

**Township of Gloucester
Planning Board Agenda
July 8, 2014**

Salute to the Flag
Opening Statement
Roll Call
Seat Alternates, if applicable
Swear in Board Professionals
General Rules

Meeting will start at 7:30 P. M.

No new applications will be heard after 10:00 P. M.

All persons testifying before the Board must be sworn in.

The Board Chairperson reserves the right to hear applications in any order

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – March 11, 2014

RESOLUTIONS FOR MEMORIALIZATION

**The Shoppes @ Cross Keys
#111048PMFMSPA#4**

**Amended Preliminary/Final
Site with Bulk C Variances**

**The Crossings @ Twin Oak
#071029CPSPFa#2**

**Revised Amended
Preliminary & Final Site
With Bulk C Variances**

APPLICATIONS FOR REVIEW

**Camden County
Improvement Authority
#141030CR**

**Courtsey Review/Addition
Block: 12304 Lot: 1
Location: County House
Road
Addition to Animal Shelter**

**The Reserve @ Independence
Square(Newman Gloucester)
Zoned: NVBP**

**Preliminary/Final Subdivision
Block: 18302 Lot: 3 & 4
Location: 475 Cross Keys Rd.
Sicklerville**

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, March 11, 2014

Chairman Kricun called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement.

Roll Call:

Ms. Costa	Absent
Mr. Dority	Present
Mr. Gallo	Present
Mr. Guevara	Present
Mr. Jones	Present
Mr. Mercado	Absent
Mr. Moffa	Present
Mr. Owens	Absent
Ms. Pinolini	Present
Ms. Washington	Present
Chairman Kricun	Present

Also present is Edward Brennan, Esq. who swore in the Board professionals, Steven Bach, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner; Joe Raday, Traffic Engineer, were qualified as experts.

Chairman Kricum seated Ms. Pinolini for Ms. Costa and Mr. Dority for Mr. Owens.

Minutes for memorialization

No minutes for memorialization

Resolutions for Memorizations

College Drive Redevelopment Study	Multiple blocks and lots
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Mr. Guevara made a motion to approve the resolution, seconded by Ms. Pinolini.

All were in favor.

Applications for Review

#131028INCUCPFS Somerset Tire Services	Conditional Use, Bulk C, Preliminary & Final Site Plan Block: 20601 Lots: 2&3
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Appearing before the Board was Richard Goldstein, Esq. representing the applicant. Also appearing before the Board was Nicole Johnson, Director of Leasing for Paramount Reality; Ted Haas, Senior Vice President of STS; Norman Rodgers, P.E. & P.L.S; Glenn Arbesfeld, Architects for STS; Michael Brown, Traffic Engineer; and Tiffany Cubliello, PP; Randle Barranger, sound engineer.

Mr. Goldstein informed the Board that the property is located between Kelly Drivers Lane and Chews Landing Road. The shopper center will be part of its sixteen (16) acres in a high commercial district. There was previous discussion of a bank with drive through access; however, the property owners could not get a bank to build in that location.

Since this is not going to be a gas station, the tire center and service centers are permitted uses in a high commercial district. They are asking for one design waiver for off street loading and two (2) variances for signage. Planners' letters have been review and agreed upon with a few minor exceptions.

Ms. Johnson told the Board that Paramount purchased the property in 2007 and gave a brief overview of the company. They have been experiencing challenges with tenants leasing. They have just made some improvements with landscaping and by adding music. They are committed to making their center a success. The Fire Marshal sent a letter, which referenced the refuge for the daycare in an event of an emergency. After a meeting details, were worked out.

Mr. Haase is familiar with this proposal. He has been with STS for 34 years and in the business for 55 years. STS has 105 locations in the tri-state area with

1,200 employees. They will be serving passenger vehicles and light trucks. The work they will be doing mostly consists of oil changes, brakes, and tune-ups. There will be no heavy engine, transmission, or bodywork. All the work that is done will be within the structure, along with any and all parts. If a vehicle does not work, then it will have to be towed off of the property. Also, no vehicles will be on sale. The center will have 6-8 employees working during hours of operation, which will be from 7 a.m.-6 p.m. Monday through Friday and Saturday 7 a.m.-5 p.m. Since everything is done inside, there will not be noise or air quality issues. There are no windows along the rear and one side of the building. They will add three (3) new lights adjacent control by STS that will turn off at 10 p.m. The building will have a two (2) yard dumpster that gets serviced every 1-2 weeks. The dumpster will be in an enclosure at the rear of the building. Byproducts are recycled motor oil, car part boxes, and tires. Those items will be stored within the building in approved containers. Deliveries usually happen once a day by an STS vehicle.

There will be signs to direct the customers to park in a parking space and not in front of the building. From there an employee will be the only ones to move cars in and out of the bays. They will provide three (3) spaces for employee parking next to the loading zone. There is one façade sign that exceeds eighty (80) feet, which will display their logo and is within proportion with the building. They are in line with the other building with regards to set back.

Mr. Rodgers directed the Board to exhibit A-1, site plan, which he used to review the plans of the proposed location. The site was previously an area of pavement and some landscaped islands. The location has an entrance by signal off of Chews Landing Road and two off of Kelly Drivers Lane. The ordinance required them to have 30 parking spaces. They will have 37, which includes two (2) handicap parking spaces by the customer entrance. In the rear, there will be employee parking, trace enclosure, and a loading area for deliveries.

There is reduction for total impervious coverage, so there will be no storm water drainage. However, there will be an inlet installed, and the roof will drain underground. Areas that were once paved will be grass.

There are currently three (3) lights, and they will be adding three (3) more. This will meet the overall lighting coverage. Of the three (3) lights, one will be in the rear, and two in the front. The lighting will match the current ones with the

height and intensity. All their lighting will turn off at 10 p.m. They are planning to use evergreens as a buffer.

Mr. Lechner asked that they clarify the comment regarding buffers along the whole property, not just Kelly Drivers Lane. The entire tree that needs replacing will be taken care of.

Mr. Bach was concerned with not having concrete wheel stops for the handicap spaces. The applicant wanted something more decorative and wanted the bollards instead. Mr. Bach had no objections.

The only area to have irrigation will be the new landscaped area that is shown on the plans. Mr. Bach referred to Mr. Lechner, who had no objections. However, he wanted a maintenance plan on how it was going to be taken care of. The applicant will comply with the request.

Mr. Raday reviewed the plans for traffic and has no objections.

Mr. Arbesfeld, the architect for STS, gave a brief history of his experience. Most of the one floor building will be stone masonry with exterior brick. They have modified plans to meet requirements. Using exhibit A-1, he showed the Board the floor plan where the waiting area, restrooms, lockers and bays, and tire recycle area are located. On the exterior, there will be a trash enclosure. Using exhibit A-2, façade, he showed the exterior of the building is brick with a canopy on all four sides. There will only be windows on main customers' entrance, show room, and service bays.

Mr. Lechner inquired if there will be any lights on the exterior of the building. The applicants replied that there would be by the canopy and entrance by show room. Mr. Lechner also wanted to know if the exterior of the building is going to be painted. They replied that it is going to be brick, a medium brown.

Mr. Brown, traffic engineer, concluded that even at peak hours, there would not be a significant impact. The two signs they would like to have, based on a traffic standpoint, are an appropriate size. The benefits are that with the size, they are easily identifiable to drivers from the roadway.

Ms. Cubliello, PP, has reviewed and been out to the site. Testimony was already given for them to be considered a conditional use. Along with the

property, the lighting and landscape are compatible. They also feel that STS is a business that you would find in a shopping center such as this one. There is minimal activity on the residential side and parking for employees only. All the customer parking and moving of vehicles to and from the service bays are all done on the front side of the building. They are extending the landscaping for the whole frontage. Looking at their application as a whole, they have met all the requirements.

STS feels that they are part of the shopping center, even though they are not attached. Looking at it as a whole, the STS logo sign is proportional with the building and is not overwhelming. With the second sign, they are going to have it over the entrance where the customers will enter. The sign is not pointing towards the residential area and will help motorist safely locate the building.

Mr. Bach feels that they have satisfied their reasoning for the signage and does not have a problem with them, especially since the sign will go off in the evening.

Mr. Lechner asked if they are going to have a freestanding sign. Ms. Cubliello replied that they are but will go down to the 80 sq. ft.

With nothing further from the applicant, it was open to the Board members. With nothing further from the Board, the Chairman opened the application up to the public.

Anthony Pastorino: Mr. Pastorino does not feel that they should be adding any more businesses since there has already been a few failed ones. As a father, he is also concerned with the day care being so close. On the weekends especially, the area is already so busy without adding another business. The town already has businesses like STS. Overall, he feels that it is a bad idea to add another building that could become vacant.

Chairman Kricun asked the applicant to answer his concerns. Mr. Goldstein replied that there will be curbing between the drive isle and the bays doors. The traffic engineer has determined that this is not a high volume use compared to other businesses. Mr. Bach added that the daycare center would not be taking the children out front. There is also ballard all around for added safety.

F. Leigh: Mr. Leigh delivers parts to service centers in the area. When Pep Boys opened, they really hurt the smaller shops. He has seen that once the dumpster is full, they will leave trash outside the building. There are numerous service centers already; some are hurting for business now. He did not feel it was wise to add another to the mix. The most important concern was that there are children so close to where there will be chemicals. Mr. Haase replied that trash would be picked up depending on the volume of business. The products they are using are non-toxic. The services that they provide are all done in the building. The waste chemicals are stored within the building in recycle containers and only leave the building by a licensed removal company. The building will not contain any floor drains, and they have a cleaning protocol. The impact from running a car while they do a performance check is very minimal. There are no windows on that side of the building. A majority of their business is tires, and maybe ten percent involves a running car.

Chairman Kricun asked if there is something they could do to help with any of the fumes. Mr. Haase is not aware of anything, but he will look into it.

Mr. Raday asked what is the period of time that a car would be running. Mr. Haase replied that a diagnostics test only takes a few minutes.

With nothing further from the public, the public portion was closed.

Mr. Moffa asked if there will be any concern for noise, especially with the daycare and park across the street. Mr. Haase replied that there would not be excessive noise. Mr. Moffa added that this is not the best place to be with open doors with children playing outside.

Mr. Barranger gave a brief history on his educational background. There were measurements taken at the location. When the doors are open, any sound will go straight out and not toward the location of the daycare. After fifty (50) feet, the sound starts to go down from there. Any noise that comes out is even with the sound of traffic in the area.

Mr. Dority asked about a lighted walkway for the parents to walk their kids. Mr. Bach replied that what they have has to be acceptable.

Ms. Washington comments that she would not have her child at the daycare with a business such as this next to it. Also, she is concerned that there are other centers such as this not that far away.

Mr. Lechner asked about the note on the plans dealing with paint. Mr. Arbesfald stated that it is going to be a block wall and will not be painted. Mr. Lechner also inquired as to how many cars a day they will average, and he also wanted to know about the Fire Official's letter. Mr. Goldstein replied that it would be addressed when they go for their permits. Mr. Haase replied that there would be up to forty (40) cars in a day. Lastly, Mr. Lechner wanted to know if there was a possibility of more landscaping to help with the noise and fumes. Mr. Rodgers replied that they can add more between them and the daycare. They will be happy to work with Mr. Lechner on the issue.

Mrs. Washington made a motion to approve the preliminary and final site plan with the conditions made during testimony, variances, and waiver. Mr. Jones seconded the motion.

Roll Call:

Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Moffa	Yes
Ms. Pinolini	Yes
Ms. Washington	Yes
Chairman Kricun	Yes

Mr. Lechner informed the Board that the next meeting is April 8, 2014.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz

Recording secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING AMENDED PRELIMINARY AND FINAL MAJOR SITE
PLAN AND MAJOR SUBDIVISION APPROVAL WITH BULK VARIANCES
FOR C KEYS, LLC
APPLICATION NO: 111048PMFMSPA#4**

WHEREAS, on June 10, 2014, consideration was given to the application of C Keys, LLC (hereinafter "Applicant") for the property located at Block 18501, Lot 12, with a street address of 611 Cross Keys Road (hereinafter "the Property") for amended preliminary and final major site plan and major subdivision approval with bulk variances to subdivide the property into two (2) lots for better marketability of the site; and

WHEREAS, the Applicant has obtained the Property from a prior owner who had previously made application to the Gloucester Township Planning Board (hereinafter "the Board") and was granted approval for final major site plan as set forth more fully in Gloucester Township Planning Board Resolution # 061139CP adopted May 8, 2007 and made a part hereof by reference. At the time of the prior application, two phases were proposed for the development of the Property; and

WHEREAS, the Applicant came before this Board and made application for Amended Preliminary and Final Major Site Plan Approval with Bulk Variances and was granted approval for the same as set forth more fully in Gloucester Township Planning Board Resolution #111048PMFMSP adopted February 28, 2012 and made a part hereof by reference; and

WHEREAS, the Applicant again came before the Board and made application for Amended Preliminary and Final Major Site Plan Approval with Bulk Variances proposing additional amendments to Phase II of development and the Applicant was granted approval of the same as set forth more fully in Gloucester Township Planning Board resolution #111048PMFMSP#3 adopted November 26, 2013 and made a part hereof by reference; and

WHEREAS, the Applicant is now appearing before the Board seeking Amended Preliminary and Final Major Site Plan Approval and Major Subdivision Approval with bulk variances to subdivide the Property to make the Property more marketable, specifically as it pertains to future development on Phase II of the Property; and

WHEREAS, Marc Citron, Esquire appeared on behalf of the Applicant and Gregory Elko, P.E., the Applicant's engineer, testified in support of the application. Mr. Citron presented the application for amended site plan and major subdivision, stating that the Applicant is requesting amended preliminary and final major site plan and major subdivision approval to create two (2) lots, approximately 15.3 acres for one lot and 7.84 acres for the remaining lot. Mr. Citron noted that the proposed subdivision will create the need for a parking variance, however the overall parking on site will remain 934 parking spots which meets the requirements for the

shopping center. Mr. Citron further noted that the Applicant would be seeking relief from the lot coverage maximum due to the subdivision and finally, the Applicant is seeking relief from the requirement that all properties abut and face a street. Mr. Citron noted that the Applicant is proposing no physical changes to the property and agrees to implement any and all cross access and cross parking easements vis a vis the proposed lots to meet the circulation and parking requirements. proximately 85,000 square feet of space for retail establishments. Mr. Citron introduced three items as Exhibits in support of the application; A-1 - Site Plan, A-2 Major Subdivision Plat and A-3 Easement Plan. Mr. Citron then introduced the Applicant's engineer to testify in support of the application; and

WHEREAS, Gregory Elko, the Applicant's engineer provided testimony regarding the application, providing an overview of the site and describing the unique characteristics of the site and the layout of the site with stem access to Cross Keys Road. Mr. Elko testified that the site consists of 207,368 square feet of retail and commercial space and the areas surrounding the site consist of commercial and residential uses and the site is buffered on one side by the Atlantic City Expressway. Mr. Elko referenced the prior approvals of pad sites and proposed buildings for Phase II and noted that the subdivision plan submitted is consistent with prior approvals and will serve to better market the site. Mr. Elko testified that the proposed subdivision will create two (2) lots, the first containing 15.3 acres and the stem access for the site. Mr. Elko further testified that the proposed first lot includes existing improvements and would have a deficiency in parking for the improvements on site once the lot lines were drawn. Mr. Elko further testified that the first lot would have 62.5% impervious coverage. Mr. Elko testified as to the second lot, noting that it would contain 7.8 acres of the site and includes the previously approved 85,000 square feet of buildings approved in prior application. Mr. Elko testified that the proposed second lot would have excess parking and that the total site parking would comply but for the proposed lot lines to be drawn in this subdivision. Mr. Elko testified that the proposed subdivision will also cause proposed lot 2 to have 89.1% of impervious coverage, but the overall impervious coverage of the site meets the code requirements and the calculation due to drawing a lot line for subdivision has no impact on the existing drainage basins on site which will remain and will be sufficient to handle water runoff. Mr. Elko provided testimony that the Applicant will provide cross parking and cross access easements to each of the lots on the site and the Applicant agreed to make this a condition of approval. Mr. Elko testified as to access to the site, noting that main access occurs from Cross Keys Road and across proposed lot one. Mr. Elko referenced Exhibit A-3, the Easement Plan, noting that the Applicant is proposing a number of easements between the proposed lots as depicted, including an access easement, reciprocal parking easement, water, sanitary sewer, telephone electric and gas, stormwater and drainage easement with both lots subject to all easements. Mr. Elko further testified that the Applicant would maintain any and all easements; and

WHEREAS, the Applicant reviewed the letters of review of Steve Bach and Ken Lechner and the Applicant specifically testified that they will comply with all requirements of Mr. Bach and Mr. Lechner's letters if not already agreed to. Additionally, Mr. Lechner noted that the Applicant was proposing no physical changes to the site and that this qualifies as a creeping major subdivision application because of prior historical subdivisions from the original property. Mr. Lechner further noted that the need for variances is only as a result of lot lines being drawn to create a more marketable site and that the proposal does meet the purpose of the

NJ Municipal Land Use Law (MLUL) by encouraging health, safety and welfare of the community and developing in a sufficient space in an appropriate location without a significant detriment to the community and variances can be granted without substantially impairing the provisions of the MLUL. Mr. Lechner further noted that the Applicant provided testimony in support of all of these principles; and

WHEREAS no one appeared to testify from the public; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for preliminary and final major site plan approval:

1. Existing Zoning: SCR-HC Overlay
2. Intended Use: Subdivision of Property for Construction of Phase II of the Shoppes at Cross Keys which provides for retail, office and restaurant space on the Property.
3. The application implicates the following provisions of the ordinance:
 - a. §418 Senior Citizen Residential - Highway Commercial (Special Restrictions) Overlay District
 - b. §416 Highway Commercial District

§418b.D – SCR-HC - Senior Citizen Residential – Highway Commercial (Special Restrictions) Overlay District.

Description	Required (Planned Commercial)	Proposed (Lots)	Conforms
Tract Area (min.)	45 acres	83.56 acres	yes
Nonresidential Uses (min.)	10 acres	59.12 acres	yes
Developers Agreement ¹	yes		yes
Planned Development ²	yes		yes

¹ = The original application required a Developer's Agreement in accordance with §418b.D(3).

² = The original application provided professional testimony and a written narrative, "The Shoppes at Cross Keys Executive Summary," addressing §518b.A, Specific Intent and §512, Planned Development.

§418b.E(2) – SCR-HC - Senior Citizen Residential – Highway Commercial (Special Restrictions) Overlay District.

§416, Highway Commercial District - Phase 2 Final Master Site Plan and Alternate Plan

Description	Required	Proposed (Lot 1)	Conforms
Lot size (min.)	20,000 sf	15.3 ac.	yes
Lot frontage (min.)			
Berlin – Cross Keys Rd.	80 ft.	102.04 ft.	yes
Atlantic City Expressway	80 ft.	1,098.52 ft.	yes
Lot depth (min.)	200 ft.	1,543.57 ft.	yes
Front yard (min.)			
Berlin – Cross Keys Rd. (E)	75 ft.	±500 ft.	yes
Atlantic City Expressway (A, B and C)	75 ft.	130.31 ft.	yes
Side yard (min.) - A, B and C	10 ft.	90.07 ft.	yes
Rear yard (min.) - A, B and C	30 ft.	214.67 ft. ¹	yes
Building Coverage (min.)	25%	±18.368% ¹	yes
Lot coverage (max.)	75%	62.5%	yes
Building Height (max.)	40 ft.	40 ft.	yes
Buffer			
Block 18501, Lot 2	25 ft.	25 ft.	yes
Existing Residential	25 ft.	25 ft.	yes
Floor Area Ratio	0.25	0.1836	yes
PARKING AREA SETBACKS (MIN.)			
Right-of-way (min.)			
Berlin – Cross Keys Rd.	25 ft.	±463 ft. ¹	yes
Atlantic City Expressway	25 ft.	±45 ft. ¹	yes
Side Property Line (min.)	10 ft.	0 ft. ²	yes
Rear Property Line (min.)	10 ft.	±160 ft. ¹	yes
Parking (4.5 spaces per 1,000 sf) (122,368 sf ÷ 1,000) x 4.5	551 spaces	426 spaces	No*

¹ = Scaled data.

² = Exception where parking lots are shared as per §416.F, Area, Yard, Height and Building Coverage.

* = 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.

§416, Highway Commercial District - Phase 2 Final Master Site Plan and Alternate Plan

Description	Required	Proposed (Lot 2)	Conforms
Lot size (min.)	20,000 sf	7.84 ac.	yes
Lot frontage (min.) Atlantic City Expressway	80 ft.	736.33 ft.	yes
Lot depth (min.)	200 ft.	1,543.57 ft.	yes
Front yard (min.) Atlantic City Expressway	75 ft.	76.8 ft. ¹	yes
Side yard (min.)	10 ft.	±38 ft. ^{1,2}	yes
Rear yard (min.)	30 ft.	±125 ft. ^{1,2}	yes
Building Coverage (min.)	25%	±24.89% ^{1,2}	yes
Lot coverage (max.)	75%	89.1%	yes
Building Height (max.)	40 ft.	40 ft.	yes
Floor Area Ratio	0.25	0.2489	yes
PARKING AREA SETBACKS (MIN.)			
Right-of-way (min.) Atlantic City Expressway	25 ft.	±45 ft. ²	yes
Side Property Line (min.)	10 ft.	0 ft. ³	yes
Rear Property Line (min.)	10 ft.	0 ft. ³	yes
Parking (4.5 spaces per 1,000 sf) (85,000 sf ÷ 1,000) x 4.5	383 spaces	508 spaces	yes

¹ = Setback based on Retail B approved by Planning Board Resolution #111048PMFMSPA#3 adopted November 12, 2013.

² = Scaled data.

³ = Exception where parking lots are shared as per §416.F, Area, Yard, Height and Building Coverage.

4. The Board Planner reviewed the following plans:

- a. Land Development Application Form with checklist dated 4/14/14.
- b. Langan Engineering & Environmental Services Transmittal Letter dated 4/10/14.
- c. Preliminary and Final Major Subdivision Plan, as prepared by Engineering Plans Langan Engineering & Environmental Services consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1 00.01	Cover Sheet	4-01-14
2 AB-1	As-Built Survey	3-06-09 / 3-20-14
3 CB-101	Preliminary and Final Major Subdivision Plat	4-01-14
4 CB-102	Easement Plan	4-01-14

5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated May 1, 2014 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already.
6. The Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E., of Bach Associates, reviewed the same plans as noted above and reviewed by the Planner.
7. The Board Engineer issued a report dated June 4, 2014 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that C Keys, LLC application for amended preliminary and final major site plan and major subdivision approval and bulk variances has substantial merit and should be approved subject, however, to the following conditions:

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report and comments at the public hearing
- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the applicant at all public hearings.
- F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. The approval of this Application is contingent upon providing the cross access and cross parking easements between the proposed lots as further testified during the hearing.

WHEREAS, a motion was duly made by Mr. Jones and duly seconded by Mr. Mercado to approve the Amended Preliminary and Major Site Plan and Preliminary and Final Major Subdivision Approval and Bulk Variances regarding parking requirements on proposed Lot 1, impervious coverage on Proposed Lot 2, and requirements that Proposed Lot 2 have street frontage with conditions as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote

Those in Favor

Those Opposed

Vie Chairman Owens

x

Mr. Mercado

x

Mr. Gallo

x

Mr. Jones

x

Mr. Dority

x

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, VICE-CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 8th day of July 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 10th day of June 2014.

KENNETH LECHNER, SECRETARY

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING AMENDED PRELIMINARY AND FINAL MAJOR SITE
PLAN WITH BULK VARIANCES AND WAIVERS FOR DAVID GUZZO
APPLICATION NO: 071029CPSFa#2**

WHEREAS, on June 10, 2014, consideration was given to the application of David Guzzo (hereinafter "Applicant") for the property located at Block 18612, Lot 4, with a street address of Berlin-Cross Keys Road and Johnson Road and known as The Crossing at Twin Oaks II (hereinafter "the Property") for amended preliminary and final major site plan with bulk variances and waivers to construct a proposed Tilted Kilt restaurant related to Phase 2 of development on the Property; and

WHEREAS, the Applicant previously made application to the Gloucester Township Planning Board (hereinafter "the Board") and was granted approval for preliminary and final major site plan as set forth more fully in Gloucester Township Planning Board Resolution # 071029CPSF made a part hereof by reference. At the time of the prior application, two phases were proposed for the development of the Property; and

WHEREAS, the Applicant is now appearing before the Board seeking Amended Preliminary and Final Major Site Plan Approval with bulk variances and waivers to construct in Phase II of the property a Tilted Kilt restaurant; and

WHEREAS, Robert Mintz, Esquire appeared on behalf of the Applicant and Norman Rodgers III, P.E., the Applicant's engineer and Amol Kohli, representative of the operator of the Tilted Kilt testified in support of the application. Mr. Mintz presented the application for amended preliminary and final site plan approval, stating that the Applicant is requesting amended preliminary and final major site plan to construct a Tilted Kilt restaurant and that the Applicant intends to move quickly. Mr. Mintz introduced and qualified Mr. Rodgers as an expert before the Board and Mr. Rodgers testified that the subject property front Berlin-Cross Keys Road. Mr. Rodgers noted that Phase I of this project was the construction of the existing office building and that Phase II is proposing a restaurant/bar which is a permitted use in the zone. Mr. Rodgers testified that the proposed Tilted Kilt restaurant will be a 7,400 square foot facility with proposed outdoor roofed patio. The restaurant will have a maximum occupancy of 284 persons and the proposed parking layout is sufficient to meet the requirement in the zone. Mr. Rodgers noted the application does meet all bulk requirements other than signage but the Applicant is seeking waivers from providing an environmental impact statement, from providing a full loading area, for having grading within 5 feet of the property line and not meeting the requirement for distance between parking and the property line. Rodgers testified that the existing stormwater basin can handle the additional development and that new sanitary sewer and water laterals will be placed. Mr. Rodgers testified that the Applicant is proposing a comprehensive landscape arrangement including shade trees, evergreens along three sides of the property for shielding of headlights, evergreens to shield the trash enclosure and shielded

lighting to mitigate glare on site. Mr. Rodgers testified that the Applicant is seeking variance relief from signage requirements for number of free standing signs, height of the Tilted Kilt free standing sign, amount of facade signs and total area of facade signs. Mr. Rodgers provided testimony regarding the waivers and signage variances, noting that the site is unique because of the orientation of the site and that frontage is along a four lane highway. Mr. Rodgers noted for safety that the signage variances are necessary and they promote the health safety and welfare of the residents and comport with the NJ Municipal Land Use Law. Mr. Rodgers provided Exhibit A - the Site Plan; and Exhibit B - the Revised Sign Plan in support of the Application. Mr. Rodgers provided testimony regarding the outdoor seating and noted that the Applicant is proposing high plants along the edge of the open seating to baffle sound and provide a buffer and that lighting and music will be handled in accordance with and not exceed applicable code. Mr. Rodgers provided testimony that the positive elements of allowing for safe identification by motorists outweighs any negative impact on the surrounding community to allow the variances and waivers and that neither the variances nor waivers will have a substantial detriment on the neighborhood; and

WHEREAS, Amol Kohli was presented to discuss and testify regarding operation of the restaurant and testified that the Tilted Kilt proposes two shifts with 38 total police. Tilted Kilt will police the grounds for trash and other debris after each shift. Mr. Kohli testified that the grease trap in the kitchen will be pumped quarterly and that Tilted Kilt will comply with all recycle requirements. Tilted Kilt and the Applicant also agree to abide by and comply with Title 39 requirements for Township Police enforcement in the parking area; and

WHEREAS, the Applicant reviewed the letters of review of Steve Bach, Board Engineer, Ken Lechner, Board Planner and Joe Raday, Board Traffic Engineer and the Applicant specifically testified that they will comply with all requirements of Mr. Bach, Mr. Lechner and Mr. Raday's letters if not already agreed to or otherwise stated during testimony. Specifically, the Applicant agreed to limit deliveries to 37 ft. single box trucks, to submit fencing to Mr. Lechner for final approval, to comply with all handicap ramp requirements and to replace the same and restripe crossings per Mr. Raday; and

WHEREAS Mr. Howard Cherry of 4 Redbud Drive appeared to testify from the public in support of the application; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for preliminary and final major site plan approval:

1. Existing Zoning: HC (Highway Commercial)
2. Intended Use: Construction of Phase II restaurant space on the Property.

3. The application implicates the following provisions of the ordinance:

- a. §416 Highway Commercial District
- b. §426 Signage

§416.F –HC – Highway Commercial District.

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	3.79 ac.	yes
Lot frontage (min.)	80 ft.	300.56 ft.	yes
Lot depth (min.)	200 ft.	731.43 ft.	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.) - Restaurant	75 ft.	78.71 ft.	yes
Side yard (min.) – Restaurant	10 ft.	134.5 ft. / 74.83 ft.	yes / yes
Rear yard (min.) – Restaurant	30 ft.	30.39 ft.	yes
Building Coverage (max.)	25%	11.71%	yes
Lot coverage (max.) ¹	75%	43%	yes
Building Height (max.)	40 ft.	≤ 40 ft.	yes
Floor Area Ratio (max.)	0.25	0.1171	yes
Buffers (min.)	25 ft.	25 ft.	yes
Parking Restaurant Office/Retail Total	95 spaces <u>56 spaces</u> 151 spaces	164 spaces	yes
Parking Area Setback ¹			
From any Right-of-way	25 ft.	26.99 ft.	yes
From side property line	10 ft. ²	0 ft.	yes
From rear property line	10 ft.	244 ft.	yes

¹ = Except where parking lots area shared.

1. Sign bulk standards

a. Free-standing signs.

Sign Standards (Free-standing)			
Description	Required	Proposed	Conforms
Number (max.) Consulting Engineer Services & Tilted Kilt	1	2	no *

Area (max.) - Berlin – Cross Keys Rd. (45 MPH)	35 sf	35 sf	yes
“Tilted Kilt Pub & Eatery”			
“Consulting Engineer Services”	35 sf	32 sf	yes
Height (max.)			
“Tilted Kilt Pub & Eatery”	8 ft.	10.42 ft.	no *
“Consulting Engineer Services”	8 ft.	7 ft.	yes
Letter size (min)			
“Tilted Kilt Pub & Eatery”	8 in.	n/p	---
“Consulting Engineer Services”	8 in.	n/p	---
Property line setback			
“Tilted Kilt Pub & Eatery”	15 ft.	15 ft.	Yes
“Consulting Engineer Services”	15 ft.	15 ft.	yes

* = 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.

b. Facade signs.

SIGN STANDARDS (FACADE)			
Description	Required	Proposed	Conforms
Number (max.) - §426.Q(2)	1	7	no *
Area (max.) – Front Elevation - East			
“Tilted Kilt Pub & Eatery”		49.3 sf	
“A Cold Beer Never Looked So Good”		40 sf	
Shield Logo		40 sf	
TOTAL	100 sf	129.3 sf	no *

* = 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.

SIGN STANDARDS (FACADE) - Continued			
Description	Required	Proposed	Conforms
Area (max.) – Front Elevation - West			
“Tilted Kilt Pub & Eatery”	100 sf	40 sf	yes
Area (max.) – Front Elevation - North			
“Tilted Kilt”	100 sf	±14 sf	yes

Area (max.) – Front Elevation - South Shield Logo “Tilted Kilt”		40 sf <u>±14 sf</u>	
TOTAL	100 sf	54 sf	yes

4. The Board Planner reviewed the following plans:

- a. Consulting Engineer Services Transmittal Letter dated 4/29/14.
- b. Land Development Application Form and checklist dated 4/29/14.
- c. Project Narrative as prepared by Consulting Engineer Services dated April 2014.
- d. Recycling Report as prepared by Consulting Engineer Services dated April 2014.
- e. Stormwater Management Report as prepared by Consulting Engineer Services dated April 2014.
- f. Traffic Assessment as prepared by Consulting Engineer Services dated April 2014.
- g. As-Built Survey Plan – Phase I, The Crossings at Twin Oaks, as prepared by Consulting Engineer Services comprising one (1) sheet dated 01/22/13, last revised 02/11/13.
- h. Signage plans, as prepared by Sign Pro, Inc. comprising 4 sheets dated 4/07/14.
- i. Engineering plans, as prepared by Consulting Engineer Services consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	4-04-14
2	Existing Conditions and Demolition Plan	4-04-14
3	Major Site Plan/Phasing Plan	4-04-14
4	Grading and Drainage Plan	4-04-14
5	Utility Plan	4-04-14
6	Landscaping & Lighting Plan	4-04-14
7	Profiles	4-04-14
8	Sanitary Sewer and Water Details	4-04-14
9	Storm Sewer Details	4-04-14
10	Construction Details	4-04-14
11	Landscaping and Lighting Details	4-04-14
12	Soil Erosion Control and Sediment Control Plan	4-04-14
13	Soil Erosion and Sediment Control Notes & Details	4-04-14

5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated June 4, 2014 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already.

6. The Board Engineer, Steven M. Bach, P.E., R.A., P.P., C.M.E., of Bach Associates, reviewed the same plans as noted above and reviewed by the Planner.
7. The Board Engineer issued a report dated June 4, 2014 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.
8. The Board Traffic Engineer, Joseph J. Raday, P.E., C.M.E., of RWD Consultants, reviewed the same plans as noted above and reviewed by the Planner.
9. The Board Traffic Engineer issued a report dated June 5, 2014 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that C Keys, LLC application for amended preliminary and final major site plan and major subdivision approval and bulk variances has substantial merit and should be approved subject, however, to the following conditions:

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report and comments at the public hearing
- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the applicant at all public hearings.
- F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval.

WHEREAS, a motion was duly made by Mr. Jones and duly seconded by Mr. Mercado to approve the Amended Preliminary and Major Site Plan and Preliminary and Final Major Subdivision Approval and Signage Variances and waivers as set forth during testimony and recounted during the motion and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote

Those in Favor

Those Opposed

Vice Chairman Owens

x

Mr. Mercado

x

Mr. Gallo

x

Mr. Jones

x

Mr. Dority

x

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, VICE-CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 8th day of July 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 10th day of June 2014.

KENNETH LECHNER, SECRETARY

camden county
Improvement Authority

2220 Voorhees Town Center
Voorhees, NJ 08043
Tel: (856) 751-CCIA (2242)
Fax: (856) 751-2247

James P. Blanda
Executive Director

Improvement Authority Members

*William R. Hosey, Chair
Linda M. Rohrer, Vice Chair
Louis Cappelli, Jr., Freeholder Liaison
Joseph P. Schooley
Jason D. Gonzalez*

JUN 12 2014

June, 4, 2014

Kenneth D. Lechner
Director Community Development & Planning
Township of Gloucester

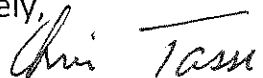
Re: Animal Shelter

Dear Mr. Lechner:

Camden County is currently proposing an addition to the Camden County Animal Shelter on County House road. We would like to be put on the next available planning meeting agenda so that we may answer any questions you have and give the board an opportunity to review this project.

Should you have any questions prior to us being put on the agenda please do not hesitate to call me.

Sincerely,



Chris Tassi
Project Manager
Camden County Improvement Authority
609-670-1929

6. Name of Persons Preparing Plans and Reports:

Name: CLIFTON W. QUAY, PE, PP
Address: STANTEC CONSULTING ENGINEERS
161 GAITHER DRIVE, SUITE 205
MT. LAUREL, NJ 08054
Profession: ENGINEER/PLANNER
City: MT. LAUREL
State, Zip: NJ 08054
Phone: (856) 234-0800 Fax: (856) 234-5928
Email: _____

Name: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: (____) ____ - ____ Fax: (____) ____ - ____
Email: _____

7. Location of Property:

Street Address: _____ Block(s): 18302
Tract Area: 22.61 acres Lot(s): 3 and 4

8. Land Use:

Existing Land Use: VACANT
Proposed Land Use (Describe Application): 180 TOWNHOUSE UNITS (FEE SIMPLE)

9. Property:

Number of Existing Lots: <u>one</u>	Proposed Form of Ownership:	
Number of Proposed Lots: <u>180</u>	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium	<input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	(If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

10. Utilities: (Check those that apply.)


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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.


13. Zoning PLEASE SEE ATTACHED SHEET			
All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____
14. Parking and Loading Requirements:			
Number of parking spaces required: <u>432</u>		Number of parking spaces provided: <u>534</u>	
Number of loading spaces required: <u>n/a</u>		Number of loading spaces provided: _____	
15. Relief Requested:			
<input type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> 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			
DILWORTH PAXSON LLP  By: _____ FRNK V. TEDESCO, ATTORNEY FOR APPLICANT Signature of Applicant		March 18, 2014 _____ 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).**

March 18, 2014

Date

By: 
Signature

FRANK V. TEDESCO, ATTORNEY FOR APPLICANT/OWNER

Print Name

Signature

worn and Subscribed to before me this

18th day of March

2014 (Year).

Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots?
- 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?

- ☐ No ☒ Yes
- ☒ No ☐ Yes
- ☒ No ☐ Yes
- ☐ No ☒ Yes
- ☒ No ☐ Yes
- ☐ No ☐ Yes

IF YES TO ANY OF THE ABOVE:

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

PLEASE 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).

☐ No ☐ Yes

Signature of Applicant

Date

Print Name

19. Survey waiver certification:

TO THE BEST OF MY KNOWLEDGE

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 18304 Lot 3&4; 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:

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

Sworn and subscribed to

On this 18th day of March, 2014 before the following authority.

Name of property owner or applicant

Notary public

FRANK V. TEDESCO

GLOUCESTER TOWNSHIP PLANNING BOARD

**APPLICATION FOR PRELIMINARY AND FINAL MAJOR SUBDIVISION
THE RESERVE AT INDEPENDENCE SQUARE**

APPLICANT: NEWMAN GLOUCESTER RESERVE, LLC

**PROPERTY: 475 CROSS-KEYS ROAD
BLOCK 18302, LOT 3 & 4**

APPROVALS REQUESTED:

Applicant seeks approval to subdivide Block 18302, Lot 3 into a 180-three bedroom unit townhouse fee simple residential development. Lot 4 in Block 18302 is made a part of this application due to the fact that the townhouse development will be tied into the existing drainage basin located on Lot 4.

APPLICATION SUBMISSION MATERIALS:

1. Application for Preliminary and Final Major Subdivision;
2. Seven (7) copies of the Gloucester Township Checklist;
3. Twelve (12) sets of Preliminary/Final Major Subdivision prepared by Stantec Consulting Services dated January 27, 2014 (44 Sheets);
4. Four (4) copies of Sanitary Sewer System Report prepared by Stantec Consulting Services dated February 28, 2014;
5. Four (4) copies of Stormwater Management Maintenance Manual prepared by Stantec Consulting Services dated January 24, 2014;
6. Four (4) copies of Traffic Analysis Addendum prepared by Stantec Consulting Services dated January 31, 2014;
7. Four (4) copies of EIS Addendum prepared by Stantec Consulting Services dated January 24, 2014;
8. Four (4) copies of Sanitary Sewer Report prepared by Stantec Consulting Services dated February 28, 2014;
9. Four (4) copies of Recycling Report prepared by Stantec Consulting Services dated January 24, 2014;
10. Four (4) copies of Survey Plan prepared by Stantec Consulting Services dated 3/06/2007, last revised to 1/27/14 (1 sheet);
11. Check in the amount of **\$9,660.00** representing the preliminary and final site plan application fees;
12. Check in the amount of **\$65,500.00**, representing the engineering, planning, legal preliminary and final subdivision escrow fees;
13. Escrow Agreement;
14. Disclosure Statement for Newman Gloucester Reserve, LLC
15. Request for Taxpayer Identification Number and Certification

ZONING:

ZONING SCHEDULE								
CRITERIA	REQUIRED	EXISTING BLOCK 18302 LOT 3	PROPOSED BLOCK 18302, LOTS 7, 12,13,18,20,25,26,29,30,33,34,39,41, 46,47,52,54,59,60,65,67,72,73,76,77, 82,83,86,87,92,93,96,97,102,104,109	PROPOSED BLOCK 18302 LOTS 8-11,14-17,21-24,27,28,31,32, 35-38,42-45,48-51,55-58,61-64, 68-71,74,75,78-81,84,85,88-91, 94,95,98-101,105-108	PROPOSED BLOCK 18302.1 LOTS 2,7, 8,13,14,19,21,26, 27,32,33,38,39,44	PROPOSED BLOCK 18302.2 LOTS 2,7,8,13,14,17,19,24, 25,30,31,36,37,42	PROPOSED BLOCK 18302.2 LOTS 3-6,9-12,15,16,20-23, 26-29,32-35,38-41	PROPOSED BLOCK 18302.1 LOTS 3-6, 9-12,15-18,22-25, 28-31,34-37,40-43
FEE SIMPLE TOWNHOUSE								
A. LOT INFORMATION								
MIN. AREA (SF)	2,200 SF	22.61 ACRES (984,892 SF)	0.09 ACRES (3,850 SF)	0.05 ACRES (2,200 SF)	0.09 ACRES (3,850 SF)	0.05 ACRES (2,200 SF)	0.09 ACRES (3,850 SF)	0.23 ACRES (10,032.25 SF)
MIN. WIDTH	20 FEET	1,370.70 FEET	35 FEET	20 FEET	35 FEET	20 FEET	35 FEET	20 FEET
MIN. DEPTH	110 FEET	455.37 FEET	110 FEET	110 FEET	110 FEET	110 FEET	110 FEET	110 FEET
BUILDING COVERAGE (MAXIMUM)	55%	N/A	30.12% (1,160 SF)	52.72% (1,160 SF)	30.12% (1,160 SF)	52.72% (1,160 SF)	30.12% (1,160 SF)	52.72% (1,160 SF)
LOT COVERAGE (MAXIMUM)	75%	N/A	39.48% (1,520 SF)	70.50% (1,551 SF)	39.48% (1,520 SF)	70.50% (1,551 SF)	39.48% (1,520 SF)	70.50% (1,551 SF)
B. YARD AND HEIGHT REQUIREMENTS								
MIN. FRONT YARD	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET
MIN. SIDE YARD - INTERIOR	0 FEET	N/A	0 FEET	0 FEET	0 FEET	0 FEET	0 FEET	0 FEET
MIN. SIDE YARD - END	15 FEET	15 FEET	15 FEET	N/A	15 FEET	N/A	15 FEET	N/A
MIN. REAR YARD	30 FEET	30 FEET	30 FEET	30 FEET	30 FEET	30 FEET	30 FEET	30 FEET
MAX. BUILDING HEIGHT	37 FEET	N/A	< 37 FEET	< 37 FEET	< 37 FEET	< 37 FEET	< 37 FEET	< 37 FEET
MIN. PATIO SETBACK	20 FEET	N/A	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET

STORM WATER EASEMENT

THIS INDENTURE is made as of the 9th day of October, 2006, by Newman Gloucester Associates, L.L.C., a New York Limited Liability Company ("Developer").

REVISED
COPY FILED
11/13/06

RECITALS:

This Indenture is entered into upon the basis of the following facts, understandings and intentions of the parties hereto:

- A. Developer is the owner of the parcel of land situated in Camden County, Township of Gloucester, State of New Jersey described on Exhibit X attached hereto and made a part hereof which is outlined and designated on Exhibit X as the "Developer Tract" which is part of the Shopping Center to be located thereon ("Developer Tract").
- B. Developer is also the owner of Block 18302 Lot 3 which includes the storm water detention area outlined on Exhibit X ("Storm Water Detention Area").
- C. Developer intends to subdivide Block 18302 Lot 3 and convey a portion of Lot 3 designated on Exhibit X as the NGA Tract to a third party for future development. The Storm Water Detention Area will be retained as part of the Shopping Center.
- D. In that regard Developer intends to reserve for itself for the benefit of the NGA Tract the following Easement for storm water drainage and detention.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer hereby declares the following:

**SECTION 1
GRANT OF EASEMENT**

1.1 Storm Water Easement. Subject to the terms and conditions set forth in this Indenture, Developer hereby reserves for itself for the benefit of the NGA Tract, a non-exclusive perpetual right and easement in common with Developer and others entitled to use the same to discharge surface water drainage and runoff from the NGA Tract to the Storm Water Detention Area as it may exist from time to time. The Storm Water Lines leading to the Storm Water Detention Area shall not be located on that part of the Shopping Center owned by Target Corporation or its successors and/or assigns. The rights reserved herein shall be hereinafter referred to as the ("Storm Water Easement").

NO5-95495/SR-37628

SECTION 2 EASEMENT USE RESTRICTIONS

2.1 Storm Water Easement

(a) The Storm Water Easement shall not be located on the Target Tract as designated on Exhibit X and that no surface water shall be permitted to run onto the Target Tract as a result of the granting of the Storm Water Easement.

(b) NDG shall not materially increase the flow of surface water onto the Target Tract either in the aggregate or by directing the flow of surface water to the limited areas as a result of the Storm Water Easement.

SECTION 3 ANNUAL CONTRIBUTION BY ADJACENT OWNER

The owner of the NGA Tract (NGA Owner) agrees to pay to Developer as a contribution towards Developer's storm water collection system, the sum of \$2,500.00 per year (subject to adjustment as hereinafter provided), in advance, commencing on the date hereof. The annual contribution shall be increased, commencing on the fourth (4th) anniversary of this Agreement and each four (4) year interval thereafter, to an amount equal to 120% of the annual contribution for the prior year. In the event NGA Owner shall fail to make the annual contribution on or before the due date, and NGA Owner shall not remedy such failure within thirty (30) days after written notice, then upon the expiration of such 30 day period, all of the easement rights granted herein shall automatically be suspended, without the necessity of a further notice or other action by Developer, and Developer may close off the NGA Tracts connection with Developer's storm water collection system. Such suspension shall continue until NGA Owner pays to Developer all unpaid annual payment(s), plus all costs incurred by Developer to close off NGA Owner's connection to Developer's storm water system, plus interest on the amounts owed at the highest rate permitted by law, or 12% whichever interest rate is lower.

SECTION 4 MISCELLANEOUS

4.1 Attorney's Fees; No Strict Construction. If the owner of the NGA Tract or the Developer Tract brings an action to enforce or interpret this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorney's fees and court costs, in addition to any other relief granted. This Agreement shall not be construed strictly for or against either Target or Developer.

4.2 Successors and Assigns. The provisions of this Indenture shall be binding upon and inure to the successors and assigns of each who become owners, respectively, of any part of the Developer Tract and the NGA Tract; provided however, that any liability or obligation of an owner hereunder as to future events shall terminate upon the transfer of such ownership interest and the assumption in writing by the transferee of the obligations set forth on the transferring party.

4.3 Liability. It is expressly understood and agreed that the owners of the Developer Tract and NGA Tract do not assume any liability for the negligent acts of any other party, its agents, servants, successors and assigns as it relates to construction, operation and/or maintenance of the areas covered by the Storm Water Easement. Any party found responsible for any property or bodily injury by any court of competent jurisdiction shall indemnify, protect and hold harmless each other party from and against all losses, damages, injuries, claims, demands and expenses, including legal expenses, of whatever nature. The indemnities and assumptions of liabilities and obligations herein provided for shall continue in full force and effect notwithstanding the termination of this Agreement, whether by expiration of time, by operation of law, or otherwise.

4.4 No Waiver. The failure of any party to insist upon strict performance of any of the terms, covenants or conditions hereof shall not be deemed a waiver of any rights or remedies which that party may have hereunder, at law or in equity, and shall not be deemed a waiver of any subsequent breach or default in any of such terms, covenants or conditions.

4.5 Notices. All notices, demands and requests required or desired to be given under this Agreement must be in writing and shall be deemed to have been given as of the date such writing is (i) delivered to the party intended, (ii) delivered to the then current address of the party intended, or (iii) rejected at the then current address of the party intended, provided such writing was sent prepaid. The initial address of the signatories hereto is:

Developer and NGA Tract: Newman Gloucester Associates, L.L.C.
3101 Shippers Road
Vestal, NY 13850

Upon at least ten (10) days' prior written notice, each party shall have the right to change its address to any other address within the United States of America.

SECTION 5
NOT A PUBLIC DEDICATION

Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Developer Tract or any portion thereof to the general public, or for any public use or purpose whatsoever. Except as herein specifically provided, no right, privileges or immunities of any party hereto shall inure to the benefit of any third party person, nor shall any third party person be deemed to be a beneficiary of any of the provisions contained herein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in one or more counterparts, all of which such counterparts shall be read together and be construed as but one and the same instrument, as of the day and year first above written.

NEWMAN GLOUCESTER ASSOCIATES, L.L.C.
By: Newman Development Group of Gloucester, LLC
Name: _____
Title: Member

STATE OF New York)
) ss:
COUNTY OF Broome)

On this 9 day of October, 2006, before me personally came Mark Newman to me known to be the individual who executed the foregoing instrument, and who, being by me duly sworn, did depose and say that he/she is a Member of NEWMAN DEVELOPMENT GROUP OF GLOUCESTER, LLC, a New York limited liability company, and that he/she executed the same as the act and deed of said limited liability company.

Car A

Notary Public

CARRIE A. COLEGROVE
Notary Public, State of New York
No. 02006122023
Qualified in Broome County
My Commission Expires Feb. 07, 20 09

EXHIBIT X

RECORD AND RETURN TO
GENERAL LAND ABSTRACT COMPANY
THE PAVILIONS AT GREENTREE
SUITE 302
MARLTON, N.J. 08053-3436

ST 40817
MS 305495

AGREEMENT

Agreement made this 19th day of FEBRUARY, 2008 between Newman Gloucester Reserve, LLC with offices located at 3101 Shippers Road, Vestal, New York 13850 ("Newman") and Newman Gloucester Associates, LLC, with offices located at 3101 Shippers Road, Vestal, New York 13850 ("NGA").

WITNESSETH

WHEREAS, Newman is the owner of premises commonly known as 475 Cross Keys Road, Township of Gloucester, Camden County, New Jersey, known as Block 18302, Lot 3 (the "Newman Premises");

WHEREAS, NGA is the owner of the premises commonly known as 471 Cross Keys Road, Town of Gloucester, Camden County, New Jersey, known as Block 18302, Lot 4 (the "NGA Premises");

WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman, an easement over the NGA Premises in the location shown on Exhibit "A" annexed hereto to install, maintain and replace (if necessary) landscaping, a retaining wall and fencing ("Landscaping, Retaining Wall and Fencing"), all upon the following terms and conditions:

NOW THEREFORE, in consideration of one dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. NGA hereby grants to Newman, a perpetual easement over and across the NGA Premises in the location shown on Exhibit "A" for the purpose of installing, maintaining and replacing (if necessary) the Landscaping, Retaining Wall and Fencing, at the sole cost and expense of Newman.

2. All construction, repairs and maintenance of the Landscaping, Retaining Wall and Fencing located on the NGA Premises shall be done at the sole cost and expense of

CAMDEN COUNTY, NJ JAMES BEACH COUNTY CLERK
AGREEMENT-OR BOOK 02779 PG 0022 RECORDED 03/04/2008 15:19:01
FILE NUMBER 2008017739
RECORDING FEES 90.00\$ M-NDT 0.00\$ RTF 0.00\$ RECD BY: CHRIS

Newman and in such a manner so as not to unreasonably interfere with the operation or customers of any business which is located on the NGA Premises.

3. Newman shall, after installation and/or repairs, maintenance or replacement (if necessary) of the Landscaping, Retaining Wall and Fencing, restore the NGA Premises to the condition which existed prior to the commencement of any work.

4. Newman shall not permit any mechanics liens to be placed upon the NGA Premises in connection with or as a result of the work to be performed pursuant to this Agreement and Newman hereby agrees to remove and/or bond off any such lien within fifteen (15) business days after notice of any such lien being placed upon the NGA Premises.

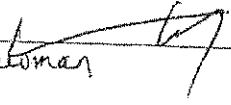
5. Newman hereby agrees to indemnify, defend and hold NGA, its tenants and mortgagees and their respective officers, directors, members, managers, partners, shareholders, employees and other representatives harmless from any claims, causes of action, suits, costs or expenses (including reasonable attorneys' fees) which may be incurred as a result of the exercise by Newman or its agents of any rights granted under this Agreement or any claims arising out of Newman's failure or alleged failure to perform its obligations to third parties with respect to the Landscaping, Retaining Wall and Fencing. Newman shall provide evidence of liability insurance in an amount not less than One Million Dollars (\$1,000,000.00), naming NGA and any other persons designated by NGA from time to time as additional insureds.

6. This Easement Agreement shall bind its successors and assigns of the parties hereto and shall constitute a covenant running with the land.

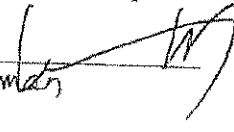
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

NEWMAN GLOUCESTER RESERVE, LLC
By: Newman Development Group of Gloucester Reserve, LLC

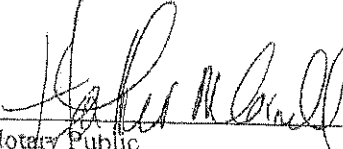
By: 
Name: Marc Newman
Title: Member

NEWMAN GLOUCESTER ASSOCIATES, LLC
By: Newman Development Group of Gloucester, LLC

By: 
Name: Marc Newman
Title: Member

STATE OF NEW YORK)
) ss:
COUNTY OF BROOME)

On the 14th day of February in the year 2008, before me, the undersigned,
personally appeared Marc Newman, personally known to me or proved
to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the
within instrument and acknowledged to me that he executed the same in his capacity, and that by
his signature on the instrument, the individual, or the person upon behalf of which the individual
acted, executed the instrument.

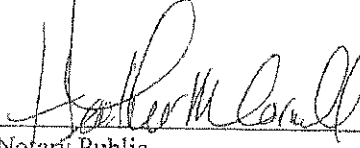


Notary Public

HEATHER M. CORNELL
Notary Public, State of New York
No. 01CO6021106
Qualified in Broome County
My commission expires March 8, 20 11

STATE OF NEW YORK)
) ss:
COUNTY OF BROOME)

On the 14th day of February in the year 2008, before me, the undersigned,
personally appeared Marc Newman, personally known to me or proved
to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the
within instrument and acknowledged to me that he executed the same in his capacity, and that by
his signature on the instrument, the individual, or the person upon behalf of which the individual
acted, executed the instrument.



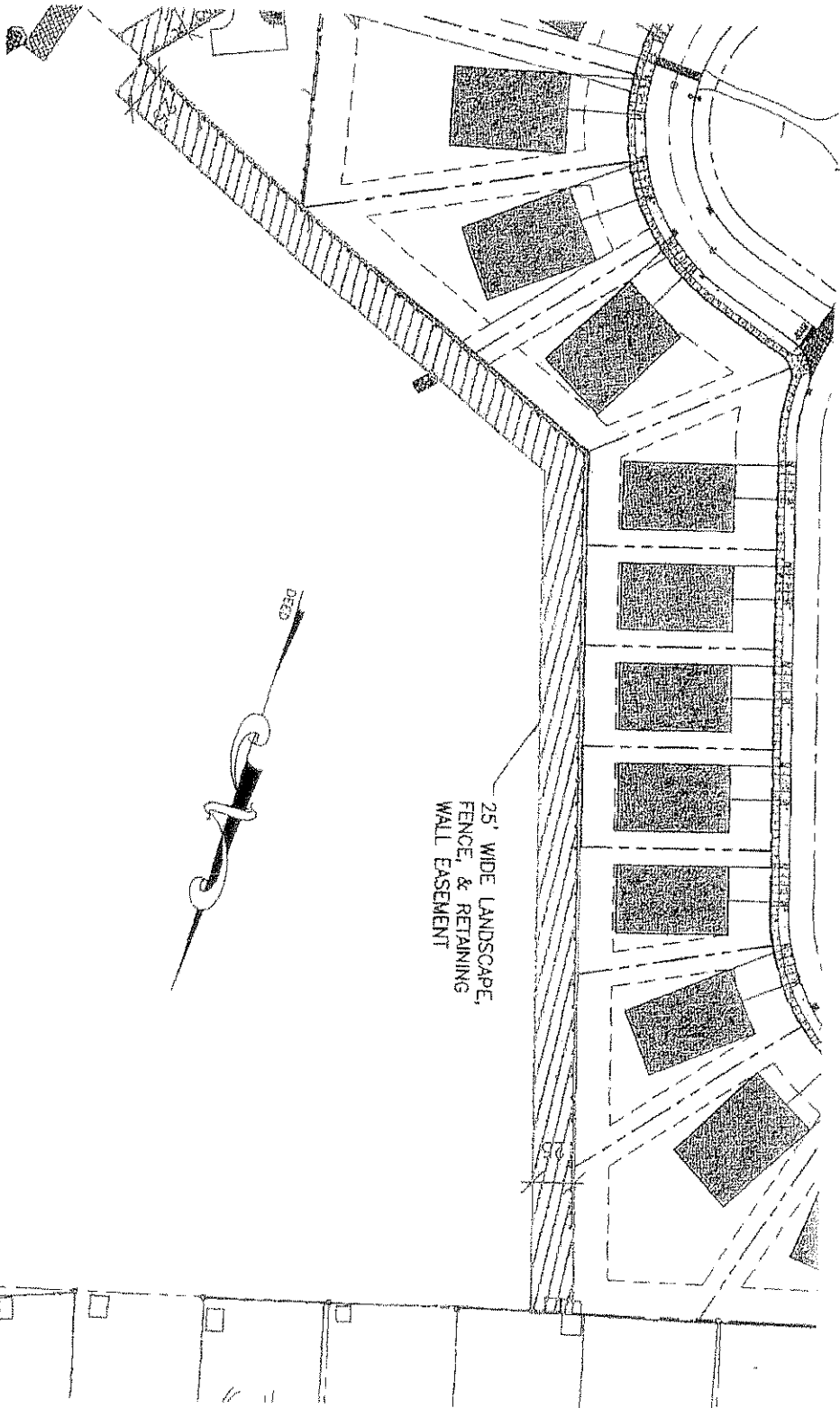
Notary Public

HEATHER M. CORNELL
Notary Public, State of New York
No. 01CO6021106
Qualified in Broome County
My commission expires March 8, 20 11



Stanlec

Stanlec Consulting Services, Inc.
Denterville of East Gate
161 Gaiter Drive, Suite 205
Mount Laurel, NJ 08054-1740
Tel 856.234.0800
Fax 856.234.5928
www.stanlec.com
Certificate of Auth 24GA28064600



Client/Project

THE RESERVE AT INDEPENDENCE SQUARE
BLOCK 18302, LOT 3
TOWNSHIP OF GLOUCESTER, NJ

Figure No.

2.0

This

EASEMENT LOCATION PLAN
EXHIBIT "A"

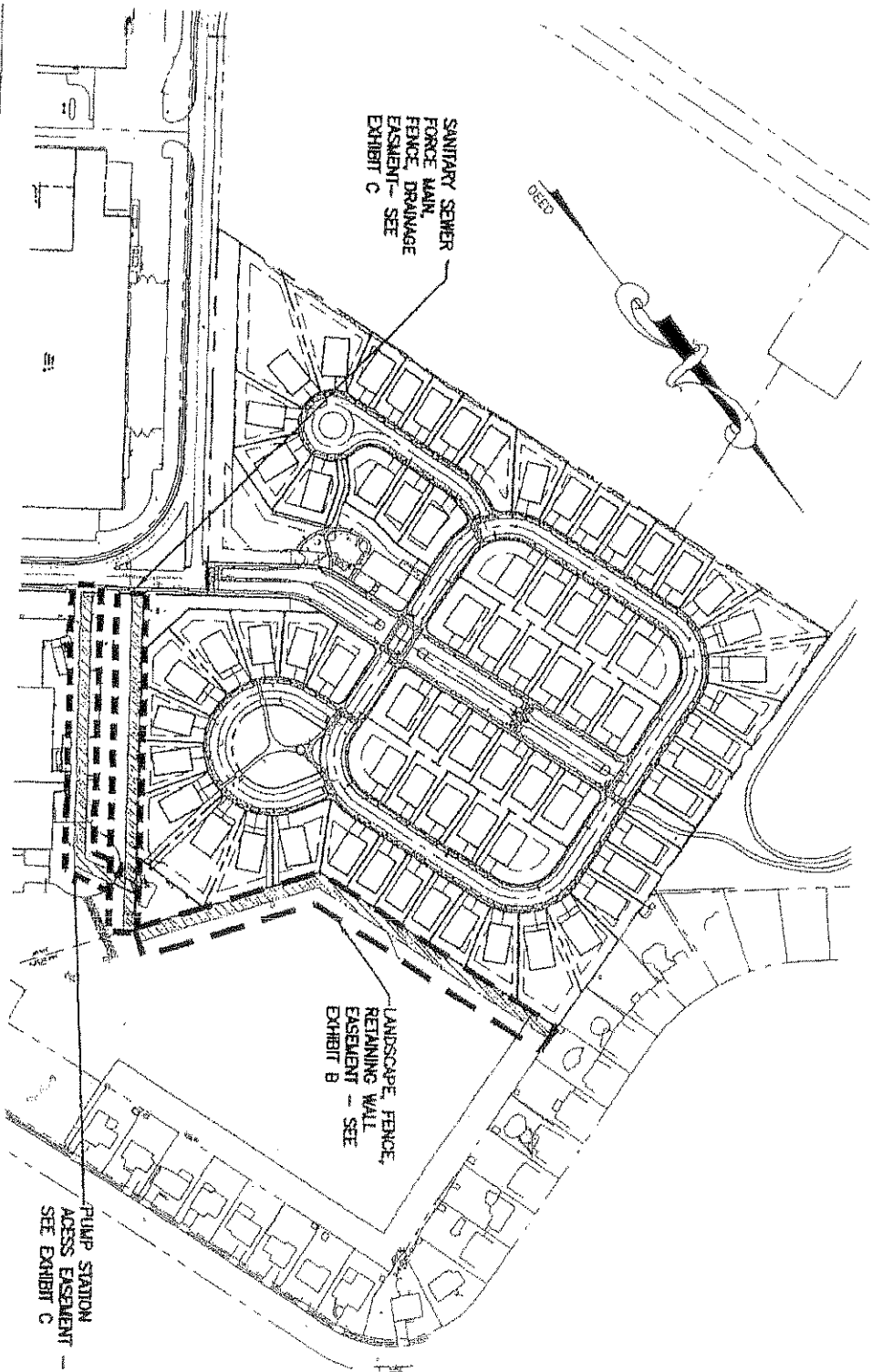
Page 1 of 2

ANALYST: 2007
2006B308A



Stanlec

Stanlec Consulting Services, Inc.
Centerpointe at East Gate
161 Galther Drive, Suite 205
Mount Laurel, NJ 08054-1740
Tel 856 234 0800
Fax 856 234 5928
www.stanlec.com
Certificate of Auth. 24CA28064600



Client/Project

THE RESERVE AT INDEPENDENCE SQUARE
BLOCK 18302 LOT 3
TOWNSHIP OF GLOUCESTER, NJ

Figure No.

1.0

Title

EASEMENT LOCATION PLAN
EXHIBIT "A"

Page 2 of 2

AUGUST 2007
200603084



Stantec

DESCRIPTION

25 Feet Wide Landscape, Fence and Retaining Wall Easement

ALL THAT CERTAIN 25.00 feet wide Landscape, Fence and Retaining Wall Easement, situate in the Township of Gloucester, County of Camden and State of New Jersey, bounded and described as follows;

BEGINNING at a point in the northeasterly line of Independence Boulevard (variable width), the following course and distance, along the division line between Lots 3 and 4, Block 18302; as shown on Tax Map herein after mentioned; thence;

- A. N 42°00'19" E along the said division line between Lots 3 and 4, Block 18302, a distance of 601.49 feet, to the true Point of Beginning; thence;
- 1. N 66°22'56" W along the division line between Lots 3 and 4, Block 18302, as shown on said Tax Map a distance of 345.81 feet, to a point of angle; thence;
- 2. N 16°23'00" W along the same, a distance of 506.77 feet, to a point in the line of Lot 31, Block 19004, as shown on said Tax Map; thence;
- 3. N 75°18'08" E along the division line between Lot 4, Block 18302 and Lot 31, Block 19004, as shown on said Tax Map, a distance of 25.01 to a point; thence;
- 4. S 16°23'00" E a distance of 494.38 feet, to a point of angle; thence;
- 5. S 66°22'56" E a distance of 334.15 feet, to a point; thence;
- 6. S 23°37'04" W a distance of 25.00 feet, to the Point and Place of BEGINNING.

Said 25.00 feet wide Landscape, Fence and Retaining Wall Easement being in the southwesterly and westerly portion of Lot 4, Block 18302, as shown on The Official Tax Map of The Township of Gloucester;

Edward S. McConnell, PLS, PP
New Jersey License No. 17432
Project No. 1936-10044
Stantec Consulting Services, Inc.
January 23, 2008

ST 40817
MS 305495

AGREEMENT

Agreement made this 19th day of FEBRUARY, 2008 between Newman Gloucester Reserve, LLC with offices located at 3101 Shippers Road, Vestal, New York ("Newman") and Newman Gloucester Associates, LLC, with offices located at 3101 Shippers Road, Vestal, New York 13850 ("NGA").

WITNESSETH

WHEREAS, Newman is the owner of premises commonly known as 475 Cross Keys Road, Township of Gloucester, Camden County, New Jersey, known as Block 18302, Lot 3 (the "Newman Premises");

WHEREAS, NGA is the owner of the premises commonly known as 471 Cross Keys Road, Township of Gloucester, Camden County, New Jersey, known as Block 18302, Lot 4 (the "NGA Premises");

WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman, an easement over the NGA Premises in the location shown on Exhibit "A" annexed hereto to provide access to a pump station ("Pump Station"), upon the following terms and conditions;

WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman, the right to use all rear service drives and to have access over and across that area improved by grass pavers on the NGA Premises in the location shown on Exhibit "A" to provide access to the Pump Station, upon the following terms and conditions;

NOW, THEREFORE, in consideration of one dollar, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

1. NGA hereby grants and conveys to Newman, a perpetual easement, to and from the Newman Premises, over and across the portion of NGA Premises as shown on Exhibit

CAMDEN COUNTY, NJ: JAMES BEACH, COUNTY CLERK
AGREEMENT-DR BOOK 08279 PG 0907 RECORDED 03/04/2008 15:19:01
FILE NUMBER 2002017737
RECORDING FEES 90.001 H-NOT 0.001 RTF 0.001 RECD BY: CH11SP

"A" for the sole purpose of accessing and using the Pump Station owned by Newman and located on the Newman Premises.

2. NGA hereby grants to Newman, the right to use all rear service drives and to have access over and across that area improved by grass pavers located on the NGA premises as shown on Exhibit "A" for the sole purpose of accessing and using the pump station owned by Newman and located on the Newman Premises.

3. All maintenance of the perpetual easement shall be done at the sole cost and expense of Newman and in such a manner so as not to unreasonably interfere with the operation or customers of any business which is located on the NGA Premises.

4. All maintenance of the rear service drives and the grass paver area located on the NGA Premises shall be done at the sole cost and expense of NGA. Notwithstanding the foregoing, Newman shall be responsible for any damage caused by it or its agents to the rear service drives and/or the grass paver area.

5. Newman shall not permit any mechanics liens to be placed upon the NGA Premises in connection with or as a result of the work to be performed pursuant to this Agreement and Newman hereby agrees to remove and/or bond off any such lien within fifteen (15) business days after notice of any such lien being placed upon the NGA Premises.


6. Newman hereby agrees to indemnify, defend and hold NGA, its tenants and mortgagees and their respective officers, directors, members, managers, partners, shareholders, employees and other representatives harmless from any claims, causes of action, suits, costs or expenses (including reasonable attorneys' fees) which may be incurred as a result of the exercise by Newman or its agents of any rights granted under this Agreement or any claims arising out of Newman's failure or alleged failure to perform its obligations to third parties with respect to the Pump Station. Newman shall provide evidence of liability insurance in an amount not less than One Million Dollars (\$1,000,000.00), naming NGA and any other persons designated by NGA from time to time as additional insureds.

7. This Easement Agreement shall bind its successors and assigns of the parties hereto and shall constitute a covenant running with the land.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.


NEWMAN GLOUCESTER RESERVE, LLC

By: Newman Development Group of Gloucester Reserve, LLC

By: 
Name: Marc Newman
Title: member

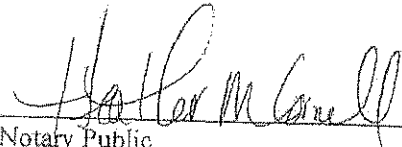
NEWMAN GLOUCESTER ASSOCIATES, LLC

By: Newman Development Group of Gloucester, LLC

By: 
Name: Marc Newman
Title: member

STATE OF NEW YORK)
) ss:
COUNTY OF BROOME)

On the 9th day of February in the year 2008, before me, the undersigned,
personally appeared Marc Newman, personally known to me or proved
to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the
within instrument and acknowledged to me that he executed the same in his capacity, and that by
his signature on the instrument, the individual, or the person upon behalf of which the individual
acted, executed the instrument.

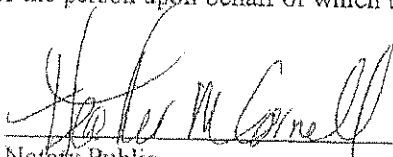


Notary Public

HEATHER M. CORNELL
Notary Public, State of New York
No. 01CO6021106
Qualified in Broome County
My commission expires March 8, 2011

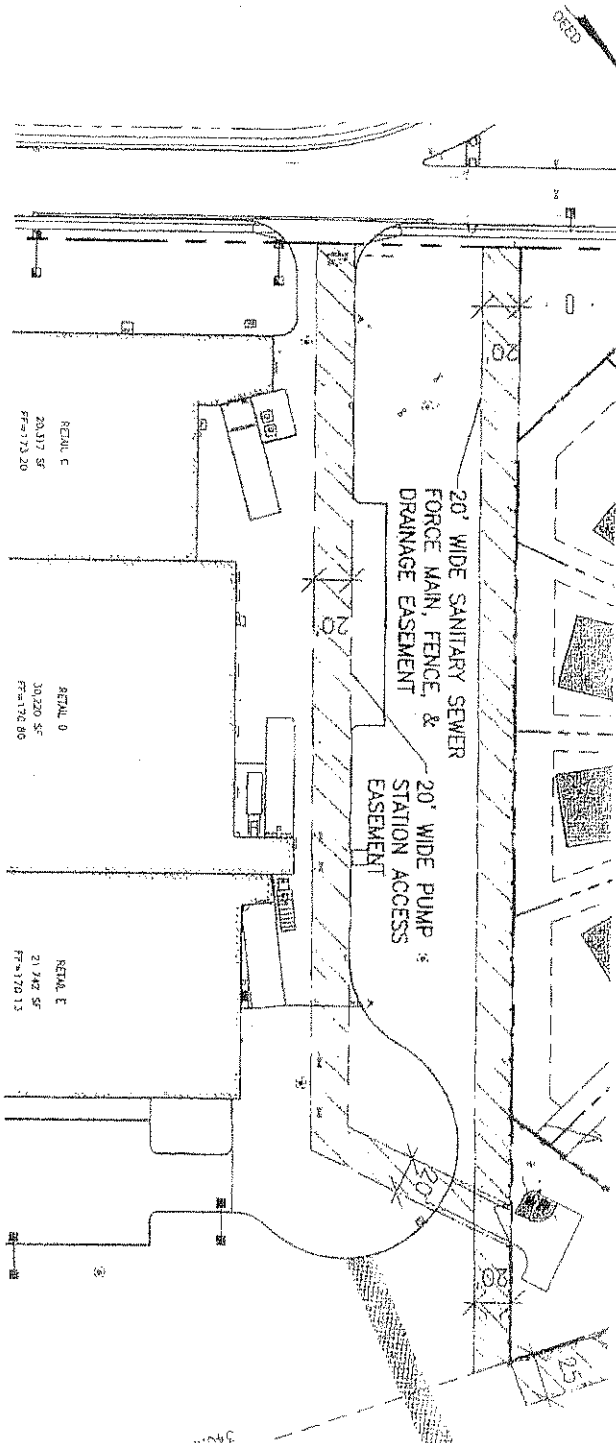
STATE OF NEW YORK)
) ss:
COUNTY OF BROOME)

On the 9th day of February in the year 2008, before me, the undersigned, personally
appeared Marc Newman, personally known to me or proved to me
on the basis of satisfactory evidence to be the individual whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his capacity, and that by his
signature on the instrument, the individual, or the person upon behalf of which the individual
acted, executed the instrument.



Notary Public

HEATHER M. CORNELL
Notary Public, State of New York
No. 01CO6021106
Qualified in Broome County
My commission expires March 8, 2011

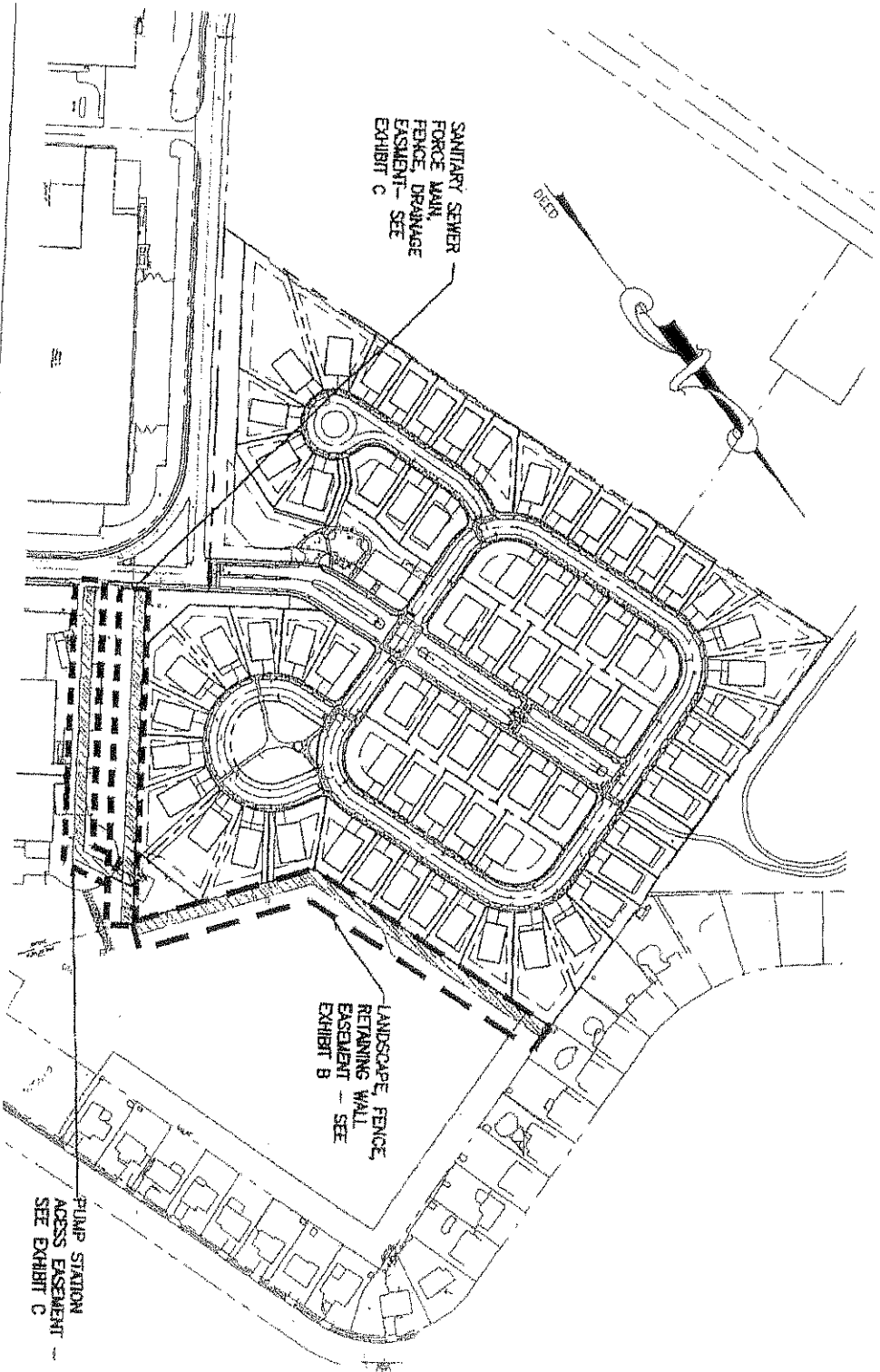


Stanlec

Stanlec Consulting Services, Inc
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 161 Galtier Drive, Suite 205
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 Tel 856 234 0800
 Fax 856 234 5928
 www.stanlec.com
 Certificate of Auth 24CA28064500

Client/Project
 THE RESERVE AT INDEPENDENCE SQUARE
 BLOCK 18302 LOT 3
 TOWNSHIP OF GLOUCESTER, NJ
 Figure No
 3.0
 Title
 EASEMENT LOCATION PLAN
 EXHIBIT "A"
 Page 1 of 2

AUGUST, 2007
 Z0063006A



Stantec

Stantec Consulting Services, Inc.
 Centerpointe at East Gate
 161 Gaither Drive Suite 205
 Mount Laurel, NJ 08054-1740
 Tel 856.234.0800
 Fax 856.234.5928
 www.stantec.com
 Certificate of Auth 24CA25054600

Client/Project
 AUGUST, 2007
 200603002A

THE RESERVE AT INDEPENDENCE SQUARE
 BLOCK 18302 LOT 3
 TOWNSHIP OF GLOUCESTER, NJ

Figure No
 1.0

EASEMENT LOCATION PLAN
 EXHIBIT "A"

Page 2 of 2



Stantec

DESCRIPTION

20 Feet Wide Pump Station Access Easement

ALL THAT CERTAIN 20.00 feet Wide Pump Station Access Easement situate in the Township of Gloucester, County of Camden and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the northeasterly line of Independence Boulevard (variable width), S 47°59'41" E a distance of 89.00 feet, from the division line between Lots 3 and 4, Block 18302, as shown on the Tax Map herein after mentioned, said point being in the northwesterly line of the said 20.00 feet Wide Pump Station Access Easement; thence;

1. N 42°00'19" E a distance of 478.08 feet, to a point of angle; thence;
2. N 22°59'32" W a distance of 98.19 feet, to a point in the division line between Lots 3 and 4, Block 18302, as shown on said Tax Map; thence;
3. N 42°00'19" E along the division line between Lots 3 and 4, Block 18302, as shown on said Tax Map, a distance of 22.07 feet to a point; thence;
4. S 22°59'32" E a distance of 120.26 feet, to a point of angle; thence;
5. S 42°00'19" W a distance of 490.82 feet, to a point in the Northeasterly line of Independence Boulevard; thence;
6. N 47°59'41" W along the said Northeasterly line of Independence Boulevard, a distance of 20.00 feet, to the Point and Place of the BEGINNING.

Said 20.00 feet Wide Pumping Station Access Easement being in the northwesterly portion of Lot 4, Block 18302, as shown on The Official Tax Map of The Township of Gloucester.

Edward S. McConnell, PLS, PP
New Jersey License No. 17432
Project No. 1936-10044
Stantec Consulting Services, Inc.
January 23, 2008

ST 40817
MS 305-495

AGREEMENT

Agreement made this 19th day of February, 2008 between Newman Gloucester Reserve, LLC with offices located at 3101 Shippers Road, Vestal, New York 13850 ("Newman") and Newman Gloucester Associates, LLC, with offices located at 3101 Shippers Road, Vestal, New York 13850 ("NGA").

WITNESSETH

WHEREAS, Newman is the owner of premises commonly known as 475 Cross Keys Road, Township of Gloucester, Camden County, New Jersey, known as Block 18302, Lot 3 (the "Newman Premises");

WHEREAS, NGA is the owner of the premises commonly known as 471 Cross Keys Road, Township of Gloucester, Camden County, New Jersey, known as Block 18302, Lot 4 (the "NGA Premises");

WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman, a twenty-foot (20') easement over the NGA Premises in the location shown on Exhibit "A" annexed hereto to install, maintain, use and replace (if necessary) a force main ("Force Main"), upon the following terms and conditions:

WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman a twenty-foot (20') easement over the NGA Premises in the location shown on Exhibit "A" to install, maintain, use and replace (if necessary) an underground sanitary sewer line ("Sanitary Sewer Line"), upon the following terms and conditions:

WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman, an easement over the NGA Premises in the location shown on Exhibit "A" to install, maintain and replace (if necessary) a fence ("Fence"), upon the following terms and conditions;

WHEREAS, Newman desires to obtain, and NGA is willing to grant to Newman, an easement over the NGA Premises in the location shown on Exhibit "A" for drainage (the "Drainage Area"), upon the following terms and conditions;

CAMDEN COUNTY, N.J. JAMES BEACH, COUNTY CLERK
AGREEMENT-OR BOOK 08279 PG 0014 RECORDED 03/04/2008 15:19:01
FILE NUMBER 2008017738
RECORDING FEES 100.001 N-HOT 0.001 RFP 0.001 RECD 875 CHRIST

NOW THEREFORE, in consideration of one dollar and other good and valuable consideration, a receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. NGA hereby grants to Newman, a perpetual twenty-foot (20') easement over and across the NGA Premises in the location shown on Exhibit "A" for the purpose of installing, maintaining, using and replacing (if necessary) the Force Main, at the sole cost and expense of Newman, located on or near the westerly boundary of the NGA Premises.
2. NGA hereby grants to Newman, a perpetual twenty-foot (20') easement over and across the NGA Premises in the location shown on Exhibit "A" for the purpose of installing, maintaining, using and replacing (if necessary) the Sanitary Sewer Line, at the sole cost and expense of Newman, located on or near the westerly boundary of the NGA Premises.
3. NGA hereby grants to Newman, a perpetual easement over and across the NGA Premises in the location shown on Exhibit "A" for the purpose of installing, maintaining and replacing (if necessary) the Fence, at the sole cost and expense of Newman, located near the westerly boundary of the NGA Premises.
4. NGA hereby grants to Newman, a perpetual easement over and across the Drainage Area for drainage, at the sole cost and expense of Newman, located near the westerly boundary of the NGA Premises.
5. All construction, repairs and maintenance of the Force Main, the Sanitary Sewer Line, the Fence and the Drainage Area located on the NGA Premises shall be done at the sole cost and expense of Newman and in such a manner so as not to unreasonably interfere with the operation or customers of any business which is located on the NGA Premises.
6. Newman shall, after installation and/or repairs, maintenance or replacement of the Force Main, the Sanitary Sewer Line, the Fence and the Drainage Area restore the NGA Premises to the condition which existed prior to the commencement of any work.
7. Newman shall not permit any mechanics liens to be placed upon the NGA Premises in connection with or as a result of the work to be performed pursuant to this

Agreement and Newman hereby agrees to remove and/or bond off any such lien within fifteen (15) business days after notice of any such lien being placed upon the NGA Premises.

8. Newman hereby agrees to indemnify, defend and hold NGA, its tenants and mortgagees and their respective officers, directors, members, managers, partners, shareholders, employees and other representatives harmless from any claims, causes of action, suits, costs or expenses (including reasonable attorneys' fees) which may be incurred as a result of the exercise by Newman or its agents of any rights granted under this Agreement or any claims arising out of Newman's failure or alleged failure to perform its obligations to third parties with respect to the Force Main, Sanitary Sewer Line, the Fence and the Drainage Area. Newman shall provide evidence of liability insurance in an amount not less than One Million Dollars (\$1,000,000.00), naming NGA and any other persons designated by NGA from time to time as additional insureds.

9. This Easement Agreement shall bind its successors and assigns of the parties hereto and shall constitute a covenant running with the land.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

NEWMAN GLOUCESTER RESERVE, LLC

By: Newman Development Group of Gloucester Reserve, LLC

By: _____

Name: Marc Newman

Title: Member

NEWMAN GLOUCESTER ASSOCIATES, LLC

By: Newman Development Group of Gloucester, LLC

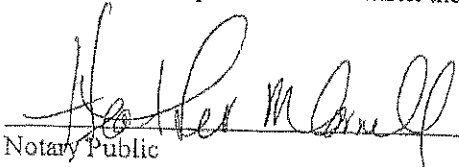
By: _____

Name: Marc Newman

Title: Member

STATE OF NEW YORK)
) ss:
COUNTY OF BROOME)

On the 14th day of February in the year 2008, before me, the undersigned,
personally appeared Marc Newman, personally known to me or proved
to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the
within instrument and acknowledged to me that he executed the same in his capacity, and that by
his signature on the instrument, the individual, or the person upon behalf of which the individual
acted, executed the instrument.

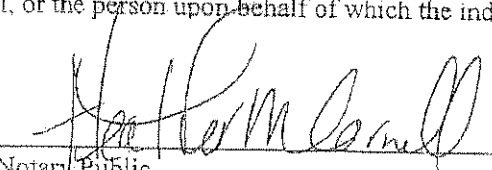


Notary Public

HEATHER M. CORNELL
Notary Public, State of New York
No. 01CO6021106
Qualified in Broome County
My commission expires March 8, 20 11

STATE OF NEW YORK)
) ss:
COUNTY OF BROOME)

On the 14th day of February in the year 2008, before me, the undersigned,
personally appeared Marc Newman, personally known to me or proved
to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the
within instrument and acknowledged to me that he executed the same in his capacity, and that by
his signature on the instrument, the individual, or the person upon behalf of which the individual
acted, executed the instrument.



Notary Public

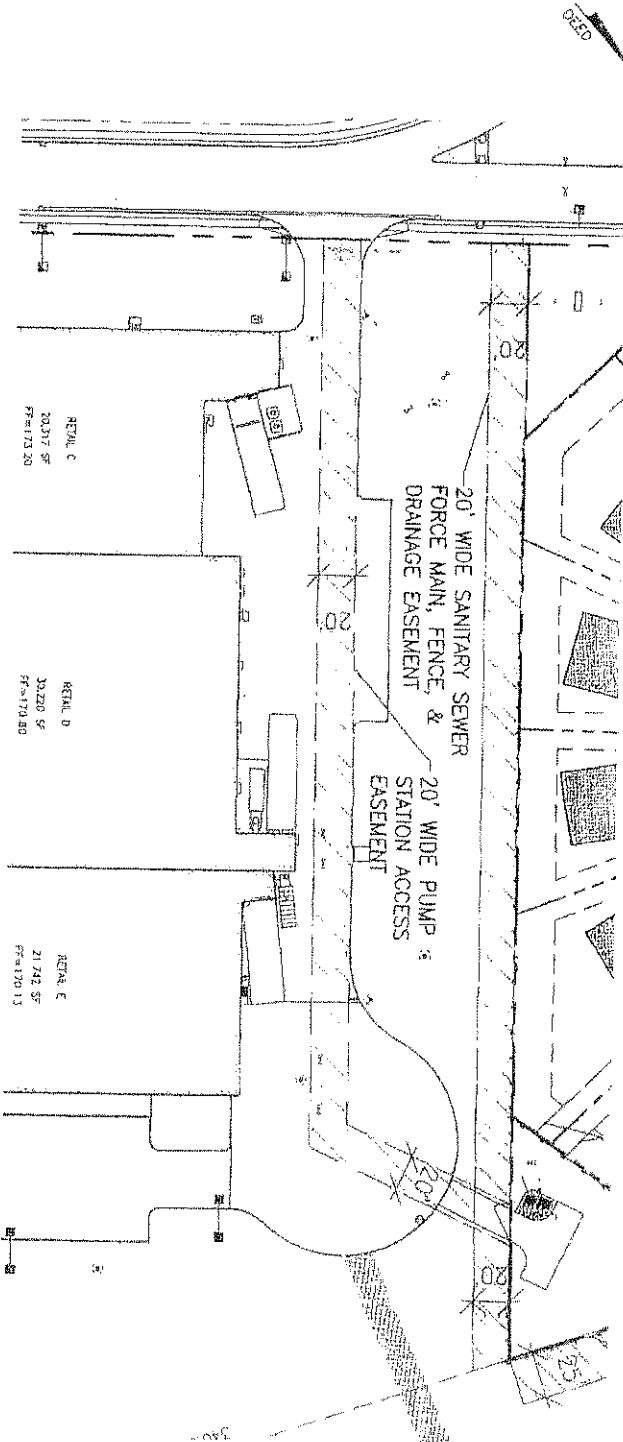
HEATHER M. CORNELL
Notary Public, State of New York
No. 01CO6021106
Qualified in Broome County
My commission expires March 8, 20 11

HEATHER M. CORNELL



Stanlec

Stanlec Consulting Services, Inc.
Centerpointe of East Gate
161 Gother Drive Suite 205
Mount Laurel, NJ 08054-1740
Tel 856 234 0800
Fax 856 234 5928
www.stanlec.com
Certificate of Auth 240A28064600



Client/Project

THE RESERVE AT INDEPENDENCE SQUARE
BLOCK 18302 LOT 3
TOWNSHIP OF GLOUCESTER NJ

Figure No

3.0

Title

EASEMENT LOCATION PLAN
EXHIBIT "A"

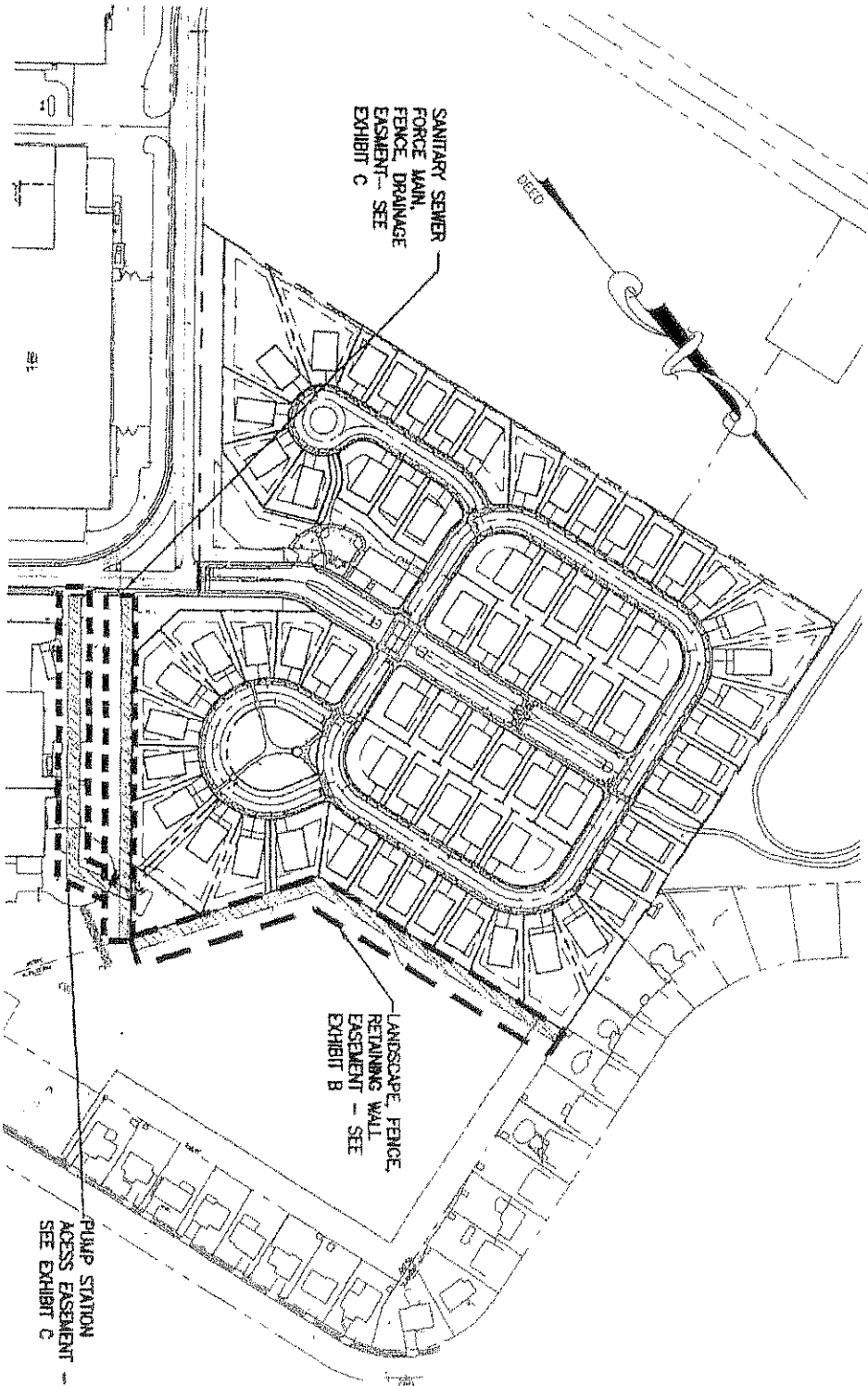
Page 1 of 2

AUGUST, 2007
20060308A



StanTec

StanTec Consulting Services, Inc.
Centerpointe at East Gate
161 Gaither Drive Suite 205
Mount Laurel, NJ 08054-1740
Tel 856 234 0800
Fax 856 234 5928
www.stantec.com
Certificate of Auth 24GA28054600



Client/Project:

THE RESERVE AT INDEPENDENCE SQUARE
BLOCK 18302 LOT 3
TOWNSHIP OF GLOUCESTER NJ

Figure No:

1.0

Title:

EASEMENT LOCATION PLAN
EXHIBIT "A"

Page 2 of 2

AUGUST, 2007
20068508A

Stantec Consulting Services Inc.
161 Galther Drive Suite 205
Mount Laurel NJ 08054
Tel: (856) 234-0800 Fax: (856) 234-5929
stantec.com



Stantec

DESCRIPTION

20 Feet Wide Sanitary Sewer, Force Main, Fence, and Drainage Easement

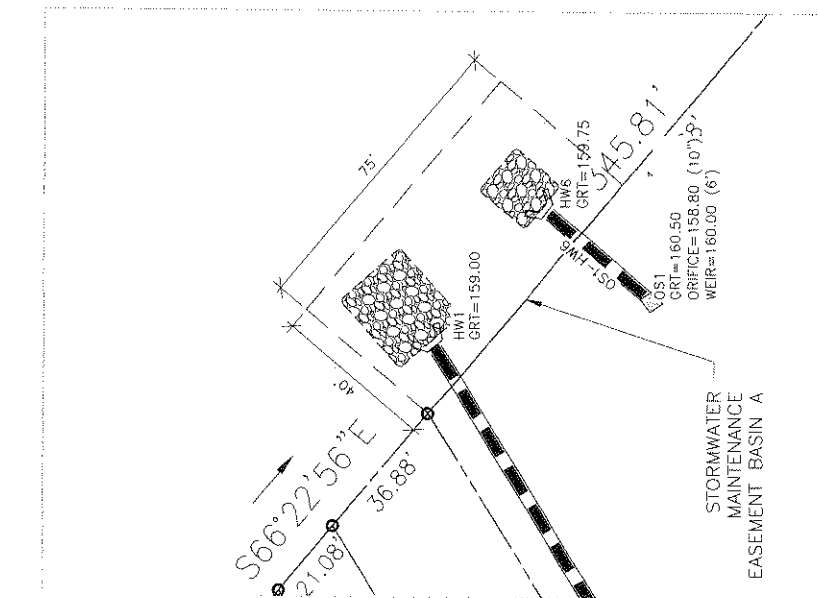
ALL THAT CERTAIN 20.00 feet wide Sanitary Sewer, Force Main, Fence, and Drainage Easement, situate in the Township of Gloucester, County of Camden and State of New Jersey, bounded and described as follows:

BEGINNING at a point in the northeasterly line of Independence Boulevard (variable width), said point being in the division line between Lots 3 and 4, Block 18302, as shown on the Tax Map herein after mentioned; thence;

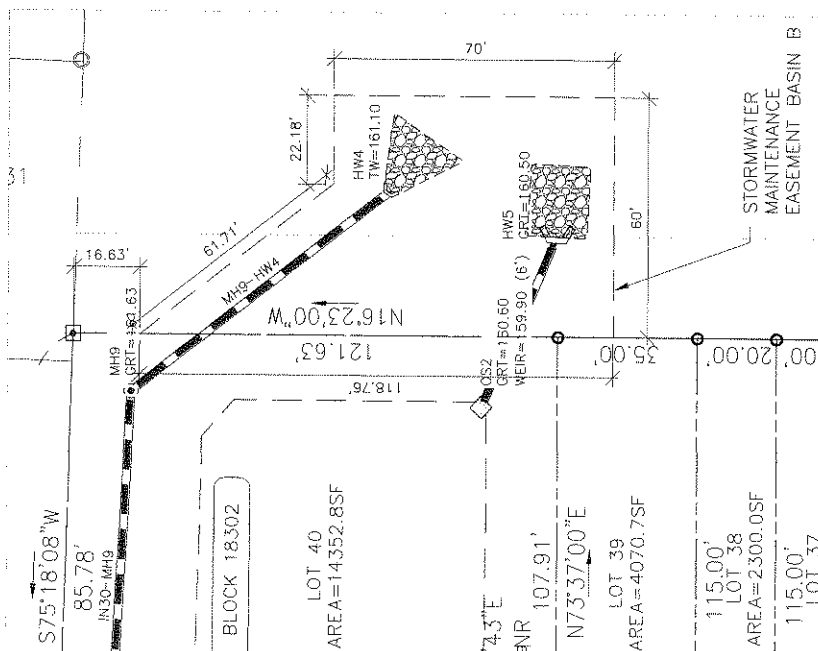
1. S 47°59'41" E along the said Northeasterly line of Independence Boulevard, a distance of 20.00 feet, to a point; thence;
2. N 42°00'19" E a distance of 608.14 feet, to a point; thence;
3. N 66°22'56" W a distance of 21.08 feet, to a point in the division line between Lots 3 and 4, Block 18302, as shown on said Tax Map; thence;
4. S 42°00'19" W along the division line between Lots 3 and 4, Block 18302, as shown on said Tax Map, a distance of 601.49 feet, to the Place and Point of BEGINNING.

Said 20.00 feet wide Sanitary Sewer, Force Main, Fence, and Drainage Easement being in the northwesterly portion of Lot 4, Block 18302, as shown on The Official Tax Map of The Township of Gloucester.

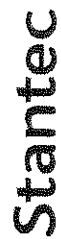
Edward S. McConnell, PLS, PP
New Jersey License No. 17432
Project No. 1936-10044
Stantec Consulting Services, Inc.
January 23, 2008



**BASIN A STORMWATER
MAINTENANCE EASEMENT**



BASIN B STORMWATER
MAINTENANCE EASEMENT



Stantec Consulting Services Inc.
Centerpointe at East Gate
161 Gaither Drive, Suite 205
Mount Laurel, NJ 08054-1740

Tel. 856.234.0800
Fax. 856.234.5928
www.stantec.com
Certificate of Auth.

www.stantec.com
Certificate of Auth. 24GA28064600

01/27/11
17485002

Offert/Project

NEWMAN DEVELOPMENT GROUP, LLC
BLOCK 18302, LOT 3, PLATE 183
GLOUCESTER TOWNSHIP, NJ

Figure No.

V-1.0

STORMWATER MAINTENANCE
EASEMENTS

GRAPHIC SCALE



(IN FEET)

3 inch = 40 in.

DISCLOSURE OF OWNERSHIP

Pursuant to N.J.S.A. 40:55D-48.1, a corporation or partnership applying to a Planning Board or Zoning Board of Adjustment shall list the names and addresses 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. The following is a list of all persons holding a 10% or more interest in **Newman Gloucester Reserve, LLC ("Applicant")**:

<u>NAME</u>	<u>ADDRESS</u>	<u>% OF INTEREST</u>
Barry G. Newman	3222 Cynthia Drive Binghamton, NY 13903	16.666 %
Marc Newman	3224 Cynthia Drive Binghamton, NY 13903	16.666 %
David Newman	110 Brochant Circle Blue Bell, PA 19422	16.666%
Ferris Akel	221 Riverside Drive Binghamton, NY 13905	16.666%
Ronald Akel	283 Riverside Drive Binghamton, NY 13905	16.666%
George Akel	2165 East Hampton Road Binghamton, NY 13903	16.666%

DILWORTH PAXSON LLP

By: 

Frank V. Tedesco, Esquire
Attorney for Applicant,
Newman Gloucester Reserve, LLC

Dated: March 19, 2014

0-13-12 **ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF
CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE
O-02-30 COMMONLY KNOWN AS THE NEW VISION
REDEVELOPMENT PLAN TO ESTABLISH THE NEW VISION
RESIDENTIAL OVERLAY DISTRICT.**

BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Ordinance O-02-30, known as the "New Vision Redevelopment Plan and Establishing an Area in Need of Redevelopment Pursuant to N.J.S.A. 40A:12A-1 et. seq." be hereby amended, as follows:

SECTION I. That Article IX, titled "Zone Plan and Zoning Regulations" be and is hereby amended to repeal the New Vision Senior Citizen Residential Overlay District established by Ordinance O-06-17 adopted June 26, 2006 and replace with the following:

NEW VISION RESIDENTIAL OVERLAY DISTRICT (NVR)

- A. **PURPOSE:** The New Vision Residential Overlay District (NVR) is intended to provide opportunities for residential land uses conforming to the guidelines of planned unit residential development of the Municipal Land Use Law (N.J.S.A. 40:55D-39b and c) as an alternative to other permitted uses within the New Vision Redevelopment Plan with the specific intent to encourage appropriate densities, a variety of residential land uses, a desirable visual environment, and open space to provide a transition between existing planned commercial development in the New Vision Redevelopment Area and adjacent single-family detached residential development and partially and/or wholly developed public open space. The Gloucester Township Land Development Ordinance (LDO) shall be applicable to certain permitted and accessory uses, as noted.
- B. **DISTRICT CONTROLS:** Once a planned unit residential development is started by the execution of a building permit all other permitted uses within the New Vision Redevelopment Plan are specifically prohibited.
- C. **LOCATION:** The New Vision Residential Overlay shall include the following tax blocks and lots:
1. Block 18302, Lot 3.
- D. **GENERAL TRACT REQUIREMENTS:** The general tract requirements for development within the NVR District are as follows:
1. The minimum tract area: twenty (20) acres.
2. The maximum tract area: thirty (30) acres.
3. The minimum tract frontage: 300 feet.
4. The minimum buffer: 25 feet.
- a. A buffer is required along all property lines that are adjacent or opposite substantially developed property.
- i. However, consideration shall be given to limit or not require a buffer along property lines adjacent vacant land, stormwater management facilities, protected lands, such as, freshwater wetlands or other areas where it may be demonstrated the overall project is advanced by a deviation from the buffer requirement.
5. The tract shall be served by public water and public sanitary sewer.
6. A Home Owners Association shall be required.
- E. **GENERAL REDEVELOPMENT REGULATIONS**
1. The Township cannot anticipate the diversity of residential projects within the New Vision Residential Overlay District; however, the following provisions for permitted uses, accessory uses, density, area, yard, height, and building coverage shall be applied in the design of a project to guide redevelopment in accordance with the specific intent of the purpose of the New Vision Residential Overlay District as may be approved by the redevelopment entity by a redevelopment agreement and/or redevelopment agreement amendment(s).

- a. PERMITTED USES: No land shall be used and no building shall be erected, altered, or occupied for any purpose except the following:
 - i. Dwelling, Single Family Detached as defined by §202 of the LDO.
 - ii. Dwelling, Single Family Detached (age-restricted) as defined by §202 of the LDO.
 - iii. Dwelling, Townhouse as defined by §202 of the LDO.
 - iv. Dwelling, other styles
 1. The Township of Gloucester recognizes there may be other dwelling styles suitable for a planned unit residential development as may be determined by the redevelopment entity upon application except those specifically prohibited in Section 418a.E(7).
- b. ACCESSORY USES. The Township of Gloucester recognizes there may be a variety of accessory uses that may be suitable depending on the type of planned unit residential development. Accessory uses may include but not necessarily be limited the following:
 - i. Community center for the common use of residents.
 - ii. Community swimming pool for the common use of residents.
 - iii. Community outdoor recreational facilities, including but not limited to tot lots, tennis or other court sports, multi-purpose trails, and fields.
 - iv. Maintenance building for the upkeep of grounds and common areas.
 - v. Deck and/or patio.
 - vi. Private residential greenhouse.
 - vii. Mail kiosks and other street furniture.
 - viii. Minor Home Occupation as per §422.G(1).
 - ix. Off-street parking and private garages as per §422.H.
 - x. Recreational vehicle storage as per §422.J of LDO.
 - xi. Private residential swimming pool and cabana §422.K of LDO.
 - xii. Private residential tool shed as per §422.L of LDO.
 - xiii. Satellite dish and television antennae as per §422.M of LDO.
 - xiv. Driveways as per §424 of LDO.
 - xv. Fences and walls as per §425 of LDO.
 - xvi. Signs subject to the standards of §426 of LDO.
- c. DENSITY: The assigned density shall be determined by the Redevelopment Entity based on the planned unit residential development project features including but limited to street layout, open space, parking, and other elements; however, the density shall not exceed the following as applies to each permitted land use:
 - i. The drainage basin on Block 18302, Lot 4 shall not be considered in the gross land area for determining the maximum density for any redevelopment on Block 18302, Lot 3.
 1. Dwelling, Single Family Detached: Gross density shall not exceed three (3) units per acre.
 2. Dwelling, Single Family Detached (age-restricted): Gross density shall not exceed five (5) units per acre.
 3. Dwelling, Townhouse: Gross density shall not exceed eight (8) units per acre.
 4. Dwelling, Other Styles: Gross density shall not be less than 3 du/ac or greater than 8 du/ac.
- d. AREA, YARD, HEIGHT AND BUILDING COVERAGE: The Township shall consider the following bulk standards as minimum requirements for the respective land use:
 - i. Dwelling, Single Family Detached.
 1. See §405, R-3 Residential of LDO.
 - ii. Dwelling, Single Family Detached (age-restricted).
 1. See §409, Senior Citizen Residential District of LDO.

iii. Fee-simple townhouses development:

Description	Townhouse (Fee-simple)
Lot Area (minimum)	2,200 square feet
Lot Area Average (For single building group)	2,500 square feet
Lot Frontage (minimum)	20 feet
Lot Depth (minimum)	110 feet
Building Coverage (maximum)	55%
Lot Coverage (maximum)	75%
Principal Building Yard and Height Limitations	
Front Yard (minimum)	20 feet
Side Yard (minimum)	0 feet one side, 20 feet end wall only ¹
Rear Yard (minimum) ²	30 feet ²
Building Height (maximum)	37 feet
Number of units per building (maximum)	6

¹ = Except a building side end wall adjacent parking areas or common open space may not be less than 15 feet.

² = Except a patio/deck may not be less than 20 feet.

iv. Condominium or cooperative townhouse development:

Description	Townhouse (Condominium or Cooperative)
Distance from the front of any building to any other building (minimum)	90 feet
Distance from the side of any building to any other building (minimum)	40 feet
Distance from the rear of any building to any other building (minimum)	60 feet
Building Height (maximum)	37 feet
Number of units per building (maximum)	6

H. ADDITIONAL SITE REQUIREMENTS

All development projects shall be required to provide a redevelopment report that addresses that following minimum requirements:

1. COMMUNITY IMPACT STATEMENT

a. Community analysis that includes the following:

- i. Needs assessment of the proposed development to the immediate neighborhood, redevelopment area, community, and region.
- ii. Assessment of local economic growth potential and project absorption rate.
- iii. Opportunities and constraints to complete and sustain the redevelopment project.
- iv. Impacts to the New Vision Redevelopment Plan and character of the surrounding built environment.
- v. Population distribution and number of students (Pre K -12).
- vi. Service impacts such as police, fire, and emergency.
- vii. Facilities road maintenance and associated infrastructure costs based on a present worth analysis of the fifty (50) year maintenance cost using a net rate of return of three percent (3%), solid waste, and recycling.
- viii. Traffic assessment applicable to the planned unit residential redevelopment.

- ix. Environmental assessment applicable to the planned unit residential redevelopment.
- x. Cost benefit analysis including costs and demands on municipal and school services and a projection of anticipated tax and other municipal revenues.

2. OPEN SPACE

- a. Redevelopment projects shall include an open space plan that addresses the location of open space and recreational facilities.
 - i. In addition to any open space and recreation facilities that may be on-tract, the Redevelopment Entity may also consider additional open space and recreational planning and/or development opportunities to off-tract public open space.

3. FEATURE ELEMENTS

a. Buffers

- i. Redevelopment projects shall include a landscaping plan that includes typical lot plans, buffer areas, common areas and open space that are suitable for providing a mixture of ornamental and evergreen shrubs and trees and hardscape features that enhance scenic views and vistas of the redevelopment project and Township.

b. Streetscape

- i. Redevelopment projects shall include a streetscape plan that includes but is not necessarily limited to the following improvements:
 - 1. A roundabout or the functional equivalent that serves as a traffic calming measure as one enters the planned unit residential development.
 - 2. A central boulevard entrance with a right-of way of at least ninety-five (95) feet or the functional equivalent that serves as a gateway traffic feature.
 - 3. Grass strips with street trees to delineate a "pedestrian realm" to facilitate safety between pedestrians and vehicular traffic.
 - 4. Brick paver crosswalks at street intersections.
 - 5. Granite curbs with concrete gutters.
 - 6. Ornamental Street lighting.

c. Pedestrian-friendly amenities

- i. Redevelopment projects shall include pedestrian-friendly amenities that include but are not necessarily limited to the following:
 - 1. Concrete sidewalks along all street frontages and parking areas.
 - 2. Pedestrian and/or bicycle link between Block 18302, Lot 3 and the adjacent Wye Oak Park.
 - 3. Bicycle compatible roadway(s) including "sharrow" line striping and signage.

d. Off-Street Parking

- i. All Redevelopment projects that exceed a density of 3 units per acre shall include additional off-street parking to reduce on street parking.

4. ARCHITECTURAL DESIGN GUIDELINES

- a. Redevelopment projects shall identify the architectural period and/or style and provide drawings, color renderings, photographs, and other media that describe the proposed architectural plan for each unit and buildings including but not necessarily limited to the following:

i. Proportion & Alignment

- 1. Organized building facade proportions that address doors and window fenestration that align upper, middle, and ground floor elements avoiding nonsymmetrical elements and blank walls.

ii. Hierarchy

- 1. The pedestrian entryway is a higher priority to a proposed attached garage and must include a covered porch or portico that is forward of the garage plane. In other words any proposed attach garage must be setback from the pedestrian access.

iii. Building Materials

1. The proposed architectural style and use of building materials, colors, and design elements (i.e., bays, porches, dormers, doors, windows, etc.).
- iv. Windows & Doors
 1. The proposed door styles and fenestration addressing proportions and sizing.
- v. Cornices & Roofs
 1. The proposed roof styles such as gable or hipped roofs and roof elements including cornices, dormers, gutters, etc. avoiding complex roof lines with left-over flat-top areas.
- vi. Entry Porches & Columns
 1. The proposed entryways shall be covered providing at least a five (5) foot depth from the building facade. The use of columns must include a base, shaft, and capital and shall support an entablature that includes a fascia, cornice, and bedmoulds avoiding wide spans with no articulation.
- vii. Proposed floor plans.
- viii. A typical lot diagram that includes but is not necessarily limited to the proposed unit dimensions, driveway, walkways, deck/patio area, and foundation plantings, etc.
5. HOME OWNERS ASSOCIATION
 - a. All redevelopment projects shall be required to have a Home Owner's Association to maintain the open space and common elements, feature elements, and architectural requirements.
6. AFFORDABLE HOUSING
 - a. Residential redevelopment projects shall be exempt from the inclusionary requirement of §1002, Affordable Housing Required of the LDO and are required to pay a developer fee as per §902, Affordable Housing Fees and Procedures.
7. PROHIBITED RESIDENTIAL LAND USES

The New Vision Residential Overlay District specifically prohibits the following residential land uses:

 - a. Dwelling, Multi-family (apartment) as defined by §202 of the LDO including garden style apartments (1 – 2 stories), mid-rise apartments (3 – 7 stories), and high-rise apartments (8 or more stories).
8. ARCHITECTURAL PLAN APPROVAL
 - a. Construction drawings shall be approved by the redevelopment architect and township planner prior to submission to the Construction Division to ensure the plans comport to §418a.H(4), Architectural Design Guidelines.

SECTION 4. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgement of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 6. This Ordinance shall take effect immediately after final passage and publication as required by law.

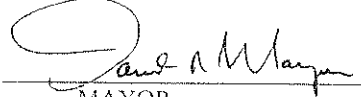
Introduced: July 8, 2013

Adopted: 7-22-13

ATTEST:


TOWNSHIP CLERK, RMC


PRESIDENT OF COUNCIL


MAYOR

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board

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

RE: **APPLICATION #141014CPF Escrow #8397**
The Reserve at Independence Square
Block 18302, Lot 3 and 4

DATE: May 20, 2014

The Applicant requests preliminary and final major subdivision approval to create one hundred eighty (180) lots for a townhouse residential development with four (4) open space lots, three (3) stormwater/open space lots, two (2) parking area lots, and (1) mixed open space/parking area lot in the NVR – New Vision Residential Overlay District within the New Vision Redevelopment Area. The project is located on the north side of Independence Boulevard east of Williamstown Road.

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

- Applicant/Owner: Newman Gloucester Associates, LLC, 203 Progress Drive, Montgomeryville, PA 18936 (telephone #610-277-0300).
- Engineer: Clifton W. Quay, PE, Stantec, Centerpointe at East Gate, 161 Gaither Drive, Suite 205, Mount Laurel, NJ 08054-1740 (telephone #856-234-0800).
- Attorney: Frank V. Tedesco, Esq., Dilworth Paxson, LLP, P. O. Box 2570, Cherry Hill, NJ 08034 (telephone #856-663-8877).

I. INFORMATION SUBMITTED

1. Dilworth Paxson, LLP Transmittal Letter dated 3/20/14.
2. Land Development Application Form and checklist dated 3/20/14.
 - a. Approvals Requested/Application Submission Materials.
 - b. Zoning Schedule.
 - c. Storm Water Easement.
 - d. Agreement: Landscaping, Retaining Wall, and Fencing.
 - e. Agreement: Pump Station Access.
 - f. Agreement: Sanitary Sewer, Force Main, Fence, and Drainage.
3. Disclosure of Ownership dated 3/19/14.
4. First Amendment to Redevelopment Agreement for Marketplace at Gloucester adopted 3/08/07.
5. Redevelopment Agreement for the Marketplace at Gloucester adopted May 05, 2005.
6. Memorandum of Redevelopment Agreement for Marketplace at Gloucester adopted May 04, 2005.
7. Developer's Agreement adopted January 09, 2006.
8. EIS Addendum, as prepared by Stantec dated 01/24/14.
9. Traffic Impact Analysis Addendum, as prepared by Stantec dated 01/24/14.
10. Recycling Report, as prepared by Stantec dated 01/24/14.
11. Sanitary Sewer System Report, as prepared by Stantec dated 02/28/14.
12. Stormwater Management Narrative Addendum, as prepared by Stantec dated 01/24/14.

13. Stormwater Management Maintenance Manual, as prepared by Stantec dated 01/24/14.
14. Topographic Boundary Survey, as prepared by Stantec comprising one (1) sheet dated 3/06/07, last revised 01/24/14.
15. Engineering plans, , as prepared by Stantec consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
G-001	General Information Plan	01-27-14
C-101	Existing Conditions & Site Demolition Plan	01-27-14
V-102	Subdivision Plan	01-27-14
V-102.1	Subdivision Plan Enlargement 1	01-27-14
V-102.2	Subdivision Plan Enlargement 2	01-27-14
C-102	Overall Site Plan	01-27-14
C-102.1	Site Plan 1	01-27-14
C-102.2	Site Plan 2	01-27-14
C-102.3	Site Plan 3	01-27-14
C-102.4	Site Plan 4	01-27-14
C-103	Overall Grading Plan	01-27-14
C-103.1	Grading Plan 1	01-27-14
C-103.2	Grading Plan 2	01-27-14
C-103.3	Grading Plan 3	01-27-14
C-103.4	Grading Plan 4	01-27-14
C-104	Overall Utility Plan	01-27-14
C-104.1	Utility Plan 1	01-27-14
C-104.2	Utility Plan 2	01-27-14
C-104.3	Utility Plan 3	01-27-14
C-104.4	Utility Plan 4	01-27-14
C-105	Soil Erosion Control and Sediment Control Plan	01-27-14
C-105.1	Soil Erosion Control and Sediment Control Notes and Details	01-27-14
C-105.2	Soil Erosion Control and Sediment Control Notes	01-27-14
C-201	Storm Utility Profiles 1	01-27-14
C-201	Storm Utility Profiles 2	01-27-14
C-201.3	Sanitary Sewer Profiles	01-27-14
C-204	Sanitary Force Main & Water Profiles	01-27-14
C-205	Water Profiles	01-27-14
C-301	Roadway Profiles	01-27-14
C-301.1	Roadway Profile & Cross-Section	01-27-14
C-301.2	Roadway Cross-Section	01-27-14
C-501	Detail Plan 1	01-27-14
C-502	Detail Plan 2	01-27-14
C-503	Detail Plan 3	01-27-14
C-504	Detail Plan 4	01-27-14
C-505	Detail Plan 5	01-27-14
L-101	Overall Landscape Plan	01-27-14
L-101.1	Landscape Plan 1	01-27-14
L-101.2	Landscape Plan 2	01-27-14
L-101.3	Landscape Plan 3	01-27-14
L-101.4	Landscape Plan 4	01-27-14
L-101.5	Landscape Plan.5	01-27-14
L-501	Landscape Notes & Details	01-27-14
E-101	Lighting Plan	01-27-14

Previous Information for Redevelopment Entity

16. Dilworth Paxson, LLP Planning Report and Architectural Requirements Transmittal Letter dated 4/04/14.
17. Dilworth Paxson, LLP Affordable Housing Fee Memorandum dated 4/04/13.
18. Planning Report and Architectural requirements for the Reserves at Independence Square dated 3/28/13.
19. Conceptual Site Plan (Color Rendering), as prepared by Stantec comprising one (1) sheet dated 02/24/12.

II. PROJECT DESCRIPTION

preliminary and final major subdivision approval to create one hundred eighty (180) lots for a townhouse residential development with four (4) open space lots, three (3) stormwater/open space lots, two (2) parking area lots, and (1) mixed open space/parking area lot in the NVR – New Vision Residential Overlay District within the New Vision Redevelopment Area.

III. REDEVELOPMENT BULK AND SETBACK REVIEW

1. Bulk and Setback Redevelopment Requirements:
Overlay: "NVR" ~ New Vision Residential Overlay District.
Use: Townhouse dwelling is permitted is a permitted use [Section 1.E(1)(a)(iii)].

Description	Required	Proposed	Conforms
Tract Area (min.)	20 acres	22.61 acres	yes
Tract Area (max.)	30 acres	22.61 acres	yes
Tract Frontage (min.)	300 ft.	654.73 ft.	yes
Buffer (min.)	25 ft.	25 ft.	25 ft.
Public Water	yes	yes	yes
Public Sanitary Sewer	yes	yes	yes
Home Owner's Association	yes	---	---
Lot Area (min.)	2,200 sf	≥ 2,200 sf	yes
Lot Area Average (min.)	2,500 sf	≥ 2,500 sf	yes
Lot frontage (min.)	20 ft.	≥ 20 ft.	yes
Lot depth (min.)	110 ft.	≥ 110 ft.	yes
Building coverage (max.)	55%	≤ 52.72%	yes
Lot coverage (max.)	75%	≤ 70.50%	yes

2. The applicant must address those accessory use that would be applicable and non-applicable to the instant application and made part of the Home Owners Association by-laws as per Section 1.E(1)(b), Accessory Uses of the NVR" ~ New Vision Residential Overlay District.

Description	Required	Proposed	Conforms
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)	20 ft.	20 ft.	yes
Side yard (min.)	0 ft. one side 20 ft. end wall only	0 ft. on side 20 ft.	yes yes
Side yard (min.) Adjacent parking or open space	15 ft. end wall only	15 ft.	yes
Rear yard (min.)	30 ft.	20 ft.	yes
Building Height (max.)	37 ft.	≤ 37 ft.	yes
Number of units per building (max.)	6	6	yes
Density (max.) – Lots 1 - 19	8 du/acre	7.96 du/acre	yes

III. **ADDITIONAL REDEVELOPMENT REQUIREMENTS REVIEW**

Redevelopment projects in the NVR – New Vision Redevelopment Overlay District are required to provide information on the proposed development that address specific requirements in the district that advance the purpose of the overlay district, as follows:

PURPOSE: The New Vision Residential Overlay District (NVR) is intended to provide opportunities for residential land uses conforming to the guidelines of planned unit residential development of the Municipal Land Use Law (N.J.S.A. 40:55D-39b and c) as an alternative to other permitted uses within the New Vision Redevelopment Plan with the specific intent to encourage appropriate densities, a variety of residential land uses, a desirable visual environment, and open space to provide a transition between existing planned commercial development in the New Vision Redevelopment Area and adjacent single-family detached residential development and partially and/or wholly developed public open space.

The Planning Board should note the applicant submitted to the Redevelopment Entity a report titled Planning Report and Architectural requirements for the Reserves at Independence Square (The Report) dated 3/28/13 that addressed the additional requirements of Article IX, Zone Plan and Zoning Regulations of the New Vision Redevelopment Plan. A summary of a portion of the report is provided for general purposes with references the redevelopment plan section, if applicable.

1. **COMMUNITY IMPACT STATEMENT (Article IX, NVR – H(1))**
 - a. Population: 439 total population (180 units x 2.44 persons per household).
 - b. Education: 44 students – K – 12 (180 units x 0.244 students per household).
 - c. Assessment of existing built environment.
 - d. Opportunities and constraints of a townhouse development with a projected market absorption rate approximately 3.5 years.

- e. Service impacts to police and fire protection.
 - f. Facilities maintenance of roadways, solid waste and recycling.
 - g. Traffic impacts.
 - h. Environmental Assessment.
 - i. Fiscal Analysis.
2. **OPEN SPACE (Article IX, NVR – H(2))**
- a. *The plan proposes approximately 2.1 acres of common open spaces that include greenways and stormwater management facilities as per Article IX, NVR – H(2)(a).*
 - b. *The Applicant also proposes to provide \$180,000.00 in lieu of on-site open space to facilitate redevelopment of the adjacent Wye Oak Park on Annapolis Drive as per Article IX, NVR – H(2)(a)(i).*
3. **FEATURE ELEMENTS (Article IX, NVR – H(3))**
- Buffers**
- a. *The plan proposes a landscaping throughout residential units, basins, and open spaces and typical lot landscaping plan as per Article IX, NVR – H(3)(a).*
- Streetscape**
- b. *The plan proposes a roundabout at the entrance of the development from the adjacent commercial shopping center, which shall serve as a traffic calming measure as one enters from a commercial land use to residential land use as per Article IX, NVR – H(3)(b)(i)(1).*
 - c. *The plan proposes a central boulevard with a right-of-way of at least 95 feet serving as a gateway feature as per Article IX, NVR – H(3)(b)(i)(2).*
 - d. *The plan proposes streets shade trees 40-feet on-center within the grass median to serve as a pedestrian realm as per Article IX, NVR – H(3)(b)(i)(3).*
 - e. *The plan proposes heavy duty concrete paver crosswalks at most locations as per Article IX, NVR – H(3)(b)(i)(4).*
 - i. However, the plan must be revised to provide a concrete paver crosswalk across the entrance road south of the roundabout to recommended sidewalks along the southeast side of the entrance road and the north side of Independence Boulevard to complete pedestrian circulation at this major intersection.
 - f. *The plan proposes granite curbs with concrete gutters as per Article IX, NVR – H(3)(b)(i)(5).*
 - g. *The plan proposes a Granville Series Luminaire single and double ornamental street lights as per Article IX, NVR – H(3)(b)(i)(6).*
- Pedestrian-Friendly Amenities**
- h. *The plan proposes concrete sidewalks along interior street frontages and parking areas as per Article IX, NVR – H(3)(c)(i)(1).*
 - i. However, the plan must be revised to provide concrete sidewalks along the southeast side of the entrance road and the north side of Independence Boulevard.
 - j. *The plan proposes a 6-foot wide asphalt pedestrian/bicycle link between the proposed development and Wye Oak Park as per Article IX, NVR – H(3)(c)(i)(2).*
 - k. The Applicant must address bicycle compatibility of the proposed streets and "sharrow" linestriping and/or signage as per Article IX, NVR – H(3)(c)(i)(3).
- Off-Street Parking**
- l. *The plan propose an additional 102 off-street parking spaces within two parking areas as per Article IX, NVR – H(3)(d)(i).*

4. ARCHITECTURAL DESIGN GUIDELINES

- a. The Report addressed the following architectural design guidelines: 1) Proportion & Alignment, 2) Hierarchy, 3) Building Materials, 4) Windows & Doors, 5) Cornices & Roofs, 6) Entry Porches & Columns, 7) proposed floor plans, and 8) typical Lot Diagram.
- i) The Applicant shall address proposed measures in the Redevelopment Agreement, if applicable, and to the Planning Board that ensures completion of the architectural requirements of the NVR Overlay District as per Article IX, NVR – H(4), Architectural Design Guidelines.

5. HOME OWNERS ASSOCIATION

- a. The Applicant shall address proposed measures in the Redevelopment Agreement, if applicable, and to the Planning Board that ensures establishment of the Home Owners Association requirement of the NVR Overlay District as per Article IX, NVR – H(5), Home Owners Association.

6. AFFORDABLE HOUSING

- a. The NVR Overlay District requires payment of a Residential Developer Fee in accordance with the Land Development Ordinance in lieu of inclusionary affordable housing as per Article IX, NVR – H(6), Affordable Housing.
- i) The applicant is advised the current residential developer fee is one and one-half (1.5) percent of the equalized assessed value.
 - However, the Applicant should note the fee shall be based on the percentage that applies on the date the residential permits are issues [Basis N.J.A.C. 5:97-8.3 (f), Development fee ordinances.

IV. APPLICATION SUBMISSION CHECKLIST

The Applicant has provided the checklist items in accordance with §817, Submission Checklist for a preliminary and final major subdivision.

We do not recommend waiving underlined comments

1. Four (4) copies of the Recycling Report. [Checklist #8].
 - a. The Applicant must provide testimony to address storage and pick-up of required recyclables using the 96-gallon Township recycling containers as may be required by the Gloucester Township Municipal Utilities Authority.
2. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5]. The requisite Environmental Impact Statement was previously submitted with the approved major site plan for the Town Square Plaza.
 - a. The requisite Environmental Impact Statement was previously submitted with the approved major site plan for Town Square Plaza.
 - i. The Applicant submitted with the instant application an EIS Addendum, as prepared by Stantec dated 01/24/14.
3. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
 - a. The requisite Traffic Impact Statement was previously submitted with the approved major site plan for Town Square Plaza.
 - i. The Applicant submitted with the instant application a Traffic Impact Analysis Addendum, as prepared by Stantec dated 01/24/14.
4. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a. The Applicant should address if there are any changes to the subject property that that would impact the presence/absence of freshwater wetlands.

5. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
 - a. The plans must be revised to indicate the F.I.R.M. flood classification, community panel number, and most effective date.
6. Environmental Constraints Map (See §519). [Checklist #108].

V. WAIVER COMMENTS

1. The Application as submitted does not request any waivers from the checklist requirements.

VI. VARIANCE COMMENTS

1. The application as submitted does not require any variances:

VII. PRELIMINARY/FINAL SUBDIVISION REVIEW COMMENTS

1. The plans must be revised to indicate the responsible authority for the following proposed open space and stormwater management basins as per §503.D, Easement/Restricted Covenants:
 - a. "Stormwater Management Basin to be Dedicated to 'Responsible Authority'."
 - b. "Open Space to be Dedicated to 'Responsible Authority'."
 - c. "10' Drainage Easement to be Dedicated to 'Responsible Authority'."
 - d. "10' Sanitary Easement to be Dedicated to 'Responsible Authority'."
2. The plans must be revised to indicate the responsible authority for an apparent 25-foot buffer within the 30-foot rear yard setback of proposed Block 18302, Lots 40 – 66 as per §503.D, Easement/Restricted Covenants:
 - a. This area also contains a proposed 10' Drainage Easement.
3. It's recommend proposed Lot 53, the connection to Wye Oak Park, be conveyed to the Township or dedicate a pedestrian/bicycle access easement to the Township as per §503.D, Easement/Restricted Covenants.
4. The plans must be revised to indicate the metes and bounds of the proposed drainage easements at the following locations as per §503.D, Easement/Restricted Covenants.
 - a. 10' Drainage Easement on Block 18032, Lots 41 - 65.
 - b. 10' Drainage Easement on Block 18032.1, Lot 13.
 - c. 10' Drainage Easement on Block 18032.1, Lots 21 -27 and Lots 33 – 37.
 - d. 10' Drainage Easement on Block 18032.2, Lots 8 -12.
 - e. 10' Drainage Easement on Block 18032.2, Lots 30 and 40.
5. The plans must be revised to indicate the metes and bounds of the sanitary easements on Block 18302, Lots 7 and 8 as per §503.D, Easement/Restricted Covenants.
 - a. It appears a sanitary easement is also required on Block 18302, Lot 6.
6. The plans must be revised to indicate the proposed drainage easements on the Subdivision Enlargement 1 and 2 (Sheets 4 and 5) as per §503.D, Easement/Restricted Covenants.
7. The plans must be revised to provide additional landscaping comprising a mixture of evergreen trees and shrubs for the open area of proposed Block 18302, Lot 19 (pump station/open space) to enhance the aesthetics of the proposed development as per §507.A(1).

8. The plans must be revised to provide additional landscaping to complete the 25-foot buffer along the rear property line adjacent residential properties t the following locations to enhance the aesthetics of the proposed development as per §507.A(1).
 - a. One PA-1 Norway Spruce (*Picea Abies*) at the rear of Block 18302, Lot 50.
 - b. One PA-2 Norway Spruce (*Picea Abies*) at the rear of Block 18302, Lot 52.
9. The Landscaping Plan, Sheet 43, Planting Notes and Specifications, No. 24 must be revised to guarantee plants for at least two (2) years as per §507.F, Guarantee.
10. The plans must be revised to address street lighting along the frontage of Independence Boulevard as per §508.A, Lighting.
11. The plans must be revised to provide concrete sidewalks along the southeast side of the entrance road and the north side of Independence Boulevard as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.

VIII. **GENERAL REVIEW COMMENTS**

2. The plan must be revised to properly indicate the following omitted requirements in the zoning schedule:
 - a. Tract Area (minimum and maximum).
 - b. Tract frontage (minimum).
 - c. Buffer (minimum).
 - d. Density (maximum).
3. The Applicant must provide revised plans and support documents as noted to address the following recommendation to advance the planning process.
 - a. It is recommended consideration be given to an 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; this can be avoided by implementing an alternative design.
4. The Applicant is advised Township 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."
5. The Applicant is advised as a major subdivision filing of a Final Plan of Lots would be required in accordance with the provisions of the Recordation Law in lieu of recording deeds [Basis NJSA 40:55D, 54].
 - a. This would require review and approval by the Township Engineer.
 - i. The plan set shall 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"

IX. LAND DEVELOPMENT ORDINANCE COMMENTS

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

X. RECOMMENDATIONS

1. The Applicant must address the above referenced underlined comments.

We have no further comments regarding this application at this time; however, we reserve the right to provide additional comments during the public participation process.

cc: Newman Gloucester Associates, LLC
Frank V. Tedesco, Esq.
Clifton W. Quay, PE
Edward F. Brennan, Esq.
Stephen M. Bach, PE

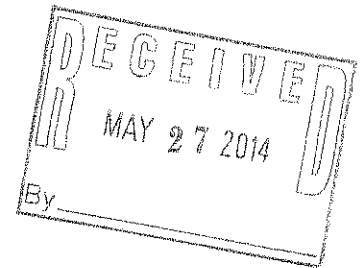


May 22, 2014

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

Attn: Ken Lechner, Township Director / Planner

Re: The Reserve at Independence
Newman Gloucester Reserve, LLC
Independence Boulevard
Block 18302, Lots 3 & 4
Review No. 1
Bach Project No. GTPB-2014-05



Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated 4/20/14.
- Township of Gloucester Land Development Submission Checklist, dated 4/20/14.
- Camden County Application package, dated 4-20-14.
- Township of Gloucester Escrow Agreement, dated 4/19/14.
- "Environmental Impact Statement Addendum for The Reserve at Independence Square, Phase IV," prepared by Stantec Consulting Services, Inc., dated January 24, 2014, no revision.
- "Traffic Impact Analysis Addendum for The Reserve at Independence Square, Phase IV," prepared by Stantec Consulting Services, Inc., dated January 31, 2014, no revision.
- Stormwater Management Narrative Addendum for The Reserve at Independence Square, Phase IV," prepared by Stantec Consulting Services, Inc., dated January 24, 2014, no revision.
- Stormwater Management Maintenance Manual for The Reserve at Independence Square, Phase IV," prepared by Stantec Consulting Services, Inc., dated January 24, 2014, no revision.

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Newman Gloucester Reserve, LLC
Independence Boulevard
Block 18302, Lots 3 & 4
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Bach Project No. GTPB-2014-05
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- First Amendment to Redevelopment Agreement for Marketplace at Gloucester,” dated 3-8-07.
- Drawings entitled “Preliminary/ Final Major Subdivision Plat for The Reserves at Independence Square, Block 18302, Lot 3, Plate 183, Township of Gloucester, Camden County, New Jersey”, prepared by Stantec Engineering:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
G-001	General Information Plan	1-27-14, none
C-101	Existing Conditions and Site Demolition	1-27-14, none
V-102	Subdivision Plan	1-27-14, none
V-102.1	Subdivision Enlargement 1	1-27-14, none
V-102.2	Subdivision Enlargement 2	1-27-14, none
C-102	Overall Site Plan	1-27-14, none
C-102.1	Site Plan 1	1-27-14, none
C-102.2	Site Plan 2	1-27-14, none
C-102.3	Site Plan 3	1-27-14, none
C-102.4	Site Plan 4	1-27-14, none
C-103	Overall Grading Plan	1-27-14, none
C-103.1	Grading Plan 1	1-27-14, none
C-103.2	Grading Plan 2	1-27-14, none
C-103.3	Grading Plan 3	1-27-14, none
C-103.4	Grading Plan 4	1-27-14, none
C-104	Overall Utility Plan	1-27-14, none
C-104.1	Utility Plan 1	1-27-14, none
C-104.2	Utility Plan 2	1-27-14, none
C-104.3	Utility Plan 3	1-27-14, none
C-104.4	Utility Plan 4	1-27-14, none
C-105	SESC Plan	1-27-14, none
C-105.1	SESC Notes & Details	1-27-14, none
C-105.2	SESC Notes	1-27-14, none
C-201	Storm Utility Profiles 1	1-27-14, none
C-202	Storm Utility Profiles 1	1-27-14, none
C-203	Sanitary Sewer Profiles	1-27-14, none
C-204	Sanitary Force Main & Water Profiles	1-27-14, none
C-205	Water Profiles	1-27-14, none
C-301	Roadway Profiles	1-27-14, none
C-501	Roadway Profile & Cross Section	1-27-14, none
C-301.2	Roadway Cross Sections	1-27-14, none
C-501	Detail Plan 1	1-27-14, none
C-502	Detail Plan 2	1-27-14, none
C-503	Detail Plan 3	1-27-14, none

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C-504	Detail Plan 4	1-27-14, none
C-505	Detail Plan 5	1-27-14, none
L-101	Overall Landscape Plan	1-27-14, none
L-101.1	Landscape Plan 1	1-27-14, none
L-101.2	Landscape Plan 2	1-27-14, none
L-101.3	Landscape Plan 3	1-27-14, none
L-101.4	Landscape Plan 4	1-27-14, none
L-501	Landscape Notes & Details	1-27-14, none
E-101	Lighting Plan	1-27-14, none

SITE INFORMATION:

Owner/Applicant: Newman Gloucester Reserve, LLC
203 Progress Drive
Montgomeryville, Pennsylvania 18936
610-277-0300

PROJECT SUMMARY:

This application is for the construction of 180 townhouse units and associated site improvements on approximately 22.6 acres of land. The project site is located along the northwesterly side of Independence Boulevard in the Township's NVBP (New Vision Business Park) Zoning District. This development will create a north bound approach to a newly created "T" intersection with Independence Boulevard. The applicant is seeking preliminary and final major subdivision approval. It shall be noted that this parcel was previously granted Preliminary Major Subdivision Approval as a 75 lot residential subdivision known as Phase IV of The Reserve at Independence Square.

WAIVERS / VARIANCES:

The applicant is not requesting any waivers or variances for the proposed development.

GENERAL:

1. The applicant shall clarify the ownership and responsibility of the proposed streets.
2. Our office recommends match lines be established to provide clarity to the plans.
3. Roadway stationing shall be provided on all plans.

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4. The applicant shall confirm that the proposed overflow parking fields will remain the responsibility of the Home Owners Association.
5. The applicant is to address requirements with NJAC 5:21-4.14 for the number of parking spaces required including possible ADA required parking spaces in the designated overflow parking fields.
6. The plans shall be submitted to the Gloucester Township Fire Marshall for review and approval. The Fire Marshall's approval letter must be submitted to all professionals reviewing this project.
7. Dedicated sight triangles shall be provided at all intersections. The apex shall be set a minimum of 20 feet behind the curb or edge of pavement of the uncontrolled street. The length shall be based on NJDOT Figure 6-B (dated November 18, 1994) standards in accordance with §515-N.
8. The sheet numbers shall be revised on the Drawing Index on the cover sheet.
9. Any reference to "Clementon Borough" shall be replaced with Gloucester Township" in the Demolition Notes.

FINAL PLAN OF LOTS:

1. All existing and proposed easements affecting the site must be shown and dimensioned on the all subdivision plans.
2. All rights-of-ways and easements, whether dedicated to public or private entities shall be filed by deed.
3. Easement legal descriptions and easement agreements shall include any restrictions prohibiting installation of fencing, storage sheds, shrubbery, etc. on any proposed easements that will be the responsibility of the Homeowner's Association.
4. The plan shall be revised to indicate the actual responsible authority (i.e. HOA, etc.) of any easements, overflow parking areas, open space, etc.
5. Any proposed Open Space Lot and buffers shall be labeled on the Subdivision Plans and legal descriptions submitted for review.
6. All required Title Recordation Act information shall be shown on each individual subdivision plan as they should each stand on their own.
7. All road names must be shown on the subdivision plans (as approved by the Twp).

8. All sight Triangles must be shown and dimensioned on the plans.
9. Building setbacks shall be shown on all lots.
10. The phasing lines shown on the plan set shall be shown on all subdivision plans.
11. The applicant's land surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to our office for review.
12. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
13. Permanent Benchmarks shall be set for all major subdivisions. Concrete monuments shall be set or other similar permanent structure shall be used in accordance with §506.A.4.
14. Final Plan of Lots shall be provided for the development and filed with the County of Gloucester as a condition of approval.

PERFORMANCE STANDARDS (ARTICLE V):

A. Grading (Section 506)

1. Storm sewer crossings are not indicated on the sanitary sewer profiles. The plans shall be revised to comply.
2. If the American's with Disabilities Act (ADA) accessible parking is required, additional spot elevations may be required in all areas of accessible parking.
3. The Driveway Detail should be revised to indicate a minimum slope of one (1) percent and a maximum slope of ten (10) percent in accordance with §506.A.1.
4. Road and parking lot grades along curb lines shall be a minimum of 0.5 percent in accordance with §506.A.1. The plans do not comply at several locations.
5. The proposed gutter grades in the vicinity of proposed storm inlets 2, 28 and 29 do not depict a positive flow in the direction of the inlets. The grading shall be revised to maintain a minimum grade of 0.5% in the direction of the nearest downstream inlet.

6. The grade away from foundation wall shall fall a minimum of 6 inches within the first 10 feet, except where restricted by lot lines, where the fall shall be a minimum of 6 inches regardless of the horizontal distance available in accordance with §506.A.2.
7. Minimum swale grades shall be not less than 2% in accordance with §506.A.5. The areas between Lots 41 and 65, Lots 13 and 18, and Lots 19 and 30 do not comply.
8. Embankments in residential developments greater than three feet in height shall not exceed a 5:1 slope in accordance with §506.A.6. The plans do not comply at several locations.
9. Existing grades shall not be changed within five (5') feet of the boundary with an adjacent property in accordance with §506.A.7. Our office has no objection to deviating from this requirement where the proposed development meets portions of Phase I, II or III of the previously approved Reserve at Independence development.
10. In accordance with §506.A.8, where drainage swales are located on residential lots, they shall be placed as close to property lines as practical. In addition, easements for the drainage swales shall be provided in favor of the Home Owner's Association.
11. Unless otherwise approved by the reviewing agency, residential lawns shall provide an area behind the house with a maximum grade of 5 percent for a minimum distance of twenty-five (25) feet. The remainder of the lot shall not have grades exceeding ten percent (10%), except where embankments are necessary to preserve existing wooded areas in accordance with §506.A.10. The plans do not comply at several locations.
12. The following note must be provided on the Grading Plan, "If topsoil is to be removed from the site, permission must be granted by the Township Engineer".
13. The following note must be provided in the set of plans, "Any soil brought onto the site must be certified clean soil and written certification must be provided to the Township Engineer. The certified clean soil must be approved by the Township Engineer".
14. Prior to the issuance of a final Certificate of Occupancy, an as-built grading plan shall be submitted in digital and/or paper form, showing foundation grades, elevations at fifty (50) foot intervals along property lines, high point elevation, and centerline of swale elevations in accordance with §506.C.1.
15. The applicant's engineer shall provide cut and fill calculations.

16. The application for certificate of occupancy shall include a certification prepared by a New Jersey licensed professional land surveyor stating that the lot grading is in substantial conformance with the approved plan meeting the standards set forth in this section indicating on the final survey those same grade elevation locations as are required on the approved plan; or by submitting an as-built revised grading plan, certified by a New Jersey licensed surveyor, to be reviewed by the Township Engineer to confirm substantial compliance with the approved grading plan. The Township Engineer will review and decide upon as-built plans within five business days following receipt of a written request for same in accordance with §506.C.2.

B. Parking (Section 510)

1. Per §510-M.3 "No area shall be used for parking if it is not large enough to provide for at least three (3) contiguous stalls, unless approval otherwise is obtained from the body, agency, or official having jurisdiction of the plan". The plans do not comply with this requirement.
2. It is the applicant's responsibility to ensure that the site is in conformance with the American's with Disabilities Act (ADA) Accessibility Guidelines. All accessible ramps must be constructed with detectable warnings per the latest recommendations of the ADA requirements.
3. Our office does not recommend vehicular parking along the cul-de-sac curblin. The plans shall be revised accordingly.
4. Sight triangles shall be provided at all entrance drives and intersections.

C. Sidewalks/Curbs (Section 516)

1. Handicap ramps shall be provided at the intersections of Road A and Loop Road, Loop Road and Parking Lots entrance/exit, and Loop Road and Main Entrance Road.
2. Sidewalk adjacent to parking areas shall be six (6') feet wide or concrete wheel stops shall be provided.
3. Crosswalks are proposed throughout the development at five (5) feet wide. Per MUTCD standards, crosswalks should be six (6) feet wide. The plans should be revised to comply.

D. Stormwater Management (Section 517)

1. A minimum of two (2) in-situ infiltration tests shall be performed for Basin B at a depth of either eight feet (8') below the proposed bottom of basin or twice the depth of the maximum potential water depth in the proposed BMP, whichever is greater, in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009. The results of the tests shall be incorporated into basin dewatering calculations and shall be provided to our office for review.
2. A note shall be added to the Overall Grading Plan stating the following: A minimum of two (2) post construction in-situ infiltration tests shall be performed at each infiltration basin in accordance with the NJ Stormwater BMP Manual, Appendix E, last revised September 2009, and results shall be submitted for review and acceptance by the Township Engineer.
3. Notes shall be added to the Overall Grading Plan indicating the use of heavy equipment shall be prohibited within the basin bottom areas in order to minimize compaction of the sub-soils where infiltration is proposed.
4. The applicant shall provide calculations utilizing Darcy's Law confirming the infiltration basin will dewater within 72 hours per NJDEP requirements.
5. The time of concentration calculations shall be revised to reflect a maximum of one hundred feet (100') of sheet flow length for use in calculations via NRCS segmental method per Chapter 15 of the USDA National Engineering Handbook, last revised May 2010.
6. A construction detail shall be provided for the underdrain proposed at Basin B. Separation from the bottom of the basin and seasonal high water table shall be confirmed and indicated on the plans.
7. The plans shall be revised to illustrate the installation of stormwater infrastructure within each phase.
8. The plans shall be revised to incorporate basin access via curb cuts and stabilized basin access roads at a slope not greater than 5 to 1. If alternate methods of basin access are proposed the applicant shall provide testimony accordingly.
9. There is a lack of adequate cover over the outfall pipes for Basin A at the outfall structure. The plans shall be revised accordingly.
10. Anti-seep collars shall be provided along outfall pipes at Basins A, B, and C, in accordance with NJAC 5:21-7.8(d)1.iii. A detail shall be provided.

11. Emergency spillways for each surface basin shall be provided with supporting calculations. Routing calculations shall be provided confirming at least 1 foot (1') of freeboard is maintained over the peak elevation of the 100 year storm passing the spillway. It shall be noted that for basins with drainage areas greater than twenty (20) acres, a minimum of two feet (2') of freeboard from the crest of spillway elevation to the settled top of the berm in accordance with NJAC 5:21-7.8(d)4(6).
12. The emergency spillway calculations indicate the use of 3:1 side slopes whereas the detail on Sheet 24 of 44 indicate the use of 4:1 side slopes. The plans and / or calculations shall be revised accordingly.
13. The stormwater report indicates compliance with requirements set forth by NJAC 7:8. A NJDEP Nonstructural Strategies Point System worksheet shall be provided for review. Additionally the LID checklist and Annual Groundwater Recharge Analysis worksheet shall be updated to reflect proposed Phase IV site conditions and submitted for review.
14. Information for the following structures is not shown on the Stormwater Structure Summary provided on the Utility Plans:
 - a. Headwall No. 1
 - b. Storm Manhole No. 2
 - c. Storm Manhole No. 5
15. The applicant shall provide manufacturer's specifications to substantiate the allowance of less than the recommended two (2') foot of cover as is required over RCP. Many yard inlets located in the rear yards, storm sewer Inlets number 2, 4, 12, 24, 25, 28 and 29 and storm manholes 7 and 9 maintain less than the recommended two (2') of cover.
16. Our office recommends a minimum separation of two (2) feet be maintained at all crossings of storm sewer pipe with any other utility. Specifically but not limited to the storm sewer and sanitary sewer crossing approximately 30' north of storm manhole 8, 15 feet west of inlet 13, 15 feet south of inlet 27, and 20' west of inlet 28.
17. The storm pipe exiting Inlet 8 and extending in an eastwardly direction appears to be missing from the plan. The text shall be relocated so that the test mask does not interfere with the storm piping.
18. Fencing shall be provided around each basin with gate access. The plans shall be revised accordingly.

19. Additional calculations shall be provided confirming downstream stability for areas receiving discharges, specifically basin overflow along emergency spillways. Additional erosion controls shall be provided as necessary.
20. The applicant shall provide testimony regarding the phasing of the project in regards to the stormwater management systems.
21. The applicant shall provide clarification regarding the proposal of any units with basements. If basements are to be proposed, additional information regarding the seasonal high water table shall be provided and sump pumps shall be provided in accordance with §517 of the LDO, as necessary.
22. It shall be noted that the applicant is required to provide a basin maintenance trust in accordance with §517-P.

E. Utilities (Section 518)

1. The applicant is proposing public water service for the development. We defer to Aqua New Jersey for review of water improvements. The applicant shall provide the Township with a letter confirming connection, supply, and capacity are available from Aqua New Jersey.
2. The applicant is proposing public sanitary sewer service for the development. We defer to Gloucester Township Municipal Utilities Authority (GTMUA) for review of sanitary sewer improvements. Documentation confirming availability of sanitary sewer service for the project site shall be obtained from the GTMUA and submitted to the Township.
3. All electric, telephone, television and other communication service facilities, both main and service lines, shall be installed in accordance with the prevailing standards and practices of the utility or other companies providing such services and having jurisdiction. A note to this effect should be added to the plan.
4. All storm sewer, sanitary sewer, water main and their crossings shall be shown on the Road Profiles.

F. Traffic Impact Statement (Section 815)

1. Our office defers review of all traffic related items to the Board's Traffic Engineer. Copies of any reviews of this development shall be forwarded to this office.

G. Environmental Impact Statement (Section 816)

1. An EIS was not provided with this application. It is our understanding that an EIS was approved as part of the overall "The Reserve at Independence" development and includes this parcel referred to as section 4. As a condition of approval, we request a copy of the approved EIS for our records.

H. Construction Details

1. The details associated with depressed curb shall be revised to reflect a minimum reveal of 1 ½ inches as shown in Figure 4.1 (6 of 6) from the RSIS. It shall be noted that flush curb at ADA accessible ramps is permitted.
2. All references to concrete for sidewalk shall be revised to indicate the use of 4,500 psi concrete in accordance with NJAC 5:21-4.18.
3. Our office recommends a minimum clear opening of thirty inches (30") in lieu of twenty four inches (24") currently depicted for storm manholes per §517-D.2. The detail shall be revised accordingly.
4. Our office recommends the use of white epoxy paint for striping of parking spaces. The standard parking space detail shall be revised accordingly.

APPROVAL PROCESS:

If the Board grants approval to this project, the following conditions apply.

1. The cost estimate of all site improvements must be submitted to the Township Engineer for review. Upon review, the Township Engineer will forward the required performance bond and inspection escrow amount to the Township. Performance guarantees and inspection escrows shall be posted with the Township Clerk in the amounts approved by the Board.
2. This plan set may be subject to the review and approval of the following outside agencies. Evidence of these approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans.
 - a. Gloucester Township Fire Marshall
 - b. Gloucester Township MUA
 - c. Aqua New Jersey
 - d. Camden County Planning Board
 - e. Camden County Soil Conservation District
 - f. Any and all agencies having jurisdiction

The Reserve at Independence
Newman Gloucester Reserve, LLC
Independence Boulevard
Block 18302, Lots 3 & 4
Review No. 1
Bach Project No. GTPB-2014-05
May 22, 2014
Page 12 of 12

3. Prior to the issuance of a final Certificate of Occupancy, an as-built grading plan shall be submitted in digital and/or paper form, showing foundation grades, elevations at fifty (50) foot intervals along property lines, high point elevation, and centerline of swale elevations in accordance with §506.7.
4. Twelve (12) sets of plans must be submitted upon final approval for signatures.

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

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

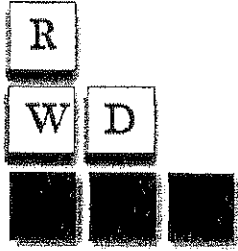
Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Edward Brennan, Esq. (PB Solicitor)
Newman Gloucester Reserve, LLC, Applicant/Owner
Frank V. Tedesco, Applicant's Attorney
Clifton W. Quay, PE, PP, Applicant's Engineer

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2 Aquarium Drive, Suite 320
Camden, New Jersey 08103
P 856.668.8600 F 856.668.8610

5856 Route 9
Tuckerton, New Jersey 08087
P 609.294.2754 F 609.294.3013
Certificate of Authorization No: 24GA28224300

Civil, Environmental, Traffic & Planning

Engineering Your Future

May 6, 2014

Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
Township of Gloucester
P.O. Box 8
Blackwood, NJ 08012

Re: Preliminary/Final Major Subdivision Plan Application
Application No.:141014CPF
The Reserve at Independence Square
Block 18302, Lots 3 & part of 4
475 Cross Keys Road, Sicklerville, NJ 08081
ABR Project No. GLT-07002
Review Letter 1

Dear Mr. Lechner and Board Members:

Our office has reviewed the above Preliminary and Final Major Subdivision submission, received on March 28, 2014, consisting of the following:

- Major Subdivision Plan for The Reserve at Independence Square, Block 18302, Lots 3 & part of 4, Township of Gloucester, Camden County, New Jersey, prepared by Stantec Consulting Engineers, dated January 27, 2014.

<u>Sheet</u>	<u>Title</u>	<u>Date</u>	<u>Rev.Date</u>
1 of 44	General Information Plan	01/27/2014	NA
2 of 44	Existing Conditions & Site Demo. Plan	01/27/2014	NA
3 of 44	Subdivision Plan	01/27/2014	NA
4 of 44	Subdivision Enlargement 1	01/27/2014	NA
5 of 44	Subdivision Enlargement 2	01/27/2014	NA
6 of 44	Overall Site Plan	01/27/2014	NA
7 of 44	Site Plan 1	01/27/2014	NA
8 of 44	Site Plan 2	01/27/2014	NA
9 of 44	Site Plan 3	01/27/2014	NA
10 of 44	Site Plan 4	01/27/2014	NA
11 of 44	Site Phasing Plan	01/27/2014	NA
12 of 44	Overall Grading Plan	01/27/2014	NA

13 of 44	Grading Plan 1	01/27/2014	NA
14 of 44	Grading Plan 2	01/27/2014	NA
15 of 44	Grading Plan 3	01/27/2014	NA
16 of 44	Grading Plan 4	01/27/2014	NA
17 of 44	Overall Utility Plan	01/27/2014	NA
18 of 44	Utility Plan 1	01/27/2014	NA
19 of 44	Utility Plan 2	01/27/2014	NA
20 of 44	Utility Plan 3	01/27/2014	NA
21 of 44	Utility Plan 4	01/27/2014	NA
22 of 44	Soil Erosion & Sediment Control Plan	01/27/2014	NA
23 of 44	Soil Erosion & Sediment Control Notes & Details	01/27/2014	NA
24 of 44	Soil Erosion & Sediment Control Notes	01/27/2014	NA
25 of 44	Storm Utility Profiles 1	01/27/2014	NA
26 of 44	Storm Utility Profiles 2	01/27/2014	NA
27 of 44	Sanitary Sewer Profiles	01/27/2014	NA
28 of 44	Sanitary Force Main & Water Profiles	01/27/2014	NA
29 of 44	Water Profiles	01/27/2014	NA
30 of 44	Roadway Profiles	01/27/2014	NA
31 of 44	Roadway Profiles & Cross-Section	01/27/2014	NA
32 of 44	Roadway Cross-Sections	01/27/2014	NA
33 of 44	Detail Plan 1	01/27/2014	NA
34 of 44	Detail Plan 2	01/27/2014	NA
35 of 44	Detail Plan 3	01/27/2014	NA
36 of 44	Detail Plan 4	01/27/2014	NA
37 of 44	Detail Plan 5	01/27/2014	NA
38 of 44	Overall Landscape Plan	01/27/2014	NA
39 of 44	Landscape Plan 1	01/27/2014	NA
40 of 44	Landscape Plan 2	01/27/2014	NA
41 of 44	Landscape Plan 3	01/27/2014	NA
42 of 44	Landscape Plan 4	01/27/2014	NA
43 of 44	Landscape Notes & Details	01/27/2014	NA
44 of 44	Lighting Plan	01/27/2014	NA

- Traffic Impact Analysis Addendum for The Reserve at Independence Square, Block 18302, Lots 3 & part of 4, Township of Gloucester, Camden County, New Jersey, prepared by Stantec Consulting Engineers, dated January 31, 2014.

A review of documents received for the above referenced project has been completed. The following information and comments are offered.

Project Description:

The proposed project is for a Preliminary and Final Major Subdivision Application located within the New Vision Business Park Zoning District (NVBP). The project site is approximately 22.61 acres of vacant land. The applicant proposes to develop the site into 180 townhouse units.

1. The review of this development is based upon the New Jersey Residential Site Improvement Standards (R.S.I.S.), as promulgated by the New Jersey Department of Community Affairs in N.J.A.C. 5:21 and the latest version of the Land Development Ordinance, Gloucester Township.

TRAFFIC REVIEW

Traffic Impact Analysis

1. The traffic counts utilized for the analysis were obtained on or about February 2005. The standard for gathering traffic counts suggests that the counts be taken within 12 months of the application (The NJDOT Access Management Code requires traffic counts within 12 months of the application). The counts included in the report are over nine (9) years old. New counts must be provided to support the findings in the analysis.

General Traffic Comments

1. (N.J.A.C. 5:21-4.3) All intersections are required to have accessible ramps. Accessible ramps must be provided at the following intersections:
 - a) Loop Road and Road A
 - b) Loop Road and Main Entrance
 - c) Loop Road and Parking Lots
2. (N.J.A.C. 5:21-4.5) The sidewalks in the parking lot are five (5) foot wide. The sidewalk must be a minimum of six (6) feet wide where sidewalk abuts curb in parking areas. The sidewalk width in the parking lots must be revised.
3. (N.J.A.C. 5:21-4.8, Table 4.3, Illustrations of Street Layouts) We offer the following comments related to the right-of-way, cartway, and street layouts requirement:
 - a) The parking lanes for residential neighborhood roads are located on each side of the street and are seven (7) feet wide. The applicant is proposing nine (9) feet and seven (7) feet parking lanes. All parking lanes are to be seven (7) feet. The parking lane widths must be labeled and the plans must be revised.
 - b) The right-of-way and cartway widths for all roads must be denoted on the plans.
 - c) The applicant is proposing a cul-de-sac for Loop Road. The cul-de-sac proposed is fifty (50) feet with the right-of-way extending ten (10) feet beyond the cartway. A forty (40) foot cul-de-sac with a right-of-way extending eight (8) feet beyond the cartway is the maximum allowed. An exception from the Planning Board and division of community affairs is required.
 - d) The applicant must clarify which roads will be dedicated to the Township and which will be private.

4. (N.J.A.C. 5:21-4.13) The following note must be denoted in the plans: "The design and placement of traffic control signs must be in accordance to the latest version of the Manual on Uniform Traffic Control Devices (MUTCD)." The applicant's engineer must contact Gloucester Township Public Works Department regarding the style, size, and color for each street sign denoted on the plans.
5. (N.J.A.C. 5:21-4.14, Table 4.4) There are no accessible parking spaces denoted in the development. Our office recommends the applicant consider the requirements set forth in the New Jersey Uniform Construction Code's Barrier Free Sub code (N.J.A.C. 5:23-7), ADA, and MUTCD regarding the design of handicap parking. The plans must be revised.
6. (N.J.A.C. 5:21-4.14, Table 4.4) The applicant is proposing 3 bedroom townhome units. Each townhome unit has a one (1) car garage and a minimum eighteen (18) foot long driveway (between the face of the garage and R-O-W). The applicant is proposing 180 units so 432 parking spaces are required per RSIS. The applicant is proposing 534 parking spaces. The parking calculations are denoted in the plans.
7. (N.J.A.C. 5:21-4.16) There are several parking lots located in the development and they must be designed to provide adequate pedestrian safety and circulation. One single access point is proposed for the development. The applicant must discuss this matter with the Fire Marshal and forward a copy of the Fire Marshal approval letter to our office. Consideration for an emergency entrance adjacent to the cul-de-sac should be made.
8. (N.J.A.C. 5:21-4.17) Curbing is denoted in the development and we offer the following comments:
 - a) The curb radius is incorrect and the joint filler note is missing. The concrete curb detail must be revised.
 - b) The width and depth dimensions for the granite block must be denoted in the detail.
 - c) The applicant is proposing both granite and concrete curb in the development. It is unclear at which location the granite curb and concrete curb is located. The applicant should clarify the limits and location of each type of curbing used in the development.
 - d) The depressed granite block curb and gutter detail does not conform to RSIS Figure 4.1(6 of 6). The detail must be revised.
 - e) The following note must be provided for the concrete curb detail: "All concrete used for curbs or combination curbs and gutters shall be prepared in accordance with the requirements, by class of concrete, per the NJDOT Standard Specifications for Road & Bridge Construction, effective at all times of preparation".
 - f) Details for the various types of accessible ramps are denoted in the plans. The applicant is proposing granite block curb. The following note must be added to the plans, "A transition from granite block to concrete must be provided at all accessible sidewalk ramps".
9. (N.J.A.C. 5:21-4.18) Concrete sidewalk details are denoted on the plans. The concrete sidewalk details must be revised to denote the following: "Class B concrete and 4,500 psi".

10. (N.J.A.C. 5:21-4.19.a) The minimum street grade permitted for all streets is 0.5 percent. The street grade on Main Entrance Road in front of Lots 37 to 42/near IN28 (Inlet #28) and Lots 27 to 32/near IN29 (Inlet #29) is less than 0.5 percent. The street grade in these areas must be revised.

There are several areas where spot grades are lower than the nearest inlet, creating low spots. The areas are the following:

- a) In front of Lot 37 to 39/IN28 (Inlet #28) on Main Entrance Road
- b) In front of Lot 8/IN2 (Inlet #2) on Loop Road
- c) In front of Lot 27/IN29 (Inlet #29) on Main Entrance Road

The grading must be revised.

11. (N.J.A.C. 5:21-4.19.b) The curb line radius for the intersections are denoted on the plans. There are several areas where the curb line radii does not conform to the minimum RSIS standards. The applicant's engineer must revise the drawings.
12. (N.J.A.C. 5:21-4.19.b) The requirements for stopping and passing sight distance for local/private roadways shall follow the current guidelines found in the Geometric Design of Highways and Streets (AASHTO). The vertex of sight triangles must start 14.5 feet from the gutter line for local/private road intersections and eighteen (18) feet for Major Collector road intersections. The vertex must be located in the center of the approaching lane. The sight triangles must be denoted on both the Site Plans and Landscape Plans.
13. (N.J.A.C. 5:21-4.19.c) A pavement detail is denoted in the plans. The pavement detail does not conform to the street classification of Neighborhood Street. The following note must be added to the plans, "All subgrades are to be considered poor unless the applicant proves otherwise through CBR Testing or field evaluation of soil classification. All subgrade compaction must be approved by the Township Engineer". The pavement detail must be revised.
14. (N.J.A.C. 5:21-7.3) The applicant is proposing HDPE pipes for the development's stormwater system. The minimum depth of cover for HDPE pipes must conform to manufacturer's standards (one (1) foot). IN12, IN26, and IN29 do not comply and must be revised.
15. (N.J.A.C. 39) The applicant is proposing several mid-block crossings in the development. The applicant must follow the requirements and/or procedures in Title 39 for approval. This also includes pedestrian crossing signs to be located at all non-stop control intersections and mid-block crossings.
16. (N.J.A.C. 39:4-138) On street parking is denoted in the plans. There are several areas where the on street parking is not acceptable. We offer the following comments:
 - a) There is no parking or standing within an intersection.

- b) There is no parking or standing within twenty (20) feet of unmarked/marked crosswalks.
 - c) There is no parking or standing within twenty-five (25) feet of the nearest crosswalk and/or sidewalk line.
 - d) There is no parking or standing within fifty (50) feet of a stop sign.
 - e) There is no parking or standing allowed on crosswalks.
 - f) There is no parking or standing within ten (10) feet of a fire hydrant.
 - g) The applicant should contact our office to discuss the above matters and revise the total proposed parking calculation.
17. Five (5) foot wide crosswalk pavers are proposed in the development. The MUTCD requires all crosswalks to be a minimum of six (6) feet wide and be designed with crosswalk lines. A six (6) inch single white thermoplastic line must be denoted on top of the concrete curb. The paver crosswalk detail must be revised.
18. A roundabout is proposed in the development. We offer the following comments:
- a) Per the MUTCD, roundabout directional arrow signs must be provided.
 - b) Yield signs are proposed at the entrance to the roundabout. Yield lines must also be provided in association with the Yield sign.
 - c) There are no pavement markings denoted on the plan for the roundabout. The Applicant's engineer must follow the standards in the MUTCD manual.
 - d) The splitter island curb for the roundabout is not labeled. The MUTCD requires mountable curbing at the splitter islands curbs. The plans must be revised.
 - e) The yield signs at the roundabout appear to be in the wrong location. The MUTCD requires the Yield sign after the pedestrian crossing. At the pedestrian crossing walkway the applicant must provide a pedestrian crossing sign with a down arrow. Also, the plans should denote the distance between the crosswalk and yield lines at the roundabout.
 - f) The applicant's engineer must review the MUTCD when designing the location of the yield lines and pavement markings.
 - g) The applicant's engineer can contact our office to discuss the above matters.
19. Stop signs and stop bars in the parking lots are directly in front of the crosswalks. Stop signs and stop bars must be four (4) feet from the crosswalk. The plans must be revised.
20. A channelized intersection is proposed at the main entrance. A yield sign with yield lines must be provided. The plans must be revised.
21. Our office is concerned about the traffic control at the main entrance to development. The only stop control for the intersection is a stop sign on Independence Boulevard. The applicant's traffic engineer must provide a warrant analysis per section 2B.06 & 2B.07 of the MUTCD manual to ensure vehicles can safely maneuver through the intersection.

22. The following signs must be provided in the set of plans:

- a) No Outlet Sign (W14-2)
- b) Speed Limit Sign (R2-1)
- c) Yield Sign (R1-2)
- d) Pedestrian Crossing Sign (R1-5c)
- e) Pedestrian Crossing Sign with Down Arrow (W11-2)(W16-7P)
- f) Do Not Enter Sign (R5-1)
- g) One Way Sign (R6-1 R)
- h) Handicap Parking Signs with Penalty Sign
- i) Roundabout Direction Arrow Signs

The applicant's engineer can contact our office to discuss the location of each of these signs. A detail for each of these signs must be provided in the plans.

23. The applicant is proposing to phase the development. Our office recommends temporary barricades at the end of each phase. A detail for the temporary barricade must be provided.

24. The main entrance road is proposed as one way traffic with on street parking (one side). No parking signs must be provided on the other side to prevent parking on the through lane. A detail for the No Parking sign must be denoted in the plans.

25. The following notes must be added to the plans:

- a) "All painted traffic markings subjected to vehicle movements must be hot extruded thermoplastic paint with glass beads in compliance with the latest NJDOT Specifications".
- b) All handicap parking stall, aisle striping, and symbols must be the color blue.

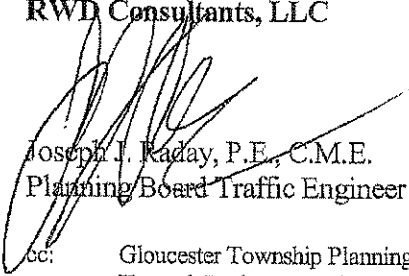
26. Our office recommends that the applicant comply with New Jersey Statue Title 39. The Statue allows the Township to make, amend, repeal and enforce ordinances to regulate vehicular and pedestrian traffic and the parking of vehicles in parking yards and parking places, which are open to the public or to which the public is invited to operate in conjunction with the business on the property.

Kenneth D. Lechner, PP, AICP, Director/Planner
Gloucester Township Planning Board
May 6, 2014
The Reserves at Independence Square
Page 8 of 8

When plans are resubmitted, they are to be accompanied with a point-by point response to all items.
Please contact me if you have any questions or require any additional information.

Sincerely,

RWD Consultants, LLC



Joseph I. Raday, P.E., C.M.E.
Planning Board Traffic Engineer

cc: Gloucester Township Planning Board
Kenneth Lechner, PP, AICP, Planning Board Secretary
Steven Bach, P.E., Planning Board Engineer
Edward F. Brennan, Esq, Planning Board Solicitor
Frank V. Tedesco, Esq, Dilworth Paxson LLP, Applicant's Attorney
Clifton W. Quay, PE, PP, Stantec Consulting Engineers, Applicant's Engineer
Newman Gloucester Reserve, LLC, Applicant

Bn 62 (B)
See Note

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: April 15, 2014

APPLICATION No. #111048PMFMSPA#3

APPLICANT: The Shoppes @ Cross Keys Phase II

Zoned: SCR-HC Overlay

BLOCK(S): 18501 Lot(S): 12

ESCROW:# 6520

LOCATION: 611 Cross Key Road, Sicklerville

TRANSMITTAL TO:

- ☐ County Planning Board
☐ Planner
☐ Taxes & Assessor

- ☐ Traffic Officer
☐ Aqua Water Co.
☒ Construction

- ☐ G.T.M.U.A.
☐ Fire District 1 2 3 4 5 6
☐ Twp.Engineer

STATUS OF APPLICATION:

- ☒ Application Amended for a subdivision of the subject property into two lots with associated variances

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review By May 19, 2014
☐ For Your Files. Amended Final Major Site Plan With Variances

ENCLOSED:

- ☐ 1 Copy - Site Plan Waiver
☐ 1 Copy - Minor Subdivision Plat
☐ Copies - Prelimin. & Final Subdivision Plan, 2 County Apps and 1 Twp. App., checklist
☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
☐ 1 Copy - Major Subdivision - Final Amended
☐ 1 Copy - Preliminary Site Plan
☐ 1 Copy - Redevelopment Agreement/Developers Agreement
☐ 1 Copy - Final Site Plan
☐ Copies - Major Site. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
☐ 1 Copy - EIS Addendum
☐ 1 Copy - Traffic Report
☐ 1 Copy - Stormwater Management Maintenance Manual
☐ 1 Copy - Sanitary Sewer Report
☐ 1 Copy - E.I.S.
☐ Recycling Report

- ☒ Amended Major Subdivision
☐ Site Plan Waiver

COMMENTS: 4-28-14 JTC Blg. - @ the 508 parking spaces shown, 9 must be Accessible per N.J.A.C. 5:23-7.10(c).



*Township Of Gloucester
Construction Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3500
Fax (856) 232-6229*

Date: April 29, 2014

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: The Shoppes @ Cross Keys Phase II

Block: 18501 Lot: 12

Application #: 111048PMFMSPA#3

Comments: Building review-

- 1. Of the 50% parking spaces shown, 9 must be accessible per N.J.A.C 5:23-7.18(c).*

Thank you,

*Jim Gallagher
Building SubCode Official*

Wilton Quay, PE, PP

MAR 26 2014

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: March 24, 2014

APPLICATION No. #141014CPF

APPLICANT: The Reserves @ Independence Square Zoned: NVBP Escrow #8397

BLOCK(S): 18302

Lot(S): 3 & part of 4

LOCATION: 475 Cross Keys Road, Sicklerville, NJ 08081

TRANSMITTAL TO:

- | | | |
|--|--|---|
| <input type="checkbox"/> Township Engineer | <input type="checkbox"/> Board Planner | <input type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
| <input type="checkbox"/> N.J. American Water | <input type="checkbox"/> Aqua Water Co. | <input checked="" type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> Taxes | <input type="checkbox"/> Construction | |

STATUS OF APPLICATION:

- ☒ Application Preliminary & Final Major Subdivision with Bulk Variances

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. (180 Townhouses) April 22, 2014
☐ For Your Files. Newman Gloucester Reserve, LLC

ENCLOSED:

- ☐ 1 Copy - Parking Lot Expansion
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ Copies - Prelimin. & Final Subdivision Plan, 2 County Apps and 1 Twp. App., checklist
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps, 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Redevelopment Agreement/Developers Agreement
- ☐ 1 Copy - Final Site Plan
- ☐ Copies - Major Site. - Final Plat, 1 Dev. Plan, 2 County Apps, 1 Twp. App.
- ☐ 1 Copy - EIS Addendum
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Stormwater Management Maintenance Manual
- ☐ 1 Copy - Sanitary Sewer Report
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Preliminary & Final Major Subdivision

☐ BULK C VARIANCE

☐ SITE PLAN WAIVER

COMMENTS:

*I WOULD LIKE TO KNOW WHAT IS THE MINIMUM
Street width throughout Development. ARE THE UNITS
Going to be sprinklered?*

Michael B. Bruzel GTFD #6

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: March 24, 2014

APPLICATION No. #141014CPF

APPLICANT: The Reserves @ Independence Square Zoned: NVBP Escrow #8397

BLOCK(S): 18302

Lot(S): 3 & part of 4

LOCATION: 475 Cross Keys Road, Sicklerville, NJ 08081

TRANSMITTAL TO:

- | | | |
|--|--|--|
| <input type="checkbox"/> Township Engineer | <input type="checkbox"/> Board Planner | <input checked="" type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
| <input type="checkbox"/> N.J. American Water | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> Taxes | <input type="checkbox"/> Construction | |

STATUS OF APPLICATION:

- ☒ Application Preliminary & Final Major Subdivision with Bulk Variances

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. (180 Townhouses) April 22, 2014
☐ For Your Files. Newman Gloucester Reserve, LLC

ENCLOSED:

- ☐ 1 Copy - Parking Lot Expansion
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ Copies - Prelimin. & Final Subdivision Plan, 2 County Apps and 1 Twp. App., checklist
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- ☐ 1 Copy - EIS Addendum
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Stormwater Management Maintenance Manual
- ☐ 1 Copy - Sanitary Sewer Report
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☒ Preliminary & Final Major Subdivision

☐ BULK C VARIANCE

☐ SITE PLAN WAIVER

COMMENTS:

BLOCK + LOT NUMBER IN CORRECT
+ WILL BE ISSUED PRIOR TO FINAL
APPROVAL.
NEED STREET NAMES + ADDRESSES.

ALSO: Will there be an Associate
(Homeowner)
Who will own gas space lots?

E. Y. Salcedo Assoc 4/9/14

Bent 1A

B

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: March 24, 2014 APPLICATION No. #141014CPF
APPLICANT: The Reserves @ Independence Square Zoned: NVBP Escrow #8397
BLOCK(S): 18302 Lot(S): 3 & part of 4
LOCATION: 475 Cross Keys Road, Sicklerville, NJ 08081

TRANSMITTAL TO:

- | | | |
|--|--|--|
| <input type="checkbox"/> Township Engineer | <input type="checkbox"/> Board Planner | <input type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
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STATUS OF APPLICATION:

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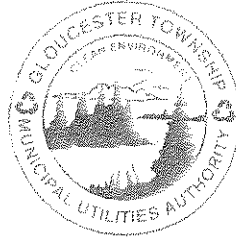
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- ☒ Preliminary & Final Major Subdivision ☒ BULK C VARIANCE ☐ SITE PLAN WAIVER

COMMENTS: OK JTG Bldg - 4-8-14

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman



ROBERT C. BENSON
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

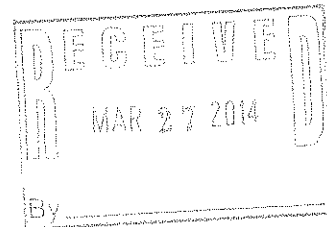
THOMAS LEISSE, PE, CME
Consulting Engineer

Board Members
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO
DOROTHY BRADLEY
KEN GARBOWSKI

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668
March 26, 2014

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



Re: Application #141014CPF
The Reserves @ Independence Square
475 Cross Keys Road, Sicklerville, NJ 08081
Block 18302, Lots 3 & Part of 4

Gentlemen:

In response to your transmittal regarding the above application, a Form "A"
Application will be required to determine if sewer is available.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in cursive script that reads "Robert C. Benson".

Robert C. Benson
Executive Director

RCB:mh

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL**

DATE: March 24, 2014

APPLICATION No. #141014CPF

APPLICANT: The Reserves @ Independence Square Zoned: NVBP Escrow #8397

BLOCK(S): 18302

Lot(S): 3 & part of 4

LOCATION: 475 Cross Keys Road, Sicklerville, NJ 08081

TRANSMITTAL TO:

- | | | |
|---|--|--|
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| <input type="checkbox"/> N.J. American Water | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input checked="" type="checkbox"/> Taxes <i>current MB</i> | <input type="checkbox"/> Construction | |

STATUS OF APPLICATION:

- ☒ Application Preliminary & Final Major Subdivision with Bulk Variances

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. (180 Townhouses) April 22, 2014
☐ For Your Files. Newman Gloucester Reserve, LLC

ENCLOSED:

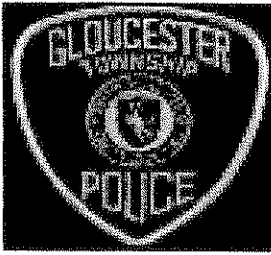
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☒ Preliminary & Final Major Subdivision

☒ BULK C VARIANCE

☐ SITE PLAN WAIVER

COMMENTS: *Taxes are current. Maryann Busa*



GLOUCESTER TOWNSHIP POLICE

TRAFFIC SAFETY UNIT

SITE PLAN REVIEW

Application #141014CPF

The Reserves at Independence Square

Block: 3/4

- ☐ 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

The police department is still requesting the following items be addressed:

1. Request that LO 81-35 be applied to the property. The local ordinance 81-35 designates that all vehicles must park in designated areas and between the lines provided in parking lots. Upon the resolution being passed by Township Council, owner will need to install signs at each entrance, advising the public of the parking ordinance. You may also install additional signs in the complex if you desire.

The signs are 16 inches by 16 inches, white background with black lettering. It needs to be worded "Parking Only In Designated Area and Between The Painted Lines" with "ORD #81-35" at the bottom. I have attached a sample photograph of the sign for your review. The bottom of the sign must be seven (7) feet from the ground. Application attached

2. Concern that insufficient parking for homes and guest visiting.

Reviewed By: ☒ Lt. Brian McKendry ☐ Cpl. Richard Worst

Signature:  Date Submitted: 3/25/14