Township of Gloucester
Planning Board Agenda
JANUARY 28, 2020 Revised

1) Call to Order
2) Salute to the Flag
3) Roll Call
4) Opening Statement
5) Swearing of Board Professionals
6) General Rules

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – January 14, 2020

RESOLUTIONS FOR MEMORIALIZATION

MOTIONS FOR ADJOURNMENTS
NONE

PUBLIC COMMENTS ON NON-AGENDA ITEMS
(3 Minutes Per Person)

UNFINISHED OR ADJOURNED HEARINGS
None
NEW APPLICATIONS

#201004C Review  
Prefab Multipurpose Bldg. For Sustainability & Shared Services Facility  
Block: 12303, Lot: 1  
Location: 508 Lakeland Blackwood, NJ 08012

#191060SPW  
KMG New Jersey, LLC  
Zoned: IN  
Block: 12302 Lot: 1.07  
Location: 410 Woodbury Turnersville Road  
Vacant One Story Masonry Structure to Be Renovated to Open & Operate a Residential Detoxification Treatment Facility

CORRESPONDENCE - OTHER BUSINESS

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

Roll Call:

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<td>Mr. Hutchison</td>
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<td>Mrs. Bradley</td>
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<td>Mrs. Rossi</td>
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<td>Mr. Thomas</td>
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<td>Mr. Hojnowski</td>
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<td>Mrs. McPherson</td>
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<td>Mrs. Marks</td>
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<td>Mr. Boraske</td>
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<td>Mr. Bach</td>
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<td>Mr. Lechner</td>
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Annual Reorganization Meeting

Election of Chairman:
Mr. Lechner asked the Board for Chairman Nominations.
Mr. Dintino nominated Mrs. McPherson for Board Chairman.
Mr. Lechner seeing no other appointments closed nominations.
Mr. Lechner asked the Board to elect Mrs. McPherson as Board Chairman.
Mr. Dintino made the motion seconded by Mr. Hojnowski.

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Mrs. McPherson was elected as Board Chairwoman.

Mr. Lechner asks the Boards Annually appointed Board Members to take the Oath of Office. Those Board members in attendance: Mr. Guevara, Mr. Hojnowski & Ms. Botsford, took the Oath by Mr. Boraske.
Election of Vice-Chairman:
Chairperson McPherson asked the Board for Vice-Chairman Nominations.
Ms. Botsford nominated Mr. Dintino for Vice-Chairman.
Chairwoman McPherson seeing no other appointments, closed the nomination.
Ms. Botsford made the motion seconded by Mrs. Marks.

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<td>Chairperson McPherson</td>
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Mr. Dintino was elected as Board Vice-Chairman.

Election of Secretary:
Chairperson McPherson asked the Board for Secretary Nominations.
Chairperson McPherson received Mr. Lechner as nomination for Board Secretary.
Chairperson McPherson seeing no other nominations, closed nominations.
Chairperson McPherson asked Board to elect Mr. Lechner as Board Secretary.
Mr. Dintino made the motion seconded by Mrs. Botsford.

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Mr. Lechner was elected as Board Secretary.

Election of Recording Secretary:
Chairwoman McPherson asked the Board for Recording Secretary Nominations.
Chairwoman McPherson received Mr. Nowak as nomination Recording Secretary.
Chairwoman McPherson seeing no other nomination, closed nominations.
Chairwoman McPherson asked Board to elect Mr. Nowak as Board Recording Secretary.
Mr. Hojnowski made the motion seconded by Mr. Guevara.

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Mr. Nowak was elected as Board Recording Secretary.
Appointment of Solicitor:
Chairwoman McPherson asked the Board for Solicitor Nominations.
Chairwoman McPherson received Mr. Boraski
Chairwoman McPherson closed nominations, asked Board to elect Mr. Boraski as Board Solicitor from the Florio Group Law Firm.
Mr. Guevara made the motion seconded by Mr. Hojnowski.
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Mr. Boraski elected as Board Solicitor.

Appointment of Conflict Engineer:
Chairwoman McPherson asked the Board for Conflict Engineer Nomination.
Chairwoman McPherson received John Cantwell.
Chairwoman McPherson closed nominations, asked Board to elect John Cantwell from Remington & Vernick as Board Conflict Engineer.
Mr. Hutchison made the motion seconded by Mr. Guevara.
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John Cantwell from Remington & Vernick is elected as Board Conflict Engineer.

Appointment of Traffic Engineer:
Chairwoman McPherson asked the Board for Traffic Engineer Nominations.
Chairwoman McPherson received Bach Associates, PC as nomination for Traffic Engineer.
Chairwoman McPherson closed nominations, asked Board to elect Bach Associates as Board Traffic Engineer.
Ms. Botsford made the motion seconded by Mr. Guevara
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Bach Associates is elected as Board Traffic Engineer.
Adoption of Official Newspaper:
Roll Call:

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Courier Post & Philadelphia Inquirer SJ Edition were elected as Board Official Newspapers.

Establishment of Meeting Dates:
Meetings to be held on 2nd and 4th Tuesdays at 7pm of every month if warranted. Chairwoman McPherson asked for a motion to elect the meeting dates. Mr. Hutchison made the motion seconded by Mr. Hojnowski.
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Meeting Dates were adopted.

Adoption of Agenda Procedures:
Chairwoman McPherson asked the Board for a motion to Adopt Agenda Procedures. Ms. Botsford made the motion seconded by Mr. Hutchison.
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The Agenda Procedures were adopted.
Chairperson McPherson opened regular portion of the meeting.

**Minutes for Memorialization**

Minutes from November 12, 2019.
Chairwoman McPherson requested a motion to adopt the minutes.
Mr. Dintino made a motion seconded by Mr. Hutchison.

**Roll Call:**

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The Minutes from November 12, 2019 were memorialized.

**Resolutions for Memorialization**

#191046M
Diem Thi Thuy Vo
Minor Subdivision
Block: 901 Lot: 4

Chairwoman McPherson asked for a motion to adopt the Resolution.
Mrs. McPherson made a motion seconded by Mr. Dintino.

**Roll Call:**

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The Resolution #191046M was memorialized.

**Motions for Adjournments**

NONE

**NEW APPLICATIONS**

NONE

**Public Comments on Non-Agenda Items**

Mrs. McPherson opened the public comment on non-agenda items to the public.
One Resident Mrs. Cory stepped up to the Podium inquiring about the Southwind Development and the proposed building phases.
Mr. Bach responded stating the phase I construction was revised where the builder will start the apartment construction before the townhomes on April 1st, 2020.

Chairwoman McPherson seeing No other respondents closed the public section with all Board members in agreement.
Unfinished or Adjourned Hearings
NONE

General Correspondence
NONE

Chairwoman McPherson requested a motion to adjourn.
Motion to adjourn was made by Ms. Botsford seconded by Mr. Guevara.
Meeting Adjourned.

Recording Secretary,

Christopher Nowak
LAND DEVELOPMENT APPLICATION CHECKLIST

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

- [X] Taxes Paid Certification.
- [X] Land Development Application Form – completed, signed, and notarized.
- [X] Filing Fees.
  - [X] FILING FEE = Filing + Publication + Property Owners + Variance (if applicable)
  - [X] Escrow Fees.
  - [X] ESCROW FEE = Engineer + Planner + Legal
- [X] Signed Escrow Agreement.
- [X] Signed W-9 Form.
  - [n/a] Corporations, LLC, and Partnerships must be represented by an attorney.
  - [n/a] Twelve (12) copies of the development plan (signed and sealed).
- [n/a] Seven (7) copies of the Ordinance Checklist (§817).
- [n/a] Other reports (4 copies) – if applicable.
  - [n/a] Drainage Calculations
  - [n/a] Environmental Impact Statement
  - [n/a] 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
August 2, 2019

VIA EMAIL ONLY
Township of Gloucester
1261 Chews-Landing Clementon Road
PO Box 8
Blackwood, NJ 08012
Attn: Alisa Ortiz, Zoning Officer

Re: Property: Block No. 12302, Lot 1.06
Address: 420 Turnersville Road
Zoning Permit Application
Our File No. 19-0117

Dear Ms. Ortiz:

As you know, my office submitted a zoning permit to your office for a potential buyer to use the above-referenced property as a sub-acute detoxification facility. You have requested more detailed information regarding this proposed use. The potential buyer plans to offer an essential in-patient detox program providing detoxification and residential treatment services. The site for the facility is located in the Institutional District which permits residential health care facilities. Per the Gloucester Township Land Development Ordinance, a residential health care facility is defined as any facility so defined by N.J.S.A. 46:2H-1, et seq. and regulated by the New Jersey Department of Health and Senior Services. The proposed facility meets this definition.

The facility will be open 24 hours a day, 365 days a year and will be able to admit prospective patients at any hour of the day or night. The facility will include on-site medical practitioners and 24 hour nursing and behavior health tech staffing to provide around the clock treatment and observation. The services offered will include pre-assessment of the patients, transportation, nursing assessment, laboratory analysis, psychiatric evaluation, medication administration, biopsychosocial, educational groups, individual therapy sessions, physical assessments, monitoring of vitals, case management and discharge planning.

The staff at the facility will include a medical doctor, psychiatrist, physician assistants, ARNPs, RNs, LPNs and CNAs. The entity and the operations will be properly licensed and its operations will be regulated by the State of New Jersey and County and local authorities. The potential buyer will also apply for accreditation through the Joint Commission which evaluates...
and accredits more than 21,000 health care organizations and programs in the United States.

The interior of the building will be redesigned for residential semi-private accommodations with attached bathroom facilities. A full service medical clinic and institutional pharmacy will be located inside the building. A full service commercial kitchen and laundry facilities will also be on the premises.

The buyer will work with the Center for Family Services, a non-profit organization that has served the region since 1920. Through the Center for Family Services, the buyer will provide comprehensive counselling and treatment to families in distress, including families dealing with members suffering with an addition.

Please let me know if you have any questions or require any additional information.

Thank you.

Very truly yours,

BROWN & CONNERY, LLP

Beth L. Marlin, Esquire

BLM/caw

cc: Camden County Improvement Authority, Attn: James Lex
#11. List of Application Submission Materials

1. Application
2. Explanation of Application for Site Plan Waiver
3. Sheet A-3, Floor Plan – prepared by Peter C. Weiss, Architect (additional and/or larger copies will be provided upon request)
4. Zoning Permit – Denial, with correspondence from Beth Marlin, Esq., Brown & Connerly, LLP regarding the proposed use

#12. List of Previous or Pending Applications

1. Resolution of Findings and Conclusion Planning Board Township of Gloucester
   Application # 191919CM, Block 12302, Lot 1
2. Minutes from March 12, 2019 Planning Board meeting
3. Original Application with Rider #1
4. Review letter from R&V
5. Recorded Deed County of Camden to CCIA
December 11, 2019

To: Ken Lechner, Director of Community Development, Planner

From: Alisa Ortiz
    Zoning Officer

Re: Camden County – 100 Blackwood – Mt. Pleasant Rd. Sub-acute Detoxification Center

It is in my opinion that the proposed application referenced above is a permitted use within the IN (Institutional) zone under Section 419-B. It is also my understanding that according to the description given at the time the Zoning Permit was applied for, was that this proposal was for an "inpatient hospital facility" and that a site plan or site plan waiver was to be applied for to go before that Planning Board.

Thank you,
Alisa Ortiz
Site Photographs of Property
410 Woodbury –Turnersville Road, Gloucester Township, NJ
January 6, 2020
# 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

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### For Office Use Only

- Submission Date:  
- Planning Board:  
- Zoning Board of Adjustment:  
- Application No.: 14860 SPW

Taxes Paid Yes/No:  
Fees $200.00  
Project #: 13699

Es. $75.00  
Es. #: 13699

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### Land Development Application

#### 1. Applicant

- Name: KMG New Jersey LLC  
- Address: c/o Maley Givens, P.C.  
  1150 Haddon Ave., Suite 210  
- City: Collingswood  
- State, Zip: NJ, 08010  
- Phone: 609 854-1515  
  Fax: 609 858-2944  
- Email: kvesselov@havendetoaxnow.com

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

- Name(s): Camden County Improvement Authority  
- Address: 2220 Voorhees Town Center  
- City: Voorhees  
- State, Zip: NJ, 08043  
- Phone: 609 374-6152  
- Fax: 609

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

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

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

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

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<th>BP</th>
<th>G-RD</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: Emily K. Givens  
- Address: 1150 Haddon Avenue, Suite 210  
- City: Collingswood  
- State, Zip: NJ, 08010  
- Phone: 609 854-1515  
  Fax: 609 858-2944  
- Email: egivens@maleygivens.com

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

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<thead>
<tr>
<th>Name: Peter C. Weiss</th>
<th>Name: ____________________________</th>
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<td>Address: 101 N. Washington Avenue</td>
<td>Address: __________________________</td>
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<td>Profession: Architect</td>
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</tr>
<tr>
<td>State, Zip: NJ, 08402</td>
<td>State, Zip: ______________________</td>
</tr>
<tr>
<td>Phone: 609-822-9616 Fax: 609-______</td>
<td>Phone: 609-______ Fax: 609-______</td>
</tr>
<tr>
<td>Email: <a href="mailto:pwarchitect@comcast.net">pwarchitect@comcast.net</a></td>
<td>Email: ___________________________</td>
</tr>
</tbody>
</table>

7. Location of Property:

<table>
<thead>
<tr>
<th>Street Address: 410 Woodbury-Turnersville Road</th>
<th>Block(s): 12302</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tract Area: 8.526 acres</td>
<td>Lot(s): 1.07</td>
</tr>
</tbody>
</table>

8. Land Use:

Existing Land Use: Vacant one story masonry structure

Proposed Land Use (Describe Application): See attached Explanation of Application along with Rider #1

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: 1</td>
<td>□ Fee Simple</td>
</tr>
<tr>
<td>Are there existing deed restrictions?</td>
<td>□ Condominium</td>
</tr>
<tr>
<td>Are there proposed deed restrictions?</td>
<td>□ No  □ Yes (If yes, attach copies)</td>
</tr>
</tbody>
</table>

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

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>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>170.38'</td>
<td>Setback from E.O.P.*1</td>
<td></td>
</tr>
<tr>
<td>Front setback 2</td>
<td>164.94'</td>
<td>Setback from E.O.P.*2</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td></td>
<td>Fence type</td>
<td></td>
</tr>
<tr>
<td>Side setback 1</td>
<td>85.51'</td>
<td>Fence height</td>
<td></td>
</tr>
<tr>
<td>Side setback 2</td>
<td></td>
<td>*E.O.P. = Edge Of Pavement.</td>
<td></td>
</tr>
<tr>
<td>Lot frontage</td>
<td>127.78'</td>
<td>Pool Requirements</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>13.32'</td>
<td>Setback from R.O.W.1</td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>8.526 acre</td>
<td>Setback from R.O.W.2</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td></td>
<td>Setback from property line 1</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback from property line 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance from dwelling</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Distance = measured from edge of water.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>R.O.W. = Right-of-way.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Setback = Measured from edge of pool apron.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Garage Application</th>
<th>Shed Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Area</td>
<td>Shed area</td>
</tr>
<tr>
<td>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: 34
- Number of parking spaces provided: 40
- Number of loading spaces required: 1
- Number of loading spaces provided: 1

15. Relief Requested: **Site Plan Waiver**

- 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: 12-4-19

Signature of Co-applicant

Date
STOCKHOLDERS DISCLOSURE STATEMENT

Name and address of all stockholders or individual partners owning at least 10% of its stock, of any class, or at least 10% of the interest in the partnership as the case may be.

**KMG New Jersey LLC** is 100% owned by Kirill Vesselov

**MAIN BUSINESS ADDRESS:**
c/o Maley Givens, PC
1150 Haddon Avenue, Suite 210
Collingswood, NJ 08108

**Address for Kirill Vesselov:**
3951 Haverhill Rd, N. #120-121
West Palm Beach, FL 33417
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: 12-5-19

Signature

Print Name

2019 (Year).


Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Print Name

12-4-19

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 11/4/19, shows and discloses the premises in its entirety, described as Block 12302, Lot 103. 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: James Ley, of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Subdivision plan

Sworn and subscribed to on this 5th day of December, 2019 before the following authority.

Name of property owner or applicant

Notary public

Margaret E. Watson

comm. expires 9.26.22

4 of 4
EXPLANATION OF APPLICATION FOR SITE PLAN WAIVER

The Applicant, KMG New Jersey, LLC, is requesting a Site Plan Waiver with regard to the renovation of the existing structure located on newly formed Lot 1.07 (8.526 acres) within Block 12302, also known as 410 Woodbury-Turnersville Road. The Planning Board recently approved the minor subdivision of Lot 1.07 per Application #191010CM. Through Application #191010CM, this Planning Board granted variances for the minimum site frontage of 25.17' where 400' is required (along Woodbury-Turnersville Road), for a lot depth of 13.32' where 400' is required. We have been advised, however, that Collier Drive is also a public Right of Way and therefore, the lot frontage variance may not be necessary. The Applicant will not require any variances with regard to its proposal to renovate the existing structure, therefore, this Application for Site Plan Waiver is appropriate. The site is located in the Institutional District which permits residential health care facilities. Per the Gloucester Township Land Development Ordinance, a residential health care facility is defined as any facility so defined by N.J.S.A. 446:2H-1, et seq. and regulated by the New Jersey Department of Health and Senior Services. The proposed facility meets this definition.

The Applicant is the contract purchaser of Lot 1.07 within Block 12302 and intends to extensively renovate the existing structure located on the lot in order to open and operate an essential Residential Detoxification Treatment Facility, with fifty-four (54) patient beds, and to operate a Level I Detoxification program which will be fully licensed by the New Jersey Department of Health. Such a detoxification program includes providing services on a short-term basis. Generally, the length of treatment is two to three weeks, which is assessed on an individual basis. The facility is operated and fully staffed 24 hours a day, 7 days a week. The residential level of care is appropriate for persons who have sub-acute biomedical problems or behavioral, emotional, or cognitive problems that are severe enough that they require inpatient treatment, but do not need the full resources of an acute care general hospital or a medically managed inpatient treatment program. The emphasis is on an intensive regimen of clinical services using a multidisciplinary team approach. The facility will include on-site medical practitioners and 24-hour nursing and behavior health tech staffing to provide around the clock treatment and observation. The services offered will include pre-assessment of the patients, transportation, nursing assessment, laboratory analysis, psychiatric evaluation, medication administration, biopsychosocial, educational groups, individual therapy sessions, physical assessments, monitoring of vitals, case management and discharge planning.

The interior of the building will be redesigned for residential semi-private accommodations with attached bathroom facilities. A full-service medical clinic and institutional pharmacy will be located inside the building. In addition, a full-service commercial kitchen and laundry facilities will be on the premises.

The current parking count of forty (40) will be adequate for the proposed facility as this is an inpatient facility and patients will not have vehicles on site nor will they be allowed visitors during their stay. Transportation is provided to and from the facility by facility staff. For a facility of this size, treating up to fifty-four patients, sixteen (16) staff members will be on site during each shift, well under the amount of available parking.
January 16, 2020

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  
Haven Detox Facility  
KMG New Jersey, LLC  
410 Turnersville Road  
Block 12302, Lot 1.07  
Review No. 1  
Bach Project No. GTPB-2019-13

Dear Mr. Lechner:

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

- Architectural plan entitled “Haven Detox, Block 12302, Lot 1.08, Gloucester Township, New Jersey” prepare by Peter C. Weiss, Architect.

OWNER / APPLICANT:

Owner: Camden County Improvement Authority  
2220 Voorhees Town Center  
Voorhees, NJ 08043  
609-374-6152

Applicant: KMG New Jersey, LLC  
c/o Maley Givens, P.C.  
1150 Haddon Avenue  
Suite 210  
Collingswood, NJ 08108  
609-854-1515(P), 609-858-2944 (F)  
kvesselov@havendetoxnow.com
PROJECT SUMMARY:

This application is for a change in use from an existing vacant county administrative office complex to a proposed residential health care facility for sub-acute drug and alcohol rehabilitation. The facility will be fully staffed and operational 24 hours a day, 365 days a year. The property consists of an existing one story masonry building and associated parking and site improvements. The property is located on the southwesterly side of Woodbury – Turnersville Road (County Route 621), northwest of Lakeland Road.

The site is an 8.5 acre parcel of land located in the Institutional (I) Zoning District. The applicant is proposing extensively renovate the interior of the building and is not proposing an exterior site improvements. The applicant is seeking Site Plan Waiver approval.

COMMENTS:

Our office preformed a site inspection on January 6, 2019 and have reviewed all information submitted for conformance with the Township’s Land Development Ordinance. We offer the following comments regarding the application:

1. The applicant shall provide a full size copy of the architectural plan included in the application.

2. The applicant has provided a narrative as part of their land development application stating “The current parking count of forty (40) will be adequate for the proposed facility as this is an inpatient facility and patients will not have vehicles on site nor will they be allowed visitors during their stay. Transportation is provided to and from the facility by facility staff. For a facility of this size, treatment up to fifty-four patients, sixteen (16) staff members will be on site during each shift, well under the amount of available parking”.

3. Our office recommends base repair at major cracks in the existing parking lot.

4. Our office recommends seal coating and restriping of the entire parking lot. All traffic markings and striping shall be thermoplastic or epoxy paint.

5. The existing sidewalk along the building is in disrepair and shall be replaced.

6. Concrete wheel bumpers shall be provided within parking stalls that are flush with the adjacent sidewalk.

7. The existing trash dumpsters shall be relocated within a permanent masonry enclosure and shall comply with §510(L).
8. The applicant shall address trash and recycling pick-up. The addition of a full service kitchen and employees and patients at the site should significantly increase the amount of refuse created at the site.

9. The applicant shall provide testimony regarding the existing on-site blue containers. If they are intended to remain clarification shall be made as to their use and necessity.

10. The existing drainage swale located on the northeasterly side of the building shall be cleaned and maintained.

11. The applicant shall be responsible for making sure that all existing lighting at the site is in proper working condition and shall repair or replace any fixtures as may be required.

12. 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.

13. The applicant shall provide testimony regarding security lighting, timing, and hours of operation as applicable.

14. Our office defers review of anticipated sanitary sewer discharge resulting from the change in use to the Gloucester Township Municipal Utilities Authority (GTMUA).

15. Our office defers review of anticipated water demand calculations resulting from the change in use to the local water purveyor servicing the site.

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

Very truly yours,
BACH ASSOCIATES, PC

Steven M. Bach, PE, RA, PP, CME
President
Site Plan Waiver
Haven Detox Facility
KMG New Jersey, LLC
410 Turnersville Road
Block 12302, Lot 1.07
Review No. 1
Bach Project No. GTPB-2019-13
January 16, 2020
Page 4 of 4

Cc: Gloucester Township Planning Board Members
    Steven Boraske, Esq. PB Solicitor
    Emily K. Givens, Esq., (Applicant’s Attorney)
    Camden County Improvement Authority (Owner)
    Peter C. Weiss (Applicant’s Professional)

S:\GTPB2019 Gloucester Twp PB-13 KMG-Haven Detox Facility\GTPB2019-13 KMG-Haven Detox Facility Site Plan Waiver
Review No 1.doc
TO: Planning Board
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #191060SPW
KMG New Jersey, LLC
BLOCK 12302, LOT 1.07
410 Woodbury-Turnersville Road

DATE: January 09, 2020

The applicant requests Site Plan Waiver approval to "renovate the existing structure on the lot in order to open and operate an essential Residential Detoxification Treatment Facility" (See Rider #1) within the IN – Institutional District. The project is located on the south side of Collier Drive west of Woodbury-Turnersville Road.

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:** KMG New Jersey, LLC c/o Maley Givens, P.C., 1150 Haddon Avenue, Suite 210, Collingswood, NJ 08108 (telephone #609-854-1515).
- **Owner:** Camden County Improvement Authority, 2220 Voorhees Town Center, Voorhess, NJ 08043 (telephone #609-374-6152).
- **Architect:** Peter C. Weiss, 101 Washington Avenue, Margate, NJ 08402 (telephone #609-822-9616).
- **Attorney:** Emily K. Givens, Esq., Maley Givens, P.C., 1150 Haddon Avenue, Suite 210, Collingswood, NJ 08108 (telephone #609-854-1515).

I. INFORMATION SUBMITTED

3. Land Development Application Form and checklist dated 12/05/19.
   b. Rider #1 – Explanation of Application for Site Plan Waiver.
6. Minor Subdivision Plat (Letter size), as prepared by Bach Associates, PC comprising one (1) sheet dated 01/24/19.
II. ZONING REVIEW

<table>
<thead>
<tr>
<th>Description</th>
<th>Required (other use)</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (min.)</td>
<td>5 acres</td>
<td>8.526 ac.</td>
<td>yes</td>
</tr>
<tr>
<td>Lot Frontage (min.) Collier Drive (min.) Woodbury – Turnersville Road</td>
<td>400 ft. 400 ft.</td>
<td>481.21 ft. 25.17 ft.</td>
<td>no²</td>
</tr>
<tr>
<td>Lot Width (min.)</td>
<td>400 ft.</td>
<td>±985 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Lot Depth (min.)</td>
<td>200 ft.</td>
<td>505.05 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Tract Perimeter (min.)</td>
<td>75 ft.</td>
<td>±22 ft.¹,²,³</td>
<td>enc</td>
</tr>
<tr>
<td>Building Coverage (max.)</td>
<td>&lt; 20%</td>
<td>&lt; 20%</td>
<td>yes</td>
</tr>
<tr>
<td>Lot coverage (max.)</td>
<td>&lt; 55%</td>
<td>&lt; 55%</td>
<td>yes</td>
</tr>
<tr>
<td>Front yard (min.) Collier Drive (min.) Woodbury – Turnersville Road</td>
<td>75 ft. 75 ft.</td>
<td>170.38 ft. 667 ft.¹</td>
<td>yes</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>10 ft.</td>
<td>81.51 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>10 ft.</td>
<td>165.94 ft.</td>
<td>yes</td>
</tr>
<tr>
<td>Building Height (max.)</td>
<td>4 stories or 60 ft., whichever is less</td>
<td>&lt; 35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

PARKING AREA SETBACK

| From front property line (min.) | 50 ft. | ±48 ft.¹ | enc  |
| From side property line (min.)  | 50 ft. | ±36 ft.¹ | enc  |
| From rear property line (min.)  | 50 ft. | ±22 ft. | enc  |

¹ = Scaled data.
² = Approved by Planning Board Resolution #191010CM.
³ = Applies to rear setback of westerly blacktop area.
enc = Existing nonconformance.

III. WAIVER COMMENTS
The Applicant has requested a waiver from Site Plan Review as per §601.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.

V. SITE PLAN WAIVER COMMENTS
It's recommended the Applicant address the following Land Development Ordinance requirements:
1. Provide testimony to address if the existing lighting is satisfactory for the proposed use and in working condition in the following locations as per §508, Lighting.
   a. Both entrances at Collier Drive.
   b. Parking areas.
   c. Pedestrian walkways from parking areas to front building entrance.
2. Linestripe and provide signage for handicapped parking, as per §510.E, Additional Handicapped Parking Provisions.
3. Repair damaged pavement, seal coat, and linestripe the entire parking lot as per §510.I(2), Delineation.
4. Provide a masonry trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.
5. Repair damaged concrete sidewalks in the following locations as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.
   a. Along parking spaces.
   b. Along perimeter of building.
   c. Under the porte-cochere.
6. Concrete sidewalks to remain, if any, must be edged to provide the full width (the existing grass is encroaching and reducing width) as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.
7. Maintenance of existing drainage swale and silt and sedimentation build-up along rear paved area as per §517, Stormwater Collection and Management.

VI. GENERAL COMMENTS
1. The Applicant should address the proposed use of the existing westerly paved area identified as "B-Ball Hoop" on the former subdivision plans but presently occupied as vehicle parking.
   a. Should this area be utilized for the building associated with the instant application an appropriate improved pedestrian connection should be provided to the building or an existing concrete sidewalk.
2. Consideration should be given to replacing the rusted chain link fencing for the above paved area.
3. The Applicant should remove existing trailers and storage containers.

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.

VIII. RECOMMENDATIONS

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

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: Emily K. Givens, Esq.
Stephen Boraske, Esq.
Steven M. Bach, PE
ZONING PERMIT DENIED

Applicant
COUNTY OF CAMDEN
520 MARKET ST. 14TH FL.
CAMDEN, NJ 08105 08854

Real Estate Owner
COUNTY OF CAMDEN
520 MARKET ST. 14TH FL.
CAMDEN, NJ 08105 08854

This is to certify that the above-named applicant for a permit to/authorization for proposed interior renovation for to existing building for future proposed sub-acute detoxification hospital for inpatient medical care and rehabilitation. This application for approval is hereby denied

Comments on Decision:
A Site plan or site plan waiver to the Planning Board must be submitted prior to issuance of permit.

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

Alisa Ortiz Zoning Officer
August 28, 2019

Applic No. 13317

Deliver to...

COUNTY OF CAMDEN
520 MARKET ST. 14TH FL.
CAMDEN, NJ 08105 08854
August 2, 2019

VIA EMAIL ONLY
Township of Gloucester
1261 Chews-Landing Clementon Road
PO Box 8
Blackwood, NJ 08012
Attn: Alisa Ortiz, Zoning Officer

Re: Property: Block No. 12302, Lot 1.06
Address: 420 Turnersville Road
Zoning Permit Application
Our File No. 19-0117

Dear Ms. Ortiz:

As you know, my office submitted a zoning permit to your office for a potential buyer to use the above-referenced property as a sub-acute detoxification facility. You have requested more detailed information regarding this proposed use. The potential buyer plans to offer an essential in-patient detox program providing detoxification and residential treatment services. The site for the facility is located in the Institutional District which permits residential health care facilities. Per the Gloucester Township Land Development Ordinance, a residential health care facility is defined as any facility so defined by N.J.S.A. 46:2H-1, et seq. and regulated by the New Jersey Department of Health and Senior Services. The proposed facility meets this definition.

The facility will be open 24 hours a day, 365 days a year and will be able to admit prospective patients at any hour of the day or night. The facility will include on-site medical practitioners and 24 hour nursing and behavior health tech staffing to provide around the clock treatment and observation. The services offered will include pre-assessment of the patients, transportation, nursing assessment, laboratory analysis, psychiatric evaluation, medication administration, biopsychosocial, educational groups, individual therapy sessions, physical assessments, monitoring of vitals, case management and discharge planning.

The staff at the facility will include a medical doctor, psychiatrist, physician assistants, ARNPs, RNs, LPNs and CNAs. The entity and the operations will be properly licensed and its operations will be regulated by the State of New Jersey and County and local authorities. The potential buyer will also apply for accreditation through the Joint Commission which evaluates
and accredits more than 21,000 health care organizations and programs in the United States.

The interior of the building will be redesigned for residential semi-private accommodations with attached bathroom facilities. A full service medical clinic and institutional pharmacy will be located inside the building. A full service commercial kitchen and laundry facilities will also be on the premises.

The buyer will work with the Center for Family Services, a non-profit organization that has served the region since 1920. Through the Center for Family Services, the buyer will provide comprehensive counselling and treatment to families in distress, including families dealing with members suffering with an addition.

Please let me know if you have any questions or require any additional information. Thank you.

Very truly yours,

BROWN & CONNERY, LLP

Beth L. Marlin, Esquire

cc: Camden County Improvement Authority, Attn: James Lex
CAMDEN COUNTY PLANNING BOARD APPLICATION
SUBMISSION REQUIREMENTS

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

Subdivision Requirements:

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

Site Plan & Site Plan Revision Requirements

- Two (2) Copies of the County Planning Board Application (Municipal use section must be filled out and bottom of this page must be signed)
- One (1) Copy of Local Municipal Application
- One (1) Copy of the Fee Schedule, Filled Out and Signed (Checks made payable to Camden County Treasurer)
- Two (2) Sets of Plans of Signed and Sealed Plans (Only 24" by 36" Site plans will be accepted)
  (Plans must reflect all requirements contained in Subdivision and Site Plan Procedures, Engineering and Planning Standards Vol. 1 & Development Regulations Vol. 2)
- Two (2) Copies of County Road Improvement Plans (If applicable and not included in Original Set of Plans)
- Two (2) Copies of a Signed and Sealed Survey
  (Conducted by a licensed surveyor if existing documents are referenced in accordance with NJAC 13:40-7.2 .[1])
- Two (2) Sets of Drainage Calculations (Data based upon 10 YEAR-PRE & 25 YEAR-POST Year Storm Event)
- Two (2) Sets of Traffic Impact Study (If available)
- Two (2) Copies of the Local Engineer Report
- Two (2) Copies of the Affidavit of Ownership
- 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 submitted in the form of a poster on a CD at their drive. If no digital copy can be provided, please include a 11" by 17" reduction of the plan)

[Signatures]

Certification of Completeness
Signature By Local Official

Signature of Agent or Applicant
CAMDEN COUNTY PLANNING BOARD APPLICATION

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

Application for County Approval of Subdivision, Site & Development Plans

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: Haven Detox Facility (KMG New Jersey LLC)

Project Address (if applicable) & Municipality: 410 Turnersville Road, Gloucester Township

Abuts County Road: Woodbury-Turnersville Road County Route No.: 707

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): 12302
Lot(s): 1.07

Existing Zoning: Industrial IN
Variance(s) Required: n/a

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; any application may be delayed):

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Phone:</th>
<th>Fax:</th>
</tr>
</thead>
<tbody>
<tr>
<td>KMG New Jersey LLC</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th></th>
<th>Town &amp; State:</th>
</tr>
</thead>
<tbody>
<tr>
<td>670 Maley Gardens P.C. (Aberdeen)</td>
<td></td>
<td></td>
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<table>
<thead>
<tr>
<th>Email</th>
<th>Zip:</th>
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<tbody>
<tr>
<td><a href="mailto:kvesseli@havendetexnew.com">kvesseli@havendetexnew.com</a></td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>Attorney</th>
<th>Phone:</th>
<th>Fax:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emily K. Givens</td>
<td>856-858-1515</td>
<td>856-858-2944</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Address</th>
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</thead>
<tbody>
<tr>
<td>130 Haddon Ave, Suite 210</td>
<td>Collingswood, NJ</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Email</th>
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<tbody>
<tr>
<td><a href="mailto:egivens@maleygivens.com">egivens@maleygivens.com</a></td>
<td>08108</td>
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<table>
<thead>
<tr>
<th>Engineer</th>
<th>Phone:</th>
<th>Fax:</th>
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<tbody>
<tr>
<td>Peter C. Weiss</td>
<td>609-822-9606</td>
<td></td>
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<tr>
<th>Address</th>
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<tr>
<td>101 N Washington Ave</td>
<td>Margate, NJ</td>
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<tbody>
<tr>
<td>pw@<a href="mailto:architect@comcast.net">architect@comcast.net</a></td>
<td>08402</td>
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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:

Project Description & Statistics:

Short Description of Project: The Applicant is proposing to renovate the existing facility into a state of the art, 54 bed semi-private detoxification facility (24 hours/7 days) with onsite staff (medical / kitchen / security).

Increase in Impervious Coverage?: **YES** / **NO**

Total Increase or Decrease: 

Total Amount of Land Disturbed: **none**

Total Gross SF of all Buildings/ Development: **as existing**

Total New Residential Units: **none**

Total New Jobs Created: **approximately 40 - 45**
CAMDEN COUNTY PLANNING BOARD APPLICATION

Subdivision Description (if applicable):

Does this application include a lot consolidation? YES / NO

Will new lots be created? YES / NO

How Many New Lots? __________________________

Size of Existing Lot(s): __________________________

Portion to be Subdivided: __________________________

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

Title of Municipal Official: ___________________________________________

Authorized Municipal Signature: _____________________________________

Transmittal Date (if applicable): __________________________

Phone Number: ____________________________ (956) 628-4000 Ext. 8511

Signatures Required:

Name of Applicant: KMG New Jersey LLC

Signature of Applicant: ___________________________

Date: 12-5-19

Agent Completing Application: Emily K. Givens, Esq.

Signature of Agent: ___________________________

Date: 12-5-19

For County Use:

Classification of Application: ___________________________

Fees Included with Application: YES / NO

County Plan Number: ___________________________

Stamp Date Received Below: ___________________________
CAMDEN COUNTY PLANNING BOARD APPLICATION
AFFIDAVIT OF OWNERSHIP

Company/ Organization Information

Name of Company/Organization: KMG New Jersey LLC

Is the Company a Corporation? YES / NO

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

Is the Company a Partnership? YES / NO

Is Company an Individual Owner? YES / NO

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kirill Yesselov</td>
<td>c/o Maley Givens PC.</td>
<td>President</td>
</tr>
<tr>
<td></td>
<td>1150 Haddon Avenue, Suite 210</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Collingswood NJ 08108</td>
<td></td>
</tr>
</tbody>
</table>

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

Signature of Owner & Title

Date

Signature of Owner & Title

Date
**CAMDEN COUNTY PLANNING BOARD APPLICATION**

**FEE SCHEDULE**

Applicant's Name: **KMG New Jersey LLC**

Project Name: **Haven Detox Facility**  Municipality: **Gloucester Township**

Project Address: **410 Turnersville Road**  Plate:  ______  Block: **12302**  Lot: **107**

<table>
<thead>
<tr>
<th>Type of Plan</th>
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<tbody>
<tr>
<td>☐ Minor Subdivision (3 lots or less)</td>
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<tr>
<td>☐ Major Subdivision (4 lots or more)</td>
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<tr>
<td>☒ Site Plan - Waiver</td>
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<table>
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<tr>
<td>☐ Minor Review Fee ($200.00)</td>
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<tr>
<td>☐ Major Review Fee ($500.00)</td>
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<table>
<thead>
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<td>☐ Design Review Fee ($500.00)</td>
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<tr>
<td>☐ Total Parking Spaces ($8.00/Space)</td>
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<tr>
<td>☐ Dwelling Units ($16.00/Unit)</td>
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<td>☐ Dedication, Easement, Deed, Etc. Review Fee ($150.00)</td>
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<td>☐ Inspection Fee ($200.00)</td>
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<table>
<thead>
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<th>Additional/ Other Fees</th>
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<tbody>
<tr>
<td>☐ Preliminary / Concept Drawing Review Fee ($200.00)</td>
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<tr>
<td>☐ Site Plan Revision($200.00)</td>
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<tr>
<td>☒ Request for Waiver Review or Letter of No Impact ($200.00)</td>
<td>$200.00</td>
</tr>
<tr>
<td>☐ Large Size Site Plan/Subdivision Map submission and filing/storage fee ($250.00)</td>
<td>$</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>
<td>$</td>
</tr>
<tr>
<td>☐ Signing of Filing Plats ($150.00)</td>
<td>$</td>
</tr>
</tbody>
</table>

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**Signature of Agent or Applicant**

![Signature](image)

**Date**

12-5-19

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**SPECIAL PROVISIONS**

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

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

PLANNING BOARD

TOWNSHIP OF GLOUCESTER

APPLICATION # 191010CM
County of Camden
Block 12302, Lot 1

WHEREAS, the County of Camden is the owner of the land and premises located on Woodbury-Turnersville Road in the Township of Gloucester, New Jersey having made application to the Planning Board of the Township of Gloucester, Camden County, for a Minor Subdivision and variances for 25.17’ lot frontage along Woodbury -Turnersville Road and lot width of 14’ and pre-existing variances for 8.6’ 9.92’ and 43.78’ from the front property line for the property located upon Block 12302, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a IN- Zone, said application being represented by Mark P. Asselta Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 12, 2019 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, County of Camden is the owner of the land and premises located on Woodbury Turnersville Road in Gloucester Township, New Jersey, as shown on Block 12302, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R3- Zone.

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

3. All property taxes were paid to date.
4. After being sworn, Mike Haggerty, Director of Property Improvement for the County, testified the County no longer needs the 3 existing buildings and the subdivision will allow the County to sell them. The County intends to retain the larger piece that has the three existing buildings. The smaller piece is the piece that will be sold. It has one building.

Anthony DiRosa, a Professional Engineer, explained the site, ingress and egress and stated the new lot is 8.526 acres and the remainder lot is 180.4 acres. He testified the small lot has lot depth of 400 to 500’, however the small lot has an irregular shape because it follows the edge of the water this is the reason for the variances. He also testified the other variances are pre-existing. Introduced into evidence A-1 Minor Subdivision Plan.

The Board Reviewed the letters of Mr. Lechner and Remington and Vernick and the applicant agreed with all the conditions therein except the applicant requested a waiver of the Bonding and the Board granted this request conditioned upon the applicant submitting a plan showing the location of the monument.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant the Minor Subdivision and the requested variances and waiver, the Board voted five (5) in favor, none(0) against and zero (0) abstentions, thus granting the relief requested; and

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

NOW THEREFORE BE IT RESOLVED, by the Planning Board of the Township of Gloucester on this 12th day of March, 2019, the applicant County of Camden is hereby granted the aforesaid Minor Subdivision, variances and waiver of the Bond for the property located upon Block 12302, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.
ROLL CALL:

LIST NAMES

Hutchison    Yes
Thomas       Yes
Bradley      Yes
Hojnowski    Yes
Dintino      Yes

PLANNING BOARD
TOWNSHIP OF GLOUCESTER

Frank Dintino    Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Planning Board of the Township of Gloucester on the 9th day of April, 2019.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday March 12, 2019

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

Roll Call:

<table>
<thead>
<tr>
<th></th>
<th>Absent</th>
<th>Present</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mrs. Costa</td>
<td></td>
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<tr>
<td>Mr. Guvevara</td>
<td>Absent</td>
<td></td>
</tr>
<tr>
<td>Mr. Kricun</td>
<td>Absent</td>
<td></td>
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<tr>
<td>Councilman Hutchison</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Mrs. Bradley</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Mrs. Rossi</td>
<td>Absent</td>
<td></td>
</tr>
<tr>
<td>Mr. Thomas</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Mr. Hojnowski</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Mrs. MacPherson</td>
<td>Absent</td>
<td></td>
</tr>
<tr>
<td>Chairman Dintino</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Mr. Costa Esq.</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Mr. Bach</td>
<td>Present</td>
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<tr>
<td>Mr. Lechner</td>
<td>Present</td>
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</tbody>
</table>

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

Minutes for Memorialization

Minutes from February 26, 2019.
Chairman Dintino requested a motion to adopt the minutes.
Mrs. Bradley made a motion seconded by Mr. Hojnowski.

Roll Call:

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

Block: 18301
Lot: 13.01

Adopting Amendment #7
Amending Ordinance 0-02-30
Known as NVSFR – New Vision
Single-Family Residential Overlay

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

Roll Call:

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

#191010CM
Camden County
Health Services

Minor Subdivision/Bulk
Block: 12302 Lot: 1
Location: 420 Turnersville Rd.
Create (1) New Lot within the
IN District

NOTES:
After Mr. Dintino announced the application, Mr. Bach recused himself due to Conflict of Interest. Mr. Anthony DiRosa from Remington and Vernick was sworn in and replaced Mr. Bach.
Mr. Mark Asselta Esq. from Brown & Connery approached the podium representing the County of Camden. Mr. Asselta introduced Mike Haggerty, a County Official and Anthony DiRosa, Engineer and Surveyor who would be testifying. Both were sworn in.
Mr. Asselta announced that the County was seeking to sub-divide and sell an eight (8) acre tract of land within the Lakeland Complex Acreage.
Mr. Asselta introduced Mr. DiRosa to give an overview of the section to be sold.
Mr. DiRosa provided an aerial overview, exhibit SB-1b, to help explain the exact track of land to be divided and sold within the Lakeland Complex acreage.
In his description he stated that there would be no variance needed and that the track of land was existing non-conformance with no anticipated problems from the paved collier drive.
Mr. Haggerty briefly spoke as a fact witness. He stated as the County Project Manager the existing building on the property was only for record storage in the last three years since it was uninhabitable. The property had access easement that was not dedicated. The only other structures on the property was the old fire house, used for storage and a small house, used as an office.

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

Roll Call:

<table>
<thead>
<tr>
<th>Councilman Hutchison</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
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<td>Mrs. Bradley</td>
<td>Yes</td>
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<td>Mr. Thomas</td>
<td>Yes</td>
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<tr>
<td>Mr. Hojnowski</td>
<td>Yes</td>
</tr>
<tr>
<td>Chairman Dintino</td>
<td>Yes</td>
</tr>
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General Correspondence

NONE

Chairman Dintino adjourned the meeting.
Meeting Adjourned.

Recording Secretary,
Christopher Nowak
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: __________ Application No.: __________
□ Planning Board  □ Zoning Board of Adjustment
Upon receipt of all fees, documents, plans, etc.
Taxes Paid Yes/No ________(initial)
Fees ______ Project # ______
Escr. __________ Escr. # ______

LAND DEVELOPMENT APPLICATION

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

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

3. Type of Application, Check as many as apply:
□ Informal Review
□ Planned Development
□ Minor Subdivision
□ Interpretation
□ Preliminary Major Subdivision
□ Appeal of Administrative Officer’s Decision
□ Final Major Subdivision
□ Bulk “C” Variance
□ Minor Site Plan
□ Use “D” Variance
□ Preliminary Major Site Plan
□ Site Plan Waiver
□ Final Major Site Plan
□ Redevelopment Agreement
□ Conditional Use Approval
□ Redevelopment Agreement
□ General Development Plan

4. Zoning Districts (Circle all Zones that apply)

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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: Mark P. Asselta, Esquire
Address: 6 N. Broad Street
City: Woodbury

Firm: Brown & Connelly, LLP
State, Zip: New Jersey 08096
Phone: (856) 612-8500 Fax: (856) 612-2201
Email: massetta@brownconnelly.com
6. Name of Persons Preparing Plans and Reports:

Name: Anthony DiRosa, Bach Associates, PC  
Address: 304 White Horse Pike  
Profession: PE, PLS  
City: Haddon Heights  
State, Zip: NJ 08035  
Phone: (856) 540-9611 Fax: (856) 540-9612  
Email: adiresa@bachdesigngroup.com

Name:  
Address:  
Profession:  
City:  
State, Zip:  
Phone: (___) __________ Fax: (___) __________  
Email: ____________________________

7. Location of Property:

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

8. Land Use:

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

9. Property:

Number of Existing Lots: 1  
Number of Proposed Lots: 2  
Proposed Form of Ownership:  
- Fee Simple  
- Condominium  
- Cooperative  
- Rental  
Are there existing deed restrictions?  
- Yes  
- No  
Are there proposed deed restrictions?  
- Yes  
- No

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet. See cover letter.

12. List Previous or Pending Applications for this Parcel:

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

<table>
<thead>
<tr>
<th>All Applications</th>
<th>Proposed Lot 1.07</th>
<th>Fence Application</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>170.38</td>
<td>Setback from E.O.P.</td>
<td>1</td>
</tr>
<tr>
<td>Front setback 2</td>
<td></td>
<td>E.O.P. = Edge Of Pavement</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>184.94</td>
<td>Fence type</td>
<td></td>
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<tr>
<td>Side setback 1</td>
<td>81.51</td>
<td>Fence height</td>
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<tr>
<td>Side setback 2</td>
<td>1217.78</td>
<td></td>
<td></td>
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<tr>
<td>Lot frontage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>13.32</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot area</td>
<td>8.526 acres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>$35 ft.</td>
<td></td>
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</tbody>
</table>

See Rider for remainder lot dimensions.

<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>
</tbody>
</table>

14. Parking and Loading Requirements: For lot 1.07

<table>
<thead>
<tr>
<th>Number of parking spaces required: N/A</th>
<th>Number of parking spaces provided: 40</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of loading spaces required: N/A</td>
<td>Number of loading spaces provided:</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: 2-14-19

[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).

2-14-19
Date
Sworn and Subscribed to before me this 10th day of February, 2019 (Year).

Signature
Ross Angiliella
Print Name
EILEEN M. CALOGERO
Notary Public
My Commission Expires 6-16-2020

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

If yes to any of the above:
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of 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? □ No □ Yes

Signature of Applicant
Ross Angiliella
Print Name

2-14-19
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 shows and discloses the premises in its entirety, described as Block 123 Lot 1 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey, with the exception of the structures shown.

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

Name of property owner or applicant

Sworn and subscribed to
On this 10th day of February, 2019 before the following authority:

EILEEN M. CALOGERO
Notary Public of New Jersey
My Commission Expires 6-16-2020
RIDER #1
GLOUCESTER TOWNSHIP PLANNING BOARD
APPLICATION OF THE COUNTY OF CAMDEN

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

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

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

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

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

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

The variance for the front yard setback and tract perimeter setback will not create a substantial detriment. The buildings have existed in the same location for many years without any detrimental effect.
April 10, 2019

Mr. Mark P. Asselta, Esq.
Brown & Connery, LLP
6 N. Broad Street
Woodbury, NJ 08096

Application# 191010CM
County of Camden
Zoned: IN/Minor Subdivision/Bulk
Block: 12302, Lot: 1
Location: 420 Turnersville Road
Blackwood, NJ 08012

Dear Mr Asselta:

Enclosed you will find a copy of your resolution, which was adopted by the Gloucester Township Planning Board on April 9, 2019. Also is a copy of Minutes from March 12, 2019.

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/trp
cc: County of Camden
Anthony DiRosa, Bach Associates
March 6, 2019

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

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

Dear Mr. Lechner:

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

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

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

I. GENERAL INFORMATION

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

II. PERFORMANCE STANDARDS

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

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

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

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

5. The following items of the Title Recordation Law need to be addressed:

   a. 46:23-9.11(3)i - "A minimum of three corners distributed around the tract shall indicate coordinate values".

   b. 46:23-9.11(3)r(13) - "On minor subdivisions, a monument shall be set at each intersection of an outside boundary of the newly created lot(s) with the right-of-way line of an existing street". A bond will be required for this monument unless installed before the plan or deeds are filed.

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

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

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

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of all appropriate approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Camden County Planning Board.
2. Any others as may be necessary.

V. APPROVAL PROCESS

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

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

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

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

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

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.

[Signature]

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

ANC/mcb

cc: County of Camden; Anthony DiRosa, P.E., P.L.S.; Mark P. Asselta, Esq.; Anthony Costa, Esq.; Andrew Leveccia; Bernie Shepherd, Construction Code Official; Charles Palumbo, Tax Assessor
# Camden County Document Summary Sheet

**Return Name and Address**

Matthew V. White  
Assistant County Counsel  
Office of County Counsel  
520 Market Street - 14th Floor  
Camden, NJ 08102

**Submitting Company**  
Office of County Counsel

**Document Date (mm/dd/yyyy)**  
10/23/2019

**Document Type**  
Deed

**No. of Pages of the Original Signed Document (Including the cover sheet)**  
MVW 9

**Consideration Amount (If applicable)**  
1.00

<table>
<thead>
<tr>
<th>First Party</th>
<th>Name(s)</th>
<th>(Last Name First Name Middle Initial Suffix)</th>
<th>Address (Optional)</th>
</tr>
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</table>
|             | County of Camden                  | 520 Market Street  
Camden, NJ 08102 |

<table>
<thead>
<tr>
<th>Second Party</th>
<th>Name(s)</th>
<th>(Last Name First Name Middle Initial Suffix)</th>
<th>Address (Optional)</th>
</tr>
</thead>
</table>
|              | Camden County Improvement Authority | Voorhees Town Center  
2220 Voorhees Town Center  
Voorhees, NJ 08043 |

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<thead>
<tr>
<th>Parcel Information</th>
<th>Municipality</th>
<th>Block</th>
<th>Lot</th>
<th>Qualifier</th>
<th>Property Address</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Gloucester Township</td>
<td>12302</td>
<td>1.07</td>
<td></td>
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<th>Beginning Page</th>
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<th>Recorded/File Date</th>
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<td>11238</td>
<td>1254</td>
<td></td>
<td>10/16/2019</td>
</tr>
</tbody>
</table>

*DO NOT REMOVE THIS PAGE.*

DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF CAMDEN COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.
DEED

This Deed is made on October 20, 2019 between the County of Camden, a public body corporate and politic of the State of New Jersey, with offices at 520 Market Street, Camden, New Jersey ("Grantor") and the Camden County Improvement Authority, a public body corporate and politic of the State of New Jersey, with offices at Voorhees Town Center, 2220 Voorhees Town Center, Voorhees, NJ 08043 ("Grantee").

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One Dollar ($1.00). The Grantor acknowledges receipt of this money.


Property. The property conveyed by this Deed consists of the land and all of the improvements on the land and the Grantor’s rights, privileges and easements appurtenant to the land located in the Township of Gloucester, County of Camden and State of New Jersey described as follows:

See Exhibit “A” attached.

Being part of the same premises that the Grantor acquired by Deed from the Camden County College dated November 9, 2011 and recorded November 16, 2011 at Deed Book 9497, Page 1018.

Also being the same premises which vested in the County of Camden by deed from the County of Camden, dated October 11, 2019 and recorded on October 16, 2019 in Book 11238 of Deeds, Page 1254, and recorded in the Camden County Clerk’s Office.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a “covenant as to grantor’s acts” (N.J.S.A.46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.
STATE OF NEW JERSEY, COUNTY OF CAMDEN

I CERTIFY that on \textit{October 20}, 2019, Ross G. Angilella, personally came before me and acknowledged under oath to my satisfaction, that he:

(a) is the Administrator of the County of Camden;
(b) signed, sealed and delivered this Deed as Administrator of the County of Camden;
(c) this Deed was signed and delivered on behalf of the County of Camden, as its voluntary act duly authority by resolution; and
(d) the County of Camden made this Deed for $1.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

\begin{center}
Notary Public
\end{center}

\begin{center}
EILEEN M. CALOGERO
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6-16-2020
\end{center}
EXHIBIT “A”

BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

Legal Description
Lot 1.07, Block 12302
Township of Gloucester
Camden County, New Jersey
Bach Project No. CCIA2019-3

ALL THAT CERTAIN tract or parcel of land situate in the Township of Gloucester, County of Camden, State of New Jersey, being known as Lot 1.07, Block 12302 as shown on a plan prepared by Bach Associates, PC., entitled “Minor Subdivision Plat For Camden County Health Services, Block 12302, Lot 1, Tax Map Sheet #123, Township of Gloucester, Camden County, New Jersey”, dated 2-04-2019 and revised to 7-02-19; said tract being more particularly bounded and described as follows:

BEGINNING at a point along the Southwesterly right-of-way line of Woodbury-Turnersville Road, County Route 707, (49.5’ wide), the point being the following two (2) courses from the point where intersected by the division line of Lot 1.04 and Lot 1, Block 12302, and running:

(a) North 49 Degrees 20 Minutes 12 Seconds West, a distance of 87.58 feet to a point; thence

(b) North 30 Degrees 34 Minutes 43 Seconds West, a distance of 393.62 feet to a point; thence

(1) Along said Southwesterly right-of-way line of Woodbury-Turnersville Road, South 30 Degrees 34 Minutes 43 Seconds East, a distance of 25.17 feet to a point in same; thence the following twenty two (22) courses through Lot 1, Block 12302

(2) South 66 Degrees 04 Minutes 03 Seconds West, a distance of 29.22 feet to a point; thence

(3) North 88 Degrees 14 Minutes 58 Seconds West, a distance of 27.52 feet to a point; thence

(4) South 66 Degrees 26 Minutes 07 Seconds West, a distance of 74.70 feet to a point; thence

(5) South 46 Degrees 29 Minutes 01 Seconds West, a distance of 72.13 feet to a point; thence

(6) South 18 Degrees 22 Minutes 51 Seconds West, a distance of 72.15 feet to a point; thence

(7) South 31 Degrees 17 Minutes 28 Seconds West, a distance of 79.78 feet to a point; thence

(8) South 31 Degrees 23 Minutes 36 Seconds East, a distance of 48.48 feet to a point; thence

(9) South 10 Degrees 16 Minutes 31 Seconds East, a distance of 62.36 feet to a point; thence

(10) South 28 Degrees 09 Minutes 52 Seconds West, a distance of 39.86 feet to a point; thence

(11) South 15 Degrees 18 Minutes 38 Seconds East, a distance of 63.35 feet to a point; thence

(12) South 75 Degrees 55 Minutes 55 Seconds West, a distance of 14.79 feet to a point; thence

(13) South 57 Degrees 12 Minutes 13 Seconds West, a distance of 60.54 feet to a point; thence

(14) South 20 Degrees 07 Minutes 51 Seconds West, a distance of 32.93 feet to a point; thence

(15) South 07 Degrees 04 Minutes 10 Seconds East, a distance of 67.66 feet to a point; thence

(16) South 08 Degrees 06 Minutes 03 Seconds West, a distance of 55.59 feet to a point; thence
(17) South 29 Degrees 04 Minutes 54 Seconds West, a distance of 48.05 feet to a point; thence
(18) South 29 Degrees 17 Minutes 57 Seconds East, a distance of 30.95 feet to a point; thence
(19) South 66 Degrees 04 Minutes 04 Seconds West, a distance of 420.85 feet to a point; thence
(20) North 23 Degrees 55 Minutes 56 Seconds West, a distance of 242.25 feet to a point; thence
(21) South 66 Degrees 04 Minutes 04 Seconds West, a distance of 246.66 feet to a point; thence
(22) North 23 Degrees 55 Minutes 56 Seconds West, a distance of 262.80 feet to a point in the
Southeasterly line of an existing Access Easement; thence
(23) Along said Southeasterly line of an existing Access Easement North 68 Degrees 04 Minutes
04 Seconds East, a distance of 1217.76 feet to the POINT AND PLACE OF BEGINNING

CONTAINING within said bounds: 8.526 Acres of land more or less.

Subject to all rights of way, easements and restrictions of record.

Anthony F. DiBoca, PE, PLS, CME
NJ Prof. Engineer and Land Surveyor License No. 24GB04257000

Date 10/15/19

S:\CCIA2014-3 Lakeland Minor Subdivision\legal\V-Proposed Lot 1.06 Block 12602 070219.doc
AFFIDAVIT OF TITLE

STATE OF NEW JERSEY : ss.
COUNTY OF CAMDEN :

I, Ross G. Angilella, say under oath:

1. **Authority.** I am the Administrator of the County of Camden, with offices at 520 Market Street, City Hall, Camden, New Jersey 08101 (the “County” or “it” or “its”). I am fully familiar with the business of the County. I am a citizen of the United States and at least 18 years old.

2. **Representations.** The statements in this Affidavit are true to the best of my knowledge, information and belief.

3. **County Authority.** The County is the only owner of property identified as Block 12302, Lot 1.07 on the Township of Gloucester Tax Map (“Property”). The Property is to be transferred to the Camden County Improvement Authority (the “Buyer”). This action, and the making of this Affidavit, have been duly authorized by the County.

4. **Approval by Board of Freeholders.** The transfer of the Property has been approved by resolution of the Board of Freeholders of the County.

5. **Ownership and Possession.** The County has owned the Property since taking title on November 9, 2011. Since then no one has questioned the County’s right to possession or ownership. The County has sole possession of the Property. There are no tenants or other occupants of the Property. The County has not signed any contracts to sell the Property, other than the contract with Buyer. It has not given anyone else any rights concerning the purchase or lease of the Property.

6. **Improvements.** No additions, alterations or improvements are now being made or have been made to the Property since October 1, 2018. The County has always obtained all necessary permits and certificates of occupancy. All charges for municipal improvements such as sewers, sidewalks, curbs or similar improvements benefitting the Property have been paid in full. No building, addition, extension or alteration on the Property has been made or worked on within the past four months. The County is not aware that anyone has filed or intends to file a mechanic’s lien or building contract relating to the Property. No one has notified it that money is due and owing for construction, alteration or repair work on the Property.

7. **Liens or Encumbrances.** The County has not allowed any other interests (legal rights) to be created which affect its ownership or use of the Property. No other persons or entities have legal rights in the Property, except the rights of utility companies to use the Property along the road or for the purpose of serving the Property and except for Buyer’s contract to sell the Property to another entity. The County does not have any pending lawsuits or judgments against it or other legal obligations which may be enforced against the Property. No bankruptcy or insolvency proceedings have been started by or against it, nor has it ever been declared bankrupt. No one has any security
interest in any personal property or fixtures included in this sale. There are no open mortgages affecting the Property.

8. Exceptions and Additions. The following is a complete list of exceptions and additions to the above statements: NONE

9. Reliance. The County makes this Affidavit in order to induce the Buyer to accept its Deed. It is aware that the Buyer and its title company rely on the truthfulness of the statements made in this Affidavit.

CAMDEN OF COUNTY

By: Ross G. Angilella

STATE OF NEW JERSEY, COUNTY OF CAMDEN

I certify that on December 23, 2019, Ross G. Angilella personally came before me and acknowledged under oath to my satisfaction, that he:

(a) is the Administrator of the County of Camden;
(b) signed, sealed and delivered this Affidavit as the Administrator of the County of Camden;
(c) this Affidavit was signed and delivered on behalf of the County of Camden, as its voluntary act, duly authorized by a resolution of its board of freeholders.

Notary Public

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 6-16-2020
This is just a recently approved subdivision from the County which is exempt.

The property will not be exempt in 2020 since no application for exemption has been received as of this date.

Chuck Palumbo

On Nov 19, 2019, at 9:49 AM, Emily Givens <egivens@maleygivens.com> wrote:

Good morning, Mr. Palumbo,
Our office represents KMG New Jersey LLC, contract purchaser of Block 12302, Lot 1.07. I have attached the Deed recently filed transferring the new lot from the County of Camden to the CCIA. Could you please provide us with a Certification from your office that the current taxes, if any, are paid. It is our understanding that both the County of Camden and the Camden County Improvement Authority are exempt from taxation, however this Certification is a requirement for submission of a land use application. I thank you in advance for your anticipated cooperation, and prompt attention to, this request.

Regards,
Emily Givens

Emily K. Givens, Esq.
Maley Givens, P.C.
Suite 210
1150 Haddon Avenue
Collingswood, NJ 08108
P: 856-854-1515
F: 856-858-2944
www.maleygivens.com

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From: Sandra Ferguson <sferguson@glotwp.com>
Sent: Monday, November 18, 2019 4:04 PM
To: Emily Givens <egivens@maleygivens.com>
Subject: RE: Certification of Taxes Paid

I do not have a Block 12302, Lot 1.07 and therefore can not provide a certificate. You must contact Chuck Palumbo, our Tax Assessor.

Sandra

From: Emily Givens [mailto:egivens@maleygivens.com]
Sent: Monday, November 18, 2019 2:19 PM
To: Sandra Ferguson <sferguson@glotwp.com>
Subject: Certification of Taxes Paid
Good afternoon,
Our office represents KMG New Jersey LLC, contract purchaser of Block 12302, Lot 1.07. Could you please provide us with a Certification from your office that the current taxes, if any, are paid. It is our understanding that both the County of Camden and the Camden County Improvement Authority are exempt from taxation, however this Certification is a requirement for submission of a land us application. I thank you in advance for your anticipated cooperation, and prompt attention to, this request.

Regards,
Emily Givens

Emily K. Givens, Esq.
Maley Givens, P.C.
Suite 210
1150 Haddon Avenue
Collingswood, NJ 08108
P: 856-854-1515
F: 856-858-2944
www.maleygivens.com

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<Recorded Deed County to CCIA (10.23.19).pdf>
FORM A: APPLICATION FOR REPORT ON FEASIBILITY OF PUBLIC SEWER

Purpose: To determine the economic and technical feasibility of extending Public sewer service to the Municipal System.

This Is Not A Commitment For Sewage Availability.

FEE: $1,000.00 (Check should be made payable to GTMUA)

1. Applicant:
   Name: KMG New Jersey LLC
   Address: c/o Moley Givens P.C.
   150 Haddon Ave, Suite 210, Collingswood NJ 08108
   Phone: (856) 854-1515

2. Project to be services:
   Name: Haven Residential Detoxification Facility
   Location: 402 Turner Road, Blackwood, NJ
   Area Entire Tract: 8.526 acres
   Portion to be serviced: Existing Structure
   No. of Lots: 1
   Tax Map Plate: 1 Block: 12 302 Lot: 1,07
   Type: (Check One) Single Family ___ Townhouses ___ Other ___ Commercial X ___ Apartments ___

3. Professional Engineer Designing Sewer System
   Name: 
   Address: 
   Telephone: 

4. Description of Proposed System
   Existing system - no proposed changes
Application #191060SPW

Block: 12302 Lot: 1.07

☐ 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 hour contact should be provided to Police prior to start of construction.

☐ Other

RECEIVED
JAN 02 2020
BY:

Reviewed By: Lt. Timothy Kohlmyer #206 Signature: Date: 12/18/19
TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL

December 11, 2019

Applicant: KMG New Jersey, LLC  Application: # 191060SPW
Block: 12302 Lot: 1.07
Zoned: IN
Escrow: 13672

LOCATION: 410 Woodbury-Turnersville Road, Blackwood

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

STATUS OF APPLICATION — Site Plan Waiver — existing structure
A Proposed Detoxification Residential Treatment Facility with 54 beds (see explanation)
(Camden County Improvement Authority) - Owner

☐ 1 Copy  Floor Plan
☐ 1 Copy  Checklist/Application
☐ 1 Copy  Soil Erosion & Sediment Control Plans
☐ 1 Copy  Environmental Impact Report
☐ 1 Copy  Stormwater Management Report & Maintenance Plans
☐ 1 Copy  Traffic Impact Report
☐ 1 Copy  Environmental Impact Statement

APPROVED
DATE: 12.13.19
BY:

Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081

SIGNATURE

Note: Gloucester Two Fire District #5
- zip code 08012? 08021?
TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL
December 11, 2019

Applicant: KMG New Jersey, LLC
Application: # 191060SPW
Block: 12302 Lot: 1.07
Zoned: IN
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- Steven Boraske, Esq.
- Steven Bach, Bach, Engineer
- Kenneth Lechnier, 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 — existing structure
A Proposed Detoxification Residential Treatment Facility with 54 beds (see explanation)
(Camden County Improvement Authority) - Owner

- 1 Copy Floor Plan
- 1 Copy Checklist/Application
- 1 Copy Soil Erosion & Sediment Control Plans
- 1 Copy Environmental Impact Report
- 1 Copy Stormwater Management Report & Maintenance Plans
- 1 Copy Traffic Impact Report
- 1 Copy Environmental Impact Statement

PROPERTY NOT EXEMPT FOR 2020
NOTE ADDRESS PREVIOUSLY ISSUED FOR THIS LOT 1.07
IS # 402 TURNERSVILLE RD

SIGNATURE

[Signature]
12/12/19
TOWNSHIP OF GLOUCESTER
PLANNING TRANSMITTAL
December 11, 2019

Applicant: KMG New Jersey, LLC
Application: # 191060SPW
Block: 12302 Lot: 1.07
Zoned: IN
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LOCATION: 410 Woodbury-Turnersville Road, Blackwood

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1 Copy Floor Plan
1 Copy Checklist/Application
1 Copy Soil Erosion & Sediment Control Plans
1 Copy Environmental Impact Report
1 Copy Stormwater Management Report & Maintenance Plans
1 Copy Traffic Impact Report
1 Copy Environmental Impact Statement

OK - 12/16/19
JLR HLP

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

Re: Application #191060SPW
KMG New Jersey, LLC
410 Woodbury-Turnersville Road, Blackwood, NJ 08012
Block 12302, Lot 1.07

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

[Signature]
Raymond J. Carr
Executive Director

RJC: mh
5. Supporting Data:

A. General Location plan showing streams, streets, Blocks, Lots & Tax Map Numbers. (Two Copies)

B. Proposed system outlines and route of construction

C. Proposed volume of flow in accordance with NJDEP standards and current revisions

Signature of Applicant: Emily K. Givens, Attorney for Applicant

Date: 1-13-2020

DO NOT WRITE BELOW THIS LINE: GTMUA USE ONLY

Date Application Received __________________________ Amt. Of Check __________________________

________________________________
Signature of GTMUA

Action by Authority

Feasibility: Feasible _____
Not Feasible _____
Letter Issued - Date ________