

DEC 16 2005



HP

**TOWNSHIP OF GLOUCESTER**

1261 Chews Landing-Clementon Rd., at Hider Lane  
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527  
374-3528

December 14, 2005

**Mr. Robert M. Wasburn, Esq.  
Flaster & Greenberg  
1810 Chapel Avenue, West  
Cherry Hill, New Jersey 08002**

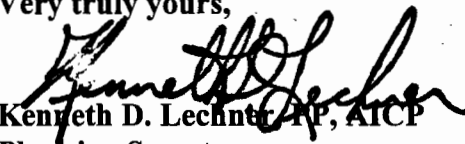
**Dear Mr. Wasburn:**

**Please be advised that your application for a Major Final Site Plan heard by the Gloucester Township Planning Board on December 13, 2005 was approved.**

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

**If you should have any questions, please contact this office.**

Very truly yours,

  
Kenneth D. Lechner, AP, AICP  
Planning Secretary

**KDL/lrp  
cc: Alan J. Ippolito, PE  
Marshal Granor & Joseph Price Homes  
Korman Company**

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING  
BOARD MEMORIALIZING A FINAL MAJOR SITE PLAN APPROVAL  
FOR MARSHAL GRANOR & JOSEPH PRICE  
APPLICATION 041091RCPF

WHEREAS, on December 13, 2005 consideration was given to the application of Marshal Granor & Joseph Price for property located at Cherrywood Drive, Block 13306, Lots 1 through 5; and

WHEREAS, Richard Hoff, Esquire appeared on behalf of the applicant and Greg Reppa, an employee of the applicant, Marshall Granor, a principal with the applicant and Al Ippolitto, of Pennoni Associates, applicant's engineers, testified on behalf of the application and Jim Kibelstis appeared and testified 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, Traffic Commander, Municipal Utilities Authority, and Tax Assessor having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for a final major site plan:

1. Existing Zoning: SCR
2. Intended Use: Age restricted (55+)  
Quadrplex and Twin Home  
Community containing 58  
Dwelling units per  
Preliminary approval.

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

**\$409.F - SCR - Senior Citizen Residential District: Area, Yard, Height and Building Coverage.**

Description	Required	Proposed	Conforms
DENSITY (\$409.D)			
Density (max.)	5 du/ac.	4.29 du/ac.	yes
GENERAL DISTRICT REQUIREMENTS (\$409.E)			

Tract Area (min.)	10 acres	13.514 acres	yes
Community Center (min.) 50 sf per unit	2,900 sf	0 sf	no
Common open space (min.) 35% of total tract area.	4.73 acres	9.73	yes
Habitable Area (min.)	800 ft.	> 800 sf	yes
Senior Citizen Residential (min.) 80% of residents 55 years of age or older. <sup>1</sup>	yes	yes	yes
Home Owners Association	yes	n/p	---
<b>AREA, YARD, HEIGHT AND BUILDING COVERAGE (\$409.F)</b>			
Distance from the front of any building to any other building (min.)	75 ft.	≥ 75 ft.	yes
Distance from the side of any building to any other building (min.)	36 ft.	≥ 36 ft.	yes
Distance from the rear of any building to any other building (min.)	60 ft.	n/a	n/a
Distance of recreational or maintenance facilities to any building to any other building (min.)	75 ft.	n/a	n/a

\* = **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.

4. The Board and the applicant agreed that no signage of any name, nature or kind was approved for the subject application by virtue of the final major site plan approval granted hereunder. The applicant indicated that they will file for a sign permit at a future date and if such application does not conform with the ordinance they will have to come back before the Planning Board.

5. The Board Planner reviewed the following plans:

Sheet	Plan Description	Date / Latest Revision
1	Cover Sheet	2-11-05 / 8-31-05
2	Site Data Sheet	2-11-05 / 8-31-05
3	Existing Conditions Plan	2-11-05 / 8-31-05
4	Site Plan	2-11-05 / 8-31-05
5	Grading Plan "A"	2-11-05 / 8-31-05
6	Grading Plan "B"	2-11-05 / 8-31-05

7	Utility Plan "A"	2-11-05 / 8-31-05
8	Utility Plan "B"	2-11-05 / 8-31-05
9	Landscape Plan	2-11-05 / 8-31-05
10	Lighting Plan	2-11-05 / 8-31-05
11	Road & Storm Sewer Profile	2-11-05 / 7-26-05
12	Profiles	2-11-05 / 7-26-06
13	Site Details 1	2-11-05 / 6-27-06
14	Site Details 2	2-11-05 / 8-30-05
15	Site Details 3	2-11-05 / 8-30-05
16	Site Details 4	2-11-05 / 6-27-05
17	Soil Erosion Control and Sediment Control Plan	2-11-05 / 8-31-05
18	Soil Erosion and Sediment Control Notes and Details	2-11-05 / 6-27-05
19	Open Space Plan	2-11-05 / 8-31-05
1 of 1	Condominium Plan	7-20-05 / 8-31-05

1. Architectural Plans, as prepared by Mlnno & Wasko consisting of the following:

Sheet	Plan Description	Date / Latest Revision
B1-5	Elevations	6-01-05 / 9-19-05
B1-5.1	Elevations	6-01-05 / 9-19-05

6. The Board Planner issued a report recommending certain revisions, clarifications and/or modifications to the plan with which the applicant agreed to comply to the extent that they had not done so already.

7. The applicant will comply with the Traffic Commander's report dated April 4, 2005.

9. The applicant will comply with the report of the Municipal Utilities Authority dated September 30, 2005.

10. The applicant will comply with the Tax Assessor's report dated September 27, 2005.

11. The applicant will comply with the Water Department's report dated September 30, 2005.

12. The Board Engineer reviewed the following plans:

Sheet	Title	Date	Latest Revision Date
1 of 19	Cover Sheet	02-11-05	08-31-05
2 of 19	Site Data Sheet	02-11-05	08-31-05
3 of 19	Existing Condition Plan	02-11-05	06-27-05
4 of 19	Site Plan	02-11-05	08-31-05
5 of 19	Grading Plan "A"	02-11-05	08-31-05
6 of 19	Grading Plan "B"	02-11-05	08-31-05

7 of 19	Utility Plan "A"	02-11-05	08-31-05
8 of 19	Utility Plan "B"	02-11-05	08-31-05
9 of 19	Landscape Plan	02-11-05	09-31-05
10 of 19	Lighting Plan	02-11-05	07-26-05
11 of 19	Profiles	02-11-05	07-26-05
12 of 19	Profiles	05-26-05	07-26-05
13 of 19	Site Details - 1	02-11-05	06-27-05
14 of 19	Site Details - 2	02-11-05	08-30-05
15 of 19	Site Details - 3	02-11-05	09-30-05
16 of 19	Sanitary Sewer Details	02-11-05	06-27-05
17 of 19	Soil Erosion and Sediment Control Plan	02-11-05	08-31-05
18 of 19	Soil & Erosion Control Notes & Details	02-11-05	06-27-05
19 of 19	Open Space Plan	02-11-05	08-31-05
1 of 1	Condominium Plan	07-20-05	08-31-05
---	Stormwater Management Report, Soil Erosion and Sediment Control Report	02-28-05	07-26-05

13. The Board Engineer also issued a report indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval except for Page 3, Paragraph 9 which upon reflection was withdrawn by the Board Engineer.

NOW, THEREFORE, after considering the foregoing facts the Board concludes that the application for a final major site plan 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. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)

Those Eligible to Vote      Those in Favor      Those Opposed

Gabe busa  
 Jim Forte  
 Jay McGinnis  
 John McLaughlin  
 Reggie Stevenson  
 Joseph Troxell  
 Chairman Tom Schina

ATTEST:

GLOUCESTER TOWNSHIP  
 PLANNING BOARD:

KENNETH LECHNER, SECRETARY

THOMAS SCHINA, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the      day of

KENNETH LECHNER, SECRETARY

LAW OFFICES  
**MICHAEL J. McKENNA P.C.**  
A Professional Corporation

648 Longwood Avenue  
State Highway 38 and Longwood Avenue  
Cherry Hill, New Jersey 08002

MICHAEL J. McKENNA  
(Licensed in N.J. and Pa.)

Telephone  
(856)665-7771  
Fax: 665-7766

December 21, 2005

VIA FACSIMILE-232-6229 & REGULAR MAIL

Ken Lechner  
Township of Gloucester  
P.O. Box 8  
Blackwood, NJ 08012

RE: Resolution:

Marshal Granor & Joseph Price  
Application No: 041091RCPF

Dear Ken:

Enclosed please find a resolution for the above captioned matter.

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

Thank you for your cooperation in this matter.

Very truly yours,

  
MICHAEL J. McKENNA

MJM/ys  
Enclosures

cc: Richard Hoff, Esquire (via facsimile - 856-661-1919)