

## Non-Condensation

# Area in Need of Redevelopment Study Preliminary Investigation Report

Block 3003, Lots 15, 16, 17, 18, 19, 20

Winslow Township, NJ



October 9, 2019



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A handwritten signature in blue ink, appearing to read "Malvika Apte".

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*The original document was appropriately signed and sealed in accordance with the Chapter 41 Title 13 of the State Board of Professional Planners.*

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# 1: INTRODUCTION

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## Purpose of Study

This Area in Need of Redevelopment Determination Study has been prepared pursuant to Resolution R-2019-220, adopted by the Mayor and Township Committee of Winslow Township on August 20, 2019, which directed the Planning Board to undertake this preliminary investigation. A copy of this resolution can be found in Appendix A. Following which, the Township Planning Board has contracted with CME Associates to review and prepare the preliminary investigation report in accordance with the procedures set forth in the Local Redevelopment and Housing Law (LRHL).

The subject area is made up of six properties identified as Block 3003, Lots 15, 16, 17, 18, 19, and 20 on the tax maps of the Township of Winslow. These six properties collectively will be referred to as the “Study Area.”

This analysis will investigate the aforementioned tax lots and determine if the Study Area meets the statutory criteria necessary to declare it as an “Area In Need of Redevelopment.” The authorizing resolution specifies the study should be conducted as a preliminary investigation analysis for a *Non-Condemnation* Area in Need of Redevelopment determination. The use of eminent domain by the Township to acquire any or all of the properties within the Study Area shall not be permitted.

This investigation serves to formally assess the Study Area in order to identify whether said area meets the statutory criteria of an Area in Need of Redevelopment, pursuant to N.J.S.A. 40A: 12A-5, the New Jersey Local Redevelopment and Housing Law. A particular parcel or area qualifies for redevelopment if it meets any one of the eight statutory criteria (criteria a through h) that are listed in Section 5 of the LRHL. Additionally, a particular parcel can be included as part of the redevelopment area if it does not, on its own, meet one of the above mentioned criteria, if it is needed to effectuate redevelopment of an overall Study Area, per Section 3 of the LRHL. These criteria, and the degree to which the parcels within the Study Area meet these criteria, are outlined in detail within *Section 4: Application of Statutory Criteria* of this report. In the preparation of the study, the following records have been reviewed:

- Official Tax Maps of Winslow Township
- Tax and Building records for the Study Area
- Aerial photos of the Study Area
- Ownership and sales information
- Winslow Township Master Plan Reexamination Report
- Relevant Redevelopment Studies and Plans
- Zoning Map and Ordinance of Winslow Township

CME conducted an on-site inspection of the property on September 6, 2019. This on-site inspection assessed the status of existing use of the properties, improvements, surrounding context, and configuration of the site including evidence of occupancy or lack thereof, and physical conditions using a photographic inventory of the Study Area in support of the Area in Need of Redevelopment determination. Photographs of the Study Area are included in Appendix C.

## Recent Redevelopment Law to Consider

On September 6, 2013, Chapter 159 was signed into law, deciding that a municipality's decision to reserve the power of eminent domain shall be moved to the very beginning of the redevelopment process. This changes the process by requiring a municipal governing body to indicate whether it is seeking a "Non-Condemnation Redevelopment Area" or a "Condemnation Redevelopment Area" when asking the local planning board to investigate an area as in need of redevelopment. The Mayor and Township Committee has decided to pursue a **Non-Condemnation** Area In Need of Redevelopment Study.

## Redevelopment Process

The role of the Township Committee and the Planning Board includes a multi-step process set forth in the redevelopment statute that must be observed by the municipal governing body and Planning Board in order to enable Winslow Township to lawfully exercise the powers which accrue as a result of the employment of redevelopment planning. This process is outlined below.

- The Governing Body (Township Committee) must authorize the Planning Board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria in section 5 of P.L.1992, c.79 (C.40A:12A-5). This was accomplished through R-2019-220 on August 20, 2019. Additionally, the Governing Body must decide whether condemnation will be authorized in the redevelopment area. This report confirms this is a **Non-Condemnation** Redevelopment Area.
- The Planning Board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in, or would be affected by, the contemplated action. The results and recommendations of the hearing are then referred to the Mayor and Township Committee in the form of a Planning Board resolution for formal action.
- Upon receipt of the recommendation from the Planning Board, the Township Committee may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
- Upon designation, the Planning Board or municipal entity is then required to prepare a Redevelopment Plan, which establishes the goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
- The Redevelopment Plan, after review by the Planning Board for consistency with the municipal master plan, is referred to the Committee.
- Upon receipt of the Redevelopment Plan from the Planning Board, the Township Committee may act to adopt the plan by ordinance. The adopted plan will become an amendment to the municipality's zoning district map and zoning ordinance. The amendment may be treated as an overlay that keeps existing zoning intact while offering a different development alternative or it may supersede the existing zoning entirely. Only after completion of this public process, is a municipality able to exercise the powers granted under the redevelopment statute.

## 2: STUDY AREA DELINEATION AND DESCRIPTION

### Study Area Description

The Study Area consists of six contiguous properties, known as Block 3003, Lots 15, 16, 17, 18, 19, and 20 on the tax maps of Winslow Township. The six properties are located at the intersection of Sicklerville Road and Four Mile Branch Road, in the northwestern end of the Township in the area of Sicklerville. The study area has approximately 1,550 feet of frontage along Sicklerville Road and 590 feet of frontage along Four Mile Branch Road. The area is mostly vacant, undeveloped land, with scattered brush and other sparse vegetation occupying the majority of the land. A small dwelling and accessory shed structure are located on Lot 17 along Four Mile Branch Road, and is the only building on any of the properties. A gravel driveway located on Lot 20 along Sicklerville Road is the only other improvement currently noted within the Study Area boundaries.

All together, the Study Area is approximately 23.5 acres in size. The properties themselves are irregularly shaped and differ greatly in their size. The following chart provides the size and location of each parcel:

Lot	Area	Location	Use
15	1.71 acres	Sicklerville Road	Vacant
16	5.81 acres	Four Mile Branch Road	Vacant
17	0.94 acres	Four Mile Branch Road	Single-Family Dwelling
18	12.49 acres	Sicklerville Road	Vacant
19	2.19 acres	Sicklerville Road/ Four Mile Branch Road	Vacant
20	0.34 acres	Sicklerville Road	Vacant/Driveway

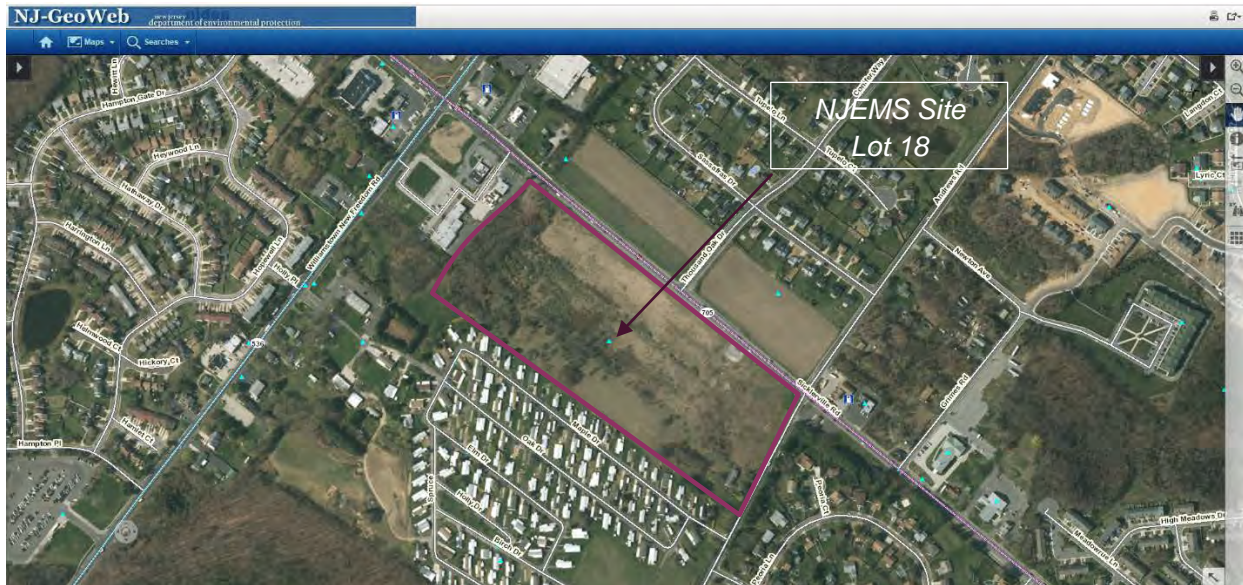
The study area boundaries and individual lot lines are illustrated in the Study Area Location Map and Study Area Aerial Image Map found in Appendix B.

Based on historical aerial photos of the area dating back to 1995, it appears that the lands of the Study Area may have been used for agricultural purposes at some point. However, it appears that the lands have generally been in their current vacant state for some time. A structure on Lot 20, which was used as a house of worship, was demolished some time between October 2013 and May of 2016.

Surrounding the Study Area is a mixture of low density residential uses and commercial uses, primarily. Immediately to the south of the site is The Norways Mobile Home Community, where mobile home pad sites occupy the border with Lot 16 of the Study Area. To the east of the property, across Four Mile Branch Road, is a community of single-family dwellings of moderate density. To the immediate north of the property across Sicklerville Road are two cleared parcels that have been used for agriculture, although one of those properties at the intersection of Sicklerville Road and Andrews Road is currently being developed as a self-storage facility. Behind those farms is a single-family residential development along Thousand Oaks Drive. To the west of the Study Area there are several small commercial developments located near the intersection of Sicklerville Road and Williamstown – New Freedom Road, including a strip mall with a convenience store, a small office complex, and the May Funeral Home. Along Sicklerville Road, both to the northwest and southeast of the Study Area,

are additional commercial uses, including a Dollar General market, a Dunkin Donuts, two gas stations, a restaurant, and a house of worship.

A review of New Jersey Department of Environmental Protection (NJDEP) records and the NJ Geo-web database indicates that some portion of the Study Area may contain some environmental contamination, as a known contaminated site is noted on Sicklerville Road in the vicinity of the Study Area. However, Lot 18 is noted as an NJEMS site, meaning that it is being monitored by the NJDEP for environmental quality purposes. A screen capture image of the NJ GeoWeb database is shown below.



Additional data indicates that there does not appear to be any wetlands, steep slopes, chromate waste site, or underground storage tanks located on this property, according to DEP records. However, NJDEP is currently investigating Lots 16, 18, and 19 for the potential presence of wetlands. Further environmental data can be seen in the Environmental Constraints map included in Appendix B.

All parcels in the Study Area are located within a designated sewer service area.

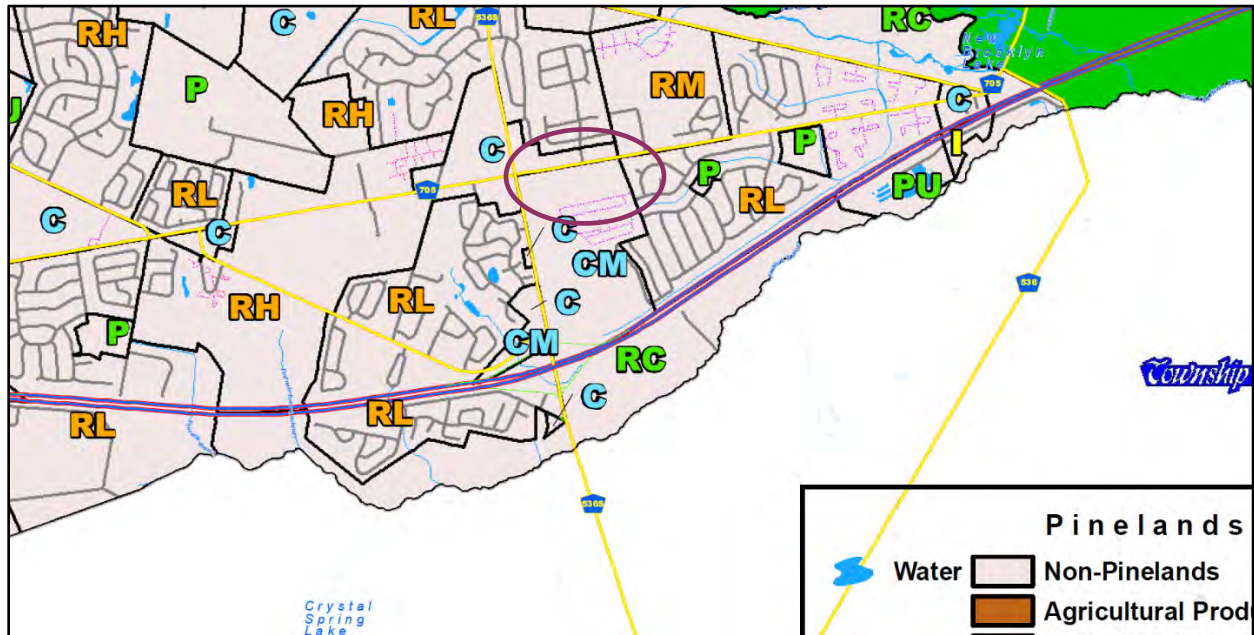
No parcels within the Study Area are located within the Pinelands Management Area.

## Land Use and Zoning

The Land Use Map found in Appendix B depicts the current land use on the Study Area, and of those properties in the immediate vicinity of the Study Area. As noted above, the surrounding land uses are a mixture of commercial uses along Sicklerville Road and Williamstown-New Freedom Road, and moderate density single-family residential uses elsewhere. There are also several houses of worship in the area. Current tax assessment data indicates that all but Lot 17 within the Study Area is noted as being vacant land.

The Study Area is located within the CM, Major Commercial district of the Township's zoning map. The stated purpose of the CM district is for the development of shopping facilities and service and professional offices at as scale similar to a sub-regional commercial center. The CM district permits general office buildings, research facilities, hospitals or healthcare facilities, hotels or motels, retail

sales and service establishments, regional shopping centers, gas stations, day care, public facilities, pawn shops, and any accessory use which is incidental to the principal use.



The Zoning Map above shows the zoning district boundaries of the lands in the Study Area and its immediate surroundings. The entirety of the Sicklerville Road frontage, on both sides of the street is within the CM district, while the single-family neighborhoods to the east and north of the Study Area are within the RL, Residential Low density district.

As per Schedule III, Area, Yard, and Bulk Requirements for Non-Residential Uses in the Non-Pinelands Area, the following bulk standards apply to development in the CM district:

Use	Minimum Lot Area	Minimum Yard Setbacks for Principal Building			Maximum Building Height	Maximum % Lot Coverage By Bldg.	Maximum % of Parcel Surface	Maximum % of Impervious coverage
		Front Yard	Side Yard (x2)	Rear Yard				
<b>Commercial</b>								
Retail & Service Establishments	10,500 sq. ft.	40 feet	30 feet	30 feet	30 feet	35%	40%	75%
Office Buildings	10,500 sq. ft.	40 feet	30 feet	30 feet	35 feet	15%	55%	70%
Hospital or Health Care	4 acres	100 feet	50 feet	60 feet	60 feet	25%	25%	50%
Hotel or Motel	2 acres	50 feet	40 feet	50 feet	60 feet	15%	60%	75%
<b>Light Industrial</b>								
Research and Development	20,000 sq. ft.	40 feet	30 feet	30 feet	35 feet	15%	55%	70%
Utility	20,000 sq. ft.	40 feet	30 feet	30 feet	25 feet	15%	55%	70%
Warehouse	2 acres	50 feet	40 feet	50 feet	35 feet	40%	40%	80%
Manufacturing or Fabrication	2 acres	50 feet	40 feet	50 feet	35 feet	40%	40%	80%

## Master Plan Perspective

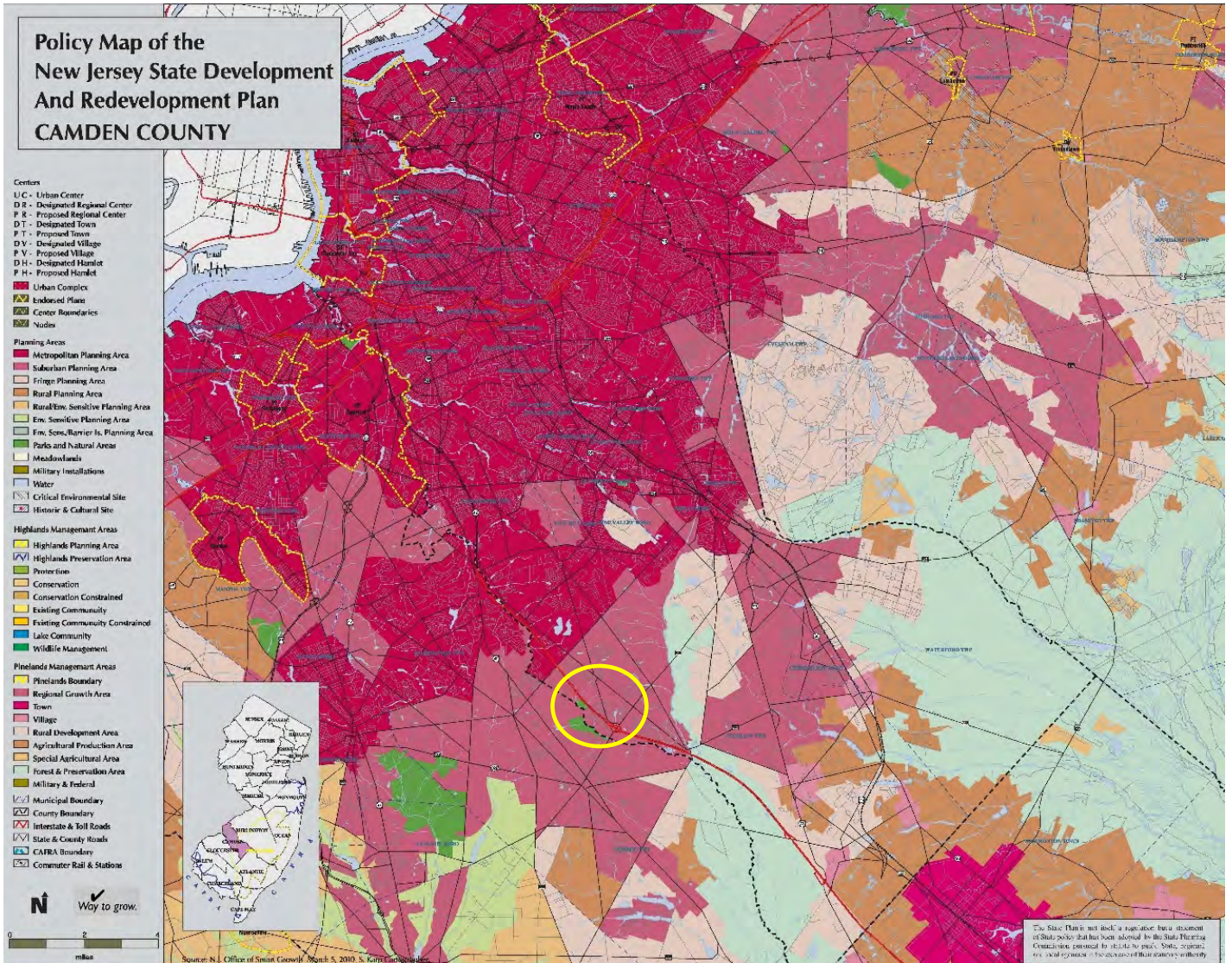
The Township last developed and adopted a comprehensive Master Plan in 2000. That master plan was reexamined in 2007 and again in 2016. The 2016 Reexamination Report was prepared to analyze only those Non-Pinelands areas of the Township, which includes the Study Area. The Report noted that at the time, the Township was having an issue with vacant and abandoned properties becoming a nuisance to their surrounding communities. This was addressed, in part, by the adoption of an ordinance establishing new rules and regulations for abandoned properties in 2014. However, it is noted as remaining an ongoing issue in terms of code enforcement. In addition to this issue, the following goals, objectives, and recommendations of the 2013 Reexamination Report may be relevant to this Study:

- Reduce the number of vacant and abandoned properties through proactive enforcement and implementation of the Abandoned and Vacant Property Ordinance.

## State Planning Area Classification

The State Plan Policy Map classifies the Study Area and its surrounding areas in this section of Winslow Township as Planning Area 2 (PA-2). This area is known as the Suburban Planning Area, and is an area targeted for future growth and redevelopment by the New Jersey State Development and Redevelopment Plan (SDRP). The primary objective of the SDRP is to guide development to areas where infrastructure is available, or can be readily extended, such as along existing transportation corridors, in developed or developing suburbs, and in urban areas. The State Plan's intentions for this area are to provide for some of the state's future development, promote growth in cities and other compact forms, protect the character of existing stable communities, protect natural resources, redesign areas of sprawl, reverse the trend toward further sprawl, and revitalize cities and towns. The Study Area is a versatile property with available infrastructure in a developed area and is consistent with the SDRP's goals for the Suburban Planning Area. An image of the State Plan Policy Map for Camden County can be found on the following page.





### 3: STATUTORY CRITERIA

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Under N.J.S.A. 40A: 12A-5, a delineated area may be declared in need of redevelopment if, after investigation, notice, and hearing, the governing body of the municipality, by resolution, concludes that within the delineated area any of the following conditions are found:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be un-tenantable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the “New Jersey Urban Enterprise Zones Act,” P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the criteria, the redevelopment statute states:

*“A redevelopment area may include lands, buildings, or improvements, which themselves are not detrimental to the public health, safety, or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.”*

This is known as “Section 3” of the redevelopment criteria.

## 4: APPLICATION OF STATUTORY CRITERIA

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### Overview

Based upon the site study, existing conditions, master plan goals and objectives, and Township land use regulations, we find that the Study Area meets the applicable statutory criteria for designation as an area in need of redevelopment.

The Study Area can be designated as a an Area in Need of Redevelopment since the Study Area meets Criteria “c” under Section N.J.S.A. 40A: 12A-5. Photographs of the Study Area can be found in Appendix C.

### Evaluation of Properties

#### **Block 3003, Lot 15**

Location: 329 Sicklerville Road

Owner: Empire TF6 Jersey Holdings

Owner Address: 57 West 38<sup>th</sup> Street, 9<sup>th</sup> Floor, New York, NY 10018

Area: 1.71 acres

Description:

This property is located along Sicklerville Road in the northwestern end of the Study Area. The lot has approximately 200 feet of frontage along Sicklerville Road and is approximately 475 feet deep. The site is currently vacant and covered in a mixture of shrubs, brush, and larger trees. There are two curb cuts located along Sicklerville Road, leading to a circular gravel driveway at the frontage of the lot. The gravel driveway is partially covered in grasses and other vegetation.

Surrounding this property is a mix of commercial sites immediately to the west along Sicklerville Road, and commercial sites to the north across Sicklerville Road. To the east is Lot 18, included in the Study Area, and the south of the site is mostly bordered by Lot 16, also part of the Study Area. A small portion of the rear of Lot 15 is bordered by Lot 8, the Norways Mobile Home Community.

Aerial photographs appear to indicate that there was a small dwelling on the lot at one time, but by at least October of 2008, that dwelling had been demolished and the site has been vacant since, at least 11 years. The site, although large enough at 1.71 acres for some development in accordance with the current zoning, is rather narrow and irregularly shaped. This narrowness and irregularity does not lend itself to a modern commercial or light industrial development being constructed on the property without assembling additional properties.

Records with the Township show that between July 2014 and October 2018, this property was issued nine notices of code violation for issues including failure to register a vacant property, hazardous conditions due to the need to remove dead trees, and for having overgrown weeds and grasses on the property that had not been properly maintained. This shows a persistent pattern of code violations that are detrimental to the welfare of the community. A copy of these records can be found in Appendix E.

Redevelopment Criteria: C

This lot meets criteria “c” of the LRHL. It has been vacant for a period of greater than 10 years and is unlikely to be developed through the instrumentation of private capital alone, due to the irregular shape and narrowness of the site. The persistent pattern of lack of maintenance on the vacant property is also detrimental to the welfare of the community.

**Block 3003, Lot 16**

Location: 511 Four Mile Branch Road

Owner: Empire TF4 Jersey Holdings

Owner Address: 57 West 38<sup>th</sup> Street, 9<sup>th</sup> Floor, New York, NY 10018

Area: 5.81 acres

Description:

This property is the southern end of the Study Area, with approximately 90 feet of frontage along Four Mile Branch Road. The narrow lot is over 1,600 feet deep, currently vacant and cleared, being covered in a mixture of scrub vegetation and larger trees. There are no physical improvements on the property and aerial imagery dating to March of 1995 does not appear to indicate that any improvements have been made on the property in the past 24 years. This property is very narrow and its lack of frontage along Sicklerville Road makes it unattractive as a commercial development site, which is what the current zoning allows. Although it is relatively large at nearly 6 acres, the bulk of the area of the property is located away from the street and lacks visibility from a major roadway. Due to this, it is unlikely to be developed in its current state unless it could be assembled with other properties.

Surrounding this property to the north are additional parcels in the Study Area, namely Lots 15, 17, and 18, also are described in this Report. To the south of the lot is the Norways Mobile Home Community. Along the southern boundary is a chain link fence, topped with barbed wire, separating this lot from the mobile home park. To the west are commercial sites along Sicklerville Road and Williamstown - New Freedom Road and to the east across Four Mile Branch Road, is a single-family residential community.

Records with the Township show that between November 2016 and August 2017 this property was issued three notices of code violation for issues including failure to register a vacant property, a lack of a proper cover on a cess pool, and for having overgrown weeds and grasses on the property that had not been properly maintained. This shows a persistent pattern of code violations that are detrimental to the welfare of the community. A copy of these records can be found in Appendix E.

Lots 16, 17, 18, 19, and 20 were the subject of a subdivision and site plan approval by the Township Planning Board in 2007 (preliminary), and again in 2010 (final approval). The applications were proposals to merge and subdivide these 5 lots into 4 new lots, and construct a retail building of approximately 16,000 square feet. The proposal included the demolition of all of the existing structures on these properties. Final approval for the project was granted in 2010. However, despite the approval of the Township, no construction activity has taken place to date, in relation to this approval. It should be noted that the application included a Dollar General as the primary retail tenant of the retail building. While this building was not constructed, a Dollar General has since been constructed on a different

parcel on the opposite side of Sicklerville Road from this site. Copies of the preliminary and final resolutions of approval from the Township Planning Board can be found in Appendix F.

Redevelopment Criteria: C

This lot meets criteria “c” of the LRHL. It has been vacant for a period of greater than 10 years, and is unlikely to be developed through the instrumentation of private capital alone due to its lack of frontage on a major thoroughfare and the narrowness of the lot. In addition, even though there has been a development approval on this property along with several other properties, no development activity has taken place. The proposed primary retailer, Dollar General, sought out a different location after this site had already received approval for a similar development. This indicates that private capital alone may not be sufficient to entice appropriate development on the site. The persistent pattern of lack of maintenance on the vacant property is detrimental to the welfare of the community.

**Block 3003, Lot 17**

Location: 509 Four Mile Branch Road

Owner: Santiago, Hector Jr.

Owner Address: 4247 North 8<sup>th</sup> Street, Philadelphia, PA 19140

Area: 0.94 acres

Description:

This small lot of less than 1 acre, located on Four Mile Branch Road, is currently developed with a single family home. The lot has approximately 90 feet of frontage on Four Mile Branch Road and has a depth of 450 feet. There is one driveway along the street. The house on the property is a single-story ranch dwelling, and appears to be in good condition. At the time of visit on September 6, 2019, the home appears to be occupied by residents. The current zoning of the property is for commercial or industrial uses, making the residence an existing non-conforming use.

Records with the Township show that between June 2014 and May 2018 this property was issued 13 notices of code violation for issues including failure to register a vacant property, garbage and debris being located scattered around the property, and for having overgrown weeds and grasses on the property that had not been properly maintained. A copy of these records can be found in Appendix E. However, at the time of this Study, it appears that these issues have been addressed, as the dwelling is now occupied, there is not any garbage or debris on the property, and the vegetation appears to be regularly maintained.

As noted in the discussion of Lot 16 above, this property was the subject of a development approval in 2010, which called for the demolition of this house and the construction of a retail building. No construction activity has taken place in the 9 years since that development was approved, and the home remains. Copies of the preliminary and final resolutions of approval from the Township Planning Board can be found in Appendix F.

Redevelopment Criteria: Section 3

This lot does not meet any of the statutory criteria. However, its inclusion may be necessary to effectuate a productive redevelopment of the area as a whole, due to its location in between Lots 16, 18, and 19.

### **Block 3003, Lot 18**

Location: Sicklerville Road

Owner: Empire TF4 Jersey Holdings

Owner Address: 57 West 38<sup>th</sup> Street, 9<sup>th</sup> Floor, New York, NY 10018

Area: 12.49 acres

Description:

This site makes up over half of the study area and occupies 950 feet of frontage along Sicklerville Road. The site is vacant, being covered in a mixture of brush vegetation, some larger trees, and grasses. Historic aerial imagery indicates that the property has been in this state since March of 1995, or for a period of at least 24 years. The site, as noted above, is listed in NJDEP records as an Environmental Management System (NJEMS) site that NJDEP has an interest in or is being regulated by NJDEP. Records indicate that in 2007, Five State Construction and Management Inc. applied for a letter of interpretation for wetlands on the site. That LOI expired and the site remains subject of NJDEP regulatory action.

The lot is surrounded to the south, east, and west by other lots within the Study Area, which are also vacant. To the north, across Sicklerville Road, is a self-storage facility under construction and an agricultural lot to the northwest of Thousand Oaks Drive.

This property, along with lots 16, 17, 19, and 20, was the subject of a subdivision and site plan approval in 2010. The approval was for the merging of the lots, and further re-subdivision into 4 new lots, with the construction of a 15,970 square feet retail store on one of the new lots, having frontage on Sicklerville Road. That project was never constructed and the subdivision was never recorded. Copies of the preliminary and final resolutions of approval from the Township Planning Board can be found in Appendix F.

There are no property code violations on record within the last five years associated with this particular property.

Redevelopment Criteria: C

This lot meets criteria “c” of the LRHL. It has been vacant for a period of greater than 10 years, and is unlikely to be developed through private capital alone. As indicated by the prior approval for development on the property, and the lack of development since that approval, no activity has taken place on this lot despite interest. This is evidence that private capital may not be sufficient to realize any new development on the site. It may also be that although NJGeoWeb data does not indicate wetlands on this site, the prior NJDEP action discovered that portions of the property may include wetlands, which would inhibit its development potential.

### **Block 3003, Lot 19**

Location: Sicklerville Road

Owner: Empire TF4 Jersey Holdings

Owner Address: 57 West 38<sup>th</sup> Street, 9<sup>th</sup> Floor, New York, NY 10018

Area: 2.19 acres

Description:

This vacant lot is the southeastern end of the Study Area and is covered in vegetation; including shrubs, grasses, and other trees. The 2.16 acre property is located on the corner of Sicklerville Road and Four Mile Branch Road. Aerial imagery indicates that the site has been vacant since at least March 1995, or a period of at least 24 years. The site has significant road frontage on both Sicklerville Road and Four Mile Branch Road, however it lacks depth, as it is an “L” shaped lot, which functionally makes it rather narrow. This narrowness can make adequate, modern commercial or industrial development difficult, as a building and any necessary parking lots may not be able to be accommodated within the irregular boundaries of the lot.

Surrounding the site to the south and west are Lots 20, 18, and 17 within the Study Area. Across Four Mile Branch Road to the east is a small commercial structure on Sicklerville Road and a single-family residential community. To the north across Sicklerville Road is the self-storage facility under construction, and a gas station.

As with the other properties in the Study Area, other than Lot 15, in 2010 a subdivision and site plan application was granted approval by the Township Planning Board. The approval to construct a 15,970 square feet retail building never materialized. Copies of the preliminary and final resolutions of approval from the Township Planning Board can be found in Appendix F.

There are no property code violations on record within the last five years that are associated with this particular parcel.

Redevelopment Criteria: C

This lot meets criteria “c” of the LRHL. It has been vacant for a period of greater than 10 years, and is unlikely to be developed through private capital alone due in part to its “L” shaped narrowness. Additionally, the lack of construction on the site, in spite of the granting of a final subdivision and site plan approval for this property along with several others, is an indication that private capital has not been sufficient, and the property can only reach its potential through redevelopment efforts.

**Block 3003, Lot 20**

Location: 307 Sicklerville Road

Owner: TBB Avandale LLC

Owner Address: 4730 North Crescent Boulevard, Merchantville, NJ 08109

Area: 0.34 acres

Description:

This small lot along Sicklerville Road is currently vacant, except for an asphalt driveway. The driveway is in poor condition, with several cracks and vegetation overgrowing the pavement. There is also a utility pole with a street light in the rear of the property. The site is now vacant, although historic imagery from Google, found in Appendix D, indicates that there was previously a house of worship on the site. The structure is evident in imagery up to 2011, but by 2013 the structure had been removed. This indicates that the site has been vacant for a period of at least 6 years. In addition, the site is not large



enough to accommodate most of the commercial or industrial uses contemplated by the current zoning ordinance. In order to accommodate a modern industrial or commercial development, a significantly larger parcel might be required.

Surrounding the site is Lot 18 and 19 to its west, south, and east. Across Sicklerville Road to the north is the site of the self-storage facility.

This Lot was also subject to the subdivision and site plan approval granted by the Board in 2010 for the development of a Dollar General as a part of a retail building. This building was never constructed, nor was the subdivision recorded. Copies of the preliminary and final resolutions of approval from the Township Planning Board can be found in Appendix F.

Records with the Township show that between June 2014 and June 2019 this property was issued three notices of code violation for issues including; having overgrown weeds and grasses on the property that had not been properly maintained, and for lack of maintenance on vegetation which had overrun the sidewalk along Sicklerville Road. A copy of these records can be found in Appendix E.

Redevelopment Criteria: Section 3

Despite the several code violations noted, this lot does not necessarily meet any of the statutory criteria on its own. However, its inclusion may be necessary to effectuate a productive redevelopment of the area as a whole, due to its location being surrounded by Lot 18.

## 5: STUDY CONCLUSION & RECOMMENDATIONS

---

The Study Area is identified primarily as unimproved land that has remained vacant albeit being located in a growth corridor region of the area, and not fully contributing to the economic well-being and serving the public health, safety, and welfare of the community. The lands have been vacant for a period of over 10 years, and are unlikely to be developed through private capital alone. It is our conclusion and recommendation that the site be designated as a “Non-Condernation Area in Need of Redevelopment,” under criteria “c” of the LHRL.

Lots 17 and 20 can be included through Section 3 of the LHRL, even though they do not necessarily meet the criteria on their own, as their precarious location as smaller parcels in the middle of the larger Study Area would make an effective redevelopment of the area as a whole difficult without their inclusion. Including these two smaller lots will help to create a single, sizable redevelopment area that would be more conducive to new development and in implementing the goals of the Township’s Master Plans.

## 6: Appendices

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**Appendix A - Governing Body & Planning Board Resolution**

**TOWNSHIP OF WINSLOW  
COUNTY OF CAMDEN  
STATE OF NEW JERSEY**

**RESOLUTION AUTHORIZING AND DIRECTING THE TOWNSHIP OF WINSLOW  
PLANNING BOARD TO UNDERTAKE A PRELIMINARY INVESTIGATION TO  
DETERMINE WHETHER THE PROPOSED STUDY AREA WHICH INCLUDES  
BLOCK 3003, LOTS 15, 16, 17, 18, 19 AND 20 ARE TO BE DELINEATED AS AN AREA  
IN NEED OF NON-CONDEMNATION REDEVELOPMENT PURSUANT TO THE  
LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1 ET SEQ)**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”) provides a mechanism to assist local governments in efforts to promote programs of redevelopment; and

**WHEREAS**, the LRHL sets forth the procedures for the Township to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

**WHEREAS**, pursuant to the required redevelopment procedures, specifically set forth in N.J.S.A. 40A:12A-6, no area of a municipality shall be determined a redevelopment area unless the governing body of the municipality shall, by Resolution, authorize the Planning Board to undertake a preliminary investigation to determine whether a proposed area is a redevelopment area meeting the criteria set forth in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the New Jersey Legislature adopted, and the Governor signed, P.L. 2013, Chapter 159, which amended the LRHL, including the procedural requirements of N.J.S.A. 40A:12A-5 and N.J.S.A. 40A:12A-6; and

**WHEREAS**, pursuant to P.L. 2013, Chapter 159, “[t]he resolution authorizing the planning board to undertake a preliminary investigation shall state whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature

R-2019- 271

for use in a redevelopment area other than the use of eminent domain (“Non-Condensation Redevelopment Area”) or whether the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use is a redevelopment area, including the power of eminent domain (“Condensation Redevelopment Area”); and

**WHEREAS**, the Mayor and Township Committee of the Township of Winslow seek to authorize and recommend the Township of Winslow Planning Board to conduct a preliminary investigation of the Study Area as an area in need of redevelopment to be a Non-Condensation Redevelopment Area; and

**WHEREAS**, the Area in question is located at or along Sicklerville Road and Four Mile Branch Road and the areas located at Block 3003, Lots 15, 16, 17, 18, 19 and 20, identified as the Study Area, may benefit from the tools available to municipalities under the LRHL and efforts to encourage private development with existing owners for increased employment and housing opportunities, tax ratables and other benefits which communities generally derive from the redevelopment of lands in these areas; and

**WHEREAS**, the Township Committee finds it to be in the best interest of the Township and its residents to authorize the Township Planning Board to undertake such preliminary investigation of the Study Area as a Non-Condensation Redevelopment Area; and

**WHEREAS**, the Township of Winslow wishes to direct the Township of Winslow Planning Board to undertake a preliminary investigation utilizing CME Associates to prepare the preliminary investigation, to determine whether the proposed Study Area, which includes Block 3003, Lots 15, 16, 17, 18, 19 and 20 qualifies as an area in need of Non-Condensation Redevelopment pursuant to N.J.S.A. 40A:12A-5; and

**WHEREAS**, SJS Winslow, LLC and the Township of Winslow intend to enter into an Escrow Agreement whereby SJS Winslow, LLC shall be responsible to reimburse all expenses incurred by the Township of Winslow and Planning Board in conjunction with the request; and

**WHEREAS**, the Mayor and Township Committee are empowered to authorize this preliminary investigation to be conducted by the Township of Winslow Planning Board pursuant to N.J.S.A. 40A:12A-6 as a Non-Condensation Redevelopment Area.

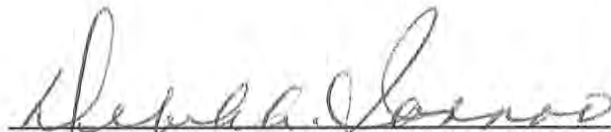
**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Township Committee of the Township of Winslow in the County of Camden, and State of New Jersey as follows:

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The Township of Winslow Planning Board is hereby authorized to undertake a preliminary investigation, utilizing CME Associates to prepare the preliminary investigation, pursuant to a notice to conduct a hearing and comply with other requirements of the LRHL, in order to recommend to the Township Committee whether the area comprising the Study Area is an area in need of Non-Condensation Redevelopment according to the criteria set forth in N.J.S.A. 40A:12A-5.
3. Pursuant to New Jersey P.L.2013, Chapter 159, the redevelopment area determination shall authorize the Township to use all those powers provided by the Legislature for use in a Non-Condensation Redevelopment Area, other than the use of eminent domain.
4. The Township of Winslow Planning Board shall provide a written Report to the Mayor and Township Committee setting forth its findings resulting from such preliminary investigation and shall recommend to the Mayor and Township Committee whether said properties are an "Area in Need of Redevelopment" under the meaning and intendment of the LRHL.


5. The Township of Winslow Planning Board shall submit its findings and recommendations to the Mayor and Township Committee in the form of a Resolution with supporting documents.

Adopted: August 20, 2019

  
BARRY WRIGHT, MAYOR

  
DEBORAH A. IANACO, RMC,  
MUNICIPAL CLERK

Certified to be a true copy of a Resolution adopted by the Mayor and Township Committee of the Township of Winslow at a regularly scheduled meeting on August 20, 2019 at the Winslow Township Municipal Building.

  
DEBORAH A. IANACO, RMC  
MUNICIPAL CLERK

Dated: August 22, 20 19



**REDEVELOPMENT CHECK LIST**

**SJS WINSLOW, LLC/SICKLERVILLE RD. REDEVELOPMENT**

**Name of Project or Developer**

**BLOCK 3003, LOTS 15, 16, 17, 18, 19 AND 20**

**Block(s) and Lot(s)**

1. Letter of Intent from Developer *S, ATTORNEY, (C. Washburn)*  7/16/2019  
Date of Letter
2. Determine non-condemnation  or  condemnation
3. Send to Administrative Subcommittee determination
4. Request cost proposal from
  - a) Township Solicitor  \$ 3,000.00
  - b) Planning Board Solicitor  \$ 2,500.00
  - c) Planner  \$ 8,000.00
5. Request list of property owners from Assessor to determine cost for mailing notices certified mail and regular mail   
*\$1.80 cert/R/K  
4.50 reg.*
6. Estimate legal advertising cost for P&Z & GB Meeting
  - a) Courier Post Planning Brd.  \$ 120.00
  - b) Cert/Regular mailing of notice PB  \$ 190.00 *36 properties*
  - c) Courier Post Governing Body  \$ 120.00
  - d) Cert/Regular mailing of notice GB  \$ 190.00 *26 properties*
7. Township Solicitor to prepare Escrow Agreement and Resolution authorizing same. Place on GB agenda 8/20/2019  
Date of agenda
8. After approved by Resolution mail Escrow Agreement to Developer requesting funds 8/22/2019  
Date mailed
9. Receipt of Executed Escrow Agreement with check   
Date check sent to Treas.
10. Township Solicitor to prepare res. **DIRECTING** Planning Board to undertake Preliminary Investigation 8/20/2019  
Date of agenda

- 11. Send Gov. Body Resolution to Planning Board
- 12. Planning Board hire professional planner to conduct study and evaluate area to satisfy criteria.
- 13. Planner to prepare Preliminary Investigation and submit to Planning Brd for Review
- 14. Placed on Planning Board Agenda for a hearing
- 15. Notice to property owners within 200 feet and any other Claimants.
- 16. Notice to newspaper once a week for 2 consecutive weeks, 10 days prior to hearing

R-2019-271

PR2019-\_\_\_\_\_

\_\_\_\_\_  
Date of report

\_\_\_\_\_  
Date of agenda

\_\_\_\_\_  
Date mailed

\_\_\_\_\_  
Date emailed to paper

Date of first ad to appear: \_\_\_\_\_

Date of second ad to appear: \_\_\_\_\_

- 17. Receive Planning Board Recommendation Resolution
- 18. Solicitor to prepare Resolution **DECLARING** area in need

PR2018-\_\_\_\_\_

\_\_\_\_\_  
Date of agenda

R2019-\_\_\_\_\_

- 19. Send CERTIFIED copy of declaring Resolution to: R-2019-\_\_\_\_\_

- State of New Jersey  \_\_\_\_\_ Date letter  
 Department of Community Affairs  
 101 South Broad Street  
 PO Box 800  
 Trenton, NJ 08625-0800
- State of New Jersey  \_\_\_\_\_ Date letter sent  
 Department of Community Affairs  
 Office for Planning Advocacy  
 PO Box 820  
 Trenton, NJ 08625-08020
- Property owners within the designated  \_\_\_\_\_ Date letter sent  
 area and any person of interest. (Request list from Assessor)

**\*\*\*NJ Pinelands has indicated they only want It after the Redevelopment Plan is adopted\*\*\***

## REDEVELOPMENT PLAN

- A Redevelopment Plan is adopted by the Governing Body.
- The plan can either be prepared by the Governing Body or Governing Body can direct to Planning Board to prepare the Plan.
- If it is adopted by the Governing Body it has to be sent to the Planning Board for recommendation.
- Adoption of redevelopment plan by Ordinance follows the same procedure as any municipal Ordinance.
- After adoption of the redevelopment Plan the Governing Body may designate a redevelopment entity.
- There is no statutory procedure for a municipality to designate a redeveloper.

### 20. Request cost proposal for – **Redevelopment Plan**

- a) Township Solicitor  \$ \_\_\_\_\_
- b) Planning Board Solicitor  \$ \_\_\_\_\_
- c) Planner  \$ \_\_\_\_\_
- d) Postage P&Z  \$ \_\_\_\_\_ (Regular & Certified R/R)
- e) Postage Gov. Body  \$ \_\_\_\_\_ (Regular & Certified R/R)
- f) Legal Ads/Courier Post P&Z  \$ \_\_\_\_\_
- g) Legal Ads/Courier Post GB  \$ \_\_\_\_\_

- 21. Check with Carolyn on escrow balance  \_\_\_\_\_  
Date of email
- 22. Send Letter to developer Requesting additional Funds if needed  \_\_\_\_\_  
Date of Letter
- 23. Receipt of Redevelopment Plan from Planner  \_\_\_\_\_ Date received
- 24. Solicitor to prepare Ordinance Adopting a Redevelopment Plan to be introduced at a Governing Body Meeting –   
Meeting date for Introduction: \_\_\_\_\_ 20\_\_\_\_  
Meeting date for Hearing: \_\_\_\_\_ 20\_\_\_\_
- 25. Send Ordinance to Planning Board for review  \_\_\_\_\_ Date received  
*(PB has up to 45 days to review)*
- a) Request from Assessor's Office a certified list of all property Owners, and Persons of Interest 200' from boundaries along with 4 sets of labels  \_\_\_\_\_ Date requested

26. Receipt of Resolution from Planning Board Secretary on concurrence  \_\_\_\_\_ Date received
27. Schedule Ordinance for GB Hearing/Adoption consideration  \_\_\_\_\_ Date of agenda
28. Send email/letter to applicant & planner on date of hearing  \_\_\_\_\_ mailed  
*(Attach Ordinance, Planning Board Resolution. & Notice)*
29. Send copy of Ordinance & Plan to be placed on website  \_\_\_\_\_ Date requested
30. Advertise 10 days prior to Hearing of Ordinance and send Hearing Notice to all Property Owners, Persons of Interest and Surrounding Municipalities within 200' from boundaries,
- Regular Mail
- Certified Mail Return Receipt
- Owners & Person of interest (200') \_\_\_\_\_ Date mailed
  - Surrounding Municipalities \_\_\_\_\_ Date mailed
  - Date legal ad will run in newspaper \_\_\_\_\_, 20\_\_\_\_
  - GB Agenda for Sec. Reading & Hearing  \_\_\_\_\_ Date of Meeting
31. After Ordinance is Adopted, and advertised after final hearing send **CERTIFIED** copies of the plan to the following:
- State of New Jersey  \_\_\_\_\_ Date letter sent  
 Department of Community Affairs  
 101 South Broad Street  
 PO Box 800  
 Trenton, NJ 08625-0800
  - State of New Jersey  \_\_\_\_\_ Date letter sent  
 Department of Community Affairs  
 Office for Planning Advocacy  
 PO Box 820  
 Trenton, NJ 08625-08020
  - New Jersey Pinelands Commission  \_\_\_\_\_ Date letter sent  
 Attn: Ms. Wittenberg, Exec. Director  
 P.O. Box 359  
 New Lisbon, New Jersey 08064
- Letter from Pinelands Certifying Ordinance**  \_\_\_\_\_ Date letter
- Pinelands Certification Resolution No.  \_\_\_\_\_

➤ Camden County Planning Board  \_\_\_\_\_ Date letter sent

**Attn: Andrew Levecchia, AIC/PP Dir. of Planning**

Charles J. DePalma Complex  
2311 Egg Harbor Road  
Lindenwold, New Jersey 08021  
[planner@camdencounty.com](mailto:planner@camdencounty.com)

31. Send letter to R&V to update Zoning Map **\*\*\*\*ONLY AFTER CERTIFICATION BY  
PINELANDS IF APPLICABLE\*\*\*\***  \_\_\_\_\_ Date letter mailed

t:\debbie\wpdocs\winslow\sicklerville rd redevelopment\redevelopment check-list.docxs

WINSLOW TOWNSHIP PLANNING BOARD  
RESOLUTION AUTHORIZING CME ASSOCIATES TO PERFORM A STUDY  
NECESSARY IN UNDERTAKING A PRELIMINARY INVESTIGATION OF  
DESIGNATED PROPERTIES TO DETERMINE IF SAID PROPERTIES MEET  
THE CRITERIA TO BE DECLARED AN AREA IN NEED OF REDEVELOPMENT  
PURSUANT TO NJSA 40A:12A-1 ET SEQ (BLOCK 3003 Lots 15, 16,  
17, 18, 19 and 20 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF  
WINSLOW COUNTY OF CAMDEN AND STATE OF NEW JERSEY)  
PR2019-037

WHEREAS, the Mayor and Township Committee Members of the Township of Winslow have authorized the Winslow Township Planning Board to conduct a preliminary investigation and to make a recommendation as to whether BLOCK 3003 Lots 15, 16, 17, 18, 19 and 20 on the Official Tax Map for the Township of Winslow, are areas within the Township that are "Areas in Need of Redevelopment" pursuant to NJSA 40A:12A-1 et seq, as evidenced by Resolution R-2019-271 adopted August 20, 2019 by the Mayor and Committee of the Township of Winslow; and

WHEREAS, the Winslow Township Planning Board is in receipt of proposal from CME Associates, for the Preparation of a Preliminary Investigation of an "Area in Need of Redevelopment" setting forth work in the estimated amount of \$8,000; and

WHEREAS, the Mayor and Township Committee, pursuant to R-2019-271 has recognized that it is may be in the best interest of Winslow Township to undertake a preliminary investigation of BLOCK 3003 Lots 15, 16, 17, 18, 19 and 20 located along Sicklerville Road and Four Mile Branch Road considering that the area may benefit from the type of study contemplated by the New Jersey State Legislature as set forth in NJSA 40A:12A-1 et seq, as a potential area in need of Non-Condemnation Redevelopment; and

NOW, THEREFORE, BE IT RESOLVED by the Township of Winslow Planning Board as follows:

1. The services of CME Associates as aforescribed be and are hereby authorized.

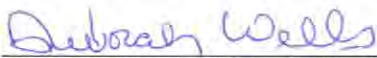
2. The Chairman and Secretary of the Planning Board of the Township of Winslow be and are hereby authorized to execute whatever documents may be essential to effectuate the retention of CME Associates for professional planning services for the preliminary investigation report preparation pursuant to NJSA 40A:12A-1 et seq for the above


noted properties to determine if said area identified as BLOCK 3003 Lots 15, 16, 17, 18, 19 and 20 within the Township of Winslow County of Camden and State of New Jersey qualifies as an area in need of Non-Condernation Redevelopment pursuant to NJSA 40A:12-5;

3. The Chairman and Secretary of the Planning Board of the Township of Winslow be and are hereby authorized, dependent upon the outcome of the study, to prepare for a Notice to Conduct hearing for the purpose of recommending, if applicable, to the Mayor and Committee of the Township of Winslow as to whether or not the area under study is an area in need of Non-Condernation Redevelopment under the criteria set forth in N.J.S.A. 40A:12A-5.

4. The Secretary of the Winslow Township Planning Board shall immediately cause to be transmitted to the Mayor and Committee of the Township of Winslow a copy of this Resolution.

I, Deborah Wells, Secretary of the Township of Winslow Planning Board, County of Camden and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the said Board at a meeting held at the Winslow Township Municipal Building, Winslow Township, New Jersey on the 19<sup>th</sup> day of September 2019, memorialized at a meeting held the same date.

  
DEBBORAH WELLS  
SECRETARY  
Planning Board  
Township of Winslow

  
Timothy Mead  
CHAIRPERSON  
Planning Board  
Township of Winslow

**Appendix B – Study Area Maps**



# Study Area Aerial Imagery

# Winslow Township




## Preliminary Investigation

Block 3003  
Lots 15-20

Winslow Township  
Camden County  
New Jersey

## Legend

 Study Area Parcels

Source:

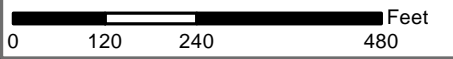


CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1466 ROUTE 9 SOUTH HOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSA1.COM

DATE	SCALE	LAST REVISED	CREATED BY
09.09.19	1 inch = 250 feet	N/A	CD



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Preliminary Investigation

**Block 3003  
Lots 15-20**

**Winslow Township  
Camden County  
New Jersey**

## Legend

Land Use Classification	
	No Data
	Vacant
	Public/Church
	Residential
	Farm
	Commercial
	Industrial
	Apartment

Source:



CONSULTING & MUNICIPAL ENGINEERS

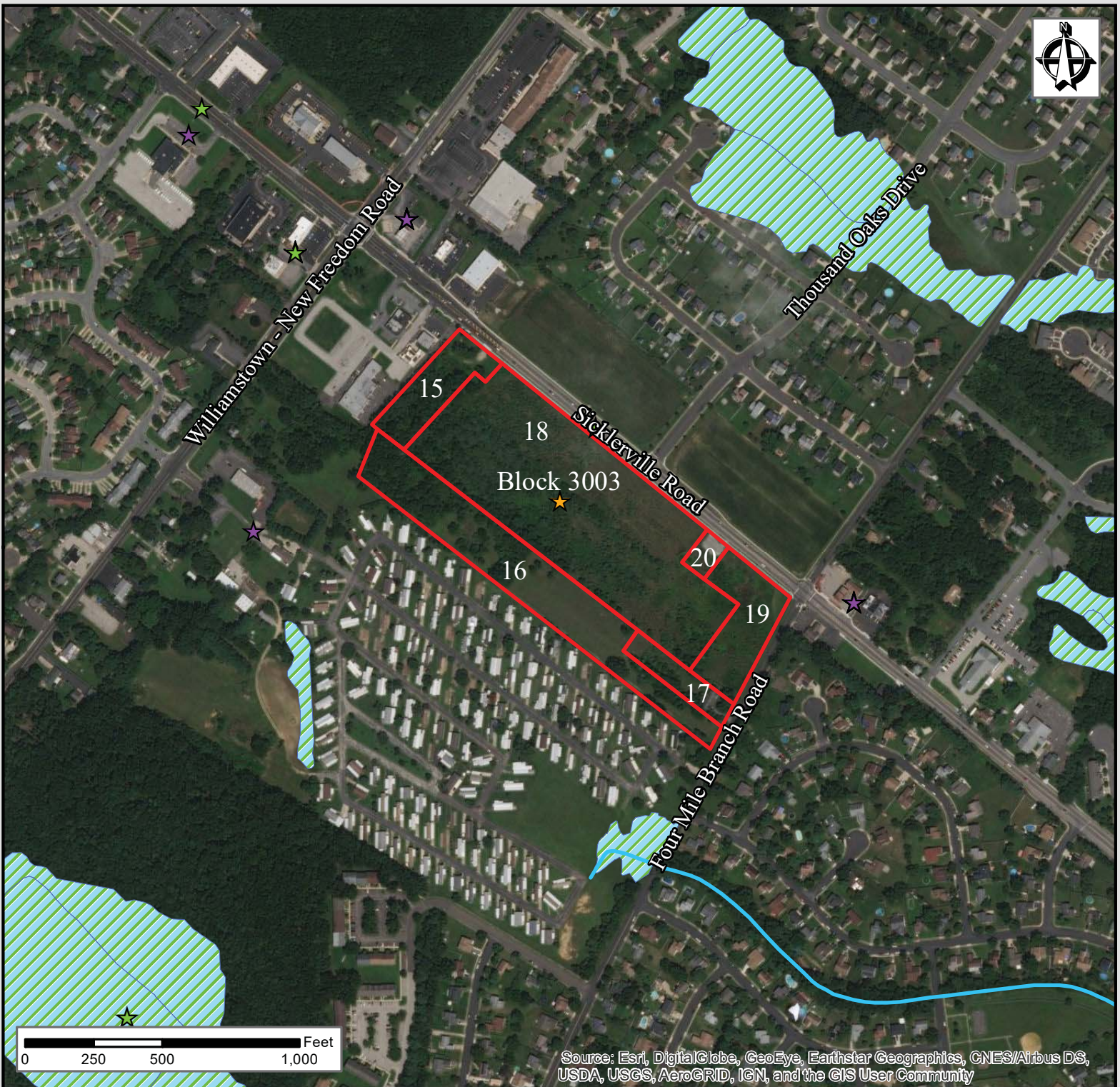
3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1466 ROUTE 9 SOUTH HOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSA1.COM

DATE	SCALE	LAST REVISED	CREATED BY
09.09.19	1 inch = 250 feet	N/A	CD

# Environmental Constraints

# Winslow Township



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Preliminary Investigation

**Block 3003  
Lots 15-20**

**Winslow Township  
Camden County  
New Jersey**

### Legend

-  Known Contaminated Site
-  Underground Storage Tank
-  NJEMS Site
-  Streams
-  Wetlands
-  Study Area Parcels

Source:



CONSULTING & MUNICIPAL ENGINEERS

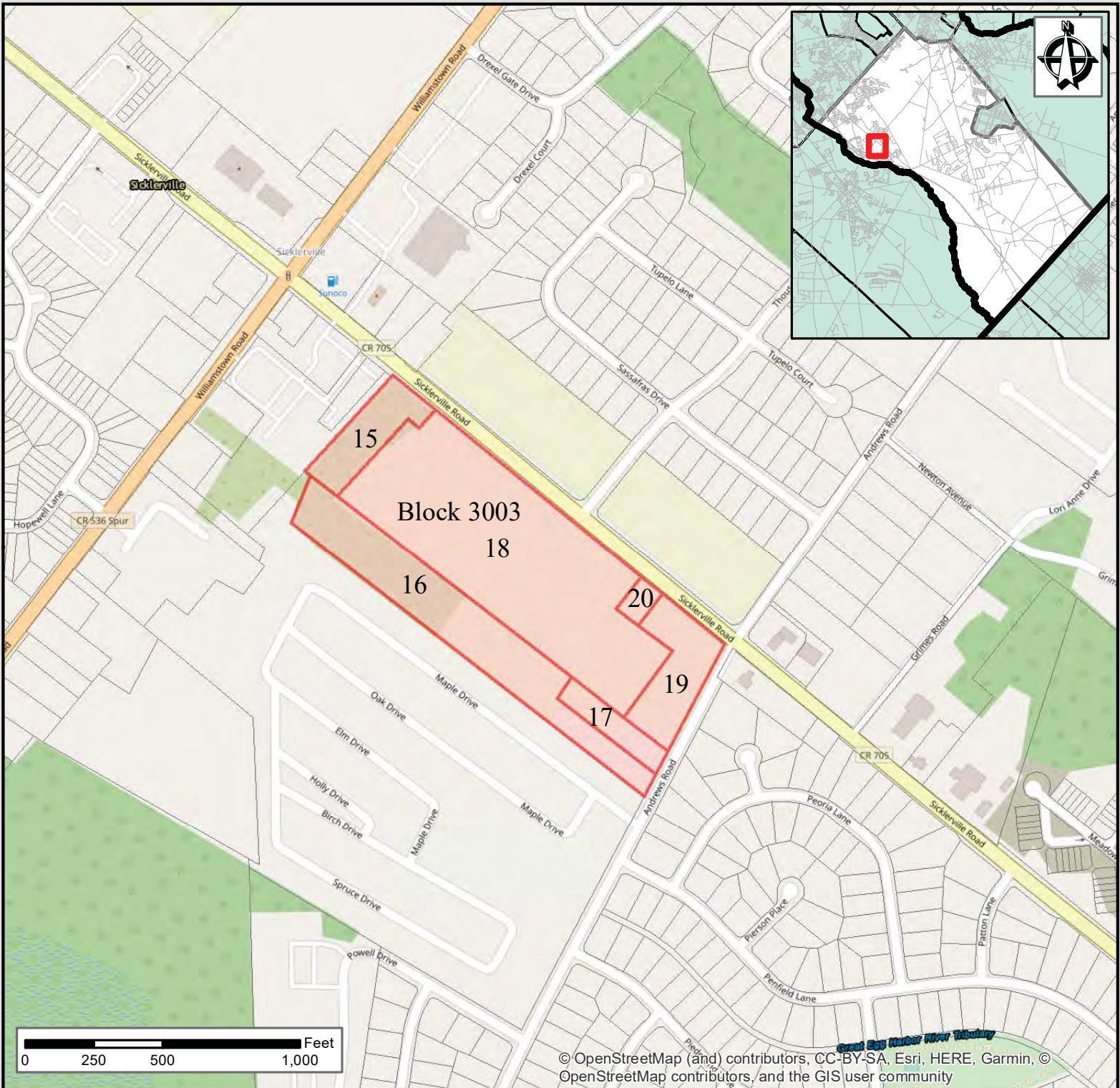
3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1466 ROUTE 9 SOUTH HOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, N.J. 08852  
ONE MARKET STREET SUITE 1E, CAMDEN, NJ 08102

WWW.CMEUSA1.COM

DATE	SCALE	LAST REVISED	CREATED BY
09.09.19	1 inch = 500 feet	N/A	CD

# Study Area Location

# Winslow Township




© OpenStreetMap (and) contributors, CC-BY-SA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

## Preliminary Investigation

**Block 3003  
Lots 15-20**

**Winslow Township  
Camden County  
New Jersey**

## Legend

 Study Area Parcels

Source:



CONSULTING & MUNICIPAL ENGINEERS

3141 BORDENTOWN AVENUE, PARLIN, N.J. 08859  
1406 ROUTE 9 SOUTH HOWELL, N.J. 07731  
3759 ROUTE 1 SOUTH SUITE 100, MONMOUTH JUNCTION, NJ 08852  
ONE MARKET STREET SUITE 1F, CAMDEN, NJ 08102

WWW.CMEUSA.COM

DATE	SCALE	LAST REVISED	CREATED BY
09.09.19	1 inch = 500 feet	N/A	CD

**Appendix C – Photos of the Study Area**

Photos of Study Area taken on September 6, 2019

**Lot 15**



View of lot from Sicklerville Road



Remnants of driveway



View of lot from Sicklerville Road

**Lot 16**





Debris on property



View from southern end looking north

**Lot 17**



View existing home on lot



View of existing driveway



Edge of driveway



View of home from Lot 16

**Lot 18**



View of vegetation on property



Sidewalk along Sicklerville Road





Vegetation in central portions of lot



View of Sicklerville Road frontage

**Lot 19**



View of lot from Four Mile Branch Road



Garbage and debris on property



Vegetation along Four Mile Branch Road



Sidewalk along Sicklerville Road



Frontage along Sicklerville Road



Grass and vegetation along Four Mile

**Lot 20**



Remnants of parking area and driveway



Remnants of driveway

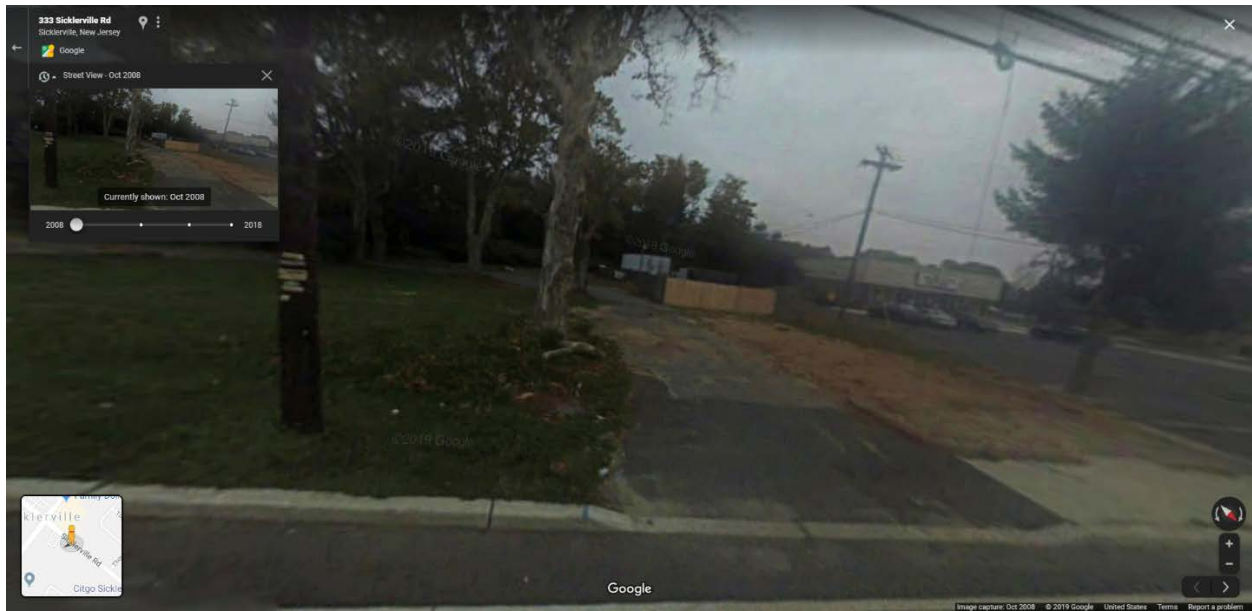


View of lot looking north



View of lot looking south

## Appendix D – Historical Aerial Imagery and Street View Images



View of Lot 15, October 2008 showing remnants of demolished structure, from Google Maps.



View of Lot 20 from October 2008, showing House of Worship on property. From Google Maps.



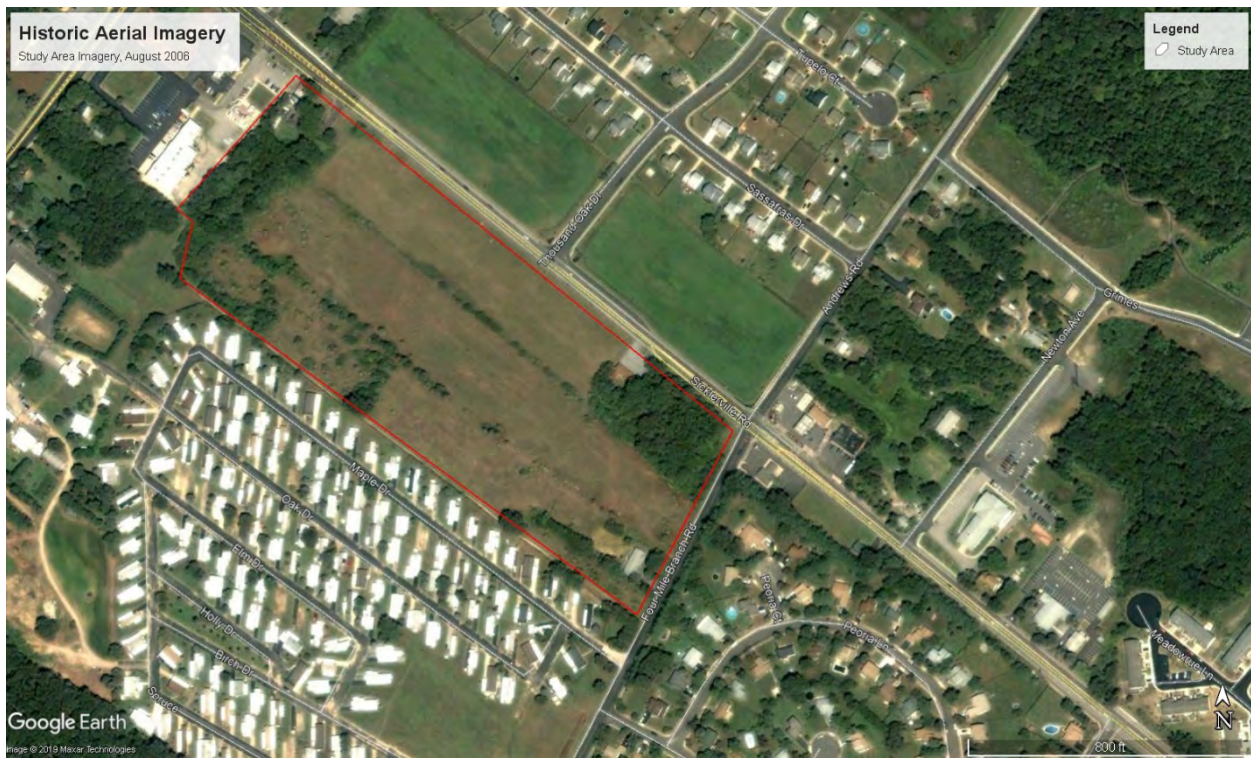
View of Lot 20 from August 2013, showing that the structure has been removed. From Google Maps.



Google Earth Aerial Imagery, March 1995



Google Earth Imagery, December 2002



Google Earth Imagery, August 2006



Google Earth Imagery, August 2008



Google Earth Imagery, October 2011



Google Earth Imagery, May 2016



**Appendix E – Property Code Violation Records**

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**329 KINGS REALTY LLC  
329 SICKLERVILLE ROAD  
SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 15

Date: July 18, 2014

To 329 KINGS REALTY LLC,

An inspection on at the property at **329 SICKLERVILLE RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date.	July 28, 2014

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

Woody Cuffee

Photographs



image.jpg

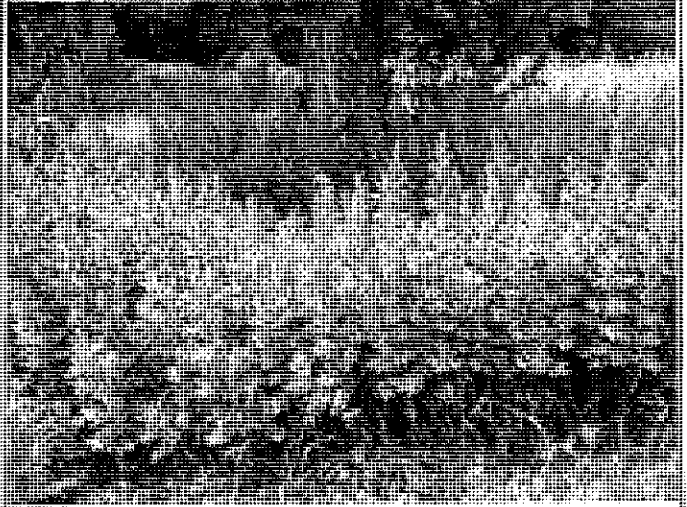
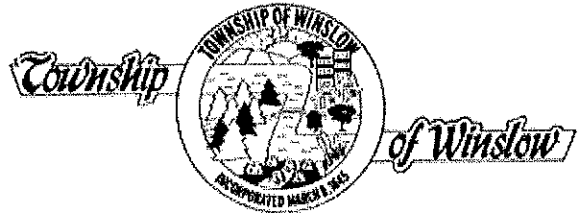


image.jpg

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**329 KINGS REALTY LLC  
329 SICKLERVILLE ROAD  
SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 15

Date: June 17, 2015

To 329 KINGS REALTY LLC,

An inspection on at the property at **329 SICKLERVILLE RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date.	June 27, 2015

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**

Photographs

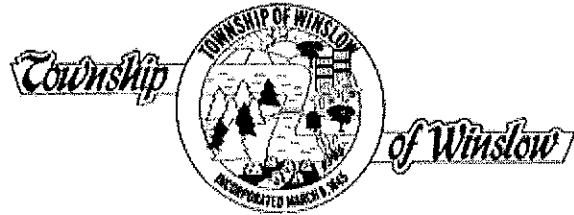


image.jpg



image.jpg

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**329 KINGS REALTY LLC  
329 SICKLERVILLE ROAD  
SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 15

Date: May 19, 2016

To 329 KINGS REALTY LLC,

An inspection on at the property at **329 SICKLERVILLE RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date.	May 29, 2016
W.T. 204-14 All exterior property shall be maintained in a clean and safe condition.	Cut down dead and dying tree(s)	May 29, 2016
W.T. 210-14 Register Vacant/Abandoned property with the township within the next 10 calendar days.	IF NOT ALREADY REGISTERED - Register at <a href="http://www.winslowtownship.com">www.winslowtownship.com</a> under Forms & Documents for Clerk or email <a href="mailto:clerk@winslowtownship.com">clerk@winslowtownship.com</a>	May 29, 2016

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuuffee@winslowtownship.com](mailto:wcuuffee@winslowtownship.com).

Sincerely,

Woody Cuffee  
Winslow Township  
Code Enforcement Officer

Photographs

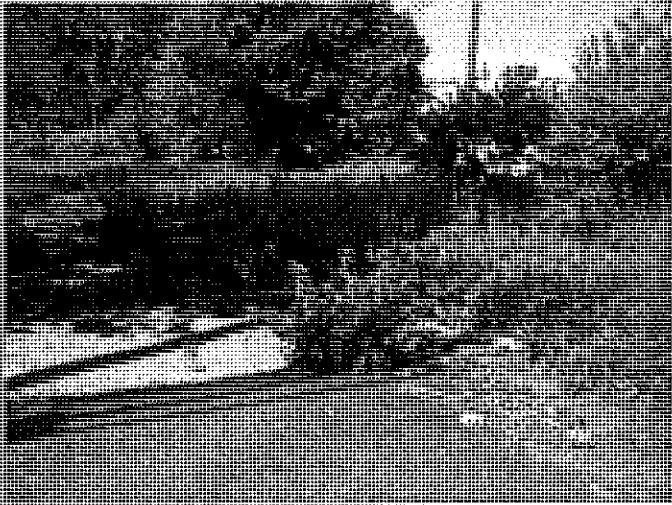


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image.jpg



image.jpg

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**Occupant**

**329 SICKLERVILLE RD  
SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 15

Date: May 19, 2016

To OCCUPANT,

An inspection on at the property at **329 SICKLERVILLE RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date.	May 29, 2016
W.T. 204-14 All exterior property shall be maintained in a clean and safe condition.	Cut down dead and dying tree(s)	May 29, 2016
W.T. 210-14 Register Vacant/Abandoned property with the township within the next 10 calendar days.	IF NOT ALREADY REGISTERED - Register at <a href="http://www.winslowtownship.com">www.winslowtownship.com</a> under Forms & Documents for Clerk or email <a href="mailto:clerk@winslowtownship.com">clerk@winslowtownship.com</a>	May 29, 2016

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**



Photographs



image.jpg

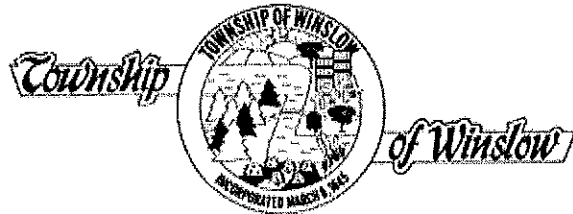


image.jpg



image.jpg

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**329 KINGS REALTY LLC  
329 SICKLERVILLE ROAD  
SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 15

Date: May 25, 2017

To 329 KINGS REALTY LLC,

An inspection on at the property at **329 SICKLERVILLE RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date. If property is vacant and a minor time extension is needed, this extension <b>MUST</b> be approved by Code Enforcement prior to the due date or the grass will automatically be cut and a lien imposed.	June 4, 2017

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**

Photographs



IMG\_7383.JPG



IMG\_7384.JPG

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**HELTON, MITCHELL A. III & MARGARET  
807 JACKSON RD  
MAYS LANDING, NJ 08330**

Re: Block: 3003, Lot: 15

Date: May 25, 2017

To HELTON, MITCHELL A. III & MARGARET,

An inspection on at the property at **329 SICKLERVILLE RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date. If property is vacant and a minor time extension is needed, this extension <b>MUST</b> be approved by Code Enforcement prior to the due date or the grass will automatically be cut and a lien imposed.	June 4, 2017

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**

*Photographs*



IMG\_7385.JPG

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**329 KINGS REALTY LLC  
329 SICKLERVILLE ROAD  
SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 15

Date: June 1, 2018

To 329 KINGS REALTY LLC,

An inspection on at the property at **329 SICKLERVILLE RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date. If property is VACANT and a minor time extension is needed, this extension MUST be approved by Code Enforcement prior to the due date or the grass will automatically be cut and a lien imposed.	June 6, 2018

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

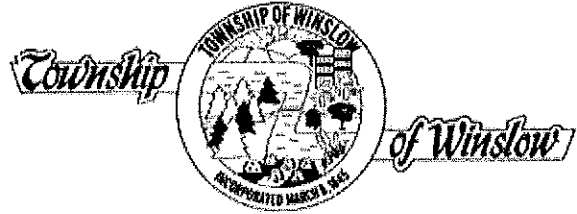
**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**

*Photographs*



IMG\_1266.JPG

Winslow Township  
 Code Enforcement Department  
 125 South Route 73  
 Braddock, NJ 08037-9422  
 (609)567-0700



## NOTICE OF VIOLATION

**329 KINGS REALTY LLC  
 329 SICKLERVILLE ROAD  
 SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 15

Date: September 12, 2018

To 329 KINGS REALTY LLC,

An inspection on September 12, 2018 the property located at **329 SICKLERVILLE RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 210-14  Register Vacant/Abandoned property with the township within the next 10 calendar days.	IF NOT ALREADY REGISTERED - Register at <a href="http://www.winslowtownship.com">www.winslowtownship.com</a> under Forms & Documents for Clerk or email <a href="mailto:clerk@winslowtownship.com">clerk@winslowtownship.com</a> . Properties that are in default or bank-owned must be registered with PROCHAMPS regardless of occupancy at the following link: <a href="http://community.prochamps.com/nj/camden/winslow-township">http://community.prochamps.com/nj/camden/winslow-township</a> Note: Winslow Township maintains their own registry of vacant properties that are privately owned.	September 22, 2018
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date. If property is VACANT and a minor time extension is needed, this extension MUST be approved by Code Enforcement prior to the due date or the grass will automatically be cut and a lien imposed.	September 22, 2018

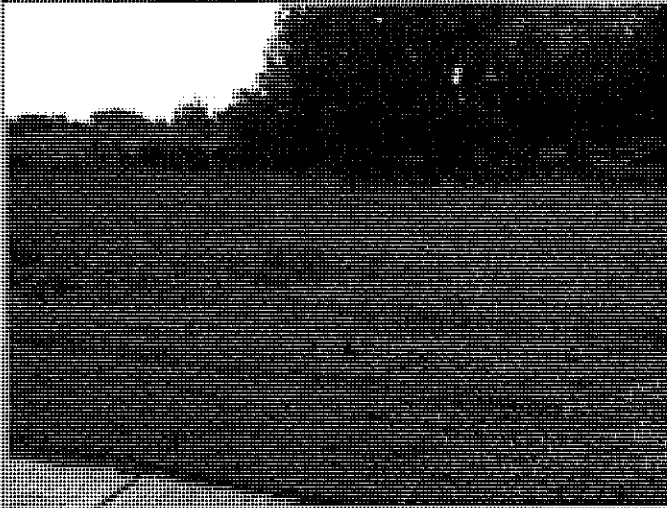
We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuuffee@winslowtownship.com](mailto:wcuuffee@winslowtownship.com).



**Sincerely,**

**Woody Cnffee  
Winslow Township  
Code Enforcement Officer**

Photographs

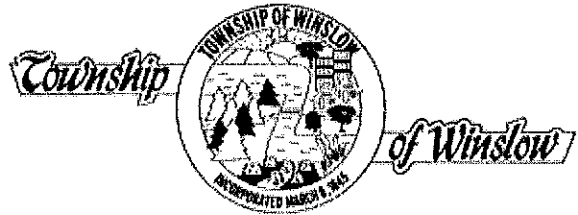


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Winslow Township  
 Code Enforcement Department  
 125 South Route 73  
 Braddock, NJ 08037-9422  
 (609)567-0700



## NOTICE OF VIOLATION

**329 KINGS REALTY LLC  
 329 SICKLERVILLE ROAD  
 SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 15

Date: October 4, 2018

To 329 KINGS REALTY LLC,

An inspection on October 4, 2018 the property located at **329 SICKLERVILLE RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 210-14  Register Vacant/Abandoned property with the township within the next 10 calendar days.	IF NOT ALREADY REGISTERED - Register at <a href="http://www.winslowtownship.com">www.winslowtownship.com</a> under Forms & Documents for Clerk or email <a href="mailto:clerk@winslowtownship.com">clerk@winslowtownship.com</a> . Properties that are in default or bank-owned must be registered with PROCHAMPS regardless of occupancy at the following link: <a href="http://community.prochamps.com/nj/camden/winslow-township">http://community.prochamps.com/nj/camden/winslow-township</a> Note: Winslow Township maintains their own registry of vacant properties that are privately owned.	October 14, 2018
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date. If property is VACANT and a minor time extension is needed, this extension MUST be approved by Code Enforcement prior to the due date or the grass will automatically be cut and a lien imposed.	October 14, 2018

**We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).**

**Sincerely,**

**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**

Photograph

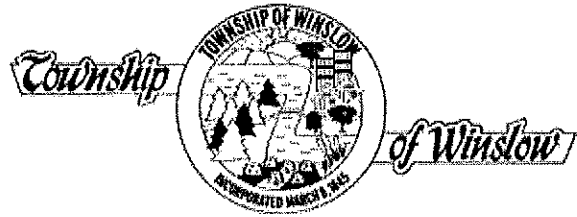


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Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**EMPIRE TF4 JERSEY HOLDINGS LLC**  
**57 WEST 38TH ST, 9TH FLR**  
**NEW YORK, NY 10018**

Re: Block: 3003, Lot: 16

Date: November 15, 2016

To EMPIRE TF4 JERSEY HOLDINGS LLC,

An inspection on at the property at **511 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

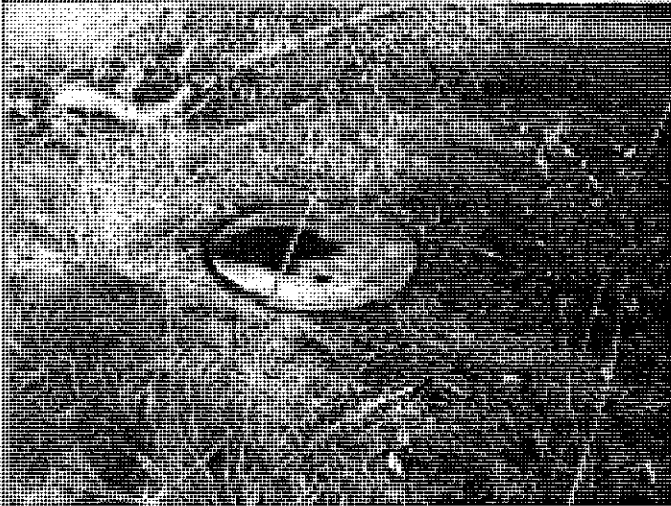
Code Section	Corrective Action	Compliance Date
W.T. 204-18  All soffits, siding, stairways and gutters shall be maintained in good working order.	CESS POOL COVER	November 30, 2016

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7001 or [jiannaco@winslowtownship.com](mailto:jiannaco@winslowtownship.com).

Sincerely,

**John Iannaco**  
**Winslow Township**

Photography

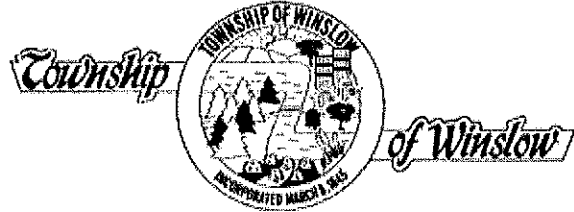


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Winslow Township  
 Code Enforcement Department  
 125 South Route 73  
 Braddock, NJ 08037-9422  
 (609)567-0700



## NOTICE OF VIOLATION

**EMPIRE TF4 JERSEY HOLDINGS LLC  
 57 WEST 38TH ST, 9TH FLR  
 NEW YORK, NY 10018**

Re: Block: 3003, Lot: 16

Date: August 7, 2017

To EMPIRE TF4 JERSEY HOLDINGS LLC,

An inspection on at the property at **511 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 210-14  Register Vacant/Abandoned property with the township within the next 10 calendar days.	IF NOT ALREADY REGISTERED - Register at <a href="http://www.winslowtownship.com">www.winslowtownship.com</a> under Forms & Documents for Clerk or email <a href="mailto:clerk@winslowtownship.com">clerk@winslowtownship.com</a> . Properties that are in default or bank-owned must be registered with PROCHAMPS regardless of occupancy at the following link: <a href="http://community.prochamps.com/nj/camden/winslow-township">http://community.prochamps.com/nj/camden/winslow-township</a> Note: Winslow Township maintains their own registry of vacant properties that are privately owned.	August 17, 2017
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date. If property is VACANT and a minor time extension is needed, this extension MUST be approved by Code Enforcement prior to the due date or the grass will automatically be cut and a lien imposed.	August 17, 2017

**We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).**



**Sincerely,**

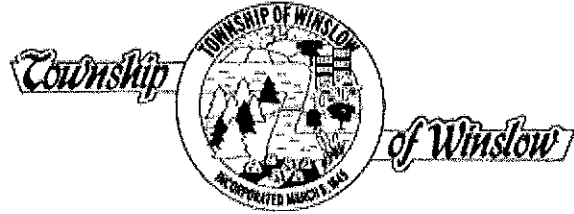
**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**

*Photographs*



IMG\_8352.JPG

Winslow Township  
 Code Enforcement Department  
 125 South Route 73  
 Braddock, NJ 08037-9422  
 (609)567-0700



## NOTICE OF VIOLATION

**Occupant**

**511 FOUR MILE BRANCH RD  
 SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 16

Date: August 7, 2017

To OCCUPANT,

An inspection on at the property at **511 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 210-14  Register Vacant/Abandoned property with the township within the next 10 calendar days.	IF NOT ALREADY REGISTERED - Register at <a href="http://www.winslowtownship.com">www.winslowtownship.com</a> under Forms & Documents for Clerk or email <a href="mailto:clerk@winslowtownship.com">clerk@winslowtownship.com</a> . Properties that are in default or bank-owned must be registered with PROCHAMPS regardless of occupancy at the following link: <a href="http://community.prochamps.com/nj/camden/winslow-township">http://community.prochamps.com/nj/camden/winslow-township</a> Note: Winslow Township maintains their own registry of vacant properties that are privately owned.	August 17, 2017
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date. If property is VACANT and a minor time extension is needed, this extension MUST be approved by Code Enforcement prior to the due date or the grass will automatically be cut and a lien imposed.	August 17, 2017

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

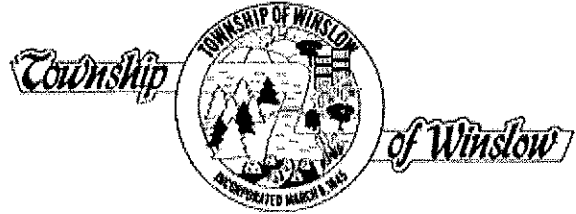
**Woody Cuffee**  
**Winslow Township**  
**Code Enforcement Officer**

*Photographs*



IMG\_8352.JPG

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**AVANDALE PROPERTIES LLC  
4730 N CRESCENT BLVD  
MERCHANTVILLE, NJ 08109**

Re: Block: 3003, Lot: 17

Date: June 2, 2014

To AVANDALE PROPERTIES LLC,

An inspection on at the property at **509 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date.	June 12, 2014

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

Woody Cuffee

*Photographs*



image.jpg

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**Occupant**

**509 FOUR MILE BRANCH RD  
SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 17

Date: June 2, 2014

To OCCUPANT,

An inspection on at the property at **509 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date.	June 12, 2014

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcoffee@winslowtownship.com](mailto:wcoffee@winslowtownship.com).

Sincerely,

Woody Cuffee



*Photographs*



image.jpg

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**TBB AVANDALE LLC**  
**4730 N CRESCENT BOULEVARD**  
**MERCHANTVILLE, NJ 08109**

Re: Block: 3003, Lot: 17

Date: May 14, 2015

To TBB AVANDALE LLC,

An inspection on at the property at **509 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date.	May 24, 2015

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

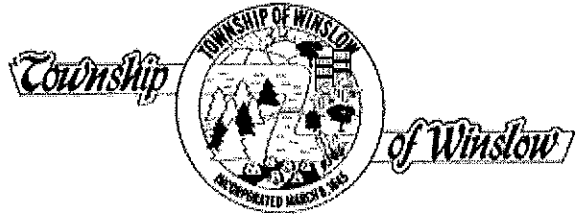
**Woody Cuffee**  
**Winslow Township**  
**Code Enforcement Officer**

*Photographs*



image.jpg

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**TBB AVANDALE LLC  
4730 N CRESCENT BOULEVARD  
MERCHANTVILLE, NJ 08109**

Re: Block: 3003, Lot: 17

Date: February 9, 2016

To TBB AVANDALE LLC,

An inspection on at the property at **509 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-16 Trash and debris scattered on property and not in acceptable containers.	Place trash, debris and refuse in acceptable container (bags). USE NEW TRASH CONTAINERS	February 19, 2016

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**

*Photographs*



image.jpg

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**Occupant**

**509 FOUR MILE BRANCH RD  
SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 17

Date: February 9, 2016

To OCCUPANT,

An inspection on at the property at **509 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-16 Trash and debris scattered on property and not in acceptable containers.	Place trash, debris and refuse in acceptable container (bags). USE NEW TRASH CONTAINERS	February 19, 2016

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

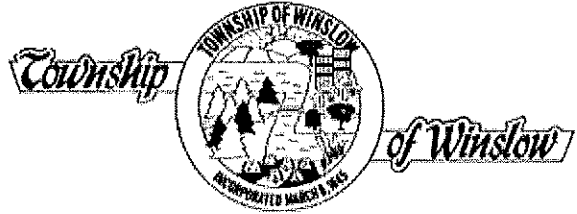
Woody Cuffee  
Winslow Township  
Code Enforcement Officer

*Photographs*



image.jpg

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## FINAL NOTICE OF VIOLATION

**TBB AVANDALE LLC  
4730 N CRESCENT BOULEVARD  
MERCHANTVILLE, NJ 08109**

Re: Block: 3003, Lot: 17

Date: April 14, 2016

To TBB AVANDALE LLC,

A follow-up inspection was done on at the property at **509 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property still does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-16 Trash and debris scattered on property and not in acceptable containers.	Place trash, debris and refuse in acceptable container (bags).USE NEW TRASH CONTAINER	April 28, 2016

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**



Photographs

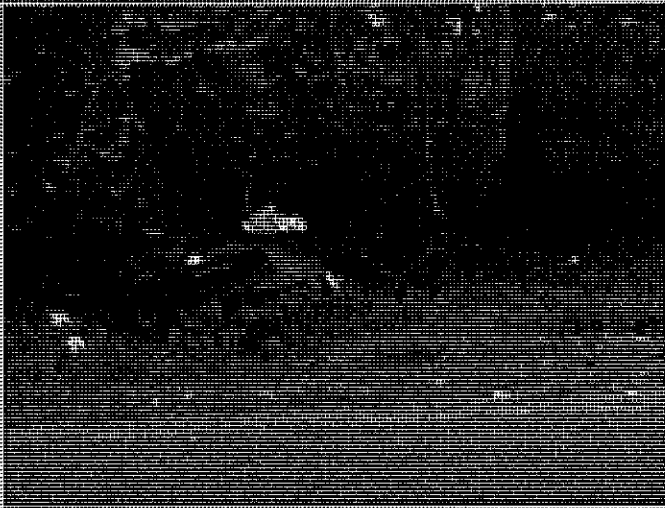


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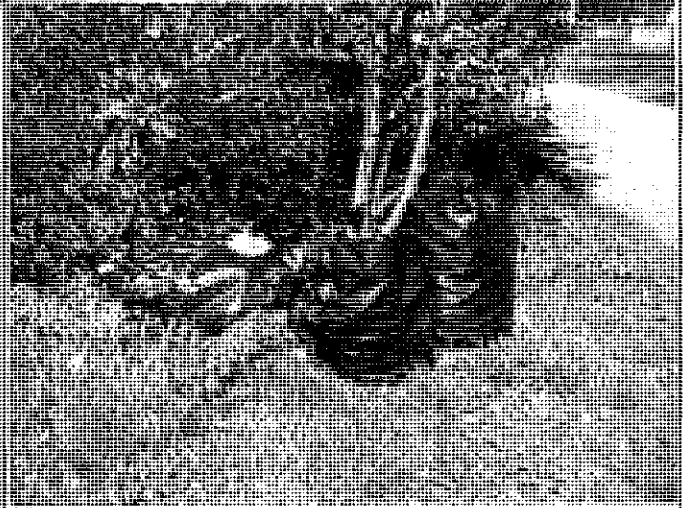
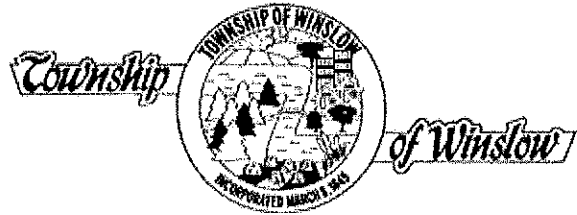


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Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## FINAL NOTICE OF VIOLATION

**Occupant**

**509 FOUR MILE BRANCH RD  
SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 17

Date: April 14, 2016

To OCCUPANT,

A follow-up inspection was done on at the property at **509 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property still does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-16 Trash and debris scattered on property and not in acceptable containers.	Place trash, debris and refuse in acceptable container (bags).USE NEW TRASH CONTAINER	April 28, 2016

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**

Photographs

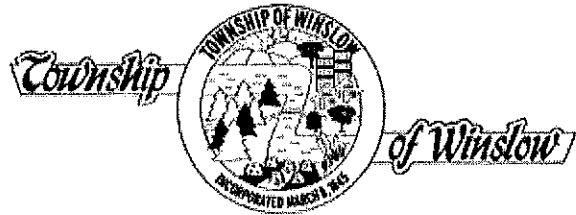


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Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## FINAL NOTICE OF VIOLATION

**TBB AVANDALE LLC**  
**4730 N CRESCENT BOULEVARD**  
**MERCHANTVILLE, NJ 08109**

Re: Block: 3003, Lot: 17

Date: April 14, 2016

To TBB AVANDALE LLC,

A follow-up inspection was done on at the property at **509 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property still does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-16 Trash and debris scattered on property and not in acceptable containers.	Place trash, debris and refuse in acceptable container (bags).USE NEW TRASH CONTAINER	April 28, 2016

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

**Woody Cuffee**  
**Winslow Township**  
**Code Enforcement Officer**

Photographs

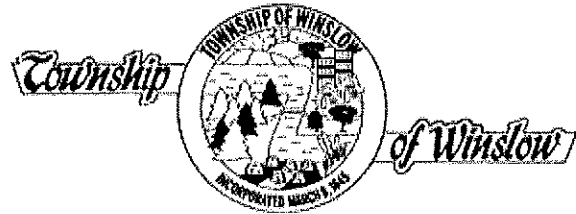


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Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## FINAL NOTICE OF VIOLATION

**Occupant**

**509 FOUR MILE BRANCH RD  
SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 17

Date: April 14, 2016

To OCCUPANT,

A follow-up inspection was done on at the property at **509 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property still does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-16 Trash and debris scattered on property and not in acceptable containers.	Place trash, debris and refuse in acceptable container (bags).USE NEW TRASH CONTAINER	April 28, 2016

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**

Photographs

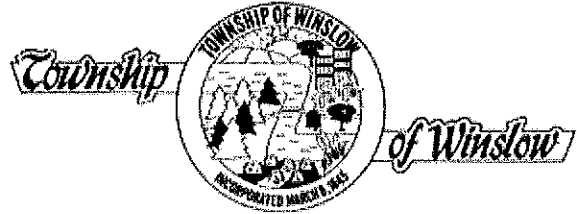


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image.jpg

Winslow Township  
 Code Enforcement Department  
 125 South Route 73  
 Braddock, NJ 08037-9422  
 (609)567-0700



## NOTICE OF VIOLATION

**TBB AVANDALE LLC  
 4730 N CRESCENT BOULEVARD  
 MERCHANTVILLE, NJ 08109**

Re: Block: 3003, Lot: 17

Date: April 25, 2017

To TBB AVANDALE LLC,

An inspection on at the property at **509 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date. If property is vacant and a minor time extension is needed, this extension <b>MUST</b> be approved by Code Enforcement prior to the due date or the grass will automatically be cut and a lien imposed.	May 5, 2017
W.T. 210-14  Register Vacant/Abandoned property with the township within the next 10 calendar days.	IF NOT ALREADY REGISTERED - Register at <a href="http://www.winslowtownship.com">www.winslowtownship.com</a> under Forms & Documents for Clerk or email <a href="mailto:clerk@winslowtownship.com">clerk@winslowtownship.com</a> . Properties that are in default or bank-owned must be registered with PROCHAMPS regardless of occupancy at the following link: <a href="http://community.prochamps.com/nj/camden/winslow-township">http://community.prochamps.com/nj/camden/winslow-township</a> Note: Winslow Township maintains their own registry of vacant properties that are privately owned.	May 5, 2017

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcaffee@winslowtownship.com](mailto:wcaffee@winslowtownship.com).



**Sincerely,**

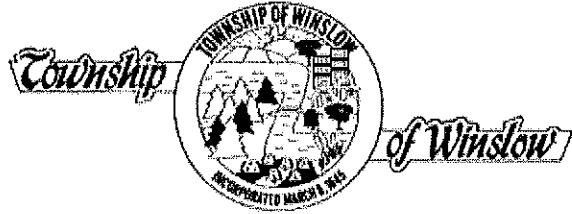
**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**

*Photographs*



IMG\_6746.JPG

Winslow Township  
 Code Enforcement Department  
 125 South Route 73  
 Braddock, NJ 08037-9422  
 (609)567-0700



## NOTICE OF VIOLATION

**Occupant**

**509 FOUR MILE BRANCH RD  
 SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 17

Date: October 31, 2017

To OCCUPANT,

An inspection on at the property at **509 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 210-14  Register Vacant/Abandoned property with the township within the next 10 calendar days.	IF NOT ALREADY REGISTERED - Register at <a href="http://www.winslowtownship.com">www.winslowtownship.com</a> under Forms & Documents for Clerk or email <a href="mailto:clerk@winslowtownship.com">clerk@winslowtownship.com</a> . Properties that are in default or bank-owned must be registered with PROCHAMPS regardless of occupancy at the following link: <a href="http://community.prochamps.com/nj/camden/winslow-township">http://community.prochamps.com/nj/camden/winslow-township</a> Note: Winslow Township maintains their own registry of vacant properties that are privately owned.	November 10, 2017
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date. If property is VACANT and a minor time extension is needed, this extension MUST be approved by Code Enforcement prior to the due date or the grass will automatically be cut and a lien imposed.	November 10, 2017
W.T. 204-12 Place at curbside for collection in either open containers that have handles and mark container for yard waste, paper yard waste bags or tied bundles not to exceed 50 pounds for any one item. Branches should be cut in 4 feet lengths & securely tied.	Branches shall be cut in four (4) ft. lengths and tied or placed in containers with handles, marked "yard waste". Yard waste cannot be placed in plastic bags.	November 10, 2017

**We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wecuffee@winslowtownship.com](mailto:wecuffee@winslowtownship.com).**

**Sincerely,**

**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**

*Photographs*



IMG\_9423.JPG

Winslow Township  
 Code Enforcement Department  
 125 South Route 73  
 Braddock, NJ 08037-9422  
 (609)567-0700



## NOTICE OF VIOLATION

**TBB AVANDALE LLC  
 4730 N CRESCENT BOULEVARD  
 MERCHANTVILLE, NJ 08109**

Re: Block: 3003, Lot: 17

Date: May 11, 2018

To TBB AVANDALE LLC,

An inspection on at the property at **509 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

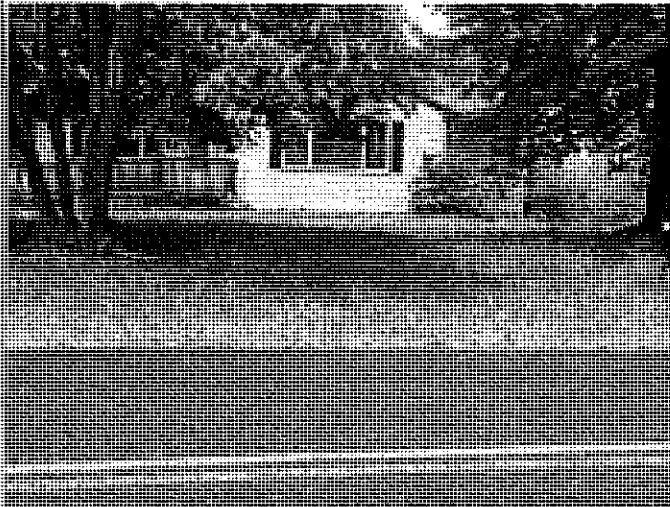
Code Section	Corrective Action	Compliance Date
W.T. 210-14  Register Vacant/Abandoned property with the township within the next 10 calendar days.	IF NOT ALREADY REGISTERED - Register at <a href="http://www.winslowtownship.com">www.winslowtownship.com</a> under Forms & Documents for Clerk or email <a href="mailto:clerk@winslowtownship.com">clerk@winslowtownship.com</a> . Properties that are in default or bank-owned must be registered with PROCHAMPS regardless of occupancy at the following link: <a href="http://community.prochamps.com/nj/camden/winslow-township">http://community.prochamps.com/nj/camden/winslow-township</a> Note: Winslow Township maintains their own registry of vacant properties that are privately owned. <b>PROPERTY IS DUE FOR REGISTRATION FOR 2018 WITH TOWNSHIP. PLEASE REMIT PAYMENT OF \$1,500.</b>	May 21, 2018
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date. If property is VACANT and a minor time extension is needed, this extension MUST be approved by Code Enforcement prior to the due date or the grass will automatically be cut and a lien imposed.	May 21, 2018
W.T. 204-16 Trash and debris scattered on property and not in acceptable containers.	PLEASE TRASH FROM DRIVEWAY	May 21, 2018

**We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).**

**Sincerely,**

**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**

Photographs



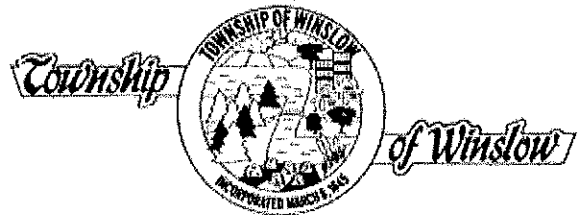
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Winslow Township  
 Code Enforcement Department  
 125 South Route 73  
 Braddock, NJ 08037-9422  
 (609)567-0700



## NOTICE OF VIOLATION

**Occupant**

**509 FOUR MILE BRANCH RD  
 SICKLERVILLE, NJ 08081**

Re: Block: 3003, Lot: 17

Date: May 11, 2018

To OCCUPANT,

An inspection on at the property at **509 FOUR MILE BRANCH RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

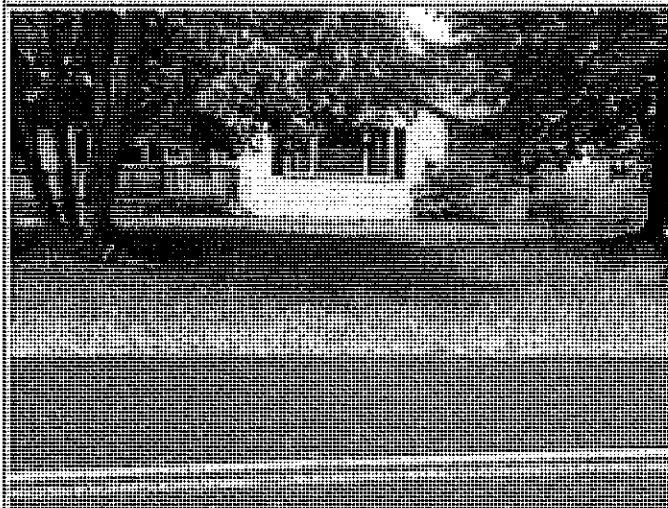
Code Section	Corrective Action	Compliance Date
W.T. 210-14  Register Vacant/Abandoned property with the township within the next 10 calendar days.	IF NOT ALREADY REGISTERED - Register at <a href="http://www.winslowtownship.com">www.winslowtownship.com</a> under Forms & Documents for Clerk or email <a href="mailto:clerk@winslowtownship.com">clerk@winslowtownship.com</a> . Properties that are in default or bank-owned must be registered with PROCHAMPS regardless of occupancy at the following link: <a href="http://community.prochamps.com/nj/camden/winslow-township">http://community.prochamps.com/nj/camden/winslow-township</a> Note: Winslow Township maintains their own registry of vacant properties that are privately owned. <b>PROPERTY IS DUE FOR REGISTRATION FOR 2018 WITH TOWNSHIP. PLEASE REMIT PAYMENT OF \$1,500.</b>	May 21, 2018
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date. If property is VACANT and a minor time extension is needed, this extension MUST be approved by Code Enforcement prior to the due date or the grass will automatically be cut and a lien imposed.	May 21, 2018
W.T. 204-16 Trash and debris scattered on property and not in acceptable containers.	PLEASE TRASH FROM DRIVEWAY	May 21, 2018

**We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).**

**Sincerely,**

**Woody Cuffee  
Winslow Township  
Code Enforcement Officer**

Photographs

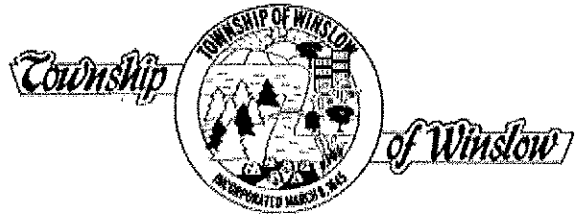


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Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**TBB AVANDALE LLC  
4730 N CRESCENT BOULEVARD  
MERCHANTVILLE, NJ 08109**

Re: Block: 3003, Lot: 20

Date: June 4, 2014

To TBB AVANDALE LLC,

An inspection on at the property at **307 SICKLERVILLE RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date.	June 14, 2014

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuffee@winslowtownship.com](mailto:wcuffee@winslowtownship.com).

Sincerely,

Woody Cuffee

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**TBB AVANDALE LLC**  
**4730 N CRESCENT BOULEVARD**  
**MERCHANTVILLE, NJ 08109**

Re: Block: 3003, Lot: 20

Date: June 27, 2018

To TBB AVANDALE LLC,

An inspection on at the property at **307 SICKLERVILLE RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Vegetation shall not obstruct sidewalks, driveway, curb or right-of-way.	Cut overgrown vegetation by due date.	July 7, 2018

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 ext. 7100 or [wcuuffee@winslowtownship.com](mailto:wcuuffee@winslowtownship.com).

Sincerely,

**Woody Cuffee**  
**Winslow Township**  
**Code Enforcement Officer**

Photographs



IMG\_1687.JPG



IMG\_1688.JPG

Winslow Township  
Code Enforcement Department  
125 South Route 73  
Braddock, NJ 08037-9422  
(609)567-0700



## NOTICE OF VIOLATION

**TBB AVANDALE LLC**  
**4730 N CRESCENT BOULEVARD**  
**MERCHANTVILLE, NJ 08109**

Re: Block: 3003, Lot: 20

Date: June 5, 2019

To TBB AVANDALE LLC,

An inspection on June 5, 2019 the property located at **307 SICKLERVILLE RD, SICKLERVILLE** disclosed that the property does not comply with the requirements of the Winslow Township Code, as follows:

Code Section	Corrective Action	Compliance Date
W.T. 204-07 Grass or weeds greater than 6 inches is prohibited on any residence or private property.	Cut overgrown grass and weeds by due date. If property is VACANT and a minor time extension is needed, this extension MUST be approved by Code Enforcement prior to the due date or the grass will automatically be cut and a lien imposed. NEIGHBOR COMPLAINS THAT IT IS CAUSING A RODENT AND ROACH ISSUE	June 15, 2019

We appreciate your cooperation in making the corrections as required by Winslow Township Municipal Code, on or before the compliance date(s) listed above. Please notify this office once corrective action is complete. At the time of compliance this Department will again inspect the premises. If you have any questions regarding this notice please contact our office at (609) 567-0700 or [chudson@winslowtownship.com](mailto:chudson@winslowtownship.com).

Sincerely,

**Carla Hudson**  
**Winslow Township**  
**Code Enforcement Officer**

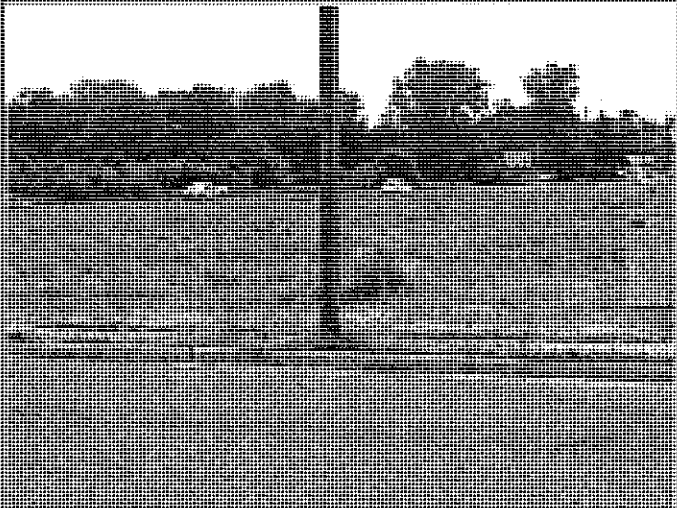
Photographs



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**Appendix F – Resolutions of Approval for Subdivision and Site Plan**

- Approved
- Conditions
- Denied

RESOLUTION GRANTING PRELIMINARY APPROVAL

PR2007-67

- Minor Subdivision
- Major Subdivision, Application # \_\_\_\_\_  
Applicant CM Properties & Investments, LLC  
Owner Avandale Properties LP  
Block 3003 Lots 16, 17, 18, 19 & 20
- Major Subdivision, Preliminary Action December 20, 2007
- Major Site Plan, Preliminary Memorialized January 17, 2008
- Conditional Use Plan Name The Shops at Avandale
- Waiver
- Variance
- Extension of Final Site Plan Approval
- Completeness Review

WHEREAS, the applicant has applied to the Winslow Township Planning Board (WTPB) for the following approval: Preliminary Major Site Plan and Preliminary Major Subdivision.

WHEREAS, the applicant applied for the following ancillary approval(s) for the project:

- 1) Variance to permit 50% parcel coverage in lieu of the 40% as permitted by Ordinance as to proposed lot 20;
- 2) Relief to permit a 90 sf freestanding sign area in lieu of a 32 sf area as required by Ordinance as to proposed lot 20;
- 3) Relief to permit one 12.75 foot freestanding sign in lieu of 8 feet as required by Ordinance as to proposed lot 20, to be located at the drive opening on Sicklerville Road, and relief to permit a second sign on proposed lot 20 at the drive opening on Four Mile Branch Road, the dimensions of which second sign shall comply with existing Township Ordinances;
- 4) Waiver from providing parking within the front building line and right of way as to proposed lot 20;
- 5) Relief from providing a 50 foot wide buffer strip where the project abuts the existing residences, as to lot 20.
- 6) Waiver from providing percolation tests for the proposed septic system until same are required by the County of Camden. At the hearing held on 12/20/97, the applicant withdrew its request for relief to permit some of the parking spaces to be less than 10ft by 20 ft.

WHEREAS, the application for Preliminary Approval was considered by the WTPB on 12/20/07, and

WHEREAS, a public hearing ( ) was not required; or

WHEREAS, a public hearing ( X ) was required and the WTPB has considered the public comments

( ) were not made

- ( X ) were made in favor of all or some aspect of the application;
- ( X ) were made against all or some aspect of the application; and

WHEREAS, it appears that all jurisdictional and procedural requirements of applicable Township Ordinances have been made; and

WHEREAS, the WTPB has considered the application and the evidence and arguments submitted by the applicant in support thereof; and

WHEREAS, the WTPB has considered the recommendations and comments of its professional staff and the following written reports:

- ( X ) Engineer report(s) from Adams, Rehmann & Heggan dated 12/14/07; and all information referenced therein;
- ( X ) Planner report(s) prepared 12/4/07 for the Major Site Plan application, and Planner report prepared 12/4/07 for the Major Subdivision application.
- (X) Traffic report from Remington & Vernick dated December 11, 2007, and all information referenced therein.

WHEREAS, a public hearing ( X ) was required and the WTPB has considered the public comments

- ( ) were not made
- ( X ) were made in favor of all or some aspect of the application;
- ( X ) were made against all or some aspect of the application; and

WHEREAS, it appears that all requirements necessary to approve the application have been met; and

WHEREAS, the WTPB has made the following Findings of Fact and Conclusions:

1. The applicant applied for Preliminary Major Site Plan and Preliminary Major Subdivision approval to construct a 15,970 sf retail building located at the intersection of Four Mile Branch Road and Sicklerville Road. Applicant further proposes to re-subdivide Block 3003 Lots 16 through 20 to create 4 reconfigured lots instead of 5 lots. The proposed structure is to be located on proposed new lot 20. Applicant also proposes the demolition of existing building on lot 20.

2. The applicant agrees to all conditions and requirements, in accordance with Township Ordinances.

3. The subject property described above is located in the Major Commercial Zoning District.

4. At the hearing on 12/20/07, the WTPB reviewed and considered the letters from its Engineer, Planner and Traffic Consultant above described.

5. Based upon all of the foregoing, the WTPB concludes that the application appears to meet all the requirements for Preliminary Major Site Plan and Preliminary Major Subdivision Plan Approval. The WTPB therefore concludes that Preliminary Major Site Plan and Preliminary Major Subdivision Plan approval should be and is hereby granted to the P.I.Q.; and

NOW, THEREFORE, BE IT RESOLVED that the Preliminary Major Site Plan and Preliminary Major Subdivision plan approval applied for be and is/are hereby granted; and

BE IT FURTHER RESOLVED that the following ancillary approval(s) applied for be and is/are hereby granted: 1) Variance to permit 50% parcel coverage in lieu of the 40% as permitted by Ordinance as to proposed lot 20, 2) Relief to permit a 90 sf freestanding sign area in lieu of a 32 sf area as required by Ordinance as to proposed lot 20; 3) Relief to permit one 12.75 foot freestanding sign in lieu of 8 feet as required by Ordinance as to proposed lot 20, to be located at the drive opening on Sicklerville Road, and relief to permit a second sign on proposed lot 20 at the drive opening on Four Mile Branch Road, the dimensions of which second sign shall comply with existing Township Ordinances; 4) Waiver from providing parking within the front building line and right of way as to proposed lot 20; 5) Relief from providing a 50 foot wide buffer strip where the project abuts the existing residences, as to lot 20. 6) Waiver from providing percolation tests for the proposed septic system until same are required by the County of Camden. At the hearing held on 12/20/97, the applicant withdrew its request for relief to permit some of the parking spaces to be less than 10ft by 20 ft, and the approval granted herein is conditioned upon applicant providing 10 x 20 parking spaces.

BE IT FURTHER RESOLVED that the approval(s) hereby granted are made subject to the following Additional Conditions:

1. The applicant shall comply with all the terms, conditions and recommendations contained in the letters from the Board's professionals referenced above, which reports are incorporated herein as if set forth at length.

2. All Conditions of Approval shall be binding upon the applicant, the owner, and any successors and/or assigns of either.

3. The applicants shall obtain approval from any other county, state or municipal agency having jurisdiction over the application, including, but not limited to, the Camden County Planning Board, Camden County Soil Conservation District, New Jersey Department of Transportation, and the Pinelands Commission, if applicable. The applicant shall further be responsible to obtain the following approvals and submit evidence of same to the Township prior to initial construction: County Road Opening Permit, Township Police and Fire Departments approval, Camden County Engineer and Board of Health approval, NJDEP Water Extension approvals, NJDEP Wetlands Delineation approval.

4. Any improvement(s) to be constructed as a result of the WTPB approving this application shall be constructed and operated in full compliance with the Code of Winslow Township, the

Revised Statutes of the State of New Jersey and any other applicable county and/or federal law.

5. No representation by the Township of Winslow or the Winslow Township Planning Board is made concerning the availability of any sewer capacity or public water mains. However, for informational purposes only, the WTPB has been advised that sewer capacity is not currently available, and that applicant was notified of this both at the time of the application and at the time of the hearing. Applicant is directed to conduct an independent research of such availability and any approval granted herein is specifically contingent upon such availability. Applicant is hereby notified that the Township of Winslow has a specific Ordinance(s) concerning sewer allocation which has certain deadlines, and applicant is notified that applicant should be aware of same, and should seek legal counsel to assist in any interpretation of same.

6. Applicant is hereby notified that the Township Winslow has a Tax Abatement Ordinance, containing deadlines which must be adhered to. Applicant and its attorneys should research such Ordinance to ascertain whether or not applicant is eligible for same.

7. Applicant must comply with all recommendations of the Fire Official and the Police Department, and specifically the letter from the WTPD dated October 19, 2007, and the letter from the WTPD dated 10/31/07, with the exception that the WTPB hereby accepts the South Drive as proposed.

8. The plans shall provide 2 basins, with the understanding that the WTPB desires 5:1 sideslopes, not 3:1 sideslopes. Applicant shall, prior to final, revise its plans understanding the desires of the board, and specifically agrees that this issue shall be deferred until the time of final approval. Applicant agrees and this resolution is conditioned upon such basins being fenced, with decorative aluminum picketed black fencing, 5 feet in height, which fence may not be solid but must provide visibility into the basin area. Both basins must likewise be landscaped, and applicant shall work with the WTPB Planner on this issue. Paragraph 4, page 7 of the ARH letter of 12/14/07 is revised to reflect that the basin may be located in the front yard area.

9. Applicant shall install lighting shields, according to plans approved or to be approved by the WTPB Planner, so as to assure that light is directed away from other residential properties in the area. Applicant shall work with the Planner on this issue, and other issues concerning lighting as may be required in the discretion of the WTPB Planner.

10. Paragraph 6 on page 6 of the ARH letter of 12/14/07 is revised to reflect that applicant is under a duty to comply with the terms of such paragraph at the time when applicant submits plans for the development of lots 18 & 19.

11. Sidewalk and handicapped ramps shall be provided on lot 20, at this time, there being no development proposed on any other lot. Any request for waiver for same be and is hereby denied. The issue of the installation of sidewalk and handicapped ramps for lots 17, 18 and 19 shall be deferred until such time as development is proposed on such lots.

12. The sight triangle easements as described on Page 8, paragraph 12c of the ARH letter of 12/14/07 shall be filed by deed of easement, subject to the review and approval of the WTPB engineer and solicitor.

13. The existing plans contain a proposal for dry sewer lines, which the WTPB does not endorse. Accordingly, unless NJDEP approves same, the lines are to be removed from the plans.

14. As to any remaining landscape issues, applicant shall work with the WTPB Planner.

15. The Remington and Vernick report of 12/11/07 is revised, on page 2, item 4, to reflect

that applicant shall not be under a duty to provide sidewalk along the rear of the proposed building. Instead, applicant has agreed to a bollard system, subject to the review and approval of the firm of Remington and Vernick. Additionally, on page 3, item 8 of such report, the WTPB amends such report to reflect that there is no requirement to designate certain spaces "employee only".

16. Signage details shall be provide pertaining to any proposed signs on the building, if any, and shall be subject to the review and approval of the WTPB at the time of the final hearing.

17. In accordance with Article XVII of the Winslow Township Code, Off-Tract Improvement Ordinance, the applicant shall be under a duty to resolve the issue of the fair share contribution described in the Remington and Vernick report of 12/11/07, prior to final, and shall produce prior to final a completely executed Off-Tract Improvement Agreement executed by the developer and the Township of Winslow; otherwise, final approval shall not be granted.

BE IT FURTHER RESOLVED that the approval hereby granted is made subject to the following General Conditions as applicable:

1. A brief notice of this decision shall be published in the official newspaper of the Township, at the applicant's expense. The aforementioned notice shall be sent to the official newspaper for publication within ten (10) days of the date this decision is memorialized. A proof of publication shall be filed with the Administrative Officer of the WTPB within thirty (30) days of the date the decision is memorialized.

2. The applicant shall promptly pay any professional staff fees billed, in excess of the required application escrows, or file a written protest with the Township Clerk/Business Administrator within seven (7) days of receipt of a final voucher from the Township.

3. These General Conditions of Approval and any additional conditions of approval, if any, shall be binding upon the applicant, the owner, developer, and any successors and/or assigns of them.

4. The applicants shall obtain approval from any other county, state or municipal agency having jurisdiction over the application, including, but not limited to, the Camden County Planning Department, Camden County Board of Health, the Camden County Planning Board, Camden County Soil Conservation District, New Jersey Department of Transportation, and the Pinelands Commission.

5. The applicants have submitted certain plans and documents which were accepted by the Planning Board as part of its application and further made certain representations and provided testimony at the time of the public hearing, all of which has been relied upon by the Planning Board in making its determination. Should there be any material deviation from said documents, plans, representations or testimony or from any conditions contained herein, then the Planning Board may, upon notice to the applicant and an opportunity to be heard, elect to rescind its approval.

6. Any improvement(s) to be constructed as a result of the WTPB approving this application shall be constructed and operated in full compliance with the Code of Winslow Township, the Revised Statutes of the State of New Jersey and any other applicable county and/or federal law.

7. If the above application involves the granting of a final subdivision or site plan approval, the Township Clerk/Business Administrator, Chairperson and Secretary of the WTPB shall not sign the final subdivision plan or final site plan nor shall any zoning permit issue until the applicant has demonstrated that all conditions of the final approval have been satisfied.

8. If a minor subdivision approval has been granted, such approval shall lapse unless within 190 days from the date the approval has been granted the applicant either files a plat in conformity with the approval and the "Map Filing Law" (N.J.S.A. 46:23-99, et seq.) or records a deed with the

county clerk which clearly describes the approved minor subdivision and files a copy of the deed with the Township's Engineer and the Township's Tax Assessor. Such deed shall also be signed by the Chairman and Secretary of WTPB.

9. If a final approval has been granted, the applicant shall submit to the WTPB Engineer for his review a minimum of 8 complete sets of plans which shall incorporate all of the revisions that have been made conditions of this approval.

10. Performance guaranties (complying with NJSA 40:55D-53) shall be posted with the Township for the site and utility improvement installations. These guaranties shall remain in effect for both the time duration required to complete installation, and, upon completion to inspect for compliance with the approved plan, prior to a certificate of compliance and certificate of occupancy being issued. In the event the project is approved by the Winslow Township Planning Board in phases which would permit performance guaranties to be submitted for each separate phase, each guaranty shall remain in effect for both the time duration required to complete installation, and, upon completion to inspect for compliance with the approved plan, prior to a Certificate of Compliance and Certificate of Occupancy being issued with regard to each separate phase. The applicant's engineer shall provide a cost estimate of the proposed site improvements excluding building costs. (Condition Subsequent)

11. Inspection fees shall be posted with the township for site and utility improvement inspections which are to be performed by the municipal engineer to check for compliance with the approved plan prior to a certificate of compliance and certificate of occupancy being issued. The applicant shall post the required inspection fee deposit with the application for a zoning permit (Condition Subsequent).

12. The applicant/owner is responsible for obtaining all permits and approvals necessary to construct the project/development and the various improvements. (Copies of all permits and approvals shall be filed with the board) (Condition Subsequent).

13. A two (2) year maintenance guaranty (complying with N.J.S.A. 40:55D-53) in the amount of 15% of the cost of improvements shall be provided to the Township upon acceptance of any improvements by the Township (Condition subsequent).

14. It is the ultimate responsibility of the applicant/owner to construct the necessary improvements in accordance with the Township standards and to offer said improvements to the Township in proper condition and as approved. All damaged and/or defective improvements shall be properly repaired and/or replaced (Condition Subsequent).

15. All improvements are subject to inspection by the Township. No site clearing or construction is to begin without proper notification to the Township Engineer (Condition Subsequent).

16. All street name signs, stop signs, miscellaneous traffic signs, etc. are to be installed by the applicant/owner upon construction of a street's hard surface base course and/or upon the direction of the Township (Condition Subsequent).

17. If the developer/owner wishes Township services such as snow removal, trash collection, etc. while the proposed municipal streets are not Township responsibility, the developer/owner shall request such and enter into a special agreement with the Township, if approved by the Township. (The care and maintenance of all streets and improvements are still the responsibility of the owner until acceptance by the Township, if accepted) (Condition Subsequent).

18. The developer/owner shall construct the required improvements within two (2) years (or as determined by the Township or as otherwise provided herein) of the final approval date, or the Township may elect to construct the improvements at the expense of the developer/owner (Condition Subsequent).

19. All municipal utility easements shall be expressly dedicated to the Township of Winslow (Condition Precedent).

20. As appropriate, the developer/owner shall prepare the necessary deeds or agreements conveying such real estate, right-of-ways, easements, improvements, etc. to the Township for acceptance by the Mayor and Township Committee. Upon final approval and prior to the issuance of a zoning permit, such conveyances shall be done by deed and recorded in the county clerk's office, after having been reviewed and approved by the Township engineer, and Board or Township Solicitor (Condition Subsequent).

21. The storm water management facilities shall be constructed immediately upon the initial development of the property and completed to the extent necessary to properly manage the storm water runoff in accordance with the parameters of the design and within the intent of the approval of the board (Condition Subsequent).

22. The developer/owner is responsible for pursuing the installation of the street lighting, if so desired by the Township. Only such specific lights as approved by Atlantic Electric for installation shall be erected. In addition, a Certificate of Occupancy shall not be issued unless the street lighting is properly installed. Section 294-114.D.

Prior to the installation of any streetlight in an approved major subdivision, the developer shall have first secured a streetlight placement plan signed by the Planning Board. Section 294-113.C.

Note: The developer/owner shall be responsible for the operating and maintenance costs of street lighting on a dedicated public street until such time as the developer notifies the Township Clerk, in writing that:

(a) The street lighting on a dedicated public street has been installed and accepted for service by the public utility.

(b) Certificates of occupancy have been issued for at least 50% of the dwelling units and 50% of the floor area of the nonresidential uses on the dedicated public street or portion thereof indicated by section pursuant to Section 29 of P.L. 197, c.291 (C.40:55D-38). The municipality shall, within 30 days following receipt of the notification, make appropriate arrangements with the public utility for, and assume the payment of, the costs of the street lighting on the dedicated public street on a continuing basis.

Compliance by the municipality with the provisions of this section shall not be deemed to constitute acceptance of the street by the municipality.

23. No deed restrictions may exist in regard to this property/development, except those reviewed and included in the board's approval (Condition Subsequent).

24. A permit shall be obtained from the zoning officer after final approval and/or prior to any site clearing and/or construction (Condition subsequent).

25. The developer/owner shall continue to properly maintain all improvements of the development including but not limited to streets, storm sewer, drainage swales, etc. and shall sweep the streets, clean the storm sewers, mow the grass, remove silt and other debris from the swales and



storm sewers, etc. on a monthly basis, or as may be necessary. This shall continue until the improvements are accepted by the Township (Condition Subsequent).

26. The developer/owner shall clean all storm sewer facilities and other such improvements as necessary prior to their acceptance, with final as-built certifications and plans being provided by the developer/owner's licensed professional engineer which indicate compliance with the approved plan, including the storm water drainage system. All improvements shall be offered in proper and good condition. All damaged improvements shall be repaired and/or replaced to the satisfaction of the Township (Condition Subsequent).

27. The applicant/owner is to execute a hold harmless agreement with the Township regarding the storm water management plan and related stormwater facilities for this project. (This shall be done prior to a zoning permit being issued.) (Condition Subsequent).

28. The final plans to provide for all necessary temporary facilities such as cul-de-sacs and drainage easements (Condition Precedent to Final).

29. The public road right-of-ways within the development shall not be used as storage areas or "staging" areas for the construction of neither buildings nor site improvements (Condition Subsequent).

30. The final pavement surfacing of roadways shall not be installed on roadways used for construction traffic. The final pavement surfacing of roadways shall not be installed on any roadway until all repairs have been made to the various improvements within the roadway/right-of-way area and it is determined that further damage to such roadway improvements due to construction or construction traffic is not anticipated. The Township may, at its discretion, determine when final roadway surfacing may occur (Condition Subsequent).

31. The developer/owner shall provide the Township zoning officer and Township engineer 48 hours advance notice prior to any construction, including site clearing, being done. Section 246-

26. The notification shall include the following information:

- (a) Project Application Number
- (b) Project Name
- (c) Project Location (Street, Block, Lot)
- (d) Owner and Developer's Name, Address and Telephone Number
- (e) Owner/Developer's Contact Person, Address, Telephone Number
- (f) Expected Start Date

32. Upon the initial construction of the storm water management system (storm sewers and swales) and all other related on-site/off-site improvements and prior to any certificate of occupancy being issued, an as-built plan of the storm water management system shall be provided to the Township zoning official along with a report from a professional engineer indicating whether the storm water management system was constructed in substantial conformance with the approved plan, and whether the system will operate as intended by the approved design. (Upon substantial completion of the development, a final report shall be prepared and provided to the Township.) (Condition Subsequent).

33. The applicant/owner is to be advised that the development of this property is to proceed in accordance with the approved plans and it is his responsibility to do so and obtain all necessary permits, inspections and other approvals which may be necessary to ultimately obtain a certificate of occupancy and/or acceptance of the improvements (Condition Subsequent).

34. Landscaping shall be maintained on a continuing basis as a condition of approval and the certificate of occupancy (Condition Subsequent).

35. The applicant/owner is hereby advised that this application and plan have not been reviewed for conformance with the Americans With Disabilities Act (ADA). It is the responsibility of the applicant/owner to conform to said legislation (Condition Subsequent).

36. The inspection and testing by the Township of the work done by the developer is solely for the benefit of the Township to determine the general quality of materials and workmanship. While the developer may avail himself of the Township's testing/inspection data, any decisions made by the developer as a result of the Township's test/inspection information shall be made at the developer's own risk. The developer has the right to conduct similar tests and inspections at his own expense to satisfy his need for information and data pertaining to materials and workmanship (Condition Subsequent).

37. During construction of the development's roadways, manhole castings, valve boxes, inlet castings (except curb piece type), etc. shall be set flush with the roadway surface to avoid potential damage to vehicles and other public works equipment, such as snow plows. Then, just prior to the construction of the final roadway surface, the castings shall be adjusted and set to final grade (Condition Subsequent).

38. Approvals shall be obtained from the NJDEP pertaining to the proposed water distribution system (Condition Precedent).

39. Provide complete as-built plans (signed by a N.J. licensed Land Surveyor) and testing results for all proposed utilities prior to roadway base course paving and prior to placing the pipes into service (Condition Subsequent).

40. All easements shall be approved and filed with Camden County prior to approval of the performance guarantees (Condition Precedent).

41. The applicant is responsible for complying with the terms and conditions of the preliminary approvals previously granted by the WTPB.

42. Whenever any application for preliminary major site plan or subdivision and planned and cluster development approval is approved subject to specified conditions intended to be fulfilled before the approval becomes effective ("conditions precedent"), said conditional approval shall lapse and become null and void unless all specified conditions precedent are fulfilled prior to the hearing on the application for Final Plan approval (or within 90 days if the application pertains to minor subdivision approval) of the date of conditional approval.

The fulfillment of all conditions precedent shall be reported, in writing, by the applicant to the Secretary of the reviewing board granting such conditional approval, and the Secretary may cause such reports to be verified in an appropriate manner.

Only upon fulfillment of all conditions precedent shall any subdivision plan be signed and/or any required zoning permit be issued. Nothing contained herein shall be construed as preventing the reviewing board, upon the submission of an application, for good cause shown, from granting an extension of the time for the fulfillment of all conditions precedent.

43. Whenever any application for final major site plan or subdivision and planned and cluster development approval is approved subject to specified conditions intended to be fulfilled before the approval becomes effective ("conditions precedent"), said conditional approval shall lapse and become null and void unless all specified conditions precedent are fulfilled within ninety-five

(95) days of the date of conditional approval.

The fulfillment of all conditions precedent shall be reported, in writing, by the applicant to the Secretary of the reviewing board granting such conditional approval, and the secretary may cause such reports to be verified in an appropriate manner.

Only upon fulfillment of all conditions precedent shall any subdivision plan be signed and/or any required zoning permit be issued. Nothing contained herein shall be construed as preventing the reviewing board, upon the submission of an application, for good cause shown, from granting an extension of time from the original ninety-five (95) days for the fulfillment of all conditions precedent.

44. **Affordable Housing Obligation.** If this is a Commercial Project, the applicant shall satisfy its affordable housing production obligation in accordance with Winslow Township's adopted housing element and Fair Share Plan and Round Three Developer's Fee Ordinance, which requires paying a development fee of 2% of the appraised value utilized in the document for construction financing, provided no increase in floor area ration is approved pursuant to NJSA 40:55D(d)(4) or a use variance is granted pursuant to NJSA 40:55D(d)(1), (d)(2) or (d)(3) wherein the fee being 6%, into a Housing Trust Fund established by Winslow Township Committee. The entire development fee shall be paid by the developer and collected by Winslow Township at the time of the issuance of the Certificate of Occupancy for each non-residential unit. If this is a residential project, the applicant shall satisfy its affordable housing production obligation in accordance with Winslow Township's adopted housing element and Fair Share Plan and Round Three Developer's Fee Ordinance, which requires paying a development fee of 1% of the coverage amount on the Homeowners Warranty Document of a for sale unit or the appraised value on the document utilized for construction financing in the case of a rental unit, provided no increase in residential density is approved pursuant to NJSA 40:55D-70(d)(5) or a use variance is granted pursuant to NJSA 40:55D(d)(1), (d)(2) or (d)(3) wherein the fee being 6%, into a Housing Trust Fund established by Winslow Township Committee. The entire development fee shall be paid by the developer and collected by Winslow Township at the time of the issuance of the Certificate of Occupancy for each residential unit within all the residential zoning districts except those outlined in the Growth Share Ordinance (i.e. R-H, R-M, PR-3 and PR-4).

45. No representation by the Township of Winslow or the Winslow Township Planning Board is made concerning the availability of any sewer capacity or public water mains. However, for informational purposes only, the WTPB has been advised that sewer capacity is not currently available, and that applicant was notified of this both at the time of the application and at the time of the hearing. Applicant is directed to conduct an independent research of such availability and any approval granted herein is specifically contingent upon such availability. Applicant is hereby notified that the Township of Winslow has a specific Ordinance(s) concerning sewer allocation which has certain deadlines, and applicant is notified that applicant should be aware of same, and should seek legal counsel to assist in any interpretation of same.

46. Applicant is hereby notified that the Township Winslow has a Tax Abatement Ordinance, containing deadlines which must be adhered to. Applicant and its attorneys should research such Ordinance to ascertain whether or not applicant is eligible for same.

47. Prior to sign off of Final Plans, the developer is responsible to produce a recorded copy, time stamped by the Clerk's Office of Camden County, of a completely executed Developer's


agreement, which is to be prepared by the WTPB solicitor, in the form approved pursuant to Winslow Township Ordinances. The Developer is to supply all information as may be needed by the WTPB Solicitor in the preparation of such Developer's Agreement. The developer is responsible to submit (in duplicate) the Agreement executed by the developer, to the Winslow Township Planning Board secretary, after preparation by the WTPB Secretary.

BE IT FURTHER RESOLVED that the certified copies of this Resolution be forwarded to the applicant, Township Clerk, Township Construction Official and Township Tax Assessor of the Township of Winslow.

RECORD OF VOTE FOR ACTION TAKEN 12/20/07						
BOARD MEMBERS	YES	NO	ABSTAIN	ABSENT	MOTION MAKER	SECOND
William Mitchell	x					
Committeeman Karl Auwarter				x		
Rebecca Stock (Atl. 2)	x					
John Guthrie (Alt. 1)	x					
John Tomasello				x		
John Holroyd	x				X	
Gulab Gidwani				x		
Eric Fooder, Jr.				x		
Mike Scardino	x					
Dr. Curry, Designee for Mayor Sue Ann Metzner	x					x
Chairman William Druding	x					
Mayor Sue Ann Metzner				x		

I, Debbie Wells, Secretary of the Planning Board of the Township of Winslow, County of Camden and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the said Board at a meeting held at the Municipal Building, Route 73, Braddock, New Jersey on the 20th day of December 2007 memorialized at a meeting held on the 17<sup>th</sup> day of January, 2008.

  
 DEBBIE WELLS SECRETARY  
 WINSLOW TOWNSHIP PLANNING BOARD

  
 CHAIRMAN

## Memorandum

**To:** Winslow Planning Board  
Chairman William Druding and Members

**From:** Karabashian Eddington Planning Group, LLC  
Thomas E. Eddington, Jr., PP, AICP, CLA, Partner  
Melissa Hauck Baker, Senior Project Manager

**Subject:** CM Properties & Investments, LLC / The Shops at Avandale  
Block 3003, Lot 20  
Preliminary Major Site Plan  
Technical Review Memorandum #1  
KEPG #7611.00 Winslow Twp. Acct. #E22-56-850-673

**Date:** Prepared December 4, 2007 for the December 20, 2007  
Planning Board Meeting

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### A. Background<sup>1</sup>

1. The proposed project submitted by CM Properties & Investments, LLC, involves the subdivision and reconfiguration of five existing lots into four proposed lots with the construction of a 15,970 SF retail business on one of the proposed lots with related site improvements which is located at the intersection of Sicklerville Road and Four Mile Branch Road.
2. The project site is identified as Block 3003, Lots 16-20 on the Winslow Township Tax Maps and consists of ±21.49 acres. The site currently features existing structures which will be demolished as part of the project and vacant lands consisting of wooded and grassy portions.
3. The application for Preliminary Major Site Plan includes the development of a 15,970 SF retail business and related site improvements on proposed Lot 20 which will encompass 3.97 acres. The proposed subject property which is located at the southwest corner of Sicklerville Road and Four Mile Branch Road and as per the Winslow Township Zoning Map is in the CM, Major Commercial Zoning District within the Non-Pinelands Area of the Township.

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<sup>1</sup> See Attachment "A" for a complete list of materials submitted for review.

4. Under §294-30.E, Retail or personal service establishments, including a variety of uses. The application does not specify the exact type of retail uses for the ten (10) unit retail building and although tenants may not be finalized at this point in time, the Applicant shall provide testimony regarding the proposed project complying with the varied listing of permitted retail uses within this section of the Ordinance.
5. The Applicant has not submitted a written description of the project nor has the Applicant submitted a written request of the requested Submission Checklist Waivers, Variances and Design Waivers for the proposed project. The Applicant shall provide testimony regarding the intent to comply with the submittal requirements. All issues pertaining to Submission Checklist Waivers and Completeness are deferred to the Planning Board Engineer.
6. The chart below details the proposed project compliance with the required Area and Bulk Requirements within the CM, Major Commercial Zoning District as found within Schedule 3 in the Non-Pinelands section of the Zoning Ordinance.

**Major Commercial (CM) Zoning District Regulations, §294-31, Schedule 3**

	Required	Proposed Lot 20	Status
Minimum Lot Area	10,500 SF (0.241 acres)	172,901.11 SF (±3.97 acres)	Conforms
Minimum Front Setback	40 ft.	105 ft. (Sicklerville) 100 ft. (Four Mile)	Conforms Conforms
Minimum Side Setback	30 ft.	109 ft.	Conforms
Minimum Rear Setback	30 ft.	185 ft.	Conforms
Maximum Building Coverage	35%	9.24%	Conforms
Maximum Lot (Impervious) Coverage	40%	50%*	DNC*
Maximum Building Height	30 ft.	30 ft.	Conforms
Minimum Buffer to Residential Use or Residential Zoning District	50 ft.	20 ft.*	DNC*
Off-Street Parking Spaces	Retail: 1 space per 250 SF of GFA 15,970 SF = 64 spaces	78 spaces	Conforms

	Required	Proposed Lot 20	Status
Signage, Freestanding	1 sign per lot; 8 ft. max. height; 32 SF max. area; 5 ft. max. height bottom of sign to ground; setback to side lot line equal to side setback.	1 sign; <b>12 ft. height;* 90 SF area;* 0 ft.;</b>  >30 ft. side setback.	Conforms; <b>DNC*; DNC*;</b> Conforms;  Conforms.

Key: \*DNC – Does Not Conform, Variance required.

## B. Technical Review

### 1. Variances

- a. The Applicant has requested the following variances and any additional variance issues which become evident through the plan review shall require testimony be provided prior to the Planning Board considering such requests.
- b. Maximum Lot Coverage: The Ordinance requirement for maximum lot coverage is 40% within the Major Commercial Zoning District and the proposed project site will feature a lot coverage of 50% which will require a Variance. The Applicant shall provide testimony regarding the required Variance. (§294-31)
- c. Minimum Buffer to Residential Use/Residential Zoning District: The Ordinance requirement for a minimum buffer between a non-residential use/zoning district to a residential use/zoning district is 50 feet exclusive of required yard setback dimension, stormwater management facilities or other structures or uses. The proposed retail use will be located across Four Mile Branch Road from an existing residential development which is located within the Residential Low Density Zoning District. The Applicant has provided information that a twenty (20) foot wide buffer will be provided in this area, however, the plan represents that this area will include the stormwater management basin facilities and does not appear to provide landscaping plant materials which would be consistent with those required within a planted buffer area. The Applicant has requested a Variance from this requirement and testimony shall be provided by the Applicant regarding this request. (§294-104.B)
- d. Off-Street Parking Space Minimum Size: The Ordinance requires that every off-street parking space be of 200 square feet of space and the proposed project includes spaces of 9 feet by 20 feet resulting in spaces of 180 square feet. The Applicant will require a Variance for this item and testimony shall be provided regarding this request. (§294-117.C(1))



- e. Freestanding Sign Maximum Height: The Ordinance requirement for maximum height of a freestanding sign is 8 feet above grade and the proposed freestanding sign will be 12 feet above grade. The Applicant will require a Variance for this item and testimony shall be provided regarding this request. (§228-7.E(2) and §294-123.D(5)(b))
- f. Freestanding Sign Maximum Sign Face Area: The Ordinance requirement for maximum sign face area of a freestanding sign is 32 SF and the proposed freestanding sign face will encompass 90 SF. The Applicant will require a Variance for this item and testimony shall be provided regarding this request. (§228-7.E(5) and §294-123.D(5)(e))

## 2. Design and Performance Standards Waivers

- a. The Applicant has not identified any Design and Performance Standards waiver requests in the application and testimony shall be provided regarding this issue. Any waiver items that become evident through the course of project review and testimony shall require ample testimony by the Applicant prior to the Planning Board considering the granting of such requests.
- b. Although not listed within the application, we have identified the following potential Waiver items:
  - §294-117.C(4): From providing parking spaces located within the area between the building front wall line and a right-of-way line.

## 3. Council on Affordable Housing

- a. The applicant shall satisfy its affordable housing production obligation in accordance with Winslow Township's adopted Housing Element and Fair Share Plan and Round Three Developer's Fee Ordinance, which requires paying a development fee of 2% of the appraised value utilized in the document for construction financing, provided no increase in floor area ratio is approved pursuant to N.J.S.A. 40:55D-70(d)(4) or a use variance is granted pursuant to N.J.S.A. 40:55D-70(d)(1), (d)(2) or (d)(3) wherein the fee being 6%, into a Housing Trust Fund established by Winslow Township Committee. The entire development fee shall be paid by the developer and collected by Winslow Township at the time of the issuance of the Certificate of Occupancy for each non-residential unit.

**C. Article XV, Chapter 294: Non-Pinelands Design and Performance Standards**

**1. Air Quality and Safety (§294-99)**

- a. It is recommended that the Applicant submit testimony regarding this section, specifically the Applicant shall provide a general idea of the type of proposed uses to be located within the proposed retail building.

**2. Buffer Strips (§294-104)**

- a. The subject property is located completely within the Major Commercial (CM) Zoning District with Four Mile Branch Road acting as the dividing line to the adjacent Residential Low Density (RL) Zoning District and the existing residential dwellings. The Applicant has requested a Variance from the requirements of this section as the project will only provide for a 20 foot buffer separation. However, we have noted that the proposed buffer area does not feature landscaping or other elements which would be consistent with a buffer area. The Applicant shall provide testimony regarding the subject property compliance with the requirements of this section.

**3. Building and Site Design (§294-105)**

- a. It is recommended that the Applicant submit testimony regarding this section, specifically the Applicant shall provide a general idea of the building materials and colors of the proposed building for the project. Architectural elevations have been submitted but do not provide for specific details as requested herein.

**4. Driveways (§294-108)**

- a. The proposed project will include two (2) proposed entrance points, one along the Sicklerville Road frontage and one along the Four Mile Branch Road frontage. The Applicant shall provide testimony regarding the project compliance with this section with all further comments being deferred to the Planning Board Engineer.

**5. Energy Conservation (§294-110)**

- a. The Applicant shall provide testimony regarding the project compliance with this section.

**6. Fences, Hedges and Walls (§294-111)**

- a. The Applicant shall provide testimony regarding the project compliance with this section.

**7. Lighting (§294-113)**

- a. The proposed project features a series of pole mounted light fixtures throughout the proposed parking areas of the site. The isolux patterns identify that all of the light will be contained within the subject property and testimony shall be provided by the Applicant regarding the measure to prevent any light from impacting the adjacent residential dwellings across Four Mile Branch Road. The architectural elevations did not identify the location of any building mounted light fixtures and the Applicant shall provide testimony regarding this issue.

**8. Off-Street Parking and Loading (§294-117)**

- a. The Ordinance requirement for retail uses is based on the size of the retail space with a requirement of one space for every 250 square feet of gross floor area. The proposed building will be 15,970 SF which would require a total of 64 spaces and the proposed plan identifies that 78 spaces will be provided. The project meets and exceeds the required number of off-street parking spaces. At this point in time, the specific tenants of the building are unknown; if a potential restaurant were to be located within this building the off-street parking calculation would then be based on the number of seats within the eating establishment. The Applicant will be limited with the total variety of retail and eating establishments due to the number of proposed parking spaces. The Applicant shall provide testimony regarding this issue. (§294-117.B(13-14))
- b. The Applicant has requested a Variance from the requirement of providing spaces at a size of 10 feet by 20 feet with the site featuring spaces of 9 feet by 20 feet. The Applicant shall provide testimony regarding this issue. (§294-117.C(1))
- c. The parking lot will feature 78 spaces and the Applicant shall provide testimony regarding the project compliance with this section and specifically regarding handicap spaces and access to the proposed building entrances. (§294-117.C(2))
- d. Off-street parking spaces shall not be located within the front yard area or between the front building wall line and the right-of-way line. The proposed parking area will be located between the building wall line and the right-of-way. The Applicant has not listed this Waiver request within the submitted application and testimony shall be provided regarding this issue. (§294-117.C(4))
- e. Off-street parking spaces should be designed to prevent vehicles from needing to back up into an area within 20 feet of an entrance driveway. The Applicant shall provide testimony regarding the project compliance with this section. (§294-117.C(5))
- f. The parking area and area around the building for non-residential uses shall have landscaping including trees, shrubs and ground cover to the maximum extent possible. Additionally, there shall be at least one tree for every ten parking spaces.

The Applicant has provided landscaping within the submitted site plan and shall provide testimony regarding the project compliance with this requirement. (§294-117.E(1))

- g. Lighting within the parking area shall not reflect light onto adjacent premises. The Applicant shall provide testimony regarding the project compliance with this section. (§294-117.F)
- h. Off-street loading spaces shall be provided and the Applicant shall provide testimony regarding the project compliance with this section. (§294-117.G)

#### **9. Sidewalks (§294-122)**

- a. The proposed project does not include the installation of sidewalks along the Sicklerville Road frontage or the Four Mile Branch Road frontage and testimony regarding this issue shall be provided. The Applicant has not requested a Waiver from the requirements of this section and shall provide testimony regarding the project compliance with this section.

#### **10. Signs (§294-123)**

- a. The submitted application did include graphics of a proposed freestanding sign and the Applicant has requested two (2) Variances for the sign. The proposed freestanding sign will be 12 feet in height where only 8 feet is permitted. The sign will also feature a sign face area of 90 SF where only 32 SF is permitted. The plan set did include a graphic of the sign but did not include the colors or type face proposed. Additionally, the plan set and architectural elevations did not include any building mounted signs for the proposed building. The Applicant shall provide testimony regarding this issue and prior to the installation of any signage on the site or the building all signs must be reviewed and approved by the Planning Board.

#### **11. Vegetation and Landscaping (§294-130)**

- a. The submitted plan and application identifies that landscaping will be incorporated into the site plan. The Applicant has requested a Variance from the requirement of providing a buffer to the adjacent residential dwellings and we recommend the Applicant consider adding to the proposed landscaping plan in the area between the stormwater basin and the right-of-way as well as between the parking area and the stormwater basin along the Sicklerville Road side. The Applicant shall provide testimony regarding this issue.

#### **12. Waste Disposal**

- a. The submitted plan identifies that a proposed trash enclosure will be incorporated within the site to the rear of the proposed building and within the parking area. The trash enclosure will feature landscaping plant materials planted along the entire perimeter. The Applicant shall provide testimony regarding the proposed potential

capacity needed of the trash enclosure for the ten (10) unit retail building. Additionally, testimony shall be provided regarding the proposed building materials and colors of the enclosure.

### **13. Architectural Plans and Elevations**

- a. The Applicant has submitted architectural elevations for the proposed retail building. The Applicant has not submitted a plan detailing the interior layout of the building nor has the Applicant provided color graphics or building materials. The Applicant shall provide testimony regarding the proposed building materials, colors and the coordination of the signage package and trash enclosure structure for the project.

**D. Recommendation**

The recommendation for Preliminary Major Site Plan review and approval for the current application shall be contingent upon all outstanding issues having been adequately addressed pursuant this Memorandum, those of the other Planning Board Professionals, and those of the Planning Board members themselves.

cc: Sue Ann Metzner, Mayor  
Debbie Wells, Planning Board Secretary  
Shirley Grasso, Esq., Planning Board Solicitor  
Brett Ingram, PE, Planning Board Engineer  
Stephen R. Nehmad, Esq., Applicant's Attorney  
Ahmad Tamous, PE, Applicant's Engineer  
CM Properties & Investments, LLC, Applicant  
Avandale Properties, LP, Owner

## Attachment "A" Submitted Materials for Review

Plan Description	Date Original/Revision
Preliminary Major Site Plan, prepared by Land Dimensions Engineering (12 Sheets)	
1. Cover Sheet	10/9/07
2. Plan of Survey and Topography	11/2006-4/24/07
3. Existing Conditions and Demolition Plan	10/9/07
4. Subdivision Plan	10/9/07
5. Site Plan	10/9/07
6. Grading and Drainage Plan	10/9/07
7. Utility Plan	10/9/07
8. Landscape & Lighting Plan	10/9/07
9. Soil Erosion & Sediment Control Plan	10/9/07
10. Soil Erosion & Sediment Control Detail Sheet	10/9/07
11. Construction Details	10/9/07
12. Construction Details	10/9/07
Architectural Drawings, prepared by Matthew V. Piotrowski, Architect (2 Sheets)	
Sheet 1 – A3.0 – Exterior Elevations	8/24/07
Sheet 2 – A3.1 – Exterior Elevations	8/24/07
Correspondence from S. Nehmad, Esq., re: application submittal	10/12/07
Application for Planning Board Review	10/12/07
Notice of Appeal and Variance Application Form	10/19/07
Developer's Agreement	10/19/07
Township of Winslow, Land Development Checklist	Undated
Affidavit of Ownership	Undated
Request for Taxpayer Identification Number	10/12/07
Escrow Agreement	10/12/07
Block and Lot Assignment Form	10/12/07
Construction Official Form Handicap Accessibility Compliance	10/12/07
Sewer Moratorium Notice	10/12/07
Tax Abatement Notice	10/12/07

Plan Description	Date Original/Revision
Letter from Winslow Township Police Department, re: plan review and comments	10/24/07
Fidelity National Title Insurance, Block 3003, Lot 16	12/14/05
Land America Commonwealth Title Insurance, Block 3003, Lot 17	8/16/07
Fidelity National Title Insurance, Block 3003, Lot 18	11/14/05
Land America Commonwealth Title Insurance, Block 3003, Lot 19	3/21/06
Land America Commonwealth Title Insurance, Block 3003, Lot 20	5/22/06







information referenced therein, Abbe Kooper of R&V being duly sworn as an expert witness (Professional Planner) and having testified as to the contents of such report;

- (X) Traffic consultant report from ABR Consultants, LLC dated 5/6/10, and all information referenced therein, Joseph Raday of ABR being duly sworn as an expert witness (Professional Engineer) and having testified as to the contents of such report.

WHEREAS, the WTPB considered the testimony on behalf of the applicant, the following persons being duly sworn and testified on behalf of applicant: 1) Ahmad Tamous, P.E., George Cholaj, Member of CM Properties & Investments, LLC 3) Jennifer Marandino from Horner & Canter, Traffic Engineer for Applicant; 4) Kurt Pachtinger of Dollar General, prospective tenant for Shops at Avandale.

WHEREAS, it appears that all requirements necessary to approve the application have been met; and

WHEREAS, the WTPB has made the following Findings of Fact and Conclusions:

1. The applicant applied for Final Major Subdivision and Final Major Site Plan approval. The subject property is located at the intersection of Four Mile Branch and Sicklerville Roads . The applicant proposes to construct a 15,970 (more or less) sf retail building, and to reconfigure the property into 4 reconfigured lots. The applicant also proposes the demolition of the existing building located on existing lot 20.

2. The applicant agrees to all conditions and requirements, in accordance with Township Ordinances.

3. The P.I.Q. is zoned CM (Major Commercial) .

4. At the hearing on May 20, 2010, the WTPB reviewed and considered the letters from its professionals above described.

5. Based upon all of the foregoing, the WTPB concludes that the application appears to meet all the requirements for Final Major Subdivision and Final Major Site Plan Approval. The WTPB therefore concludes that Final Major Subdivision and Final Major Site Plan approval for the project should be and is hereby granted to the P.I.Q.; and

NOW, THEREFORE, BE IT RESOLVED that the Final Major Subdivision and Final Major Site Plan approval applied for be and is/are hereby granted, subject to the conditions hereinafter recited; and

BE IT FURTHER RESOLVED that the approval(s) hereby granted are made subject to the following Additional Conditions:

1. The applicant shall comply with all the terms, conditions and recommendations contained in the letters from the Board's professionals referenced above, which reports are incorporated herein as if set forth at length, except as hereinafter modified. The ARH letter of 5/14/10 is modified to delete paragraph D1 on page 4.

2. All Conditions of Approval shall be binding upon the applicant, the owner, and any successors and/or assigns of either.

3. The applicants shall obtain approval from any other county, state or municipal agency

having jurisdiction over the application, including, but not limited to, the Camden County Planning Board, Camden County Soil Conservation District, New Jersey Department of Transportation, Council on Affordable Housing, and the Pinelands Commission, if applicable. The applicant shall further be responsible to obtain the following approvals and submit evidence of same to the Township prior to initial construction, where applicable: County Road Opening Permit, Township Police and Fire Departments approval, Township Road Opening Permit, Camden County Engineer and Board of Health approval, NJDEP Water Extension approvals, NJDEP Wetlands Delineation approval, Municipal Utilities Department approval; CCMUA approval; CCSCS Permit, and any other state, county or local approval required.

4. Any improvement(s) to be constructed as a result of the WTPB approving this application shall be constructed and operated in full compliance with the Code of Winslow Township, the Revised Statutes of the State of New Jersey and any other applicable county and/or federal law.

5. Applicant must comply with all recommendations of the Fire Official and the Police Department.

6. Applicant shall comply with all conditions of Preliminary Approval (PR2007-67), except to the extent set forth in this Resolution.

7. Applicant agreed and the WTPB recommends that Title 39 of the Statutes of the State of New Jersey be enforced on the property. Prior to final sign off of plans, applicant agrees to provide evidence that it has appeared before the Mayor and Committee of the Township of Winslow in an effort to obtain approval for the enforcement of Title 39.

8. Both basins are to be 5:1 side slope.

9. No deliveries are to occur to the site proposed to be developed as a retail building until after 7 a.m., nor shall any delivery be made which will allow any vehicle to exit the property later than 8 p.m. Thus, all deliveries will occur between the hours of 7 a.m. and 8 p.m.

10. The fencing shall be white, vinyl post and rail fence, 5 feet high, with black mesh, and the ARH letter of 5/14/10, page 5, paragraph c is amended accordingly.

11. There is only one off site improvement to be made to which the applicant must make its fair share contribution, that improvement being the changing of the timing of the existing traffic light at the corner of Four Mile Branch and Sickerville Roads. The Resolution granting preliminary approval provided that final approval may not issue until such time as the applicant produces a duly executed off tract improvement agreement with the Township of Winslow, in accordance with Article XVII of the Winslow Township Off-Tract Improvement Ordinance, Section 294-141. The WTPB hereby grants a deferment of the duty to produce this Off-Tract Improvement Agreement, until the time of signoff of final plans. The Secretary to the Winslow Township Planning Board shall not release the Final Plans until such time as the applicant produces such agreement. Such agreement is contingent upon the review and approval of the Winslow Township Solicitor and the Mayor and Committee of the Township of Winslow, and in the absence of such approval, any approval issued herein shall be considered null and void. Presently, it is estimated by the WTPB traffic engineer that the fair share cost to this applicant for the changing of the timing on the light, is approximately \$200.00. At the public hearing, the WTPB traffic engineer advised that no other off tract improvements are required in connection with the current application.

12. The approval is conditioned upon an easement to be prepared by the attorney for the applicant, and subject to the review and approval of the Township professionals, for the shared use of the basin across lot lines (both lots 20.01 and lot 17.01 share a basin). The legal description for the easement is to be prepared by the applicant's engineer, and the easement instrument must address all issues of liability for the basin, insurance, maintenance, etc. The Township of Winslow shall not have any responsibility or liability for such basin, same to be privately maintained.

13. All documents to be recorded, such as Declarations, Restrictions, Easements, etc., must be presented to the WTPB Solicitor for approval prior to recording, and to the Planning Board Secretary, after approval, time stamped by the Clerk of Camden County, prior to final sign off of plans.

14. There shall be no dedication to the Township of any open space, basin(s) or recreational facility.

15. No representation by the Township of Winslow or the Winslow Township Planning Board is made concerning the availability of any public water mains. Applicant is directed to conduct an independent research of such availability and any approval granted herein is specifically contingent upon such availability. The property is to be built out on private septic.

16. Applicant is hereby notified that the Township Winslow has a Tax Abatement Ordinance, containing deadlines which must be adhered to. Applicant and its attorneys should research such Ordinance to ascertain whether or not applicant is eligible for same.

17. There shall be a development agreement between applicant and the Township, to be prepared by the WTPB Solicitor. This approval is contingent upon same. Prior to sign off of Final Plans, that the developer is responsible to produce a recorded copy, time stamped by the Clerk's Office of Camden County, of a completely executed agreement.

18. This agreement is contingent upon and subject to the Resolution Granting a Waiver from the Winslow Township Sewer Capacity Scarce Resource Restraint, issued by COAH under Docket Number 10-2210 duly adopted by the Council on Affordable Housing on April 21, 2010, which provides that the proposed retail building is to be permanently serviced by on-site septic, and that Winslow is not authorized to allocate any sewer usage until such time as the Winslow Township Scarce Resource Restraint is lifted as to the entire municipality.

19. Applicant is to provide evidence of the submission of the plans to the Camden County Planning Board, to the WTPB traffic engineer. Subject to the review of the WTPB traffic engineer, applicant may be required to return to the Camden County Planning Board to assure that the plans which were submitted to the Camden County Planning Board, mirrored the submission to the WTPB.

20. The Remington & Vernick report of May 13, 2010, is modified on page 4, paragraph 5 to provide that there is no need to extend the sidewalk to the southern lot line of lot 17.01.

21. The Remington & Vernick report of May 13, 2010, is modified to reflect that there is no need to provide additional landscape around basin #2. However, applicant will provide additional landscape around basin 1, at the direction of the WTPB Planner.

22. The proposed signage will satisfy all ordinance requirements or is permitted pursuant to signage relief heretofore granted by the WTPB.

23. At the hearing on May 20, 2010, the applicant's attention was directed to Winslow Township Ordinances which govern the travel of trucks in excess of 4 tons, which are prohibited

from all municipal streets in accordance with Section 276-22 of the Winslow Township Code.

BE IT FURTHER RESOLVED that the approval hereby granted is made subject to the following General Conditions as applicable:

1. A brief notice of this decision shall be published in the official newspaper of the Township, at the applicant's expense. The aforementioned notice shall be sent to the official newspaper for publication within ten (10) days of the date this decision is memorialized. A proof of publication shall be filed with the Administrative Officer of the WTPB within thirty (30) days of the date the decision is memorialized.

2. The applicant shall promptly pay any professional staff fees billed, in excess of the required application escrows, or file a written protest with the Township Clerk/Business Administrator within seven (7) days of receipt of a final voucher from the Township.

3. These General Conditions of Approval and any additional conditions of approval, if any, shall be binding upon the applicant, the owner, developer, and any successors and/or assigns of them.

4. The applicants shall obtain approval from any other county, state or municipal agency having jurisdiction over the application, including, but not limited to, the Camden County Planning Department, Camden County Board of Health, the Camden County Planning Board, Camden County Soil Conservation District, New Jersey Department of Transportation, and the Pinelands Commission.

5. The applicants have submitted certain plans and documents which were accepted by the Planning Board as part of its application and further made certain representations and provided testimony at the time of the public hearing, all of which has been relied upon by the Planning Board in making its determination. Should there be any material deviation from said documents, plans, representations or testimony or from any conditions contained herein, then the Planning Board may, upon notice to the applicant and an opportunity to be heard, elect to rescind its approval.

6. Any improvement(s) to be constructed as a result of the WTPB approving this application shall be constructed and operated in full compliance with the Code of Winslow Township, the Revised Statutes of the State of New Jersey and any other applicable county and/or federal law.

7. If the above application involves the granting of a final subdivision or site plan approval, the Township Clerk/Business Administrator, Chairperson and Secretary of the WTPB shall not sign the final subdivision plan or final site plan nor shall any zoning permit issue until the applicant has demonstrated that all conditions of the final approval have been satisfied.

8. If a minor subdivision approval has been granted, such approval shall expire 190 days from the date on which the resolution of approval is adopted unless within such period the applicant causes to be filed a plat in conformity with such approval and the provisions of the "Map Filing Law" (N.J.S.A. 46:23-99, et seq.) or records a deed with the county clerk which clearly describes the approved minor subdivision and files a copy of the deed with the Township's Engineer and the Township's Tax Assessor. Such deed shall also be signed by the Chairman and Secretary of WTPB. 9. If a final approval has been granted, the applicant shall submit to the WTPB Engineer for his review a minimum of 8 complete sets of plans which shall incorporate all of the revisions that have been made conditions of this approval.

10. Performance guaranties (complying with NJSA 40:55D-53) shall be posted with the Township for the site and utility improvement installations. These guaranties shall remain in effect for both the time duration required to complete installation, and, upon completion to inspect for compliance with the approved plan, prior to a certificate of compliance and certificate

of occupancy being issued. In the event the project is approved by the Winslow Township Planning Board in phases which would permit performance guaranties to be submitted for each separate phase, each guaranty shall remain in effect for both the time duration required to complete installation, and, upon completion to inspect for compliance with the approved plan, prior to a Certificate of Compliance and Certificate of Occupancy being issued with regard to each separate phase. The applicant's engineer shall provide a cost estimate of the proposed site improvements excluding building costs. (Condition Subsequent)

11. Inspection fees shall be posted with the township for site and utility improvement inspections which are to be performed by the municipal engineer to check for compliance with the approved plan prior to a certificate of compliance and certificate of occupancy being issued. The applicant shall post the required inspection fee deposit with the application for a zoning permit (Condition Subsequent).

12. The applicant/owner is responsible for obtaining all permits and approvals necessary to construct the project/development and the various improvements. (Copies of all permits and approvals shall be filed with the board) (Condition Subsequent).

13. A two (2) year maintenance guaranty (complying with N.J.S.A. 40:55D-53) in the amount of 15% of the cost of improvements shall be provided to the Township upon acceptance of any improvements by the Township (Condition subsequent).

14. It is the ultimate responsibility of the applicant/owner to construct the necessary improvements in accordance with the Township standards and to offer said improvements to the Township in proper condition and as approved. All damaged and/or defective improvements shall be properly repaired and/or replaced (Condition Subsequent).

15. All improvements are subject to inspection by the Township. No site clearing or construction is to begin without proper notification to the Township Engineer (Condition Subsequent).

16. All street name signs, stop signs, miscellaneous traffic signs, etc. are to be installed by the applicant/owner upon construction of a street's hard surface base course and/or upon the direction of the Township (Condition Subsequent).

17. If the developer/owner wishes Township services such as snow removal, trash collection, etc. while the proposed municipal streets are not Township responsibility, the developer/owner shall request such and enter into a special agreement with the Township, if approved by the Township. (The care and maintenance of all streets and improvements are still the responsibility of the owner until acceptance by the Township, if accepted) (Condition Subsequent).

18. The developer/owner shall construct the required improvements within two (2) years (or as determined by the Township or as otherwise provided herein) of the final approval date, or the Township may elect to construct the improvements at the expense of the developer/owner (Condition Subsequent).

19. All municipal utility easements shall be expressly dedicated to the Township of Winslow (Condition Precedent) and shall be subject to the review and approval of the Township Solicitor.

20. Where directed, the developer/owner shall prepare the necessary deeds or agreements conveying such real estate, right-of-ways, easements, improvements, etc. to the Township for acceptance by the Mayor and Township Committee. Upon final approval such conveyances shall

be done by deed and recorded in the county clerk's office, after having been reviewed and approved by the Township engineer, and Board or Township Solicitor and Planning Board Solicitor (Condition Subsequent).

21. The storm water management facilities shall be constructed immediately upon the initial development of the property and completed to the extent necessary to properly manage the storm water runoff in accordance with the parameters of the design and within the intent of the approval of the board (Condition Subsequent).

22. The developer/owner is responsible for pursuing the installation of the street lighting, if so desired by the Township. Only such specific lights as approved by Atlantic Electric for installation shall be erected. In addition, a Certificate of Occupancy shall not be issued unless the street lighting is properly installed. Section 294-114.D.

Prior to the installation of any streetlight in an approved major subdivision, the developer shall have first secured a streetlight placement plan signed by the Planning Board. Section 294-113.C.

Note: The developer/owner shall be responsible for the operating and maintenance costs of street lighting on a dedicated public street until such time as the developer notifies the Township Clerk, in writing that:

(a) The street lighting on a dedicated public street has been installed and accepted for service by the public utility.

(b) Certificates of occupancy have been issued for at least 50% of the dwelling units and 50% of the floor area of the nonresidential uses on the dedicated public street or portion thereof indicated by section pursuant to Section 29 of P.L. 197, c.291 (C.40:55D-38). The municipality shall, within 30 days following receipt of the notification, make appropriate arrangements with the public utility for, and assume the payment of, the costs of the street lighting on the dedicated public street on a continuing basis.

Compliance by the municipality with the provisions of this section shall not be deemed to constitute acceptance of the street by the municipality.

23. No deed restrictions may exist in regard to this property/development, except those reviewed and included in the board's approval (Condition Subsequent).

24. A permit shall be obtained from the zoning officer after final approval and/or prior to any site clearing and/or construction (Condition subsequent).

25. The developer/owner shall continue to properly maintain all improvements of the development including but not limited to streets, storm sewer, drainage swales, etc. and shall sweep the streets, clean the storm sewers, mow the grass, remove silt and other debris from the swales and storm sewers, etc. on a monthly basis, or as may be necessary. This shall continue until the improvements are accepted by the Township (Condition Subsequent).

26. The developer/owner shall clean all storm sewer facilities and other such improvements as necessary prior to their acceptance, with final as-built certifications and plans being provided by the developer/owner's licensed professional engineer which indicate compliance with the approved plan, including the storm water drainage system. All improvements shall be offered in proper and good condition. All damaged improvements shall be repaired and/or replaced to the satisfaction of the Township (Condition Subsequent).

27. The applicant/owner is to execute a hold harmless agreement with the Township regarding the storm water management plan and related stormwater facilities for this project.



(This shall be done prior to a zoning permit being issued.) (Condition Subsequent).

28. The final plans to provide for all necessary temporary facilities such as cul-de-sacs and drainage easements (Condition Precedent to Final).

29. The public road right-of-ways within the development shall not be used as storage areas or "staging" areas for the construction of neither buildings nor site improvements (Condition Subsequent).

30. The final pavement surfacing of roadways shall not be installed on roadways used for construction traffic. The final pavement surfacing of roadways shall not be installed on any roadway until all repairs have been made to the various improvements within the roadway/right-of-way area and it is determined that further damage to such roadway improvements due to construction or construction traffic is not anticipated. The Township may, at its discretion, determine when final roadway surfacing may occur (Condition Subsequent).

31. The developer/owner shall provide the Township zoning officer and Township engineer 48 hours advance notice prior to any construction, including site clearing, being done. Section 246-26. The notification shall include the following information:

- (a) Project Application Number
- (b) Project Name
- (c) Project Location (Street, Block, Lot)
- (d) Owner and Developer's Name, Address and Telephone Number
- (e) Owner/Developer's Contact Person, Address, Telephone Number
- (f) Expected Start Date

32. Upon the initial construction of the storm water management system (storm sewers and swales) and all other related on-site/off-site improvements and prior to any certificate of occupancy being issued, an as-built plan of the storm water management system shall be provided to the Township zoning official along with a report from a professional engineer indicating whether the storm water management system was constructed in substantial conformance with the approved plan, and whether the system will operate as intended by the approved design. (Upon substantial completion of the development, a final report shall be prepared and provided to the Township.) (Condition Subsequent).

33. The applicant/owner is to be advised that the development of this property is to proceed in accordance with the approved plans and it is his responsibility to do so and obtain all necessary permits, inspections and other approvals which may be necessary to ultimately obtain a certificate of occupancy and/or acceptance of the improvements (Condition Subsequent).

34. Landscaping shall be maintained on a continuing basis as a condition of approval and the certificate of occupancy (Condition Subsequent).

35. The applicant/owner is hereby advised that this application and plan have not been reviewed for conformance with the Americans With Disabilities Act (ADA). It is the responsibility of the applicant/owner to conform to said legislation (Condition Subsequent).

36. The inspection and testing by the Township of the work done by the developer is solely for the benefit of the Township to determine the general quality of materials and workmanship. While the developer may avail himself of the Township's testing/inspection data, any decisions made by the developer as a result of the Township's test/inspection information shall be made at the developer's own risk. The developer has the right to conduct similar tests and inspections at his own expense to satisfy his need for information and data pertaining to

materials and workmanship (Condition Subsequent).

37. During construction of the development's roadways, manhole castings, valve boxes, inlet castings (except curb piece type), etc. shall be set flush with the roadway surface to avoid potential damage to vehicles and other public works equipment, such as snow plows. Then, just prior to the construction of the final roadway surface, the castings shall be adjusted and set to final grade (Condition Subsequent).

38. Approvals shall be obtained from the NJDEP pertaining to the proposed water distribution system (Condition Precedent).

39. Provide complete as-built plans (signed by a N.J. licensed Land Surveyor) and testing results for all proposed utilities prior to roadway base course paving and prior to placing the pipes into service (Condition Subsequent).

40. All easements shall be approved and filed with Camden County prior to approval of the performance guarantees (Condition Precedent).

41. The applicant is responsible for complying with the terms and conditions of the preliminary approvals previously granted by the WTPB.

42. Whenever any application for development is approved subject to specified conditions intended to be fulfilled before the approval becomes effective, said conditional approval shall lapse and become null and void unless all specified conditions, other than those contemplated by NJSA 40:55D-22b are fulfilled within 190 days of the date of conditional approval.

The fulfillment of all conditions precedent shall be reported, in writing, by the applicant to the Secretary of the reviewing board granting such conditional approval, and the Secretary may cause such reports to be verified in an appropriate manner.

Only upon fulfillment of all conditions precedent shall any subdivision plan be signed and/or any required zoning permit be issued. Nothing contained herein shall be construed as preventing the reviewing board, upon the submission of an application, for good cause shown, from granting an extension of the time for the fulfillment of all conditions precedent.

43. Whenever any application for final major site plan or subdivision and planned and cluster development approval is approved subject to specified conditions intended to be fulfilled before the approval becomes effective ("conditions precedent"), said conditional approval shall lapse and become null and void unless all specified conditions precedent are fulfilled within ninety-five (95) days of the date of conditional approval.

The fulfillment of all conditions precedent shall be reported, in writing, by the applicant to the Secretary of the reviewing board granting such conditional approval, and the secretary may cause such reports to be verified in an appropriate manner.

Only upon fulfillment of all conditions precedent shall any subdivision plan be signed and/or any required zoning permit be issued. Nothing contained herein shall be construed as preventing the reviewing board, upon the submission of an application, for good cause shown, from granting an extension of time from the original ninety-five (95) days for the fulfillment of all conditions precedent.

44. Affordable Housing Obligation.

The following shall apply if this is a Residential Development Project:

The applicant shall satisfy its affordable housing production obligation in accordance with Winslow Township's adopted Housing Element and Fair Share Plan and Round Three Developer's Fee Ordinance, which requires paying a development fee of 1% of the coverage amount on the Homeowners Warranty Document of a for sale unit or the appraised value on the document utilized for construction financing in the case of a rental unit, provided no increase in residential density is approved pursuant to NJSA 40:55D-70(d)(5) or a use variance is granted pursuant to NJSA 40:55D(d)(1), (d)(2) or (d)(3) wherein the fee being 6%, into a Housing Trust Fund established by Winslow Township Committee. The entire development fee shall be paid by the developer and collected by Winslow Township at the time of the issuance of the Certificate of Occupancy for each residential unit within all the residential zoning districts except those outlined in the Growth Share Ordinance (i.e. R-H, R-M, PR-3 and PR-4).

The following shall apply if this is a Non-Residential Development Project:

Pursuant to the New Jersey Economic Stimulus Act of 2009 (the "Act") and the amendment to NJSA 40:55D-8.6, the collection of affordable housing development fees for non residential development has been suspended and will not be required to be paid by the applicant in connection with the development approvals provided the applicant qualifies and complies with the requirements of the aforementioned Act and amendment to the MLUL.

45. No representation by the Township of Winslow or the Winslow Township Planning Board is made concerning the availability of any sewer capacity or public water mains. However, for informational purposes only, the WTPB has been advised that sewer capacity is not currently available, and that applicant was notified of this both at the time of the application and at the time of the hearing. Applicant is directed to conduct an independent research of such availability and any approval granted herein is specifically contingent upon such availability. Applicant is hereby notified that the Township of Winslow has a specific Ordinance(s) concerning sewer allocation which has certain deadlines, and applicant is notified that applicant should be aware of same, and should seek legal counsel to assist in any interpretation of same.

46. Applicant is hereby notified that the Township Winslow has a Tax Abatement Ordinance, containing deadlines which must be adhered to. Applicant and its attorneys should research such Ordinance to ascertain whether or not applicant is eligible for same.

47. Prior to sign off of Final Plans, the developer is responsible to produce a recorded copy, time stamped by the Clerk's Office of Camden County, of a completely executed Developer's agreement, which is to be prepared by the WTPB solicitor, in the form approved pursuant to Winslow Township Ordinances. The Developer is to supply all information as may be needed by the WTPB Solicitor in the preparation of such Developer's Agreement. The developer is responsible to submit (in duplicate) the Agreement executed by the developer, to the Winslow Township Planning Board secretary, after preparation by the WTPB Secretary.

48. On October 29, 2008, the Council on Affordable Housing (hereinafter COAH) issued a Restraining Order against the Township of Winslow and the Township of Winslow Planning Board, prohibiting the Township from allocating sewer capacity until such time that the Council grants substantive certification to Winslow's Third Round Housing Element and Fair Share Plan. COAH restrained the Planning Board from acting upon any development applications other than developments proposed to include affordable housing. Such decision can

be reviewed [www.njgiv/dca/coah](http://www.njgiv/dca/coah), under COAH Docket #08-2011. Thus, unless your development application has been determined to be exempt by COAH, any approval issued hereunder shall be subject to the scarce resource restraint issued by COAH, and it shall be the duty of the applicant to apply to COAH for a waiver of same prior to action by the WTPB. For any developers that have been or will be in the future granted an exemption or waiver of such Restraint, said developer shall be required to deposit money to pay for monitoring of sewer flow. Such funds necessary to pay the Winslow Township Engineer for this service shall be deposited into an escrow account for this purpose. In the alternative, such developers shall be required to install a sewer flow meter to monitor the flow, in accordance with Opinion duly adopted by the Council of Affordable Housing at its meeting on January 13, 2010 under COAH Docket No. 09-2177.

BE IT FURTHER RESOLVED that the certified copies of this Resolution be forwarded to the applicant, Township Clerk, Township Construction Official and Township Tax Assessor of the Township of Winslow.

RECORD OF VOTE FOR ACTION TAKEN    May 20, 2010

BOARD MEMBERS	YES	NO	ABSTAIN	ABSENT	MOTION MAKER	SECOND
Comm. Charles Flamini	x					x
Rebecca Stock	x					
Michael Scardino	x				x	
Robert Green				x		
Cheryl Pitts	x					
Harold Hill				X		
John Holroyd	x					
Philip Migliarese, Jr. (Alternate 1)	x					
Katherine Fisher (Alternate 2)	x					
Mark Testa (Mayor Designee)	x					
Chairman William Mitchell	x					
Mayor Sue Ann Metzner				x		

RECORD OF VOTE FOR MEMORIALIZATION TAKEN June 17, 2010						
BOARD MEMBERS	YES	NO	ABSTAIN	ABSENT	MOTION MAKER	SECOND
Comm. Charles Flamini				X		
Rebecca Stock	X				X	
Michael Scardino	X					
Cheryl Pitts				X		
John Holroyd	X					
Philip Migliarese, Jr. (Alternate 1)	X					
Katherine Fisher (Alternate 2)	X					
Mark Testa (Mayor Designee)	X					X
Chairman William Mitchell	X					

I, Debbie Wells, Secretary of the Township of Winslow Planning Board, County of Camden and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the said Board at a meeting held at the Winslow Township Municipal Building, Winslow Township, New Jersey on the 20<sup>th</sup> day of May 2010, memorialized at a meeting held June 17, 2010.

Debbie Wells  
 DEBBIE WELLS, SECRETARY  
 Planning Board  
 Township of Winslow

William C. Mitchell  
 WILLIAM MITCHELL, CHAIRMAN  
 Planning Board  
 Township of Winslow