Township of Gloucester
Planning Board Agenda
May 14, 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 – April 09, 2019

RESOLUTIONS FOR MEMORIALIZATION

#191007SPW
Caesar’s Pasta, LLC
Zoned: BP

Site Plan Waiver
Block: 4202 Lot: 1

APPLICATIONS

#181033CM
Richard F. Williams
Zoned: R2

Minor Subdivision
90 Day Extension
Block: 18501 Lots: 9 & 9.01
Location: 917 & 919 Sicklerville Rd.
Extending deadline
From 6/5/19 to 9/3/19
Site Plan Waiver
Block: 9709 Lot: 1
Location: 1345 Chews Landing Road, Blackwood
Provisional ADA Upgrades to Existing parking, curb cuts & ramps, restriping parking Stalls and crosswalks & Installing new signage.

Minor Subdivision/Bulk C
Block: 13003 Lot: 3
Location: 100 Lakeview Ave. Blackwood
To create (1) new lot
Proposed lot: 3.01 & remainder Lot: 3 existing dwelling to be Located on remainder lot and New dwelling to be constructed On Lot: 3.01

Meeting Adjourned
Chairman Dintino/ Vice Chair Costa were absent, Mrs. Bradley was asked by Mr. Lechner to be Acting Chairman for this meeting. Mrs. Bradley accepted.

Salute to the Flag.

Opening Statement made by Mr. Lechner.

Mrs. Bradley announces general rules of the meeting.

Mr. Boraske sworn in a new member Ms. Botsford.

Mrs. Bradley requested a Roll Call.

Roll Call:

<table>
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<tr>
<th>Member</th>
<th>Status</th>
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<tbody>
<tr>
<td>Mrs. Costa</td>
<td>Absent</td>
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<tr>
<td>Mr. Guevara</td>
<td>Absent</td>
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<tr>
<td>Mr. Kricun</td>
<td>Absent</td>
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<tr>
<td>Councilman Hutchison</td>
<td>Present</td>
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<td>Mrs. Bradley</td>
<td>Present</td>
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<tr>
<td>Mrs. Rossi</td>
<td>Present</td>
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<td>Mr. Thomas</td>
<td>Present</td>
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<td>Mr. Hojnowski</td>
<td>Absent</td>
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<td>Mrs. MacPherson</td>
<td>Present</td>
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<td>Ms. Botsford</td>
<td>Present</td>
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<tr>
<td>Chairman Dintino</td>
<td>Absent</td>
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<td>Mr. Boraske Esq.</td>
<td>Present</td>
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<tr>
<td>Mr. Bach</td>
<td>Present</td>
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<tr>
<td>Mr. Lechner</td>
<td>Present</td>
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Mrs. Bradley asked that the Board Professionals be Sworn In. Mr. Bach & Mr. Lechner were sworn in by Mr. Boraske. Mrs. Rossi was asked to sit for Mr. Kricun. She agreed. Ms. Botsford was aske to sit for Mr. Guevara. She agreed.

Minutes for Memorialization

Minutes from March 12, 2019.

Mrs. Bradley requested a motion to adopt the minutes. Mrs. Bradley made the motion seconded by Mr. Thomas.

Roll Call:

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<tr>
<td>Mrs. Bradley</td>
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<td>Mr. Thomas</td>
<td>Yes</td>
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Mrs. Bradley asked for a motion to adopt the Resolution. Mrs. Bradley made the motion seconded by Mr. Thomas.

**Roll Call:**

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<tr>
<th>Mrs. Bradley</th>
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<tr>
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**Application for Review**

#191007SPW
Caesars Pasta, LLC
Zoned: BP

Sit Plan Waiver
Block: 4202 Lot: 1
Location: 1001 Lower Landing Rd.
Bldg. #300
Replacing existing nitrogen tank & concrete pad rear commercial bldg.

**NOTES:**
Mr. William Kearns, Esq. - Helmer, Conley & Kasselman, PA representing Caesars Pasta products is applying for a site plan waiver in relation to nitrogen tank replacement and the existing concrete pad. A photo of the site used in the site visual presentation was evidenced as A1.
Mr. Joe Cardone, Mgr. of Caesars was introduced and sworn in.
Mr. Cardone stated that the existing 9,000 cu. yd. tanker would be replaced with a 13,000 cu. yd. stationary tank. The nitrogen is essential to the freezing of their products. The new tank would be taller than 30 ft. as is the existing tank but shorter than the maximum 36 ft., so no variance is required. The existing pad needs to be demolished so the anchor bolts for the new tank can be incorporated into the pour of the new pad. The fence enclosure will be replaced and the existing bollards are sufficient upon certification of approval but a condition of the Resolution.

Mrs. Bradley asked if there were any question from the Board?
None
Mrs. Bradley asked if there were any questions from the Public?
None

Mrs. Bradley asked for a motion to adopt the application for a site plan waiver. Mr. Thomas made the motion seconded by Mrs. Rossi.
Roll Call:

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<tr>
<th>Councilman Hutchison</th>
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<tr>
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0-19-05 Amending Ordinance 0-03-03
Land Development Regarding Performance Guarantees

NOTES:
This change amends the Land Use Law requirement.

Mrs. Bradley asked if there were any question from the Board?
None
Mrs. Bradley asked if there were any questions from the Public?
None

Mrs. Bradley asked for a motion to adopt the amendment recommending it to Township Council.
Mrs. Bradley made the motion seconded by Mr. Thomas.

Roll Call:

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<td>Ms. Botsford</td>
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0-19-06 Amending Ordinance 0-12-26
Entitled the Lakeland Complex Phase 1 (Block: 12301 Lot: 4)
Redevelopment Plan in accordance with N.J.S.A. 40A:12 A-1ET ESTQ
Local Redevelopment and Housing Law

NOTES:
This amends the Affordable Housing Plan.
It allows supportive housing for Veterans to be built on the lot behind Senior Housing 1 in the Lakeland complex

Mrs. Bradley asked if there were any question from the Board?
None
Mrs. Bradley asked if there were any questions from the Public?
None
Mrs. Bradley asked for a motion to adopt the Amendment. Mr. Thomas made the motion seconded by Mrs. Bradley.

Roll Call:

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0-19-07 Adopting Amendment No.3
Amending Ordinance 0-04-13
Titled: “The Blackwood West Redevelopment Plan”
In accordance with N.J.S.A. 40A:12AET Seq.,
Local Redevelopment & Housing Law

NOTES:
Amends Blackwood South Winds Development The development of up to 100 affordable housing units must have thirteen (13) very low income rental units.

Mrs. Bradley asked if there were any question from the Board? None
Mrs. Bradley asked if there were any questions from the Public? None

Mrs. Bradley asked for a motion to adopt the Resolution. Mr. Bradley made the motion seconded by Mr. Rossi.

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0-19-08 Ordinance Repealing & Replacing Article X: Affordable Housing Procedural & Eligibility requirements of Ordinance 0-03-03 Land Development of the Township of Gloucester to address the requirements of the Fair Housing Act & Uniform Housing Affordability Controls (UHAC) regarding compliance with the Townships Affordable Housing Obligations

NOTES:
Amends the Affordable Housing to dictate what the developer has to include and what fee can be associated.

Mrs. Bradley asked if there were any questions from the Board? None
Mrs. Bradley asked if there were any questions from the Public? None

Mrs. Bradley asked for a motion to adopt the Resolution. Mrs. Bradley made the motion seconded by Mr. Thomas.

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0-19-09 Ordinance Repealing & Replacing Article IX Section 902: Affordable Housing Fees and Procedures of Ordinance 0-03-03 Land Development of the Township of Gloucester to provide for the Collection of Development Fees in Support of Affordable Housing Act as permitted by the NJ Fair Housing Act.

NOTES:
Amends the ordinance by repealing and replacing the Fee Structure of the towns agreement with the Courts guaranteeing the fees are set and consistent.

Mrs. Bradley asked if there were any question from the Board? None
Mrs. Bradley asked if there were any questions from the Public? None
Mrs. Bradley asked for a motion to adopt the Ordinance. Mrs. MacPherson made the motion seconded by Mrs. Bradley.

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General Correspondence

NONE

Mrs. Bradley asked for a motion to Adjourn the meeting. Mr. Thomas made the motion seconded by Mrs. Bradley.

Mrs. Bradley adjourned the meeting. Meeting Adjourned.

Recording Secretary,

Christopher Nowak
A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING WAIVER OF SITE PLAN FOR CAESAR’S PASTA, LLC
APPLICATION NO.: 191007SPW

WHEREAS, on April 9, 2019 consideration was given to the application of the Caesar’s Pasta LLC (hereinafter “Applicant”) for the property located at 1001 Lower Landing Rd, Bldg. 300, identified on the Tax Map for the Township of Gloucester as Block 4202, Lot 1 (hereinafter “the Property”), for a Waiver of Site Plan in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter “LDO”); and

WHEREAS, the Applicant proposes to replace an existing nitrogen tank and concrete pad in the rear of the Property; and

WHEREAS, William Kerns, Esq., appeared on behalf of the Applicant and Mr. Joseph Cardone, the Maintenance Manager of the Applicant, was sworn in to present testimony in favor of the application; and

WHEREAS, Mr. Kerns introduced the Application, identified the location of the Property, the requested relief, and summarized the proposed site plan waiver; and

WHEREAS, throughout the course of the hearing, Mr. Kerns introduced the following exhibits – Exhibit A1 – Photographs of Existing Site Conditions; and

WHEREAS, Mr. Cardone testified as to the proposed site improvements and the Applicant’s reasons for the proposed improvements, explaining that he is familiar with the Application and with the proposed replacement nitrogen tank; that the existing pad is 16x20 and the proposed new pad is 18x16; that the new pad is required because the Applicant can utilize the existing bores; that the tank size will be slightly increased and its purpose is to freeze food; and

WHEREAS, the Board and Board Professionals discussed with the Applicant and the Applicant’s witnesses several issues relating to the Property, including the possibility of a variance being required for the height of the proposed replacement tank; and following comments from the Board Professionals, the Board determined a variance for the height of the proposed tank was not required; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within the Board Engineer Stephen Bach, PE, RA, PP, CME April 1, 2019 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Planner Kenneth Lechner, PP, AICP, April 3, 2019 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, the Board Applicant agreed, as conditions of approval, to: (1) remove and replace all existing bollards, including those that are broken, in accordance with the
recommendations of the Board Engineer and Township Construction Official; (2) replace the existing fence; 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 and conclusions of law in approving the subject application for a site plan waiver:

1. The Applicant is Caesar’s Pasta LLC. The Property is 1001 Lower Landing Rd, Bldg. 300, identified on the Tax Map for the Township of Gloucester as Block 4202, Lot 1.

2. To the extent required, 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.

3. Requested Relief: site plan waiver to replace an existing nitrogen tank and concrete pad in the rear of the Property.

4. The Application does not require any variances or other waivers.

5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated September April 3, 2019, 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 April 1, 2019, 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.

7. The Applicant agreed, as a condition of approval, to: (1) remove and replace all existing bollards, including those that are broken, in accordance with the recommendations of the Board Engineer and Township Construction Official; (2) replace the existing fence.

8. Pursuant to Township Code § 801.A(3), the Board determines that a site plan waiver is warranted because the proposed development and alteration does not
affect the existing condition of the Property; the Applicant has presented sufficient evidence and information to allow the Board to determine the Application as proposed meets applicable Township Code requirements; and because the Property is suitable for the proposed improvements and the requested waiver is reasonable under the above circumstances.

**NOW, THEREFORE BE IT RESOLVED,** after considering the foregoing facts, the Board further concludes that the Applicant has demonstrated that the Application 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 specific and standard conditions stated herein and on the record; and

**WHEREAS,** a motion was duly made by Mr. Thomas and duly seconded by Ms. Rossi to **APPROVE** the Application as set forth above, and a roll call vote on the motion was recorded as follows:

<table>
<thead>
<tr>
<th>Those Eligible to Vote</th>
<th>Those in Favor</th>
<th>Those Opposed</th>
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<tbody>
<tr>
<td>Councilman Hutchinson</td>
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<td>Ms. Bradley</td>
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<td>Ms. Rossi</td>
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<td>Mr. Thomas</td>
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<td>Ms. MacPherson</td>
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<td>Ms. Botsford</td>
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**IT IS FURTHER RESOLVED,** the above relief is subject to the following conditions:

1. The Applicant shall remove and replace all bollards and the existing fence at the Property subject to the review and approval of the Board Professionals.

2. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant’s request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.

3. Upon discovery by the Board of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at
said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate. In addition, at any time within 45 days after the adoption of this resolution, a party of interest may appeal to the Superior Court for an order vacating or modifying any term or condition as set forth herein.

4. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law.

5. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board’s decision in this matter had they been so known, or so disclosed.

6. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required.

7. The Applicant is further required to submit a copy to the Board’s Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board’s Solicitor, Engineer, and Planner.

8. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township’s land development ordinances, zone codes and any other applicable municipal codes, and the MLUL.

9. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution.

10. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein.

11. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.
CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 7th day of May 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 9th day of April 2019.

KENNETH LECHNER, SECRETARY
LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Richard F. Williams
Address: P.O. Box 532
City: Blackwood
State, Zip: NJ 08012
Phone: 609-970-6749, Fax: (___)___
Email: rfwii@hotmail.com

2. Owner(s) (List all Owners)

Name(s): Richard F. Williams
Address: P.O. Box 532
City: Blackwood
State, Zip: NJ 08012
Phone: 609-970-6749, 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

4. Zoning Districts (Circle all Zones that apply)

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<tr>
<th>ER</th>
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<th>R2</th>
<th>R3</th>
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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: Brandon R. Croker, Esq.
Address: 521 Pleasant Valley Avenue
City: Moorestown

Firm: Comegno Law Group, P.C.
State, Zip: NJ 08057
Phone: 856-234-4114, Fax: 856-234-4262
Email: brcroker@comegnolaw.com
6. Name of Persons Preparing Plans and Reports:

Name: Albert N. Floyd, L.S.
Address: P.O. Box 903
Profession: Surveyor
City: Elmer
State, Zip: NJ 08318
Phone: (609) 358-6500 Fax: (609) 358-6565
Email: alfloydsurveying@gmail.com

7. Location of Property:

Street Address: 917 and 919 Sicklerville Road
Tract Area: 18501
Lot(s): 9, 9.01

8. Land Use:

Existing Land Use: Residential (one 180' by 212' lot)
Proposed Land Use (Describe Application): Residential (two 90' by 212' lots)
Minor subdivision was approved by resolution adopted by Planning Board on November 27, 2018. Applicant seeks a 90 day extension of time to perfect the subdivision.

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 2
Are there existing deed restrictions? ☒ No ☐ Yes
Are there proposed deed restrictions? ☒ No ☐ Yes

Proposed Form of Ownership:
- Fee Simple
- Condominium
- Cooperative
- Rental
(if yes, attach copies)

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet. Please see cover letter.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
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<td>Fence height</td>
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<td>Side setback 2</td>
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<td>*E.O.P. = Edge Of Pavement.</td>
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<td>Lot frontage</td>
<td>90'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>212'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>19,080 s.f.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Pool Requirements**

<table>
<thead>
<tr>
<th>Setback from R.O.W.1</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td>Distance from dwelling</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area</td>
</tr>
<tr>
<td>Garage height</td>
<td>Shed height</td>
</tr>
<tr>
<td>Number of garages</td>
<td>Setback from R.O.W.1</td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td>Setback from R.O.W.2</td>
</tr>
<tr>
<td>Number of stories</td>
<td>Setback from property line 1</td>
</tr>
<tr>
<td></td>
<td>Setback from property line 2</td>
</tr>
</tbody>
</table>

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]
Brandon R. Croker, Esq. of Comegno Law Group, P.C., Attorneys for Applicant

[Date]

[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).

Date

Brandon R. Croker, Esq. of Comegno Law Group, P.C., Attorneys for Applicant

Print Name

Sworn and Subscribed to before me this

Day of ____________________________

Year.

Signature

Kimberly Kitchin

Print Name

Notary Public of New Jersey


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: N/A

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: N/A

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).

Brandon R. Croker, Esq. of Comegno Law Group, P.C., Attorneys for Applicant

Print Name

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 ______ N/A ______, 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.

Sworn and subscribed to

On this ______ day of ______, 20____ before the following authority.

Name of property owner or applicant

Notary public
November 28, 2018

Mr. Brandon R. Croker, Esq.
Comegno Law Group, P.C.
521 Pleasant Valley Avenue
Morristown, NJ, 08057

Application: #181033CM
Richard F. Williams
Minor Subdivision/Bulk C/Zoned: R2
Block: 18501 Lot: 9
Location: 917 Sicklerville Road

Dear Mr. Croker:

Enclosed you will find a copy of your resolution, which was adopted by the Gloucester Township Planning Board on November 27, 2018.

Enclosed please find a list of procedures/requirements that must be completed by the Applicant as soon as possible.

If you should have any questions, you may contact this office.

Very truly yours,

Kenneth D. Lechner
Director of Community Development

KDL/hrp
cc: Richard F. Williams
    Albert Floyd, L.S.
October 10, 2018

Mr. Brandon R. Croker, Esq.
Comegno Law Group, P.C.
521 Pleasant Valley Avenue
Moorestown, NJ 08057

#181033CM
Richard Williams
917 Sicklerville Rd.
Zoned: R2
Block: 18501 Lot: 9
Location: 917 Sicklerville Rd., Sicklerville

Dear Mr. Croker:

Please be advised the application for Minor Subdivision/Bulk C Variance for the applicant Richard F. Williams, heard on October 9, 2018 has been approved.

At the time the resolution is adopted a copy will be sent to you along with a list of procedures/requirements that must be completed by the applicant.

If you should have any questions, you may contact this office.

Very truly yours,

Kenneth D. Lechner, PP, AICP
Director of Community Development

cc: Richard F. Williams
Chairman Reagan calls the meeting to order.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Chairman Reagan is Absent
Vice-Chair Costa requests a Roll Call.

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Dintino</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Guevara</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Kricun</td>
<td>Present</td>
</tr>
<tr>
<td>Mrs. Washington</td>
<td>Present</td>
</tr>
<tr>
<td>Councilman Hutchison</td>
<td>Absent</td>
</tr>
<tr>
<td>Mrs. Costa</td>
<td>Present</td>
</tr>
<tr>
<td>Mrs. Bradley</td>
<td>Absent</td>
</tr>
<tr>
<td>Mrs. Rossi</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Thomas</td>
<td>Present</td>
</tr>
<tr>
<td>Chairman Reagan</td>
<td>Absent</td>
</tr>
<tr>
<td>Mr. Boraske</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Roorda</td>
<td>Present</td>
</tr>
<tr>
<td>Mr. Lechner</td>
<td>Present</td>
</tr>
</tbody>
</table>

Vice-Chair Costa announces general rules of the meeting.
Vice-Chair Costa ask that the Board Professionals to be Sworn in.
Mr. Bach & Mr. Lechner were Sworn in.

Minutes for Memorialization

Minutes from September 11, 2018.
Vice-Chair Costa requested a motion to approve the minutes
Mr. Dintino made a motion seconded by Mrs. Rossi.

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Dintino</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Rossi</td>
<td>Yes</td>
</tr>
<tr>
<td>Vice-Chair Costa</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Resolutions for Memorialization

#171062RDMPFSe
Aqua New Jersey
Spring Hollow/Blackwood
Well #20 Treatment System

Block: 18403 Lot: 19/20
Location: 567 Berlin-Cross Keys Rd.
Extension of Resolution

Vice-Chair Costa asked for a motion to approve the Resolution.
Mr. Dintino made a motion seconded by Mrs. Rossi.

Roll Call:

| Mr. Dintino | Yes |
| Mrs. Rossi  | Yes |
| Vice-Chair Costa | Yes |

Application for Review

#181033CM
Richard F. Williams
Zoned: R2

Block: 18501 Lots: 9
Location: 917 Sicklerville Rd.
Sicklerville
Minor Subdivision/Bulk C

NOTES:
Mr. Brandon Croker Esq. of the Comegno Law Group, P.C. approached the podium.
Mr. Croker stated the applicant requests a minor subdivision approval to permit the subdivision of an existing lot 180’ x 212’ into two (2) lots with dimensions of approx. 90’ x 212’each. In connection with the application, the applicant requests a bulk variance relief from the 100’ frontage requirement set forth in the Twp. Zoning Ordinance to permit the proposed 90’ lot frontage.
Mr. Croker expressed that the division of the original lot would not cause any detriment to the surroundings. There are No Wetlands and an Engineer will walk the site to observe any irregularities and survey the land grading. A grading plan will have to be submitted prior to final approval.
Further discussion focused on sidewalks to be in place before the deed is issued or after purchase and an established wooden fence that might be encroaching on another property.

Vice-Chair Costa asked if there were any questions from the Board?
None
Vice-Chair Costa asked if there were any questions from the Public?
None
Vice-Chair Costa asked for a motion to approve the Application. Mr. Kricun made a motion seconded by Mr. Dintino.

Roll Call:

<table>
<thead>
<tr>
<th>Name</th>
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</tr>
</thead>
<tbody>
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<td>Mr. Guevara</td>
<td>Yes</td>
</tr>
<tr>
<td>Mr. Kricun</td>
<td>Yes</td>
</tr>
<tr>
<td>Mrs. Washington</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>Vice-Chair Costa</td>
<td>Yes</td>
</tr>
</tbody>
</table>
A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD
MEMORIALIZING MINOR SUBDIVISION WITH BULK VARIANCE APPROVAL
FOR RICHARD F. WILLIAMS
APPLICATION NO.: 181033CM

WHEREAS, on October 9, 2018, consideration was given to the application of Richard F. Williams (hereinafter “Applicant”) for the property located at 917 Sicklerville Rd, identified on the Tax Map for the Township of Gloucester as Block 18501, Lot 9 (hereinafter “Property”), for minor subdivision approval with bulk variances in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter “LDO”); and

WHEREAS, the Applicant intends to subdivide the existing 38,160 sf Property into 2 new residential lots, with no new construction proposed at this time in the R-2 Residential Zoning District; and

WHEREAS, Mr. Brandon R. Croker, Esq., of the Comegno Law Group, P.C., appeared on behalf of the Applicant, and the Applicant himself appeared to testify in support of the Application; and

WHEREAS, Mr. Croker introduced the Application, identified the location of the Property, the requested relief, and summarized the proposed minor subdivision and required bulk variances; and

WHEREAS, Mr. Croker represented and the Applicant testified that the result of the minor subdivision will be two symmetrical residential lots; that the Applicant intends to build a single family home on each lot, although no construction is being proposed with the current application; that the resulting lots will require bulk variances to permit non-conforming lot frontages and lot sizes; and that the variances should be granted because the Property is suitable for the subdivision and would advance several purposes of the Municipal Land Use Law, and that there is no detriment to the public good because the variances required are only for minor deviations from the Township Code requirements; and

WHEREAS, the Board and Board Professionals discussed with the Applicant several issues relating to the Property, including the installation of sidewalk, an encroaching wooden fence, and the existence of wetlands on the Property; and

WHEREAS, the Applicant agreed to comply with several conditions of approval to address the above concerns, namely: (1) the Applicant will submit a certification from an engineering professional certifying that no wetlands exist on the Property; (2) the Applicant will include the installation of sidewalk with the grading plan when he submits plans for construction of the residential homes unless this requirement is rejected by the Camden County Planning Board; and (3) the Applicant will provide an updated survey and work with the Board Professionals to address the issue of the encroaching wooden fence; and
WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Engineer Stephen Bach’s September 5, 2018 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Planner Kenneth Lechner’s September 12, 2018 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, the meeting was opened 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 and conclusions of law in approving the subject application for minor subdivision approval:

1. The Applicant is Richard F. Williams. The Property is located at 917 Sicklerville Rd, identified on the Township of Gloucester Tax Map as Block 18501, Lot 9. The Applicant is the owner of the Property, which is located in the R-2 Residential Zoning District.

2. To the extent required, 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.

3. Requested Relief: minor subdivision approval with bulk variances to create two new residential lots from one existing residential lot in accordance with the minor subdivision plan submitted by the Applicant with the Application.

4. The Applicant proposes to subdivide the Property into two new symmetrical lots ("Lot A" and "Lot B"). Lot A and Lot B, as proposed, require the following variances:
   a. Lot A
      i. Relief from Township Code § 404 F – requiring a minimum lot size of 20,000 sf whereas a lot size of 19,080 sf is proposed.
      ii. Relief from Township Code § 404 F – requiring a minimum lot frontage of 100 ft whereas a lot frontage of 90 ft is proposed.
   b. Lot B
      i. Relief from Township Code § 404 F – requiring a minimum lot size of 20,000 sf whereas a lot size of 19,080 sf is proposed.
      ii. Relief from Township Code § 404 F – requiring a minimum lot frontage of 100 ft whereas a lot frontage of 90 ft is proposed.
5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated September 12, 2018, 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 September 5, 2018, 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.

7. The Applicant agreed, as a condition of approval, to: (1) submit a certification from an engineering professional certifying that no wetlands exist on the Property; (2) include the installation of sidewalk with the grading plan when he submits plans for construction of the residential homes unless this requirement is rejected by the Camden County Planning Board; and (3) provide an updated survey and work with the Board Professionals to address the issue of the encroaching wooden fence.

8. With regard to the requested bulk variances as detailed in Paragraph 4 above, through the evidence submitted and testimony presented by the Applicant’s witnesses, professionals, the Board’s professionals, and members of the public, the Board finds and concludes that the Board determined that the Applicant has sustained the burden of proof to support the requested variances in accordance with the statutory requirements set forth in the MLUL, N.J.S.A. 40:55D-70c(1); that is, due to the suitable and unique shape of the Property, the strict application of the LDO requirements set forth at Township Code § 404 F identified in paragraph 4 above would result in peculiar and exceptional practical difficulties to, and exceptional and undue hardship upon, the Applicant, thus bulk variance relief permitting the proposed minor subdivision in the symmetrical configuration proposed by the Applicant is warranted.

9. In light of the testimony and other evidence presented, the Board further determined that the Applicant has sustained the burden of proof to support the requested variances in accordance with the statutory requirements set forth in the MLUL, N.J.S.A. 40:55D-70c(2); that is, the requested deviations from the LDO requirements set forth at Township Code § 404 F and identified in paragraph 4 above advance several purposes of the MLUL, specifically: granting the variances will allow the Applicant to subdivide the Property as proposed, making appropriate use of open and available vacant land to allow for a permitted residential use, increasing property values, and improving the overall appearance and aesthetics of the Property and Township. N.J.S.A. 40:55D-2a; N.J.S.A. 40:55D-2c; N.J.S.A. 40:55D-2g; N.J.S.A. 40:55D-2i.
10. In light of the testimony and other evidence presented, the Board further determined that the Application can be granted without substantial detriment to the public good and will not substantially impair the intent and the purpose of the Master Plan and LDO in light of the Applicant’s proposed residential use, and the extremely minor deviation from Township bulk requirements, and because the requested variances involve no inherent public dangers or substantial public burdens and create no adverse impact on the neighborhood. N.J.S.A. 40:55D-70.

11. With regard to the requested minor subdivision approval, through the evidence submitted and testimony presented by the Applicant’s witnesses, professionals, the Board’s professionals, and members of the public, the Board finds and concludes that the proposed minor subdivision complies with all minor subdivision and other standards, specifications, and requirements established by the LDO not addressed by variances and waivers as detailed herein, and that the Property is suitable for the proposed subdivision given the sufficient size of the Property and permitted residential uses in the R-2 Zone. See, e.g., Levin v. Livingston Twp., 35 N.J. 500, 510–11 (1961); Pizzo Mantin Group v. Randolph Twp., 261 N.J. Super. 659 (App. Div. 1993), aff’d. as modified, 137 N.J. 216 (1994).

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts, the Board further concludes that the Applicant has demonstrated that the Application 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 specific and standard conditions stated herein and on the record; and

WHEREAS, a motion was duly made by Mr. Kricun 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:

<table>
<thead>
<tr>
<th>Those Eligible to Vote</th>
<th>Those in Favor</th>
<th>Those Opposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ms. Costa</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Mr. Dintino</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Mr. Kricun</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Gueverra</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ms. Costa</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Ms. Rossi</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Mr. Kricun</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

IT IS FURTHER RESOLVED, the above relief is subject to the following specific conditions:

1. The Applicant shall comply with all terms, conditions, and recommendations contained within the Board Professionals’ Review Letters as indicated herein.
2. The Applicant shall submit a certification from an engineering professional certifying that no wetlands exist on the Property.

3. The Applicant shall include the installation of sidewalk with the grading plan when he submits plans for construction of the residential homes unless this requirement is rejected by the Camden County Planning Board.

4. The Applicant shall provide an updated survey and work with the Board Professionals to address the issue of the encroaching wooden fence; and

**IT IS FURTHER RESOLVED,** the above relief is subject to the following standard conditions:

1. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant’s request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.

2. Upon discovery by the Board of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate. In addition, at any time within 45 days after the adoption of this resolution, a party of interest may appeal to the Superior Court for an order vacating or modifying any term or condition as set forth herein.

3. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to *N.J.S.A. 40:55D-12(c)*, and publication of the notice of public hearing in this matter in accordance with the law.

4. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the
Board, but which would have had a materially negative impact upon the Board’s decision in this matter had they been so known, or so disclosed.

5. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required.

6. The Applicant is further required to submit a copy to the Board’s Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board’s Solicitor, Engineer, and Planner.

7. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township’s land development ordinances, zone codes and any other applicable municipal codes, and the MLUL.

8. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution.

9. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein.

10. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.

ATTEST:

KENNETH LECHEMER, SECRETARY

GLOUCESTER TOWNSHIP PLANNING BOARD:

BRIAN REAGAN, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 23rd day of October 2018 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 9th day of October 2018.

KENNETH LECHEMER, SECRETARY
LAND DEVELOPMENT APPLICATION CHECKLIST

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

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

CAMDEN COUNTY PLANNING BOARD

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

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

Camden County Planning Board
Charles J. DePalma Public Works Complex
2311 Egg Harbor Road
Lindenwold, NJ 08021
Phone 856.566.2978 Fax 856.566.2988
planningdivision@camdencounty.com
TOWNSHIP OF GLOUCESTER
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning  (856) 374-3512 Zoning  (856) 232-6229

□ Planning Board  □ Zoning Board of Adjustment

1. Applicant
Name: Bank of America, N.A.
Address: 13850 Ballantyne Corporate Place
City: Charlotte
State, Zip: NC, 28277
Phone: ( )________ Fax: ( )________
Email: ____________________________

2. Owner(s) (List all Owners)
Name(s): Bank of America, N.A.
Address: 13850 Ballantyne Corporate Place
City: Charlotte
State, Zip: NC, 28277
Phone: ( )________ 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

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

4. Zoning Districts (Circle all Zones that apply)

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>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>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>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>R3</td>
<td>SCR</td>
<td>OF</td>
<td>GI</td>
<td>FP</td>
<td>L-RD</td>
<td>NVSCR Overlay</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Name of Attorney: Diane N. Hickey, Esq.
Address: 1 Speedwell Ave
City: Morristown

Firm: Riker Danzig Scherer Hyland & Perretti LLP
State, Zip: NJ 07962
Phone: (973) 451 - 8528 Fax: (____)______
Email: dhickey@riker.com

1 of 4
CERTIFICATION OF DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1, I hereby certify that no person or entity owns 10% or greater interest in Bank of America.

DATE: 2.7.19

Bank of America

By: [Signature]
Name: [Name]
Title: [Title]

4262077v1
6. Name of Persons Preparing Plans and Reports:

<table>
<thead>
<tr>
<th>Name: Bohler Engineering</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 35 Technology Drive</td>
</tr>
<tr>
<td>Profession: Robert L. Streker</td>
</tr>
<tr>
<td>City: Warren</td>
</tr>
<tr>
<td>State, Zip: NJ, 07059</td>
</tr>
<tr>
<td>Phone: (908) 668-8300 Fax: (908) 754-4401</td>
</tr>
<tr>
<td>Email: <a href="mailto:rstreker@bohlereng.com">rstreker@bohlereng.com</a></td>
</tr>
</tbody>
</table>

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

7. Location of Property:

| Street Address: 1345 Chews Landing Road |
| Block(s): 9709 |
| Tract Area: 1.24 Acres |
| Lot(s): 1 |

8. Land Use:

Existing Land Use: Financial Institution (Bank of America) with drive through

Proposed Land Use (Describe Application): The Applicant proposes ADA upgrades to the existing parking lot, including removing and replacing concrete sidewalk, curb cuts and ramps, restriping parking stalls and crosswalks and installing new signage. The application proposes no change to the existing bank use.

9. Property:

| Number of Existing Lots: 1 |
| Number of Proposed Lots: 1 |
| 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 |
| N/A |

10. Utilities: (Check those that apply.) No change.

- ■ Public Water
- ■ Public Sewer
- □ Private Well
- □ Private Septic System


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

<table>
<thead>
<tr>
<th>Application</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>92.7 feet</td>
<td>Setback from E.O.P.*1</td>
<td>N/A</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>N/A</td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>N/A</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>31.2 feet</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>N/A</td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>155.9 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>190 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>1.24 acres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>&lt;35 feet, no change</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Pool Requirements

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

Garage Application

<table>
<thead>
<tr>
<th>Garage Area</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage height</td>
<td></td>
</tr>
<tr>
<td>Number of garages</td>
<td></td>
</tr>
<tr>
<td>(Include attached garage if applicable)</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td></td>
</tr>
</tbody>
</table>

Shed Requirements

<table>
<thead>
<tr>
<th>Shed area</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shed height</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Setback from property line 2</td>
<td></td>
</tr>
</tbody>
</table>

14. Parking and Loading Requirements:

<table>
<thead>
<tr>
<th>Number of parking spaces required:</th>
<th>10 plus 4 stacking per lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of parking spaces provided:</td>
<td>No change - 10 plus 4 stacking per lane</td>
</tr>
<tr>
<td>Number of loading spaces required:</td>
<td>0</td>
</tr>
<tr>
<td>Number of loading spaces provided:</td>
<td>0</td>
</tr>
</tbody>
</table>

15. Relief Requested:

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

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

16. Signature of Applicant

[Signature]

Date: 2.7.19

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).

2/11/19

Signature
Andrea Schick

Date
Print Name

Andrea Schick

Sworn and Subscribed to before me this
7 day of Feb.
2019 (Year).

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 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).

Signature of Applicant
Karen Schick

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 6/14/18 shows and discloses the premises in its entirety, described as Block 9709 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, Sworn and subscribed to
County of Camden: On this 7 day of Feb.

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

Karen Schick
Name of property owner or applicant

Andrea Schick
Notary public

# 50030560
2/11/19
ZONING PERMIT DENIED
1345 CHEWS LAND-CLEM RD
Block/Lot:9709/1

Applicant
BANK OF AMERICA CORP RE ASSET
NC1 001 03 81 101 N TRYON
CHARLOTTE, NC 28255

Real Estate Owner
BANK OF AMERICA CORP RE ASSET
NC1 001 03 81 101 N TRYON
CHARLOTTE, NC 28255

This is to certify that the above-named applied for a permit to/authorization for proposed ADA upgrades to existing parking lot. This application for approval is hereby denied.

Comments on Decision:
The proposed work requires Site Plan or Site Plan Waiver by the Planning Board.

Additional permits must be obtained through the Construction Office.

Gloucester Township
P.O. Box 8
Blackwood, NJ 08012
(856)228-4000 FAX (856)232-6229

Alfio Ortiz
Zoning Officer
October 11, 2018

Applic No. 12697

Deliver to...

BANK OF AMERICA CORP RE ASSET
NC1 001 03 81 101 N TRYON
CHARLOTTE, NC 28255
TO: Planning Board
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
       Department of Community Development & Planning
RE: APPLICATION #191013SPW
    Escrow #12939
    Bank of America, N.A.
    BLOCK 9709, LOT 1
    1345 Chews Landing Road
DATE: March 18, 2019

The applicant requests site plan waiver approval for "ADA upgrades to the existing parking lot" that include sidewalk, curb cuts, ramps, and line striping within the OR – Office Residential District. The project is located on the northeast corner of Chews Landing and Kennedy Boulevard.

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

- Applicant/Owner: Bank of America, N.A., 13850 Ballantyne Corporate Place NC2-150-03-06, Charlotte, NC  28277.
- Attorney: Diane N. Hickey, Esq., Riker Danzig Scherer Hyland & Perretti LLP, 1 Speedwell Avenue, Morristown, NJ  07962 (telephone #973-538-0800).

I. INFORMATION SUBMITTED

2. Land Development Application Form and checklist dated 3/04/19.
3. Minor Site Plan, as prepared by Bohler Engineering consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cover Sheet</td>
<td>6-19-18 / 11-13-18</td>
</tr>
<tr>
<td>2</td>
<td>Overall Site Plan</td>
<td>6-19-18 / 11-13-18</td>
</tr>
<tr>
<td>3</td>
<td>Demolition &amp; Site Plan</td>
<td>6-19-18 / 11-13-18</td>
</tr>
<tr>
<td>4</td>
<td>Grading Plan</td>
<td>6-19-18 / 11-13-18</td>
</tr>
<tr>
<td>5</td>
<td>Detail Sheet</td>
<td>6-19-18 / 11-13-18</td>
</tr>
</tbody>
</table>
II. ZONING REVIEW


<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>20,000 sf</td>
<td>54,169 sf</td>
<td>yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chews Landing Road</td>
<td>125 ft.</td>
<td>190 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Kennedy Boulevard</td>
<td>125 ft.</td>
<td>406.24 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>150 ft.</td>
<td>348.61 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building Coverage (max.)</td>
<td>20%</td>
<td>6.3%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>65%</td>
<td>70%</td>
<td>enc</td>
</tr>
<tr>
<td>Front yard (min.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chews Landing Road</td>
<td>50 ft.</td>
<td>103.3 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Kennedy Boulevard</td>
<td>50 ft.</td>
<td>92.7 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>31.2 ft.</td>
<td>yes</td>
</tr>
<tr>
<td></td>
<td>one side</td>
<td>25 ft. aggregate</td>
<td>123.9 ft.</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>30 ft.</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>35 ft.</td>
<td>≤35 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>PARKING AREA SETBACK</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>From building (min.)</td>
<td>10 ft.</td>
<td>±22 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>From arterial or collector street (min.)</td>
<td>35 ft.</td>
<td>±20 ft.¹</td>
<td>enc</td>
</tr>
<tr>
<td>From residential access street (min.)</td>
<td>35 ft.</td>
<td>3.5 ft.</td>
<td>enc</td>
</tr>
<tr>
<td>From side or rear property line</td>
<td>10 ft.</td>
<td>1.0 ft.</td>
<td>enc</td>
</tr>
</tbody>
</table>

¹ = Scaled data.
enc = existing nonconformance.
n/a = not applicable.

III. WAIVER COMMENTS

The Applicant has requested a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

"The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

IV. VARIANCES COMMENTS

The instant application doesn't require any variances.

APPLICATION #191013SPW
Bank of America, N.A.
BLOCK 9709, LOT 1
1345 Chews Landing Road
V. SITE PLAN WAIVER COMMENTS
It's recommended the plan be revised to address the following Land Development Ordinance requirements:

1. **Plant evergreen trees along the northeast and south east sides of the recommended trash enclosure referenced below to enhance the aesthetics of the development and the Township as per §507.A, landscaping.**

2. **Installation of a “piano key” high visibility crosswalk striping pattern for the two (2) pedestrian crosswalks within the parking lot as per §510.I(2), Delineation.**

3. **Re-linestripe the entire parking lot as per §510.I(2), Delineation.**

4. **Construction of a trash enclosure in accordance with §510.L, Refuse/Recyclable Storage Areas.**
   a. Existing conditions indicate two (2) trash dumpsters occupy two (2) parking spaces in the northeast corner of the parking lot.

5. **Installation of ±58 linear feet of four (4) feet wide concrete sidewalk along Chews Landing Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.**

6. **Installation of a handicapped access ramp at the intersection of Chews Landing Road and Kennedy Boulevard as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.**

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.**

APPLICATION #191013SPW
Bank of America, N.A.
BLOCK 9709, LOT 1
1345 Chews Landing Road
VIII. RECOMMENDATIONS

1. The applicant must address the underlined items listed above on the site plan.

I have no further comments regarding the application at this time. 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: Diane N. Hickey, Esq.
    R. L. Streker, PE
    Stephen Boraske, Esq.
    Steven M. Bach, PE
Township of Gloucester  
Chews Landing-Clementon Road, at Hider Lane 
PO Box 8  
Blackwood, NJ 08012-0008

Attn: Ken Lechner, Community Development Director

Re: Site Plan Waiver – ADA Improvements 
Bank of America  
1345 Chews Landing Road 
Block 9709, Lot 1 
Review No. 1 
Bach Project No. GTPB-2019-4

Dear Mr. Lechner:

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

- Camden County Planning Board Application, dated March 4, 2019.
- Drawings entitled "Minor Site Plan for Bank of America, Proposed ADA Improvements, Block 9709, Lot 1, 1345 Chews Landing Road, Gloucester Township, Camden County, New Jersey", prepared by Bohler Engineering:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Title</th>
<th>Date/Last Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cover Sheet</td>
<td>6-19-18 / 11-13-18</td>
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</tr>
<tr>
<td>5</td>
<td>Detail Sheet</td>
<td>6-19-18 / 11-13-18</td>
</tr>
</tbody>
</table>
Site Plan Waiver – ADA Improvements
Bank of America
1345 Chews Landing Road
Block 9709, Lot 1
Review No. 1
Bach Project No. GTPB-2019-4
April 4, 2019
Page 2 of 3

OWNER / APPLICANT:

Bank of America
13850 Ballantyne Corporate Place
Charlotte NC, 28277

PROJECT SUMMARY:

This application is for American with Disabilities Act (ADA) modifications to an existing commercial bank site on the northerly corner of Chews Landing Road (CR 683) and Kennedy Boulevard. The site is a 1.28 acre parcel of land located in in the Township’s Office Residential (OR) Zoning District. The site is surrounded to the east by the Institutional (IN) Zone, to the north by the Residential (R-3) zone and to the south and west by the Office Residential (OR) Zone. The site contains an existing commercial bank and associated site improvements. There are not any substantial site changes being proposed by this application and the applicant is seeking a waiver from Site Plan review.

COMMENTS:

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

1. 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.

2. It is the applicant’s responsibility to ensure that the site is in conformance with the American’s with Disabilities Act (ADA) Accessibility Guidelines. All accessible ramps must be constructed with detectable warnings per the latest recommendations of the ADA requirements.

3. The applicant’s engineer shall confirm the proposed ADA sign height is in conformance with the American’s with Disabilities Act (ADA) Accessibility Guidelines.

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

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS
304 White Horse Pike • Haddon Heights, NJ 08035
Phone (856) 546-8611 • Fax (856) 546-8612
Site Plan Waiver – ADA Improvements
Bank of America
1345 Chews Landing Road
Block 9709, Lot 1
Review No. 1
Bach Project No. GTPB-2019-4
April 4, 2019
Page 3 of 3

Cc: Gloucester Township Planning Board Members
Stephen Boraske, Esq. (PB Solicitor)
Karen Schick, Bank of America (Applicant)
Diane N. Hickey, Esq. (Applicant's Professional)
R. L. Streker, PE (Applicant's Professional)
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)

**N/A**

- 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))

**N/A**

- 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)

---

**Certification of Completeness**

**Signature By Local Official**

---

**Signature of Agent or Applicant**
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: Bank of America - Proposed ADA Improvements

Project Address (if applicable) & Municipality: 1345 Chews Landing Road, Gloucester Township

Abuts County Road: Yes  County Route No.: 683

Type of Submission (please check one):

- 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): __________________ Block(s): 9709  Lot(s): 1

Existing Zoning: OR - Office Residential  Variance(s) Required: NONE

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: Bank of America CORP RE ASSET  Phone:                Fax:                
Address:  NC1 001 03 81 101 N TRYON  Town & State: Charlotte, NC 
Email:                Zip.: 28255                
Attorney: Riker Danzig Scherer Hyland & Perretti LLP  Phone: (673) 538-0800  Fax:                
Address:  Headquarters Plaza - One Speedwell Avenue  Town & State: Morristown, New Jersey 
Email: dhickey@riker.com  Zip.: 07962                
Engineer: Bohler Engineering  Phone: (908) 668-8300  Fax: (908) 754-4401 
Address:  35 Technology Drive  Town & State: Warren, New Jersey 
Email: rstreker@bohlereng.com  Zip.: 07059                

Proposed Use (please check all that apply):

- Residential
  - Single Family Detached
  - Town Homes
  - Duplex
  - Apartments
  - Condominiums
  - Medical Care Residential

- Commercial
  - Retail
  - Office
  - Restaurant/ Food Establishment
  - Hospitality/ Hotel Space
  - Medical Use
  - Sports or Entertainment

- Industrial
  - Maintenance/ Repair Shop
  - Flex Space
  - Storage/ Warehouse
  - Distribution Center
  - Manufacturing
  - Other: Cont. Bank Use

Project Description & Statistics:

Short Description of Project: This project includes modifications to the ADA related features on site to bring the site further into compliance with the ADA Regulations. These modifications include removing and replacing concrete sidewalk and ramps, restriping parking stalls and crosswalks and installing new signage.

Increase in Impervious Coverage?: YES / NO  Total Increase or Decrease: 0 SF 
Total Amount of Land Disturbed: 2,080 SF 
Total Gross SF of all Buildings/ Development: Existing building = 3,403 SF (no changes proposed) 
Total New Residential Units: 0 
Total New Jobs Created: 0
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?

N/A Size of Existing Lot(s):

Portion to be Subdivided:

Municipal (applicant/agent must bring to municipality for signature)

Title of Municipal Official: Director of Community Development

Authorized Municipal Signature: RECEIVED Date: 3/4/19

Transmittal Date (if applicable): MAR 4 2019

Phone Number: (856) 374-3511

Signatures Required:

Name of Applicant: BANK OF AMERICA

Signature of Applicant: Karen Schick Date: 2/7/19

Agent Completing Application: BOHLER ENGINEERING

Signature of Agent: C. T. Date: 2/12/19

For County Use:

Classification of Application:

Fees Included with Application: YES / NO

County Plan Number:

Stamp Date Received Below
CAMDEN COUNTY PLANNING BOARD APPLICATION
FEE SCHEDULE

Making It Better, Together.

Applicant's Name: BANK OF AMERICA

Project Name: Bank of America - Proposed ADA Improvements
Municipality: Gloucester Township

Project Address: 1345 Chews Landing Road
Plate: ___ Block: 9709 Lot: 1

<table>
<thead>
<tr>
<th>Type of Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Subdivision (3 lots or less)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Subdivision Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minor Review Fee ($200.00)</td>
</tr>
<tr>
<td>Major Review Fee ($500.00)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Plan Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design Review Fee ($500.00)</td>
</tr>
<tr>
<td>Total Parking Spaces ($8.00/Space)</td>
</tr>
<tr>
<td>Dwelling Units ($16.00/Unit)</td>
</tr>
<tr>
<td>Dedication, Easement, Deed, Etc. Review Fee ($150.00)</td>
</tr>
<tr>
<td>Inspection Fee ($200.00)</td>
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</tbody>
</table>

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<thead>
<tr>
<th>Additional/Other Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary/Concept Drawing Review Fee ($200.00)</td>
</tr>
<tr>
<td>Site Plan Revision($200.00)</td>
</tr>
<tr>
<td>Request for Waiver Review or Letter of No Impact ($200.00)</td>
</tr>
<tr>
<td>Large Size Site Plan/Subdivision Map submission and filing/storage fee ($250.00)</td>
</tr>
<tr>
<td>To be used by applicants filing site and subdivision plans larger than 24' x 36' as required by development regulations</td>
</tr>
<tr>
<td>Signing of Filing Plats ($150.00)</td>
</tr>
</tbody>
</table>

Signature of Agent or Applicant: [Signature]
Date: 2-7-19

SPECIAL PROVISIONS

The Fee Schedule Check is payable to the Camden County Treasurer after Applications are deemed complete and consistent with Municipal Review and Requirements. 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

Company/Organization Information

Name of Company/Organization: Bank of America

Is the Company a Corporation? YES / NO

If yes, what State is the Corporation incorporated in? Delaware

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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Title</th>
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<tbody>
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</table>

NONE

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

x

Signature of Owner & Title

[Signature]

Date 2.7.19

Signature of Owner & Title

[Signature]

Date 2.7.19
TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL
March 4, 2019

APPLICANT: Bank of America

Escrow: #12939
Application: #191013SPW
Block: 9709 Lot: 1

LOCATION: 1345 Chews Landing Road, Blackwood, NJ

TRANSMITTAL TO:

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

STATUS OF APPLICATION – Site Plan Waiver - Proposes ADA upgrades to existing parking lot. Including removing and replacing concrete sidewalk, curb cuts and ramps, restriping parking stalls and crosswalks and installing new signage. No change to the existing bank use.

☐ 1 Copy Site Plan for Site Plan Waiver
☐ 1 Copy - Boundary & Partial Topographic Survey
☐ 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

OK 3/5/19 JD Klig

Signature
Application #191013SPW

| 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 |

Reviewed By: Lt. Timothy R. Kohlmyer #206  Signature:  Date: 3/1/19
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
March 6, 2019

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

Re: Application #191013SPW
Bank of America
1345 Chews Landing Road, Blackwood, NJ 08012
Block 9709, 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
TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL
March 4, 2019

APPLICANT: Bank of America

Escrow: # 12939
Application : #191013SPW
Block: 9709 Lot: 1

LOCATION: 1345 Chews Landing Road, Blackwood, NJ

TRANSMITTAL TO:

O Camden County Planning
O Steven Boraske, Esq.
O Steven Bach, Bach, Engineer
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

STATUS OF APPLICATION – Site Plan Waiver - Proposes ADA upgrades to existing parking lot. Including removing and replacing concrete sidewalk, curb cuts and ramps, restriping parking stalls and crosswalks and installing new signage. No change to the existing bank use.

☐ 1 Copy Site Plan for Site Plan Waiver
☐ 1 Copy Boundary & Partial Topographic Survey
☐ 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 Issues
ADA Improvements

Signature

Assent
3/5/19
February 26, 2019

To Whom It May Concern:

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

Name: BANK OF AMERICA CORP RE ASSET

Property Location: 1345 CHEW LAND-CLEM ROAD

Block: 9709   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

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: **APR 4, 2019**  
Application No.: **M181765**  
Taxes Paid Yes/No: Yes (Initial)  
Fees: **$400.00**  
Project #: **15017**  
Escrow #: **1600**

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

---

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

<table>
<thead>
<tr>
<th>Name:</th>
<th>William and Darlene Yackle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>100 Lakeview Avenue</td>
</tr>
<tr>
<td>City:</td>
<td>Blackwood</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08012</td>
</tr>
<tr>
<td>Phone:</td>
<td>(609) 315-8911</td>
</tr>
<tr>
<td>Fax:</td>
<td>(<strong><strong>) - (</strong></strong>) - (____)</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:wymyackle@yahoo.com">wymyackle@yahoo.com</a></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name(s):</th>
<th>Same</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td></td>
</tr>
<tr>
<td>City:</td>
<td></td>
</tr>
<tr>
<td>State, Zip:</td>
<td></td>
</tr>
<tr>
<td>Phone:</td>
<td>(<strong><strong>) - (</strong></strong>) - (____)</td>
</tr>
<tr>
<td>Fax:</td>
<td>(<strong><strong>) - (</strong></strong>) - (____)</td>
</tr>
</tbody>
</table>

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

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

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

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

<table>
<thead>
<tr>
<th>ER</th>
<th>R4</th>
<th>GCR</th>
<th>CR</th>
<th>BP</th>
<th>G-RD</th>
<th>LP-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>RA</td>
<td>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>NVSCR Overlay</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td>IR</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Name of Attorney:</th>
<th>Charles D. Petrone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>325 New Albany Road</td>
</tr>
<tr>
<td>City:</td>
<td>Moorestown</td>
</tr>
<tr>
<td>State, Zip:</td>
<td>NJ 08057</td>
</tr>
<tr>
<td>Phone:</td>
<td>(856) 316-8135</td>
</tr>
<tr>
<td>Fax:</td>
<td>(856) 222-0411</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:cdpetrone@aat.com">cdpetrone@aat.com</a></td>
</tr>
</tbody>
</table>

---

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

<table>
<thead>
<tr>
<th>Name: Bruce A. Ewing, PLS</th>
<th>Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 900 B No. Delaware Drive</td>
<td>Address:</td>
</tr>
<tr>
<td>Profession: Land Surveyor</td>
<td>Profession:</td>
</tr>
<tr>
<td>City: Clayton</td>
<td>City:</td>
</tr>
<tr>
<td>State, Zip: NJ 08312</td>
<td>State, Zip:</td>
</tr>
<tr>
<td>Phone: (609) 581-4931 Fax: ( )</td>
<td>Phone: ( ) Fax: ( )</td>
</tr>
<tr>
<td>Email:</td>
<td>Email:</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 100 Lakeview Avenue</th>
<th>Block(s): 13003</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: 36,773.6 SF</td>
<td>Lot(s): 3</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): Subdivision to create one (1) new lot, proposed Lot 3.01 and remainder Lot 3. Existing dwelling to be located on remainder Lot and new dwelling to be constructed on Lot 3.01.

9. Property:

<table>
<thead>
<tr>
<th>Number of Existing Lots: 1</th>
<th>Proposed Form of Ownership:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Proposed Lots: 2</td>
<td>Fee Simple</td>
</tr>
<tr>
<td></td>
<td>Cooperative</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>No</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>No</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

- [X] Public Water
- [X] Public Sewer
- [ ] Private Well
- [ ] Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.
13. Zoning

<table>
<thead>
<tr>
<th>Application</th>
<th>Proposed</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Applications</td>
<td></td>
<td>Fence setback</td>
<td>3.1/6' / 50'</td>
</tr>
<tr>
<td>Front setback 1</td>
<td>Lot 3/Lot 3.31</td>
<td>Fence setback</td>
<td>6' / 30'</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>Fence setback</td>
<td>10' / 10'</td>
</tr>
<tr>
<td>Rear setback</td>
<td>10.52' / 30'</td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>57.78' / 10'</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td>19.72' / 10'</td>
<td>&quot;E.O.P. = Edge Of Pavement.&quot;</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>100' / 122.4'</td>
<td>Setback from R.O.W.1</td>
<td></td>
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<tr>
<td>Lot depth</td>
<td>118.58' / 121'</td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>1510 SF / 1817 SF</td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>30' / ≤ 95'</td>
<td>Setback from property line 2</td>
<td></td>
</tr>
</tbody>
</table>

Garage Application

| Garage Area          |          | Shed area         |          |
| Garage height        |          | Shed height       |          |
| Number of garages    |          | Setback from R.O.W.1 |          |
| (Include attached garage if applicable) |          | Setback from R.O.W.2 |          |
| Number of stories    |          | 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

[Signatures]

William Yackle
Signature of Applicant

3/6/19
Date

Na'line Yackle
Signature of Co-applicant

3/6/19
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).

3/8/19
Date

William Yackle
Signature

Print Name

8th day of March, 2019

signature

Nadine Yackle
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, 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).

William Yackle
Signature of 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 11/11/18, shows and discloses the premises in its entirety, described as Block 13063, Lot 3; 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:
William Yackle, of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

William Yackle
Name of property owner or applicant

Sworn and subscribed to
On this 8th day of March, 2019, before the following authority.

Notary public

Charles D. Petersen
A.Hornby-at-Law
State of New Jersey
April 12, 2019

Charles D. Petrone
325 New Albany Road
Moorestown, NJ 08057

RE: Yackle – 100 Lakeview Ave
Plan Type: Minor Subdivision
Block(s): 13003
Lot(s): 3

Dear Applicant/Agent:

Due to the nature of this specific application, a staff review concluded that the proposed activity will have no effect on any County facility and therefore will not need a Camden County Planning Board vote.

All fees regarding this matter have been paid in full. This letter may be considered a waiver of further review.

Thank you for the opportunity to be of service regarding this matter.

Sincerely,

Andrew Lavecchia, PP/AICP
Planning Director

AI/cx

The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.

M-15-3-19
William and Nadine Yackle  
12 Stonegate Court  
Blackwood, NJ  08012

SEP 30 2015

RB: Letter of Interpretation: Line Delineation (Verification)  
File No.: 0415-15-0004.1 / Activity Number: FWW150001  
Applicant: William & Nadine Yackle  
Block(s) and Lot(s): [13003, 3]  
Gloucester Township, Camden County

Dear Mr. & Mrs. Yackle:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (Division) staff establish the boundary of the freshwater wetlands and/or State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, the Division is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and upon a site inspection conducted by Division staff on 9/29/2015, the Division has determined that the limit of State open waters boundary line, as denoted by “Edge Of Water” on the plan sheet entitled: “Survey Of Premises, 100 Lakeview Avenue, situated In Township Of Gloucester, County Of Camden, New Jersey”, dated 6/3/15, unrevised, and prepared by Ewing Associates (Bruce A. Ewing, P.L.S.), is accurate as shown.

Wetlands Resource Value Classification (“RVC”)  
State Open Water limit across the entire lake frontage on Grenloch Lake. No wetlands and no wetland buffers are present on the property.

This State open water classification may affect the requirements for an Individual Open Water Fill Permit (see N.J.A.C. 7:7A-7) or the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-4). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a period of five years from the date of this letter unless it is determined...
that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.6 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.8. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

It is noted that Grenloch Lake is a regulated feature under the Flood Hazard Area Control Act. Certain activities on the lot, most notably the removal of additional vegetation from undisturbed areas within a riparian zone, may require a permit under that Act.

Appeal Process

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department’s website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

Please contact Bruce Stoneback of our staff by e-mail at Bruce.Stoneback@dep.nj.gov or (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Department's file number in all communication.

Sincerely,

[Signature]

Ryan J. Anderson, Supervisor
Division of Land Use Regulation

c: Municipal Clerk
Municipal Construction Official
Agent (original)
TO: Planning Board
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development
RE: APPLICATION #191017CM Escrow #13017
William and Nadine Yackle
BLOCK 13003, LOT 3
DATE: April 22, 2019

The Applicant requests minor subdivision approval to create one (1) new lot within the R-3 Residential district. The property is located on the south side of Lakeview Avenue west of Central 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/Owner:** William and Nadine Yackle, 100 Lakeview Avenue, Blackwood, NJ 08012 (telephone #609-315-8911).
- **Surveyor:** Bruce A. Ewing, LS, Ewing Associates, 900B, N. Delsea Drive. P.O. Box 145, Clayton, NJ 08312 (telephone #856-881-4931).
- **Attorney:** Charles D. Petrone, Esq., 325 New Albany Road, Moorestown, NJ 08057 (telephone #856-816-8135).

I. INFORMATION SUBMITTED
   2. Land Development Application Form with Checklist, dated 4/04/19.
   5. Minor subdivision plan, as prepared by Ewing Associates, comprising one (1) sheet dated 12/21/18.
II. ZONING INFORMATION

R-3 Zone Requirements (§405.F):

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed (Lot 3)</th>
<th>Proposed (Lot 3.01)</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.)</td>
<td>9,375 sf</td>
<td>15, 105 sf</td>
<td>18,787 sf</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Lot frontage (min.)</td>
<td>75 ft.</td>
<td>100 ft.</td>
<td>172.40</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td>118.58 ft.</td>
<td></td>
<td>no*</td>
</tr>
<tr>
<td>Lot depth (min.)</td>
<td>125 ft.</td>
<td></td>
<td>101 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Building coverage</td>
<td>20%</td>
<td>9.8%</td>
<td>≤ 20%</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Lot coverage</td>
<td>40%</td>
<td>39.8%</td>
<td>≤ 40%</td>
<td>yes / yes</td>
</tr>
</tbody>
</table>

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Standard</th>
<th>Required</th>
<th>Proposed (Lot 3)</th>
<th>Proposed (Lot 3.01)</th>
<th>Complies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front yard (min.)</td>
<td>30 ft.</td>
<td>34.06 ft.</td>
<td>30 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Side yard (min.) - Deck</td>
<td>10 ft.</td>
<td>5 ft.</td>
<td></td>
<td>no*</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>30 ft.</td>
<td>10 ft.</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Rear yard (min.) - Deck</td>
<td>100 ft.¹</td>
<td>±30 ft.²</td>
<td></td>
<td>enc</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>100 ft.¹</td>
<td></td>
<td>30 ft.</td>
<td>no*</td>
</tr>
<tr>
<td>Useable Yard Area (min.)</td>
<td>25%</td>
<td>≥ 25%</td>
<td>≥ 25%</td>
<td>yes / yes</td>
</tr>
<tr>
<td>Height (max.)</td>
<td>35 ft.</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

¹ = State Open Water setback is 100 ft. minimum as per §401.1(4), Stream and State Open Waters.
² = Scaled Data.
* = Variance required.

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

III. APPLICATION SUBMISSION CHECKLIST

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

The Applicant has provided the checklist items or request a waiver.

IV. WAIVER COMMENTS

1. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
   a. In lieu of providing a grading plan the plans it's recommended the plan be revised to provide the following note:
      i. "Grading plan shall be submitted upon application for a building permit as per §814, Grading Approval of the Land Development Ordinance."

2. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
V. VARIANCE REVIEW COMMENTS
The Application as submitted requires the following variances.

§401.I(4), Stream and State Open Waters
1. Rear yard (Open Water Setback): (30 ft. v. 100 ft. minimum required).

§405, R3 District, Area, Yard, Height and Building Coverage,
2. Lot depth (Lot 3): (118.58 ft. provided v. 125 ft. minimum required).
3. Lot depth (Lot 3.01): (101.00 ft. provided v. 125 ft. minimum required).
4. Side yard (Lot 3.01): (5 ft. provided v. 10 ft. minimum required).

POSITIVE CRITERIA ("C1" and "C2" variances)
The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested residential district setback variance:
5. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

6. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

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

VI. SUBDIVISION REVIEW COMMENTS
1. The plan must be revised to indicate a concrete monument along Lakeview Avenue between proposed Lot 3 and Lot 3.01 as per §503.C(2), Monuments.
2. The plan must be revised providing a notation or detail to address 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.
3. The plan must be revised to provide concrete sidewalks along Sicklerville Road as per §516, Sidewalk, Curbs, Gutters & Pedestrian Ways or request a waiver.
4. The plan must be revised to indicate all utilities would be installed underground as per §518.D, Underground Wiring.
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: William and Nadine Yacle
Charles D. Petrone, Esq.
Bruce A. Ewing, PLS
Stephen Boraske, Esq.
Steven M. Bach, PE
May 2, 2019

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

Attn: Ken Lechner, Community Development Director

Re: Yackle - Minor Subdivision
100 Lakeview Avenue
Block 13003, Lot 3
Review No. 1
Bach Project No. GTPB-2019-5
GTPB Application No. 191017CM

Dear Mr. Lechner:

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

- Camden County Planning Board Application, dated 4-4-19.
- Drawing entitled "Minor Subdivision, Block 13003, Lot 3, 100 Lakeview Avenue, Township of Gloucester, Camden County, New Jersey", prepared by Ewing Associates, land Surveyors, 12-21-18, no revision.

SITE INFORMATION:

Owner / Applicant: William and Nadine Yackle
100 Lakeview Avenue
Blackwood, NJ 08012
609-315-8911
wmyackle@yahoo.com
Yackle - Minor Subdivision
100 Lakeview Avenue
Block 13003, Lot 3
Review No. 1
Bach Project No. GTPB-2019-5
GTPB Application No. 191017CM
May 2, 2019
Page 2 of 5

PROJECT SUMMARY:

This application is for the subdivision of an existing residential lot into two (2) new residential lots. Existing Lot 3 is a 36,773 SF (0.84 Acres) parcel of land located on the southwesterly side of Lakeview Avenue (40’ ROW), at the southerly intersection of Central Avenue and Linden Street in the Township’s R-2 Residential Zoning District. It shall be noted that no improvements are proposed for either lot as part of this application. The applicant is seeking a Minor Subdivision approval with a variance for lot depth.

COMPLETENESS:

The applicant has requested the following waivers from the Land Development Ordinance Submission Checklist:

1. Checklist Item #58 – Proposed grades in sufficient numbers to illustrate the proposed grading scheme. Our office has no objection to a waiver being granted for this item.
2. Checklist Item #61 – Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer. Waiver not recommended.

The applicant has not requested the following waivers from the Land Development Ordinance Submission Checklist but they have not been provided:

1. Checklist Item #22 – A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. Waiver recommended for completeness only. A note shall be added to the plan indicating the date the survey field work was completed.
2. Checklist Item #36 – Existing and proposed building coverage in acres of square feet and as a percentage of the lot. Waiver recommended for completeness only.
3. Checklist Item #59 – Location and dimensions of manmade 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. Our office has no objection to a waiver being granted for this item.
4. Checklist Item #74 – Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connection by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. Our office has no objection to a waiver being granted for this item.
Yackle - Minor Subdivision
100 Lakeview Avenue
Block 13003, Lot 3
Review No. 1
Bach Project No. GTPB-2019-5
GTPB Application No. 191017CM
May 2, 2019
Page 3 of 5

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

If a waiver is granted for completeness only, the information shall be provided as part of the compliance submission.

VARIANCES/WAIVERS:
The applicant is requesting the following variances and waivers:

1. Minimum Lot Depth—§ 403 (F). The applicant is proposing Lot 3 to have a lot depth of 118.58 feet and Lot 3.01 to have a lot depth of 101.00 feet where 125 feet minimum is required. It shall be noted that existing Lot 3 had a lot depth of 101.00 feet.

2. Land Development Checklist Item No. 58 - The applicant is requesting a waiver from Land Development Checklist Item No. 58 which requires proposed grades in sufficient numbers to illustrate the proposed grading scheme. Our office has no objection to this waiver as no site improvements are proposed for either lot at this time. It shall be noted that the applicant shall provide a Grading Plan for review prior to any permits being issued for any improvements to either lot.

3. Land Development Checklist Item No. 61 - The applicant is requesting a waiver from Land Development Checklist Item No. 61 which requires the Flood Plain limits as determined by the Master Plan and onsite evaluations by a professional engineer be indicated on the plan. Our office does not recommend this waiver.

REVIEW COMMENTS:
We have reviewed all information submitted for conformance with the Township's Land Development Ordinance and offer the following comments for your consideration:

1. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the minor subdivision map even though the subdivision will be filed by deed.

2. The plan shall indicate the date the survey field work was performed.

3. A Legal Description shall be provided for each new lot created by the proposed subdivision.
4. The Plan shall list a point of beginning for each legal description submitted.

5. Per §503.C(2), "For minor subdivisions, at least one concrete monument should be placed along the frontage to define the new lot line." The plan shall provide a concrete monument along Lakeview Avenue between proposed Lot s3 and 3.01.

6. A certification that the new lot numbers have been assigned by the tax assessor must be provided.

7. The plan must be revised to provide the classification as identified on the F.I.R.M., community panel number, and effective date.

8. Coordinates shall be provided for three (3) corners around the outboard of the proposed lots.

9. The applicant’s Land Surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to our office for review.

10. A note shall be added to the plan that a Grading/Plot Plan shall be submitted for review and approval if and when any structures are proposed.

11. The Applicant shall obtain all required approvals from all other Local, State and Federal agencies having jurisdiction over this project.

Any approvals by the Board should be conditioned upon the applicant addressing the above outstanding items.

It shall be noted that any requirements noted above as "waived for completeness only" have been waived to allow the application to be deemed complete. These requirements shall be provided as part of the revised application materials unless waived by the Board at the scheduled meeting.

When plans are resubmitted for review they shall be accompanied by a point by point response letter keyed to the comments contained in this letter.

We reserve the option to make additional comments as more information becomes available.
If there are any questions or if any additional information is required please contact this office.

Very truly yours,
BACH ASSOCIATES, PC

[Signature]

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

[Signature]

Anthony F. DiRosa, PE, PLS
Associate

Cc: Steven Boraske, Esq. PB Solicitor
    Lydia Pendino, Gloucester Township
    William and Nadine Yackle, Applicant/Owners
    Charles D. Petrone, Esq., Applicant’s Professional
    Bruce E. Ewing, PLS, Applicant’s Professional

S:\GTPB2019 Gloucester Twp PB-5 Yackle Minor Sub\GTPB2019-5 Yackle Minor Sub Review No 1.doc
April 12, 2019

Charles D. Petrone
325 New Albany Road
Mooresstown, NJ 08057

RE: Yackle – 100 Lakeview Ave
Plan Type: Minor Subdivision
Block(s): 13003
Lot(s): 3

Dear Applicant/Agent:

Due to the nature of this specific application, a staff review concluded that the proposed activity will have no effect on any County facility and therefore will not need a Camden County Planning Board vote.

All fees regarding this matter have been paid in full. This letter may be considered a waiver of further review.

Thank you for the opportunity to be of service regarding this matter.

Sincerely,

Andrew Levecchia, PP/AICP
Planning Director

AICs

The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.

M-15-3-19
TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

April 4, 2019

Applicant: William & Nadine Yackle

Escrow: #13017
Application: # 191017CM
Block: 13003 Lot: 3
Zoned: R2

LOCATION: 100 Lakeview Avenue, Blackwood, NJ

TRANSMITTAL TO:

O Camden County Planning
O Steven Boraske, Esq.
O Steven Bach, Bach, Engineer
O Kenneth Lechner, 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 to create one new lot, proposed Lot: 3.01 and remainder Lot 3. Existing dwelling to be located on remainder lot and new dwelling to be constructed on Lot: 3.01. Variances for Minimum Lot depth for both lots.

☐ 1 Copy Minor Subdivision/Application/checklist
☐ 1 Copy Department of Environmental Protection
☐ 1 Copy County Application
☐ 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

REVIEWED
DATE: 4/9/19
BY: R.M. Jurado
Fire Marshal
WITH COMMENT
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
O. Box 541
BLACKWOOD, N.J. 08012

SIGNATURE:_________________________________________
Application #191017CM

✓ 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

Reviewed By: □ Lt. T. Kohlmyer #206 Signature: _______________________________ Date: 4/16/19
TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

April 4, 2019

Applicant: William & Nadine Yackle

Escrow: #13017
Application: # 191017CM
Block: 13003 Lot: 3
Zoned: R2

LOCATION: 100 Lakeview Avenue, Blackwood, NJ

TRANSMITTAL TO:

O Camden County Planning
O Steven Boraske, Esq.
O Steven Bach, Bach, Engineer
O Kenneth Lechner, Planner
O Tax Assessor
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STATUS OF APPLICATION – Minor Subdivision to create one new lot, proposed Lot: 3.01 and remainder Lot 3. Existing dwelling to be located on remainder lot and new dwelling to be constructed on Lot: 3.01. Variances for Minimum Lot depth for both lots.

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☐ 1 Copy Stormwater Management Report
☐ 1 Copy - Proposed Erosion Control Plan
☐ 1 Copy - Environmental Impact Statement

No Issues. Correct New Lot #3.01
ADDRESS #1 LOT LAKEVIEW

SIGNATURE - [Signature] 4/10/19
TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

April 4, 2019

Applicant: William & Nadine Yackle

Escrow: #13017
Application: # 191017CM
Block: 13003 Lot: 3
Zoned: R2

LOCATION: 100 Lakeview Avenue, Blackwood, NJ

TRANSMITTAL TO:

☐ Camden County Planning
☐ Steven Boraske, Esq.
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☐ 1 Copy – Proposed Erosion Control Plan
☐ 1 Copy – Environmental Impact Statement

04-8-19

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

Re: Application #191017CM  
William & Nadine Yackle  
100 Lakeview Avenue, Blackwood, NJ 08012  
Block 13003, Lot 3

Gentlemen:

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

New construction will require a sewer permit.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr  
Executive Director

RJC: mh
To Whom It May Concern:

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

Name: William John Adams Yackle
Address: 100 Lakeview Avenue
Block: 13003 Lot: 3

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

Sandra L. Ferguson
Gloucester Township Tax Collector