

Lorraine Baker

From: Vicki Koch <opra+request-43515-f8428a82@requests.opramachine.com>
Sent: Tuesday, May 23, 2023 12:54 PM
To: GT Clerk
Subject: Re: OPRA REQUEST RE: VICKI KOCH / ADOLESCENT RESIDENTIAL DETOX

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear GT Clerk,

I would like the application for the Adolescent Residential Detox Treatment Building located in the Lakeland complex at Collier Drive

Yours sincerely,

Vicki Koch

-----Original Message-----

Good afternoon

Gloucester Township is in receipt of your Opra request.

Please be more specific to what kind of records/information you need in regards to this location.

Lorraine Baker

From: Vicki Koch <opra+request-43515-f8428a82@requests.opramachine.com>
Sent: Monday, May 22, 2023 1:05 PM
To: GT Clerk
Subject: OPRA request - Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Gloucester Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

Adolescent Residential Detox Treatment Building located in the Lakeland complex at Collier Drive.

Yours faithfully,

Vicki Koch

not specific enough

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-43515-f8428a82@requests.opramachine.com

Is GTCLerk@glotwp.com the wrong address for OPRA requests to Gloucester Township? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=gloucester_township

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/application_23

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.



GLOUCESTER TOWNSHIP
JOIN THE EXCITEMENT

Township Of Gloucester
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 228-4000
Fax (856) 232-6229

May 30, 2023

TO: Vicki Koch
FROM: Jenna Albano, Planning/Zoning Clerk
RE: OPRA Request – KMG

Hello,

Please be advised, plans are available to view in person at our
Municipal Building, 1261 Chews Landing Road, Laurel Springs, NJ 08021,
Monday – Thursday 8:00am- 5:30pm.

Thank you,

Jenna Albano

Office of Community Development & Planning
Township of Gloucester
1261 Chews Landing Road
Laurel Springs, NJ 08021
T: 856-228-4000 ext. 3208
jalbano@glotwp.com



GLOUCESTER TOWNSHIP
JOIN THE EXCITEMENT

TOWNSHIP OF GLOUCESTER

1261 Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

Community Development & Planning: (856) 374-3500 – FAX: (856) 232-6229

APR 7 2023

For Office Use Only

Submission Date: 4/17/23 Application No.: 23122

Taxes paid YES NO (Initial)

Fees 1150.00 Project # 16991

Escrow 10600.00 Escr. # 16991

☒ Planning Board ☐ Zoning Board of Adjustment ☐ Redevelopment Entity

¹ Upon receipt of all fees, documents, plans, taxes paid, etc.

Fire District # 4

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>KMG New Jersey, LLC</u> Address: <u>1150 Haddon Avenue</u> <u>Suite 210</u> City: <u>Collingswood</u> State, Zip: <u>New Jersey</u> , <u>08108</u> Phone: (856) <u>854</u> <u>1515</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>same as Applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: () - Fax: () -																																			
3. Type of Application. Check as many as apply: <table border="0"><tr><td>☐ Informal Review ²</td><td>☐ Planned Development ²</td></tr><tr><td>☐ Minor Subdivision</td><td>☐ Appeal of Administrative Officer's Decision – "A" Variance</td></tr><tr><td>☐ Preliminary Major Subdivision ²</td><td>☐ Interpretation – "B" Variance ²</td></tr><tr><td>☐ Final Major Subdivision</td><td>☒ Bulk "C" Variance ²</td></tr><tr><td>☐ Minor Site Plan</td><td>☐ Use "D" Variance ²</td></tr><tr><td>☒ Preliminary Major Site Plan ²</td><td>☐ Site Plan Waiver</td></tr><tr><td>☒ Final Major Site Plan</td><td>☐ Rezoning Request</td></tr><tr><td>☐ Conditional Use Approval ²</td><td>☐ Redevelopment Agreement</td></tr><tr><td>☐ General Development Plan ²</td><td>☐ Other _____</td></tr></table> ² Applicant shall provide public notice in the official newspaper and to all property owners within 200 feet [Basis N.J.S.A. 40:55D-12].		☐ Informal Review ²	☐ Planned Development ²	☐ Minor Subdivision	☐ Appeal of Administrative Officer's Decision – "A" Variance	☐ Preliminary Major Subdivision ²	☐ Interpretation – "B" Variance ²	☐ Final Major Subdivision	☒ Bulk "C" Variance ²	☐ Minor Site Plan	☐ Use "D" Variance ²	☒ Preliminary Major Site Plan ²	☐ Site Plan Waiver	☒ Final Major Site Plan	☐ Rezoning Request	☐ Conditional Use Approval ²	☐ Redevelopment Agreement	☐ General Development Plan ²	☐ Other _____																	
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4. Zoning Districts or Redevelopment Areas (Circle all zones or redevelopment area that apply) <table border="1"><tr><td>ER</td><td>R-1</td><td>R-2</td><td>R-3</td><td>R-4</td><td>RA</td><td>APT</td></tr><tr><td>SCR</td><td>GCR</td><td>SCR-HC</td><td>OR</td><td>OF</td><td>CR</td><td>IA-APT</td></tr><tr><td>NC</td><td>HC</td><td>GI</td><td>BP</td><td>IN</td><td>PR</td><td>FP</td></tr><tr><td colspan="2">Blackwood West RDAs</td><td>G-RD</td><td>M-RD</td><td>BW-RD</td><td>L-RD</td><td>Glen Oaks</td></tr><tr><td>New Vision</td><td>Interchange</td><td>College Drive</td><td>Lakeland</td><td>DESCO</td><td>Moffa's Farm</td><td>GEMS</td></tr></table>		ER	R-1	R-2	R-3	R-4	RA	APT	SCR	GCR	SCR-HC	OR	OF	CR	IA-APT	NC	HC	GI	BP	IN	PR	FP	Blackwood West RDAs		G-RD	M-RD	BW-RD	L-RD	Glen Oaks	New Vision	Interchange	College Drive	Lakeland	DESCO	Moffa's Farm	GEMS
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New Vision	Interchange	College Drive	Lakeland	DESCO	Moffa's Farm	GEMS																														
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership <table border="1"><tr><td>Name of Attorney: <u>Emily K. Givens</u> Firm: <u>Maley Givens, P.C.</u> Address: <u>1150 Haddon Avenue, Suite 210</u></td><td>City: <u>Collingswood</u> State, Zip: <u>New Jersey</u>, <u>08108</u> Phone: (856) <u>854</u> <u>1515</u> Fax: (856) <u>858</u> <u>2944</u> Email: <u>egivens@maleygivens.com</u></td></tr></table>		Name of Attorney: <u>Emily K. Givens</u> Firm: <u>Maley Givens, P.C.</u> Address: <u>1150 Haddon Avenue, Suite 210</u>	City: <u>Collingswood</u> State, Zip: <u>New Jersey</u> , <u>08108</u> Phone: (856) <u>854</u> <u>1515</u> Fax: (856) <u>858</u> <u>2944</u> Email: <u>egivens@maleygivens.com</u>																																	
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6. Name of Persons Preparing Plans and Reports:

Name: Suburban Consulting Engineers, Inc.
Address: 96 US Highway 206
Profession: Civil Engineer
City: Flanders
State, Zip: New Jersey 07836
Phone: (913) 398 1776 Fax: (____) ____ - ____
Email: pchandler@suburbanconsulting.com

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

7. Location of Property:

Street Address: 6 Colliers Drive
Block(s): 12302, Lot(s): 1.07

8. Land Use:

Existing Land Use (Describe the Application): Residential Healthcare Facility

Proposed Land Use (Describe the Application): Residential Healthcare Facility

9. Property:

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:	
Number of Proposed Lots: <u>1</u>	☒ Fee Simple	☐ Cooperative
	☐ Condominium	☐ Rental
Are there any existing deed restrictions?	☒ No ☐ Yes	(If yes, attach copies)
Are there any proposed deed restrictions?	☒ No ☐ Yes	

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet. see attached

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. see attached

#11. List of Application Submission Items

1. Haven Health Management Substance Use Disorder Facility, Supplemental Architectural Drawings, dated 03-17-2023, 10 pages (12 copies).
2. Preliminary and Final Major Site Plan, Haven Residential Detox Facility, dated 3/15/23, 19 sheets (12 copies).
3. Boundary and Topographic Survey, dated 12/15/22, 2 sheets (12 copies)
4. Seven (7) copies of the Ordinance Checklist (§817)
5. Geotechnical Engineering Report, dated 3/13/23 (4 copies)
6. Traffic Impact Study, dated 3/15/23 (4 copies)
7. Environmental Impact Statement, dated March 2023 (4 copies)
8. Stormwater Management Report, dated March 2023 (4 copies)

#12. List of Previous or Pending Applications

Application #191010CM - The Planning Board approved the minor subdivision of Lot 1.07 per Application #191010CM. Through Application #191010CM, this Planning Board granted variances for the minimum site frontage of 25.17' where 400' is required (along Woodbury-Turnersville Road), for a lot depth of 13.32' where 400' is required.

Application #191060SPW - The Applicant received Site Plan Waiver approval from this Board per Application #191060SPW for the residential detox facility under renovation at the site.

13. Zoning

All Applications (property dimensions)

Lot frontage 1	1217.78'
Lot frontage 2 (corner lots)	25.17'
Lot depth	505'
Lot area	8.526 Ac.

Abbreviations/Footnotes

¹ = E.O.P = Edge of pavement
² = Applies to corner lots.

Fence Application

Setback from roadway E.O.P. ¹	_____
Setback from roadway E.O.P. ² (corner lots)	_____
Fence type (i.e. wood, vinyl, etc.)	_____
Fence height	_____

Shed Application

Shed area (length x width)	_____
Shed height	_____
Shed wall height	_____
Setback from front property line 1	_____
Setback from front property line 2 ²	_____
Setback from side property line	_____
Setback from rear property line	_____
Number of sheds	_____
Distance from other building(s)	_____

Garage Application

Garage Area (length x width)	_____
Garage height	_____
Garage wall height	_____
Number of stories	_____
Number of garages	_____
(Includes attached garages if applicable)	_____
Distance from other building(s)	_____

Swimming Pool Application

Swimming pool area or diameter	_____
Setback* from front property line 1	_____
Setback* from front property line 2 ²	_____
Setback* from side property line	_____
Setback* from rear property line	_____
Distance** from dwelling	_____

* Setback = Distance from pool apron.

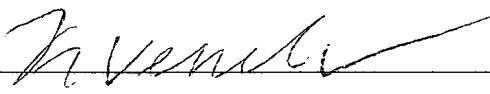
**Distance = Distance from edge of water.

14. Relief Requested (Variances, Conditional Use, Waivers, Exceptions):

- ☒ Check here if zoning variances are required.
- ☐ Check here if a conditional use is required.
- ☒ Check here if waivers from the Land Development Ordinance's performance and design standards are requested.
- ☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- ☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested.
• Such waivers require application to and approval from the N.J. Site Improvement Advisory Board].

NOTE: If any of the above are required, attach hereto separate exhibit(s) for each category of relief sought.

15. Signature of Applicant



Signature of Applicant

April 4, 2023

Date

Signature of Co-applicant

Date

16. Consent of Owner(s):

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

April 4, 2023

Date

Signature

Kirill Vesselov

Print Name

Sworn and Subscribed to before me this

_____ day of _____

_____ (Year).

MARGARET E WATSON
Notary Public, State of New Jersey
Comm. # 2425620
My Commission Expires 09/28/2027

Signature

Print Name

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

Complete each of the following sections (attached names and addresses, if applicable):

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

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

☐ No ☐ Yes

Kirill Vesselov

Signature of Applicant

April 4, 2023

Date

Kirill Vesselov

Print Name

18. Survey / sketch plat waiver certification:

As of the date of this application, I hereby certify that the survey / sketch plat submitted with this application, under the date of 12-15-2022, shows and discloses the premises in its entirety, described as Block 12302 Lot 1.07; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey / sketch plat with the exception of the structures shown.

State of New Jersey,

County of Camden:

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

Sworn and subscribed to

On this 4th day of April, 2023 before the following authority.

Kirill Vesselov

Name of property owner or applicant

Notary public

MARGARET E WATSON
Notary Public, State of New Jersey
Comm. # 2425620
My Commission Expires 09/28/2027

EXPLANATION OF APPLICATION

The Applicant, KMG New Jersey, LLC, is requesting Preliminary and Final Major Site Plan Approval with regard to its proposed residential detoxification facility to be located on Lot 1.07 (8.526 acres) within Block 12302, also known as 6 Collier Drive and 410 Woodbury-Turnersville Road. The Planning Board approved the minor subdivision of Lot 1.07 per Application #191010CM. Through Application #191010CM, this Planning Board granted variances for the minimum site frontage of 25.17' where 400' is required (along Woodbury-Turnersville Road), for a lot depth of 13.32' where 400' is required. In addition, the Applicant received Site Plan Waiver approval from this Board per Application #191060SPW for the residential detox facility under renovation at the site. The site is located in the Institutional District which permits residential health care facilities. Per the Gloucester Township Land Development Ordinance, a residential health care facility is defined as any facility so defined by N.J.S.A. 446:2H-1, et seq. and regulated by the New Jersey Department of Health and Senior Services. The proposed facility meets this definition.

The Applicant is the owner of Lot 1.07 within Block 12302 and is nearing completion of renovation to the existing structure located on the lot for operation of a Residential Detoxification Treatment Facility for adults. With the current proposal a new Residential Detoxification Treatment Facility for adolescents, aged 12-17, is being proposed. The programs which will be provided run from 60-90 days in length. Residents will continue with their education while in the program and will be provided with counseling services, medical services, and recreational activities, and will have a gym and cafeteria available within the facility.

The proposed structure is a 17,500 sf, four story building and half a basement, and will provide sixty (60) patient beds. Access, loading zones, parking, stormwater management system, utility upgrades, basketball and volleyball courts will be provided. The detoxification program will be fully licensed by the New Jersey Department of Health. The facility will be operated and fully staffed 24 hours a day, 7 days a week. The residential level of care is appropriate for persons who have sub-acute biomedical problems or behavioral, emotional, or cognitive problems that are severe enough that they require inpatient treatment, but do not need the full resources of an acute care general hospital or a medically managed inpatient treatment program. The emphasis is on an intensive regimen of clinical services using a multidisciplinary team approach. The facility will include on-site medical practitioners and 24-hour nursing and behavior health tech staffing to provide around the clock treatment and observation. The services offered will include pre-assessment of the patients, transportation, nursing assessment, laboratory analysis, psychiatric evaluation, medication administration, biopsychosocial, educational groups, individual therapy sessions, physical assessments, monitoring of vitals, case management and discharge planning.

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

The proposed parking includes a future improvement area to accommodate up to 120 spaces, if needed. Like the existing facility, the proposed facility is an inpatient facility and patients will not have vehicles on site. There will be scheduled family visitation sessions, however there will not be open visitation hours. Transportation is provided to and from the facility by facility staff. For a facility of this size, treating up to sixty (60) patients, 48 staff members are anticipated to be on site during the 8:00 am – 4:00 pm shift, 32 staff members for the 4:00 pm – 12:00 am shift and 20 staff members for the 12:00 am- 8:00 am shift.

The Applicant will require a bulk variance from the Institutional Zone minimum tract perimeter setback requirement of 100' to allow a setback of 32.8'. The Applicant is requesting a waiver to allow two (2), two-way driveways, where only one (1), two-way driveway is permitted. The lot frontage of 1,218 feet is triple the required 400 feet within the Institutional Zone. In addition, the Applicant is requesting any additional variances or waivers that the Board or its Professionals deem necessary.

MALEY GIVENS

A PROFESSIONAL CORPORATION

Counsellors at Law

1150 Haddon Avenue

Suite 210

Collingswood, New Jersey 08108-2003

www.maleygivens.com

M. James Maley, Jr.*

Emily K. Givens

Erin E. Simone

M. Michael Maley*

Nicholas M. Ranieri*

P 856.854.1515

F 856.858.2944

* Admitted in PA & NJ

April 13, 2023

VIA Hand Delivery

Vince Borrelli, Director of Community Development and Planning

Gloucester Township

1261 Chews-Landing Road at Hider Lane

Blackwood, NJ 08012

RE: Application for Preliminary and Final Site Plan – Block 12302, Lot 1.07

Dear Mr. Borrelli:

This office represents the Applicant, KMG New Jersey, LLC, regarding its Application for Preliminary and Final Site Plan approval with bulk variance and waiver relief for the above noted property. We are requesting placement on the next available Planning Board Agenda. In support of this Application, we hereby submit the following:

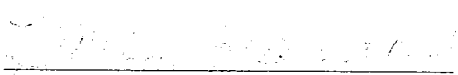
1. Land Development Application and Explanation of Application for Preliminary and Final Site Plan, with bulk variance and waiver relief.
2. Haven Health Management Substance Use Disorder Facility, Supplemental Architectural Drawings, dated 03-17-2023, 10 pages (12 copies).
3. Preliminary and Final Major Site Plan, Haven Residential Detox Facility, dated 3/15/23, 19 sheets (12 copies).
4. Boundary and Topographic Survey, dated 12/15/22, 2 sheets (12 copies).
5. Seven (7) copies of the Ordinance Checklist (§817).
6. Geotechnical Engineering Report, dated 3/13/23 (4 copies)
7. Traffic Impact Study, dated 3/15/23 (4 copies)
8. Environmental Impact Statement, dated March 2023 (4 copies)
9. Stormwater Management Report, dated March 2023 (4 copies)
10. Memorandum from Zoning Officer – 12/11/19 – Permitted Use.
11. E-mail correspondence from the Township Tax Collector, Sandra Ferguson regarding the Certification of Taxes Paid (4/10/23).

12. Resolution of Findings and Conclusion Planning Board Township of Gloucester # 191060SPW, Block 12302, Lot 1.07 (2/25/20)
13. Original Application and Supporting Documents for Site Plan Waiver
14. Recorded Deed CCIA to KMG New Jersey, LLC
15. Completed Escrow Agreement with W-9
16. Check in the amount of \$ 1,150.00 – filing fees
17. Check in the amount of \$ 4,550.00 – engineering escrow
18. Check in the amount of \$ 3,275.00 – planning escrow
19. Check in the amount of \$ 2,775.00 – legal escrow
20. Camden County Planning Board Application, 2 sets for signature by Municipal Official

Should you require additional information in support of this application please contact me at your earliest convenience so that we may address such requirements immediately. I thank you in advance for your courtesies regarding this submission.

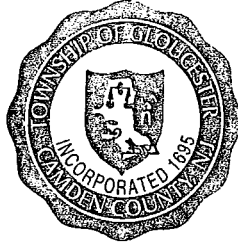
Very truly yours,
MALEY GIVENS, P.C.

/ekg

By: 
Emily K. Givens

Enclosures

cc: Peter Chandler, PE (w/o enclosures)
KMG New Jersey, LLC (w/o enclosures)



Township Of Gloucester
Planning/Zoning Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3512
Fax (856) 232-6229

Memorandum

December 11, 2019

To: Ken Lechner, Director of Community Development, Planner

From: Alisa Ortiz
Zoning Officer

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

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

Thank you,
Alisa Ortiz

TOWNSHIP OF GLOUCESTER
TAX OFFICE
P O BOX 8
BLACKWOOD, N J 08012

To Whom It May Concern:

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

Name: KMG NEW JERSEY, LLC SUITE 210

Address: 402 TURNERSVILLE ROAD

Block: 12302 Lot: 1.07

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

Date: April 10, 2023

Sandra L. Ferguson
Gloucester Township Tax Collector

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING APPROVAL OF SITE PLAN WAIVER
FOR KMG NEW JERSEY, LLC
APPLICATION NO.: 191060SPW**

WHEREAS, on January 28, 2020 consideration was given to the application of KMG New Jersey, LLC (hereinafter "Applicant") for the property located at 410 Turnersville Rd, identified on the Tax Map for the Township of Gloucester as Block 12302, Lot 1.07 (hereinafter "the Property") located within the Township's Institutional ("IN") District, for a Waiver of Site Plan Approval in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

WHEREAS, Ms. Emily Givens, Esq., appeared on behalf of the Applicant and presented Mr. Erik Littlehales, PE, who was sworn in, accepted as an expert engineer, and provided testimony in favor of the Application; and

WHEREAS, Ms. Givens introduced the Application, identified the location of the Property, the requested relief, and summarized the proposed site plan waiver, explaining the Applicant seeks Site Plan Waiver approval to renovate the existing structure on the Property that was formerly known as a YES facility in order to open and operate an essential Residential Detoxification Treatment Facility; and

WHEREAS, Ms. Givens further represented and Mr. Littlehales testified as to the proposed site improvements and the Applicant's reasons for the proposed improvements, explaining that the Applicant proposes interior renovations to the existing structure with residential semi-private accommodations with attached bathroom facilities; that the Applicant will provide a full-service medical clinic and institutional pharmacy building along with on-premises full-service laundry and a full-service commercial kitchen; that the existing chain link fence will be replaced; that various other site improvements will be made and other aspects of the Property cleaned up for the new proposed use; that the hours of operation will be 24 hours a day, 7 days a week as the Applicant will accept patients on an as-needed basis with three working shifts but that the lighting was reviewed via a light intensity study and will be designed in accordance with Township requirements, shielded, and otherwise not disruptive to neighboring properties once it has gotten dark outside; that there will be 2 separate parking lots with one front lot and a second lot with 40 spaces where basketball courts are currently located; and that the sidewalks and site walkways will be improved prior to issuance of certificate of occupancy; and

WHEREAS, the Board and Board Professionals questioned and discussed with the Applicant's attorney and engineer several issues relating to the Property, including the location and proposed number of parking spaces, that will be increased from the original proposal because the basketball courts were not originally included in the parking space count; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within the Board Engineer Stephen Bach, PE, RA, PP, CME January 16, 2020 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Planner Kenneth Lechner, PP, AICP, January 9, 2020 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, the Board Applicant agreed, as conditions of approval, to: (1) improve and repair/replace sidewalk abutting the Property prior to issuance of a certificate of occupancy; and (2) comply with all comments and recommendations set forth in the Board Professionals' review letters; and

WHEREAS, the meeting was open to the public, and no members of the public appeared to testify; and

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

1. The Applicant and owner of the Property is KMG New Jersey, LLC. The Property is 410 Turnersville Road, identified on the Tax Map for the Township of Gloucester as Block 12302, Lot 1.07. The Property is located in the IN District.
2. Requested Relief: Site Plan Waiver approval to renovate the existing structure on the Property in order to open and operate an essential Residential Detoxification Treatment Facility.
3. The proposed use of the Property as a residential detoxification treatment facility is a permitted use in the IN District. LDO § 419.D.
4. The Application does not require any variances or other waivers.
5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated September January 9, 2020 incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.
6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated January 16, 2020, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to

the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony

7. The Applicant agreed as a condition of approval to: (1) improve and repair/replace sidewalk abutting the Property prior to issuance of a certificate of occupancy; and (2) comply with all comments and recommendations set forth in the Board Professionals' review letters.
8. Pursuant to Township Code § 801.A(3), the Board determines that a site plan waiver is warranted because the proposed development and alteration does not affect the existing condition of the Property; the Applicant has presented sufficient evidence and information to allow the Board to determine the Application as proposed meets applicable Township Code requirements; and because the Property is suitable for the proposed improvements, the majority of which are interior renovation improvements, and the requested waiver of site plan review is reasonable under the above circumstances.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts, the Board further concludes that the Applicant has demonstrated that the Application will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved subject to the specific and standard conditions stated herein and on the record; and

WHEREAS, a motion was duly made by Councilman Hutchinson and duly seconded by Ms. Botsford to **APPROVE** the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Mr. Guevara	X	
Ms. Bradley	X	
Councilman Hutchinson	X	
Mr. Hojnowski	X	
Chairperson MacPherson	X	
Ms. Botsford	X	
Ms. Marks	X	

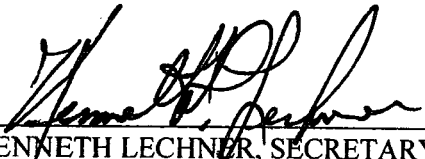
IT IS FURTHER RESOLVED, the above relief is subject to the following conditions:

1. The Applicant shall improve and repair/replace sidewalk abutting the Property prior to issuance of a certificate of occupancy.
2. The Applicant shall comply with all comments and recommendations set forth in the Board Professionals' review letters.

3. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.
4. Upon discovery by the Board of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate. In addition, at any time within 45 days after the adoption of this resolution, a party of interest may appeal to the Superior Court for an order vacating or modifying any term or condition as set forth herein.
5. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law.
6. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed.
7. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required.

8. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer, and Planner.
9. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the MLUL.
10. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution.
11. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein.
12. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.

ATTEST:

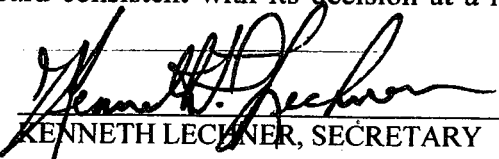

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP
PLANNING BOARD:


ANDREA MACPHERSON, CHAIRPERSON

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 25th day of February 2020 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 28th day of January 2020.


KENNETH LECHNER, SECRETARY



CAMDEN COUNTY, NJ
CAMDEN COUNTY CLERK'S OFFICE
DEED-OR BOOK 11295/1520
RECORDED 01/09/2020 13:52:32
FILE NUMBER 2020002018
RCPT #: 22439427 RECD BY: AW15
RECORDING FEES \$103.00
MARGINAL NOTATION \$0.00
TOTAL TAX \$0.00



Camden County Document Summary Sheet

CAMDEN COUNTY CLERK
520 MARKET ST
CAMDEN NJ 08102

Return Name and Address

Brennan Title Abstract, LLC
457 Haddonfield Rd, Suite 305
Cherry Hill, NJ 08002

BT18589

Official Use Only

Submitting Company		Brennan Title Abstract, LLC 457 Haddonfield Rd, Suite 305, Cherry Hill, New Jersey 08002			
Document Date (mm/dd/yyyy)		12/18/2019			
Document Type		DEED			
No. of Pages of the Original Signed Document (Including the cover sheet)		7			
Consideration Amount (If applicable)		500,000.00			
First Party (Grantor or Mortgagor or Assignor) (Enter up to five names)	Name(s) (Last Name First Name Middle Initial Suffix) (or Company Name as written)	Address (Optional)			
	Camden County Improvement Authority				
Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names)	Name(s) (Last Name First Name Middle Initial Suffix) (or Company Name as written)	Address (Optional)			
	KMG New Jersey, LLC				
Parcel Information (Enter up to three entries)	Municipality	Block	Lot	Qualifier	Property Address
	Gloucester Twp.	12302	1.07		410 Turnersville Road, Gloucester Township, NJ 08021
Reference Information (Enter up to three entries)	Book Type	Book	Beginning Page	Instrument No.	Recorded/File Date

*DO NOT REMOVE THIS PAGE.

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

Prepared by:
 Beth L. Marlin, Esquire
 Brown & Connery, LLP
 6 N. Broad Street
 Woodbury, NJ 08096

DEED

This Deed is made on December ¹⁶~~17~~, 2019, to be effective December ¹⁸~~17~~, 2019 between the **Camden County Improvement Authority**, a public body corporate and politic of the State of New Jersey, with offices at Voorhees Town Center, 2220 Voorhees Town Center, Voorhees, NJ 08043 ("Grantor") and **KMG New Jersey, LLC** with an address c/o Maley Givens, P.C., Suite 210, 1150 Haddon Avenue, Collingswood, NJ 08108 ("Grantee.")

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of Five Hundred Thousand Dollars (\$500,000.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Township of Gloucester, Block 12302, Lot 1.07.

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

See Exhibit "A" attached.

Being the same lands and premises which vested in the Camden County Improvement Agency, by deed from the County of Camden, dated October 23, 2019 and recorded on November 7, 2019 in Book 11256 of Deeds, Page 670, and recorded in the Camden County Clerk's Office.

Restrictions. The Property shall be subject to the following restrictions which shall run with the land and be binding on Grantee and its successors and assigns:

1. The Property shall be operated as an acute detoxification facility with residential treatment services. The use of the Property shall not be changed without the advanced written approval of the Grantor which approval may be withheld in the discretion of the Grantor.
2. Residents of Camden County shall receive priority over all others who are not residents of Camden County on all waiting lists of patients who are seeking to become patients of the facility.

3. The facility at all times shall offer at least one scholarship bed for which the facility will offer care at no charge for patients who have no insurance that covers the cost of care and are without other means to pay for the care. Residents of Camden County shall receive priority over all others who are not residents of Camden County on all waiting lists of patients who are seeking to receive the benefit of this scholarship bed.
4. The Grantee shall not sell the Property or change the operator of the facility being operated on the Property without the advanced written approval of the Grantor which approval shall not be unreasonably denied or delayed.

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed By:

James LEX

Camden County Improvement Authority

By:

Christopher Orlando
Interim Director

STATE OF NEW JERSEY, COUNTY OF Camden

I certify that on December 16, 2019, Christopher Orlando personally came before me and acknowledged under oath to my satisfaction, that she/he:

- (a) is the Interim Director of the Grantor in this Deed;
- (b) signed, sealed and delivered this Deed as the Interim Director of the Grantor;
- (c) this Deed was signed and delivered on behalf of the Grantor, as its voluntary act, duly authorized by a resolution of its board of commissioners; and
- (d) the Grantor made this Deed for \$500,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

Sonia Gryzewski
Notary Public

SONIA GRYZEWSKI
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES: 5/26/24

EXHIBIT "A"



BACH Associates, PC
ENGINEERS • ARCHITECTS • PLANNERS

Legal Description
Lot 1.07, Block 12302
Township of Gloucester
Camden County, New Jersey
Bach Project No. CCIA2018-3

ALL THAT CERTAIN tract or parcel of land situate in the Township of Gloucester, County of Camden, State of New Jersey, being known as Lot 1.07, Block 12302 as shown on a plan prepared by Bach Associates, PC, entitled "Minor Subdivision Plat For Camden County Health Services, Block 12302, Lot 1, Tax Map Sheet #123, Township of Gloucester, Camden County, New Jersey", dated 1-24-2019 and revised to 7-02-19; said tract being more particularly bounded and described as follows:

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

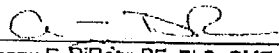
- (a) North 49 Degrees 20 Minutes 12 Seconds West, a distance of 87.59 feet to a point; thence
- (b) North 30 Degrees 34 Minutes 43 Seconds West, a distance of 393.62 feet to a point; thence
- (1) Along said Southwesterly right-of-way line of Woodbury-Turnersville Road, South 30 Degrees 34 Minutes 43 Seconds East, a distance of 25.17 feet to a point in same; thence the following twenty two (22) courses through Lot 1, Block 12302
- (2) South 66 Degrees 04 Minutes 03 Seconds West, a distance of 29.22 feet to a point; thence
- (3) North 89 Degrees 16 Minutes 58 Seconds West, a distance of 27.52 feet to a point; thence
- (4) South 66 Degrees 28 Minutes 07 Seconds West, a distance of 74.70 feet to a point; thence
- (5) South 46 Degrees 29 Minutes 01 Seconds West, a distance of 72.13 feet to a point; thence
- (6) South 18 Degrees 22 Minutes 51 Seconds West, a distance of 72.15 feet to a point; thence
- (7) South 31 Degrees 17 Minutes 26 Seconds West, a distance of 79.78 feet to a point; thence
- (8) South 08 Degrees 00 Minutes 38 Seconds East, a distance of 49.48 feet to a point; thence
- (9) South 10 Degrees 16 Minutes 31 Seconds East, a distance of 52.35 feet to a point; thence
- (10) South 28 Degrees 09 Minutes 52 Seconds West, a distance of 39.58 feet to a point; thence
- (11) South 15 Degrees 18 Minutes 36 Seconds East, a distance of 53.35 feet to a point; thence
- (12) South 75 Degrees 55 Minutes 55 Seconds West, a distance of 14.79 feet to a point; thence
- (13) South 57 Degrees 12 Minutes 13 Seconds West, a distance of 60.24 feet to a point; thence
- (14) South 20 Degrees 07 Minutes 51 Seconds West, a distance of 32.93 feet to a point; thence
- (15) South 07 Degrees 04 Minutes 10 Seconds East, a distance of 57.68 feet to a point; thence
- (16) South 06 Degrees 06 Minutes 03 Seconds West, a distance of 55.59 feet to a point; thence

304 White Horse Pike • Haddon Heights, NJ 08035 • Phone (856) 546-8611 • Fax (856) 546-8612

- (17) South 29 Degrees 04 Minutes 54 Seconds West, a distance of 48.05 feet to a point; thence
- (18) South 28 Degrees 17 Minutes 57 Seconds East, a distance of 30.98 feet to a point; thence
- (19) South 66 Degrees 04 Minutes 04 Seconds West, a distance of 420.85 feet to a point; thence
- (20) North 23 Degrees 55 Minutes 56 Seconds West, a distance of 242.25 feet to a point; thence
- (21) South 66 Degrees 04 Minutes 04 Seconds West, a distance of 246.66 feet to a point; thence
- (22) North 23 Degrees 55 Minutes 56 Seconds West, a distance of 282.80 feet to a point in the Southeastery line of an existing Access Easement; thence
- (23) Along said Southeastery line of an existing Access Easement North 66 Degrees 04 Minutes 04 Seconds East, a distance of 1217.78 feet to the POINT AND PLACE OF BEGINNING

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

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


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

12/15/19
Date

S:\CCIA\2018\3 Lakeland Minor Subdivision\Legal\U-Proposed Lot 1.05 Block 12302 070219.doc



State of New Jersey
SELLER'S RESIDENCY CERTIFICATION/EXEMPTION

GIT/REP-3
(9-2015)

(Please Print or Type)

SELLER'S INFORMATION

Name(s)

Camden County Improvement Authority

Current Street Address

Voorhees Town Center, 2220 Voorhees Town Center

City, Town, Post Office Box

Voorhees

State

NJ

Zip Code

08101

PROPERTY INFORMATION

Block(s)

12302

Lot(s)

1.07

Qualifier

Street Address

410 Turnersville Road

City, Town, Post Office Box

Gloucester Township

State

NJ

Zip Code

08021

Seller's Percentage of Ownership

100%

Total Consideration

\$500,000.00

Owner's Share of Consideration

\$500,000.00

Closing Date

12/18/15

SELLER'S ASSURANCES (Check the Appropriate Box) (Boxes 2 through 14 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident gross income tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☒ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☐ Seller is not an individual, estate, or trust and is not required to make an estimated gross income tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated income tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey income tax return for the year of the sale and report the recognized gain.
☐ Seller did not receive non-like kind property.
8. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
11. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. ☐ The property transferred is a cemetery plot.
14. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.

SELLER'S DECLARATION

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

12/18/15
Date

Date

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

Signature

(Seller) Please indicate if Power of Attorney or Attorney in Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

Camden

SS. County Municipal Code
0415

MUNICIPALITY OF PROPERTY LOCATION Township of Gloucester

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by seller \$
Date By

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Christopher Orlando, being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the Representative of Grantor in a deed dated 12/18/19 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 12302 Lot number 1.07 located at
410 Turnersville Road, Gloucester Township, New Jersey
(Street Address, Town) and annexed thereto.

(2) CONSIDERATION \$ 500,000.00 (Instructions #1 and #5 on reverse side) ☒ No prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation ÷ Director's Ratio = Equalized Assessed Valuation

\$ ÷ % = \$

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(b) By or to the United States of America, this State, or any instrumentally, agency or subdivision

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. { BLIND PERSON Grantor(s) ☐ legally blind or; *
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ NEW CONSTRUCTION printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 16th day of December, 20 19

Sonia Gryzewski
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES: 5/24/24

Signature of Deponent
Camden County Improvement Authority
Voorhees Town Center
2220 Voorhees Town Center
Voorhees, NJ 08043
Christopher Orlando

Deponent Address

XXX-XXX-222

Last three digits in Grantor's Social Security Number

Camden County Improvmt. Authority

Grantor Name
Voorhees Town Center
2220 Voorhees Town Center
Voorhees, NJ 08043

Grantor Address at Time of Sale

Brennan Title Abstract
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:

www.state.nj.us/treasury/taxation/lpt/localtax.htm

Township of Gloucester
County of Camden

Land Development Ordinance
§817 Submission Checklist

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
1. The required application forms supplied by the Administrative Officer.	X	X	X	X	X	X	X	☐	☐
2. The application and escrow fees. Along with a signed Escrow agreement.	X	X	X	X	X	X	X	☐	☐
3. Seven (7) copies of the checklist.	X	X	X	X	X	X	X	☐	☐
4. Four (4) copies of the drainage calculations and engineer's report.			X	X				☐	☐
5. Four (4) copies of the Environmental Impact Report (<i>see</i> §816)			X	X				☐	☐
6. Four (4) copies of the Soil Erosion and Sediment Control Plan.			X	X				☐	☐
7. Four (4) copies of the Traffic Impact Report (<i>see</i> §815)			X	X				☐	☐
8. Four (4) copies of the Recycling Report.	X		X	X				☐	☐

Submission Item No. and Description	Minor	Preliminary	Final	Variance	Waiver	Submitted
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June 29, 2010

VIII-1

	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division				
9. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519).	X	X	X	X				☐	☐	
10. Four (4) copies of any additional reports.	X	X	X	X				☐	☐	
11. Twelve (12) copies of the development plan including.	X	X	X	X	X	X	X	☐	☐	
12. Clearly and legibly drawn plan in accordance with §802.K	X	X	X	X	X	X	X	☐	☐	
Plan titled appropriately as follows:										
13. [a] "Minor Site Plan for (Name of Development)"	X							☐	☐	
14. [b] "Minor Subdivision Plat for (Name Development)"		X						☐	☐	
15. [c] "Preliminary Site Plan for (Name of Development)"			X					☐	☐	
16. [d] "Preliminary Plat for (Name of Development)"				X				☐	☐	

Township of Gloucester
County of Camden

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Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
17. [e] "Final Site Plan for (Name of Development)"					X		☐	☐	
18. [f] "Final Subdivision Plat for (Name of Development)"						X	☐	☐	
19. Plats shall be presented on sheets of one of the following dimensions: 30"x48", 30"x42", 24"x36", 15"x21" or 8 ½"x13".	X	X	X	X	X	X	☐	☐	
20. If more than one sheet is required to show the entire development, a separate composite map shall be drawn showing the entire development on the sheets of which various sections are shown, and each detail sheet shall include a key map showing its relation to the whole tract.			X	X	X	X	☐	☐	
21. The plan shall consist of as many separate maps as are necessary to properly evaluate the development and the proposed work.	X	X	X	X	X	X	☐	☐	
22. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission.		X				X	☐	☐	
23. Title block containing block and lot number for the tract and the name of the Township.	X	X	X	X	X	X	☐	☐	

Township of Gloucester
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Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
24. Name and address of the applicant and the owner, and signed consent of latter, if different from applicant.	X	X	X	X	X	X		☐	☐
25. Name, address, telephone number, signature and seal of the plat preparer.	X	X	X	X	X	X	X	☐	☐
26. Space for application number.	X	X	X	X	X	X	X	☐	☐
27. North arrow.	X	X	X	X	X	X	X	☐	☐
28. Scale not less than 1"=50' with graphic and written scales shown.		X					X	☐	☐
29. Scale not less than 1"=100' with graphic and written scales shown.	X		X	X	X	X		☐	☐
30. Date of original drawing.	X	X	X	X	X	X	X	☐	☐
31. Area for the date and substances for each revision.	X	X	X	X	X	X	X	☐	☐
32. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1"=2000'.	X	X	X	X	X	X	X	☐	☐
33. The names, addresses, block and lot numbers	X	X	X	X				☐	☐

Township of Gloucester
County of Camden

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Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
of all property owners within 200 feet of the development.									
34. Locations of all existing structures and their uses within 200 feet of the tract.			X	X				☐	☐
35. Zones in which property in question falls, zones of adjoining properties and all property within a 200 foot radius of the property in question.	X	X	X	X				☐	☐
36. Existing and proposed building coverage in square feet and as a percentage of lot area.	X	X	X			X		☐	☐
37. Existing and proposed lot coverage in acres of square feet and as a percentage of lot area.	X		X		X			☐	☐
38. Area of original tract to the nearest one hundredth of an acre.	X	X		X				☐	☐
39. Proposed structures and uses on the tract, i.e., size, height, location, arrangement, an architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs.	X		X		X		X	☐	☐
40. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the	X		X		X			☐	☐

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and tractor trailer traffic, emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution.									
41. Expansion plans incorporated into the building design.			X		X			☐	☐
42. Floor plans where multiple dwelling units or more than one use is proposed that have different parking standards.	X		X		X		X	☐	☐
43. Existing signs including the location, size and height.	X		X		X		X	☐	☐
44. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details.	X		X		X		X	☐	☐
45. Existing lot lines to be eliminated.		X		X				☐	☐
46. Existing and proposed street and lot layout,	X	X	X	X	X	X		☐	☐

Township of Gloucester
County of Camden

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Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
with dimensions correct to scale, showing that portion proposed for development in relation to the entire tract.									
47. The names, locations, right-of-way widths and purposes of existing and proposed easements and other rights-of-way in the subdivision.	X	X	X	X	X	X		☐	☐
48. The location and descriptions of all existing or proposed boundary control monuments and pipes.		X		X		X		☐	☐
49. Number of lots being created.		X		X		X		☐	☐
50. Each block and each lot within each block shall be numbered as approved by the Tax Assessor.		X		X		X		☐	☐
51. Area of each proposed lot correct to one-tenth of an acre.		X		X		X		☐	☐
52. Existing structures and uses on the tract to include the shortest distance between any existing building and proposed or existing lot line, and as indication of those to be removed.	X	X	X	X	X			☐	☐

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
53. All side, rear, and front setback lines with dimensions.	X	X	X	X	X	X	X	☐	☐
54. The site in relation to all remaining contiguous lands in the applicant's or owner's ownership.	X	X	X		X		X	☐	☐
55. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures.	X	X				X		☐	☐
56. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent bench marks based upon U.S.G.S. datum.	X		X	X	X	X		☐	☐
57. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope.	X	X	X		X			☐	☐
58. Proposed grades in sufficient numbers to illustrate the proposed grading scheme.	X	X	X		X			☐	☐
59. Locations and dimensions of man made	X	X	X		X			☐	☐

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops.									
60. Locations of all existing and proposed water course, i.e., lakes, streams, ponds, swamps or marsh areas, or underdrain.	X	X	X		X			☐	☐
61. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer.	X	X	X		X	X		☐	☐
62. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under, in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application.			X	X	X	X		☐	☐
63. The total upstream acreage in the drainage basin of any water course running through or adjacent to a development including the distance and average slope upstream to the			X	X	X	X		☐	☐

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
basin ridge line, where applicable.									
64. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of that portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters.			X	X	X	X		☐	☐
65. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations.			X	X	X	X		☐	☐
66. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system.			X	X	X	X		☐	☐
Plans and profiles for all storm lines, underdrains and ditches whether onsite, offsite, or off-tract, affected by the development including:									
67. [a] Location of each inlet, manhole or other appurtenance.	X		X	X	X	X		☐	☐
68. [b] Slope of line.	X		X	X	X	X		☐	☐

Township of Gloucester
County of Camden

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Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
69. [c] Pipe material type.	X		X	X	X	X		☐	☐
70. [d] Strength, class or thickness.	X		X	X	X	X		☐	☐
71. [e] Erosion control and soil stabilization methods.	X		X	X	X	X		☐	☐
72. Show evidence that plan meets with Ordinance requirements for septic systems.	X	X	X		X			☐	☐
73. For any proposed dry walls, ground water, recharge basins detention or retention basins, flood control devices, sedimentation basins, and/or other water control devices. Show the location, construction details, erosion control and soil stabilization methods.			X		X			☐	☐
74. Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains.	X	X	X	X	X	X		☐	☐
Plans for all proposed streets or road improvements, whether onsite or off-tract, showing:									
75. [a] Acceleration/deceleration lanes.			X	X	X	X		☐	☐

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
76. [b] Traffic channelization.			X				☐	☐	
77. [c] Fire lanes.	X		X		X		☐	☐	
78. [d] Driveway aisles with dimensions.	X		X		X		☐	☐	
79. [e] Parking spaces with size, number, location and handicapped spaces.	X		X		X		☐	☐	
80. [f] Loading areas and number thereof.	X		X		X		☐	☐	
81. [g] Curbs.	X		X	X	X	X	☐	☐	
82. [h] Ramps for the handicapped.	X		X	X	X	X	☐	☐	
83. [i] Sidewalks and bike routes.	X		X	X	X	X	☐	☐	
84. [j] Any related facility for the movement and storage of goods, vehicles and persons.	X		X		X		☐	☐	
85. [k] Directional signs with scaled drawings.	X		X		X		☐	☐	
86. [l] Sight triangle easements at intersections.			X	X	X	X	☐	☐	
87. [m] Radii of curb line.	X		X	X	X	X	☐	☐	

Township of Gloucester
County of Camden

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Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
88. [n] Location of street names and signs.			X	X	X	X			
89. [o] Traffic control devices.	X		X	X	X	X	☐		☐
90. [p] Street lights.			X	X	X	X	☐		☐
91. [q] Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details).	X		X				☐		☐
92. [r] Fencing, railroad ties, bollards and parking bumpers.	X		X		X		☐		☐
93. [s] Any expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion.	X		X				☐		☐
94. [t] Cross Sections.			X	X	X	X	☐		☐
95. [u] Proposed Grades	X		X	X	X	X	☐		☐
96. [v] Center line profiles at horizontal scale not less than 1"=50' for all existing adjoining streets and proposed streets.			X	X	X	X	☐		☐
97. [w] Standard details for curbing, sidewalks,	X		X	X	X	X	☐		☐

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences.									
Plans and profiles of water, and sewer layouts whether onsite, offsite or off-tract showing:									
98. [a] Size and types of pipes and mains.	X		X	X	X	X		☐	☐
99. [b] Slope.			X	X	X	X		☐	☐
100. [c] Pumping Stations.			X	X	X	X		☐	☐
101. [d] Fire hydrants.			X	X	X	X		☐	☐
102. [e] Standard details.			X	X	X	X		☐	☐
103. [f] Trench repair details for street crossings.			X	X	X	X		☐	☐
104. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system.	X		X	X	X	X		☐	☐
105. If private utilities are proposed, they shall fully comply fully with all township, county, and state regulations.	X	X	X	X	X	X		☐	☐

Township of Gloucester
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106. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures.	X	X	X	X	X	X		☐	☐
107. When on-lot water or sewerage disposal, the concept for such systems shall be reviewed by the appropriate township, county and state agencies.								☐	☐
108. Environmental Constraints Map (See §519).	X	X	X	X	X	X		☐	☐
109. Landscaping, recreation, and areas of public use.			X	X	X	X		☐	☐

X=Required submission item.

Note: General development plans submitted pursuant to §804.B shall conform to the submission requirements as listed in §804.E.

Special Checklist Items for Redevelopment Districts Only

Submitted	Minor		Preliminary		Final		Variance		Waiver
	Site Plan	Sub-Division	Site Plan	Sub-Division	Site Plan	Sub-Division	Any	Requested	
110. A memorandum of Agreement from the Redevelopment Authority describing the preliminary terms of a redevelopment agreement, which may include a project description, uses, densities, aspects related to site architecture, engineering, planning, funding, schedules and any other miscellaneous provisions.	X	X	X	X	X	X	X	N/A	☐
111. Architectural renderings in color, along with complete elevations of all new, altered or remodeled structures that are to be located in a Redevelopment Zone must be submitted at the time that the application is submitted. This	X	X	X	X	X	X	X	N/A	☐

Township of Gloucester
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requirement applies to all Site Plan Waiver Applications, all Site Plan Applications, all Sub-Division Applications and, all General Development Applications.									
112. A professional prepared written narrative based upon the respective Redevelopment Plan out-lining and explaining and explaining how the proposed project will comply with and conform to the Redevelopment Plan.	X	X	X	X	X	X	X	N/A	☐



BACH Associates, P C
ENGINEERS • ARCHITECTS • PLANNERS

May 23, 2023

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

Attn: Jenna Albano, Planning Board Clerk

Re: Preliminary & Final Major Site Plan with Bulk Variance Application Review
KMG New Jersey, LLC
Block 12302; Lot 1.07
Review No. 1 - Completeness
Bach Project No. GTPB2023-13
Application No. 23122

Dear Ms. Albano:

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

- Township of Gloucester Land Development Application, dated April 17, 2023.
- Township of Gloucester Land Development Checklist, dated April 17, 2023.
- Report entitled "Geotechnical Engineering Report, Proposed New Building, 6 Collier Drive, Gloucester Township, NJ, JSC Job # 23-075, SCE Project # 13205.011", prepared by Johnson Soils Company, dated March 13, 2023.
- Report entitled "Traffic Impact Study for Haven Residential Health Facility", prepared by Dynamic Traffic, dated March 15, 2023.
- Report entitled "Stormwater Management Report, Preliminary and Final Major Site Plan for Haven Residential Detox Facility, 6 Colliers Drive, Block 12302; Lot 1.07, Township of Gloucester Township, County of Camden, State of New Jersey", prepared by Suburban Consulting Engineers, Inc., dated March 2023.
- Report entitled "Environmental Impact Statement for Preliminary and Final Major Site Plan for Haven Residential Detox Facility, 6 Collier Drive, Block 12302, Lot 1.07, Township of Gloucester, County of Camden, State of New Jersey", prepared Suburban Consulting Engineers, Inc., dated March 2023.
- Survey (2 sheets) entitled "Boundary & Topographic Survey, G William Group, LLC, #6 Collier Drive (A.K.A. 410 Turnersville Road), Lot 1.07, Block 12302, Township of Gloucester, Camden County, State of New Jersey", prepared by Blue Marsh Associates, Inc., dated 12-15-22, revised 1-12-23.

Preliminary & Final Major Site Plan with Bulk Variance
KMG New Jersey, LLC
Block 12302; Lot 1.07
Review No. 1 - Completeness
Bach Project No. GTPB2023-13
Application No. 23122
May 23, 2023
Page 2 of 4

- Architectural plans entitled "Haven Health Management Substance Use Disorder Facility Supplemental Architectural Drawings for Zoning Approval", prepared by Mancini Duffy Architects, LLC:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
G-000	Cover Sheet	3-17-23 / None
G-200	Exterior Renderings	3-17-23 / None
G-201	Exterior Renderings	3-17-23 / None
A-100	Basement Construction Plan	3-17-23 / None
A-101	1 st Floor Construction Plan	3-17-23 / None
A-102	2 nd Floor Construction Plan	3-17-23 / None
A-103	3 rd Floor Construction Plan	3-17-23 / None
A-104	4 th Floor Construction Plan	3-17-23 / None
A-300	Exterior Building Elevations	3-17-23 / None
A-301	Exterior Building Elevations	3-17-23 / None

- Plans entitled "Preliminary & Final Major Site Plan, Haven Residential Detox Facility, 6 Collier Drive, Block 12302; Lot 1.07, Township of Gloucester, County of Camden, State of New Jersey", prepared by Suburban Consulting Engineers, Inc.:

<u>Sheet</u>	<u>Title</u>	<u>Date/Last Revision</u>
1	Cover Sheet	3-15-23 / None
2	General Notes and Legend	3-15-23 / None
3	Existing Conditions & Demolition Plan	3-15-23 / None
4	Site Layout Plan	3-15-23 / None
5	Grading and Drainage Plan	3-15-23 / None
6	Utility Plans	3-15-23 / None
7	Utility Profiles	3-15-23 / None
8	Landscape Plan	3-15-23 / None
9	Lighting Plan	3-15-23 / None
10	Soil Erosion and Sediment Control Plan	3-15-23 / None
11	Soil Erosion and Sediment Control Notes & Details	3-15-23 / None
12	Construction Details I	3-15-23 / None
13	Construction Details II	3-15-23 / None
14	Construction Details III	3-15-23 / None
15	Construction Details IV	3-15-23 / None
16	Construction Details V	3-15-23 / None
17	Construction Details VI	3-15-23 / None
18	Construction Details VII	3-15-23 / None
19	Construction Details VIII	3-15-23 / None



SUBMISSION CHECKLIST WAIVERS:

The applicant has not requested waivers from any Land Development Checklist requirements. However, our office recommends the following checklist items be waived or waived for completeness only so that the application can proceed:

1. Checklist Item No. 34 - Locations of all existing structures and their uses within 200 feet of the tract. ***Waiver recommended.***
2. Checklist Item No. 35 - Zones in which property in question falls, zones of adjoining properties and all property within a 200 foot radius of the property in question. ***Waiver recommended for completeness only.***
3. Checklist Item No. 37 - Existing and proposed lot coverage in acres of square feet and as a percentage of lot area. ***Waiver recommended for completeness only.***
4. Checklist Item No. 44 - Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details. ***Waiver recommended for completeness only.***
5. Checklist Item No. 74 - Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains. ***Waiver recommended.***
6. Checklist Item No. 77 - Plans for all proposed streets or road improvements, whether onsite or off-tract, showing: [c] Fire lanes. ***Waiver recommended for completeness only.***
7. Checklist Item No. 86 - Plans for all proposed streets or road improvements, whether onsite or off-tract, showing: [l] Sight triangle easements at intersections. ***Waiver recommended for completeness only.***
8. Checklist Item No. 106 - If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. ***Waiver recommended for completeness only.***

Our office has determined that any checklist item not provided can either be waived by the Board or waived for completeness only to allow the application to be deemed complete. Any outstanding checklist items may be provided as part of compliance review.

Preliminary & Final Major Site Plan with Bulk Variance
KMG New Jersey, LLC
Block 12302; Lot 1.07
Review No. 1 - Completeness
Bach Project No. GTPB2023-13
Application No. 23122
May 23, 2023
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Therefore, we have determined that the application can be scheduled for the next available Planning Board Hearing.

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

Very truly yours,
BACH ASSOCIATES, PC



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

Cc: Gloucester Township Planning Board Members
Jenizza Corbin, PP, AICP, Planning Board Planner
Stephen Boraske, Esq., PB Solicitor
KMG New Jersey, LLC, Owner/Applicant
Emily K. Givens, Esq., Applicant's Attorney
Peter D. Chandler, PE, Applicant's Professional

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SUBURBAN CONSULTING ENGINEERS, INC.

May 4, 2023

Via Certified Mail

Gloucester Township Planning Board
1261 Chews Landing-Clementon Road
Laurel Springs, New Jersey 08021

LAUREL SPRINGS
23122
KMG New Jersey

Re.: Township of Gloucester, County of Camden, State of New Jersey
6 Collier Drive, Block 12302, Lot 1.07
Proposed Recovery Facility
Application Submitted by Haven Health Management
File No.: SCE-R13205.011

To Whom It May Concern:

SUBURBAN CONSULTING ENGINEERS, INC. (SCE) is providing legal notification that an application for a Freshwater Wetlands Letter of Interpretation (LOI) Regulatory Line Verification has been submitted to the New Jersey Department of Environmental Protection (NJDEP), Division of Land Resource Protection for the site located at 6 Collier Drive, in the Township of Gloucester, County of Camden, State of New Jersey. A brief description of the proposed project site follows as shown on the enclosed wetland survey:

The subject site contains a building and parking lot that is proposed to be redeveloped for the purposes of a health care facility. The applicant/owner is requesting NJDEP verification of onsite wetlands and waters.

The complete permit application package can be reviewed at either the Township of Gloucester Municipal Clerk's office or by calling NJDEP in Trenton at (609) 777-0454 to make an appointment. NJDEP welcomes comments and information concerning the proposed project and site. Please submit any comments in writing, *within fifteen (15) calendar days* of receiving this letter to:

New Jersey Department of Environmental Protection
Division of Land Resource Protection
P.O. Box 420, Code 501-02A
Trenton, New Jersey 08625
Attn.: Township of Gloucester Supervisor

If you have any questions about this application, please do not hesitate to contact our office.

Very truly yours,
SUBURBAN CONSULTING ENGINEERS, INC.


Douglas J. Chabrak, PWS
Sr. Project Manager

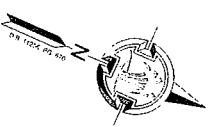
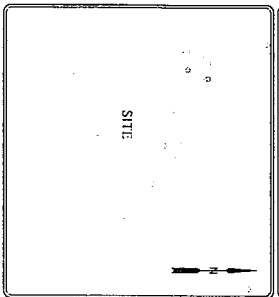
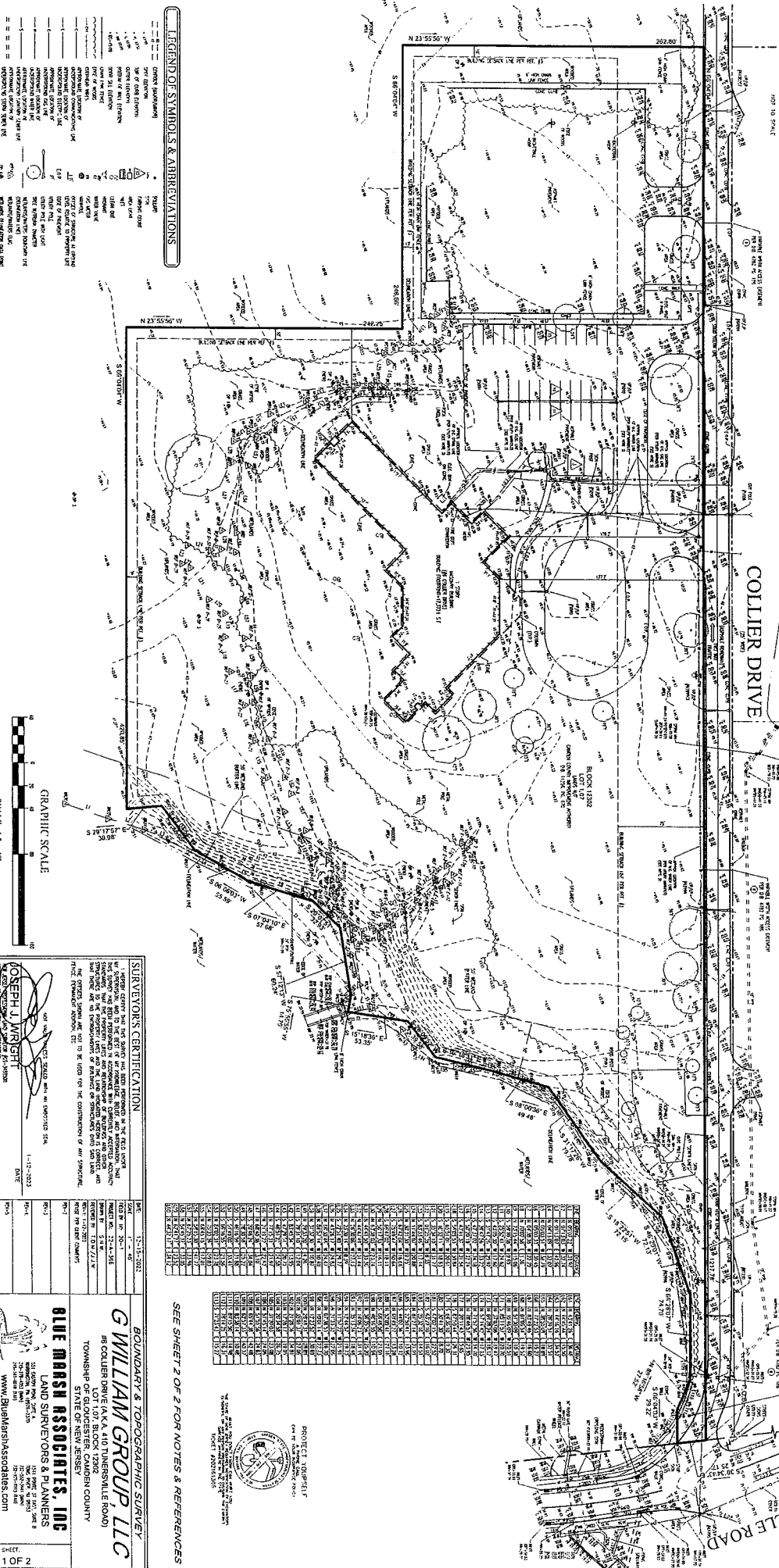
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Enclosure: Boundary and Topographic Survey (2 sheets)

cc: NJDEP

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96 U.S. Highway 206, Suite 101, Flanders, New Jersey 07836
P: (973) 398-1776 | www.suburbanconsulting.com

COLLIER DRIVE
(2' x 4')[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SEE SHEET 2 OF 2 FOR NOTES & REFERENCES

PROTECT YOURSELF
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USE CONDOMS PROPERLY

FOR MORE INFORMATION, CALL 1-800-352-7729
 OR VISIT THE WEBSITE WWW.AIDSPREVENTION.CDC.GOV
 IN ORDER TO GET THE AIDS RISK INFORMATION FOR TEENAGERS
 IN SCHOOL, GO TO WWW.AIDSPREVENTION.CDC.GOV/TEEN

[illegible]

BOUNDARY & TOPOGRAPHIC SURVEY

G WILLIAM GROUP, LLC

86 COLLIER DRIVE (A.K.A. HUNTERSVILLE ROAD)
TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY
STATE OF NEW JERSEY

BLUE MARSH ASSOCIATES, INC

LAND SURVEYORS & PLANNERS

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SPRINGFIELD, NJ 07081
Tel: 908-366-1100
Fax: 908-366-1101

104 WEST ST., 2ND FL.
NEWARK, NJ 07102
Tel: 973-261-1100
Fax: 973-261-1101

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ENCLOSURE

1 OF 2

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Planning Board
1261 CHEWS LANDING CLEMENTON ROAD
LAUREL SPRINGS NJ 08021-0000



13205-011 LOI B12301 L1.03, B12302 L1.07 DJC JMB PB