Township of Gloucester
Planning Board Agenda
March 12, 2019

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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – February 26, 2019

RESOLUTIONS FOR MEMORIALIZATION

Block: 18301
Lot: 13.01
Adopting Amendment No. 7
Amending Ordinance O-02-30
known as NVSFR – New Vision
Single-Family Residential Overlay

APPLICATIONS

#191010CM
Camden County
Minor Subdivision/Bulk
Block: 12302 Lot: 1
Location: 420 Turnersville Rd. Create (1) new lot within the IN District

Meeting Adjourned
Chairman Dintino calls the meeting to order.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Chairman Dintino announces general rules of the meeting.
Chairman Dintino requests a Roll Call.

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mrs. Costa</td>
<td>Absent</td>
</tr>
<tr>
<td>Mr. Guevara</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Krucun</td>
<td>Absent</td>
</tr>
<tr>
<td>Councilman Hutchison</td>
<td>Absent</td>
</tr>
<tr>
<td>Mrs. Bradley</td>
<td>Present</td>
</tr>
<tr>
<td>Mrs. Rossi</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Thomas</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Hojnowski</td>
<td>Present</td>
</tr>
<tr>
<td>Mrs. MacPherson</td>
<td>Absent</td>
</tr>
<tr>
<td>Chairman Dintino</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Boraske</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Bach</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Lechner</td>
<td>Present</td>
</tr>
</tbody>
</table>

Chairman Dintino asked that the Board Professionals be Sworn In.
Mr. Bach & Mr. Lechner were sworn in.

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**Minutes for Memorialization**

Minutes from January 22, 2019.
Chairman Dintino requested a motion to adopt the minutes.
Mr. Hojnowski made a motion seconded by Mrs. Bradley

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mrs. Bradley</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Hojnowski</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman Dintino</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Resolutions for Memorialization

#181048RDM  Cross Keys MZL, LLC.  
Minor Subdivision/NVBP  
Block: 18301  Lot: 10.05  
Location: 509-543 Cross Keys Rd.

Chairman Dintino asked for a motion to adopt the Resolution.  
Mrs. Bradley made a motion seconded by Mr. Hojnowski.

Roll Call:

<table>
<thead>
<tr>
<th>Mrs. Bradley</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Hojnowski</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman Dintino</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Application for Review

#191919CM  Camden County Health Services  
Minor Subdivision/Bulk  
Block: 12302  Lot: 1  
Location: 420 Turnersville Rd.

NOTES:  
Meeting is Postponed till Tuesday March 12, 2019 at 7pm.

#191009 0-19-01  
Amending Ordinance 0-19-301  
Commonly known as the New Vision Redevelopment Area Plan to establish the New Vision Single-Family Residential Overlay District for Part of Block: 18301 Lot: 13.01 Zone: NVSFR

NOTES:  
Mr. Lechner proceeded to inform the Board about the reason to amended the ordinance. He continued to describe the area and the portion that was to be developed.  
Mr. Lechner stated that the Town Council forwarded the Amendment to the Planning Board so that recommendations discussed can be sent back to the town council for consideration.

Chairman Dintino asked if any questions from the Board.  
None  
Chairman Dintino asked if any questions from the Public.  
None

Chairman Dintino asked for a motion to State that the Amending Ordinance is appropriate for the master plan.
Mr. Guevara made a motion seconded by Mr. Thomas.

**Roll Call:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Guevara</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Bradley</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Rossi</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Thomas</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Hoj(a)nowski</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman Dintino</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**General Correspondence**

College Drive Redevelopment Area Expansion
Proposal to conduct a study to determine if the subject parcels can be designated as an area in need of Redevelopment pursuant to NJSA 40A:12A-1 et seq.

R-19:02-080
Amending the College Drive Redevelopment Area Zone to include Block: 13103 Lots: 3/3.03/4/5/6/7/8/9/10/11/12 & 13 as shown on the Township of Gloucester Map to be part of the approved redevelopment plan for the College Drive Redevelopment Area Zone and to be known as a Non-condemnation area.

**Correspondence – T & M Associates**

NJDEP Freshwater Wetland and Flood Hazard Area Individual Permit application Berlin-Cross Keys Rd.
Improvement Project Winslow Twp., Gloucester Twp., Pine Hill and Berlin Boroughs in Camden County, New Jersey

Chairman Dintino requested a motion to adjourn.
Motion to adjourn was made by Mr. Hojnowski seconded by Mr. Thomas.

Meeting Adjourned.

Recording Secretary,

Christopher Nowak
A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING RECOMMENDATION OF ADOPTION OF ORDINANCE NO. O-19-01 “ADOPTING AMENDMENT NO. 7 AMENDING ORDINANCE O-02-30 COMMONLY KNOWN AS THE NEW VISION REDEVELOPMENT AREA PLAN TO ESTABLISH THE NEW VISION SINGLE-FAMILY RESIDENTIAL OVERLAY DISTRICT FOR PART OF BLOCK 18301, LOT 13.01”

WHEREAS, the Township Council of the Township of Gloucester, (the “Township”), in the County of Camden, State of New Jersey, has previously adopted Ordinance No. O-02-30, commonly known as the “New Vision Redevelopment Plan and Establishing an Area in Need of Redevelopment Pursuant to N.J.S.A. 40A:12A-1 et seq.,” and

WHEREAS, the Township now seeks to amend Ordinance No. O-02-30 through adoption of Ordinance No. O-19-01 “Adopting Amendment No. 7 Amending Ordinance O-02-30 Commonly Known as the New Vision Redevelopment Area Plan to Establish the New Vision Single-Family Residential Overlay District for Part of block: 18301, Lot: 13.01” (“Ordinance No. O-19-01”), and

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-26a provides that prior to adoption of any land development regulation by the governing body, the governing body must transmit the ordinance to the planning board for its report and recommendations thereon; and

WHEREAS, the Local Redevelopment and Housing Law further requires, in relevant part:

Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate.

N.J.S.A. 40A:12A-7e; and

WHEREAS, in accordance with N.J.S.A. 40:55D-26a and N.J.S.A. 40A:12A-7e, the Township Council transmitted Ordinance No. O-19-01 to the Township Planning Board (“Board”) for its report and recommendations thereon; and

WHEREAS, at a regular meeting held on February 26, 2019, the Board reviewed and discussed Ordinance No. O-19-01, the Township’s Master Plan, land use regulations, and the status of the Township’s redevelopment efforts with the Board Planner, Kenneth D. Lechner, P.P., A.I.C.P., and the Board Solicitor, Stephen J. Boraske, Esq.; and

WHEREAS, the Board having reviewed and discussed Ordinance No. O-19-01, the floor was opened to the public, and no members of the public appeared to comment; and
NOW, THEREFORE BE IT RESOLVED, having reviewed Ordinance No. O-19-01 and the proposed amendment to the New Vision Redevelopment Plan in light of the requirements established by the Township Master Plan and Zoning Ordinance, the Board determined that Ordinance No. O-19-01 and the proposed amendment to the Township's redevelopment plan is consistent with, adheres to, and advances the purposes of the Township's Master Plan, N.J.S.A. 40A:12A-7e; and

WHEREAS, a motion was duly made and all Planning Board members present voted “yes” to recommend the Township Council adopt Ordinance No. O-19-01 as presented.

ATTEST:                        GLOUCESTER TOWNSHIP
                                  PLANNING BOARD:

KENNETH LECHNER, SECRETARY

FRANK DINTINO, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 12th day of March 2019 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 26th day of February 2019.

KENNETH LECHNER, SECRETARY
# Township of Gloucester

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

**For Office Use Only**  
Submission Date: January 20, 2010  
Application No.: 191010EM  
Taxes Paid: Yes/No_  
Fees: $500  
Project #: 12909

1. **Applicant**

   Name: County of Camden  
   Address: 520 Market Street  
   City: Camden  
   State, Zip: 08102  
   Phone: (856) 225 - 5354  
   Fax: (____)  
   Email: admin@camdencounty.com

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

   Name(s): County of Camden  
   Address: 520 Market Street  
   City: Camden  
   State, Zip: 08102  
   Phone: (856) 225 - 5354  
   Fax: (____)  

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

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

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

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

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

   Firm: Brown & Connery, LLP  
   Name of Attorney: Mark P. Asselta, Esquire  
   State, Zip: New Jersey 08096  
   Address: 6 N. Broad Street  
   Phone: (856) 812 - 8909  
   Fax: (856) 812 - 2201  
   Email: masselta@brownconnery.com

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

| Name: Anthony DiRosa, Bach Associates, PC | Name: ____________________________ |
| Address: 304 White Horse Pike | Address: ____________________________ |
| Profession: PE, PLS | Profession: ____________________________ |
| City: Haddon Heights | City: ____________________________ |
| State, Zip: NJ 08035 | State, Zip: ____________________________ |
| Phone: (856) 546-8611 Fax: (856) 546-8612 | Phone: (____) - (____) Fax: (____) - |
| Email: adirosa@bachdesigngroup.com | Email: ____________________________ |

7. Location of Property:

| Street Address: 420 Turnersville Road | Block(s): 12302 |
| Tract Area: 180.4 acres | Lot(s): 1 |

8. Land Use:

Existing Land Use: See attached Rider.

Proposed Land Use (Describe Application): See attached Rider.

9. Property:

| Number of Existing Lots: 1 | Number of Proposed Lots: 2 |

Are there existing deed restrictions? Yes  
Are there proposed deed restrictions? Yes

Proposed Form of Ownership:

- Fee Simple
- Condominium
- Cooperative
- Rental

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. See cover letter.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. To be provided.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed Lot 1.07</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>170.38</td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>164.94</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>81.51</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>1217.78</td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>13.32</td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>5.526 acres</td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>≤ 35 ft.</td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>See Rider for remainder lot dimensions.</td>
<td>Setback from property line 2</td>
<td></td>
</tr>
</tbody>
</table>

Garage Application

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

Garage Application

Shed Requirements

- Shed area
- Shed height
- 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: For lot 1.07

- Number of parking spaces required: N/A
- Number of parking spaces provided: 40

- Number of loading spaces required: N/A
- Number of loading spaces provided: 

15. Relief Requested:

[X] 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] 2-14-19

[Signature of Co-applicant] Date

[3 of 4]
17. Consent of Owner(s):

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

Date: 2-14-19

Signature

Ross Angillela

Print Name

EILEEN M. CALOGERO

Signature

Notary Public of New Jersey

My Commission Expires 6-18-2020

Print Name


Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
C. Is this application for approval on a site or sites for commercial purposes?
D. Is the applicant a corporation?
E. Is the applicant a limited liability corporation?
F. Is the applicant a partnership?

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of its stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, unless the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

Signature of Applicant

Ross Angillela

Print Name

Date: 2-14-19

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 12302 Lot 1, 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:

Ross Angillela, 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 20-19 day of February

Notary Public

EILEEN M. CALOGERO

My Commission Expires 6-18-2020
RIDER #1
GLOUCESTER TOWNSHIP PLANNING BOARD
APPLICATION OF THE COUNTY OF CAMDEN

This application is a request for minor subdivision approval for property identified as Block 12302, Lot 1 on the Gloucester Township Tax Map ("Property"). The Property, which is owned by the County of Camden ("County"), will be subdivided into two lots. One lot will measure 8.526 acres ("Small Lot") and the other will measure 180.4 acres ("Remainder Lot"). No new construction is proposed. The Small Lot contains a one story masonry building that is currently vacant. The Remainder Lot contains five existing structures. There are three existing buildings along Woodbury-Turnersville Road. Two are used as office buildings. The other is used for storage. The other two structures are pavilions located in the heavily wooded section of the Remainder Lot. One was used as a judge's booth for 4H. The other was used for flying model airplanes.

The Property is located in the Institutional District. The bulk standards for the Institutional District are set forth under Section 414-419D of the Gloucester Township Land Development Ordinance ("Ordinance"). The Small Lot meets all Ordinance requirements, except lot depth. The required lot depth is 400 feet. Much of the Small Lot has a depth greater than 400 feet. In particular, the area where the building is located has a depth of more than 500 feet. However, the Small Lot has an irregular shape because it follows the edge of the water. The Small Lot comes to a point where the depth is 13.32 feet.

The Remainder Lot meets all requirements except that three existing buildings do not meet the front yard setback or the tract perimeter setback. The required front yard setback and tract perimeter setback are both 75 feet. The existing buildings are 8.6 feet, 9.92 feet and 43.78 feet from the front property line.

The variance for lot depth may be granted as a C(2) variance. The property line follows the edge of the water. To meet the 400 feet depth requirement the property line would need to be located in the middle of the water. It makes better planning sense to have the water body located on one lot rather than parts of the water body divided among properties.

* The Remainder Lot area is 171.87 acres. The lot frontage is greater than 400 feet. The lot depth is greater than 400 feet. The building coverage is less than 20%. The lot coverage is less than 55%. The side yard setback is 39.71 feet. The rear yard setback is greater than 10 feet. The building heights are less than 35 feet. The parking area setbacks are also met.
The variance for lot depth will not create a substantial detriment. As stated above, most of the lot meets the requirement.

The front yard setbacks and tract perimeter setback on the Remainder Lot should be recognized as pre-existing, non-conforming conditions. However, if variances are required, they may be granted as C(1) variances. The lawfully existing buildings on the lot violate the setbacks. It would be a hardship to move or demolish the buildings.

The variance for the front yard setback and tract perimeter setback will not create a substantial detriment. The buildings have existed in the same location for many years without any detrimental effect.
TOWNSHIP OF GLOUCESTER
Interoffice Correspondence

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

RE: APPLICATION #14101 OPC
County of Camden
BLOCK 12302, LOT 1

DATE: November 18, 2016

The Applicant requests minor subdivision approval to create one (1) new lot within the IN - Institutional District. The project is located on the west side of Woodbury – Turnersville Road north of Barnsboro Road.

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

- Applicant/Owner: County of Camden, 520 Market Street, Camden, NJ 08102 (telephone #856-225-5354).

I. INFORMATION SUBMITTED
1. Brown & Connery, LLP Transmittal Letter dated 02/19/19
2. Land Development Application Form and checklist dated 02/20/19.
3. Minor subdivision plan, as prepared by Bach Associates, PC comprising two (2) sheets dated 01/24/19.
4. Wetlands location plan, as prepared by Bach Associates, PC comprising two (2) sheets dated 5/07/08.
### III. ZONING INFORMATION

1. Zone: IN – Institutional District [§419].

<table>
<thead>
<tr>
<th>Description</th>
<th>Required (Other Use)</th>
<th>Proposed Lot 1.07</th>
<th>Proposed Lot 1</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>5 ac.</td>
<td>8.526 ac.</td>
<td>171.87 ac.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>400 ft.</td>
<td>25.17 ft.</td>
<td></td>
<td>no*</td>
</tr>
<tr>
<td>Woodbury – Turnersville Road</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>400 ft.</td>
<td></td>
<td></td>
<td>yes</td>
</tr>
<tr>
<td>Lot Width (min.)</td>
<td>400 ft.</td>
<td>±14 ft.</td>
<td></td>
<td>no*</td>
</tr>
<tr>
<td>Lot Width (min.)</td>
<td>400 ft.</td>
<td>±530 ft.</td>
<td></td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>400 ft.</td>
<td>±921 ft.</td>
<td>±3,618 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Tract Perimeter Setback (min.)</td>
<td>75 ft.</td>
<td>≥ 75 ft.</td>
<td>≥ 75 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Woodbury – Turnersville Road</td>
<td>75 ft.</td>
<td>±674 ft.</td>
<td>8.60 ft.</td>
<td>yes / enc</td>
</tr>
<tr>
<td>Barnsboro Road</td>
<td>75 ft.</td>
<td>n/a</td>
<td>1,295.34 ft.</td>
<td>n/a / yes</td>
</tr>
<tr>
<td>Blackwood – Mt. Pleasant Road</td>
<td>75 ft.</td>
<td>n/a</td>
<td>±1,390 ft.</td>
<td>n/a / yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>165.94 ft. / 170.38 ft.</td>
<td></td>
<td>yes / yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td></td>
<td>39.71 / ±210 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>10 ft.</td>
<td>81.51 ft.</td>
<td>±850 ft.</td>
<td>Yes / yes</td>
</tr>
<tr>
<td>Building coverage (max.)</td>
<td>20%</td>
<td>&lt; 20%</td>
<td>&lt; 20%</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>55%</td>
<td>&lt; 55%</td>
<td>&lt; 55%</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>4 stories or 60 ft., whichever is less</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a / n/a</td>
</tr>
</tbody>
</table>

---

1. Lot width is measured at the required building setback line, which is 75 ft.
2. Scaled data.
enc = Existing nonconformance.
n/a = Not Applicable.

### II. 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 and preliminary major site plan requirements. The Applicant has provided most of the checklist items or has requested a waiver.

The Applicant must provide the following omitted checklist requirements:

**It’s not recommended waiving underlined checklist items.**

1. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].
   a. The plan shall be revised to provide Lot 1.06 for the proposed lot as per the Tax Assessor.
III. WAIVER COMMENTS

The Applicant is requesting a waiver from the following checklist requirements.

1. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. [Checklist #22].
   a. The subdivision is based on a survey dated 5/03/10.
2. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
3. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
4. Existing lot lines to be eliminated. [Checklist #45].
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].
7. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
8. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

IV. NONCOMPLIANCE COMMENTS

The instant application does not comply with the following requirements of the IN – Institutional District.

1. Lot frontage (Lot 1.07): (25.17 ft. provided v. 400 ft. minimum required).
2. Lot width (Lot 1.07): (±14 ft. provided v. 400 ft. minimum required).

V. MINOR SUBDIVISION REVIEW COMMENTS

1. The plan shall be revised to correct the Zoning Data to include lot width, front yard from a right-of-way, and tract perimeter setback as per §4419.D. Area, Yard, Height and Building Coverage.

2. The plan must be revised to indicate “concrete” monument to be set along Blackwood – Mt. Pleasant Road between Lot 1 and proposed Lot 1.07 as per §503.C, Monuments.

VI. 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.

VII. RECOMMENDATIONS

1. The applicant must address the underlined items listed above.

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

Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Mark Asselta, Esq.
    Anthony F. DiRosa, PE, PLS
    Anthony Costa, Esq.
    Anthony Chadwell, PE, Conflict Engineer
March 6, 2019

Ken Lechner, Township Planner
Township of Gloucester
Chews Landing-Clementon Road, at Hider Lane
P.O. Box 8
Blackwood, NJ 08012-0008

Re: Minor Subdivision
County of Camden
420 Turnersville Road, Blackwood
Block 12302, Lot 1
Twp. #191010CM
Escrow #12909
Our file #04-15-P-1170

Dear Mr. Lechner:

We have reviewed a Minor Subdivision plan submission, received February 26, 2019, consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Title</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>SB-1A</td>
<td>Minor Subdivision Plat</td>
<td>1-24-19</td>
</tr>
<tr>
<td>SB-1B</td>
<td>Minor Subdivision Plat</td>
<td>1-24-19</td>
</tr>
</tbody>
</table>

The plans were prepared, signed, and sealed by Anthony F. DiRosa, P.E., P.L.S., Bach Associates, PC, 304 White Horse Pike, Haddon Heights, New Jersey 08035, (856) 546-8611.

1. **GENERAL INFORMATION**

   **Applicant/Owner:** County of Camden
   520 Market Street
   Camden, NJ 08102
   (856) 225-5543
Proposal: Camden County proposes to subdivide an existing 180.4 acre parcel in Lakeland into a 171.87 acre and a 8.526 acre parcel. The smaller parcel (Lot 1.07) is currently developed with asphalt parking areas, an existing structure and has 25.17 feet of frontage on Woodbury-Turnersville Road. The large parcel (Lot 1) is mostly wooded.

II. PERFORMANCE STANDARDS

1. We defer to the Office of Community Development in regards to the review for completeness for zoning requirements.

2. Per note 7 on sheet SB-1A, this subdivision is to be filed by deed. The applicant should confirm.

3. The applicant should confirm whether Collier Drive is a dedicated right-of-way or an access easement. If Collier Drive is not a dedicated right-of-way, then it appears that a variance will be necessary for the minimum site frontage as the proposed Lot 1.07 will only have a 25.17' frontage on Woodbury-Turnersville Road, when 400' is required.

4. The plans indicate that a 13.32 lot depth is proposed when 400' is required. A variance will be necessary.

5. The following items of the Title Recordation Law need to be addressed:
   a. 46:23-9.11(3)j - "A minimum of three corners distributed around the tract shall indicate coordinate values".
   b. 46:23-9.11(3)r(13) - "On minor subdivisions, a monument shall be set at each intersection of an outside boundary of the newly created lot(s) with the right-of-way line of an existing street". A bond will be required for this monument unless installed before the plan or deeds are filed.

6. Note 9 indicates a new street address has been assigned. If this is the case, please note the address on the plans.

7. Since no construction is proposed as part of this application, the Township requirement for grading, utilities, stormwater, and compensatory plantings do not apply.

8. Legal descriptions have not been submitted to our office. Copies of the descriptions should be submitted for review.
III. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of all appropriate 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. Any others as may be necessary.

V. APPROVAL PROCESS

If the Planning Board should grant approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the plan pursuant to the Planning Board action. Once all engineering and the Department of Community Development comments are satisfied, copies of the plan should be submitted to the Township offices for review, approval, and/or signature. The number of copies and submission procedures shall be in accordance with Township requirements.

2. If required, performance bonds are to be submitted prior to the signature of any plats or deeds.

3. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits (or) signing of any deeds or plats.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMITTNGTON & VERNICK ENGINEERS, INC.

[Signature]

Anthony N. Chadwell, P.E., C.M.E.

ANC/mcb

c: County of Camden; Anthony DiRosa, P.E., P.L.S.; Mark P. Asselta, Esq.; Anthony Costa, Esq.; Andrew Leveccia; Bernie Shepherd, Construction Code Official; Charles Palumbo, Tax Assessor
<table>
<thead>
<tr>
<th>Application # 191010CM</th>
<th>Block: 12302</th>
<th>Lot: 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>■ Plans as shown along with available information do not reveal any anticipated traffic problems.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ 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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Reviewed By: ■ Lt. Timothy Kohlmyer #206 Signature: 
Date: 2/20/19
TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL
February 20, 2019

APPLICANT: County of Camden
Camden County Health Services

Escrow: # 12909
Application: #191010CM
Block: 12302 Lot: 1
Zoned: IN

LOCATION: 420 Turnersville Road, Blackwood

TRANSMITTAL TO:
O Camden County Planning
O Steven Boraske, Esq.
O Anthony Chadwell, R&V 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

STATUS OF APPLICATION – Minor Subdivision/Bulk

☐ 1 Copy Minor Subdivision Plat for Camden County Health Services
☐ 1 Copy – Application/Rider #1/Checklist/Escrow
☐ 1 Copy – Wetlands Location Plan
☐ 1 Copy – Specification
☐ 1 Copy – Environmental Impact Statement
☐ 1 Copy – Recycling Report
☐ 1 Copy – Stormwater Management Report
☐ 1 Copy – Proposed Erosion Control Plan
☐ 1 Copy – Environmental Impact Statement

No Problems – Lot #1.07 OK for new lot.
Proposed Address for these new lot #1.07 is #402 Woodbury Terrace.

Board Meeting – Will be on March 12, 2019 Planning

Signature

2/25/19
February 25, 2019

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

Re: Application #191010CM
County of Camden, Camden County Health Services
420 Turnersville Road, Blackwood, NJ 08012
Block 12302, Lot 1

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]

Raymond J. Carr
Executive Director

RJC: mh
January 28, 2019

Our records indicate that the below referenced property is tax exempt, therefore there are no taxes assessed to this property.

Name: Camden County
Address: 420 Turnersville Rd
Block: 12302 Lot: 1

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

Sandra L. Ferguson
Gloucester Township Tax Collector
TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL
February 20, 2019

APPLICANT: County of Camden
Camden County Health Services

Escrow: # 12909
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O Anthony Chadwell, R&V 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/Policing

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Date: 2-20-19
JSG Bldg

Board Meeting
Will be on March 12, 2019 Planning

Signature