Township of Gloucester
Planning Board Agenda
November 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 – November 14, 2017 (Folders)

RESOLUTIONS FOR MEMORIALIZATION

#171056SPW **Wawa, Inc.**	**Site Plan Waiver** **Block: 13102 Lot: 2**
#171033RDAMPFS **Senior Housing Development, LLC**	**Subdivision/Preliminary & Final Major Site Plan** **Block: 18319 Lot: 1**

APPLICATIONS FOR REVIEW

#171008RDPFSS **Sahaj Hospitality, LLC** **Holiday Inn Express & Suites & Hotel** **(Former Black Horse Pike Motel Site)**	**Preliminary/Final Major Site** **Block: 2601, Lots: 5,6 & 7** **Location: 2000 Black Horse Pike, Blackwood** **73 Rooms (4) Four Story** **Possible expansion later.**

#171060M
Steven Rizzo, Inc.

Minor Subdivision
Block: 7501 Lot: 16
Location: 1712 King Street
Blackwood, NJ
Vacant Lot (1) into (2)

Meeting Adjourned

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING APPROVAL OF SITE PLAN WAIVER FOR WAWA, INC. APPLICATION NO.: 171056SPW

WHEREAS, on November 14, 2017, consideration was given to the application of Wawa, Inc. (hereinafter "Applicant") for the property located at 1301 Little Gloucester Rd, identified on the Tax Map for the Township of Gloucester as Block 13102, Lot 2 (hereinafter the "Property"), seeking a Site Plan Waiver for proposed site improvements that include sidewalk repairs and sloping adjustments, new ADA–compliant striping and signage, and other site improvements; and

WHEREAS, the Applicant is seeking approval to bring the Property into ADA compliance by repairing cross-slopes and adjusting inconsistent elevation for the Property's sidewalks; installing new signage for handicap parking signs; adding striping to certain crosswalks and tire air stalls; reinstalling van accessible signs at proper heights; and completing other site improvements to aid in accessibility; and

WHEREAS, Ms. Sarah R. Szymborski, Esq., of Prime Law appeared on behalf of the Applicant summarized the application, and Mr. Mathew Sharo, PE was sworn and qualified as the Applicant's Engineering expert; and

WHEREAS, the Applicant submitted Exhibit A-1: a Demolition & Site Plan dated 5/4/2017; and

WHEREAS, referencing Exhibit A-1, Mr. Sharo described the location of the Property and the proposed ADA changes and improvements, noting that the Applicant was updating all of its existing sites and retail convenience stores to be ADA-compliant; and

WHEREAS, Mr. Sharo further described the Property improvements, noting that they include: the repair of cross-slopes and adjustment of sidewalk elevation; the installation of new handicap parking signs; the addition of striping to certain crosswalks and tire air stalls; the reinstallation of van accessible signs at proper heights; and the completion of additional site improvements to aid in ADA-accessibility for the Applicant's customers; and

WHEREAS, based upon the testimony provided, and the requests of the Board and its professionals, the Applicant agreed to comply with the conditions of approval outlined within the Board Planner's and Board Engineer's letters; 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 addition to those contained

in the preceding "WHEREAS" paragraphs, which are incorporated by reference herein as further findings of fact in approving the requested site plan waiver:

1. The Applicant is the owner of the Property, located at 1301 Little Gloucester Rd, and identified on the Tax Map for the Township of Gloucester as Block 13102, Lot 2.

2. The Property is located in the Highway Commercial (HC) Zoning District. The Property contains an existing one (1) story masonry Wawa convenience store, fuel pumps, and associated site improvements.

3. Public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40A:55D-12.

4. The application implicates the following provisions of the Land Development Ordinance: §801.A(3).

5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated October 25, 2017, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated November 13, 2017, incorporated by reference as if set forth fully herein, indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Site Plan Waiver has demonstrated that the proposed development, improvements, or alteration of the Property does not affect the existing condition of the Property or premises and the proposed improvements 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 Mr. Dintino and duly seconded by Ms. Washington to APPROVE the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Ms. Bradley	X	
Ms. Costa	X	
Mr. Dintino	X	
Ms. Washington	X	
Chairman Owens	X	

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 28th day of November 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 14th day of November 2017.

KENNETH LECHNER, SECRETARY

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SUBDIVISION AND PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL FOR SENIOR HOUSING DEVELOPMENT, LLC APPLICATION NO.: 171033RDAMPF

WHEREAS, on November 14, 2017, consideration was given to the application of Senior Housing Development, LLC (hereinafter the "Applicant") for the property located at 2 Independence Blvd., identified on the Tax Map for the Township of Gloucester as Block 18319, Lot 1 (hereinafter the "Property"), for Minor Subdivision and Preliminary and Final Major Site Plan approval with design waivers; and

WHEREAS, the Applicant is seeking minor subdivision approval to subdivide the Property, consisting of approximately 13.45 acres, into two (2) new lots known as Lot 1 (4.001 acres) and Lot 2 (9.4525 acres); and

WHEREAS, the Applicant is further seeking preliminary and final major site plan approval to construct a two (2)-story 58,000 SF assisted living facility to be known as "All American Assisted Living" and associated site improvements; and

WHEREAS, Mr. John D. Wade, Esq., of Wade, Long, Wood & Long, LLC appeared on behalf of the Applicant and presented the application; James Medoni, PE and Blake Fitzgerald, PE were sworn in as the Applicant's Engineers, and Mr. Medoni was qualified as the Applicant's engineering expert; and Steven Humphreys was sworn in as the Applicant's Architect; and

WHEREAS, Mr. Ben Wells, on behalf of Kaplan Development Group, the Applicant's parent company, was sworn in and provided testimony in favor of the Application;

WHEREAS, the Applicant submitted Exhibit A-1: Minor Subdivision Plan; Exhibit A-2: Site Plan Documents; and Exhibit A-3: Architectural Plans and Rendering; and

WHEREAS, Mr. Wells testified as to the background and history of the Applicant and the Applicant's parent company, and further testified that the Applicant proposes a two (2)-story assisted living facility consisting of 58 two-bedroom units (45 assisted living, 13 memory care units), 112 beds; and

WHEREAS, upon query by the Board Engineer, Mr. Wells clarified that approximately 11–12 (10%) beds would be set aside as affordable; and Mr. Wells further agreed to provide information about the Property's affordable set aside to the Board Planner in a timely fashion in order to assist the Township in meeting its affordable housing obligation; and

WHEREAS, referencing Exhibits A-1 and A-2, Mr. Medoni explained the nature, purpose, location, and description of the proposed Minor Subdivision, site improvements, and request for Preliminary and Final Major Site Plan Approval; and

WHEREAS, referencing Exhibits A-1 and A-2, Mr. Medoni further testified that the Property would contain: sixty (60) parking spaces, meeting ADA requirements; a proposed access drive to the rear of the Property; recreational activity areas; and sidewalk areas that surround the facility; and

WHEREAS, Mr. Wells provided additional testimony as to the amount of vehicles expected to be on the Property at any given time, noting that most of the residents at the facility do not own vehicles; and

WHEREAS, referencing Exhibits A-1 and A-2, Mr. Medoni provided further testimony regarding the Property's topography; water filtration basins; impervious coverage; utilities; storm water inlets and piping; and access to existing sanitary sewer and water; and

WHEREAS, upon query by the Board Engineer, Mr. Wade clarified the Applicant's considerations and proposed solution for allowing the discharge and flow of water from one newly subdivided lot onto the adjoining lot so that it will be recognized and not impact future development; and Mr. Wade further agreed that the Applicant would present its proposed solution to the Board Planner and Board Engineer for evaluation, review, and approval; and

WHEREAS, referencing Exhibit A-3, Mr. Humphreys testified as to the appearance, footprint, layout, and design of the proposed assisted living facility, as well as the construction materials that will be used for the facility; and

WHEREAS, the Applicant's professionals agreed to send high-resolution electronic copies of the plans to the Board's professionals for further review; and

WHEREAS, the Applicant previously appeared before the Township's Redevelopment Entity and Township Committee, and subsequently entered into a redevelopment agreement with the Township Committee;

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 addition to those contained in the preceding "WHEREAS" paragraphs, which are incorporated by reference herein as further findings of fact in approving the requested minor subdivision and preliminary and final major site plan with design waivers:

1. The Applicant is Senior Housing Development, LLC. The owner of the Property is Lakeside Business Park. The Property is located at 2 Independence Blvd., and identified on the Township of Gloucester Tax Map as Block 18319, Lot 1.

2. The Property is located in the NVBP (New Vision Business Park Redevelopment) Zoning District.

3. Public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40A:55D-12.

4. Intended Use: minor subdivision of a single lot into two (2) new lots and preliminary and final major site plan approval to construct a two (2) story 58,000 SF assisted living facility to be known as "All American Assisted Living" and associated site improvements; and

5. The typical bulk and setback variances are not part of applications within the New Vision Redevelopment District. Applicants must comply with the goals and objectives of the redevelopment plan regarding land uses and architectural considerations to the satisfaction of the Planning Board, and its professionals, which were also previously considered and reviewed by the Township's Redevelopment Entity and Township Committee.

6. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated November 8, 2017, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply unless otherwise outlined or modified further below, or to the extent that they had not been addressed through testimony or granted a waiver.

7. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated November 8, 2017, incorporated by reference as if set forth fully herein, indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed, to the extent they had not been addressed through testimony or granted a waiver.

8. The Applicant agrees to present its proposed solution for handling the spillway discharge of the newly subdivided lot onto the adjoining subdivided lot to the Board Engineer and Planner for evaluation, review, and approval.

9. The Applicant agrees to revisit, revise, and update its prior Environmental Report and Traffic Impact Statement and to provide these Reports to the Board's Professionals.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Minor Subdivision and Preliminary and Final Major Site Plan Approval with design waivers has demonstrated that the proposed improvements 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 Ms. Washington and duly seconded by Mr. Dintino to APPROVE the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Ms. Bradley	X	
Ms. Costa	X	
Mr. Dintino	X	
Ms. Washington	X	
Chairman Owens	X	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

CERTIFICATION

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KENNETH LECHNER, SECRETARY

RECEIVED
OCT 2 2017
BY:

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.

X Taxes Paid Certification.

X Land Development Application Form – completed, signed, and notarized.

X Filing Fees.
- **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)

X Escrow Fees.
- **ESCROW FEE = Engineer + Planner + Legal**

X Signed Escrow Agreement.

X Signed W-9 Form.

X Disclosure Statement (Corporations, LLC, and Partnerships).
- Corporations, LLC, and Partnerships must be represented by an attorney.

X Twelve (12) copies of the development plan (signed and sealed).

X Seven (7) copies of the Ordinance Checklist (§817).

X 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

NOTE: David Kreck from Pettit is working on the County and Soil District Applications

S:\Planning Board\FORMS\R_ldachecklist100808.doc

DEL DUCA LEWIS
LAW FIRM

Laura M. D'Allesandro, Esquire
lmd@delducalewis.com

October 11, 2017

VIA FACSIMILE AND REGULAR MAIL
Lydia R. Pendino, Planning Clerk
Office of Community Development & Planning
Township of Gloucester
1261 Chews Landing Road
Laurel Springs, New Jersey 08021

RE: SAHAJ HOSPITALITY LLC
2000 BLACK HORSE PIKE, GLOUCESTER, NEW JERSEY, BLOCK 2601, LOTS 5, 6 AND 7

Dear Lydia:

We represent the applicant, Sahaj Hospitality LLC, owner of property located at 2000 Black Horse Pike and designated as block 2601, lots 5, 6 and 7 on the municipal tax map. Our office filed a Planning Board application for preliminary and final major site plan approval to construct a four-story 11,976 sf Holiday Inn Express & Suites hotel with 73 rooms on the property. We are in receipt of your letter, dated October 4, 2017, in which you forwarded a transmittal from the Tax Assessor's Office that requests a deed consolidation of lots 5, 6 and 7.

We agree to a condition of approval that the lots must be consolidated. Please advise as to the completeness of the application and place this matter on the next available Planning Board agenda.

Thank you.

Very truly yours,
DEL DUCA LEWIS, LLC

Laura D'Allesandro

Laura M. D'Allesandro, Esquire

LMD

cc: John Pettit (via e-mail)
David Kreck (via e-mail)
Ken Lechner (via fax and regular mail)
Krunal Patel (via e-mail)

Proposed Holiday Inn Express & Suites
Summary of Application
Gloucester Township Zoning Board
Sahaj Hospitality, LLC
Block 2601, Lots 5, 6 and 7
2000 Black Horse Pike

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BY:

The applicant, Sahaj Hospitality, LLC, is the owner of real property located at 2000 Black Horse Pike at the intersection of Black Horse Pike and Lower Landing Road. It is the former Black Horse Pike Motel site. The property contains approximately 4.8 acres and is currently vacant.

The property is located in the NC – Neighborhood Commercial underlying zoning district and the Glen Oaks Redevelopment Overlay District and is subject to the requirements of the Glen Oaks Redevelopment Plan. The applicant entered into a Redevelopment Agreement with Gloucester Township on September 12, 2017 in which the applicant is designated the Redeveloper of this property. The Redevelopment Agreement is included with this application. Hotels are a permitted use under the Glen Oaks Redevelopment Plan.

The applicant seeks preliminary and final major site plan approval to construct a four-story 11, 976 sf Holiday Inn Express & Suites hotel with 73 rooms on the property. The applicant may also seek a future expansion on the east end of the hotel to include an additional 16 rooms as shown on the plans.

The applicant's proposed use will satisfy several objectives of the Glen Oaks Redevelopment Plan, including, but not limited to, promoting the overall development of the community, fostering development that will be most conducive to the social and economic improvement of the Township and region, and facilitating full utilization of the land. The proposed Holiday Inn Express & Suites hotel will benefit the community and complement the existing development along Black Horse Pike.

The applicant also seeks any variances, waivers and other approvals that may be required.

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

RECEIVED OCT 2 2017 BY

For Office Use Only

Submission Date[1]: _____ Application №.: 17100 3RD PESS

Taxes Paid Yes/No JP (Initial)

Fees 1,060 Project # 11092

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 8,160.00 Escr.# 11092

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Sahaj Hospitality LLC	Name(s): Same
Address: 2000 Black Horse Pike	
	Address:
City: Blackwood	
State, Zip: New Jersey 08012	City:
Phone: (302) 528 - 3957 Fax: (302) ___ - ___	State, Zip:
Email: sharkroti@gmail.com	Phone: (302) ___ - ___ Fax: (302) ___ - ___

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ■ Preliminary Major Site Plan [2]
- ■ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☐ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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: Damien O. Del Duca, Esquire	Firm: Del Duca Lewis, LLC
Address: 21 E. Euclid Ave., Suite 100	State, Zip: New Jersey 08033
City: Haddonfield	Phone: (856) 427 - 4200 Fax: (856) 427 - 4241
	Email: dod@delducalewis.com

6. Name of Persons Preparing Plans and Reports:

Name: John Pettit/Pettit Associates, LLC	Name:
Address: 497 Center Street	Address:
Profession: Engineer	Profession:
City: Sewell	City:
State, Zip: NJ 08080	State, Zip:
Phone: (30) 464 - 9600 Fax: (30) 464 - 9606	Phone: (30) - Fax: (30) -
Email: jpettit@pettitgroup.com	Email:

7. Location of Property:

Street Address: 2000 Black Horse Pike Block(s): 2601

Tract Area: 4.8 acres +/- Lot(s): 5, 6 & 7

8. Land Use:

Existing Land Use: Vacant lot

Proposed Land Use (Describe Application): See application summary

9. Property:

Number of Existing Lots: 3

Number of Proposed Lots: 3

Proposed Form of Ownership:

■ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ■ No ☐ Yes **(If yes, attach copies)**

Are there *proposed* deed restrictions? ☒ No ☐ Yes

10. Utilities: (Check those that apply.)

■ Public Water ■ Public Sewer ☐ Private Well ☐ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	71.1'
Front setback 2	36.8' (canopy)
Rear setback	> 25'
Side setback 1	> 10'
Side setback 2	
Lot frontage	818.36'
Lot depth	> 300'
Lot area	4.8 acres +/-
Building height	41.4'

Fence Application	Proposed
Setback from E.O.P.*1	n/a
Setback from E.O.P.*2	n/a
Fence type	n/a
Fence height	n/a

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

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.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

Garage Application	
Garage Area	n/a
Garage height	n/a
Number of garages	n/a
(Include attached garage if applicable)	
Number of stories	n/a

Shed Requirements	
Shed area	n/a
Shed height	n/a
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

14. Parking and Loading Requirements:

Number of parking spaces required: n/a (162) Number of parking spaces provided: 97

Number of loading spaces required: n/a (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

Signature of Applicant — Date: 9/28/17

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

10/2/17
Date

Signature

Damien DelDuca authorized agent
Print Name

Sworn and Subscribed to before me this

2 day of October,

2017 (Year).

Signature

Print Name

REGINA M. LOWER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 2, 2017

18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	■ No	□ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No	□ Yes
C. Is this application for approval on a site or sites for commercial purposes?	□ No	☒ Yes
D. Is the applicant a corporation?	☒ No	□ Yes
E. Is the applicant a limited liability corporation?	□ No	☒ Yes
F. Is the applicant a partnership?	☒ No	□ Yes
IF YES TO ANY OF THE ABOVE:		
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's 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).	□ No	■ Yes

Signature of Applicant

Date 10/2/17

Damien O. DelDuca, Attorney for Applicant
Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

Damien O. DelDuca 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

Sworn and subscribed to
On this 2 day of October,
20 17 before the following authority.

Notary public

REGINA M. LOWER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 2, 2017

OWNERSHIP DISCLOSURE STATEMENT

Sahaj Hospitality LLC
2000 Black Horse Pike
Blackwood, New Jersey 08012

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	Atul Patel	1397 Harrison Ave., Wilmington, DE 19809
2	Kaushal Patel	1261 Summit Way, Mechanicsburg, PA 17050
3	Krunal Patel	3503 Marthas Way, Garnet Valley, PA 19061
4	Mahesh Pandya	812 210th Street, Pasadena, MD 2112
5	Ankit Patel	5412 Silver Hill Rd, District Heights, MD 20747
6	Arvind Patel	3510 Cokesbury Court, Pasadena, MD 21122

*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

Sworn and subscribed before me this
6 day of February, 2017.

Pamela M. Santos Torres
Notary Public

Krunal Patel
Name: Krunal Patel
Title: Manager

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PAMELA M SANTOS TORRES
Notary Public
CONCORD TWP, DELAWARE COUNTY
My Commission Expires Dec 8, 2018

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Redevelopment Entity

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

RE: ***APPLICATION #17008RDFSS*** ***Escrow #11092***
Sahaj Hospitality, LLC
BLOCK 2601, LOTS 5, 6 and 7

DATE: November 14, 2017

The Applicant requests preliminary and final major site plan approval "To construct a four-story 11,976 sf Holiday Inn Express & Suites hotel with 73 rooms" within the GOR – Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Area. The property is located on the northwest corner of Lower Landing Road and the Black Horse Pike (Former Black Horse Pike Motel Site).

Amendment #6 of the Glen Oaks Redevelopment Plan established the GOR – Glen Oaks Redevelopment Overlay District and was approved by Ordinance O-17-01, adopted January 23, 2017.

The Applicant has a Redevelopment Agreement from Township Council as Redevelopment Entity dated September 12, 2017.

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

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

- Applicant/Owner: Sahaj Hospitality, LLC, 2000 Black Horse Pike, Blackwood, NJ 08012.
- Engineer: John Pettit, PE, The Pettit Group, LLC, 497 Center Street, Sewell, NJ 08080 (telephone #856-464-9600).
- Attorney: Damien O. DelDuca, Esq., DelDuca Lewis, LLC, 21 E. Euclid Avenue, Suite 100, Haddonfield, NJ 08033 (telephone#856-427-4200).

I. INFORMATION SUBMITTED

1. DelDuca Lewis, LLC Lot Consolidation Letter dated 10/11/17.
2. Land Development Application Form, checklist, dated 10/02/17.
3. DelDuca Lewis, LLC Transmittal Letter dated 10/02/17.
4. Ownership Disclosure Statement dated 02/06/17.
5. Stormwater Management Report, as prepared by The Pettit Group, LLC dated April 2017.
6. Engineering Plans, as prepared by The Pettit Group, LLC consisting of the following:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet & Index of Drawings	5-18-17
2	Notes	5-18-17
3	Existing Conditions & Demolition Plan	5-18-17
4	Site Plan	5-18-17
5	Grading Plan	5-18-17

6	Utility Plan	5-18-17
7	Lighting Plan	5-18-17
8	Landscaping Plan	5-18-17
9	Soil Erosion & Sediment Control Plan	5-18-17
10	SESC Notes & Details	5-18-17
11	Construction Details	5-18-17
12	Construction Details	5-18-17
13	Construction Details	5-18-17
14	Construction Details	5-18-17

II. REDEVELOPMENT PLAN COMMENTS

The following applies to the Glen Oaks Redevelopment Plan Goals and Objectives as noted.

Section IV. Objectives

1. The Applicant should provide testimony to the satisfaction of the Planning Board on how the proposed redevelopment project addresses the following objectives of the Glen Oaks Redevelopment Plan:

   A. Prevent further deterioration of the built environment.
   B. Promote the overall development of the community.
   C. Foster physical development that will be most conducive to the social and economic improvement of the Township and the region.
   D. Encourage the highest and best use of land and property.
   E. Facilitate full utilization of the land.
   F. Improve the physical and functional layout of the study area and remove impediments to land use consistent with the zone plan.
   G. Require adherence to the highest design standards.
   H. Strengthen social, economic and development patterns.
   I. Increase economic opportunities in the Township of Gloucester.
   J. Improve the health and welfare of the residents of the Township
   K. Advance public-private partnership efforts for the improvement of the economic environment.

Section IX.E, Zone Plan and Zoning Regulations

2. The subject property is located within the GOR – Glen Oaks Redevelopment Overlay District as per §IX.E.
   a. Hotels are a permitted use as part of a "Planned Commercial Development" as defined by the Municipal Land Use Law (See Section II.3) as per the Glen Oaks Redevelopment Overlay District [§IX.E(4)(c)] and may also include the following uses.

      General Office Uses

      i. Administrative offices.
      ii. General and professional offices.
      iii. Banks and financial offices

Commercial Uses

i. Retail sales and services.
ii. Personal sales and services.
iii. Restaurants and other eating establishments.
iv. Indoor and outdoor recreation and indoor health and fitness centers; and,
v. Car rental facilities.
vi. Banquet facilities.
iv. Night clubs within a hotel only.

Land Development History

b. The instant application is a component of the Glen Oaks Redevelopment Plan, which was originally established by Ordinance O-97-17 adopted 6/09/97; and,

c. Subsequently, Amendment #1 added several additional parcels along Lower Land Road including the subject property by Ordinance O-01-14 adopted May 14, 2001, thence,

d. Township council established the GOR – Glen Oaks Redevelopment Overlay District by Ordinance O-17-01 adopted January 23, 2017.

3. Planned Commercial Development is defined by the Municipal Land Use Law, as follows:

   a. "means an area of a minimum contiguous or noncontiguous size as specified by ordinance to be developed according to a plan as a single entity containing one or more structures with appurtenant common areas to accommodate commercial or office uses or both and any residential and other uses incidental to the predominant use as may be permitted by ordinance."

4. The Planning Board should note the GOR – Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Plan as recently amended by Ordinance O-17-01 adopted January 23, 2017 does not rely on traditional bulk and setback standards and the applicant was required to address their proposed layout as a condition of a Redevelopment Agreement.

   a. The Applicant should provide testimony to the satisfaction of the Planning Board that the proposed lot size (area – frontage – depth), building setbacks, building and lot coverages are appropriate for the instant application; the layout is within recognized best management practices for site design for the proposed use; and, the overall development is substantially consistent with the objectives of the Glen Oaks Redevelopment Plan.

Section IX.E(1.0)(K), Off-Street Loading and Parking Standards

5. The Applicant shall provide professional testimony to satisfaction of the Planning Board addressing off-street loading and the adequacy of the proposed number of parking spaces to meet the expected demand of the commercial development as per §IX.1.0(K), Off-Street Loading and Parking Standards.

   a. The Planning Board is advised the Glen Oaks Redevelopment Plan does not rely on the Land Development Ordinance parking requirements and defers compliance to professional testimony of the applicant based on their expertise, professionals, and recognized design considerations current to the time period and land uses.

      i. The Planning Board should note the Gloucester Township Land Development Ordinance would require at least 73

parking spaces (1 space/room); the instant application provides 104 parking spaces.

Section IX. E(1.0)(L), Additional Requirements

6. The instant application proposes public water and sanitary sewerage facilities to be provided as per §IX.E(1.0)(L)(1).
7. *The Applicant provided the Redevelopment Entity the proposed building architecture is "compatibly designed ... and suitably finished for aesthetic purposes" in its relation to elevations facing Lower Land Road, the Black Horse Pike, and adjacent residences as per E(1.0)(L)(2).*
    a. The instant application proposes an outdoor patio area.
        i. The Applicant shall provide testimony to the Planning Board regarding the proposed accessory use including considerations of lighting, landscaping, outdoor music, speakers, noise, safety, etc.
            1. There are at least three (3) residences adjacent to the west of the subject property.
8. The applicant is advised the proposed site plan would require parking areas be screened and a landscape plan signed and sealed by a NJ Licensed Landscape Architect as per §IX.E(1.0)(L)(3).
    a. The submitted Landscaping Plan shall be signed and sealed by a NJ Licensed Landscape Architect.
        i. It's recommended the applicant address the following landscaping components to address the scenic viewshed of this intersection.
            1. A dense evergreen buffer comprising a double row of staggered evergreens along the western boundary to screen residential uses.
            2. Provide one (1) additional Willow Oak (Quercus phellos) along the frontage of Lower Landing Road.
            3. Provide evergreen trees along the west and east side of the proposed trash enclosure.
            4. Provide a mixture of evergreen trees, ornamental trees, and shrubs between the concrete curb and retailing wall to buffer the proposed infiltration basin.
            5. Provide landscaping for the base of the proposed free-standing sign.
            6. *The plan is revised to provide a planted streetscape along Lower Landing Road that includes a mixture of evergreen trees and shrubs, ornamental trees and grasses, and shade trees.*
            7. *The plan is revised to provide foundation plantings along the proposed building.*
            8. The applicant should provide testimony to address the slope and aesthetic of the remaining woods line adjacent the Timber Creek to determine if landscaping needs to be planted to enhance the scenic views of the rear area of the property.

9. The Applicant should provide testimony that the proposed free-standing and facade signs are suitably sized and designed for the proposed development and consistent with Section IV, Objectives of the Glen Oaks Redevelopment Plan as per §IX.E(1.0)(L)(7).
    a. The instant application proposes a 19.33 sf (4'-0.5" x 6'-3.25") free-standing sign and a 128 sf facade sign, which includes an "H" logo and "Holiday Inn Express."
    b. It's suggested consideration be given to providing any free-standing sign include the words "AT GLOUCESTER TOWNSHIP."
        i. Alternatively, a "Gloucester Township" monument sign at this controlled intersection may be more appropriate.
10. The plans shall be revised to provide new concrete sidewalks along the frontages of the Black Horse Pike and Lower Landing Road to improve pedestrian access as per §IX.E(1.0)(L)(8).
11. It's recommended consideration be given for an off-tract improvement such as a bicycle lane and/or concrete curb and sidewalks to connect the redevelopment project to the proposed Gloucester Township Health & Fitness Trail, which is under development and only ±350-feet west of the property along the PSE & G Easement.
    a. This would provide a pedestrian and bicycle connection of the redevelopment project to downtown Glendora, Blackwood and the proposed "Electronic Bicycle Kiosk at the Caboose, and the Gloucester Premium Outlets.
12. The Applicant must provide professional testimony to the satisfaction of the Planning Board that the proposed lighting plan would be suitably designed for the proposed land use and provides adequate illumination as per §IX.E(1.0)(L)(9).
13. *The Applicant a the Redevelopment entity that the proposed buildings are "architecturally appealing" and advance the scenic vistas and viewsheds of the development and Township as per §IX.E(1.0)(L)(10).*

III. REDEVELOPMENT PLAN INFORMATION

Standard	Proposed (Lots 5, 6 and 7)
Lot area	±5.2 acres
Lot frontage Black Horse Pike Lower Landing Road	 ±310 ft. ±519 ft.
Lot depth	±400 ft.
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS	
Front yard Black Horse Pike Lower Landing Road	 ±120 ft. ±71 ft.
Side yard	±240 ft.
Rear yard	±145 ft.
Lot coverage	±34%
Floor Area Ratio	±0.21
Height	4 stories

IV. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist. The Applicant shall provide the following omitted checklist items or request a waiver:

1. Clearly and legibly drawn plan in accordance with§802.K [Checklist 12].
    a. The Applicant shall provide a signed and sealed copy of the noted "Boundary & Topographical Survey," as prepared by Vargo Associates, dated April 04, 2017.
2. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
    a. The Applicant shall provide a signed and sealed copy of the noted "Boundary & Topographical Survey," as prepared by Vargo Associates, dated April 04, 2017.
3. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
    a. The plans shall be revised to provide the certified property owners within 200-feet.
4. 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 shall be revised to provide a legend and two (2) permanent benchmarks.
5. Acceleration/deceleration lanes. [Checklist #75].
    a. The Applicant shall provide testimony to address acceleration/deceleration lanes.
6. Architectural renderings in color, along with complete elevations of all new, altered or remodeled structures that are to be located in a Redevelopment Zone must be submitted at the time that the application is submitted. This requirement applies to all Site Plan Waiver Applications, all Site Plan Applications, all Sub-Division Applications and, all General Development Applications. [Checklist #111].
    a. The Applicant shall provide renderings in color of the building elevations.
7. A professional prepared written narrative based upon the respective Redevelopment Plan out-lining and explaining how the proposed project will comply with and conform to the Redevelopment Plan. [Checklist #112].
    a. The Applicant shall provide a written narrative addressing compliance with the Glen Oaks Redevelopment Plan.

V. WAIVER COMMENTS

The Applicant requests a waiver from the following checklist requirements.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
2. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
3. Four (4) copies of the Recycling Report. [Checklist #8].
    a. It's recommended the applicant provide a recycling report that addresses the proposed trash enclosure is adequately sized for recyclables and solid waste.

4. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
    a. The plans shall be revised to provide the freshwater wetlands Letter of Interpretation – Line Verification as prepared by Joseph R. Aresnault.
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].
6. Existing signs including the location, size, and height [Checklist #43].
7. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application. [Checklist #62].
    a. Defer to the Planning Board Engineer.
8. 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. Defer to the Planning Board Engineer.
9. 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. Defer to the Planning Board Engineer.
10. 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 shall provide professional testimony to address the above requirement.
11. Location of each inlet, manhole or other appurtenance [Checklist #67].
12. Slope of line [Checklist #68].
13. Pipe material type [Checklist #69].
14. Strength, class or thickness [Checklist #70].
15. Erosion control and soil stabilization method [Checklist #71].
16. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
17. 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].
18. Traffic channelization [Checklist #76].
19. Fire lanes [Checklist #77].
    a. Defer to Fire Marshal.
20. Loading areas and number thereof [Checklist #80].
21. Sight triangle easements at intersections. [Checklist #86].
22. Location of street names and signs. [Checklist #88].

23. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
24. Cross Sections. [Checklist #94].
25. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
    a. Defer to the Board Engineer.
26. Size and types of pipes and mains [Checklist #98].
    a. Defer to the Board Engineer.
27. Slope [Checklist #99].
    a. Defer to the Board Engineer.
28. Pumping Stations [Checklist #100].
    a. Defer to the Board Engineer.
29. Fire hydrants. [Checklist #101].
    a. Defer to the Board Engineer.
30. Standard details [Checklist #102].
    a. Defer to the Board Engineer.
31. Trench repair details for street crossings [Checklist#103].
    a. Defer to the Board Engineer.
32. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].
33. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].
34. Environmental Constraints Map (See §519). [Checklist #108].

VI. VARIANCE COMMENTS

The typical bulk and setback variances are not part of applications within the GOR – Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Plan.

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

VII. SITE PLAN REVIEW COMMENTS

1. The plans shall be revised to provide two (2) permanent benchmarks a per §503.C(3), Monuments.
2. The plans shall be revised to provide a Lighting Plan as per §508.A, Lighting.
    a. It appears the proposed lighting plan may exceed the maximum illumination of an average of 2 foot candles.
3. The plans shall be revised to show existing and/or proposed street lights within 100 feet of the site as per §508.G(1), Lighting.
4. The plans shall be revised to provide concrete curb and sidewalks as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.
    a. The plans shall be revised to either provide 24 inches or greater distance between face-of-curb and sidewalks or provide six-foot wide sidewalks along Lower Landing Road and the Black Horse Pike.

VIII. GENERAL REVIEW COMMENTS

1. It's recommended the plans be revised to add a landscaping note that the development would provide underground irrigation.
2. The plans shall be revised to provide specifications for the gates for the trash enclosure.
    a. It's recommended they trash enclosure provide solid gates compatible with the color of the proposed building.

IX. 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.*

X. 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.

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: Sahaj Hospitality, LLC
John Pettit, PE
Damien O. DelDuca, Esq.
David Carlamere, Esq.
Rosemary DiJosie, Clerk

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

November 21, 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: Holiday Inn Express & Suites
Sahaj Hospitality, LLC
2000 Black Horse Pike
Block 2601, Lots 5, 6 & 7
Review No. 1
Bach Project No. GTPB-2017-11

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 10-2-17.
- Township of Gloucester Land Development Submission Checklist, dated 10-2-17.
- Redevelopment Agreement for Sahaj Hospitality, LLC, Glen Oaks Redevelopment Area, Gloucester Township, New Jersey.
- Summary of Application for Proposed Holiday Inn Express & Suites, Gloucester Townsh8ip Zoning Board, Block 2601, Lots 5, 6 & 7, 2000 Black Horse Pike.
- Stormwater Management Report for Atul Patel, Block 2601, Lots 5, 6 & 7, Plate 26, Gloucester Township, Camden County, New Jersey, prepared by The Pettit Group, LLC, dated April 2017, no revision.
- Drawings entitled "Lower Landing Road, Holiday Inn Express & Suites, Preliminary / Final Major Site Plan, Block 2601, Lots 5, 6 & 7, Plate 26, Township of Gloucester, Camden County, New Jersey", prepared by The Petitt Group:

Sheet	Title	Date/Last Revision
1	Cover Sheet & Index of Drawings	5/18/17 / None
2	Notes	5/18/17 / None
3	Existing Conditions & Demolition Plan	5/18/17 / None
4	Site Plan	5/18/17 / None
5	Grading Plan	5/18/17 / None

6	Utility Plan	5/18/17 / None
7	Lighting Plan	5/18/17 / None
8	Landscaping Plan	5/18/17 / None
9	SESC Plan	5/18/17 / None
10	SESC Notes & Details	5/18/17 / None
11	Construction Detail Sheet	5/18/17 / None
12	Construction Detail Sheet	5/18/17 / None
13	Construction Detail Sheet	5/18/17 / None
14	Construction Detail Sheet	5/18/17 / None

SITE INFORMATION:

Owner / Applicant: Sahaj Hospitality, LLC
2000 Black Horse Pike
Blackwood, NJ 08012
sharkroti@gmail.com

PROJECT SUMMARY:

This application is for the construction of a four (4) story, 11,976 SF hotel with 73 rooms and associated site improvements on an existing 4.8 acre parcel of land. The project site is located on the northwesterly corner of Lower Landing Road (County Route 681) and Black Horse Pike (NJSH Route 168) in the Township's Neighborhood Commercial (NC) Zoning District and the Glen Oaks Redevelopment Overlay District. The lot is currently vacant and was previously the Black Horse Motel site. The applicant is seeking Preliminary and Final Major Site Plan with Bulk Variances and Land Development Checklist Waivers.

COMPLETENESS / WAIVERS:

The applicant is requesting waivers from the following Land Development Ordinance Submission Checklist items:

1. Checklist Item #5 (§816) -- Environmental Impact Report. ***Waiver recommended for completeness only. An Environmental Impact Report shall be provided.***

2. Checklist Item #7 (§815) -- Traffic Impact Report. ***Waiver recommended for completeness only. A Traffic Impact Statement shall be provided.***

3. Checklist Item #9 – Calculated and delineated area of wetlands established by the NJDEP. ***Waiver recommended for completeness only.***

4. Checklist Item #33 – Names, addresses, block and lot numbers of all property owners within 200 feet of the tract. ***Waiver recommended for completeness only.***

5. Checklist Item #40 – A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employees or users of on-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and tractor trailer traffic, emission of noise, glare, radiation, heat, odor safety hazards, air and water pollution. ***Waiver recommended for completeness only.***

6. Checklist Item #62 – When a running stream is proposed for alterations, improvements or relocation, or when a structure of fill is proposed over, under, in or alongside a running stream, evidence of result of pre-application with the NJ Department of Water Resources or such agency having jurisdiction shall accompany the application. ***Waiver recommended for completeness only.***

7. Checklist Item #63 – The total upstream acreage in the drainage basin of any water course running through or adjacent to the development including the distance and average slope upstream to the basin ridge line, where applicable. ***Waiver recommended for completeness only.***

8. Checklist Item #64 – The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of that portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. ***Waiver recommended.***

9. Checklist Item #65 – For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location of water level elevations. ***Waiver recommended for completeness only.***

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

GENERAL:

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

2. A certified list of property owners shall be shown on the plans.

3. It shall be noted that Lower Landing Road is a County road and the applicant is responsible for restoring the roadway in accordance with County standards.

4. All existing and proposed deed restrictions, covenants and easements shall be shown on the Plans.

PERFORMANCE STANDARDS (ARTICLE V):

A. Grading (Section 506)

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

2. Top and bottom of curb elevations shall be shown at all pc's and pt's.

3. Additional top and bottom of wall elevations shall be provided along the proposed retaining wall located in the rear of the property.

4. Additional spot elevations shall be provided on the concrete pad at the main entrance to ensure positive drainage is provided across the entire pad.

5. The proposed parking area does not conform to the minimum paving grade of 1% as required per § 506 (A).1. The ordinance permits paving grades along curb gutter lines to be reduced to 0.5% when concrete gutter is utilized. Upon review, many areas of the site are well below the 0.5% at gutter lines and along curb lines adjacent to storm inlets. The plans shall be revised accordingly.

6. The grading shall be revised to provide a positive drainage flow away from the proposed building. In several locations the building corner is lower than the adjacent sidewalk and will result in ponding against the building.

7. A spot elevation shall be provided where the concrete pad meets the bituminous paving in the location of the trash enclosure.

8. A low point is proposed in the parking area adjacent to the southwesterly building corner. The grading shall be revised to provide positive drainage flow away from the curb.

9. All existing and proposed contours shall have an elevation label.

10. The storm inlet numbers and grate elevations shall appear on the Grading Plan.

11. The following note must be provided on the Grading Plan, "If topsoil is to be removed from the site, permission must be granted by the Township Engineer".

12. The applicant is proposing lawn grades of less than 2% whereas the ordinance requirement per §506-A is 2.0%.

13. The applicant is proposing to change existing grades within five (5) feet of a property line whereas the ordinance requirement per §506-A is that existing grades shall not be changed within five (5) feet of the boundary with an adjacent property.

14. The applicant is proposing to construct storm inlet grates at the normal gutter grade of the pavement whereas the ordinance requirement per §517-D is to provide a 2" sump below the normal gutter grade.

15. The applicant is proposing to construct a storm inlet along a radius whereas the ordinance prohibits per §517-D the construction of an inlet along a radius.

16. The following note must be provided in the set of plans, "Any soil brought onto the site must be certified clean soil and written certification must be provided to the Township Engineer. The certified clean soil must be approved by the Township Engineer".

B. Landscaping and Buffering (Section 507) and Lighting (Section 508)

1. A note should be added to the Landscape plan indicating that excess topsoil shall not be used as fill or removed as spoil. Existing topsoil shall be redistributed and reused onsite to the greatest extent possible.

1. All existing lights within 100 feet of the site shall be shown on the plans per §508.G(1).

2. There appears to be insufficient lighting along the southwesterly side of the building. Our office recommends a minimum of 2.0 footcandles along sidewalk. Additional lighting shall be provided.

3. In accordance with Section 508-F.4, light shields are required to maintain a maximum of 0.25 foot-candles at any property line or right-of-way. The applicant shall demonstrate that the proposed lights provide a downward throw with no visible glare.

4. We defer additional review of the landscaping and lighting to the Township Planner.

C. Off Street Parking (Section 510)

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

2. The plan shall differentiate between the bituminous paving and the alternately shaded area at the front entrance. The shading does not match the concrete or bituminous paving and shall be defined.

3. The parking shown at the basin access entrance shall be removed and the area shall be striped as "no parking".

D. Sidewalks/Curbs (Section 516)

1. The plans shall indicate the width of all curbed islands.

E. Stormwater Management (Section 517)

1. The Stormwater Management Report shall be revised to include calculations and analysis confirming there are no flood damage concerns resulting from the flows from the two (2) and ten (10) year storm events.

2. The applicant shall perform a minimum of two (2) in-situ infiltration tests for the infiltration basin in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, to confirm infiltration capability for the basin. The Stormwater Management Report refers to a report by Acer Associates but it has not been provided. A test pit location map and soil boring profiles / logs shall be provided as well.

3. The stormwater calculations shall be revised to separate areas of directly connected impervious areas and pervious areas. Separate hydrographs shall be utilized and combined in accordance with the NJ Stormwater BMP Manual, Chapter 5, last revised February 2004.

4. Our office recommends a minimum of 2.5 feet per second cleansing velocity for all stormwater piping when flowing ¼ full.

5. The applicant shall confirm scouring velocity of HDPE pipe is not exceeded per manufacturer guidelines / limits. The pipe flow calculations indicate a maximum velocity of water flowing full at 12.08 ft/s for the pipe run between Node 15 and 16.

6. Routing calculations shall be provided for 100 year storm event passing through the emergency spillway. A minimum of one foot (1') of freeboard shall be provided over the peak flow elevation over the spillway in accordance with NJAC 5:21-7.8(d)4(6). The spillway for the proposed basin does not comply.

7. Downstream stability calculations shall be provided confirming the velocity of stormwater runoff down the embankment beyond the emergency spillway. Soil erosion measures such as erosion control matting or riprap may be required to minimize erosion of the embankment and steep slope areas.

8. The groundwater recharge spreadsheet (GSR-32) refers to a project known as Royal Farms. The applicant shall confirm that the calculations provided are for the Holiday Inn Express project.

9. The Stormwater Management Report refers to an email from Dhruv Patel of NJDEP confirming the design approach presented. This email shall be provided for review and concurrence by NJDEP for design methodology.

10. A groundwater mounding analysis shall be provided in accordance with NJAC 7:8-5.4(a)2.iv for the proposed infiltration basin.

11. A Basin Maintenance Plan prepared in accordance with Chapter 8, Maintenance and Retrofit of Stormwater Management Measures, and Chapter 9.5 Standard for Infiltration Basins, of the New Jersey Stormwater Best Management Practices Manual shall be provided. The basin maintenance notes shown on the General Notes Sheet, 2 of 19, shall be incorporated into the maintenance plan along with applicable log sheets. In accordance with Chapter 9.5 the maintenance plan shall indicate the approximate time it would normally take to drain the maximum design storm runoff volume below the bottom of the basin. This normal drain or drawdown time should then be used to evaluate each basin's actual performance. If significant increases or decreases in the normal drain time are observed, the basin's bottom surface, subsoil, and both groundwater and tailwater levels must be evaluated and appropriate measures taken to comply with the maximum drain time requirements and maintain the proper functioning of the basin. A log sheet shall be provided in the Basin Maintenance Plan for tracking dewatering times of each basin.

12. The applicant shall confirm if a general permit is required from NJDEP for the basin discharge. It is not clear if the discharge point is within a wetlands or wetlands buffer area on the project site.

13. The basin access road shall be revised to have a maximum slope of 5:1 to allow for maintenance vehicle access.

14. A note shall be added to the Plans stating the following: A minimum of two (2) post construction in-situ infiltration tests shall be performed at the infiltration basin in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, and results shall be submitted for review and acceptance by the Township Engineer.

15. Dimensions, slope information, and spot elevations shall be provided for the proposed basin.

16. The proposed basin raises the level water more than five feet (5') above the usual, mean, low water height when measured from the downstream toe of dam to the emergency spillway crest and appears to meet the criteria of a Class IV dam per NJDEP standards. A Class IV dam does not require application or filing with the NJDEP however the design of the spillway has to utilize a design storm 50 percent greater than a 24 hour, 100 year, Type III storm. The dam also has to meet all the technical requirements of the Dam Safety Standards. The applicant shall also confirm the clay core is sufficient to meet these regulations. Our office recommends the applicant request a clarification and / or determination from the Bureau of Dam Safety at NJDEP if the basin qualifies as a Class IV dam and what requirements are to be held per NJDEP standards.

17. Clarification shall be provided regarding Inlet #16 on the utility plan. The inlet is shown as a Type 'A' with sump but the elevations do not appear to be correct. The soil erosion plan indicates a rip rap apron to be installed at the location of Inlet #16. The plans shall be revised accordingly and additional details shall be provided as necessary to illustrate the proposed improvements.

F. Utilities (Section 518)

1. Our office defers to Aqua New Jersey for review of water improvements. The applicant shall provide the Township with a letter confirming connection, supply, and capacity are available from Aqua New Jersey.

2. Our office defers to Gloucester Township Municipal Utilities Authority (GTMUA) for review of sanitary sewer improvements. Documentation confirming availability of sanitary sewer service for the project site shall be obtained from the GTMUA and submitted to the Township.

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

G. Traffic Impact Analysis (Section 815)

1. The applicant has requested a waiver from the requirement of a Traffic Impact Analysis (TIA). Our office recommends that a TIA be provided for the proposed development.

H. Environmental Impact Statement (Section 816)

1. The applicant has requested a waiver from the requirement of an Environmental Impact Statement. Our office recommends that an Environmental Impact Statement be provided for the proposed development.

I. Details

1. All proposed traffic signs shall be noted "install per latest MUTCD requirements".

2. All traffic markings and striping shall be thermoplastic or epoxy paint. The details shall be revised to confirm the type of paint to be used.

3. A detail shall be provided for the Basin Access Road.

OUTSIDE AGENCY APPROVALS:

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

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

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

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

Very truly yours,
BACH ASSOCIATES, PC

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

Cc: Gloucester Township Planning Board Members
Steven Boraski, Esq. PB Solicitor
Sajah Hospitality, LLC, Applicant
Damien O. DelDuca, Esq., Applicant's Attorney
John M. Pettit, PE, Applicant's Engineer
Craig McGee, CCSCD

S:\GTPB2017 Gloucester Twp PB\-11 Holiday Inn Express\Docs\GTPB2017-11 Holiday Inn Express, Site Plan Review No 1, 10-18-17.doc

304 White Horse Pike • Haddon Heights, NJ 08035
Phone (856) 546-8611 • Fax (856) 546-8612

CAMDEN COUNTY PLANNING BOARD APPLICATION
SUBMISSION REQUIREMENTS

camden county

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

Subdivision Requirements:

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

Site Plan & Site Plan Revision Requirements

- Ⓧ Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- Ⓧ One (1) Copy of Local Municipal Application
- Ⓧ One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to *Camden County Treasurer*)
- Ⓧ Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" Site plans will be accepted)

  (Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- Ⓦ Two (2) Copies of County Road Improvement Plans (If applicable and not included in Original Set of Plans)
- Ⓧ Two (2) Copies of a Signed and Sealed Survey

  (Conducted by a licensed surveyor if existing documents are referenced in accordance with NJAC 13:40-7.2 (a.)1)
- Ⓧ Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event)
- Ⓦ Two (2) Sets of Traffic Impact Study (If available)
- Ⓧ Two (2) Copies of the Local Engineer Report
- Ⓧ Two (2) Copies of the Affidavit of Ownership
- N/A◯ One (1) Copy of Pinelands Certificate of Filing (If applicable)
- Ⓧ One (1) Copy of All Dedication, Easement, Deed, and Other Relevant Documents

Please Submit the Following Additional Items:

- Ⓧ Map or Most Recent Aerial Photo of Site
- Ⓧ Digital Copy of the Site Plan, Subdivision Plan or Major Subdivision

  (The digital copy should be provided in the form of a pdf on a CD or flash drive. If no digital copy can be provided, please include a 11" by 17" reduction of the plan)

X _____
Certification of Completeness
Signature By Local Official

X _____
Signature of Agent or Applicant

CAMDEN COUNTY PLANNING BOARD APPLICATION

camden county

Making It Better, Together.

Application for County Approval of Subdivision, Site & Development Plans

Camden County Planning Board
Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021

Phone: 856.566.2978 Fax: 856.566.2988
E-mail: planningdivision@camdencounty.com

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

(PLEASE TYPE OR PRINT LEGIBLY)

Project Information:

Project Name: Lower Landing Road Holiday Inn Express & Suites

Project Address (if applicable) & Municipality: 2000 N. Black Horse Pike, Township of Gloucester

Abuts County Road: Lower Landing Road County Route No.: 681

Type of Submission (please check one):

(X) New Site Plan

( ) New Minor Subdivision

( ) New Major Subdivision

( ) Request for Letter of No Impact or Waiver Review

( ) Revision to Prior Site Plan

Original Site Plan Application No.: _____ Date Originally Approved: _____

( ) Resubmission of Major Subdivision

Original Major Subdivision Application No.: _____ Date Originally Approved: _____

Tax Map Data:

Plate(s): 26

Block(s): 2601

Lot(s): 5, 6, & 7

Existing Zoning: NC-Neighborhood Commercial; Glen Oaks Redevelopment Area

Variance(s) Required: Loading zone

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

CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Applicant: Sahaj Hospitality, LLC Phone: (302) 528-3951 Fax: _____

Address: 2000 N. Black Horse Pike Town & State: Blackwood, NJ

Email: sharkroti@gmail.com Zip.: 08012

Attorney: Damien O. DelDuca, Esquire Phone: (856) 427-4200 Fax: (856) 427-4241

Address: 21 E. Euclid Avenue, Suite 100 Town & State: Haddonfield, NJ

Email: dod@delducalewis.com Zip.: 08033

Engineer: John Pettit Phone: (856) 464-9600 Fax: (856) 464-9606

Address: 497 Center Street Town & State: Sewell, NJ

Email: jpettit@pettitgroup.com Zip.: 08080

Proposed Use (please check all that apply):

Residential	Commercial	Industrial
◯ Single Family Detached	◯ Retail	◯ Maintenance/ Repair Shop
◯ Town Homes	◯ Office	◯ Flex Space
◯ Duplex	◯ Restaurant/ Food Establishment	◯ Storage/ Warehouse
◯ Apartments	ⓧ Hospitality/ Hotel Space	◯ Distribution Center
◯ Condominiums	◯ Medical Use	◯ Manufacturing
◯ Medical Care Residential	◯ Sports or Entertainment	◯ **Other**: _____

Project Description & Statistics:

Short Description of Project: The applicant seeks approval for the construction of a new 4-story - 73-room, 11,976 SF hotel with associated site improvements (52,000 SF Total), with the option to add 16 rooms for a total of 89 Rooms.

Increase in Impervious Coverage?: (YES)/ NO Total Increase or Decrease: 64,924 SF Increase

Total Amount of Land Disturbed: 136,440 SF

Total Gross SF of all Buildings/ Development: 52,000 Total SF hotel building (4 Stories)

Total New Residential Units: 0

Total New Jobs Created: Unknown

CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

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

Size of Existing Lot(s): 4.8 Acres

Portion to be Subdivided: _____

Municipal Use:

Title of Municipal Official: _____

Authorized Municipal Signature: _____ Date: _____

Transmittal Date (if applicable): _____

Phone Number: _____

Signatures Required:

Name of Applicant: Sahaj Hospitality, LLC (Krunal Patel, Manager)

Signature of Applicant: Krunal Patel Date: 10/18/2017

Agent Completing Application: The Pettit Group, LLC (John Pettit, PE, PP, CME)

Signature of Agent: _____ Date: 10/25/17

For County Use:	*Stamp Date Received Below*
Classification of Application: _____	
Fees Included with Application: YES / NO	
County Plan Number: _____	

CAMDEN COUNTY PLANNING BOARD APPLICATION
FEE SCHEDULE

camden county

Making It Better, Together.

Applicant's Name: Sahaj Hospitality, LLC

Project Name: Lower Landing Road Holiday Inn Express & Suites Municipality: Township of Gloucester

Project Address: 2000 N. Black Horse Pike Plate: 26 Block: 2601 Lot: 5, 6, & 7

Type of Plan

◯ Minor Subdivision (3 lots or less) ◯ Major Subdivision (4 lots or more) ⓧ Site Plan

Subdivision Fees

◯ Minor Review Fee ($200.00) ..... $ _____

◯ Major Review Fee ($500.00) ..... $ _____

Site Plan Fees

ⓧ Design Review Fee ($500.00) ..... $ 500.00

ⓧ Total Parking Spaces ($8.00/Space) ..... $ 832.00

◯ Dwelling Units ($16.00/Unit) ..... $ _____

◯ Dedication, Easement, Deed, Etc. Review Fee ($150.00) ..... $ _____

ⓧ Inspection Fee ($200.00) ..... $ 200.00

Additional/ Other Fees

◯ Preliminary Fee ($200.00) ..... $ _____

◯ Concept Drawing Review Fee ($200.00) ..... $ _____

◯ Request for Waiver Review or Letter of No Impact ($200.00) ..... $ _____

◯ Revisions ($200.00) ..... $ _____

◯ Signing of Filing Plats ($150.00) ..... $ _____

Total $ 1,532.00

X _____ 10/25/17

Signature of Agent or Applicant *Date*

SPECIAL PROVISIONS

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

All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Complete Plan and Application

CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

camden county

Making It Better, Together.

Company/ Organization Information

Name of Company/Organization: Sahaj Hospitality, LLC

Is the Company a Corporation? (YES) / NO

If yes, what State is the Corporation incorporated in? New Jersey

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

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

Name	Address	Title
Krunal Patel	3503 Marthas Way, Garnet Valley, PA 19060	Manager
Itul Patel	1397 Harrison Ave, Wilmington, DE 19809	Member
lahesh Pandya	812 210th Street, Pasadena, MD, 21122	Member
rvind Patel	3510 Cokesbury Court, Pasadena, MD 21122	Member
aushal Patel	1261 Summit Way, Mechanicsburg, PA 17050	Member
Akit Patel	5412 Silver Hill Rd, District Heights, MD 20747	Member
ihansyham Patel	3510 Cokesbury Court, Pasadena, MD 21122	Member

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

X Krunal Patel — 10/18/2017
Signature of Owner & Title — *Date*

X _____ — _____
Signature of Owner & Title — *Date*

REDEVELOPMENT AGREEMENT
FOR
SAHAJ HOSPITALITY LLC
GLEN OAKS REDEVELOPMENT AREA
GLOUCESTER TOWNSHIP, NEW JERSEY

Redevelopment Entity:	Township Council Township of Gloucester
Redeveloper:	Sahaj Hospitality LLC
Property:	2000 Black Horse Pike Blackwood, New Jersey 08012 Block 2601 Lots 5,7 and 7

This Redevelopment Agreement is made on this 12th day of September, 2017, by and between Sahaj Hospitality LLC located at 1397 Harrison Avenue, Wilmington, Delaware 19809 (hereinafter called Redeveloper) and the Township Council of the Township of Gloucester, P.O. Box 8, Chew Landing Road, Blackwood, New Jersey 08012 (hereinafter called Redevelopment Entity).

WHEREAS. Pursuant to the provision of the Redevelopment and Housing Law of the State of New Jersey, N.J.S.A 40A:12A-1 et.seq., the Township Council of the Township of Gloucester did direct the Planning Board of the Township of Gloucester to conduct a preliminary investigation to determine an area comprising Block 2601 Lots 5,6, and 7 as a redevelopment area in accordance with the Redevelopment and Housing Law of the State of New Jersey, and

WHEREAS. The Planning Board did conduct a preliminary investigation in accordance with the guidelines set forth N.J.S.A.40A:12A-6, held public hearings, and determined that the designated area is an area in need of redevelopment, and

WHEREAS. The Township Council of the Township of Gloucester did adopt the Glen Oaks Redevelopment Area District of the Township of Gloucester by ordinance, and

WHEREAS, The Redeveloper is the property owner and proposes to redevelop the property in the GOR - Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Plan with the following improvements;

A 11,976 sf Holiday Inn Express & Suites hotel with 73 rooms, and a possible expansion for an additional 16 rooms.

WHEREAS. The Redevelopment and Housing Law authorizes the Township Council, as the Redevelopment Entity to name a Redeveloper and to contract with a Redeveloper for any area of planning, construction or the undertaking of any project within the designated redevelopment area, and

WHEREAS. The redeveloper has agreed to redevelop the parcel within the GOR - Glen Oaks Redevelopment Overlay District as described above following approval and time restraints imposed by and represented to the Planning Board of the Township of Gloucester.

NOW THEREFORE, in consideration of their mutual promises and benefits derived, and in furtherance of the GOR - Glen Oaks Redevelopment Overlay District and the Redevelopment and Housing Law, the parties agree as follows;

The Township Council of the Township of Gloucester, as Redevelopment Entity, does hereby name Sahaj Hospitality LLC as Redeveloper of the property above described.

The following Exhibits are attached to this agreement and made a part hereof;

Exhibit "A" - Proposed Land Development Application dated February 13th 2017 and presented to the Redevelopment Entity at meeting held on March 13th 2017, and to be presented to the Gloucester Township Planning Board for review and approval.
Exhibit "B" - Artist Rendering of proposed site
Exhibit "C" - Concept Redevelopment Plan as prepared by The Petit Group LLC, presented to the Redevelopment Entity at meeting held on March 13th 2017, and to be presented to the Gloucester Township Planning Board for review and approval.
Exhibit "D" - Review letter submitted by Kenneth D. Lechner, PP,AICP, Director/Planner, Gloucester Township Department of Community Development & Planning.

AGREEMENT, COVENANTS, OBLIGATIONS AND RESTRICTIONS.

a. Title. Redeveloper represents that the Redeveloper is the owner of fee title to property described and known as, Block 2601 Lot 5,6, and 7, and known as 2000 Black Horse Pike, Blackwood, New Jersey 08012.

b. Project Site. The Redevelopment Project Improvement site shall consist of the real property, surface, subsurface and airspace, as more particularly described in the Exhibits attached hereto.

c. Improvement. The improvement and use shall be in accordance with the Redevelopment Plan and according to agreement with the Redevelopment Entity; and with approval presented to and or granted by the Planning Board of the Township of Gloucester as memorialized.

d. Use of Contractors. The Redeveloper will use its best judgment to engage reputable contractors to construct and complete the improvement and uses. Each contractor that is required to have a license in the State of New Jersey must have a current, valid license issued by the State of New Jersey. Further, the Redeveloper and each contractor must have liability insurance in full force and effect in the amounts that are standard in the particular industry.

e. Time of the Project. The Redeveloper shall identify the manner of intended development, as to which phase the Redeveloper shall first commence construction of improvement. The project improvement shall commence within 45 days following the issuance of necessary permits by the appropriate governmental agency and shall be completed within 12 months of the Redeveloper's receipt of "Final site plan" approval by the Planning Board of the Township of Gloucester.

The Redevelopment Entity may grant extensions of this time period in the event that the Redeveloper is delayed by reason of significant factors beyond his control. Notwithstanding any extensions of time that may be

granted in the sole discretion of the Redevelopment Entity, in the event that the redevelopment improvement project is not completed within 18 months of the commencement date, the Redevelopment Entity shall have the sole discretion to declare the Redeveloper in default of this agreement, and seek a forfeiture of all security placed by the Redeveloper.

f. Scope of undertaking. The services and responsibilities undertaken by the Redeveloper hereunder shall include all aspects of the design, development, construction and operation of the redevelopment project improvement, and each of the components thereof, including, without limitation, all design, engineering, permitting and administrative aspects, the performance of or contracting for and administration and supervision of all physical work required in connection with the redevelopment project improvement and each component thereof. The Redeveloper shall make all arrangements for interim and final inspections and any other actions required to satisfy the requirements of any applicable permit and or approval.

The administration, operation and management of the redevelopment improvement project and all aspects of the funding of the redevelopment improvement project, including equity, funding and construction, interim and permanent financing, shall be at the sole cost and liability of the Redeveloper.

g. Compliance with Law. All construction shall be in accordance with the Uniform Construction Code of the State of New Jersey. N.J.A.C. 5:23-1 et.seq. The Redevelopment Improvement Project, and work performed and materials, fixtures and equipment used in connection therewith shall be in full compliance with all laws of the State of New Jersey.

h. Environmental Remediation. The Redeveloper shall be responsible for any and all environmental remediation necessary to the redevelopment improvement project, if any. The Redeveloper shall be responsible to obtain all necessary environmental permits, if any, including the receipt of letters of "No Further Action" from the New Jersey Department of Environmental Protection.

i. Permits and Approvals. The Redeveloper shall pursue diligently all permits and approvals necessary to complete the redevelopment improvement project within the time required and outlined in Exhibits.

j. Performance Security. If required as part of Planning board approval, the Redeveloper shall provide the Township of Gloucester with third-party financial security from a qualified security provider, licensed to conduct business in the State of New Jersey, securing the specific obligations of the Redeveloper with respect to the Redevelopment Improvement Project, and any component thereof, through completion. The Performance Security shall be that as is required pursuant to the Municipal Land Use Law of the State of New Jersey, and the Gloucester Township Planning Board approvals.

k. Certificate of Completion. The Project shall be deemed to be complete and the Township of Gloucester shall issue a certificate of completion at such time as the Redeveloper has performed all aspects of the Redevelopment Improvement Project as described by this Redevelopment Agreement and as approved by the Planning Board of the Township of Gloucester. The issuance of a certificate of completion shall constitute a conclusive determination that the Redevelopment Improvement Project has been completed in accordance with the provisions of this

Redevelopment agreement. The certificate of completion is to be issued by the Township of Gloucester and in proper form for recording in the County Clerk's Office for the County of Camden. Said recording shall serve as acknowledgment that the Redevelopment Improvement Project has been satisfactorily completed, that the Redeveloper has performed all of its duties and obligation under this agreement, and shall authorize and serve as consent by the Township of Gloucester, Redevelopment Entity, to the Redeveloper's sale, lease, transfer or other disposition of the property within the New Vision Redevelopment Project area.

Upon completion of the Redevelopment Improvement Project by the Redeveloper, the Township of Gloucester shall issue a certificate of completion within 45 days of receipt of written request from the Redeveloper. In the event that the Township of Gloucester shall refuse to issue a certificate of completion within 45 days of the receipt of written request by the Redeveloper, the Township of Gloucester, as Redevelopment Entity, shall provide to the Redeveloper a written statement setting forth the aspects of the Redevelopment Improvement Project that the Redeveloper has failed to complete, the aspects of this Redevelopment Agreement that the Redeveloper is in default and the measures or acts to be taken by the Redeveloper that are necessary to the issuance of a certificate of completion.

l. Insurance. From and after the date of execution of this agreement, the Redeveloper shall provide and maintain insurance for the project site, as provided in Exhibits, until such time as the project is complete.

m. Indemnification. The Redeveloper agrees to indemnify and hold the Township of Gloucester, as Redevelopment Entity, free and harmless from and against all liability, claims, or causes of action by reason of personal liability, death or damage to property, real, personal or mixed caused by the Redeveloper's own acts or omissions. This agreement to indemnify shall include the obligation to reimburse for reasonable legal fees and cost expended in connection with any claim, environmental claims, demands, suits or actions.

n. Notices. As to the Redeveloper:

Sahaj Hospitality LLC
1397 Harrison Avenue
Wilmington, Delaware 19809

cc. Damien O. DelDuca Esq.
DelDuca Lewis LLC
21 E. Euclid Avenue - Suite 100
Haddonfield, New Jersey 08033
856-427-4200

As to Redevelopment Entity:
Township Council
Township of Gloucester
P.O. Box 8 - Chews Landing Road
Blackwood, New Jersey 08012

cc: David F. Carlamere Esq.
Township Attorney
P.O. Box 1397

1546 Blackwood Clementon Rd.
Blackwood, New Jersey 08012
856-232-9200

o. Governing Law. This agreement shall be governed by, and construed in accordance with, the laws of the State of New Jersey

p. Severability. If any article, section, subsection, term or provision of this agreement, or the application thereof to any party or circumstance shall be invalid or unenforceable, the remainder of any article, section, subsection, term or provision of this agreement shall not be affected thereby and shall remain valid and enforceable to the fullest extent permitted by law.

q. Binding Effect. This agreement and each of the provisions hereof, shall be binding upon and inure to the benefit of the Redevelopment Entity, Township of Gloucester, Redeveloper, and their respective successors and assigns.

IN WITNESS WHEREOF, The parties hereto have caused this Redevelopment Agreement to be executed, all as of the date first above written.

Witness

SAHAJ HOSPITALITY LLC
REDEVELOPER
BY

ATTEST

TOWNSHIP OF GLOUCESTER
REDEVELOPMENT ENTITY
by

OWNERSHIP DISCLOSURE STATEMENT

Sahaj Hospitality LLC
2000 Black Horse Pike
Blackwood, New Jersey 08012

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above-referenced corporation, partnership, limited liability company (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	Atul Patel	1397 Harrison Ave., Wilmington, DE 19809
2	Kaushal Patel	1261 Summit Way, Mechanicsburg, PA 17050
3	Krunal Patel	3503 Marthas Way, Garnet Valley, PA 19061
4	Mahesh Pandya	812 210th Street, Pasadena, MD 2112
5	Ankit Patel	5412 Silver Hill Rd, District Heights, MD 20747
6	Arvind Patel	3510 Cokesbury Court, Pasadena, MD 21122

*If a corporation, limited liability company or partnership owns 10% or more of the stock or interest of the applicant entity, that entity shall list the names and addresses of its stockholders, members or partners owning 10% or more of that entity, and this requirement shall be followed until the names and addresses of the individual stockholders, members or partners, owning 10% or more of the entity or entities have been listed.

Sworn and subscribed before me this
6 day of February, 2017.

Pamela M. Santos Torres
Notary Public

Krunal Patel
Name: Krunal Patel
Title: Manager

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PAMELA M SANTOS TORRES
Notary Public
CONCORD TWP, DELAWARE COUNTY
My Commission Expires Dec 8, 2018

Joseph R. Arsenault
Environmental Consulting

961 Clark Avenue
Franklinville, New Jersey 08322

Telephone # (856)-697-6044, Fax # 697-6050; e-mail: NJPlants@AOL.Com

Wetland Services Environmental Permitting Natural Resource Surveys Landscape Restoration

November 3, 2017

Camden County Section Chief
NJ Department of Environmental Protection – Division of Land Use Regulation
P.O. Box 420, Mail Code 501-02A
Trenton, New Jersey 08625

Re: Application for a Freshwater Wetland Letter of Interpretation for Block 2601 Lots 5, 6, 7, Gloucester Township, Camden Co NJ

RECEIVED
NOV 8 2017
BY:

Dear County Section Chief:

An application for a **line verification Letter of Interpretation** is being made for the following parcel:

1. **Applicant**: Sahaj Hospitality, c/o Atul Patel, 2000 N. Blackhorse Pike, Blackwood, NJ 08012;
2. **Site Description**: Block 2601 Lots 5, 6, 7, Gloucester Twp., Camden Co.;
3. **State Plan Coordinates**: 332,461 E / 364,602 N;
4. **Nearest waterway**: North Branch Big Timber Creek **Watershed**: Big Timber Creek.

The attached package provides the required submission information for the Letter of Interpretation:

1. List of adjacent owners with sample notice letter sent to all required public agencies and private interests within 200 feet; copies of the return receipts;
2. Photographs and maps of the site;
3. Site documentation;
4. Five (5) sets of site plans from The Pettit Group;
5. State application fee for the LOI: $1,600 (6 ac x $100 +$1000).

Please review this application and provide the analysis necessary to issue the Department's decision on the applicant's request.

Sincerely,

JRArsenault

Joseph Arsenault

cc: Gloucester Twp: Clerk, Planning Board, Environmental Commission, Construction Official; Camden County: Planning Board

Public Notice

RE: An Application for a NJ DEP-Freshwater Wetland Protection Act Letter of Interpretation-Line Verification has been requested for Block 2601 Lots 5, 6, and 7 Gloucester Township, Camden County NJ

Applicant: Sahaj Hospitality, 2000 Black Horse Pike Blackwood NJ 08012

Dear Adjacent Property Owner and Notified Public Agency

The applicant, Sahaj Hospitality LLC, is requesting the Department of Environmental Protection, Division of Land Use Regulation issue a wetland line verification Letter of Interpretation for Lots 5, 6 and 7. The Letter of Interpretation verifies the presence or absence of regulated wetlands. The regulations covering wetlands are defined in the Freshwater Wetland Protection Act 7:7A and visible at the NJ DEP website at www.state.nj.us/dep.

A complete copy of this application has been sent to the Township Clerk specifically for public inspection. A copy would also be available for public review with an appointment at the Department's Trenton Office. The Division of Land Use Regulation welcomes comments on this an application. Questions should be directed to the Division at 609-777-0454. Comments can be sent with a copy of this letter to:

Camden County Section Chief
NJ DEP-Division of Land Use Regulation
501 East State Street
PO Box 420, Mail Code 501-02A
Trenton, NJ 08625

The Department will notify the township with the results of this application request.

Joseph Arsenault
Environmental Consultant

Bin# 48

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

B

DATE: October 2, 2017

Application :#171008RDPFSS

LOCATION: Holiday Inn Express & Suites
Sahaj Hospitality, LLC
2000 Black Horse Pike
Blackwood, NJ 08012

Block: 2601 Lots: 5, 6, & 7
Zoned: NC/Glen Oaks Neighborhood Redevelopment
Escrow: #11092

TRANSMITTAL TO:

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

STATUS OF APPLICATION: Preliminary & Final Major Site Plan to construct a four-story 11,976 sf. Holiday Inn Express & Suites Hotel with 73 rooms on the Property. Possible expansion in future additional 16 rooms.

- ☑ 1 Copy – Application, Checklist, Summary, ~~Disclosure Statement~~
- ☑ 1 Copy – Preliminary/Final Major Site Plans
- ☐ 1 Copy – Aerial Map Exhibit/Boundary & Topographic Survey
- ☐ 1 Copy - Geotechnical Investigation report
- ☐ 1 Copy - Environmental Impact Statement
- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Traffic Impact Study
- ☐ 1 Copy – Refuse & Recycling Memorandum

OK 10-16-17 JLG Bldg

Signature

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

Board Members
Dora M. Guevara
Joseph Pillo
Glen Bianchini
Dorothy Bradley
Ken Garbowski

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

October 5, 2017

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

Re: Application #171008RDPFSS
Holiday Inn Express & Suites
2000 Black Horse Pike, Blackwood, NJ 08012
Block 2601, Lots 5, 6 & 7

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

RECEIVED
OCT 1 J 2017
BY:

Raymond J. Carr
Executive Director

RJC:mh

Township Of Gloucester
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 228-4000
Fax (856) 232-6229

October 4, 2017

TO: Damien O. DelDuca, Esq.

FROM: Lydia R. Pendino, Planning Clerk

RE: Holiday Inn Express & Suites/Sahaj Hospitality, LLC

Damien:

Enclosed please find the Planning Board Transmittal from the Tax Assessor's Office regarding a Deed of Consolidation being needed. All lots need to be combined. Any questions, please call. Thank you.

cc: Ken Lechner
Sahaj Hospitality, LLC
John Pettit, Pettit Associates, LLC

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: October 2, 2017

Application :#171008RDPFSS

LOCATION: Holiday Inn Express & Suites
Sahaj Hospitality, LLC
2000 Black Horse Pike
Blackwood, NJ 08012

Block: 2601 Lots: 5, 6, & 7
Zoned: NC/Glen Oaks Neighborhood Redevelopment
Escrow: #11092

TRANSMITTAL TO:

- O Camden County Planning
- O Richard Wells, Esq.
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- ☐ 1 Copy - Environmental Impact Statement
- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Traffic Impact Study
- ☐ 1 Copy – Refuse & Recycling Memorandum

IMPORTANT – Deed of Consolidation Needed.

Most recent deed (12/2016) still shows 2 separate parcels.

LOTS 5, 6 & 7 Should all be Combined into LOT 6.

Signature

Assem 10/4/17

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #171008RDPFSS **Block: 2601** **Lots: Lot: 5, 6, & 7**

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

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

☐Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

☐Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☐Other

RECEIVED
OCT 4 2017
BY:

Reviewed By: ■ Lt. John Swack #135 Signature: Lt Swack #135 Date: 10/4/17

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
MICHELLE L. WINTERS

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

RECEIVED

SEP 8 1 2017

To Whom It May Concern:

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

Name: **Sahaj Hospitality, LLC**

Address: 2000 Black Horse Pike, Blackwood, NJ

Block: 2601 Lot: 6 including 5 & 7

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

Sandra L. Ferguson
Gloucester Township Tax Collector

1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

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#171066M

RECEIVED
NOV 1 2017
BY:

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. for @ Twp.
  - **FILING FEE = Filing + Publication + Property Owners + Variance** (if applicable)
- ___ Escrow Fees.
  - **ESCROW FEE = Engineer + Planner + Legal**
- ✓ Signed Escrow Agreement.
- ✓ Signed W-9 Form.
- ___ Disclosure Statement (Corporations, LLC, and Partnerships).
  - Corporations, LLC, and Partnerships must be represented by an attorney.
- ✓ Twelve (12) copies of the development plan (signed and sealed).
- ✓ Seven (7) copies of the Ordinance Checklist (§817).
- N/A 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

7501 | 16

S:\Planning Board\FORMS\R_ldachecklist100808.doc

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

RECEIVED NOV 1 2017 BY:

For Office Use Only

Submission Date[1]: _____ Application №.: 17106dM

☐ Planning Board ☐ Zoning Board of Adjustment

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

Taxes Paid Yes/No ___ (Initial) JP

Fees $350. Project # 11865

Escr. $1200.00 Escr.# 11865

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Stephen Rizzo, Inc.
Address: 79 East Lake Drive
City: Audubon
State, Zip: N.J. 08106
Phone: (856) 547-1700 Fax: (856) 547-1761
Email: Srizzo78246@AOL.Com

2. Owner(s) (List all Owners)

Name(s): Thelma A Suters
Address: 1709 OLD Black Horse Pike
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 227-0319 Fax: N/A

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

- ☐ Informal Review [2]
- ☒ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [1]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☐ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
(R3)	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

~~To Be Determined~~
Name of Attorney: Mike Gilbard
Address: Runnemede
City: 735 N Black Horse Pike

Firm: _____
State, Zip: _____
Phone: (__)___-_____ Fax: (__)___-_____
Email: _____

856-939-2504

0717

6. Name of Persons Preparing Plans and Reports:

Name: Donovan Surveyors	Name:
Address: 19 Hillcrest Road	Address:
Profession: Surveyor	Profession:
City: Stratford	City:
State, Zip: NJ 08084	State, Zip:
Phone: (856) 627-3550 Fax: (856) 627-0330	Phone: ( ) - Fax: ( ) -
Email:	Email:

7. Location of Property:

Street Address: 1712 King St. Block(s): 7501

Tract Area: Lot(s): 16

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): Subdivide for Two Single family Dwellings 95'x126.40' and 108.05'x126.40'

9. Property:

Number of Existing Lots: One

Number of Proposed Lots: Two

Proposed Form of Ownership:

☑ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ☑ No ☐ Yes (If yes, attach copies)

Are there *proposed* deed restrictions? ☑ No ☐ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: N/A

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	all conforming
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	126.40
Lot area	Proposed A 12,112.46
Building height	Proposed B 11,401.16

all to be conforming

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	N/A
Fence type	
Fence height	

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

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	N/A
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

Garage Application	
Garage Area	
Garage height	N/A
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	
Shed height	N/A
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

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 of Applicant — Date: 10 19-17

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

10-23-2017
Date

Thelma Suters
Signature

THELMA SUTERS
Print Name

Signature

Print Name

Sworn and Subscribed to before me this 23 day of October 2017

Mary C. Harrison

MARY C HARRISON
Notary Public
State of New Jersey
My Commission Expires July 28, 2019
I.D.# 2387923

18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary). Stephen Rizzo 100%
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? ☐ No ☐ Yes

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). Same as applicant 100% owner

Signature of Applicant

Stephen Rizzo
Print Name

10-19-17
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 10-9-17, shows and discloses the premises in its entirety, described as Block 7501 Lot 16; 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:

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

Thelma A. Suters.
Name of property owner or applicant

Sworn and subscribed to
On this 23 day of October, 20 17 before the following authority.

Mary C. Harrison
Notary public

MARY C HARRISON
Notary Public
State of New Jersey
My Commission Expires July 28, 2019
I.D.# 2387923

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

Board Members
Dora M. Guevara
Joseph Pillo
Glen Bianchini
Dorothy Bradley
Ken Garbowski

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

November 9, 2017

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

RECEIVED
BY:

Re: Application #171060M
Steven Rizzo, Inc.
1712 King Street, Blackwood, NJ 08012
Block 7501, Lot 16

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.

RECEIVED
BY:

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: November 6, 2017

Application 171060M
Block: 7501 Lot: 16
Escrow: #11865

APPLICANT: Steven Rizzo, Inc.

LOCATION: 1712 King Street
Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Minor Subdivision –Vacant Lot into (2) lots
95' x 126.40' and 108.05 x 126.40'

- ☐ 1 Copy – Application, Checklist,
- ☐ 1 Copy – Subdivision plat
- ☐ 1 Copy – Redevelopment Agreement
- ☐ 1 Copy - Geotechnical Investigation report
- ☐ 1 Copy - Environmental Impact Statement
- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Stormwater Management
- ☐ 1 Copy – Technical Report Recycling Plan

TRACT "B" 95 X 126 stays lot 16 (#1712)
TRACT "A" 108 x 126 is lot 16.01 (#1710)

No Issues.

Signature Assessor 11/7/17

Bun# 65

BB

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: November 6, 2017

Application 171060M
Block: 7501 Lot: 16
Escrow: #11865

APPLICANT: Steven Rizzo, Inc.

LOCATION: 1712 King Street
Blackwood, NJ 08012

TRANSMITTAL TO:

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

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95' x 126.40' and 108.05 x 126.40'

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- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Stormwater Management
- ☐ 1 Copy – Technical Report Recycling Plan

OK JTG 11/16/17 BBdg

Signature

_____

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: November 6, 2017

Application 171060M
Block: 7501 Lot: 16
Escrow: #11865

APPLICANT: Steven Rizzo, Inc.

LOCATION: 1712 King Street
Blackwood, NJ 08012

TRANSMITTAL TO:

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

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- ☐ 1 Copy - Stormwater Management Report
- ☐ 1 Copy – Stormwater Management
- ☐ 1 Copy – Technical Report Recycling Plan

Signature: _____

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
MICHELLE L. WINTERS

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Thelma A Suters

Address: 1712 King Street

Block: 7501 Lot: 16

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

Sandra L. Ferguson
Gloucester Township Tax Collector

RECEIVED
NOV 1 2017
BY:

1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

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TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Planning Board

FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development

RE: ***APPLICATION #171060M*** ***Escrow #11865***
Stephen Rizzo, Inc.
BLOCK 7501, LOT 16

DATE: November 20, 2017

The Applicant requests minor subdivision approval to create one (1) new lot within the R-3 Residential district. The property is located on the west side of King Street north of Taylor Avenue.

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

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

- Applicant: Stephen Rizzo, Inc., 79 East Lake Drive, Audubon, NJ 08106 (telephone #856-547-1700).
- Owner: Thelma A. Suters, 1709 Old Black Horse Pike, Blackwood, NJ 08012 (telephone #856-227-0319).
- Surveyor: John Donovan, PLS, Donovan Surveyors, 19 Hillcrest Road, Stratford, NJ 08084 (telephone #856-627-0330).
- Attorney: Michael Albano, Esq., 735 N. Black Horse Pike, Runnemede, NJ (telephone#856-939-2504).

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 11/01/17.
2. Minor subdivision plan, as prepared by Donovan Surveyors, comprising one (1) sheet dated 10/09/17.

II. ZONING INFORMATION

R-3 Zone Requirements (§406.F):

Standard	Required	Proposed (Tract A - Lot 16.01)	Proposed (Tract B- Lot 16)	Complies
Lot size (min.)	9,375 sf	12, 112.46 sf	11, 401.16 sf	yes / yes
Lot frontage (min.)	75 ft.	108.05 ft.	95.00 ft.	yes / yes
Lot depth (min.)	125 ft.	126.40 ft.	126.40	yes / yes
Building coverage	20%	n/a	n/a	n/a
Lot coverage	40%	n/a	n/a	n/a
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	30 ft.	30ft.	30ft.	yes / yes
Side yard (min.)	10 ft.	10 ft.	10 ft.	yes / yes
Rear yard (min.)	30 ft.	30 ft.	30 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a

III. APPLICATION SUBMISSION CHECKLIST

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

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

1. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].
    a. The subdivision plan shall be revised to indicate Tract A as Lot 16.01 and Tract B as Lot 16, as per the Tax Assessor.
2. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
3. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
4. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].

IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following required checklist items.

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
    a. The applicant must provide a certification from an appropriate professional on the absence of freshwater wetlands and transition areas based on a field investigation In lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation.

2. Scale not less than 1"=50' with graphic and written scales shown. [Checklist #28].

   a. The subdivision plan scale is 1" = 30'.

3. Scale not less than 1"=100' with graphic and written scales shown. [Checklist #29].

   a. The subdivision plan scale is 1" = 30'.

4. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1" = 2000' [Checklist #32].

   a. The subdivision plan provides three (3) key maps (Not To Scale): Tax map, zoning, digital ortho photo.

5. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].

6. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].

   a. The plans shall be revised to provide the following note:

      i. "A grading plan shall be submitted upon application for a building permit as per §814, Grading Approval of the Land Development Ordinance."

7. 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].

V. VARIANCE REVIEW COMMENTS

The Application as submitted does not require any variances.

VI. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for proposed lot 34 as per §504.A, Driveways (Residential) or request a waiver.

2. The plan must be revised to provide concrete sidewalks along the proposed as per §516, Sidewalk, Curbs, Gutters & Pedestrian Ways or request a waiver.

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

VI. SUBDIVISION REVIEW COMMENTS

Legal Descriptions

1. Tract A (Proposed Lot 16.01)
   a. Course #2: Correct point to a corner lot number reference.
   b. Course #3: Correct point to a corner lot number reference and provide the correct distance.
2. Tract B (Proposed Lot 16)
   a. Course #1: Correct point to a corner lot number reference.
   b. Course #2: Correct point to a corner lot number reference.
   c. Course #4: Correct the spelling of the word "point." (pint).

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.

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

cc: Stephen Rizzo, Inc.
John Donovan, PLS
Steven M. Bach, PE