households by July 1, 2024.

7. Gloucester will continue to maintain its development fee ordinances.

8. Other options can be explored in the future such as supportive and special needs housing and habitat for humanity houses.

4. Very Low Income Housing

In 2008, P.L. 2008, c. 46 was signed by the Governor, which made a number of changes to the affordable housing rules. In fact, it amended the Fair Housing Act (hereinafter "FHA") to include a requirement that at least 13% of affordable housing units must be made available to very-low income households. Specifically, the FHA reads:

The council shall coordinate and review the housing elements as filed pursuant to section 11 of P.L.1985, c.222 (C.52:27D-311), and the housing activities under section 20 of P.L.1985, c.222 (C.52:27D-320), at least once every three years, to ensure that at least 13 percent of the housing units made available for occupancy by low-income and moderate income households will be reserved for occupancy by very low income households, as that term is defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304).

"Very low income housing" means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30% or less of the median gross household income for households of the same size within the housing region in which the housing is located.

Therefore, Gloucester's very-low income obligation is 13% of the affordable housing obligation not constructed as of 2008. As Gloucester Township had 453 affordable units constructed as of 2008, the Township's Round III very-low income obligation is calculated at 73 units. (1,014 unit obligation minus 453 units constructed as of 2008 = 561 units multiplied by 13% or 73 units).

5. Summary of Mechanisms and Credits

GLOUCESTER TOWNSHIP'S FAIR SHARE PLAN COMPONENT SUMMARY					
	TOTAL OBLIGATION	UNITS PROVIDED	BONUS CREDITS	TOTAL CREDITS	CARRY TO FUTURE ROUND
Rehabilitation	135	135[1]		135	0
Prior Round	359	270[2]		359	0
Rental (min rental obligation .25 x 359 = 90)	90	223[3]			
Senior (max senior .25 x 359 = 89)	89	75[4]			
Bonus Credits (Max 25% of Prior Round Obligation as 1 for 1 Family Rental Units)			89[5]		
Third Round (Prospective)	1,014	606[6]		859	0
Rental (min rental obligation .25 x 1,014 = 254)	254	363[7]			
Senior (max senior .25 x 1,014 = 253)	253	224[8]			
Low to Very Low (min obligation .50 x 1,014 = 507 Units)	507	507[9]			
Very Low (min very low (.13 x (1,014-453) = 73)	73	73[10]			
Bonus Credits (Max 25% of Round III Obligation as 1 for 1 Family Rental Units)			253[11]		86

1 Rehabilitation to be provided via County Rehabilitation Program or other funding.

2 Quail Ridge (40 family rental units), Revere Run (37 family for sale units), Brittany Woods (29 family rental units), Valley Stream (8 family for sale units), Revere Run III (79 family rental), MSSA (2 of 16 supportive housing units), and Camden County Lakeland - Phase I (75 senior rental units)

3 Quail Ridge (40 family rental units), Brittany Woods (29 family rental units), and Revere Run III (79 family rental), and Camden County Lakeland - Phase I (75 of 75 senior rental units)

4 Camden County Lakeland -Phase I (75 senior rental units)

5 Gloucester Township will be utilizing one bonus credit per family rental unit up to maximum of 25% of Prior Round Obligation or 89 Units maximum. 89 bonus credits are taken against 89 of the 148 family rental units which include Quail Ridge (40 family rental units), Brittany Woods (29 family rental units), and Revere Run III (79 family rental). It is noted that potential and currently unused bonus credits could exist against future round obligations for the remaining 59 family rental units at one bonus credit per family rental unit and for the MSSA (2 of 24 supportive housing units) and the Camden County Lakeland - Phase I (75 senior rental units) at 0.33 bonus credit for each alternative / supportive housing and senior rental units.

6 Franklin Square (224 senior rental units), Scenic Falls (99 family rental units), MSSA (22 of 24 supportive housing units), Camden County Lakeland -Phases II and III (150 veteran supportive rental units), Blackwood West (Southwind)(100 family rental), Block 8401 Lot 12.02 Inclusionary Apartment Overlay (11 family rental units).

7 Franklin Square (224 senior rental units), Scenic Falls (99 family rental units), Camden County Lakeland -Phases II and III (150 veteran supportive rental units), Blackwood West (Southwind) (100 family rental), Block 8401 Lot 12.02 Inclusionary Apartment Overlay (11 family rental units)

8 Camden County Lakeland Campus - Phases II and III (150 veteran supportive rental units)

9 50 % of Round III obligation of 1,014 Units or 507 units required to be very low income and low income units.

10 1,014 unit Round III obligation minus 453 units constructed as of 2008 = 561 units multiplied by 13% or 73 very low income units, with 50 % available to families. These units will be part of the 587 units yet to be constructed and/or will be accommodated within the Market to Affordable Neighborhood Rehabilitation Program.

11 Gloucester Township will be utilizing one bonus credit per family rental unit up to maximum of 25% of Round III Obligation or 253 Units. 253 bonus credits are taken against the 210 Round III family rental units which include Scenic Falls (99 family rental units), Blackwood West (Southwind)(100 family rental), and Procacci (11 family rental). 43 bonus credits will be utilized from the existing and proposed supportive and senior housing units as listed above. It is noted that potential and currently unused bonus credits could exist against future round obligations for any remaining family rental units at one bonus credit per family rental unit and for the MSSA (24 supportive housing units), Lakeland Phases II and III Veteran Redevelopment (150 veteran supportive rental units) and the Franklin Square (224 senior rental units) at 0.33 bonus credit for each senior rental and supportive housing units.

It is noted that Gloucester Township will be implementing a Market to Affordable Program called the Neighborhood Rehabilitation Program to provide additional affordable housing opportunities in the Township. The Market to Affordable Program will give specific attention to addressing the Township's Round III low and very low unit obligations.

6. Conclusion

Gloucester Township is a large and diverse community that will continue to grow in a planned and careful manner. The Township has already provided a large amount of affordable homes to its residents, and will continue to plan for responsible development in the future. It has always been Gloucester Township's intent to be inclusionary in its housing policies. Yet it is difficult to regulate our way out of an affordability problem that has its roots in larger market and societal forces. The Township has prepared a plan that provides opportunities for the provision of affordable housing, but its implementation will require cooperation among the Township, developers, Camden County and non-profit organizations.

The implementation schedule for the mechanisms that are proposed within Gloucester Township is subject to change according to the land development process, funding, developer schedules and issues that are beyond the control of the Township.

APPENDIX 1
ARTICLE X AFFORDABLE HOUSING PROCEDURAL AND ELIGIBILITY REQUIREMENTS

Land Development Ordinance

Search this site

Table of Contents

Article 10. (X.) Affordable Housing Procedural and Eligibility Requirements

Contents

ARTICLE X AFFORDABLE HOUSING PROCEDURAL AND ELIGIBILITY REQUIREMENTS

Section 1001. Affordable Housing Administration.

The Director of Community Development and Planning or designee shall administer the provisions of this Article.

Section 1002. Affordable Housing Required.

Any residential development, including those developments consisting in whole or in part of beds rather than dwelling units as the basis of density, shall set aside housing for persons of low and moderate income as defined in this Article in an y district where required. Unless otherwise stated, the minimum set aside shall be twenty percent (20%) of the total number of the units in the development. In assisted living facility developments, the set aside shall be a minimum of 5% of the total number of units of which at least half shall be affordable to persons of low income. Except on sites zoned to permit a residential density of 6 units per acre or greater, developments consisting solely of single family detached and/or duplex or two-family dwellings shall be exempt from these inclusionary requirements but shall pay an affordable housing fee pursuant to Article IX.

Section 1003. Household Income Limitations.

The incomes of low and moderate-income households occupying affordable housing shall not exceed the income limits as of January 1 of the current year. Income qualification and verification shall be determined as required in N.J.A.C. 5:93-9.1(b). Inclusionary developments shall be divided equally between households with low incomes and households with moderate incomes.

A. Median Income Determination. Median income by household size shall be established by a regional weighted average of the uncapped Section 8 income limits published by the U.S. Department of Housing and Urban Development pursuant to N.J.A.C. 5:93-7.4(b).

B. Affordable Housing Purchase or Rent . Low income housing units shall be reserved for households with a gross household income less than or equal to 50% of the median income as determined in §1002.A. Moderate income units shall be reserved for households with a gross household income more than 50% but 80% or less of the median income.

C. Assisted Living Facilities. Income determination and eligibility for assisted living facilities shall also comply with the New Jersey Housing and Mortgage Finance Agency's Assisted Living Underwriting Guidelines and Financing Policy, dated May 28, 1996, as it may be amended or superseded. The monthly fee for rent, meals, and basic services for the affordable units in the assisted living facility shall not exceed 80% of household income. For the purposes of this section, 62.5% of the fee shall be assumed to be for meals and basic services and 37.5% of the fee for rent.

Section 1004. Unit Limitations.

A. Type of Unit to be Provided . In any inclusionary development, at least 10% and no more than 20% of the required affordable units shall be efficiencies or one-bedroom dwellings, at least 30% of the required affordable units shall be two-bedroom dwellings and at least 20% of the required affordable units shall be three-bedroom dwellings, unless other wise excepted. For developments for senior citizens only, no two- or three-bedroom units shall be required. These provisions shall not apply to long term care, residential health care or assisted living facilities. The type of unit for the balance of the required affordable units shall be determined by the developer.

B. Size of Units . The minimum size of affordable housing units shall be as indicated in the following table:

Minimum Size of Affordable Housing Units.

Type of Unit	Minimum Size (gross square feet)
Efficiency	500
One-bedroom	600

Two-bedroom	750
Three-bedroom	900

C. Certificates of Occupancy . The following additional requirements for the issuance of certificates of occupancy shall apply to inclusionary developments:

1. The initial issuance of certificates of occupancy for market units shall be linked to the issuance of certificates of occupancy for affordable units. Prior to the issuance of the certificates of occupancy for market units, certificates of occupancy for affordable units shall be required in the following minimum ratios:

Required Percentage of Affordable to Market Units.

Percentage of Affordable Housing Units Completed	Percentage of Market Housing Units Completed
0%	25%
10%	25% + 1
50%	50%
75%	75%
100%	90%

1. Each unit of affordable housing shall require a certificate of occupancy, which shall become void upon a change of owner or tenant.

2. No certificate of occupancy shall be issued for a low and moderate income unit unless the provisions of N.J.A.C. 5:93-9.3 are met.

D. Unit Type and Household Size . The following housing type shall be used in determining affordability as it relates to household size:

Unit Type and Household Size.

Unit Size	Household Size (persons)
Efficiency	1
One-bedroom	1.5

Two-bedroom	3
Three-bedroom	4.5

E. Distribution of Low and Moderate Income Units. At least 50% of all units within each inclusionary development shall be affordable to low income households. At least 50% of all rental units shall be affordable to low income households. At least one-third ( ) of all units in each bedroom distribution shall be affordable to low income households.

F. Heating Source . Affordable housing units shall utilize the same type of heating source as market units.

G. Design and Unit Integration . The facade of an affordable housing unit shall be indistinguishable from those of market units in terms of the use of exterior materials, windows, doors, reveal, roof pitch, color, or other material. Affordable housing units shall be dispersed throughout an inclusionary development to the greatest extent possible.

H. Age-Restricted Units . The cumulative total of all low and moderate income units which are restricted by minimum age of adults may not exceed 25% of the Township's Calculated Need, as determined by the Housing Element of the Master Plan.

Section 1005. Initial Selling and Renting Determinations.

A. For Sale Household Limit . The affordable sales price shall be limited such that the sum of the monthly payments for principal; mortgage interest; mortgage insurance; real estate taxes; fire, theft, and liability insurance; and homeowner, condominium, or cooperative association dues or fees, if applicable, shall not exceed twenty-eight percent (28%) of the gross monthly income for low or moderate income families as set forth in N.J.A.C. 5:93-7.4(e). A 5% down payment, and a 30 year term, fixed annual percentage rate mortgage shall be used in the calculation. In calculating the monthly mortgage payment, the rate of interest as approved by the affordable housing program administrator shall be utilized.

B. Rental Household Limit . The monthly gross rental cost, including an allowance for utilities, of an affordable housing unit shall be limited such that the monthly payment shall not exceed 30% of the gross monthly income for low or moderate income households based on household size as set forth in N.J.A.C. 5:93-7.4(a). The utility allowance shall be consistent with the utility allowance approved by the U.S. Department of Housing and Urban Development for in use in New Jersey.

C. Average Selling or Renting Price . For the initial occupancy, the maximum average rent and sales price of low and moderate income units within each inclusionary development shall be affordable to households earning 57.5% or less of median income.

D. Additional For Sale Housing Requirements .

1. Pricing stratification. At least two different purchase prices for affordable units shall be established for low income buyers and at least three different purchase prices for moderate income buyers to achieve the average selling price required.

2. Initial selling procedures shall be as required under N.J.A.C. 5:93-9.16.

3. Master deeds of inclusionary developments shall regulate homeowner, condominium, or cooperative fees, and special assessments paid by low and moderate income buyers to at least one-third ( ) of the amount paid by market unit purchasers. The actual percentage set in the master deed may not be changed without approval by the Department of Community Development and Planning and COAH pursuant to N.J.A.C. 5:93-7.4(e).

E. Additional Rental Housing Requirements .

1. Pricing Stratification. One rent shall be established for each bedroom type affordable to a low income household; and another to a moderate income household, to achieve the average rental price required.

2. Initial renting procedures shall be as required under N.J.A.C. 5:93-9.16.

Section 1006. Controls on Affordability.

A. Deed Restrictions.

1. Any affordable housing unit shall be deed restricted, and the deed shall also run through the municipality, such that any designated low-income household unit or moderate-income household unit shall remain affordable to the occupants within the income limits established by this Article for a period not less than 99 years for units offered for sale and 99 years offered for rent. Such deed restriction shall limit the units offered for sale and units offered for rental but shall not be construed as limiting ownership of any affordable housing unit by a municipally designated nonprofit housing agency. The deed restriction shall take the form adopted by the Council on Affordable Housing and from which it may be amended from time to time. Units which were initially sold shall not be rented without the prior approval of the Department of Community Development and Planning.

2. Rehabilitated owner-occupied single family housing units that are improved to code standard shall be subject to controls on occupancy by low and moderate income households for a period not less than 6 years. Rehabilitated renter-occupied housing units that are improved to code standard shall be subject to controls on occupancy by a low and moderate income households for a period not less than 10 years.

3. Accessory apartments, when designated for affordable housing, shall be subject to controls on occupancy for a period of not less than 20 years; however, if the unit is included as a rental bonus unit, the period of affordability control shall not be less than 30 years.

4. Deed restrictions on affordable housing units shall include options for purchase for the first non-exempt sale after controls on affordability have been placed pursuant to N.J.A.C. 5:93-9.5 through -9.8. Municipal procedures for the rejection of such repayment options shall be as required in N.J.A.C. 5:93-9.9.

B. Procedures for Resale . The following procedures shall be used for the resale of any affordable housing unit:

1. Notification of intent to sell. Owners of affordable housing units shall notify the Department of Community Development and Planning of their intention to sell. The Department of Community Development and Planning shall monitor compliance with the provisions of this Article and shall determine the eligibility of prospective buyers. In the event that no eligible buyer enters into a contract of sale for the unit within one hundred eighty (180) days of the notification of intention to sell, the Office of Housing and Redevelopment shall have the option to purchase the affordable unit for the maximum price permitted based on the regional increase in the median income as defined by the U.S. Department of Housing and Urban Development or other recognized standard as adopted by the New Jersey Council on Affordable Housing. In the event that the option to purchase is not exercised by the Office of Housing and Redevelopment, the seller may apply to the Department of Community Development and Planning for permission to sell the unit to a non eligible household at the maximum price permitted pursuant to this Article. The seller shall document efforts to sell the unit to an income eligible household.

2. In reviewing the request for permission to sell, the Department of Community Development and Planning shall consider the specific reasons for any delay in selling the housing unit and the hardship to the seller in

continuing to offer the affordable unit to an income eligible household. The inability to sell the unit for the maximum permitted resale price shall not, in itself, be considered an appropriate reason for allowing a housing unit to be sold to a non-eligible household.

3. In the event that the application to sell to a non-eligible household is approved, the seller may sell an affordable housing unit designated for a low-income household to a moderate-income household and a designated moderate-income unit to households with incomes exceeding 80% of the median. In no case shall the seller be permitted to receive more than the maximum price permitted under this Article for allowable increasing in selling price and eligible capital improvements. Any excess money derived from such an illegal sale shall revert to the Department of Community Development and Planning and shall be placed in an affordable housing trust fund pursuant to N.J.A.C. 5:93-8.14. The sale of an affordable housing unit in these circumstances shall not eliminate the deed restriction on affordability and any further sale shall be subject fully to the terms of this Article.

C. Affordable Housing Price Increase . The price of an owner-occupied housing unit and the rents of affordable housing units may increase annually as issued by COAH based upon the percentage increase in median income for the Philadelphia PMSA region as determined by the Council on Affordable Housing. In no event shall the maximum resale price established by the affordable housing program administrator be lower than the last recorded purchase price.

D. Eligible Capital Improvements.

E. Effect of Foreclosure on Resale . A judgment of foreclosure or a deed in lieu of foreclosure by a financial institution regulated by state and/or federal law or to a lender on the secondary mortgage market shall remove the restrictions required of this Article, provided that the owner of the affordable housing unit is obligated to pay to the Department of

Community Development and Planning any excess funds generated by the difference in the maximum selling price at the time of foreclosure and the amount necessary to retire the debt to the financial institution, including any foreclosure costs. The affordable housing program administrator shall be notified of any foreclosure proceedings and the Township may, upon such notification, purchase the affordable housing or pass the option to the Department of Community Affairs, the New Jersey Housing Mortgage Finance Agency, or a designated non-profit entity to purchase the unit at the maximum selling price and maintain it as an affordable unit.

Section 1007. Affirmative Marketing.

A. Marketing Plan Required . The developer of an inclusionary development shall submit, for approval by the affordable housing program administrator, a program for the affirmative marketing, screening, and selection of occupants of the low and moderate income units. This plan shall conform to the requirements of N.J.A.C. 5:93-11.

B. Developer Responsibility . The developer of the inclusionary housing development shall be responsible for the following:

1. The initial selling and rental price calculations;

2. Affirmative marketing requirements; and

3. Qualification of buyers or renters upon approval by the affordable housing program administrator pursuant to N.J.A.C. 5:93-9 et seq.

C. Minimum Marketing. At a minimum the availability of housing low/moderate income families shall be made known to a variety of public and private groups and shall be advertised in appropriate ways throughout the municipality's housing region.

D. Department of Community Development and Planning Approval. The developer will submit the marketing plan to the Department of Community Development and Planning at least 45 days prior to the advertising of the availability of the units. The Department of Community Development and Planning will approve or modify the plan within 30 working days of receipt of the plan.

Section 1008. Applicant Selection Process.

A. Eligibility Requirements. Prospective purchasers or renters shall be eligible low or moderate income families.

B. Residency Preference . Among those determined to be eligible for affordable housing, the following preferences shall apply:

1. Eligible persons residing within the Township will have preference over those that do not reside in the Township for affordable units constructed to address all or part of the rehabilitation obligation.* amended by O-04-27, 9/27/04

2. Persons that live or work within the East Central Housing Region shall have preference over those that live or work in another housing region.

C. Referral List . At the time when all units in any category (e.g., efficiency; one, two or three bedroom units) for low or moderate income families having been sold or rented, the Department of Community Development and Planning shall establish a referral list for the purchase or rental as the units become available in the future.

D. Recertification. The Department of Community Development and Planning shall submit policy and procedure changes to the Township Council including procedures on recertification of families on the referral list to insure the list remains current and families on the list are qualified for the units for which they applied.

E. Consideration of Household Size in Eligibility . Household size may be a factor in determining the eligibility of the household for a particular unit. In no event shall a household qualify for a unit with more than one bedroom in excess of minimum number of bedrooms required.

Section 1009. Application Procedures.

A. Application Procedure-Initial Sales and Initial Rental . The developer will provide applicants with application forms approved by the Department of Community Development and Planning. Applicants will return the completed forms to the developer for the units desired. Forms must be filled out completely. Knowingly or intentionally making any false statements in a form shall be grounds for disqualifying an applicant, even if the applicant otherwise meets the requirements of this section. Those applicants, who after the necessary income and other checks by the developer, are found to meet the criteria will, prior to the sale or rental of the unit, have their applications and completed authorization to release financial information form, where applicable, sent by the developer to the Department of Community Development and Planning for certification. Those applicants who do not meet the criteria, have not submitted a completed application, or for whom no unit is available will be so notified by the developer. Copies of these notifications will be sent to the Department of Community Development and Planning. Those applicants who meet the criteria but for whom there is no unit available will be contacted by the Department of Community Development and Planning to determine if they wish to be placed on the eligible referral list. The developer will upon request of the Department of Community Development and Planning make all applications and inquiries available for review.

B. Application Procedure-Resale and Re-rental. Applicants will pick up forms from the Department of Community Development and Planning. Applicants will return the completed forms for the units desired to the Department of Community Development and Planning for review to determine eligibility based on the criteria and priorities set forth by the COAH and this section. Applicants will be notified as to their eligibility and/or placement on the referral list.

Forms must be filled out completely. Knowingly or intentionally making any false statement in a form shall be grounds for disqualifying an applicant, even if the applicant otherwise meets the requirements of this section.

Section 1010. Inspection for Resale.

The Construction Code Official shall inspect the available affordable resale unit for code violation(s). The inspector shall submit in writing to the owner and the Department of Community Development and Planning a listing of the violation(s). The estimated cost of the repairs not completed by the owner prior to resale shall be deducted from the resale price. The cost of repairs not undertaken by the owner will be determined by estimator(s) and/or contractor(s) supplied by the Department of Community Development and Planning and charged back to the seller.

Section 1011. Exempt Transactions.

A. The following transactions shall be deemed "non-sales" for purposes of these regulations and the owner receiving title by virtue of any of the following transactions shall be entitled to a statement of exemption to the owner receiving title by virtue of any of the following transactions:

1. Transfer of ownership of an affordable sales unit between husband and wife;

2. Transfer of ownership of an affordable sales unit between former spouses ordered as a result of a judicial decree of divorce (and not including sales to third parties);

3. Transfer of ownership of an affordable unit between family members as a result of inheritance;

4. Transfer of ownership of an affordable unit through an executor's deed to a Class A beneficiary;

5. Transfer of ownership of an affordable unit through an order of the Superior Court or other court, in a foreclosure proceeding or transfer in lieu of foreclosure after a foreclosure proceeding has commenced.

B. Except for the income level of the family acquiring title by an exempt transaction, the exempt transfer will not eliminate any restrictions set forth herein including, but not limited to, the unit remaining the prime resident and the requirement for resale to low and moderate income families as applicable and all such restrictions shall remain in effect following the exempt transfer except as stated in subsection -A.5.

C. Should a mortgagee acquire title pursuant to subsection -A.5 it may re-sell the unit to any family regardless of income with the municipality having the right of first refusal. The sales price to the municipality is the amount necessary to cure the foreclosure. This includes all principal and interest due to the mortgagee and other lien holders, repayment of equity to the owner prior to foreclosure and the costs of foreclosure. If the municipality does not purchase the unit, the mortgagee may sell the unit without any of the restrictions set forth in this section. The amount of the sale above that which is necessary to cure the foreclosure will be turned over to the municipality to be used for low and moderate income housing.

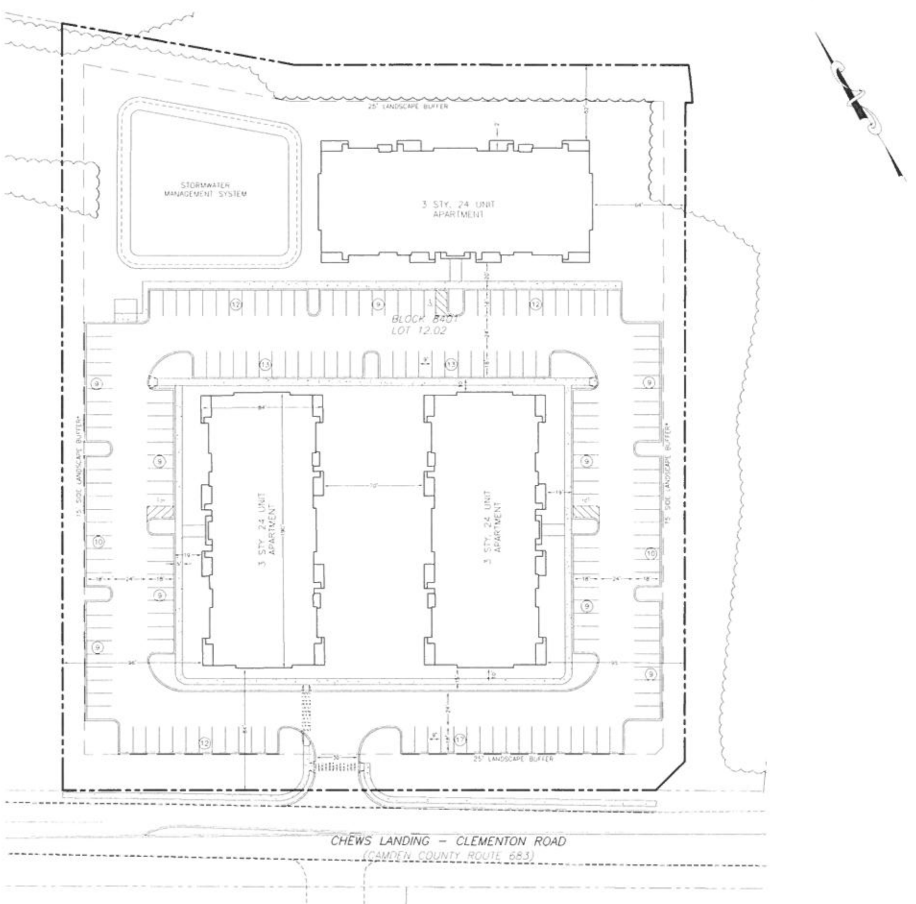
Section 1012. Occupancy Restriction.

Initial and subsequent owners of affordable housing units shall occupy the dwelling as their prime residence. Rental or subleasing of the affordable housing unit is expressly forbidden.

Section 1013. Violations of Article X Regulations.

In addition to any other penalties that may be assessed for the violation of any provision of this Ordinance, the interest of any owner of a sales unit or renter of a rental unit may, at the option of the Department of Community Development and Planning, be subject to forfeiture in the event of substantial breach of any of the terms, restrictions and provisions of these regulations which remain uncured for a period of sixty (60) days after service of a written notice of violation upon the sales unit owner or renter that his or her interest may be subject to forfeiture if such infraction is not cured within sixty (60) days of receipt of the notice. The provisions of this section may be enforced by the Department of Community Development and Planning by court action seeking a judgment which would result in the termination of the owner's equity and other interests in the unit. Renters will be subject to eviction. These remedies are in addition to any other provided by law, or in a mortgage, condominium or other deed, lease, or other applicable property document.

APPENDIX 2
CHEWS LANDING AFFORDABLE HOUSING OVERLAY AND CONCEPT PLAN



SITE DATA

1. PROPERTY IN QUESTION KNOWN AS PLATE 84, BLOCK 8401, LOT 12.02 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY.
2. PROPERTY IN QUESTION CONTAINS 4.99 AC
3. PROPERTY IN QUESTION IS ZONED: SCR – SENIOR CITIZEN RESIDENTIAL
4. OWNER/APPLICANT: PROCACCI DEVELOPMENT COMPANY, 2394 TAUNTON BOULEVARD, MEDFORD, NJ 08055
5. PREPARED BY: CONSULTING ENGINEER SERVICES, 645 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NEW JERSEY 08081
6. PRESENT LAND USE:
7. PROPOSED LAND USE: APARTMENTS
8. EXISTING LOTS: 1 PROPOSED LOTS: 1
9. OUTBOUND IS BASED UPON LATEST NJGEP GIS PARCEL DATA
10. BASED ON REVIEW OF THE NJDEP GEOWEB MAPPING APPLICATION, NO WETLANDS ARE PRESENT ON SITE.
11. BULK REQUIREMENTS

DESCRIPTION	PROPOSED
MINIMUM LOT SIZE	>2 ACRES
MINIMUM LOT FRONTAGE	>150 FT
MINIMUM LOT DEPTH	>300 FT
PRINCIPAL BUILDING SETBACK FROM LOT LINE	75 FT FROM STREET, 50 FT OTHERWISE
MAXIMUM HEIGHT	3 STORIES
MINIMUM DISTANCE FROM THE FRONT OF ANY BUILDING TO ANY OTHER BUILDING	>60 FT
MINIMUM DISTANCE FROM THE SIDE OF ANY BUILDING TO ANY OTHER BUILDING	>30 FT
MINIMUM DISTANCE FROM THE REAR OF ANY BUILDING TO ANY OTHER BUILDING	70 FT
MAXIMUM BUILDING COVERAGE	21%
MAXIMUM LOT COVERAGE	40%
MINIMUM OPEN SPACE	60%

PARKING REQUIREMENTS:
PROVIDED: 180 SPACES

LEGEND

- PROPERTY OUTBOUND
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- EXISTING LOT LINE
- EXISTING CURB
- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- BLOCK 28 — EXISTING BLOCK NUMBER
- LOT 15 — EXISTING LOT NUMBER
- EXISTING TREELINE
- PROPOSED TREELINE

GRAPHIC SCALE
0 30' 60' 90'
SCALE: 1" = 30'

PREPARED BY
CONSULTING ENGINEER SERVICES
PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
645 BERLIN-CROSS KEYS ROAD, SUITE 1, SICKLERVILLE, NJ 08081

CONCEPT PLAN 2

1495 CHEWS LANDING ROAD TRACT
PLATE 84, BLOCK 8401, LOT 12.02
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

ERIK R. LITTLEHALES
PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 24GE04312700

Building Perspective
Scale: Not to Scale

PDC

Proposed 3-Story Multi-family Building

Chews Landing Apartments

Gloucester Township
Camden County, New Jersey

HOLLIDAY ARCHITECTS

SK-1

Project #: PDC-16007
February 6, 2017
February 14, 2017

1. BUILDING SQUARE FOOTAGE

	COMMON AREA SQ FTG	MECAHNICAL AREAS	UNIT SQ FTG (OVERALL GROSS)	TOTAL SQ FTG (BLDG GROSS)
FIRST LEVEL	2,760.3	424.5	10,457.8	13,642.6
SECOND LEVEL	2,539.6	0.0	11,103.0	13,642.6
THIRD LEVEL	2,124.5	0.0	11,103.0	13,227.5
TOTAL SQ FTG	7,424.4	424.5	32,663.8	40,512.7

2. DWELLING UNIT SQUARE FOOTAGE

	UNIT SQ FTG (NET)	BALCONY/ MECH RM	UNIT SQ FTG (GROSS)	TOTAL NO OF UNITS	NO OF BEDRMS	NO OF BATHS
UNIT 'A'	957.0	93.0	1,050.0	6	1	1
UNIT 'A2'	1,032.0	95.0	1,127.0	2	1	1
UNIT 'B'	1,353.0	95.0	1,448.0	4	2	2
UNIT 'C'	1,421.0	106.0	1,527.0	12	2	2
TOTAL NO. OF UNITS				**24**		

Overall First Floor Plan

Scale: 1/8" = 1'-0"

Proposed 3-Story Multi-family Building

Chews Landing Apartments

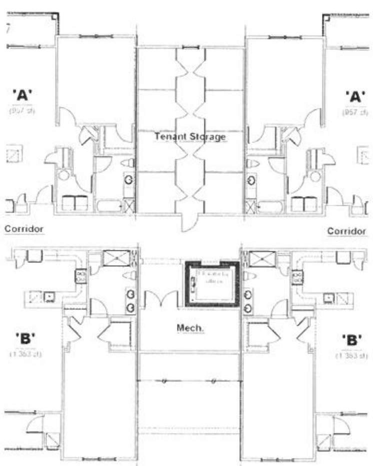
Gloucester Township
Camden County, New Jersey

PDC

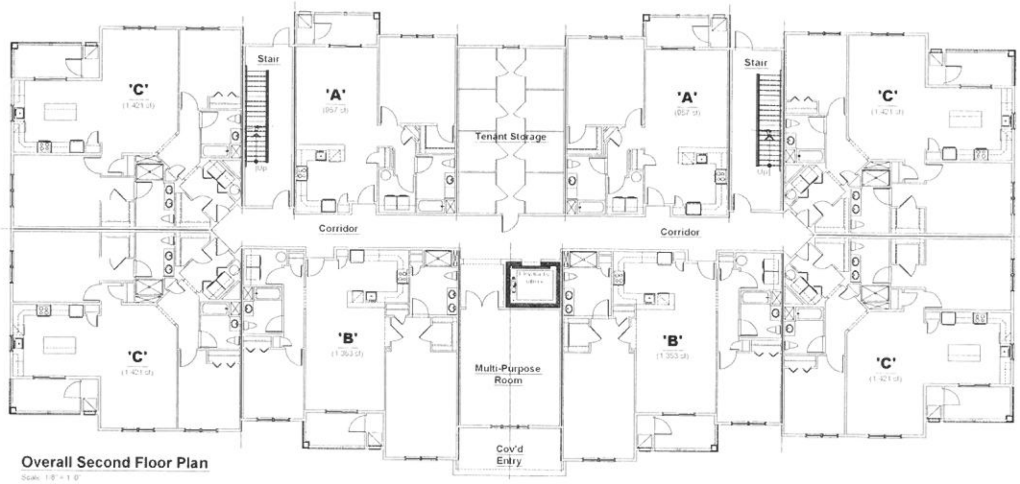
HOLIDAY ARCHITECTS

SK-2

Project # PDC-16007
February 6, 2017
February 14, 2017



Partial Third Floor Plan



Overall Second Floor Plan

Proposed 3-Story Multi-family Building
Chews Landing Apartments

Gloucester Township
Camden County, New Jersey

PDC

HOLLIDAY

SK-3

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