Township of Gloucester
Zoning Board of Adjustment
Wednesday, July 27, 2016
7:30 P.M.

Agenda

Salute to the Flag

General Rules
- Meeting will start at 7:30 P.M.
- No applications will be heard after 10:00 P.M.
- All persons testifying before the board must be sworn in.
- The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR ADOPTION

Zoning Board Minutes – Wednesday,

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

#162001BDCPMSFMS
Brahin Properties, Inc.
Zoned: R1

Bulk C Variance/Prel-Final Major Subdiv
Block: 16504 Lot: 10-11-12
Location: 189/1271/1263 Jarvis Rd, Sicklerville

50 single family homes with accessory functions & 3 lots for open space & drainage

Meeting Adjourned
Inter-office Correspondence

TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: APPLICATION #162001BDCPMSFMS Escrow #10087
Brahin Properties, Inc.
BLOCK 16504, LOTS 10, 11, and 12

DATE: July 20, 2016

The Applicant requests preliminary and final major subdivision and bulk variance approval to provide "50 single-family homes" within the R-1 – Residential District. The project is located on the northwest side of Jarvis Road southwest of Peachtree Lane.

The applicant previously received a density variance for fifty (50) lots and a 1½% COAH developer fee in accordance with the Land Development Ordinance as per Zoning Board of Adjustment Resolution #162001BD adopted February 24, 2016. The Applicant is advised the percentage of a developer fee is based on the ordinance percentage at the time of issuance of a building permit as per the New Jersey Administrative Code.

The plan 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.

Owner: Harry R. Bleattler Jr., ind & exec under LWT of Harry R. Bleattler & Margaret A. Bleattler Indiv. c/o 16 Lakeview Court SW, Carolina Shores, NC 28467.
Engineer: Brian Peterman, PE, Peterman Maxcy Associates, LLC, 189 S. Lakeview Drive, Suite 101, Gibbsboro, NJ 08026 (telephone #856-282-744).
Environmental: PT Consultants, Inc., 629 Creek Road, Bellmawr, NJ 08031 (telephone #856-251-9980).

I. INFORMATION SUBMITTED

9. PA/Phase 1 ESA, as prepared by PT Consultants dated 5/27/15.

10. Engineering plans, as prepared by Peterman Maxcy Associates, LLC consisting of the following:

<table>
<thead>
<tr>
<th>Sheet</th>
<th>Plan Description</th>
<th>Date / Latest Revision</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cover Sheet</td>
<td>6-19-16</td>
</tr>
<tr>
<td>2</td>
<td>Preliminary Plan of Lots</td>
<td>6-19-16</td>
</tr>
<tr>
<td>3</td>
<td>Existing Conditions/Demolition Plan</td>
<td>6-19-16</td>
</tr>
<tr>
<td>4</td>
<td>Development Plan</td>
<td>6-19-16</td>
</tr>
<tr>
<td>5</td>
<td>Grading Plan</td>
<td>6-19-16</td>
</tr>
<tr>
<td>6</td>
<td>Utility Plan</td>
<td>6-19-16</td>
</tr>
<tr>
<td>7</td>
<td>Landscape &amp; Lighting Plan</td>
<td>6-19-16</td>
</tr>
<tr>
<td>8</td>
<td>Profiles</td>
<td>6-19-16</td>
</tr>
<tr>
<td>9</td>
<td>Construction Details</td>
<td>6-19-16</td>
</tr>
<tr>
<td>10</td>
<td>Utility Details</td>
<td>6-19-16</td>
</tr>
<tr>
<td>11</td>
<td>Drainage Details</td>
<td>6-19-16</td>
</tr>
<tr>
<td>12</td>
<td>Soil Erosion Control and Sediment Control Plan</td>
<td>6-19-16</td>
</tr>
<tr>
<td>13</td>
<td>Soil Erosion Control and Sediment Control Details</td>
<td>6-19-16</td>
</tr>
</tbody>
</table>

II. ZONING DISTRICT COMMENTS

ZONE: R-1 – Residential District [§403].

<table>
<thead>
<tr>
<th>Description</th>
<th>Required</th>
<th>Proposed</th>
<th>Conforms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot size (min.) – Lot 54</td>
<td>1 ac.</td>
<td>≥ 6,807 sf</td>
<td>no</td>
</tr>
<tr>
<td>Lot frontage (min.) – Lot 6</td>
<td>125 ft.</td>
<td>≥ 62.03 ft</td>
<td>no</td>
</tr>
<tr>
<td>Lot frontage (min.) – cul-de-sac</td>
<td>93.75 ft.</td>
<td>≥ 33.80 ft</td>
<td>no</td>
</tr>
<tr>
<td>Lot depth (min.) – Lots 53 and 54</td>
<td>200 ft.</td>
<td>≥ 101.91 ft</td>
<td>no</td>
</tr>
</tbody>
</table>

1 = The Applicant is required to "comply as closely as possible to the R-3 Residential District lot frontage," which is 75-feet as per Resolution #162001BD adopted February 24, 2016.

2 = Variance required

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

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS

<table>
<thead>
<tr>
<th>Building coverage (max.)</th>
<th>15%</th>
<th>35%</th>
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</thead>
<tbody>
<tr>
<td>Lot coverage (max).</td>
<td>30%</td>
<td>65%</td>
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<tr>
<td>Front yard (min.)</td>
<td>50 ft.</td>
<td>20 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Side yard (min.)</td>
<td>25 ft.</td>
<td>10 ft.</td>
<td>no</td>
</tr>
<tr>
<td>Rear yard (min.)</td>
<td>75 ft.</td>
<td>20 ft.</td>
<td>no</td>
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<tr>
<td>Usable yard area (min.)</td>
<td>25%</td>
<td>25%</td>
<td>yes</td>
</tr>
<tr>
<td>Maximum Height (max.)</td>
<td>35 ft.</td>
<td>35 ft.</td>
<td>yes</td>
</tr>
</tbody>
</table>

1 = The Applicant is requesting approval to apply the R-4 Residential District bulk and setback requirements.

2 = Variance required

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

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for Preliminary, and Final Major Subdivision, and Variance requirements. The Applicant has provided the checklist requirements or requested a waiver.

The submitted checklist indicates several required plan items as “N/A” Not Applicable or “D” Deferred; these are not available options. The plans must be revised to provide the ordinance checklist requirements or request and have approved waivers.

The applicant must provide the following omitted checklist items or request a waiver:

It's not recommended to waive underlined comments

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
   a. The Applicant submitted a PA/Phase 1 Environmental Site Assessment; however, this is different the ordinance requirements for an Environmental Impact Statement.

2. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
   a. The plans shall be revised to amend General Note #5 indicating the absence of freshwater wetlands is based on field investigation and date in addition to map data.

3. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
   a. The plans shall be revised to provide the names, addresses, block and lot numbers of all property owners within 200 feet of the development.

4. Each block and each lot within each block shall be numbered as approved by the Tax Assessor [Checklist #50].
   a. The plans shall be revised to provide each block and each lot within each block shall be numbered as approved by the Tax Assessor.

5. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
   a. The plans shall be revised to provide two (2) permanent benchmarks based upon U.S.G.S datum.

6. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].

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

8. Cross Sections. [Checklist #94].
   a. Defer to Board engineer.

9. Center line profiles at horizontal scale not less than 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
IV. WAIVER COMMENTS

It's not recommended to waive underlined comments

1. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
   a. The submitted boundary survey was completed on July 01, 2015.

2. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34]
   a. Considering the approved density increase of three (3) times more than the R-1 Residential Zoning District it’s recommended the plans shall be revised to provide existing structures and their uses within 200 feet of the tract.

3. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
   a. Refer to Board engineer.

V. VARIANCE COMMENTS

The instant application required the following variances:

§403.F, Area, Yard, Height and Building Coverage (Residential Cluster)

1. Lot size: (≥ 6,807 sf provided v. 1 ac. minimum required).
2. Lot frontage: (≥ 62.03 ft. provided v. 125 ft. minimum required).
3. Lot frontage (cul-de-sac): (≥ 33.80 ft. provided v. 93.75 ft. minimum required).
4. Lot depth: (≥ 101.91 ft. provided v. 200 ft. minimum required).
5. Building coverage: (35% provided v. 15% maximum allowed).
6. Lot coverage: (65% provided v. 30% maximum allowed).
7. Front yard: 20 ft. provided v. 50 ft. minimum required).
8. Side yard: (10 ft. provided v. 25 ft. minimum required).
9. Rear yard: (20 ft. provided v. 75 ft. minimum required).

POSITIVE CRITERIA ("C1" and "C2" variances)

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

10. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

11. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).
NEGATIVE CRITERIA
The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis 40:55D-70).

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

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

VI. PRELIMINARY/FINAL SUBDIVISION REVIEW COMMENTS
1. The plans shall be revised to provide a detail of the "Proposed Identification Sign" consistent with the requirements of §426.GG, Residential Development Community Entrance Sign.

2. The plans shall be revised to indicate the responsible authority (Home Owners Association, Township of Gloucester, etc.) for the following proposed open space, stormwater management basin, and utility easements as per §503.D, Easement/Limited Covenants:
   a. "Stormwater Management to be Dedicated to ‘Responsible Authority’.”
   b. "Open Space to be Dedicated to ‘Responsible Authority’.”
   c. "20' Utility Easement to be Dedicated to ‘Responsible Authority’.”
   d. "40' Wide Street Tree Easement to be Dedicated to ‘Responsible Authority’.”

3. It is recommended the plans be revised to also provide an access easement across the proposed 20' Utility Easement for either proposed Lots 6 and 7 or 9 and 11 as per §503.D, Easement/Limited Covenants.
   a. The purpose of this is to provide an opportunity for a future emergency ingress/egress to Block 16504, Lot 24, which is municipal open space and may be developed as active and/or passive open space.

4. The plans shall be revised to provide a Final Plan of Lots that identifies proposed dedications to a Home Owners Association, the Township of Gloucester, etc. to ensure this information is added to the Municipal Tax Maos as per §503.D, Easement/Limited Covenants.

5. The plans shall be revised to provide the following additional and/or replacement landscaping at the identified locations to enhance the aesthetics of the proposed development as per §507.A(1).
   a. Proposed Lot 29 - Stormwater Management Basin (Northwest Side)
      i. Replace the proposed Four (4) Pitch Pine and three (3) Virginia Pine with twelve (12) Leyland Cypress (Cupressocyparis leylandii) 7' – 8' tall at planting eight (8) feet on-center.
         1. The Leyland Cypress evergreen tree is an improved buffer for the proposed adjacent a residence.

   b. Proposed Lot 29 - Stormwater Management Basin (Northeast Side)
      i. The proposed thirty (30) evergreens are insufficient. Replace the proposed nine (9) Pitch Pine and nine (9) Virginia Pine and
supplement the proposed thirteen (13) Red Cedar with the following trees providing at least fifty (50) evergreen trees total along the 478.20 property line.

- Leyland Cypress (Cupressocyparis leylandii) 6'-8' tall at planting.
- American Holly (Ilex opaca) 6'-8' tall at planting.
- Norway spruce (Picea abies) 6'-8' tall at planting.
- White fir (Abies concolor) 6'-8' tall at planting.
- Thuja Green Giant (Thuja standishii x plicata) 5'-6' tall at planting.

- The above recommendation provides an average spacing of approximately ten (10) feet between evergreen trees and an improved screen.

c. Proposed Lot 29 - Stormwater Management Basin (Southeast Side - Jarvis Road)
   i. The proposed landscaping shall be supplemented with at least six (6) evergreen trees of a variety as noted above.

d. Proposed Lot 29 - Stormwater Management Basin (Southwest Side - Proposed Road “A”)
   i. The proposed shrubs shall be supplement with at least 50% more shrubs.
      1. The proposed drainage basin in the front yard shall also serve as a landscape feature and the proposed spacing for small shrubs of 10-foot on-center is insufficient as a suitable streetscape.

e. Proposed Lot 30 - Open Space (Southeast Side - Jarvis Road)
   i. The plans shall be revised to provide the following notation for.
      1. "Additional evergreen trees shall be provided to effectuate a buffer screen if required by the Township Planner."

f. Proposed Lot 1 - Open Space (Southeast Side - Jarvis Road)
   i. The proposed landscaping shall be supplemented with a variety of at least six (6) evergreen trees as noted above.
      1. The above recommendation is to complement the recommenced landscaping on proposed Lot 29
      ii. The plans shall be revised to provide a notation that the open area would be disc harrowed or the functional equivalent, graded, and provide top soil, fertilizer, and seed.
         1. The purpose of this recommendation is to provide a suitable area approximately 80' x 80' as a multi-purpose field.
            a. In the alternative the open area may be landscaped as an arboretum for nature study and/or park node for the development.

6. The Landscaping Plan, Sheet 9, Planting Specifications, No. 16 shall be revised to guarantee plants for at least two (2) years as per §507.F, Guarantee.

7. The plans shall be revised to relocate the proposed street lights between Lots 45 and 46 to be between Lots 46 and 47 to be consistent with the northerly section of Proposed Road “A” as per §508.A, Lighting.
8. The plans shall be revised to provide street lights between Lots 14 and 15 and between Lots 20 and 21 within the "eyebrows" of Proposed Road "A" as per §508.A, Lighting.
9. The plans shall be revised to provide the following ornamental street lights or the functional equivalent along the frontage of the proposed roads as per §508.A, Lighting.
   a. HADCO, Colgate I with Signature globe incorporating the "GT" brand including but not necessarily limited to the following locations as per §508.D, Lighting.
10. The plans shall be revised to provide the street name as per §515.J, Street Design.
11. It's recommended the plans be revised to provide a 3-Rail Vinyl Fence with wire mesh in lieu of the proposed wood split rail fencing for the basin as per §517.J(4), Retention (Infiltration) System.
   a. The recommended fencing provides an improved viewshed for the basin as a landscaped feature than the proposed split rail, which in time would fade to a dull and gray finish from rainwater and sunlight.
12. The plans shall be revised to provide a phasing plan for installation and completion of all site improvements within a two (2) year period as per §905.D, Staging and Completion of Installation of Improvements.

VII. GENERAL REVIEW COMMENTS
1. The plans shall be revised to provide a Final Plan of Lots in accordance with the provisions of the Recordation Law [Basis NJSA 40:55D.54].
   a. This would require review and approval by the Township Engineer.
      i. The plans are revised to include a Final Plan of Lots that also includes the following to address Certification of the Secretary of the Zoning Board of Adjustment [NJAC 46:26B-5]:
      1. "This is to certify that the Zoning Board of Adjustment of the Township of Gloucester is the proper authority to approve and has approved this map and that this map complies with the "Map Filing Law". This map shall be filed in the Camden County Clerk's office on or before the _____ day of ____________, which said date is 95 days from the signing of this plat.

      
      ____________________________
      Secretary

      ____________________________
      Date.

2. The Applicant shall provide a copy of the by-laws of the Home Owner's Association, if applicable.
3. The plans shall be revised to include proposed Lot 1 in Phase 1 of the project.
4. The plans shall be revised to renumber the lots to include a Lot 10.
5. The plans shall be revised to provide a temporary cul-de-sac between Phase 1 and Phase 2.
6. **The Applicant shall address the following recommendation to advance the planning process.**

   a. Consideration should be given to an providing alternate drainage design to the proposed rear yard drainage swales and associated improvements.

      i. The Township has experienced several conflicts between property owners and long-term maintenance of these types of drainage systems. These rear yard systems create conflicts to future home owners that want patio areas, sheds, pools, etc. in their rear yard, particularly for Lots 3, 4, and 5. This can be avoided by implementing an alternative design.

7. **The Applicant shall address the ability of the development to comply with Ordinance O-12-05, adopted March 12, 2012 amending Chapter 55, Garbage, Rubbish and Waste, specifically regarding location of single stream recycling containers as per §55-2.12(b), as follows:**

   a. "Storage of Trash/Recyclable Containers. Trash/Recyclable containers stored outside residential buildings shall be placed behind the extended front face of the structure. Containers shall be concealed to the extent that they are not visible from the public right of way or adjacent properties."

8. **The Applicant should provide a design plan that would address building elevations, floor plans, building materials, colors, textures, facade modulation, roof lines, which are requirements under the provisions of a Planned Development.**

   a. Should the Board approve the instant application it's recommended the proposed building elevations, floor plans, building materials, colors, textures, facade modulation, roof lines, etc. be a condition of approval to maintain consistency throughout the development.

VIII. **TRAFFIC IMPACT STATEMENT COMMENTS**

The applicant must provide professional testimony to address applicability of the following omitted items as per §815, Traffic Impact Report.

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

IX. **PA/PHASE I ESA COMMENTS**

The Applicant shall address the following eight (8) Recognized Environmental Conditions (REC) and Areas of Concern (AOC) and measures to be completed to address additional studies and analyses as recommended by the Applicant’s Environmental Consultant and the proposed schedule for remediation:

1. Historic Junkyard Operations (REC/AOC-1): Additional investigation of the site regarding impacts that may be present because of the former automobile junkyard from 1954 – 2010.
2. Historic Agricultural Use (REC/AOC-2): Additional studies for contamination of surface soils and historic pesticides from former farming operations.
4. Stained or Discolored Areas (REC/AOC-4): Collection and proper disposal of nine (9) 5-gallon containers, remediation of stained soils, additional investigation, and sampling.
5. Former Well (REC/AOC-5): Remediation of a former "block line-pit feature, which is reported as a former well, stained soils, additional investigation, and sampling.
7. Former Structures (REC/AOC-7): Additional investigation of areas that included three (3) former structures, a residence, ruins of a residence/former stable, outhouse, oil tank, sewage systems, etc.
8. Waste Piles (REC/AOC-8): Collection and removal of miscellaneous debris throughout the property including, building materials, tires, motor homes, boats, etc.

X. RESOLUTION COMMENTS

Findings of Fact
The Applicant is required to complete the following:
1. The Applicant has provided a residential development that does not exceed fifty (50) residential lots.
2. The Applicant has provided a Traffic Impact Statement.
3. The submitted plans provide decorative lighting.
   a. However, it is recommended the Applicant provide a street light presently used by the Township or its functional equivalent.
4. The submitted plans provide Belgian block curb.
5. The Applicant is required to provide $25,000.00 ($500.00 per lot) to the Field of Dreams fund prior to signature of the Final Plan of Lots.
6. The plans provide lots that have 62.03' frontage or greater where the R-3 Residential District requires a 75' lot frontage.

XI. 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-66d 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.

#162001BDCPMSFMS
Brahin Properties, Inc.
Block 16504, Lots 10, 11, and 12
XII. RECOMMENDATIONS

1. Should the Board approve the submitted application, a subsequent preliminary and final major subdivision approval is required in accordance with the Township Land Development Ordinance.
**TOWNHIP 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) 232-6226

For Office Use Only

<table>
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<tr>
<th>Submission Date</th>
<th>Application No.</th>
<th>Fiscal Year</th>
<th>Dates of Meeting</th>
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☐ Planning Board  ☐ Zoning Board of Adjustment

1. Applicant

<table>
<thead>
<tr>
<th>Name: Braun Properties, Inc.</th>
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<tbody>
<tr>
<td>Address: 1535 Chestnut Street Suite 200</td>
</tr>
<tr>
<td>City: Philadelphia</td>
</tr>
<tr>
<td>State, Zip: PA 19102</td>
</tr>
<tr>
<td>Phone: (856) 795-1234 Fax: (856) 795-4620</td>
</tr>
<tr>
<td>Email: <a href="mailto:bob@freemandinminzpa.com">bob@freemandinminzpa.com</a></td>
</tr>
</tbody>
</table>

2. Owner(s) (List all Owners)

| Name(s): Harry R. Bleatli, Jr. and Exec under LWT of Harry R. Bleatli and Margaret A. Bleatli Indv. |
| Address: C/o 15 Lakeview Court SW |
| City: Carolina Shores |
| State, Zip: North Carolina 28467 |
| Phone: (856) 795-1234 Fax: (856) 795-4620 |

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

- ☐ Planned Development
- ☐ Interpretation Section 902.4(a)(ii)
- ☐ Appeal of Administrative Officer’s Decision
- ☐ Bulk "C" Variance
- ☐ Use "D" Variance
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement

4. Zoning Districts (Circle all Zones that apply)

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<th>ER</th>
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<th>GCR</th>
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<td>PR</td>
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<td>OF</td>
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<td>FP</td>
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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

<table>
<thead>
<tr>
<th>Name of Attorney: Robert D. Mintz, Esq.</th>
</tr>
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<tbody>
<tr>
<td>Address: 34 Tanner Street</td>
</tr>
<tr>
<td>City: Haddonfield</td>
</tr>
</tbody>
</table>

Firm: Freeman & Mintz, P.A.
State, Zip: New Jersey 08033
Phone: (856) 795-1234 Fax: (856) 795-4620
Email: bob@freemandinminzpa.com

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

| Name: Brian Peterman, Peterman, Maxcy Assoc., LLC | Name: ________________________________ |
| Address: 189 S. Lakeview Drive, Suite 101 | Address: ________________________________ |
| Profession: Engineer | Profession: ________________________________ |
| City: Gibbstown | City: ________________________________ |
| State, Zip: New Jersey 08026 | State, Zip: ________________________________ |
| Phone: 856-282-7444 Fax: 856-282-7443 | Phone: ________________________________ Fax: ________________________________ |
| Email: petermanb@comcast.net | Email: ________________________________ |

7. Location of Property:

| Street Address: 1285/1271/1283 Jarvis Road | Block(s): 6504 |
| Tract Area: 16 +/- acres | Lot(s): 10, 11, 12 |

8. Land Use:

- Existing Land Use: Junk yard plus small structures
- Proposed Land Use (Describe Application): 30 single-family homes with accessory functions and 3 lots for open space and drainage.

9. Property:

- Number of Existing Lots: 3
- Number of Proposed Lots: 6 (includes open space & caret

| 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. Peteman, Maxcy Assoc. subdivision & supporting plans.

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>fence application</th>
<th>proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback 1</td>
<td>21' 20' 24'</td>
<td>20'</td>
</tr>
<tr>
<td>Front setback 2</td>
<td>20' 20'</td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>25' 20'</td>
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<tr>
<td>Side setback 1</td>
<td>20' 20'</td>
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<tr>
<td>Lot frontage</td>
<td>12' 50' 65'</td>
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<tr>
<td>Lot depth</td>
<td>200' 100' 100'</td>
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</tr>
<tr>
<td>Lot area</td>
<td>4500' 6500' 6250'</td>
<td></td>
</tr>
<tr>
<td>Building height</td>
<td>30' 35'</td>
<td>35'</td>
</tr>
</tbody>
</table>

Garage Application

Garage Area

Garage height

Number of garages

(Include attached garage if applicable)

Number of stories

Fence Application

Setback from E.O.P.*1

Setback from E.O.P.*2

Fence type

Fence height

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

Pool Requirements

Setback from R.O.W.1

Setback from R.O.W.2

Setback from property line 1

Setback from property line 2

Distance from dwelling

Distance = measured from edge of water.


Setback = Measured from edge of pool apron.

14. Parking and Loading Requirements:

Number of parking spaces required: RSIS standard met

Number of parking spaces provided:

Number of loading spaces required:

Number of loading spaces provided:

15. Relief Requested: Unknown at this time

☐ Check here if zoning variances are requested.

☐ 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

BRAHIN PROPERTIES, INC.

Signature of Applicant Lee Brahin 6-16-16

Date

Signature of Co-applicant

Date
17. Consent of Owner(s):

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

June 25, 2016
Date

Harry R. Bleattler, Jr.
Signature

Harry R. Bleattler, Jr., indiv & as Executor under the Last Will & Testament of Harry R. Bleattler

27 day of June 2016
(Signature)

Margaret A. Bleattler
Print Name


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

IF YES TO ANY OF THE ABOVE:
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of 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).

   BRAHIN PROPERTIES, INC.

   Signature of Applicant
   Lee Brahin
   Print Name

   Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of , shows and discloses the premises in its entirety, described as Block , Lot 10, 11, 12 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:

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

Name of property owner or applicant Brian Peterman
Notary public
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's signature).

June 25, 2016

Signature

Harry R. Bleatler, Jr., indiv & as Executor under the Last Will
Print Name & Testament of Harry R. Bleatler

Margaret Robbins
Print Name

June 25, 2016

27th day of June

(Year)

Margaret Robbins


Complete one of the following sections:
A. Is the 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 the 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? See attached.

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).

BRAHIN PROPERTIES, INC.

______________________________
Signature of Applicant

Lee Brahmin
Print Name

19. Survey Waiver Certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of shows and discloses the premises in its entirety, described as Block 16504 Lot 10, 11, 12 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:

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

______________________________
Name of property owner or applicant Brian Peterman
Notary public
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                                      Signature

Sworn and Subscribed to before me this

_________________________  ______________________________
Day of                                      Signature

2016 (Year)                                      Margaret A. Bleattler

Print Name


Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of 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  Sec attached

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).

BRAHIN PROPERTIES, INC.

_________________________
Signature of Applicant

Lee Brahlin

Print Name

6-16-16

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 16504 Lot 10, 11, 12 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:

_________________________
Brian S. Peterman of full age, being duly sworn to law, on oath and says that all of the above statement herein is true. Peterman, May, & Associates, LLC.

Name of property owner or applicant Brian Peterman

Sworn and subscribed to

On this _______ day of _______ before the following authority.

_________________________
Notary public

4 of 4
AFFIDAVIT OF OWNERSHIP

STATE OF PENNSYLVANIA  :  SS.
COUNTY OF PHILADELPHIA :  

Lee Brahlin of full age, being duly sworn on his oath according to law deposes and says that:

1. I am a corporate employee and have access to the names and addresses of all corporate stockholders.

2. Upon review of Brahlin Properties Inc.'s corporate books and records, I have ascertained that the following stockholders/members hold a share of 10% or greater in Brahlin Properties, Inc.

3. The complete list of stockholders/members holding a 10% or greater share is:

NAME  

Lee Brahlin  
President  
Secretary

Judy Brahlin  
Vice President

which is owned by:

%  
%

ADDRESS

50%
1535 Chestnut Street, Suite 200
Philadelphia, PA 19102

50%
210 W. Rittenhouse Square #3206
Philadelphia, PA 19103

DATED: 6-16-16

Sworn to and subscribed before me this 16th day of JUNE, 2016.

Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notary Seal

Denise R. Reid, Notary Public
City of Philadelphia, Philadelphia County
My Commission Expires Jan. 4, 2018

PENNSYLVANIA ASSOCIATION OF NOTARIES
Jarvis Road Major Subdivision  
Block 16504, Lots 10, 11 & 12  
1271 Jarvis Road  
Gloucester Township, Camden County, New Jersey

SUBMISSION CHECKLIST ITEMS NOT APPLICABLE

- Checklist Item #20 – Sheet index for multiple sheets.
- Checklist Item #62 – No running stream is proposed.
- Checklist Item #100 – No pump stations are proposed.
- Checklist Item #106 – No individual septic systems or water wells are proposed.

REQUESTED CHECKLIST DEFERRAL ITEMS

- Checklist Item #33 – For not providing a certified 200 property owners list.
- Checklist Item #50 – For not providing assigned block and lot numbers from the Tax Assessor.
- Checklist Item #56 – To provide two (2) benchmarks.
- Checklist Item #106 – For not providing will provide service letters from existing utility company.

REQUESTED SUBMISSION CHECKLIST WAIVERS

- Checklist Item #22 – A partial waiver is requested for not providing a property survey less than 6 months old.
- Checklist Item #34 – for not providing existing structures and their related uses within 200 feet.

- Checklist Item #65 – For not providing location and elevations of all existing lakes or ponds within 500 feet of the PIQ.

- Checklist Item #74 – For not providing the names, locations and dimensions of all existing streets, driveways, sidewalks, bike routes, water, sewer and gas mains within 200 feet of the PIQ.

- Checklist Item #94 – For not providing cross sections.

- Checklist Item #96 – A partial waiver is being requested for not providing a profile of Jarvis Road.

- Checklist Item #108 – For not providing an Environmental Constraints Map, § 519
GROUNDWATER MOUNDING ANALYSIS

FOR

JARVIS ROAD MAJOR SUBDIVISION

BLOCK 16504, LOTS 10, 11 & 12

GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

BRIAN S. PETERMAN, P.E., C.M.E.
New Jersey Professional Engineer License # 38232
June 9, 2016
Introduction

A groundwater mounding analysis was performed for the Jarvis Road Major Subdivision Development located along Jarvis Road in Gloucester Township. The following information was used:

- Soil Survey of Camden County, New Jersey
- Computer program found at www.aquiferex.com/forum/rmound.asp
- Reference: Simulation of Groundwater Mounding Beneath Hypothetical Stormwater Infiltration Basin prepared by USGS prepared in cooperation with the NJDEP.
- NJDEP GIS interactive map at http://www.state.nj.us/dep/gis/depsplash.htm#

The proposed stormwater management basin is located within the following soil groups:

- Downer loamy sand, 0-5% slopes. The Downer series consists of well-drained, Gray-Brown Podzolic soils intergrading to Regosols. The water-holding capacity of this soil is low. Movement of water through this soil is moderate to rapid. Downer soils have a “Rapidly permeable sub-stratum”.

- Woodstown and Dragston sandy loam – The Woodstown series consists of nearly level, moderately well drained soils that occur in intermediate positions. Their subsoil is slightly more clayey than the surface layer. The Woodstown and Dragston are mainly a Woodstown soil, however, the Dragston soil occur in the lower positions and are less sloping than the Woodstown. A higher water table is a problem in these soils.

The information from the above test and reports were used in the Simulation of Groundwater Mounding Beneath Hypothetical Stormwater Infiltration Basin prepared by USGS.

Basin A

The hydraulic conductivity (K) of 2.00 inch/hour or 4.00 ft/day, (K) inch/hour was used.

The specific yield is usually between 0.085 – 0.17. 0.085 (ε) was used.

Initial saturated thickness – Multiple soil pits were performed around the site and no ground water was encountered. Test pit # 1, which is conducted within the area of Basin “A”, has a ground elevation of 161±. The pit was excavated down 14 feet and no groundwater was encountered. An elevation of 147± feet (168”/12’) was used for this calculation, approximately 14 feet below existing ground.

The actual infiltration rate was 12.98 in/hr (lowest), 1.33 was used.
T is time to drain, 72 hours or 3 days with a safety factor of two, 36 (t) hours or 1.5 (t), hours was used.

The above information was used in the USGS program that is based upon the Hantush formula for predicting the maximum height of the water table beneath a rectangular recharge area. It was determined that there would be no rise in the water-table rise 120 feet from the center of the infiltration basin. Assuming that the ground water elevation is at 147, the maximum rise in water elevation would be 147. This is well beneath the adjacent buildings.

Summary

Based on this analysis, it is this office's professional opinion that the groundwater mounding will not cause stormwater or groundwater to breakout to the land surface or cause adverse impact to adjacent surface water bodies, wetlands or subsurface structures including but not limited to basements and septic systems.
This spreadsheet will calculate the height of a groundwater mound beneath a stormwater infiltration basin. More information can be found in the U.S. Geological Survey Scientific Investigations Report 2010-5102 "Simulation of groundwater mound beneath hypothetical stormwater infiltration basins".

The user must specify infiltration rate (R), specific yield (Sy), horizontal hydraulic conductivity (Kh), basin dimensions (x, y), duration of infiltration period (t), and the initial thickness of the saturated zone (h(0), height of the water table if the bottom of the aquifer is the datum). For a square basin the half width equals the half length (x = y).

For a rectangular basin, if the user wants the water-table changes perpendicular to the long side, specify x as the short dimension and y as the long dimension. Conversely, if the user wants the changes perpendicular to the short side, specify y as the short dimension, x as the long dimension. All distances are from the center of the basin. Users can change the distance from the center of the basin at which water-table aquifer thickness is calculated.

Cells highlighted in yellow are values that can be changed by the user. Cells highlighted in red are output values based on user-specified inputs. The user MUST click the blue "Re-Calculate Now" button each time any of the user-specified inputs are changed otherwise necessary iterations to converge on the correct solution will not be done and values shown will be incorrect. Use consistent units for all input values (for example, feet and days).

**Input Values:**

- Recharge (infiltration) rate (feet/day)
- Specific yield, Sy (dimensionless, between 0 and 1)
- Horizontal hydraulic conductivity, Kh (feet/day)
- 1/2 length of basin (x direction), in feet
- 1/2 width of basin (y direction), in feet
- Duration of infiltration period (days)
- Initial thickness of saturated zone (feet)

**Conversion Table:**

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<thead>
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<th>feet/day</th>
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<tbody>
<tr>
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<td>0.67</td>
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<tr>
<td>2.00</td>
<td>4.00</td>
</tr>
</tbody>
</table>

**R^2** in the report accompanying this spreadsheet (USGS STI 2010-5102), vertical soil permeability

**Maximum Groundwater Mounding, in feet**

**Disclaimer:**

This spreadsheet solving the Hantush (1967) equation for groundwater mound beneath an infiltration basin is made available to the general public as a convenience for those wishing to replicate values documented in the USGS Scientific Investigations Report 2010-5102 "Groundwater mound beneath hypothetical stormwater infiltration basins" or to calculate values based on user-specified site conditions. Any changes made to this spreadsheet (other than values identified as user-specified) after transmission from the USGS could have unintended, undesirable consequences. These consequences could include, but may not be limited to: erroneous output, numerical instabilities, and violations of underlying assumptions that are inherent in results presented in the accompanying USGS published report. The USGS assumes no responsibility for the consequences of any changes made to the spreadsheet. If changes are made to the spreadsheet, the user is responsible for documenting the changes and justifying the results and conclusions.
Recycling Report

Trash will be picked-up curb-side at each residence. Recycling containers will be provided by the Township. The residents will need to abide by the Township regulations regarding trash and recycling requirements.

Trash and recycling pick-up shall only be permitted from 7:00 am to 10:00 pm in accordance with Camden County’s Noise Ordinance

The quantity of material that will be generated is unknown.
STORMWATER MAINTENANCE PLAN

FOR

JARVIS ROAD MAJOR SUBDIVISION

BLOCK 16504, LOTS 10, 11 & 12

GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

BRIAN S. PETERMAN, P.E., C.M.E.
New Jersey Professional Engineer License # 38232
June 9, 2016

Project No. 15073
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I. Introduction

II. Stormwater Maintenance Plan for Infiltration Basin

III. Stormwater Maintenance Responsibilities

IV. Preventative Maintenance Procedures

V. Corrective Maintenance Procedures

VI. Aesthetic Maintenance Procedures

VII. Maintenance Tasks and Schedule

VIII. Maintenance Equipment and Materials

IX. Maintenance Cost Estimates for Routine Maintenance Tasks
I. Introduction

Jarvis Road Major Subdivision Development consists of one (1) infiltration/retention basin that is located on site. The basin is to be maintained by a Homeowners Association. The basin is located within open space lot and can be accessed from the proposed road.

The basin was designed to be infiltration/retention basin as shown in the New Jersey Stormwater Best Management Practices (BMP) Manual.

One of the BMP requirements is to supply a stormwater maintenance plan. The plan is required to include the following:

1) The name, address and phone number of person(s) responsible. If the responsible party is to be a homeowners association, the plan must include a written agreement.

2) Specific preventative and corrective maintenance tasks such as removal of sediment, trash and debris; mowing, pruning and restoration of vegetation; restoration of eroded areas; elimination of mosquito breeding habitats; control of aquatic vegetation; and repair or replacement of damaged or deteriorating components.

3) A schedule of regular inspections and tasks.

4) Cost estimates of maintenance tasks, including sediment, trash and debris removal.

5) Detailed logs of all preventative and corrective maintenance performed.

6) A list of all standard and nonstandard maintenance equipment, tools and supplies required to perform all tasks.

7) The plan should note if the stormwater management measures includes a Class I or II dam as defined in the NJDEP Dam Safety Standards at NJAC 7:20. An emergency action plan is also required at NJAC 7:20-1(f) for more information.

8) Maintenance, repair and replacement instructions for specialized, proprietary and nonstandard measures components, including manufactures’ products instructions and user manuals.

9) Procedures and equipment to protect the safety of inspection and maintenance personnel.

10) Approved disposal and recycling site and procedures for sediment, trash, debris and other material removed from basin during maintenance operations.

11) Originals or copies of manufactures’ warranties.

12) As-built construction plans of the stormwater management measures and copies of pertinent construction documents such as laboratory test results, permits and completion certificates.
II. Stormwater Maintenance Plan for Infiltration Basin

The Jarvis Road Major Subdivision Development basin is designed to be an infiltration/retention basin. The basin will have a softer side slope and is located off the proposed road. The basin will be excavated and will be surrounded by trees.

With this development, the stormwater infiltration basin was sized to handle the requirements set forth by the Residential Site Improvements (RSIS) and the Township of Gloucester. The drainage calculations will show that the peak post-developed stormwater flow rates for the 2-yr, 10-yr and 100-yr after development will not be greater than the pre-development rates for the 2-yr, 10-yr and 100-yr.

The infiltration basin design goal is to recharge the stormwater on-site as required by New Jersey Department of Environmental Protection. The soils onsite are a “B” type soils. The basin’s permeability rates are within the acceptable range. The basin will be excavated an additional 6” and replaced with K5, or approved equal, sand for better infiltration.

III. Stormwater Maintenance Responsibilities

During construction, the responsible party for maintaining the basin(s) will be:

Developer name: Unknown at this time
Developer address: Unknown at this time
Developer telephone number: Unknown at this time

If someone other than the developer is the responsible party for maintaining the basin(s), the plan shall include either:

- Documentation of such person’s agreement to assume maintenance responsibilities, or
- The Developer’s obligation to dedicate the stormwater management facility(s) to such person under an applicable ordinance or regulation.

The responsible person is required to:

1) Evaluate the effectiveness of the maintenance plan (at least once per year) and adjust the plan as needed.

2) Retain and make available the maintenance plan and associated documentation to any requested administrative, health, environmental or safety agency authority over the site.
3) Submit annual copies to the Township, when required.

4) Maintain the following records:
   a) A detailed log of all preventative and corrective measure for the structural stormwater management measures.
   b) Records of all maintenance related inspections.
   c) Records of maintenance related work orders.

After construction, the responsibility will become that of the Homeowners Association.

Homeowners Association name: Unknown at this time
Homeowners Association address: Unknown at this time
Homeowners Association telephone number: Unknown at this time

The developer will dedicate the stormwater basin to the Homeowners Association under an applicable ordinance or regulation.

The Homeowners Association is required to:

1) Maintain the following records:
   a) A log of all preventative and corrective measure for each of the stormwater facilities.
   b) Records of all inspections.
   c) Records of maintenance performed.

2) Evaluate the effectiveness of the maintenance plan (yearly) and adjust the plan and deed as needed

3) Retain and make available the maintenance plan and any associated documentation to any administrative, health, environmental or safety agency.
IV. Preventative Maintenance Procedures

Preventative maintenance will ensure that the basin and drainage swales are safe and operating in their utmost capacity. To achieve this, the following measures are required per BMP regulations.

1) Grass cutting
   The grass shall be mowed and trimmed during the growing season to a height of 1 to 2 inches. This will promote a healthy tight knit turf, which is to be disease, pest and weed free. All grass clippings are to be mulched or removed from site properly. Grassed areas are to be mowed at least twice a month.

2) Grass Maintenance
   Grassed areas periodically will require de-thatching and soil conditioning. Provisions should also be made to reseed and reestablish grass covers in areas damaged by sediment, stormwater flow or other causes. This should occur as soon as the problem is discovered. Refer to the “Standards for Sediment Control in New Jersey” manual for specifications.

3) Vegetative Cover
   Periodically trees, shrubs and ground cover will require pruning and pest control. They shall be maintained so that they do not interfere with the access to the basins and the basin itself.

4) Removal and Disposal of Trash and Debris
   A regularly scheduled program of debris and trash removal will reduce the possibility of failure of the basin. This will prevent inlets, outlet structures and trash racks from becoming inoperable during storm events. The removal of trash and debris will also prevent damage to the basin and eliminate any potential mosquito breeding habitats. Disposal of trash and debris must comply with all local, county, state and federal regulations. Only suitable disposal and recycling sites shall be utilized. Debris shall be removed prior to mowing and after any major storm event.

5) Sediment Removal and Disposal
   Sediment should be removed before it threatens the operation of storage volume of the basin. Disposal of the sediment must comply with all local, county, state and federal regulations. The bottom of basin shall be scarified and the silt and sediment shall be removed and then the basin should be tilled to assure proper infiltration. The sediment removal program for infiltration shall also incorporate provisions for monitoring the porosity of the sub-base, the need for tilling and replacement or cleaning of the sand bottom as necessary. Sediment shall be removed yearly from inlet structures, pipes, channels, riprap apron, etc. to ensure unobstructed flow and after any major storm events.

6) Mechanical Components, as needed
   All components, such as fence gates, locks and access hatches shall remain fully functional at all times. Regularly schedule maintenance shall be performed in accordance with the manufacturer’s recommendation. All mechanical components shall be inspected every 3 months to assure their continued performance.
7) Elimination of Potential Mosquito Breeding Habitats

The elimination of mosquito breeding habitats is one of the most effective ways to control the mosquito population. Mosquitoes are attracted to stagnant water. Stagnant water can be found in empty bottles, cans, trash and sediment accumulation. Areas of ground settlement provide ideal locations. Trash and debris shall be removed and low areas and depressions are to be eliminated when grass cutting/maintenance is performed. Aerator shall be installed in each of the wet ponds to ensure that the ponds do not become stagnate. Aerator shall be inspected monthly during use.

8) Access

All stormwater management components shall be readily accessible for maintenance and inspection. Trees, shrubs and ground cover must be pruned or trimmed as necessary to maintain access to the basins. This includes paths through perimeter vegetation to permanent pools, aquatic benches and safety ledges to allow for maintenance and inspection. The exact limits of inspection and maintenance easements and right-of-way shall be referred to within the stormwater management plan.

9) Training of Maintenance Personnel

Maintenance training begins with a basic description of the purpose and the function of the overall stormwater management system. With this understanding, the maintenance personnel will be able to report and or fix any problems that may arise. Depending on the size, character, location and the mechanical components of the stormwater management system, maintenance personnel may also require training in specialized inspection and maintenance tasks and/or operation of specialized maintenance equipment. Training shall also be provided on safety procedure and equipment.

10) Inspections

Inspections shall be performed by a qualified inspectors. Inspectors shall inspect the operational condition and the safety of the facility, including embankments, outlet structures and other safety features. Inspections will also provide information on the effectiveness of regularly scheduled preventative and aesthetic maintenance procedures this will identify any changes to extend and scheduling of the procedures. The facility inspections shall also determine the need for timing of corrective maintenance procedures. The stormwater management system shall be visually inspected yearly and after all major storms. Annual inspections shall be performed by a licensed professional engineer. Informal inspections shall be performed during every visit to the basin by maintenance or supervisory personnel.
11) Reporting
Having all maintenance reports and inspection documentation can provide a valuable insight on how effective the stormwater basin is along with making the basin more effective. Checklist for Maintenance Work Order and Checklist, Maintenance Logs, Inspection Checklist and Inspection Logs can be found at the end of this report.

V. Corrective Maintenance Procedures

Corrective maintenance is required on an emergency basis to correct problems or malfunctions that arise at the stormwater basin, and to restore the basin to a safe condition.

1) Removal and Debris and Sediment
Sediment, debris and trash shall be removed from the basin immediately and disposed of properly. Equipment and personnel shall be made available to perform the work when required. Sediment, debris and trash should be disposed of properly. When sediment is removed from the rip rap aprons or scour holes the aprons or scour holes, shall be restored to their original state.

2) Structure Repairs
Structural damage to inlets and outlet structures, trash racks and headwalls from severe weather, vandalism or malfunctions shall be repaired immediately. Equipment and personnel shall be made available to perform the work when required. The analysis of the structures damage shall be performed by a licensed professional engineer and repaired accordingly.

3) Dam, Embankment and Slope Repair
Damage to dam, embankments and side slopes from severe weather, vandalism, animals or neglect shall be repaired immediately. Equipment and personnel shall be made available to perform the work when required. The analysis of the damage shall be performed by a qualified person and repaired accordingly.

4) Dewatering
At times it may be necessary to dewater a basin. The ponding may occur due to a blocked principal outlet or loss of infiltration. Portable pumps may be required to remove the ponded water, until a permanent solution is reached.

5) Extermination of Mosquitoes
If neglected, a stormwater basin or wet pond could be come a mosquito breeding area. Corrective measures should be taken at once. If the measures listed previously do not work, the local professionals may be contacted to rectify the problem. The preventative maintenance program should be re-evaluated to define more corrective measures.

6) Erosion Repair
Vegetative cover or other protective measures are required in keeping a basin stable. If for some reason erosion continues to occur, other measures for stabilizing the basin shall be used
such as erosion control matting, gabion baskets, rip rap or forms of retaining walls. A licensed professional engineer may be contacted in rectifying the problem.

7) Elimination of Trees, Brush, Roots and Animal Burrows
   Trees, brush, roots and animal burrows either on a dam embankment or a side slope of a basin could provide a hazard to the stormwater basin. Trees, brush and tree roots shall be removed completely to prevent destabilization. Root voids and burrows shall be plugged by filling with material similar to the existing material. All areas shall be reseeded for stability.

8) Snow and Ice Removal
   Accumulations of snow and ice can threaten the functioning of the stormwater facility. All street inlets, outlet control structures headwalls and flared end sections shall be kept free of snow and ice as it is necessary to assure continued functioning during the winter months.

VI. **Aesthetic Maintenance Procedures**

   Aesthetic maintenance is not required but will maintain a visually pleasing appeal to the facility and the community. Simple measures such as the removal of graffiti, the trimming of grass, removal of debris and the control of weeds and any other eye sores will make the basin more aesthetically appeasing.
VII. **Maintenance Tasks and Schedule**

<table>
<thead>
<tr>
<th>MAINTENANCE TASKS AND SCHEDULE DURING CONSTRUCTION</th>
<th>Storm Sewer systems</th>
<th>Catch Basin Sumps</th>
<th>Trash Racks</th>
<th>Outlet Control Structures</th>
<th>Rip Rap</th>
<th>Infiltration Basins</th>
<th>Storm Detention Areas</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspect for sediment accumulation and if necessary, remove and</td>
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<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>replace KS sand layer and sediment, to restore to original infiltration rate</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>4 times a year or after min 1&quot; rainfall event</td>
</tr>
<tr>
<td>Removal of Sediment accumulations</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>4 times a year or after min 1&quot; rainfall event</td>
</tr>
<tr>
<td>Inspect for clogging and debris</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inspection of erosion</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
<td>Weekly</td>
</tr>
<tr>
<td>Inspect for signs of damage to structure, repair eroded areas and reestablish permanent vegetation on eroded slopes, check for signs of petroleum contamination and remediate</td>
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<td></td>
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<td></td>
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<td></td>
<td></td>
<td>2 times a year &amp; at turnover</td>
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<tr>
<td>Replacement of stone</td>
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<td></td>
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<td>As needed*</td>
</tr>
<tr>
<td>Mowing, remove litter and debris. Repair erosion at inflow structure(s)</td>
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<td></td>
<td></td>
<td>Monthly during growing season (as needed)</td>
</tr>
<tr>
<td>Ensure that infiltration BMP drains completely within 72 hours. If fails, corrective measures shall be taken. Raking or tilling using light equipment the bottom of basin</td>
<td></td>
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<td></td>
<td></td>
<td>Every 1&quot; of rainfalls</td>
</tr>
<tr>
<td>Inspect stormwater system components during wet weather and compare to design plans</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>Every 6 months &amp; at turnover</td>
</tr>
<tr>
<td>Make adjustments or replacements as determined by annual wet weather inspections</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>As needed*</td>
</tr>
<tr>
<td>Inspect for unwanted tree growth and remove if necessary, aerate bottom of infiltration basin a minimum of 6&quot;</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Annually</td>
</tr>
</tbody>
</table>

* As needed means when sediment has accumulated to a maximum of one-foot depth
<table>
<thead>
<tr>
<th>Tasks</th>
<th>Storm Sewer Systems</th>
<th>Catch Basin Stumps</th>
<th>Trash Racks</th>
<th>Outlet Control Structures</th>
<th>Rip Rap</th>
<th>Infiltration Basins</th>
<th>Storm Detention Areas</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspect for sediment accumulation and if necessary remove and replace K3 sand layer and</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>X</td>
<td>X</td>
<td></td>
<td>4 times a year or after min.</td>
</tr>
<tr>
<td>Sediment to control original infiltration rate</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1 normal event</td>
</tr>
<tr>
<td>Removal and Sediment accumulations</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>4 times a year</td>
</tr>
<tr>
<td>Inspect for floatables and debris</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>4 times a year or after min. 1&quot; rainfall event</td>
</tr>
<tr>
<td>Cleaning of floatables and debris</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>4 times a year</td>
</tr>
<tr>
<td>Inspection of erosion</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>Monthly</td>
<td></td>
</tr>
<tr>
<td>Inspect for signs of damage to structure, repair eroded areas and reestablish permanent vegetation</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>2 times a year</td>
<td></td>
</tr>
<tr>
<td>on eroded slopes, check for signs of petroleum contamination and remediate</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
<td>2 times a year</td>
</tr>
<tr>
<td>Replacement of stone</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>Monthly</td>
<td></td>
</tr>
<tr>
<td>Mowing, remove litter and debris. Repair erosion at inflow structure(s)</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>Every 3-5 years as needed</td>
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</tr>
<tr>
<td>Ensure that infiltration BMP drains completely within 72 hours. If fails, corrective measures shall be taken.</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>Monthly during growing season</td>
<td></td>
</tr>
<tr>
<td>Inspect stormwater system components during wet weather and compare to design plans</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>Every 6 months</td>
<td></td>
</tr>
<tr>
<td>Make adjustments or replacements as determined by annual wet weather inspections</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>As needed</td>
<td></td>
</tr>
<tr>
<td>Keep records of all inspections and maintenance activities and report to Township</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>Annually</td>
<td></td>
</tr>
<tr>
<td>Keep records of all costs for inspections, maintenance and repairs. Report to Township</td>
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<td></td>
<td></td>
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<td></td>
<td>Annually</td>
<td></td>
</tr>
<tr>
<td>Inspect for unwanted tree growth and remove is necessary, acrate bottom of infiltration basin a minimum of 6&quot;</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>Annualy</td>
<td></td>
</tr>
</tbody>
</table>
VIII. Maintenance Equipment and Materials

The following is a general list of equipment and materials that are required to maintain the stormwater facility. Actual equipment and materials requirements must be determined by the individuals for each facility.

1) Grass Maintenance Equipment
   - Tractor riding mowers
   - Hand mowers
   - Gas power trimmers/edger’s
   - Seed spreaders
   - De-thatching equipment
   - Grass clipping and leaf collection equipment

2) Vegetative Cover Maintenance Equipment
   - Saws
   - Pruning Shears
   - Hedge trimmers
   - Wood Chippers

3) Transportation Equipment
   - Trucks to transport personnel
   - Trucks to transport material
   - Trucks to transport equipment

4) Debris, Trash and Sediment Removal Equipment
   - Loader
   - Backhoe
   - Grader

5) Miscellaneous Equipment
   - Shovels
   - Rakes
   - Picks
   - Wheel Barrel
   - Fence Repair Tools
   - Paint Equipment
   - Gloves
   - Standard mechanic tools
   - Tools for maintenance equipment
   - Office space
- Office Equipment
- Telephones/Beepers
- Safety Equipment
- Tools for concrete work (mixers, form materials, etc.)
- Welding equipment

6) Materials
- Topsoil / seed
- Fill
- Mulch
- Oil and grease for equipment
- Paint/Paint remover
- Spare parts for equipment
IX. **Maintenance Cost Estimates for Routine Maintenance Tasks**

<table>
<thead>
<tr>
<th>Task</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspection for Sediment Accumulation</td>
<td>$500.00</td>
</tr>
<tr>
<td>Removal of Sediment Accumulation</td>
<td>$2,000.00</td>
</tr>
<tr>
<td>Inspection for Floatables and Debris</td>
<td>$150.00</td>
</tr>
<tr>
<td>Removal of Floatables and Debris</td>
<td>$250.00</td>
</tr>
<tr>
<td>Inspect System for Erosion</td>
<td>$150.00</td>
</tr>
<tr>
<td>Reestablish Permanent Vegetation on Eroded Slopes</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>Replacement of Stone</td>
<td>$500.00</td>
</tr>
<tr>
<td>Grass Mowing and Trimming</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>Inspect Structural Components</td>
<td>$150.00</td>
</tr>
<tr>
<td>Make Structural Adjustments or Replacements</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>Emergency Inspections Performed by Professional Engineer</td>
<td>$500.00</td>
</tr>
<tr>
<td><strong>Estimate of Total Annual Budget</strong></td>
<td><strong>$8,700.00</strong></td>
</tr>
</tbody>
</table>

Note: This maintenance cost estimate is based on various sources. The engineer has no control over the cost of both labor and/or materials. Therefore, this estimate is to be utilized as a guide only.
### Inspection Checklist
for
Stormwater Management Facilities

Name of Facility: ________________________________  Date: ________________________________
Location: ____________________________________  Weather: ____________________________

<table>
<thead>
<tr>
<th>Facility Item</th>
<th>Okay</th>
<th>Routine</th>
<th>Urgent</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Embankments and Side Slopes</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>a) Vegetation</td>
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<tr>
<td>b) Linings</td>
<td></td>
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<tr>
<td>c) Erosion</td>
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<tr>
<td>d) Settlement</td>
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<tr>
<td>e) Sloughing</td>
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<td></td>
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<tr>
<td>f) Trash and Debris</td>
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<tr>
<td>g) Seepage</td>
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<tr>
<td>h) Aesthetics</td>
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<tr>
<td>e) Other</td>
<td></td>
<td></td>
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<tr>
<td><strong>Bottom (Detention and Infiltration)</strong></td>
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<td></td>
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<tr>
<td>a) Vegetation</td>
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<tr>
<td>b) Erosion</td>
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<tr>
<td>c) Standing Water</td>
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<tr>
<td>d) Settlement</td>
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<tr>
<td>e) Trash and Debris</td>
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<tr>
<td>f) Sediment</td>
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<tr>
<td>g) Aesthetics</td>
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<tr>
<td>h) Other</td>
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<tr>
<td><strong>Low Flow Channels (Detention)</strong></td>
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<tr>
<td>a) Vegetation</td>
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<tr>
<td>b) Linings</td>
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<tr>
<td>c) Erosion</td>
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<tr>
<td>d) Settlement</td>
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<tr>
<td>e) Standing Water</td>
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<tr>
<td>e) Trash and Debris</td>
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<tr>
<td>f) Sediment</td>
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<tr>
<td>g) Other</td>
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<tr>
<td>Facility Item</td>
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<td>Routine</td>
<td>Urgent</td>
<td>Comments</td>
</tr>
<tr>
<td>---------------</td>
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</tr>
<tr>
<td><strong>Inlet Structure</strong></td>
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<tr>
<td>a) Condition of Structure</td>
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<tr>
<td>b) Erosion</td>
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<tr>
<td>c) Trash &amp; Debris</td>
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<tr>
<td>d) Sediment</td>
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<tr>
<td>e) Aesthetics</td>
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<tr>
<td>f) Other</td>
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<tr>
<td><strong>Outlet Structure (Detention &amp; Retention)</strong></td>
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<tr>
<td>a) Condition of Structure</td>
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<tr>
<td>b) Erosion</td>
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<tr>
<td>c) Trash &amp; Debris</td>
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<tr>
<td>d) Sediment</td>
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<tr>
<td>e) Mechanical Components</td>
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<tr>
<td>f) Aesthetics</td>
<td></td>
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<tr>
<td>g) Other</td>
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<tr>
<td><strong>Emergency Spillway</strong></td>
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<tr>
<td>a) Vegetation</td>
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<tr>
<td>b) Lining</td>
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<tr>
<td>c) Erosion</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>d) Trash &amp; Debris</td>
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</tr>
<tr>
<td>e) Other</td>
<td></td>
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<tr>
<td><strong>Perimeter</strong></td>
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<td></td>
</tr>
<tr>
<td>a) Vegetation</td>
<td></td>
<td></td>
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<tr>
<td>b) Erosion</td>
<td></td>
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</tr>
<tr>
<td>c) Trash and Debris</td>
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<tr>
<td>d) Fences &amp; Gates</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
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1. The item checked is in good condition and the maintenance plan is adequate.
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3. The item checked requires immediate attention, to keep the facility operational or to prevent damage to other facility components.
4. Provide explanation and details if columns 2 and 3 are checked.

**Remarks:**

Inspector: ____________________________

*Inspection list.xls*
**Inspection Log**  
for  
**Stormwater Management Facilities**

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3. The item checked requires immediate attention, to keep the facility operational or to prevent damage to other facility components.
4. Provide explanation and details if columns 2 and 3 are checked.

Remarks:
# Maintenance Work Order and Checklist for Stormwater Management Facilities

**Name of Facility:**

**Location:**

**Date:**

**Weather:**

**Crew:**

**Equipment:**

**Work Started:**

**Work Completed:**

## Preventive Maintenance

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### Elimination of Potential Mosquito Breeding Habitats

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<tr>
<th>Item</th>
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## Corrective Maintenance

<table>
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<tr>
<th>Work Item</th>
<th>Item</th>
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<tbody>
<tr>
<td>1) Removal of Debris &amp; Sediment</td>
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<td>2) Structural Repairs</td>
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<td>3) Dam, Embankment &amp; Slope Repairs</td>
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<td>4) Dewatering</td>
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<tr>
<td>5) Control of Mosquitoes</td>
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<tr>
<td>6) Erosion Repair</td>
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<td>7) Fence Repair</td>
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<td>8) Elimination of Trees, Brush, Roots and Animal Burrows</td>
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<td>9) Snow &amp; Ice Removal</td>
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<td>10) Other</td>
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## Aesthetic Maintenance

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### Work Item
1) Graffiti Removal
2) Grass Trimming
3) Weeding
4) Other:

### Remarks:

---

Work Order Prepared By:

Work Completed By:

---

Maintenance list.xls
# Maintenance Log
for
Stormwater Management Facilities

Name of Facility:
Location:

---

## Preventive Maintenance

### Grass Cutting
- Date: [ ]
- a) Bottoms
- b) Embankments and Side Slopes
- c) Perimeter Areas
- d) Access Areas and Road
- e) Other:

### Grass Maintenance
- a) Re-Seeding
- b) De-Thatching
- c) Pest Control
- d) Other:

### Vegetative Cover
- a) Pruning
- b) Pest Control
- c) Other:

### Trash and Debris Removal
- a) Bottoms
- b) Embankments and Side Slopes
- c) Perimeter Areas
- d) Access Areas and Road
- e) Inlets
- f) Outlets and Trash Racks
- g) Other:

### Sediment Removal
- a) Inlets
- b) Outlets and Trash Racks
- c) Bottom
- d) Other:
## Preventive Maintenance

**Technical Components**

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<td>c) Pumps</td>
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<td>d) Fence Gates</td>
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<tr>
<td>e) Locks</td>
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<td>f) Access Hatches</td>
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<td>g) Other:</td>
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**Elimination of Potential Mosquito Breeding Habitats**

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**Other Preventative Maintenance**

<p>| | | | | | | |</p>
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## Corrective Maintenance

**Work Item**

1. Removal of Debris & Sediment
2. Structural Repairs
3. Dam, Embankment & Slope Repairs
4. Dewatering
5. Control of Mosquitoes
6. Erosion Repair
7. Fence Repair
8. Burrows
9. Snow & Ice Removal
10. Other:
Aesthetic Maintenance

<table>
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<tr>
<th>Work Item</th>
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<tbody>
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Remarks:
Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #162001BDCPMSFMS
Brahin Properties, Inc.
1289 – 1271 – 1263 Jarvis Road, Sicklerville, NJ 08081
Block 16504, Lots 10, 11 & 12

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,

[Signature]

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC: mh
To Whom It May Concern:

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

Name: Harry Bleatter
Address: 1263 Jarvis Rd. Erial, NJ 08081
Block: 16504 Lot: 12

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

Date 6/30/16
Ass't Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County
TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL

DATE: June 27, 2016  
APPLICATION No. 162001BDCPMSFMS

APPLICANT: Brahin Properties, Inc.  
PROJECT No. 10087

BLOCK(S): 16504  
Lot(S): 10, 11, 12

LOCATION: 1280, 1271, 1263 Ianvis Rd., Sicklerville, NJ 80381

TRANSMITTAL TO:

☐ Township Engineer
☐ Camden County Planning Board
☐ N.J. American Water Co. Taxes
☐ Zoning Board Planner
☐ Traffic Officer
☐ Aqua N.J. Water Co.
☐ Construction
☐ Tax Assessor
☐ G.T.M.U.A.
☐ Fire District: 1 2 3 4 5 6
☐ GTEMS

STATUS OF APPLICATION:

☒ New Application - Bulk C Variance / Preliminary & Final Major Subdivision

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. Please Forward Report by July 17, 2016

☐ For Your Files.

ENCLOSED:

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

☐ Variance Plan ☒ Prelim & Final Major Subdivision ☒ Bulk C Variance

PLAN IS NOT ACCEPTABLE. MUST HAVE:

1) Block & Lot #’s
2) Street Address
3) Street Name.

They must contact me.
Second Request from Jan
TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 27, 2016
APPLICATION No. 162001BDCPMSFMS
APPLICANT: Brahim Properties, Inc.
PROJECT No. 10087
BLOCK(S): 16504
Lot(S): 10, 11, 12
LOCATION: 4286 - 4274 - 4268 Jarvis Rd., Sicklerville, NJ 08081

TRANSMITTAL TO:
☐ Township Engineer
☐ Zoning Board Planner
☐ Camden County Planning Board
☐ Traffic Officer
☐ N.J. American Water Co.
☐ Aqua N.J. Water Co.
☐ Taxes
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☒ Recycling Report

☒ Variance Plan  ☒ Prelim & Final Major Subdivision  ☒ Bulk C Variance

Signature
GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #162001BDCPMSFMS 1289-1271-1263 Jarvis Road, Sicklerville, NJ Block:16504 Lot10,11,12

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

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

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

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

☒ Other: 1) Mid-block crosswalk on the northern end of Jarvis Road will need to be covered by an Ordinance.

☐ 2) Pedestrian crosswalk signs (W11-2) along with the arrow (W16-7) in fluorescent yellow-green background color needs to be installed south of the crosswalk on the southern end of Jarvis Road and north of the northern crosswalk of Jarvis Road. Recommend Pedestrian crosswalk ahead (W11- 2 and W16-9P) 100 ft prior to each crosswalk.

Reviewed By: ☒ Lt. Jason Gittens ☐ Cpl. Frank Pace

Signature: __________________________ Date Submitted: 7/6/16
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Other Delinquent Balances: .00
Interest Date: 06/28/16

Other APR2 Threshold Amt: .00
Per Diem: .1241
Last Payment Date: 02/02/2016

**TOTAL TAX BALANCE DUE**

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* Indicates Adjusted Billing in a Tax Quarter.