepare and adopt by resolution a report on the findings on the zoning ordinance provisions that were the subject of the variance requests and its recommendation for zoning ordinance amendments or revisions, if any; and

WHEREAS, the Gloucester Township Zoning Board of Adjustment desires to adopt the Annual Report of 2016 attached hereto.

NOW, THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of February, 2017 that the Annual Report of 2016 of the Zoning Board of Adjustment as set forth in this resolution is approved. A copy of this resolution shall be information pursuant to NJSA 40:55D-70.1.

ROLL CALL:
LIST NAMES
Vice Chairman Simiriglia Yes
Mr. Scarduzio Yes
Mr. Rosati Yes
Mr. Acevedo Yes
I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of February, 2017.

Ken Lechner, Secretary
RESOLUTION OF FINDINGS AND CONCLUSION
BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER
APPLICATION # 172001C
Angela & Keith Dugan
Block 8704, Lot 16

WHEREAS, Angela & Keith Dugan are the owners of the land and premises located at 1701 Briarwood Drive in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 12' x 16' addition 27 feet from the 2nd front property line instead of the required 30 feet for the property located upon Block 8704, Lot 16, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 8, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Angela & Keith Dugan are the owners of the land and premises located at 1701 Briarwood Drive in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8704, Lot 16, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified they are extending the 12a16’ kitchen to line up with the existing house.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a shed and driveway, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of February, 2017, the applicants Angela & Keith Dugan are is hereby granted the aforesaid variance for the property located upon Block 8704, Lot 16 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia  Yes
Carman Scarduzzio  Yes
Michelle Scully  Yes
Andy Rosati  Yes
Jay McMullin  Yes
Mike Acevedo  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd day of February, 2017.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172002C
Christopher Worthington
Block 3203, Lot 41

WHEREAS, Christopher Worthington is the owner of the land and premises located at 501 Fresno Place in the Magnolia section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 10' x 20' x 9' detached garage 5' from the side yard and 6' from the rear yard instead of the required 10’ for the property located upon Block 3203, Lot 41, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 8, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Christopher Worthington is the owner of the land and premises located at 501 Fresno Place in the Magnolia section of Gloucester Township, New Jersey, as shown on Block 3203, Lot 41, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.
4. After being sworn, the applicant testified he wants to best utilize his property and place the 10’x20’ garage in this location. It will be used for personal storage and he will erect gutters to direct water away from neighboring properties.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of February, 2017, the applicant Christopher Worthington is hereby granted the aforesaid variances for the property located upon Block 3203, Lot 41 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:
LIST NAMES

Frank Simiriglia       Yes
Carman Scarduzzio     Yes
Michelle Scully        Yes
Andy Rosati           Yes
Jay McMullin           Yes
Mike Acevedo             Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Jay McMullin            Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd day of February, 2017.

Ken Lechner, Secretary

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

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172003C
Rebecca Sonnheim
Block 3204, Lot 23

WHEREAS, Rebecca Sonnheim is the owner of the land and premises located at 650 Pasadena Drive in the Magnolia section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a tool shed 256 sq. feet instead of the required 168 sq. feet 2.7 feet from the side property line and 2.3 feet from the rear property line instead of the required 5 feet and a concrete driveway 0' from the side property line instead of the required 3' for the property located upon Block 3204, Lot 23, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 8, 2017 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Rebecca Sonnheim is the owner of the land and premises located at 650 Pasadena Drive in the Magnolia section of Gloucester Township, New Jersey, as shown on Block 3204, Lot 23, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified she did not know she needed permits for the shed or driveway. Contractors did the work for her and she agreed to remove the existing shed and to comply with the Construction Code letter dated January 3, 2017.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a shed and driveway, the Board voted six (6) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of February, 2017, the applicant Rebecca Sonnheim is hereby granted the aforesaid variances for the property located upon Block 3204, Lot 23 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Frank Simiriglia  Yes
Carman Scarduzzio  Yes
Michelle Scully  Yes
Andy Rosati  Yes
Jay McMullin  Yes
Mike Acevedo  Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

__________________________
Jay McMullin  Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd day of February, 2017.

__________________________
Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TO: Zoning Board of Adjustment  
FROM: Kenneth D. Lechner, PP, AICP, Director / Planner  
Department of Community Development & Planning  
RE: APPLICATION #172004CDM Escrow #11019  
Gloucester Auto, LLC  
BLOCK 13504, LOTS 24, 25 and 27  
DATE: February 6, 2017  
The Applicant requests use variance approval for “One 5,400 sf convenience store and fuel canopy with 8 MPDs and associated improvements ...” within the R3 –Residential District. The project is located on the northeast corner of College Drive and Erial Road.

- Applicant: Gloucester Auto, LLC, 141 Ayers Ct., Suite 1A, Teaneck, NJ 07666 (telephone #201-308-5770).
- Owner (Lot 24): Anthony and Diana R. Ritz, 1500 Erial Road, Blackwood, NJ 08012.

I. INFORMATION SUBMITTED

1. Prime Law Transmittal Letter dated 12/19/16.

2. Township of Gloucester Land Development Application Form dated 01/05/17 including the following:
   1. The Korman Co. Consent to Application Form dated 12/20/16.
   2. Anthony and Diana R. Ritz Consent to Application Form dated 12/14/16.
   3. Applicant’s Disclosure Statement dated 12/16/16.
   4. Variance Request Memorandum, as prepared by Stonefield Engineering & Design dated 12/15/16.
   5. Tax Collector’s Certification properties current and no liens dated 12/19/16.
   6. Checklist as per §817, Submission Checklist.


4. Variance Plan, as prepared by Stonefield Engineering & Design consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
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<tr>
<td>C-1</td>
<td>Cover Sheet</td>
<td>12-15-16</td>
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<tr>
<td>C-2</td>
<td>Variance Plan</td>
<td>12-15-16</td>
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<tr>
<td>C-33</td>
<td>Landscaping Exhibit</td>
<td>12-15-16</td>
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II. **ZONING REVIEW**

ZONE: A convenience store and fuel dispensing is not a listed permitted use in the R-3 – Residential District §405.B.

**Section 405.F, R-3 – Residential District**

<table>
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<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed</th>
<th>Complies</th>
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<tbody>
<tr>
<td>Lot size (min.)</td>
<td>2 acres</td>
<td>2.9 acres</td>
<td>yes</td>
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<tr>
<td>Lot frontage (min.)</td>
<td>100 ft.</td>
<td>±483.68 ft.(^1)</td>
<td>yes</td>
</tr>
<tr>
<td>College Drive</td>
<td>100 ft.</td>
<td>±308.68 ft.(^1)</td>
<td>yes</td>
</tr>
<tr>
<td>Erial Road</td>
<td></td>
<td></td>
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<tr>
<td>Lot depth (min.)</td>
<td>200 ft.</td>
<td>85 ft.</td>
<td>enc</td>
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<tr>
<td>Building coverage (max.)</td>
<td>30%</td>
<td>8.45%</td>
<td>yes</td>
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<tr>
<td>Lot Coverage (max.)</td>
<td>75%</td>
<td>52.00%</td>
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<td>Buffer (min.)(^2)</td>
<td>25 ft.</td>
<td>25 ft.</td>
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**Principal Building Minimum Yard Depths and Height Limitations**

<table>
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<tr>
<th>Description</th>
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<tr>
<td>Front yard (min.)</td>
<td>30 ft.</td>
<td>93.7 ft.</td>
<td>yes</td>
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<tr>
<td>College Drive</td>
<td>30 ft.</td>
<td>134.9 ft.</td>
<td>yes</td>
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<tr>
<td>Erial Road</td>
<td>30 ft.</td>
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<tr>
<td>Side yard (min.)</td>
<td>30 ft.</td>
<td>241.5 ft.</td>
<td>yes / yes</td>
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<tr>
<td>Rear yard (min.)</td>
<td>50 ft.</td>
<td>79.4 ft.</td>
<td>yes</td>
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<tr>
<td>Building Height (max.)</td>
<td>40 ft.</td>
<td>&lt; 40 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Parking spaces</td>
<td>27 spaces</td>
<td>68 spaces</td>
<td>yes</td>
</tr>
<tr>
<td>5 spaces/1,000 sf</td>
<td></td>
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\(^1\) = Tax map data.

\(^2\) = Existing non-conformance.
III. VARIANCE COMMENTS

The Application as submitted requires the following variances from the R-3 Residential District:

\section*{§405.B, Permitted Uses}

1. Convenience store and fuel canopy is not a listed permitted use in the R-3 Residential District [§405.B].

\section*{POSITIVE CRITERIA ("D1" use variance)}

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D1" variance:

2. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
   a. Uses determined as not “inherently beneficial.”
      i) A use variance must meet the statutory “special reasons” standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987)).
         1. The Applicant must identify and provide an analysis of the special reasons of zoning that are applicable to the application.
         2. The Applicant must provide testimony addressing the “enhanced quality of proof and clear specific findings” that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
         3. Furthermore, “such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance’s continued omission of the proposed use from those permitted in the zone.”

\section*{NEGATIVE CRITERIA}

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

Balancing Test (basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)).

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.
IV. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

The Applicant must address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Master Plan
   a. Consistency of the proposed 5,400 sf convenience store and fuel canopy with 8 MPDs and associated improvements with the criteria of the following Residential 3 (R-3) land use classification of the master plan.

   “Most of the single family residential neighborhoods in Gloucester Township are in the Residential 3 classification. It constitutes the largest land use classification of the sixteen categories of the Land Use Plan. The category is intended for single family detached residential uses at three units per acre. Generally, the Residential 3 areas have already been developed, however, small infill areas still exist where a minor number of units could be developed. Open space and small scale institutional uses not individually mapped have been placed in this land use classification.”

2. Zoning
   a. Consistency of the proposed 5,400 sf convenience store and fuel canopy with 8 MPDs and associated improvements with the R-3 – Residential District and character of the built environment.

3. Use Variance
   a. It’s recommended the Applicant provide testimony addressing the proposed 5,400 sf convenience store and fuel canopy with 8 MPDs and associated improvements use including but not necessarily limited to the following:
      i. A description of proposed business operations such as number of employees, hours of operation, etc.

4. Traffic Impact Study:
   a. The applicant shall provide professional testimony to address the following omitted items as per §815, Traffic Impact Report.
      i. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
      ii. The location of school bus routes and stops as per §815.A(2)(d).
      iii. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
      iv. Recommendations for automobile reduction techniques as per §815.A(4)(c).
      v. Schematic plan for any recommended improvements as per §815.A(4)(d).
      vi. Site distance analysis as per §815.A(5)(c).
   i. It's recommended the Applicant address findings of the report and impacts, if any with the instant application.

5. Site Plan:
   a. Should the Board approve the instant application it is recommended a condition of approval require preliminary and final major site plan.

V. 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.

VI. RECOMMENDATIONS
1. The Applicant must address the above 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.

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

cc: Gloucester Auto, LLC
    Jason R. Tuvel, Esq.
    Anthony Costa, Esq.
    James Mellett, PE, Churchill Consulting Engineers
**TOWNSHIP OF GLOUCESTER**
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning  (856) 374-3512 Zoning  (856) 232-6229

For Office Use Only

<table>
<thead>
<tr>
<th>Submission Date</th>
<th>Application No.</th>
<th>Taxes Paid Yes/No</th>
<th>Initial</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Planning Board</th>
<th>Zoning Board of Adjustment</th>
</tr>
</thead>
</table>

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

<table>
<thead>
<tr>
<th>Fees</th>
<th>Project #</th>
</tr>
</thead>
<tbody>
<tr>
<td>350</td>
<td>1169</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Escri.</th>
<th>Escri. #</th>
</tr>
</thead>
<tbody>
<tr>
<td>1350</td>
<td>11019</td>
</tr>
</tbody>
</table>

---

**LAND DEVELOPMENT APPLICATION**

1. **Applicant**

<table>
<thead>
<tr>
<th>Name: Gloucester Auto LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 141 Ayers Ct., Suite 1A</td>
</tr>
<tr>
<td>City: Teaneck</td>
</tr>
<tr>
<td>State, Zip: NJ 07666</td>
</tr>
<tr>
<td>Phone: (201) 308-5770 Fax: ( ) -</td>
</tr>
<tr>
<td>Email:</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name(s): Please refer to owner list for all information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
</tr>
<tr>
<td>City:</td>
</tr>
<tr>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: ( ) - Fax: ( ) -</td>
</tr>
</tbody>
</table>

---

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

- [ ] Informal Review
- [ ] Minor Subdivision
- [ ] Preliminary Major Subdivision
- [ ] Final Major Subdivision
- [ ] Minor Site Plan
- [ ] Preliminary Major Site Plan
- [ ] Final Major Site Plan
- [ ] Conditional Use Approval
- [ ] General Development Plan

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

---

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

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

<table>
<thead>
<tr>
<th>Name of Attorney: Jason R. Tuvel, Esquire</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 141 Ayers Court, Suite LLA-1</td>
</tr>
<tr>
<td>City: Teaneck</td>
</tr>
<tr>
<td>Firm: Prime Law</td>
</tr>
<tr>
<td>State, Zip: New Jersey 07666</td>
</tr>
<tr>
<td>Phone: (201) 374-1026 Fax: (856) 273-8383</td>
</tr>
<tr>
<td>Email: <a href="mailto:jasontuvel@lawyerprime.com">jasontuvel@lawyerprime.com</a></td>
</tr>
</tbody>
</table>

---
Owner List for

1450 Erial Road, Blackwood, Gloucester Township, NJ 08012

Block 13504; Lots 24, 25 & 27

Owner of Lot 24:
Anthony & Diana R Ritz
1500 Erial Road, Blackwood, NJ 08012

Owner of Lots 25 & 27:
Korman Commercial Properties, Inc.
2 Neshaminy Interplex Drive, Suite #309, Trevose, PA 19053
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: James Kinosian, P.E.</th>
<th>Name: __________________________</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: Stonefield Engineering, 92 Park Avenue</td>
<td>Address: ________________________</td>
</tr>
<tr>
<td>Profession: Civil Engineer</td>
<td>Profession: ______________________</td>
</tr>
<tr>
<td>City: Rutherford</td>
<td>City: ____________________________</td>
</tr>
<tr>
<td>State, Zip: NJ 07070</td>
<td>State, Zip: ______________________</td>
</tr>
<tr>
<td>Phone: (<strong><strong>) 340-4468 Fax: (</strong></strong>) 340-4472</td>
<td>Phone: (<strong><strong>) - - - - Fax: (</strong></strong>) - -</td>
</tr>
<tr>
<td>Email: <a href="mailto:jkinosian@stonefieldeng.com">jkinosian@stonefieldeng.com</a></td>
<td>Email: __________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 1450 Erial Road</th>
<th>Block(s): 13504</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: 124,685 SF (2.9 Ac)</td>
<td>Lot(s): 24, 25 &amp; 27</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: Single-family residential / vacant

Proposed Land Use (Describe Application):

- One 5,400 SF convenience store and fuel canopy with 8 MPDs and associated improvements including 68 parking stalls, trash enclosure, tiered retaining walls, and preliminary landscaping.

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 3</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: no new lots proposed</td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions? ✓ No □ Yes</td>
<td>□ Condominium</td>
</tr>
<tr>
<td>Are there proposed deed restrictions? ✓ No □ Yes</td>
<td>□ Cooperative</td>
</tr>
<tr>
<td></td>
<td>□ Rental</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. * Please refer to cover letter

12. List Previous or Pending Applications for this Parcel: Unknown

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>93.7 FT</td>
<td>Setback from E.O.P.*1</td>
<td>N/A</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>134.9 FT</td>
<td>Setback from E.O.P.*2</td>
<td>N/A</td>
</tr>
<tr>
<td>Rear setback</td>
<td>79.4 FT</td>
<td>Fence type</td>
<td>N/A</td>
</tr>
<tr>
<td>Side setback 1</td>
<td>241.5 FT</td>
<td>Fence height</td>
<td>N/A</td>
</tr>
<tr>
<td>Side setback 2</td>
<td>N/A</td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>1,042.9 FT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>76.2 FT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>124,685 SF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>&lt;40 FT</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Pool Requirements

- Setback from R.O.W.1: N/A
- Setback from R.O.W.2: N/A
- Setback from property line 1: N/A
- Setback from property line 2: N/A
- Distance from dwelling: N/A
- Distance = measured from edge of water.
- Setback = Measured from edge of pool apron.

### 14. Parking and Loading Requirements:

- Number of parking spaces required: 27
- Number of parking spaces provided: 58
- Number of loading spaces required: 1
- Number of loading spaces provided: 0

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

<table>
<thead>
<tr>
<th>Signature of Applicant</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jason R. Tuvel, Esquire, Attorney for Applicant</td>
<td>12-19-16</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature of Co-applicant</th>
<th>Date</th>
</tr>
</thead>
</table>
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).

<table>
<thead>
<tr>
<th>Date</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sworn and Subscribed to before me this

<table>
<thead>
<tr>
<th>day of</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Year).

<table>
<thead>
<tr>
<th>Print Name</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>


Complete each of the following sections:

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

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).

<table>
<thead>
<tr>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>12-19-16</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature of Applicant</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jason R. Tuvel, Esquire, Attorney for Applicant</td>
</tr>
</tbody>
</table>

Print Name

19. Survey waiver certification:

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

<table>
<thead>
<tr>
<th>State of New Jersey,</th>
</tr>
</thead>
<tbody>
<tr>
<td>County of Camden:</td>
</tr>
</tbody>
</table>

Sworn and subscribed to

| On this _________ day of _________, |
| 20____before the following authority. |

| Name of property owner or applicant |

| Notary public |
CONSENT TO APPLICATION FORM

1. The Korman Co. ("Owner") is the owner of Lots 25 and 27, Block 13504, on the Gloucester Township Tax Map (the "Property"), also known as 1450 Erial Road, in Gloucester Township, (Blackwood), Camden County, New Jersey 08012.

2. Owner consents to the filing by Gloucester Auto, LLC ("GAL") of the land use applications for the Property pursuant to the written Agreement between the Owner and Buyer, as assigned to GAL.

3. This Consent shall be deemed to include any and all land use applications for the Property to Gloucester Township, Camden County, the State of New Jersey, Department of Transportation and Department of Environmental Protection, and all other agencies having jurisdiction over the site. This Consent shall remain in full force and effect unless revoked by Owner in writing.

THE KORMAN CO., by and through its agent,
KORMAN COMMERCIAL PROPERTIES, INC.

By:

Name: Gerald C. Segal
Title: Senior Vice-President
Date: 12/16/16

Sworn and subscribed to before me on
December 14, 2016

Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL
PATRICIA H. KLEIN, Notary Public
Bensalem Twp., Bucks County
My Commission Expires May 3, 2018
APPLICANTS DISCLOSURE STATEMENT

Pursuant to the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-48.1 and 48.2, a corporation, partnership or other business entity that makes application for a subdivision of land into six or more lots, or site plan approval for commercial purposes, or a variance to construct a multiple dwelling of 25 or more family units, must disclose the name(s) and address(es) of all persons, stockholders, or individual partners owning at least 10% of the stock in the corporation or at least 10% of the interest in the partnership or other entity.

The names and addresses of all persons, stockholders, or individual partners owning at least ten percent (10%) interest in the corporation, partnership, or applicant are as follows:

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jonathan Vogel</td>
<td>258 Mt. Hope Ave</td>
</tr>
<tr>
<td></td>
<td>Teaneck, NJ 07666</td>
</tr>
</tbody>
</table>

DATE: 12/16/16

APPLICANTS SIGNATURE

Gloucester Auto LLC
APPLICANT (PRINT FULL NAME)
CONSENT TO APPLICATION FORM

1. Anthony Ritz & Diana R. Ritz, are the owners of Block 13504, Lot 24 of the property known as 1500 Erial Road, Gloucester Township, (Blackwood), Camden County, New Jersey 08012, on the Gloucester Township Tax Map (the “Property”).

2. This will confirm the Owners’ consent to the filing of the land use applications as detailed below for the Property by Gloucester Auto LLC, pursuant to written Agreement between the Owners and Gloucester Auto LLC.

3. This Consent shall be deemed to include any and all land use applications for the Property to Gloucester Township, Camden County, the State of New Jersey, Department of Transportation and Department of Environmental Protection, and all other agencies having jurisdiction over the site. This Consent shall remain in full force and effect unless revoked by the undersigned, in writing.

[Signature]
ANTHONY RITZ

[Signature]
DIANA R. RITZ

Sworn and subscribed to before me on
[Signature]
KATHLEEN A. KLUTKOWSKI
Notary Public

KATHLEEN A. KLUTKOWSKI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/30/2018
Variance Request Memorandum

DATE: December 15, 2016

RE: Variance Plan
    Proposed Convenience Store with Fueling Services
    Block 13504, Lots 24, 25 & 27
    1450 Erial Road (County Road 706)
    Blackwood, Gloucester Township
    Camden County, New Jersey

Following is a summary of zoning relief being requested in connection with the aforementioned application for Variance Approval:

<table>
<thead>
<tr>
<th>No.</th>
<th>Requested Relief</th>
<th>Ordinance Section</th>
<th>Required</th>
<th>Proposed</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>'D' Variance</td>
<td>§405-B R-3 Permitted Uses</td>
<td>Single family detached dwelling Public parks and recreation Conservation Municipal Use House of worship</td>
<td>Convenience store with fueling services</td>
<td>A use variance is required for approval of the non-permitted use.</td>
</tr>
<tr>
<td>2.</td>
<td>'C' Variance</td>
<td>§405-F R-3 Bulk Requirements for Other Use – Minimum Lot Depth</td>
<td>200 FT</td>
<td>76.2 FT</td>
<td>Existing non-conformity</td>
</tr>
<tr>
<td>3.</td>
<td>'C' Variance</td>
<td>§510-F-3. Off-Street Parking Requirements</td>
<td>Off-street parking for non-residential use within residential zone not permitted between front building line and street line.</td>
<td>Off-street parking proposed between front building line and street line.</td>
<td>Parking between the front building line and street line is typical for the type of use for which variance approval is requested. Parking variance is in conjunction with use variance approval.</td>
</tr>
<tr>
<td>4.</td>
<td>'C' Variance</td>
<td>§510-F-3. Off-Street Parking Requirements</td>
<td>No more than one two-way access drive or two one-way access driveway on any street.</td>
<td>Two two-way access drives on College Drive.</td>
<td>Two two-way driveways are proposed on College Drive to enhance circulation of the site. The driveway nearer to the intersection provides right-ingress / right-egress access only while the driveway further from the intersection provides full movement access.</td>
</tr>
<tr>
<td>5.</td>
<td>'C' Variance</td>
<td>§510-K-3. Off-Street Parking Requirements</td>
<td>No driveway shall be located within 30 FT of an existing drive.</td>
<td>Proposed driveway on Erial Road is approximately 25 FT from existing driveway on adjacent Lot 23.</td>
<td>The proposed driveway on Erial Road is further located further away from the driveway on Lot 23 than the existing driveway.</td>
</tr>
<tr>
<td>6.</td>
<td>'C' Variance</td>
<td>§ 507-C-2. Landscaping Requirements</td>
<td>All areas between the parking area(s) and building(s) shall be landscaped.</td>
<td>Areas between the parking area and building are not landscaped.</td>
<td>Area between parking area and landscaping is proposed to be paved due to consistent use.</td>
</tr>
</tbody>
</table>
To Whom It May Concern:

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

Name: Anthony R. Ritz
Address: 1500 Erial Rd.
Block: 13504 Lot: 24

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

Date 12/19/14

Gloucester Township Tax Collector
To Whom It May Concern:

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

Name: Korman Co.
Address: 1450 Erival Rd
Block: 13504 Lot: 25

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

Date: 12/19/14

Gloucester Township Tax Collector
To Whom It May Concern:

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

Name: Koren Co
Address: College Dr & Paweline
Block: 13507 Lot: 27

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

Date 11/19/14

Gloucester Township Tax Collector
The Gloucester Township
Municipal Utilities Authority

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668

January 9, 2017

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

Re: Application #172004CD
Gloucester Auto, LLC
1450 Erial Road, Blackwood, NJ 08012
Block 13504, Lots 24-25-27

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 5, 2017
APPLICATION No. #172004CD
APPLICANT: GLOUCESTER AUTO LLC
PROJECT No. 11019
BLOCK(S): 13504   Lot(S): 24-25-27
LOCATION: 1450 ERIAL RD., BLACKWOOD

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 & Use “D” Variance
☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:
☒ For Your Review. Please Forward Report by January 16, 2017
☐ For Your Files.

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

☒ Use (D) Variance
☐ Variance Plan

* Need deed of consolidation

Plenty of Ground for Commercial Use - Major traffic issues in this area. Def needs more lanes south to north on Erial Road MARKED OUT. Could be dangerous without MAJOR TRAFFIC CHANGES.

Signature
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 5, 2017
APPLICANT: GLOUCESTER AUTO LLC
BLOCK(S): 13504 Lot(S): 24-25-27
LOCATION: 1450 ERIAL RD., BLACKWOOD

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:
- [X] New Application - Bulk C & Use "D" Variance
- [ ] Revision to Prior Application

PURPOSE OF TRANSMITTAL:
- [X] For Your Review. Please Forward Report by January 16, 2017
- [ ] For Your Files.

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- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report
- [ ] Variance Plan
- [X] Bulk (C) Variance
- [X] Use (D) Variance

OK 1-14-17 Joe Brady

Signature
TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

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

RE: APPLICATION #152041PMSFMSa1DM Escrow #9708
1840 P. Cheeseman Road, LLC
BLOCK 14003, Lot 13 and 14
1840 Peter Cheeseman Road

DATE: February 07, 2016

The Applicant requests final major site plan and minor subdivision approval to renovate the existing St. Pius Retreat House for a "Residential Healthcare Facility/Drug & Alcohol Rehabilitation Facility" within the IN – Institutional District. The project is located on the east side of Peter Cheeseman Road south of College Drive.

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

- Applicant/Owner: 1840 P. Cheeseman Road, LLC, 2701 Renaissance Boulevard, King of Prussia, PA 19406.
- Attorney: Jack Plackter, Esq., Fox Rothschild, Midtown Bldg., Ste. 400, 1301 Atlantic Avenue, Atlantic City, NJ (telephone #856-572-2236).

I. INFORMATION SUBMITTED

New Information

8. Preliminary & Final Major Site Plan & Minor Subdivision plans, as prepared by Adams, Rehmann & Heggan Associates, Inc. consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cover Sheet</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>2</td>
<td>Information Sheet</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>3</td>
<td>Existing Conditions/Demolition Plan</td>
<td>11-21-16 / 01-10-17</td>
</tr>
<tr>
<td>4</td>
<td>Overall Site/Zoning Plan</td>
<td>January 2016 / 01-10-17</td>
</tr>
<tr>
<td>5</td>
<td>Site Plan</td>
<td>January 2016 / 01-10-17</td>
</tr>
<tr>
<td>6</td>
<td>Grading Plan &amp; Soil Erosion Plan</td>
<td>11-19-15 / 01-10-17</td>
</tr>
<tr>
<td>7</td>
<td>Basin Construction Plan</td>
<td>January 2016</td>
</tr>
<tr>
<td>8</td>
<td>Drainage &amp; Utility Plan</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>9</td>
<td>Profiles – Storm Sewer</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>10</td>
<td>Profiles – Storm &amp; Sanitary Sewer</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>11</td>
<td>Landscaping Plan</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>12</td>
<td>Lighting Plan</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>13</td>
<td>Lighting &amp; Landscaping Details</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>14</td>
<td>Roadway and Site Details</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>15</td>
<td>Drainage Details</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>16</td>
<td>Utility Details – Sewer</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>17</td>
<td>Utility Details – Water</td>
<td>July 2015 / 01-10-17</td>
</tr>
<tr>
<td>18</td>
<td>Soil Erosion &amp; Sediment Details &amp; Notes</td>
<td>July 2015 / 12-22-16</td>
</tr>
<tr>
<td>19</td>
<td>County Road Improvements (CR 759)</td>
<td>12-22-16</td>
</tr>
<tr>
<td>20</td>
<td>County Road Improvements (CR 759)</td>
<td>12-22-16</td>
</tr>
<tr>
<td>21</td>
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<td>12-22-16</td>
</tr>
<tr>
<td>22</td>
<td>County Road Details</td>
<td>12-22-16</td>
</tr>
<tr>
<td>23</td>
<td>County Road Improvements (CR 759)</td>
<td>12-22-16</td>
</tr>
</tbody>
</table>

Previous Information


13. Traffic Impact Statement, as prepared by Maser Consulting, P.A. dated 02/05/16.


15. Alta Survey, as prepared by Land Dimensions Engineering comprising one (1) sheet dated December 2014, last revised 6/05/15.

16. Floor plans, as prepared by TEH Architects consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1.0</td>
<td>Floor Plan and Font Elevation: Main Building</td>
<td>01-25-16</td>
</tr>
<tr>
<td>A-1.1</td>
<td>Floor Plan and Font Elevation: Patient Wing, Out-Patient Center, and Fitness Center</td>
<td>01-25-16</td>
</tr>
<tr>
<td>SK-1.0</td>
<td>Floor Plan: Out-Patient Center – Option A</td>
<td>01-11-16</td>
</tr>
<tr>
<td>SK-1.1</td>
<td>Elevations: Out-Patient Center – Option A</td>
<td>01-11-16</td>
</tr>
</tbody>
</table>
17. Engineering plans, as prepared by Adams, Rehmann & Heggan Associates, Inc., consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
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<td>Site Plan</td>
<td>01-18-16</td>
</tr>
<tr>
<td>4</td>
<td>Grading Plan &amp; SCD Plan</td>
<td>01-18-16</td>
</tr>
<tr>
<td>5</td>
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<td>Lighting Plan</td>
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<td>10</td>
<td>Roadway and Details</td>
<td>01-18-16</td>
</tr>
<tr>
<td>11</td>
<td>Drainage Details</td>
<td>01-18-16</td>
</tr>
<tr>
<td>12</td>
<td>Utility Details – Sewer</td>
<td>7-20-15</td>
</tr>
<tr>
<td>13</td>
<td>Utility Details – Water</td>
<td>7-20-15</td>
</tr>
<tr>
<td>14</td>
<td>Miscellaneous Details</td>
<td>7-20-15</td>
</tr>
<tr>
<td>15</td>
<td>Lighting &amp; Landscaping Details</td>
<td>7-20-15</td>
</tr>
<tr>
<td>16</td>
<td>Soil Erosion &amp; Sediment Details &amp; Notes</td>
<td>9-18-15</td>
</tr>
</tbody>
</table>

II. ZONING REVIEW

1. A Residential Substance Abuse Treatment Facility is a permitted use in the IN - Institutional District as approved by Zoning Board of Adjustment resolution #142050BD adopted March 11, 2015.

ZONE: IN – Institutional District [§419].

<table>
<thead>
<tr>
<th>Description</th>
<th>Other Use</th>
<th>Proposed Lot 13</th>
<th>Proposed Lot 14</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>5 acres</td>
<td>28.696 acres</td>
<td>111.414 ac.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>400 ft.</td>
<td>1,500 ft.</td>
<td>2,462.48 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Lot width (min.)</td>
<td>400 ft.</td>
<td>±1,320 ft.</td>
<td>±2,470 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>400 ft.</td>
<td>921.86 ft.</td>
<td>±1,450 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Tract Perimeter Setback (min.)</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td>100 ft.</td>
<td>100 ft.</td>
<td>≥ 100 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>528 ft.</td>
<td>≥ 10 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>±120 ft.</td>
<td>≥ 10 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>10 ft.</td>
<td>493 ft.</td>
<td>≥ 10 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>7.2%</td>
<td>n/a</td>
<td>yes / n/a</td>
</tr>
<tr>
<td>Lot Coverage (max.)</td>
<td>55%</td>
<td>&lt; 15%</td>
<td>n/a</td>
<td>yes / n/a</td>
</tr>
<tr>
<td>Building height (min.)</td>
<td>4 stories or 60 ft., whichever is less</td>
<td>3 stories</td>
<td>n/a</td>
<td>yes / n/a</td>
</tr>
</tbody>
</table>

\[1 = \text{Scaled data.} \quad \text{n/a} = \text{Not applicable.}\]
1. Free-Standing Signs

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number (max.) - §426.BB(2)</td>
<td>1</td>
<td>1</td>
<td>yes</td>
</tr>
<tr>
<td>Area (max.) - §426.R(1) – Adjacent residential</td>
<td>20 sf</td>
<td>20 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Height (max.) - §426.BB(2)</td>
<td>6 ft.</td>
<td>n/p</td>
<td>---</td>
</tr>
<tr>
<td>Property line setback - §426.BB(3)</td>
<td>10 ft.</td>
<td>15 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

n/p = Not provided.

2. Facade Signs

a. The instant application does not include facade signs.

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with preliminary and final major site plan, minor subdivision, and variance as per §817, Submission Checklist. The Applicant must provide the following required checklist items or request a waiver.

Waiving underlined comments is not recommended

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
   a. The Applicant provided an Environmental Impact Statement as per §816, Environmental Impact Statement.

2. Four (4) copies of the Recycling Report. [Checklist #8].
   a. The plans are revised on Sheet 2 of 23 to address recycling requirements for the proposed development.

3. "Minor Subdivision Plat for (Name Development)" [Checklist #14(b)].
   a. The plan title is revised to include "minor subdivision."

4. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
   a. The plans are revised to update the list, which includes property owners within 200-feet of Lot 14.

5. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected...
truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].

a. The plans are revised on Sheet 2 of 23 to address parking as per §510, Off-Street parking (Hospital).

6. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].

a. The plans shall be revised to label the sign height of the proposed freestanding sign.

b. The plans must be revised to provide correct dimensions for a 20 sf sign.

NEW COMMENT

i. If the Applicant is deferring signage compliance to an architect then the "Monument Sign" detail on Sheet 13 of 23 shall be removed from the plan set.

7. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].

a. The plans shall be revised to label the "Zoning Board of Adjustment."

8. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].

a. The plans must be revised to provide two (2) permanent benchmarks.

9. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].

10. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].

a. Refer to the Board Engineer.

11. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].

a. Refer to the Board Engineer.

12. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].

a. The Applicant provided testimony regarding this checklist requirement as it applies to Holly Lake, which appears to be within 500 feet of the proposed development.

13. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system. [Checklist #66].

a. Refer to the Board Engineer.

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

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

a. The applicant provide professional testimony to address the requirement, if any, for acceleration/deceleration lanes.
16. Fire lanes [Checklist #77].
   a. Refer to Fire Marshal.

17. Sidewalks and bike routes [Checklist #83].
   a. The plans are revised to provide concrete sidewalks along the frontage of
      Peter Cheeseman Road.

18. Streetlights. [Checklist #90].
   a. The plans shall be revised to provide location of existing and proposed
      streetlights.

19. Center line profiles at horizontal scale not less than the 1" = 50' for all existing adjoining
    streets and proposed streets [Checklist #96].
   a. Refer to the Board engineer.

20. 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 Board Engineer.

IV. VARIANCE COMMENTS

The application as submitted does not appear to require any variances.

V. MINOR SUBDIVISION PLAN REVIEW COMMENTS

1. The zoning schedule should be revised to provide "Lot Frontage" as per §419.D,
   Area, Yard, Height and Building Coverage.
   a. Lot frontage for proposed Lot 13 appears to be 1,500.85 ft.

2. The plan must be revised to indicate "concrete" monument to be set along Peter
   Cheeseman Road between proposed Lot 13 and 14 as per §503.C, Monuments.

VI. PRELIMINARY AND FINAL MAJOR SITE PLAN REVIEW COMMENTS

1. The Applicant shall provide testimony to address landscaping for the proposed
   overflow parking area, if any to enhance the aesthetic of the development and
   Township, as per §507.A, Landscaping.

2. The plans must be revised to provide a minimum of 110 on-site trees (10 trees x
   11 ac.) as per §507.A(5)(a), Location of Plantings.

NEW COMMENT
   a. The plans only provide 104 shade, ornamental, and evergreen trees.
      i. Consideration should be given to providing a cluster of six (6) trees
         within the "Turf" area between Basin #2 and parking area along the
         frontage of Peter Cheeseman Road.

3. The Applicant provided testimony that sufficient natural buffer exists between the
   proposed development and existing residential uses and zoning districts as per
   §507.B, Buffering.

4. The Applicant's engineer indicates sufficient natural woodlands would remain to
   address the street shade tree requirement along the frontage of Peter
   Cheeseman Road and would provide supplemental trees if required as per
   §507.D(4), Recommended Plantings.

NEW COMMENT
   a. It's recommended the Landscaping Plan be revised to provide the following
      note:
      i. "Additional street shade trees shall be provided along the frontage of
         Peter Cheeseman Road if required by the Township Planner."

APPLICATION 152041PMSFMSa1DM
1840 P. Cheeseman, LLC
BLOCK 14003, Lot 13 and 14
5. The plans shall be revised to provide information regarding lighting within 100-feet of the subject property as per §508.G(1), Lighting.

6. The plans are revised to provide a minimum loading area of 12' x 60' as per §509.A, Off-Street Loading.

7. The plans are revised to provide curbing around the perimeter of all parking areas and traffic circulation areas except in areas to facilitate stormwater management as per §510.J, Curbing.
   a. As recommended the plans are revised to provide Belgian block curb, which is compatible with the existing natural environment, proposed ornamental lighting, and landscaping.

8. The plans are revised to provide a trash enclosure/recycling area as per §510.L, Refuse/Recyclable Storage Areas.
   a. The Applicant provided testimony that the trash enclosure is sufficiently sized to accommodate the proposed uses.

9. The plans are revised to provide concrete curb and sidewalks along the frontage of Peter Cheeseman Road as per §516, Sidewalks. Curbs, Gutters, & Pedestrian Ways.

VII. GENERAL COMMENTS
As recommended the following items are provided in a revised major site plan and subdivision plan for a project of this complexity:

1. An Overall Plan sheet that incorporates the entire site development.
2. A Demolition Plan that depicts all areas to be cleared and demolished.
3. A Minor Subdivision Plan that includes all property boundaries, new lot lines, lot lines to be removed, lot areas, front, side, rear yards, etc. (See Land Development Ordinance and NJAC 13:40 et. seq.).

NEW COMMENT
4. The Zoning Schedule on Sheet 2 of 23 shall be revised consistent with the submitted minor subdivision plan.

VIII. TRAFFIC IMPACT STATEMENT COMMENTS
The provided professional testimony and revise the Traffic Impact Statement to address the following omitted items as per §815, Traffic Impact Report.

1. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).
5. Schematic plan for any recommended improvements as per §815.A(4)(d).

IX. ENVIRONMENTAL IMPACT STATEMENT COMMENTS
   a. The Applicant shall provide a copy of the NJDEP Natural Heritage Request findings as referenced in the EIS Section IV.C – Wildlife.
X. **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.

XI. **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: Jack Plackter, Esq.
Theodore Wilkinson, PE
Anthony Costa, Esq.
James Mellett, PE
February 9, 2017

Gloucester Township  
Zoning Board  
Attn: Mr. Ken Lechner  
1261 Chews Landing Rd.  
Clementon, NJ 08021

Re: The Villas at Broadacres – Landscaping Plan

Mr. Lechner,

We are requesting an "Administrative Amendment for Revised Landscaping" at the Villas at Broadacres development.

The existing landscaping plan was created by the original developer and we feel it is out of date. Our goal is to work with the township in a partnership between the township planner, the landscaper and the current developer to develop a revised landscaping plan that benefits the specific project and the greater Gloucester Township community.

We believe that the attached landscaping plan achieves this goal and we ask for your consideration and approval.

Should you have any questions, please do not hesitate to contact me at: 856-256-2493 or rgallo@parkebank.com.

Thank you,

Guy Gallo  
Senior Vice President  
Chief Workout Officer  
Parke Bank

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