

MARESSA ♦ PATTERSON

A New Jersey Limited Liability Company

ATTORNEYS AT LAW

191 West White Horse Pike

Berlin, New Jersey 08009

Tele: (856)767-1471 Fax: (856)767-8095

FID #02-0780615

JOSEPH A. MARESSA

(1923-2012)

DAVID C. PATTERSON •

JOSEPH A. MARESSA, JR. •

BRIAN J. SMART

Of Counsel:

CHARLES H. NUGENT, JR. •

CERTIFIED CIVIL TRIAL ATTORNEY

•MEMBER OF NJ & PA BAR

January 21, 2020



Cuccinello

Community Development Department
Township of Franklin
1571 Delsea Drive
Franklinville, NJ 08322-0300

Re: Amended Major Site Plan Application – Paul Cuccinello
Block 5006, Lot 1, Block 5007, Lot 1, Block 5008, Lot 1
Block 5010, Lot 1, Block 5011, Lot 1, Block 5012, Lot 1
Block 5013, Lots 2 & 3, Block 5024, Lot 1, Block 5025, Lot 1
Block 5026, Lot 1, Block 5027, Lot 1, Block 5028, Lot 1
Block 5029, Lot 1, Block 5030, Lot 1, Block 5031, Lot 1
Block 5032, Lot 1, Block 5033, Lot 1, Block 5034, Lot 2
Township of Franklin, Gloucester County, NJ

Dear Sir or Madam:

Please be advised that this office represents Paul Cuccinello in regard to the enclosed Amended Major Site Plan Application for your review for completeness. The documents enclosed are as follows:

1. Three (3) copies of Application.
2. Three (3) copies of Amended Major Site Plan.
3. Three (3) copies of Storm Water Management Calculations dated.
4. Three (3) copies of Major Site Plan Submission Checklist – Schedule C.
5. Three (3) copies of the Waiver Justification Statement.
6. Three (3) copies of Disclosure Statement.
7. Three copies of previous Resolution Approving Major Site Plan.
8. Three copies of Proposed Deed of Consolidation.
9. Check in the amount of \$1,000.00 for Application Fee.

10. Applicant has been advised funds still remain in Escrow from the Initial application which are to be applied to this application. Please advise if any additional funds will subsequently be required.

As indicated above, these documents are submitted for the completeness review pursuant to your Rules and Regulations. Would you please contact this office as soon as possible as to any additional information that may be required and confirming the Board Hearing date since my client would like to have the matter heard as soon as possible.

Thank you.

Very truly yours,

MARESSA PATTERSON, LLC

DAVID C. PATTERSON, ESQUIRE

Dpatterson@maressalaw.com

DCP/aes

Enclosures

cc: Steven J. Nardelli, PE, PP, CME, Planning Board Engineer
Michael C. Borelli, Esquire, Planning Board Attorney
Paul Cuccinello
Steven L. Filippone, PE

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January 21, 2020



Cuccinello

Hand Delivery

Barbara Freijomil, RMC, Township Clerk
Township of Franklin
1571 Delsea Drive
Franklinville, NJ 08322-0300

Re: Amended Preliminary and Final Site Plan Application – Paul Cuccinello
Township of Franklin, Gloucester County, NJ

Dear Ms Freijomil:

Please be advised that this office represents Paul Cuccinello in regard to the Amended Preliminary and Final Site Plan Application before Franklin Township.

Attached find my firms check in the amount of \$10.00 as payment to provide this office with a 200 Foot Property Owner List for the following Blocks and Lots:

Block 5006, Lot 1
Block 5007, Lot 1
Block 5008, Lot 1
Block 5010, Lot 1
Block 5011, Lot 1
Block 5012, Lot 1
Block 5013, Lots 2 & 3
Block 5024, Lot 1
Block 5025, Lot 1
Block 5026, Lot 1
Block 5027, Lot 1
Block 5028, Lot 1
Block 5029, Lot 1
Block 5030, Lot 1

Block 5031, Lot 1
Block 5032, Lot 1
Block 5033, Lot 1
Block 5034, Lot 2

Preliminary and Final Site approval were initially granted in June 2019. I am attaching the property owner list provided at that time which may assist in providing this list. The Hearing date may be February 18, 2020 so this office will need the list at least 15 days prior in order to meet newspaper publication deadlines for the 10 day notice.

Thank you.

Very truly yours,

MARESSA PATTERSON, LLC

A handwritten signature in black ink that reads "David Patterson". The signature is written in a cursive style with a large initial "D" and "P".

DAVID C. PATTERSON, ESQUIRE
Dpatterson@maressalaw.com

DCP

CC: Paul Cuccinello
Steven L Filippone, PE

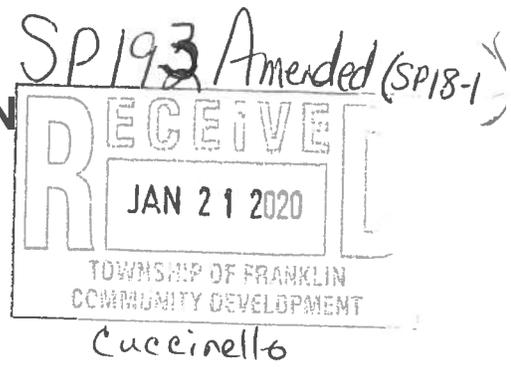
MARESSA ♦ PATTERSON

A New Jersey Limited Liability Company
ATTORNEYS AT LAW
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Berlin, New Jersey 08009
Tel: (856)767-1471 Fax: (856)767-8095
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(1923-2012)
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Of Counsel:
CHARLES H. NUGENT, JR. •
CERTIFIED CIVIL TRIAL ATTORNEY
•MEMBER OF NJ & PA BAR

August 8, 2019



VIA EMAIL - mstocklos@co.gloucester.nj.us

Michael Stocklos, CTS
Senior Assistant Assessor
The Office of Assessment
Clayton Complex, Building A
1200 N. Delsea Drive
Clayton, New Jersey 08312

Re: Pinnacle Paintball Park, LLC

Dear Mr. Stocklos:

This Project received Approval from the Franklin Township Planning Board on July 17, 2018. The property consisted of a number of individual Lots comprising approximately 46.5 acre parcel. This enclosed Deed has been prepared as required by the Planning Board to consolidate all the Lots and this letter is to request that you contact my office to indicate the actual Block and Lot No. that will now be assigned to the property based on the consolidation.

Thank you and please call with any questions.

Very truly yours,

MARESSA PATTERSON, LLC

DAVID C. PATTERSON, ESQUIRE
Dpatterson@maressalaw.com

DCP/aes
Attachment
cc: Paul A. Cuccinello, Jr.

PREPARED BY: DAVID C. PATTERSON, ESQUIRE
MARESSA PATTERSON, LLC
191 WHITE HORSE PIKE, BERLIN, NJ 08009
(856) 767-1471
PREPARER SIGNATURE NO LONGER REQUIRED PER N.J.S.A. 46:26A-3

Deed of Consolidation

This Deed is made on August __, 2019

BETWEEN PINNACLE PAINTBALL PARK, LLC

whose post office address is 1901 Tanglewood Court, Sewell, New Jersey 08080, referred to as the Grantor,

AND

BETWEEN PINNACLE PAINTBALL PARK, LLC

whose post office address is 1901 Tanglewood Court, Sewell, New Jersey 08080, referred to as the Grantee.

The words "Grantor" and Grantee" shall mean all Grantors and all Grantees listed above.

IT BEING THE PURPOSE AND INTENT OF THE WITHIN DEED TO SPECIFICALLY IDENTIFY THAT THIS DEED IS INTENDED TO MERGE AND CONSOLIDATE:

- Block 5008, LOT 1
- BLOCK 5007, LOT 1
- BLOCK 5009, LOT 1
- BLOCK 5010, LOT 1
- BLOCK 5011, LOT 1
- BLOCK 5026, LOT 1
- BLOCK 5027, LOT 1
- BLOCK 5028, LOT 1
- BLOCK 5029, LOT 1
- BLOCK 5030, LOT 1
- BLOCK 5031, LOT 1
- BLOCK 5012, LOT 1
- BLOCK 5012, LOT 1 - QUALIFIER B01

[] No property tax identification number is available on the date of this Deed. (Check Box if applicable)

Property. The Property consists of the land and all the buildings and structures on the land in the Township of Franklin, County of Gloucester and State of New Jersey. The legal description is:

[X] Please see attached Legal Description annexed hereto and made a part hereof. (Check Box if applicable).

SEE ATTACHED SCHEDULE "A"

Being the same lands and premises which became vested in Pinnacle Paintball Park, LLC by Deed from A&R Enterprises, LLC dated December 29, 2017 and recorded on January 22, 2018 in Deed Book 5805, Page 170 in the Gloucester County Clerk's Office.

The within conveyance is made under and subject to all existing mortgages, judgments, liens, easements, restrictions, rights-of-way, etc. of record.

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

Attested by:

PAUL A. CUCCINELLO, JR.
Managing Member

STATE OF NEW JERSEY, COUNTY OF _____

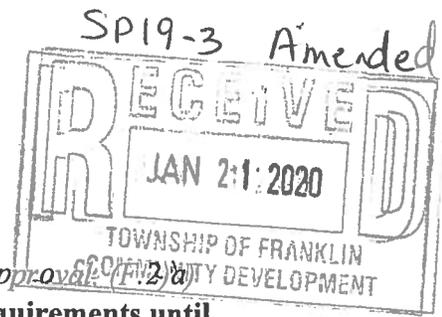
§:

I CERTIFY that on August____, 2019, Paul A. Cuccinello, Jr. came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed;
and
- (c) made this Deed for **\$1.00** 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)

NOTARY PUBLIC
MY COMMISSION EXPIRES:

FINAL SUBMISSION REQUIREMENTS (Section 253-33.F.2)



Information and date contained in the submission for preliminary approval (F.2)a
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

Final site plans shall be drawn to a scale of not less than 50 feet to the inch. (F.2)a
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

Any site plan revisions, additional data or revised documentation required by the reviewing board in its resolution granting preliminary approvals (F.2)b
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

Offer of dedication of streets or other public ways and deeds for any public open space resulting from the preliminary development approval. (F.2)
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

Performance guarantees approved by the municipal solicitor, as to form, and the municipal engineer, as to the amount sufficient to ensure the satisfactory completion of improvements and facilities, as required by the resolution of the reviewing board granting preliminary approval. The developer's engineer shall submit a detailed engineer's estimate for review and approval by the municipal engineer. (F.2)d
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

A statement from the municipal engineer that adequate construction plans for all streets, drainage, and other facilities covered by the municipal standards are adequate and comply with municipal standards. (F.2)a
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

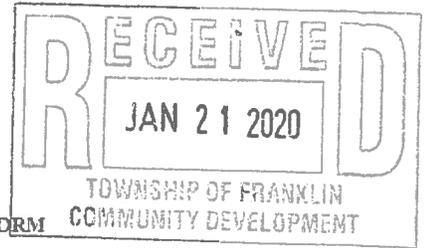
All approvals from other agencies having jurisdiction. (F.2)f
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

Required certifications for signature by Chairman, Secretary and Board Engineer shall appear on the site plan. (F.2)g
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

The following variances and waivers were granted as memorialized in Franklin Township Planning Board Resolution No. SP18-1:

- a. A variance to permit 100% of parking between the front of the principal building and the roadway where only 25% is permitted.
- b. A variance to allow 12' and 20' high nets for the paintball gaming areas where a maximum of 8' high fences are permitted.
- c. A variance to eliminate the requirement for a fence around the stormwater management basin as the depth of the basin will be no more than 2 feet.
- d. A design waiver to allow 102 parking spaces to have a stone rather than an asphalt surface.

TOWNSHIP OF FRANKLIN
MUNICIPAL BUILDING
1571 DELSEA DRIVE
FRANKLINVILLE, NEW JERSEY 08322



PLANNING BOARD AND ZONING BOARD DEVELOPMENT APPLICATION FORM

The application, with supporting documentation, must be filed with the Office of Community Development and must be delivered to the professionals for review at least thirty (30) business days prior to the meeting at which the application is to be considered.

TO BE COMPLETED BY TOWNSHIP STAFF ONLY.
Date filed 1/23/2020 Application No SP19-3 Amended (SP18-1)
Planning Board Amended/Prelim/SP 500.00
Zoning Board of Adjustment _____ Application Fees Final Site Plan
Escrow Deposit
Scheduled for: Completeness _____ Tentative Hearing 5/5/2020 Virtual Meeting

1. SUBJECT PROPERTY

Location: Delsea Drive & Marshall Mill Road
Tax Map Page 50 Block (see attachment) Lot(s) (see attachment)
Page _____ Block _____ Lot(s) _____
Dimensions: Frontage 451.31' Depth 1510' +- Total Area 45.50 Acres
Zoning District (HC) Highway Commercial

2. APPLICANT

Name Paul Cuccinello
Address P.O. Box 147 BELMAWR, NJ 08031
Telephone Number (856) 488-0101
Applicant is a Corporation _____ Partnership _____ Individual

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and address of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than 10% interest in the applicant followed up the chain of ownership until the names and address of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. [Attach pages as necessary to fully comply.]

Name _____ Address _____ Interest _____
Name _____ Address _____ Interest _____
Name _____ Address _____ Interest _____
Name _____ Address _____ Interest _____

4. If owner is other than the applicant, provide the following information on the owner(s):

Owner's Name (s) Same as Applicant
Address _____
Telephone _____

5. PROPERTY INFORMATION

A. Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes (attach copies) _____ No Proposed _____
Note: All deed restrictions, covenants, easements, association by-laws, existing and proposed must be submitted for review.

B. Present use of the premises: Vacant

6. APPLICANT'S PROFESSIONALS

A. Applicant's Attorney David Patterson, Esquire
Address 191 West White Horse Pike Berlin NJ 08009

Telephone Number (856) 767-1811 Fax Number

B. Applicant's Engineer Steven L. Filippone, PE
Address 5 Cambridge Drive Ocean View, New Jersey 08230

Telephone Number (609) 390-0332 Fax Number (609) 390-0332

C. Applicant's Planning Consultant

Address

Telephone Number Fax Number

D. List any other Expert who will submit a report or who will testify for the Applicant. (Attach additional sheets as may be necessary)

Name

Field of Expertise

Address

Telephone Number Fax Number

7. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING

SUBDIVISION

Minor Subdivision Approval
Major Subdivision Approval (Preliminary) Major Subdivision Approval (Final)
Number of lots to be created Number of proposed dwelling units
(including remainder lot) (if applicable)

SITE PLAN

Site Plan Approval Informal Review
Preliminary Site Plan Approval (Phases (if applicable))
Final Site Plan Approval (Phases (if applicable))
Amendment or Revision to an Approved Site Plan
Area to be disturbed (square feet)
Total number of proposed dwelling units
Request for Waiver From Site Plan Review and Approval

Reason for request:

Conditional Use Approval [NJS 40:55D-6.7]
Direct issuance of a permit for a structure in need of a mapped street, public drainage way or flood control basin [NJS 40:55D-3.4]
Direct issuance of a permit for a lot lacking street frontage [NJS 40:55D-3.5]

8. Section(s) of Ordinance from which a variance is requested: None

9. Waivers Requested of Development Standards and/or Submission Requirements (attach additional pages as needed)

(253-33 P.2) Final Submission Requirements (F 1 a 15) Survey Plan Section 253-136, 143, 144, 80, 130(1), (2)(3) NJDEP Form

IF 1(a) (2) Phase I Environmental Report

10. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable. The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed

11. Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises: (attach pages as needed)

It is the intent of the applicant to request an Amended Site Plan Approval to permit the installation of various individual 18' high paintball structures and the installation of a 28'-2 1/2' high paintball castle.

12. Is a public water line available? No

13. Is public sanitary sewer available? No

14. Does the application propose a well and septic system? Yes

15. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? No

16. Are any off-tract improvements required or proposed? No

17. Is the subdivision to be filed by Deed or Plat? N/A

18. What form of security does the applicant propose to provide as performance and maintenance guarantees? Letter of Credit

19. Other approvals, which may be required and date plans submitted:

| | Yes | No | Date Plans Submitted |
|--|-------|-------------------------------------|----------------------|
| Gloucester County Health Department | _____ | <input checked="" type="checkbox"/> | _____ |
| Gloucester County Planning Board | _____ | <input checked="" type="checkbox"/> | _____ |
| Gloucester County Soil Conservation District | _____ | <input checked="" type="checkbox"/> | _____ |
| MUA | _____ | <input checked="" type="checkbox"/> | _____ |
| NJ Pinelands Commission | _____ | <input checked="" type="checkbox"/> | _____ |
| NJ Department of Environmental Protection | _____ | <input checked="" type="checkbox"/> | _____ |
| NJPDES | _____ | <input checked="" type="checkbox"/> | _____ |
| Sewer Extension Permit | _____ | <input checked="" type="checkbox"/> | _____ |
| Sanitary Sewer Connection Permit | _____ | <input checked="" type="checkbox"/> | _____ |
| Stream Encroachment Permit | _____ | <input checked="" type="checkbox"/> | _____ |
| Freshwater Wetlands Permit | _____ | <input checked="" type="checkbox"/> | _____ |
| Potable Water Construction Permit | _____ | <input checked="" type="checkbox"/> | _____ |
| Other | _____ | <input checked="" type="checkbox"/> | _____ |
| NJ Department of Transportation | _____ | <input checked="" type="checkbox"/> | _____ |
| Connectiv | _____ | <input checked="" type="checkbox"/> | _____ |
| South Jersey Gas Company | _____ | <input checked="" type="checkbox"/> | _____ |
| (Other Utility) | _____ | <input checked="" type="checkbox"/> | _____ |

20. Tax Collector's Certification

Taxes Paid per _____ Date _____
 Authorized signature

21. List of Plans, Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing). It is the responsibility of the applicant to mail or deliver copies of the application form and all supporting documents to the members of the professional staff [Engineer, Planning Consultant, Attorney for the Board to which the application is submitted] for their review.

The documentation must be received by the professional staff at least thirty [30] days prior to the meeting at which the application is to be considered, otherwise the application will be deemed incomplete. A list of the professional staff is attached to the application form.

| Quantity | Description of Item |
|-----------|--------------------------------|
| <u>15</u> | <u>Major Site Plan</u> |
| <u>3</u> | <u>Stormwater Calculations</u> |
| _____ | _____ |
| _____ | _____ |

22. The applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

| | Applicant's Professional | Reports Requested |
|-------------------------------------|--------------------------|-------------------|
| <input checked="" type="checkbox"/> | Attorney | All _____ |
| <input checked="" type="checkbox"/> | Engineer | All _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

23. Recreation set aside _____ Land Minimum 10% of tract pursuant to 35-48A(31)
 _____ Payment in lieu of land

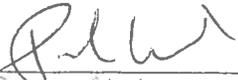
24. CERTIFICATIONS

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am the Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this
21 day of JANUARY 2020


Notary Public

ATTORNEY AT LAW
STATE OF NEW JERSEY


Signature of Applicant

Paul Luccinello
Print Name

I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. (If the owner is a corporation this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this
21 day of January 2020


Notary Public

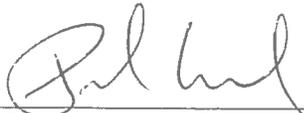
ATTORNEY AT LAW
STATE OF NEW JERSEY


Signature of Applicant

Paul Luccinello
Print Name

I understand that the sum of _____ has been deposited in an escrow account (Builder's Trust Account). In accordance with the Ordinances of the Township of Franklin, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

1/21/2020
Date

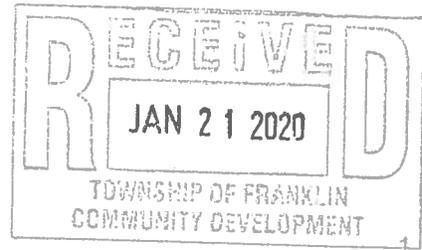

Signature of Owner

Paul Luccinello
Print Name

May 22 07

EDA #7955

Schedule C



THIS SECTION TO BE COMPLETED BY TOWNSHIP STAFF ONLY

Date filed: 1/21/2020 Comp Review By: _____ Date Reviewed: _____

Application to: Planning Board Zoning Board of Adjustment _____ Application #: SP19-3 Amended (SP18-D)

Applicant Name Paul Cuccinello (Amended Site Plan)

Block/Lot #'s: (See Attached)

SITE PLAN APPLICATION SUBMISSION CHECKLIST

| SUBMISSION ITEM | APPLICANT CHECK | | TOWNSHIP CONFIRM | | |
|---|-----------------|------------------|------------------|--------------|--------|
| | Submitted | Waiver requested | Complete | Not Complete | Waiver |
| GENERAL APPLICATION REQUIREMENTS (§253-33.C) | | | | | |
| The appropriate application form(s), completely filled in (C.1) | ✓ | | | | |
| Certification that no taxes or assessments are due or delinquent (C.2) | ✓ | | | | |
| Receipt indicating that all fees are paid | ✓ | | | | |
| Affidavit of ownership or interest in the land / owners signed consent (C.4) | ✓ | | | | |
| Corporations or partnerships only - the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class as required by N.J.S.A. 40:55D-48.1 et seq (C.5) | N/A | | | | |
| Copies of the required plot plan, site plan or subdivision plan. (C.6) NOTE: Three copies of the plan are required for completeness review. Once an application has been deemed complete fifteen copies will be required for distribution to members of the reviewing board) | ✓ | | | | |
| Pinelands Certificate of Filing (if in Pinelands area) or a NJDEP Freshwater Wetlands Application/LOI/Exemption (C.7) | N/A | | | | |
| Written statements of any submission waiver requested or variance required and the reasons why the waiver(s) or variance(s) should be granted. (C.8) | ✓ | | | | |

Schedule C

| SUBMISSION ITEM | APPLICANT CHECK | | TOWNSHIP CONFIRM | | |
|---|-----------------|------------------|------------------|--------------|--------|
| | Submitted | Waiver requested | Complete | Not Complete | Waiver |
| SITE PLAN DETAILS AND SUBMISSION REQUIREMENTS (§253-33.F.) | | | | | |
| PRELIMINARY SUBMISSION REQUIREMENTS (253-33.F.1) | | | | | |
| Site plan prepared by the appropriate professionals established in NJ Statutes 13:40-7.1, licensed to practice in the State of New Jersey. (F.1) a.1) | ✓ | | | | |
| Site plans drawn to a scale of not less than 1 inch to 50 feet. For an area of fifty (50) acres, the plot plan may at a scale of 1 inch to 100 feet. (F.1) a.1) | ✓ | | | | |
| Distances in decimals of a foot, bearings given to the nearest tenth-second and the error of closure of the tract 1 in 10,000 and certified by a licensed land surveyor (F.1) a.1) | ✓ | | | | |
| A key map of the parcel and surrounding area, based on the Franklin Township Zoning Map (F.1) a.2) | ✓ | | | | |
| Title of the development (F.1) a.3) | ✓ | | | | |
| North point & scale (F.1) a.3) | ✓ | | | | |
| Name and address of the record owner (F.1) a.3) | ✓ | | | | |
| Name and address of the persons preparing the plan with seal and signature affixed to the plan (F.1) a.3) | ✓ | | | | |
| Owners of record and block & lot numbers of all adjacent properties (F.1) a.4) | ✓ | | | | |
| Zoning, school & special district boundaries (F.1) a.5) | ✓ | | | | |
| Property boundaries (F.1) a.6) | ✓ | | | | |
| Building or setback lines (F.1) a.6) | ✓ | | | | |
| Existing streets, reservations, easement areas or other areas dedicated to public use (F.1) a.6) | ✓ | | | | |
| Location of existing buildings and all other structures such as, but not limited to, signs, culverts, bridges (with spot elevations of such structures), walls, fences, roadways and sidewalks (F.1) a.7) | ✓ | | | | |
| Location of all proposed use areas, buildings, structures (including fences, roadways and sidewalks) and special areas for individual uses, all including proposed grades (F.1) a.8) | ✓ | | | | |
| Zoning schedule (F.1) a.9) | ✓ | | | | |

May 22 07

* Denotes information was submitted as part of the previous site plan submission.
 Applicant is requesting a waiver.

Schedule C

| SUBMISSION ITEM | APPLICANT CHECK | | TOWNSHIP CONFIRM | | |
|--|-----------------|------------------|------------------|--------------|--------|
| | Submitted | Waiver requested | Complete | Not Complete | Waiver |
| Location and design of off-street parking or loading areas (F.1) a.10) | ✓ | | | | |
| The size & location of parking bays, aisle ways, barriers, pedestrian access, vehicular access (F.1) a.10) | ✓ | | | | |
| The number of parking or loading spaces (F.1) a.10) | ✓ | | | | |
| Vehicle access/egress; size and location of driveways and openings to existing public streets (F.1) a.11) | ✓ | | | | |
| All storm drainage pipes, structures and watercourses, whether publicly or privately owned, with pipe sizes & grades (F.1) a.12) | ✓ | | | | |
| Direction of existing or proposed flow, above or below the ground (F.1) a.12) | ✓ | | | | |
| Existing topography, as prepared by a NJ Licensed Professional Land Surveyor, referenced to the NAD83 indicated by a dashed line (F.1) a.13) | ✓ | | | | |
| Any proposed regrading with finished grade contours shown in solid lines (F.1) a.13) | ✓ | | | | |
| Location of existing high points, depressions, ponds, marshes, wooded areas and other significant existing natural features (F.1) a.14) | ✓ | | | | |
| Vegetation information if requested by the reviewing board. (F.1) a.14) | ✓ | | | | |
| Watercourses and public roads, within 1,000 feet of the site, shall be shown on the key map (F.1) a.14) | ✓ | | | | |
| A certified survey, prepared by a land surveyor licensed in the State of New Jersey, showing the boundaries of the parcel; all proposed streets, recreation areas and other property to be dedicated to public use or to common open space (F.1) a.15) | | ✓ * | | | |
| Preliminary architectural floor plans and elevations (for new or expanded nonresidential buildings or multifamily residential) with the name, address, professional number and seal of the architect (F.1) a.16) | ✓ | | | | |
| Proposed street profiles and cross-sections indicating width of sidewalks and location and size of utility lines (F.1) a.17) | N/A | | | | |
| Location of all proposed sewer and water lines, valves, hydrants and other appurtenances or alternative means of water supply and sewage disposal and treatment in conformance with the applicable standards of the appropriate municipal county and state agencies(F.1) a.18) | N/A | | | | |
| Proposed outdoor lighting positioning, direction, illumination, wattage and periods of operation (F.1) a.19) | ✓ | | | | |

May 22 07

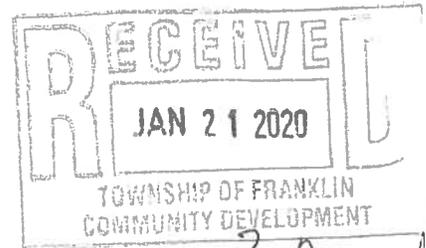
*Denotes information was submitted as part of the previous site plan submission.
Applicant is requesting a waiver.

Schedule C

| SUBMISSION ITEM | APPLICANT CHECK | | TOWNSHIP CONFIRM | | |
|--|-----------------|------------------|------------------|--------------|--------|
| | Submitted | Waiver requested | Complete | Not Complete | Waiver |
| A landscape plan showing the location of all plant materials to be installed on site and all areas of existing vegetation to be preserved (F.1) a.21) | ✓ | | | | |
| A copy of any covenants or deed restrictions (F.1) a.22) | N/A | | | | |
| An internal surface drainage plan, designed to produce no greater volume of surface run-off from the site subsequent to development, than that existing prior to development. (F.1) a.23) | ✓ | | | | |
| Soil test boring & permeability test for septic system & stormwater suitability | ✓ | | | | |
| Soil Erosion and Sediment Control Plan (F.1) a.24) | ✓ | | | | |
| A Site Clearing Plan showing the limits of clearance, all areas of disturbance and detailing proposed vegetation protection measures (F.1) a.25) | ✓ | | | | |
| For property in, or adjacent to, the R-A, PA-P and PR-R Districts the identification of all abutting qualified farmland (F.1) a.26) | ✓ | | | | |
| The location any agricultural buffer required under §253-101 (F.1) a.25) | ✓ | | | | |
| Such other information or data as may be required by the reviewing board, reviewing Engineer or administrative officer (F.1) a.27) | ✓ | | | | |
| Completed NJ DEP Permit Identification Form and proof of submittal to NJ DEP and all additional conditions as listed in accordance with 253-138, 143, 147, 189, 190 (1), (2), (3) | | ✓ | | | |
| A listing of other required permits & approvals and the status of each (F.1) a.28) | ✓ | | | | |
| Phase I Environmental Report (F.1)(a)(29) | | ✓ | | | |
| Review by Township Architectural and Landscape Advisory Board in accordance with 253-126, 135, 141, & Article XXXV | ✓ | | | | |
| Planned Development Requirements (F.1) b.) | N/A | | | | |
| An open space management report setting forth the form of organization proposed to own or maintain the common open space. (F.1) b.1) | N/A | | | | |
| Information shall be provided establishing that the entity proposed to administer such common open space will have adequate funding and a sufficient organization to properly maintain, repair and replace such open space and its structures and facilities. (F.1) b.2) | N/A | | | | |
| The use, approximate height and bulk of proposed buildings and other | N/A | | | | |

Schedule C

| | | | | | |
|---|-----|--|--|--|--|
| structures (F. 1) b.3) | | | | | |
| Modification of existing municipal ordinance requirements governing streets or ways or the use, density and location of buildings or structures being requested (F. 1) b.4) | N/A | | | | |
| The projected schedule for development and the approximate times when final approvals will be requested. (F. 1) b.5 | N/A | | | | |
| A statement as to why the public interest would be served by the proposed development (F. 1) b.6) | N/A | | | | |



Paul Cuccinello

**Amended Major Site Plan
Block 5006-Block 5012 Lot 1
Block 5024-Block 5033 Lot 1
Block 5013 Lots 2 & 3
Block 5034 Lot 2**

**Township of Franklin, Gloucester County, NJ
EDA #7955**

*SP19-2 Amended
(SP18-1)*

It is the intent of the applicant to request an Amended Site Plan Approval to permit the installation of various individual 18' high paintball structures and the installation of a 28'-2½" high paintball castle.

Waiver Justification

Waivers are requested from the following Major Site Plan Application Submission Checklist requirements:

- *Section 253-33 F.1(a)15 A waiver is requested for a Certified Survey, prepared by a professional land surveyor licensed in the State of New Jersey showing the boundaries of the parcel: All proposed streets, recreation areas and other property to be dedicated to public use or common open space.*
A survey was provided as part of the original Site Plan Approval.
- *Section 253-138, 143, 147, 189, 190(1)(2)(3) A waiver is requested for a completed NJDEP Permit Identification Form and proof of submittal to NJDEP and all additional conditions as listed in accordance with 253-138, 143, 147, 189, 190(1)(2)(3).*
A Freshwater Wetlands Letter of Interpretation Line Verification File No. 0805-06-004.1 was issued on August 23, 2018.
- *Section 253-33 F.1(a)[29] A waiver is requested for a Phase I Environmental Report. A Phase I Environmental Report was submitted as part of the previous Site Plan Approval. The report was prepared by RT Environmental Services, Inc. dated December 2017.*
The applicant has completed the remediation measures as detailed in the report.

FINAL SUBMISSION REQUIREMENTS (Section 253-33.F.2)

Information and data contained in the submission for preliminary approval. (F.2)a)
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

Final site plans shall be drawn to a scale of not less than 50 feet to the inch. (F.2)a)
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

Any site plan revisions, additional data or revised documentation required by the reviewing board in its resolution granting preliminary approvals (F.2)b)
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

Offer of dedication of streets or other public ways and deeds for any public open space resulting from the preliminary development approval. (F.2)
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

Performance guarantees approved by the municipal solicitor, as to form, and the municipal engineer, as to the amount sufficient to ensure the satisfactory completion of improvements and facilities, as required by the resolution of the reviewing board granting preliminary approval. The developer's engineer shall submit a detailed engineer's estimate for review and approval by the municipal engineer. (F.2)d)
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

A statement from the municipal engineer that adequate construction plans for all streets, drainage, and other facilities covered by the municipal standards are adequate and comply with municipal standards. (F.2)a)
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

All approvals from other agencies having jurisdiction. (F.2)f)
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

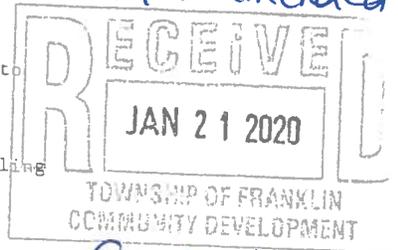
Required certifications for signature by Chairman, Secretary and Board Engineer shall appear on the site plan. (F.2)g)
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

The following variances and waivers were granted as memorialized in Franklin Township Planning Board Resolution No. SP18-1:

- a. A variance to permit 100% of parking between the front of the principal building and the roadway where only 25% is permitted.
- b. A variance to allow 12' and 20' high nets for the paintball gaming areas where a maximum of 8' high fences are permitted.
- c. A variance to eliminate the requirement for a fence around the stormwater management basin as the depth of the basin will be no more than 2 feet.
- d. A design waiver to allow 102 parking spaces to have a stone rather than an asphalt surface.

DISCLOSURE STATEMENT PURSUANT TO L. 1977, C-336

SP19-3 amended



- A. Is this application to subdivide a parcel or parcels of land into six or more lots?
YES ___ NO ___
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
YES ___ NO ___
- C. Is this application for approval of a site or sites to be used for commercial purposes?
YES NO ___

Cuccinello

AMENDED SITE PLAN

IF ANY OF THE ABOVE ANSWERS WERE YES PROCEED TO "D"

- D. Is the applicant a corporation or partnership?
YES ___ NO

IF YES:

- 1. List the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be. (Use extra sheets if necessary.)

- 2. Does a corporation or partnership own 10% or more of the stock of this corporation or partnership?
YES ___ NO ___

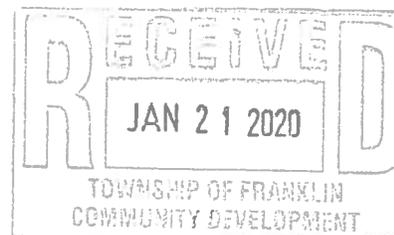
If Yes:

List the names and addresses of the stockholders of that corporation holding 10% or more of the stock or of 10% or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the noncorporate stockholders and individual partners exceeding 10% ownership criterion established in L. 1977, C. 336 have been listed (use extra sheets if necessary.)

DATE 1/20/2020

APPLICANT SIGNATURE

FRANKLIN TOWNSHIP PLANNING BOARD
RESOLUTION NO. SP18-1



WHEREAS, Paul A. Cuccinello, Jr. has applied to the Planning Board of the Township of Franklin seeking preliminary and final site plan approval to construct a paint ball facility including a 36' x 80' building, 202 parking spaces and a storm water basin; and

SP193
Amendment
(SP181)

WHEREAS, the property in question is located on the corner of Delsea Drive, (State Highway Route 47) and Marshall Mill Road, Block 5006, Lot 1, Block 5007, Lot 1, Block 5008, Lot 1, Block 5010, Lot 1, Block 5011, Lot 1, Block 5012, Lot 1, Block 5013, Lots 2 & 3, Block 5024, Lot 1, Block 5025, Lot 1, Block 5026, Lot 1, Block 5027, Lot 1, Block 5028, Lot 1, Block 5029, Lot 1, Block 5030, Lot 1, Block 5031, lot 1, Block 5032, Lot 1, Block 5033, Lot 1, Block 5034, Lot 2, on the tax map of the Township of Franklin, said property being in an HC Zone; and

WHEREAS, the Planning Board of the Township of Franklin, has had an opportunity to review the application submitted and determined that such application substantially complies with the requirements of the Township of Franklin Ordinance and is deemed complete; and

WHEREAS, all notices of the public meeting were properly served in compliance with New Jersey State Statute and the Franklin Township Land Use Ordinance and a public hearing having been held; and

WHEREAS, the Township of Franklin Planning Board has made the following factual findings:

1. David C. Patterson, Esquire appeared on behalf of the applicant who is the owner of a vacant wooded 46.5 acre parcel of property on the corner of Delsea Drive and Marshall Mill Road. The parcel is completely wooded with a stream and wetland areas to the north. The applicant proposes construction of a parking lot near the highway with 100 paved parking spaces and 102 unpaved parking spaces. The applicant will construct a 36' x 80' building which will include retail space for the sale of paint ball equipment and supplies, three offices, a bathroom, a storage room and some garage space. The paint ball recreation area will consist of three 40,000 sq. ft. fenced grass surface game areas and nine wooded game areas. Trees will not be cleared from the wooded game areas. Therefore, only a total of 10.8 acres of the property will be cleared. There will be a 200' buffer around the gaming areas where no paint ball activity will take place and which will remain undisturbed.

2. The applicant testified that as a result of a Phase I study he has removed 40 tons of concrete and asphalt which was dumped on the property along with 58 tires all of which were removed and disposed of by a qualified environmental company. The applicant presently owns and operates another paint ball facility. His days and hours of operation will be from Wednesday through Sunday from 9:00 a.m. to 5:00 p.m. with the retail store remaining open later on some occasions. He may host corporate events on Mondays and Tuesdays within the same hours of operation. Almost all customers will be required to make reservations. There will be ten to twenty employees on site including referees who will always be on site with at least one referee for every five people participating. No alcohol will be permitted on site. No food will be sold on site with the exception of vending machines, however, customers can bring in their own food and non-alcoholic beverages. Children under the age of 10 will not be permitted and children ages 12 and up may participate without direct adult supervision. Smoking, if permitted at all, will only be permitted in a designated area away from the wooded areas. Portable toilets will be placed around the gaming area and serviced regularly by a qualified company. The applicant also presented the testimony of Steven L. Filippone, Professional Engineer and Professional Planner, to describe the project and function of the storm water management basin. The Board carefully considered the review letter of June 5, 2018 prepared by Planning Board Engineer, Stephen J. Nardelli, PE, PP, CME.

3. Several nearby residents testified with various concerns including noise, drainage, wildlife and property value. The applicant testified that noise levels to the nearest existing residences would be minimal to none and that based upon the equipment permitted, paint balls would be unable to reach anywhere near the residential properties. The applicant is providing the buffer necessary to the wetlands and stream to the north of the property and the storm water management basin will assure that all storm water generated by the project will remain on site. The Board found that this project would have much less of an impact environmentally and for disturbance to nearby residences than many of the uses permitted in the HC Zone.

4. The applicant also required the following variances and waivers:

a. A variance to permit 100% of parking between the front of the principal building and the roadway where only 25% is permitted.

b. A variance to allow a 12' and 20' high nets for the paint ball gaming areas where a maximum of 8' high fences are permitted.

c. A variance to eliminate the requirement for a fence around the storm water management basin as the depth of the basin will be no more than 2'.

d. A design waiver to allow 102 parking spaces to have a stone rather than an asphalt surface.

5. The Board finds that the applicant has carried his burden of proof regarding the variances based upon the nature of the operation and the characteristics of the property. Comparing the proposed operation to many other uses permitted in the HC Zone, the Board finds that the application can be granted without substantial detriment to the public good and that it will not substantially impair the intent and purpose of the Township of Franklin Land Use Ordinance or Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Township of Franklin Planning Board this 17th day of July, 2018, that the application of Paul A. Cuccinello, Jr. seeking preliminary and final site plan approval to construct a paint ball facility including a 36' x 80' building, 202 parking spaces and a storm water basin is hereby granted, subject to the following conditions:

1. The applicant shall obtain any other applicable governmental approvals which the applicant may be required to obtain from any local, county, state, or federal governmental agency or body.

2. The applicant shall satisfy all outstanding fees and escrows prior to the granting of construction permits or issuance of a Certificate of Occupancy.

3. Hours and days of operation will be from Wednesday through Sunday from 9:00 a.m. to 5:00 p.m. with the exception of some scheduled corporate events which may take place on Monday and Tuesday during the same hours. The retail sales, at times, may continue no later than 8:00 p.m.

4. At least one qualified referee for every five participants shall be provided at all times.

5. No alcohol shall be permitted on site. No food shall be sold on site with the exception of vending machines. Customers will be permitted to bring food and non-alcoholic beverages.

6. Smoking, if permitted, shall only be allowed in a designated area away from wooded areas.

7. Adequate portable toilets shall be provided on site and serviced and cleaned on a regular basis by a qualified contractor.

8. There will be no outside storage of equipment or supplies. Any shipping containers on the property shall be utilized only as obstacles for the gaming areas and not for storage.

9. No activity shall be permitted outside of the designated gaming areas and no activity or clearing shall take place in the wooded buffer area outside of the gaming areas.

10. Gaming areas will not be expanded and no additional clearing shall take place without application to and approval by the Planning Board.

11. Landscaping shall include plants and trees native to New Jersey and/or naturally occurring on the parcel.

12. The following variances and waivers are granted:

a. A variance to permit 100% of parking between the front of the principal building and the roadway where only 25% is permitted.

b. A variance to allow a 12' and 20' high nets for the paint ball gaming areas where a maximum of 8' high fences are permitted.

c. A variance to eliminate the requirement for a fence around the storm water management basin as the depth of the basin will be no more than 2'.

d. A design waiver to allow 102 parking spaces to have a stone rather than an asphalt surface.

13. Wheel stops shall be provided for the stone parking stalls.

14. The various lots involved shall be consolidated by Deed of Consolidation which shall be submitted for review by the Planning Board Solicitor.

15. The applicant shall construct landscaped berms along the highway frontage to provide screening for the proposed parking lot.

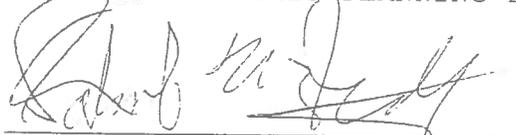
16. Septic approval shall include whatever is required by the County and/or State.

17. Outside agency approvals shall include but not be limited to the Gloucester County Planning Board, Gloucester County Soil Conservation District, Gloucester County Health Department, NJDOT driveway access permits, NJDEP-LOI.

18. The applicant shall comply with all grading and storm water management comments set forth in the Planning Board Engineer's review letter of June 5, 2018.

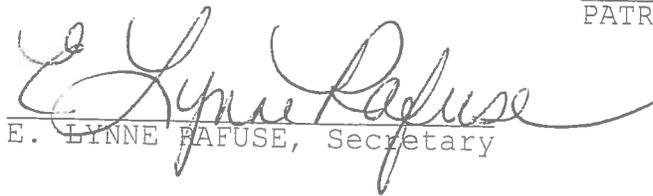
19. The applicant shall comply with all comments set forth in the Planning Board Engineer's review letter of June 5, 2018 not otherwise addressed herein.

FRANKLIN TOWNSHIP PLANNING BOARD



PATRICK DOUGHERTY, Chairman

ATTEST:

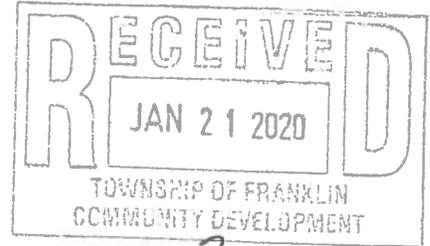


E. LYNNE RAFUSE, Secretary



**STORMWATER MANAGEMENT
REPORT
FOR
AMENDED SITE PLAN
BLOCK 5006-BLOCK 5012, LOT 1
BLOCK 5024-BLOCK 5033, LOT 1
BLOCK 5013, LOTS 2 & 3
BLOCK 5034, LOT 2
FRANKLIN TOWNSHIP
GLOUCESTER COUNTY, NJ**

EDA #7955



SP193 Amended

(SP18-1)

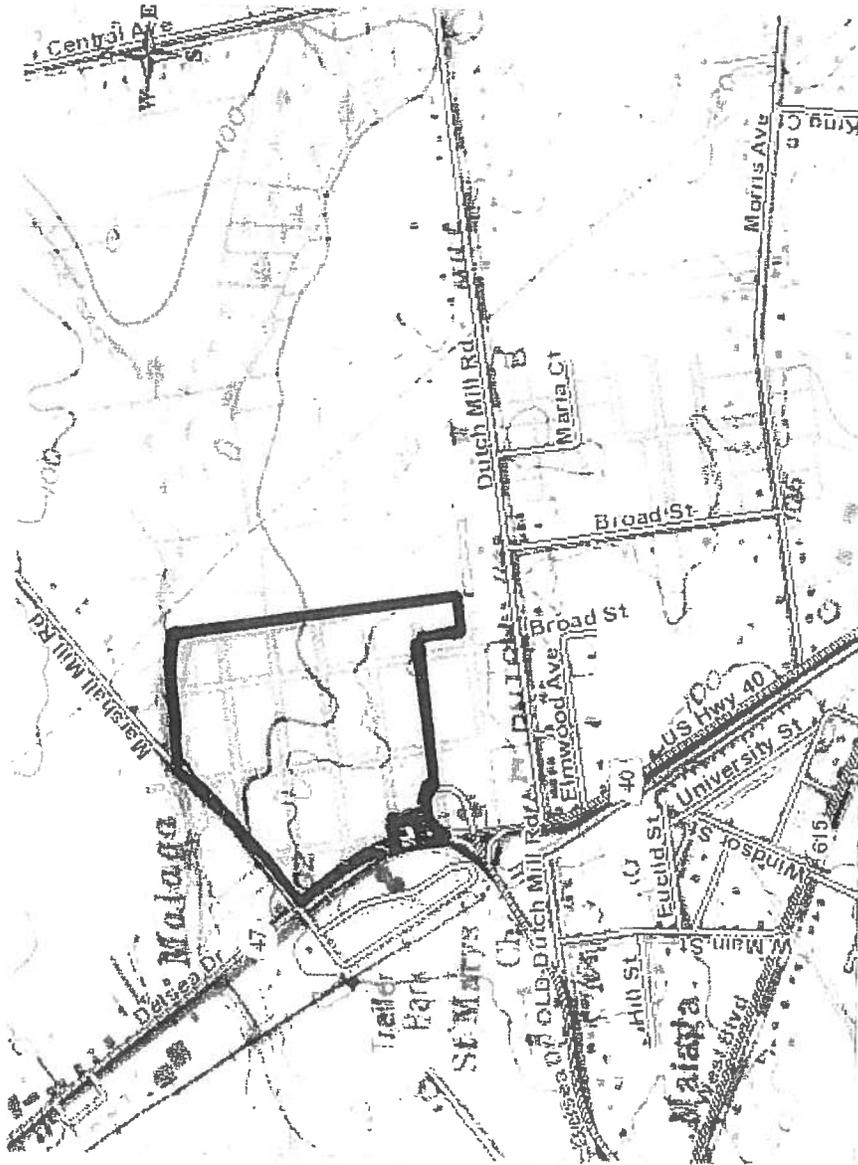
Steven L. Filippone, P.E., P.P.

1-17-20

Date

N.J.P.E. #29230

U.S.G.S. QUADRANGLE MAP



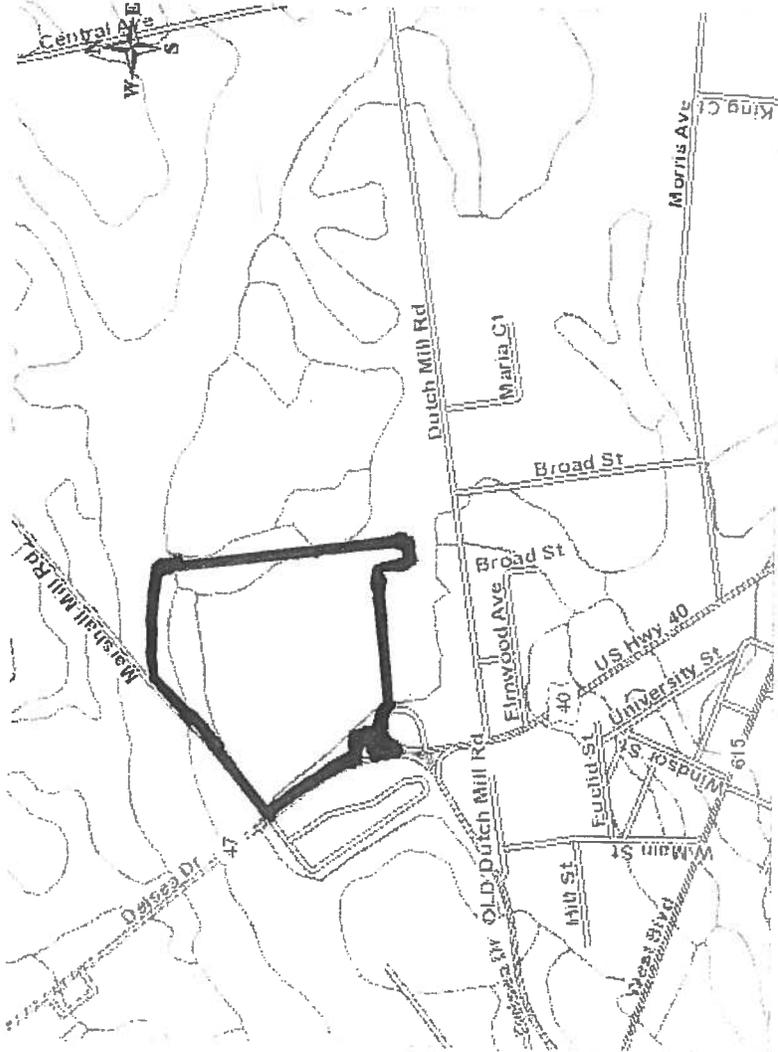
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LEGEND

- Applications/NJGW_Base_Layers
- Major Roads (1:200000 to 1:999 scale)
 - Toll Road
- SYMBOLTYPE
 - Interstate
 - US Highway
 - State Highway
 - County 500 Series
 - County 600 Series
 - Roads NJ (Centerlines) (1:50000 to 1:5000 scale)
- Municipalities
- Parcels Data (Block and Lot)
- Counties
- MidAtlantic States Boundary

Map Services: NJDEP's NJ-GeoWeb

SOILS MAP



LEGEND

Applications/NJGW_Base_Layers
 Major Roads (1:200000 to 1:999 scale)

— Toll Road

SYMBOLTYPE

— Interstate

— US Highway

— State Highway

— County 500 Series

— County 600 Series

— Roads NJ (Centerlines) (1:50000 to 1:50000 scale)

□ Municipalities

□ Parcels Data (Block and Lot)

□ Counties

□ MidAtlantic States Boundary

Applications/NJGW_Land
 □ Soils (SSURGO)

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Source: NJDEP's NJ-GeoWeb

STORMWATER MANAGEMENT CALCULATIONS

Existing Conditions

The project site consists of an area of 46.50 Acres. The parcel consists of impervious and woodland conditions. The soil types for the project site are (AugB) Aura Sandy Loam, (AvuB) Aura-Urban Land Complex, (DocB) Downer Loamy Sand, (MakAt) Manahawkin Muck and (WokA) Woodstown-Glassboro Complex.

Drainage Design

The Amended Site Plan involves the installation of a paintball castle and various individual structures within the netted grass fields located in the central portion of the property.

The various individual structures are located within netted Grass Field #1. An individual structure consists of an impervious area of 335.28 SF. The total impervious area of the various individual structures located within Grass Field #1 is 4,958 SF (0.113 Acres)

The paintball castle is located within netted Grass Field #2 and netted Grass Field #3. The total impervious area of the paintball castle is 3,440 SF (0.079 Acres).

The total impervious area of both the individual structures and the paintball castle is 8,398 SF (0.192 Acres) which is less than an increase of 0.25 acres of impervious surfaces. The combined impervious area of the individual structures and the paintball castle result in an increase in impervious surfaces of 0.4 percent.

Conclusion

The addition of the various individual structures and the paintball castle result in a minimal increase in impervious surfaces and will have a negligible impact on the previously approved stormwater basin.