TOWNSHIP OF BORDENTOWN
MUNICIPAL DRIVE
BORDENTOWN, NEW JERSEY 08505

PLANNING BOARD & ZONING BOARD APPLICATION FORM

The application, with supporting documentation, must be filed with the Township and must be delivered to the professionals for review at least fifteen (15), but not more than twenty (20) business days prior to the meeting at which the application is to be considered.

To be completed by Township staff only.

Date Filed: 5/17/20
Application No.: PB-2019-08
Planning Board: 
Application Fee: 
Zoning Board of Adjustment: 
Escrow No.: 989,300
Escrow Deposit: 

Scheduled for: Review for Completeness: Hearing: 

1. SUBJECT PROPERTY

Location: 100 K. Johnston Blvd. N. Township of Bordentown, New Jersey

Tax Map
Page: ________ Block: 58 Lot(s): 36.02
Page: ________ Block: ________ Lot(s): ________

Dimensions
Frontage: 831.45' Depth: 294.5' Total Area: 20 acres

Zoning District: Highway Commercial Zone

2. APPLICANT

Name: Capital Health System, Inc.
Address: 750 Brunswick Avenue
Trenton, New Jersey 08638

Telephone No. 609-815-7658 E-Mail achwastyk@capitalhealth.org

Applicant is a: Non-Profit Corporation X Partnership _____ Individual _____

VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM
3. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1 the names and addresses 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.A. 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 addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed.

(Attach pages as necessary to fully comply.)

Name: N/A
Address: 
Interest: 

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: Anchor Bordentown Owner, LLC
Address: 100 K. Johnson Boulevard N.
Twp. of Bordentown, NJ 08505

Telephone No.: 610-717-7124 E-Mail: eforbes@anchorhealthproperties.com

5. PROPERTY INFORMATION:

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

Yes (attach copies) X No Proposed

Note: All deed restrictions, covenants easements, association by-laws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

Present use of the premises: Proposed Medical Office Building and
Ambulatory Surgery Center.
6. Applicant's Attorney

   Anthony H. Chwastyk, Esq.

   Address

   750 Brunswick Avenue
   Trenton, New Jersey 08638

   Telephone No. 609-815-7855
   E-Mail achwastyk@capitalhealth.org

   FAX No. 609-394-4019

7. Applicant's Engineer

   Address

   Telephone No.
   E-Mail

   FAX No.

8. Applicant's Planning Consultant

   Address

   Telephone No.
   E-Mail

   FAX No.

9. Applicant's Traffic Engineer

   Address

   Telephone No.
   E-Mail

   FAX No.

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

   Name Joy Shimizu, Philadelphia Sign

   Field of Expertise Signage

   Address 707 West Spring Garden Street
   Palmyra, NJ 08065

   Telephone No. 856-829-1460
   E-Mail jshimizu@philadelphiасign.com

   FAX No.
11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

__________ Minor Subdivision Approval

__________ Subdivision Approval (Preliminary)

__________ Subdivision Approval (Final)

Number of lots to be created ____________ Number of proposed dwelling units ____________ (including remainder lot) (if applicable)

SITE PLAN:

__________ Minor Site Plan Approval

__________ 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 or acreage) ______________________________________________________________________

Number of proposed dwelling units (if applicable) _____________________________________________________________________

__________ Request for Waiver From Site Plan Review and Approval

Reason for request: ________________________________________________________________________________________________

__________ Informal Review

__________ Request for Rezoning and/or Amendment to Master Plan

__________ Appeal decision of an Administrative Officer [N.J.S.A. 40:55D-70a]

__________ Map or Ordinance Interpretation or Special Question [N.J.S.A. 40:55D-70b]

__________ Variance Relief (hardship) [N.J.S.A. 40:55D-70c(1)]

__________ Variance Relief (substantial benefit) [N.J.S.A. 40:55D-70c(2)]

__________ Variance Relief (use) [N.J.S.A. 40:55D-70d]

__________ Conditional Use Approval [N.J.S.A. 40:55D-67]

__________ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S.A. 40:55D-34]

__________ Direct issuance of a permit for a lot lacking street frontage [N.J.S.A. 40:55D-35]

__________ Other Relief (specify): ____________________________________________________________________________
12. Section(s) of Ordinance from which a variance is requested:

See attached Exhibit A

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

   Applicant requests waiver of notarized signatures due to logistical challenges caused by the Covid-19 Crisis.

14. 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.

15. 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]

   See attached Exhibit A

16. Is a public water line available? Yes

17. Is public sanitary sewer available? Yes
18. Does the application propose a well and septic system?  

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers?  

20. Are any off-tract improvements required or proposed?  

21. Is the subdivision to be filed by Deed or Plat?  

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

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

<table>
<thead>
<tr>
<th>Approval</th>
<th>Yes</th>
<th>No</th>
<th>Date Plans Submitted</th>
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<tbody>
<tr>
<td>City of Bordentown Water Company</td>
<td></td>
<td>X</td>
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<tr>
<td>Bordentown Sewerage Authority</td>
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<td>X</td>
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<tr>
<td>Bordentown Township Board of Health</td>
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<tr>
<td>Burlington County Health Department</td>
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<td>Burlington County Planning Board</td>
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<tr>
<td>Burlington County Soil Conservation District</td>
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<td>X</td>
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<td>NJ Council on Affordable Housing</td>
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<td>NJ Department of Environmental Protection:</td>
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<tr>
<td>Sewer Extension Permit</td>
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<td>X</td>
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<tr>
<td>Sanitary Sewer Connection Permit</td>
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<td>Stream Encroachment Permit</td>
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<td>Waterfront Development Permit</td>
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<td>Wetlands Permit</td>
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<tr>
<td>Tidal Wetlands Permit</td>
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<tr>
<td>Potable Water Construction Permit</td>
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<tr>
<td>Other</td>
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<td>X</td>
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<td>NJ Department of Transportation</td>
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<td>X</td>
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<td>Public Service Electric &amp; Gas Company</td>
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</table>
24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. List of 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, Solicitor for the Board to which the application is submitted) for their review. The documentation must be received by the professional staff at least fifteen (15), but not more than twenty (20) business 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.

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Description of Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 (per copy)</td>
<td>Specifications and Shop Drawers of Signage</td>
</tr>
</tbody>
</table>

26. 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 (Please specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional(s) listed).

<table>
<thead>
<tr>
<th>Applicant's Professional</th>
<th>Reports Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>X  Attorney</td>
<td>ALL</td>
</tr>
<tr>
<td>Engineer</td>
<td></td>
</tr>
<tr>
<td>X  Signage Expert</td>
<td>ALL</td>
</tr>
</tbody>
</table>

|  |  |
CERTIFICATIONS

27. 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 an 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

[Signature]

[Notary Public of New Jersey]

My Commission Expires April 28, 2024

Commission No. 2225087

28. 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

____ day of ____________, 20___

[Signature]

[Notary Public]

[Signature of Owner]

29. I understand that the sum of $ __________ has been paid to the Township of Bordentown as a Non-Refundable Application Fee.

[Signature]

[Date]

29. I understand that the sum of $ __________ has been deposited in an escrow account (Builder's Trust Account). In accordance with the Land Development Ordinance of the Township of Bordentown, 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 applications for development, review and preparation of documents, inspection of improvements, the publication of the decision by the Board or other purposes under the provisions of the Municipal Land Use Law. Sums not utilized 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.

[Signature]

[Date]

VISIT OUR WEBSITE AT WWW.BORDENTOWNTOWNSHIP.COM
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.

Anchor Bordentown Owner, L.L.C.
a Delaware limited liability company

By:  

Bret Mitchell Reed
Authorized Signatory

Acknowledgment

COMMONWEALTH OF VIRGINIA  )
)ss.
CITY OF CHARLOTTESVILLE  )

On this May 7th, 2020, before me, the subscriber, a Notary Public in and for said Commonwealth and City, personally appeared Bret Mitchell Reed, an authorized signatory of Anchor Bordentown Owner, L.L.C., a Delaware limited liability company, known or identified to me to be the person whose name is subscribed to the within instrument, and in due form of law acknowledged that he is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he executed the same as his voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said Commonwealth and County on the day and year last above written.

Notary Seal  

(Signature of Notary)

My Commission Expires: 03/31/2023
TOWNSHIP OF BORDENTOWN

LAND DEVELOPMENT APPLICATION CHECKLIST

This CHECKLIST has been adopted in accordance with Section 25:807 of the Land Development Ordinance of the Township of Bordentown and will be used to determine whether an application filed with the Bordentown Township Planning Board or Zoning Board of Adjustment is complete. Failure to provide the items listed will result in the application being declared incomplete, unless the Board, pursuant to Section 25:802, waives the deficiency.

Applicant: Capital Health System, Inc.  Application No.: ______________

Date Filed: May 7, 2020  Block: 58  Lot: 36.02

General Requirements for all Applications

All Applicants are advised to review the provisions of the Land Development Ordinance before submitting an application.

1. X Completed application form with completed checklist and copies of all documents, reports and plans relating to the application. Original and seventeen (17) copies filed with the Administrative Officer at least fifteen (15) business days, but not more than twenty (20) business days prior to the regularly scheduled meeting of the Planning Board or the Zoning Board of Adjustment, as the case may be.

2. X One (1) copy of the completed application form and the completed checklist and copies of all documents, reports and plans related to the application delivered to each of the following members of the Township’s professional staff at least fifteen (15) business days, but not more than twenty (20) business days prior to the regularly scheduled meeting of the Planning Board or the Zoning Board of Adjustment, as the case may be. (Addresses are provided on the last page of the Application Form):

   a. Township Engineer
   b. Township Planning Consultant
   c. Township Traffic Engineer
   d. Board Solicitor

3. X Certification from the Bordentown Township Tax Collector that all taxes are paid as of the date the application is filed.

4. X Application Fee and Escrow Deposit, as required by Section 25:901.
5. X Proof that there are no outstanding uncollected fees and escrows resulting from past applications or prior submissions by this applicant or involving this property or any part thereof.

6. X Statement as to any request for a waiver from any of the filing or submission requirements, together with a statement of the reasons offered in support of the request for the waiver or waivers.

7. X List of any requests for waivers from the development standards, together with a statement of reasons offered in support of the request.

8. X Proof that any conditions attached to any prior approval granted for the subject property have been fulfilled.

9. X List of the names and addresses of all expert witnesses proposed together with a statement of their area of expertise.

10. X In any instance where a formal subdivision or site plan is not required to be submitted, a survey or sketch of the property which is the subject of the application showing all structures located on the property.

NOTE: Proof of Notice and Proof of Publication of Notice. These items shall be filed prior to the time of the hearing on the application. They are not required to be filed with the application, since notice cannot be given until the date of the hearing is fixed. The hearing cannot proceed, however, until the Proof of Notice and of Publication have been filed.

Details required for Minor Subdivision Plats and Minor Site Plans

11. Plats or Plats signed and sealed by a New Jersey Licensed Land Surveyor or Professional Engineer, as required, and folded in to eighths with title block revealed.

12. Scale of not less than 1” equals 100’ and submitted on one of four of the following standard sheet sizes (8 1/2” x 13”; 15” x 21”; 24” x 36”; or 30” x 42”). If one sheet is not sufficient to contain the entire territory, the map may be divided into sections shown on separate sheets of equal size, with reference on each sheet to the adjoining sheets.

13. Key map at less than 1” equals 2000’.

14. Title Block:

   a. Name of subdivision or development, Bordentown Township and Burlington County;

   b. Name, address and telephone number of subdivider or developer;
c. Name, title, address and license number of the professional or professionals who prepared the plot or plan;

d. Name, address and telephone number of the owner or owners of record

e. Scale in inches to feet and bar scale; and,

f. Date of original preparation and of each subsequent revision thereof and a list of specific revisions entered on each sheet

15. Acreage figures (both with and without areas within public rights-of-way and north arrow.

16. Approval signature lines.

   a. Chairman

   b. Secretary

   c. Township Engineer

17. Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Township Tax Map, and proposed block and lot numbers as provided by the Township Tax Assessor.

18. Subdivision or development boundary line (heavy solid line).

19. The location of existing and proposed property lines (with bearings and distances), streets, buildings (with their numerical dimensions and an indication as to whether existing buildings will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drain pipes, any natural features such as wetlands and treed areas, and any historic features such as family burial grounds and building more than sixty (60) years old, both within the tract and within two hundred feet (200') of its boundary.

20. The location and width of all existing and proposed utility easements.

21. Zoning districts affecting the tract, including district names and requirements.

22. Proposed buffer and landscaped areas.

23. Delineation of flood plains, including both floodway and flood fringe areas.

24. Contours as shown on the U.S.G.S. topographic sheets.

25. Marshes, ponds and land subject to flooding within the tract and within one hundred feet (100') thereof.
26. ___ The names of all adjacent property owners as they appear on the most recent tax list prepared by the Township Tax Assessor.

27. ___ Concerning minor subdivisions only, existing and proposed iron or copper pins and/or monuments.

28. ___ Concerning minor subdivisions applications only, and if the proposed lot(s) is (are) not served by a sanitary sewer, certification by a licensed professional engineer that the proposed lot(s) can adequately accommodate a septic system and a copy of any written review and report by the Township Board of Health. The locations(s) of the test hole(s), test results and compliance with the "Individual Sewage Disposal Code of New Jersey" shall be shown on the plat and certified by a licensed professional engineer.

29. ___ Road right-of-way dedication and improvement, as applicable.

30. ___ Sight triangle easements, as applicable.

31. ___ Deed descriptions, including metes and bounds description, copies of all easements, covenants, restriction now affecting the property or to be recorded, and roadway and sight triangle dedications.

The requirement for copies includes, but is not limited to, existing or proposed easements to telephone, electric, gas, water and sewer utilities; deed restrictions and covenants, master deeds and proposed by-laws of any homeowner’s or community associations; proposed deeds to dedicate any portion of the affected property for public use or for ownership by any public body. It is a requirement of the Township of Bordentown that any of the instruments specified above must be written in clear and understandable English language and the instruments will be reviewed on that basis prior to any approval.

32. ___ Impact Statement

a. Environmental Impact Statement (see Section 25:804 C):

b. Traffic Impact Statement (see Section 25:804 D):

c. Community Impact Statement (see Section 25:804 E):

Any application for subdivision approval where ten lots or less are involved and all applications for minor site plan approval, either to the Planning Board or to the Zoning Board of Adjustment, as the case may be, may require an Impact Statement, depending upon the nature of the particular development proposal and the subject land area. The Planning Board or Zoning Board of Adjustment, as the case may be, shall inform the applicant regarding any additional information that may be required.
Details required for Preliminary Major Subdivision Plats
and Preliminary Major Site Plans

33. Plats of Plans signed and sealed by a New Jersey Professional Engineer and
folded into eighths with title block revealed.

34. Protective Covenants or Deed Restrictions [Note the requirement of Section
25:606.E. that all covenants and restrictions must be written in easily
understandable English.]

35. Scale of not less than 1" equals 100’ and submitted on one of four of the
following standard sheet sizes (8 1/2" x 11"; 15" x 21"; 24" x 36"; or 30" x 42").
If one sheet is not sufficient to contain the entire territory, the map may be
divided into sections shown on separate sheets of equal size, with reference on
each sheet to the adjoining sheets.

36. Key map at less than 1" equals 20000’.

37. Title Block:

a. Name of subdivision or development, Bordentown Township and
Burlington County;

b. Name, address and telephone number of subdivider or developer;

c. Name, title, address and license number of the professional or
professionals who prepared the plot or plan;

d. Name, address and telephone number of the owner or owners of record

e. Scale in inches to feet and bar scale; and,

f. Date of original preparation and of each subsequent revision thereof and a
list of specific revisions entered on each sheet.

38. Acreage figures (both with and without areas within public rights-of-way and
northerly.

39. Approval signature lines.

Chairman

a. Secretary

b. Township Engineer
40. Acreage to the nearest tenth of an acre and a computation of the area of the tract to be disturbed.

41. The names and lot and block numbers of all property owners within 200 feet of the extreme limits of the tract as shown on the most recent tax list prepared by the Township Tax Assessor.

42. Existing block and lot number(s) of the lot(s) to be subdivided or developed as they appear on the Township Tax Map, and proposed block and lot numbers as provided by the Township Tax Assessor upon written request.

43. Tract boundary line (heavy solid line).

44. Zoning districts, including district names and requirements.

45. The locations and dimensions of existing and proposed bridges and the location of natural features, such as wooded areas and any extensive rock formations, both within the tract and within 200 feet of its boundaries.

46. The location and species associations of all individual trees or groups of trees having a caliper of eight inches (8") or more measured three feet (3') above the ground level shall be shown within the portion(s) of the tract to be disturbed as a result of the proposed development. The proposed location of all proposed plantings shall be indicated and a legend provided listing the botanical and common names, the sizes at time of planting, the total quantity of each plant, and the location of each plant keyed to the plan or plat.

47. Existing and proposed watercourses (including lakes and ponds) with the following required information:
   a. When a stream is proposed for alteration, improvement or relocation or when a drainage structure or fill is proposed over, under, in or along a running stream, a report of the status of review by the New Jersey Department of Water Policy and Supply;
   b. Cross-sections of watercourses and/or drainage swells at an appropriate scale showing the extent of flood plain, top of bank, normal water levels and bottom elevations at the locations specified in the Ordinance;
   c. The total acreage of the drainage basin of any watercourse running through or adjacent to the tract;
   d. The location and extent of drainage and conservation easements and stream encroachment lines;
   e. The location, extent and water level elevation of all existing or proposed lakes or ponds within the tract and within 200 feet of the tract.
48. __ Existing contours.

49. __ Proposals for soil erosion and sediment control.

50. __ Locations of all existing structures.

51. __ Size, height and location of all proposed buildings, structures, signs and lighting facilities.

52. __ All dimensions necessary in order to confirm compliance with all requirements of the Land Development Ordinance.

53. __ The proposed location, direction of illumination, power and type of proposed outdoor lighting, including details and luminaries.

54. __ The proposed screening, buffering and landscaping plan.

55. __ The location and design of any off-street parking area, showing size and location of bays, aisles and barriers.

56. __ All means of vehicular access to or egress from the site onto public streets, with the information required by Ordinance.

57. __ Plans and computations for any storm drainage systems.

58. __ The location of existing utility structures on the tract and within 20 feet of its boundaries.

59. __ Plans of proposed improvements and utility layouts.

60. __ Plans, typical cross sections and construction details, horizontal and vertical alignment of the centerline of all proposed streets and of existing streets abutting the tract.

61. __ A copy of any easements, protective covenants or deed restrictions applying to the land being developed and an indication of the location of them on the submitted plat or plan.

The requirement for copies includes, but is not limited to, existing or proposed easements to telephone, electric, gas, water and sewer utilities; deed restrictions and covenants, master deeds and proposed by-laws of any homeowner's or community associations; proposed deeds to dedicate any portion of the affected property for public use or for ownership by any public body. It is a requirement of the Township of Bordentown that any of the instruments specified above must be written in clear and understandable language and the instruments will be reviewed on that basis prior to any approval.
62. ___ Proposed permanent monuments.

63. ___ In the case of any subdivision or site plan submission of a planned development, all of the required information for all of the properties comprising the planned development.

64. ___ Environmental Impact Statement including all information specified in Section 25:804.C. All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by an Environmental Impact Statement, unless specifically waived by the Board.

65. ___ Traffic Impact Statement including all information specified in Section 25:804 D. All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by a Traffic Impact Statement, unless specifically waived by the Board.

66. ___ Community Impact Statement including all information specified in Section 25:804 E. All preliminary major subdivision and/or preliminary major site plan applications shall be accompanied by a Community Impact Statement, unless specifically waived by the Board.

Note: The Board reserves the right to require additional information before granting preliminary approval, provided however that no application shall be declared incomplete for lack of the additional information.

Details required for Final Major Subdivision Plats and Final Major Site Plans

67. ___ Plats or Plats signed and sealed by a New Jersey Licensed Land Surveyor or Professional Engineer, as required, and folded in to eighths with title block revealed.

68. ___ Scale of not less than 1” equals 100’ and submitted on one of four of the following standard sheet sizes (8 1/2” x 13”; 15” x 21”; 24” x 36”; or 30” x 42”). If one sheet is not sufficient to contain the entire territory, the map may be divided into sections shown on separate sheets of equal size, with reference on each sheet to the adjoining sheets.

69. ___ All details stipulated in Items 33 through 66 of this Checklist.

70. ___ All additional details required at the time of preliminary approval.

71. ___ A section or staging plan, if proposed.

72. ___ Detailed architectural and engineering data as required by Ordinance.
73. __ Letters directed to the Board Chairman and signed by a responsible official of all utility companies, such as, but not limited to water, sewer, electric, gas, telephone, and cable television, that service will be provided to the tract.

74. __ Certification in writing from the applicant to the Board that the applicant has:
   __ a. Installed all improvements in accordance with the requirements of the Land Development Ordinance; and/or,
   __ b. Posted a performance guarantee in accordance with Section 25:902 of the Land Development Ordinance.

[Signature]

Signature and title of person completing check list.

Date: 5/7/2020

* Berdene Town Township Land Development Application Checklist (7/24/90)
EXHIBIT A
Supplement to Zoning/Planning Application Question 12
Section(s) of the Ordinance from which a variance is requested:

Capital Health System, Inc. ("Applicant") requests a variance from Township of Bordentown Ordinance 2014-11, amending the Land Development Ordinance otherwise known as Section 25:514 of the Township Code.

Specifically, Applicant seeks a variance from 25:514(H)(2)(a) in order to install three signs on the façade of the building on the property—two on the front elevation, and one on the west elevation. Applicant also seeks a variance on the size restrictions permitted by 25.514(H)(2)(e) (as amended by Ord. 2014-11) so that it may erect two signs at 152.77 square feet and one sign at 121.65 square feet.

Supplement to Zoning/Planning Application Question 15
Explain in detail the exact nature of the application and the changes to be made the premises, including the proposed use of the premises:

Applicant brings this application before the Board in to ask for a variance pursuant to N.J.S.A. § 40:55D-70(c)(2).

Applicant entered into a lease for an approximately 78,000 square foot, three-floor, medical office building and ambulatory surgery center ("the Building") at the property located at 115 Route 130, Bordentown, Block 58, Lot 36.02 ("the Property"). Applicant will be the primary tenant, and Rothman Orthopaedics will sublease space in the Building. Applicant requests the following signs:

(1) Capital Health name and logo on the front elevation (60 3/8" x 30' 4 3/8", 152.77 s.f.);
(2) Capital Health name and logo on the west elevation (60 3/8" x 30' 4 3/8", 152.77 s.f.);
(3) Rothman Orthopaedics name and logo on the front elevation (5' 3 1/2" x 22' 11 7/8" 121.65 s.f.);

The specifications of the signs are attached to this application as Exhibit B. The signs on the front elevation represent 3% wall coverage, and the sign on the west elevation represents 2% wall coverage.

Allowing two more signs on the building furthers both the purposes of the Municipal Land Use Law ("MLUL") and the Township of Bordentown Land Development Ordinance ("the Ordinance"). Both the MLUL and the Ordinance have adopted the stated purposes of protecting
the “public health, safety, morals, and general welfare” of the populace and “provid[ing] sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens.” N.J.S.A. § 40:55d-2(a), (g); Borden Twp. Municipal Code §25.103.

The medical services provided by the Applicant and Rothman Orthopaedics—two highly regarded health care institutions—no doubt contribute to public health and general welfare of the local citizenry.

Capital Health is a two-hospital health system that currently supports seventeen primary care offices and thirteen specialty offices in New Jersey and Pennsylvania. It has been recognized four times by Magnet for nursing excellence, and it is a Gold Plus member of the American Heart Association’s Target Stroke program. Its many services include a Level II regional trauma center, a comprehensive stroke center, regional perinatal center, and an emergency health screening center.

Rothman Orthopaedics is a world leader in Orthopaedic and Musculoskeletal care whose reputation for excellence led to official partnerships with the Philadelphia Eagles, Phillies, 76ers, and the Flyers. Its Sports Medicine Team evaluates over 80,000 sports injuries, and performs over 10,000 surgeries each year. The Spine Team performs over 4,000 surgical procedures each year. Their practice is one of the most recognizable healthcare brands in the region including branches.

Likewise, the placement of the three signs described herein contribute to Applicant and Rothman’s mission by signaling to the residents of Bordentown Township that cutting-edge medical care is located right in their community. Due to the building’s proximity to Route 130 and the Team 85 Campus, the signs would act to further distinguish Bordentown as a health and wellness hub. Bordentown will benefit from the Applicant and Rothman’s massive investments in marketing by way of clear and conspicuous signage.

Finally, the signs act as a safety feature, clearly indicating the location of Applicant’s and Rothman’s business, thereby preventing sudden stops, U-turns, and similar maneuvers. Given the Building’s setback from the street and its size, larger, more prominent signage contributes to the general safety of the area. Additionally, the signage will assist visitors in ascertaining the proper side of Route 130 to access given the similarity in name of K Johnson Boulevard and K Johnson Boulevard North.

The inclusion of these signs does not cause a substantial detriment to the community. The proposed signs are in the Highway Commercial Zone, so they are appropriate to the locality in which they reside. Moreover, several buildings in the Highway Commercial Zone utilize multiple façade signs—notably, the St. Francis Medical Center building at 6500 K Johnson Boulevard. The signs do not project light; they are not offensive; and they are tastefully designed. The Building is large enough that even with the excess size of the signs, they will only take up 2% and 3% of the total wall coverage on their respective positions.
Inclusion of the proposed signage will further both the intent of the MLUL and the Bordentown Land Development Ordinance. Given the size of the Building, their location on the highway, and the appealing design of the signs, the benefits will outweigh any detriment to the community.
EXHIBIT B
Bordentown Medical Office - Elevations
VIEW OF SUBJECT SITE FROM ROUTE 130 – PHOTOSIMULATION OF BUILDING SIGNS
(PREPARED BY PHILADELPHIA SIGN)
VIEW OF DUAL SIGNS AT ST. FRANCIS HEALTH CENTER WITHIN TEAM CAMPUS
(SOURCE: GOOGLE)
IDENTIFICATION SIGN DETAIL

N.T.S.
PLANTING NOTES

1. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE DRAWINGS. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL OR HEAVY HABIT OR GROWTH. THEY SHALL BE PLANTED IN SOIL THAT IS FREE FROM ROCKS, DEBRIS, AND OTHER OBSTRUCTIONS.

7. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASONS WHEN WEATHER AND SOIL CONDITIONS ARE FAVORABLE, AND SUPPLEMENTAL WATERING IS PROVIDED IN THE SUMMER. FALL DIGGING/TRANSPLANT HAZARDS ARE NOTED IN INDIVIDUAL PLANT LISTS.

8. PLANT MATERIALS NOT PLANTED THE DAY OF DELIVERY ARE TO BE HEALED IN SO THAT ROOT SYSTEMS ARE PROTECTED FROM THE DRYING PRESSURE. HEALED MATERIALS SHALL BE MIXTURE BY VOLUME OF THE FOLLOWING MATERIALS IN QUANTITIES SPECIFIED: 1 PART PEAT MOSS TO 5 PARTS TOPSOIL.

15. WARRANT AND GUARANTEE TREES AND SHRUBS FOR A PERIOD OF TWO (2) YEARS AFTER WRITTEN DATE OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. THE PLANT TAGS FROM ALL PLANTINGS SHALL BE SUBMITTED TO THE TOWNSHIP PLANNER DURING INSTALLATION.

SUPPLEMENTAL WATERING NOTES

1. AN IRRIGATION SYSTEM WILL NOT BE PROVIDED ON SITE. AS WATERING IS A PRIMARY CONCERN FOR PLANT SURVIVAL THROUGHOUT THE ESTABLISHMENT & GUARANTEE PERIOD. FOR EACH CATEGORY OF PLANT; EVERGREEN OR CONIFEROUS TREES, DECIDUOUS SHADE TREES, DECIDUOUS ORNAMENTAL TREES, AND SHRUBS THE RECOMMENDED WATERING REQUIREMENTS ARE AS FOLLOWS:

   A. SHRUBS
   15 MINUTES / 1 TIME PER WEEK (±1 GAL.)

   B. CONIFERS / EVERGREENS
   30 MINUTES / 1 TIME PER WEEK (±4-5 GAL.)

   C. ORNAMENTAL TREES
   30 MINUTES / 1 TIME PER WEEK (±4-5 GAL.)

   D. SHADE TREES
   30 MINUTES / 1 TIME PER WEEK (±4-5 GAL.)

2. WATERING REQUIREMENTS SHALL BE ADJUSTED AS NECESSARY DURING THE SEASONS; SPRING, HOT SUMMER MONTHS OR PERIODS OF DROUGHT. SHRUB AND GROUND COVER PLANTINGS SHALL BE KEPT 5 FEET CLEAR FROM SAID STRUCTURES & UTILITIES.

SHADE TREE PLANTING & STAKING

EVERGREEN TREE PLANTING & STAKING

SHRUB PLANTING

TREE PROTECTION DURING CONSTRUCTION

IDENTIFICATION SIGN DETAIL

CONCRETE BENCH PAD

L&D LIGHTING CONTROL PANEL

EQUIPMENT ENCLOSURE
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PHIADELPHIA SIGN
BRINGING THE WORLD'S BRANDS TO LIFE

707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065 • P: 856-829-1460 • F: 856-829-8549 • WEB: http://www.philadelphiainsign.com
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PHOTO #3

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Bordentown Medical Office Building - Plan

CAPHLTH_01 - Capital Health Bordentown
115 US 130
Bordentown, NJ 08505
NOTES:
1. SYMBOL FACE TO BE 3/16" WHITE LEXAN. OUTER RING TO BE FIRST SURFACE DECORATED WITH 3M TRANSLUCENT FILM TO MATCH PMS 7474 TEAL. MIDDLE RING TO BE FIRST SURFACE DECORATED WITH 3M TRANSLUCENT FILM TO MATCH PMS 376 GREEN. INNER RING TO BE FIRST SURFACE DECORATED WITH 3M TRANSLUCENT FILM TO MATCH PMS 109 YELLOW. USE ARTWORK PROVIDED BY DESIGNER.
2. LETTER FACE TO BE 3/16" WHITE LEXAN. 'capital' TO BE FIRST SURFACE DECORATED WITH 3M TRANSLUCENT FILM TO MATCH PMS 7474 TEAL. 'health' TO BE FIRST SURFACE DECORATED WITH 3M TRANSLUCENT FILM TO MATCH PMS 376 GREEN. USE ARTWORK PROVIDED BY DESIGNER.
3. LETTER & SYMBOL BACKS TO BE .090" ALUMINUM. PAINT INTERIOR SURFACES WITH LIGHT ENHANCEMENT PAINT.
4. .063" SYMBOL RETURNS. PAINT ALL EXPOSED SURFACES WHITE. SEMI-GLOSS FINISH.
5. . 1 1/2" SYMBOL TRIM CAP TO BE WHITE.
6. .063" LETTER RETURNS. PAINT ALL EXPOSED SURFACES WHITE. SEMI-GLOSS FINISH.
7. 1 1/2" LETTER TRIM CAP TO BE WHITE.
8. WHITE LED INDICATOR LIGHT SOURCE. PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITHOUT HOTSPOTS OR SHADOWS. LED MANUFACTURER TO PROVIDE MODULE SPECIFICATION, LAYOUT AND POWER SUPPLY SPECIFICATION AND QUANTITY.
9. UNIVERSAL LED SPECIFICATIONS AS REQUIRED.
10. 2-BOX AS REQ'D.
11. 3/8" RIGID OR FLEXIBLE CONDUIT AS REQ'D TO MEET U.L. SPECIFICATIONS FOR APPLICATION.
12. LED VENDOR SPECIFIED POWER SUPPLY. NOTE: MOUNT INSIDE RACEWAY ON STAND-OFF FROM BOTTOM OF RACEWAY 1/2" MIN.
13. PROVIDE WEEP HOLES WITH LIGHT SCREEN AS REQ'D. TO MEET U.L. SPECIFICATIONS.
14. 5" X 8" EXTRUDED ALUM. RACEWAY. PAINT FINISH ALL EXPOSED EDGES TO MATCH EXISTING WALL. NOTE SYMBOL RACEWAY TO BE FABRICATED ALUM.
15. Estimated Electrical Load: 2.9 amps at 120 volts.

Bordentown Medical Office Building - CapitalHealth Channel Letters
**NOTES:**

1. SYMBOL FACE TO BE 3/16" WHITE LEXAN. FIRST SURFACE DECORATE WITH TRANSLUCENT DIGITALLY PRINTED GRAPHIC. USE ARTWORK PROVIDED BY DESIGNER.
2. LETTER FACE TO BE 3/16" WHITE LEXAN. FIRST SURFACE DECORATE WITH 3M DUAL COLOR PEARL TO MATCH PMS COOL GRAY 11. USE ARTWORK PROVIDED BY DESIGNER.
3. LETTER & SYMBOL BACKS TO BE .090" ALUMINUM. PAINT FINISH INTERIOR SURFACES WITH LIGHT ENHANCEMENT PAINT.
4. 1/8" SYMBOL RETURNS. PAINT ALL EXPOSED SURFACES TO MATCH PMS 539 BLUE. SEMI-GLOSS FINISH.
5. 1/8" LETTER RETURNS. PAINT ALL EXPOSED SURFACES TO MATCH PMS 539 BLUE. SEMI-GLOSS FINISH.
6. 1/8" LETTER RETURNS. PAINT ALL EXPOSED SURFACES TO MATCH PMS 539 BLUE. SEMI-GLOSS FINISH.
7. 1/8" LETTER RETURNS. PAINT ALL EXPOSED SURFACES TO MATCH PMS COOL GRAY 11.
8. WHITE EDGE LED LIGHT SOURCE. PROVIDE EVEN LIGHT DISTRIBUTION ACROSS SIGN FACE WITH OUT HOT SPOTS OR SHADOWS. LED MANUFACTURER TO PROVIDE MODULE SPECIFICATION, LAYOUT AND POWER SUPPLY SPECIFICATION AND QUANTITY.
9. SECURE TO EXISTING WALL AS REQUIRED.
10. J-BOX AS REQD.
11. 1/2" RIGID OR FLEXIBLE CONDUIT AS REQ'D. TO MEET U.L. SPECIFICATIONS FOR APPLICATION.
12. LED VENDOR SPECIFIED POWER SUPPLY. NOTE: MOUNT INSIDE RACEWAY ON STAND-OFF FROM BOTTOM OF RACEWAY 1/2" MIN.
13. PROVIDE WEEP HOLES WITH LIGHT SCREEN AS REQD. TO MEET U.L. SPECIFICATIONS.
14. 5" X 8" EXTRUDED ALUM. RACEWAY. PAINT FINISH ALL EXPOSED EDGES TO MATCH EXISTING WALL. NOTE SYMBOL RACEWAY TO BE FABRICATED ALUM.

- Estimated Electrical Load: 3.48 amps