

Planning Board Notice Township of Franklin, County of Gloucester, New Jersey

NOTICE OF HEARING

PLEASE TAKE NOTICE that on Tuesday, May 19, 2020 at the 7pm meeting of the Planning Board of the Township of Franklin a Public Hearing will be held on the application filed by Paul Cuccinello, Jr. with an address of PO Box 147 Bellmawr, NJ 08031. The specific nature of the application and requested relief is detailed further below. The application and plans are available for examination and review at least ten (10) days before the hearing on the Township of Franklin's webpage at <https://www.franklintownshipnj.org>.

You may contact the Planning Board Secretary at 856-694-1234, ext. 145 or by email at lrafuse@franklintownship.com for definitive information on the application.

PLEASE TAKE FURTHER NOTICE that the Public Hearing will not be held at the Township Municipal Building but will be conducted virtually via video teleconferencing by way of a ZOOM webinar rather than an "in-person" meeting due to the closure of the Township Municipal Building to prevent further spread of COVID-19 and to protect the health, safety and welfare of residents, board members, Township staff, professionals and applicants.

PLEASE TAKE FURTHER NOTICE that while the Township Municipal Building remains closed, members of the public will have full access to the hearing, and will also be able to give public comment, present objections, and/or cross-examine witnesses on the application being heard by the Planning Board through directions to be posted on the Township's webpage four (4) days prior to the Hearing.

PLEASE TAKE FURTHER NOTICE that any exhibits as known that the Applicant intends to introduce during the hearing will be posted for the Public on the Township's webpage at <https://www.franklintownshipnj.org> at least two (2) days prior to the aforementioned scheduled hearing and also presented during the video teleconference hearing.

PLEASE TAKE FURTHER NOTICE that members of the Public desiring to introduce and/or rely upon exhibits and evidence during the hearing that is/are not part of the Application or Plans should provide such materials as soon as possible to the Planning Board Secretary by email at lrafuse@franklintownship.com but not later than two (2) days prior to the scheduled hearing to give the planning department and Planning Board professionals adequate time to review said materials. Any questions or issues in this regard should be directed to E. Lynne Rafuse by email at lrafuse@franklintownship.com or telephone number 856-694-1234, ext. 145

PLEASE TAKE FURTHER NOTICE that members of the Public lacking the resources or know-how for technological access should contact the Planning Board Secretary at the above email or by telephone at 856-694-1234, ext. 145 for assistance in accessing the application, plans, exhibits, agendas and/or the hearing.

The Application filed by Paul Cuccinello with an address of P.O. Box 147, Bellmawr, NJ 08031 for Amended Major Site Plan Approval to construct a 28 foot 2 and ½ inch in height Paintball Castle in one of the paintball playing areas. The applicant previously received Preliminary and Final Planning Board Approval to construct a 2,880 square foot building with 202 parking spaces and various Paintball Playing Areas in June 2018 by Resolution No. SP 18-1, on 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 and 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 and Block 5034, Lot 2 in Franklin Township, Gloucester County. The property is located at Delsea Drive and Marshall Mill Road in the Highway Commercial Zoning District (HC). The property area is approximately 46.5 acres.

In addition, the Applicant will seek the following Waivers on Final Submission Requirements as follows:

- *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 253-33F.1(a)[29]* A waiver is requested for a Phase 1 Environmental Report. A Phase 1 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.

- *Section 253-33F.2(a)* Information and date contained in the submission for preliminary approval.
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.
- *Section 253-33F.2(a)* Final site plans shall be drawn to a scale of not less than 50 feet to the inch.
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.
- *Section 253-33F.2(b)* Any site plan revisions, additional data or revised documentation required by the reviewing board in its resolution granting preliminary approvals.
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.
- *Section 253-33F.2* Offer of dedication of streets or other public ways and deeds for any public open space resulting from the preliminary development approval.
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.
- *Section 253-33F.2(d)* 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.
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.
- *Section 253-33F.2(a)* 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 the municipal standards.
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.
- *Section 253-33F.2(f)* All approvals from other agencies having jurisdiction.
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.
- *Section 253-33F.2(g)* Required certifications for signature by Chairman, Secretary and Board Engineer shall appear on the site plan.
Applicant is requesting a waiver from these final submission requirements until submission of Final Perfected Site Plan.

The following variances and waivers were previously granted as memorialized in Franklin Township Planning Board Resolution No. SP 18-1:

- 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.

The Applicant will also seek any and all other Variances and Waivers that may be determined necessary by the Planning Board for the Application.

The Application for Amended Major Site Plan with all supporting Plans, documents and Papers include:

Amended Site Plan
Stormwater Management Calculations
Major Site Plan Checklist
Disclosure Statement
Waiver Justification Statement
Previous Resolution approving Site Plan which describes the approval granted.
Proposed Deed of Consolidation

PLEASE TAKE FURTHER NOTICE that the Planning Board may at its discretion adjourn, postpone or continue said Hearing from time to time, and you are hereby notified that you should make diligent inquiry of the Planning Board Secretary at the above email or telephone number concerning such adjournments, postponements or continuances.

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