



Board of
Chosen Freeholders

County of Gloucester
State of New Jersey

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Department of Public Works
Planning Division

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New Jersey Relay Service - 711
Gloucester County Relay Service
(TTY: NJ) - 856-345-6616

TO: PLANNING BOARD SECRETARY Woodbury Heights
FROM: GLOUCESTER COUNTY PLANNING DEPARTMENT
DATE: March 31, 2020
RE: WH-0078Sp Steve's Self Storage Shack

Enclosed please find the Plans and Plat Requirement Sheets of the Gloucester County Planning Board. As the Land Development Review Committee is authorized to act on behalf of the County Planning Board, the action detailed on these sheets is the official Report of Action of the County Planning Board to your Municipality Planning Board as required by State statute.

LK
c: Applicant
Applicant's Engineer
Attorney
Building Inspector
Township Engineer

The County of Gloucester complies with all state and federal laws and regulations regarding accessibility, in accordance with access to the operations of the programs, services, and activities. The County encourages participation of people with disabilities in its programs and activities and offers special services to all residents 60 years of age and older. Inquiries regarding compliance may be directed to the County's ADA Coordinator at (856) 307-6612 New Jersey Relay Service - 711

GLOUCESTER COUNTY PLANNING BOARD
Report of Action.....Site Plan

Municipality: Woodbury Heights Code No: WH-0078Sp Co.Rte.: 553

Applicant: Steves Self Storage Shack, LLC

Location Block: 38 Lot(s): 2,3,10.01,11

Date of Report: 3/31/20

The Land Development Review Committee of the Gloucester County Planning Board has reviewed your application for Site Plan Approval and has taken the following action based on plans received 3/10/20 and dated 2/3/20.

Denied until the following County requirements are satisfied.

Comments:

RIGHT OF WAY

1. The Applicant must grant additional right-of-way to the County in the form of a road easement to provide a right-of-way width of 44 feet from the centerline of Glassboro Road (County Route 553). The Applicant must provide this office with the legal description for the required road easement along with a copy of the property deed with deed book and page numbers, the date of recording and a current Certificate of Title or current Title Report. In order to expedite the review and preparation of the required road easement and not delay approval, the Applicant should submit the above mentioned documents as soon as possible. In the event a current property owner is deceased, this office must be provided with a copy of the Death Certificate or other proof of the date of death, and the date the decedent's Last Will was probated in the Surrogate's Office.

SIGHT DISTANCE

2. The actual field measured sight distances from the proposed access locations on Glassboro (CR 553) must be shown on the plan. The sight distance must be measured for a posted speed limit of 35 mph and be in accordance with and meet the requirements of Table 3 and 4 of the Gloucester County Specification Manual. In lieu of providing the actual field measured sight distances, the Engineer or Surveyor must either demonstrate it graphically on the County road profile or provide a sight distance "Certificate Note" stating "Sight distance available from the proposed access location(s) on Glassboro Road (CR 553) will meet or exceed the requirements of Table 3 and 4 of the Gloucester County Specification Manual."

ACCESS DESIGN

3. **There is insufficient area for the design vehicle entering the site to completely pull into the driveway with the gate closed. The gate must be relocated to permit this maneuver. The Applicant and / or Applicant's attorney must provide a written statement of the largest permitted truck to access the site.**
4. **In order to allow a minimum of SU type vehicles to enter and exit the site without encroaching on opposing travel lanes, the plans must be revised to show the inbound and outbound radius as being 25 feet. This condition may be modified depending on the Applicant's written site access design vehicle restriction.**
5. **Any proposed curb shown along CR 553 for closure of existing driveways and the construction of the proposed access must be shown in bold on the site plan. The proposed curb must be noted to be face formed to avoid opening CR 553. A face form detail must be added to the plans.**

SIGNING

6. **The Applicant must secure an ordinance for the Borough of Woodbury Heights for no stopping or standing across the site frontage.**
7. **No stopping or standing signs must be installed across the site frontage as well as any missing sign on the Applicants opposite site frontage. Appropriate details must be added to the plans.**
8. **A stop sign must be added for the driveway access.**

LOT B ACCESS

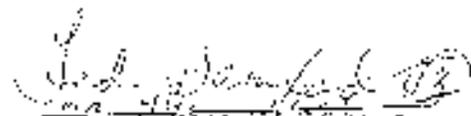
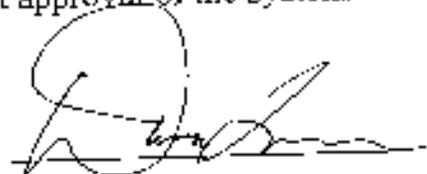
9. **Proposed Lot B must access Barlow Avenue and may not be land locked as designed. The site must be redesigned to show a separate driveway for proposed Lot B directly to the municipal street.**

BOND/PERFORMANCE GUARANTEE

10. A Bond/Performance Guarantee for the roadway improvements (curbing, pavement, widening, drainage and/or traffic striping work) required with the Glassboro Road (CR 553) right-of-way must be submitted for review and approval by the Gloucester County Planning Board Solicitor. The bond amount will be calculated and forwarded to the Applicant under separate cover once the County Road Improvement Plan has been reviewed and approved by the Office of the County Engineer. All roadway improvements required within the Route 553 right of way must be completed before the Applicant requests any Certificates of Occupancies from the Borough of Woodbury Heights. The bond amount is for road frontage improvements only. A separate bond/permit will be required for other work such as water and sewer service or any other utility.

NOTES:

1. As per Section 411, Permits, of the GLOUCESTER COUNTY LAND DEVELOPMENT RESOLUTION, after Final Approval is granted and prior to any construction, an access permit, containing the above referenced County code number, must be obtained from the Highway Division of the Gloucester County Department of Public Works. Three (3) approved plans which contain the latest revisions, including County Road Improvement.
2. Review and approval of the internal stormwater management system is the jurisdiction of the Borough of Woodbury Heights. The County assumes no maintenance responsibility or liability associated with any subsequent approval of the system



Where easements are required on subdivision and site plans, the County of Gloucester will obtain an attorney for the preparation and filing of documents necessary for easement or right-of-way procurement.

For information contact:

Gloucester County Planning Department
1200 North Delsea Drive
Clayton, New Jersey 08312
(856) 307-6650



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Chosen Freeholders

County Of Gloucester
State of New Jersey

FREELANDER DIRECTOR
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New Jersey Relay Service (TDD)
Gloucester County Relay Service
(1-800-442-8616)

TO: PLANNING BOARD SECRETARY Woodbury Heights

FROM: GLOUCESTER COUNTY PLANNING DEPARTMENT

DATE: March 31, 2020

RE: WH-0081 Steve's Self Storage Shack, LLC

Enclosed please find the Plans and Plat Requirement Sheets of the Gloucester County Planning Board. As the Land Development Review Committee is authorized to act on behalf of the County Planning Board, the action detailed on these sheets is the official Report of Action of the County Planning Board to your Municipality Planning Board as required by State statute.

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GLOUCESTER COUNTY PLANNING BOARD
Report of Action.....Subdivision

Municipality: Woodbury Heights

Code No: WH-0081

Co. Rt: 553

Applicant: Steves Storage Shack, LLC

Location Block: 38

Lot: 2,3,10,01,11

Date of Reply: 3/31/20

The Land Development Review Committee of the Gloucester County Planning Board has reviewed your application for Subdivision Approval and has taken the following action based on plans received 3/10/20 and dated Subdivision Plans dated 1/30/20.

Denied until the following County requirements are satisfied.

NOTES:

RIGHT OF WAY

1. The Applicant must grant additional right-of-way to the County in the form of a road easement to provide a right-of-way width of 44 feet from the centerline of Glassboro Road (County Route 553). The Applicant must provide this office with the legal description for the required road easement along with a copy of the property deed with deed book and page numbers, the date of recording and a current Certificate of Title or current Title Report. In order to expedite the review and preparation of the required road easement and not delay approval, the Applicant should submit the above mentioned documents as soon as possible. In the event a current property owner is deceased, this office must be provided with a copy of the Death Certificate or other proof of the date of death, and the date the decedent's Last Will was probated in the Surrogate's Office.

Page 2

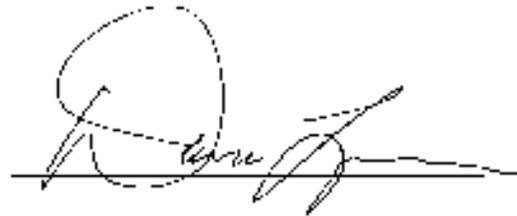
WII-0081

Steve's Storage Shack, LLC

March 31, 2020

PROPOSED Lot 2.02

2. Proposed Lot 2.02 as shown on the plan will not be permitted without a dedicated driveway and access to the municipal street. The Applicant must provide a detailed letter that explains the purpose of the subdivision and intended use of the currently shown land locked parcel. Access easements may be required if the current lot configuration is not redesigned. Draft deeds and easements must be reviewed and approved by County Counsel.



Ted Beauford (S)
pp. Thew Seagle

Where easements are required on subdivision and site plans, the County of Gloucester will obtain an attorney for the preparation and filing of documents necessary for easement or right-of-way procurement

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