

**Township of Gloucester  
Planning Board Agenda  
March 12, 2013  
7:30P. M.**

**Salute to the Flag  
Opening Statement  
General Rules**

Meeting will start at 7:30 P. M.

No new applications will be heard after 10:00 P. M.

All persons testifying before the Board must be sworn in.

The Board Chairperson reserves the right to hear applications in any order

**MINUTES FOR MEMORIALIZATION**

**Minutes for Memorialization – January 22, 2013**

**RESOLUTIONS FOR MEMORIALIZATION (e-mail or packet)**

**#131002CPFSP  
Comprehensive Property  
Management**

**Preliminary/Final Major Site/  
Bulk C Variance  
Block: 18404 Lot: 5**

**APPLICATIONS FOR REVIEW**

**#121056CM  
Salvatore & Susan Giambri  
Zoned: R1**

**Minor Re-Subdivision/Bulk C  
Block: 10201 Lots: 4.02, 6 & 10  
Location: 1067 & 1069 Chews  
Landing Road**

**Meeting Adjourned**

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday, January 22, 2013**

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Chairmen Jones called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement.

**Roll Call:**

Mrs. Costa	Absent
Mr. Guevara	Present
Mr. Jones	Present
Mr. Mercado	Present
Mr. Moffa	Present
Mr. Owens	Absent
Mr. Pearce	Absent
Mrs. Shinn	Present
Mrs. Washington	Present
Chairman Kricum	Absent

Also present is Edward Brennan, Esq., Kenneth Lechner and Steven Bach.

Chairman Jones seated Ms. Shinn for Mrs. Costa.

**Minutes for Memorialization**

Mr. Mercado made a motion to approve minutes from October 23, 2012, seconded by Mrs. Washington.

**Roll Call:**

Mr. Guevara	Yes
Mr. Jones	Yes
Ms. Shinn	Yes
Mrs. Washington	Yes

Mr. Mercado made a motion to approve minutes from January 8, 2013, seconded by Mr. Guevara.

**Roll Call:**

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Ms. Shinn	Yes

**Resolutions for Memorialization**

Ms. Shinn made a motion to approve the resolution, seconded by Mrs. Washington.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Ms. Shinn	Yes
Mrs. Washington	Yes

**Applications for review**

Mr. Lechner informed the Board and the public that C Keys-LLC was postponed until February 12, 2013.

Ordinance	
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Mr. Lechner stated this is for the Board's review and comments from the ordinance submitted. The first section defines the message electric center. It's the fire district's hope that they have LED signs. They must also display health, wellness, or things in the community. The sign can be 24 sq. feet, with no more than 8 feet in height. There will be 10 feet from the side and the rear of the property line. There is no front set back, as long as they are within the front property line.

The second defines residential development community entrance signs. The maximum square feet is 10, which is a façade sign of 2'x5'. A sign of that size isn't very visible. After a talk with construction, it was determined that 24 sq. ft. is more practical. With that, a permit is not needed, as long as it is a maximum of 6 ft. in height, made of wood, and has no electric running through it. They can have one double-sided sign or two sided signs. Some developments have multiple entrances. However, they are only allowed signage at two entrance locations. There is no front set back, as long as they remain within the property line. The installation of the signs is up to the development. Additionally, the Township would like each sign to say "Gloucester Township" somewhere on it. This would allow people, as they drive through town, to know where they are.

Mr. Brennan will draft up a resolution that the Planning Board has been informed and is in agreement.

Ms. Shinn made a motion of agreement, seconded by Mrs. Washington.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Ms. Shinn	Yes
Mrs. Washington	Yes

Meeting Adjourned

Respectfully submitted,

Courtney Mosiondz  
Courtney Mosiondz  
Recording Secretary

*\$ 150. Tax/Map Update*

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

**For Office Use Only**

Submission Date: NOV 21 2012 Application No.: 12 1056CM

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Fees 360.00 Project # 7519

Planning Board  Zoning Board of Adjustment

Escr. 1300.00 Escr. # 7519

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

**LAND DEVELOPMENT APPLICATION**

<p><b>1. Applicant</b></p> <p>Name: <u>Salvatore A. &amp; Susan Giambri</u></p> <p>Address: <u>1067 Chews Landing-Clementon Road</u></p> <p>City: <u>Laurel Springs</u></p> <p>State, Zip: <u>New Jersey 08021</u></p> <p>Phone: <u>(609) 352 - 1319</u> Fax: <u>( ) -</u></p> <p>Email: <u>salgiambri@yahoo.com</u></p>	<p><b>2. Owner(s) (List all Owners)</b></p> <p>Name(s): <u>Salvatore A. &amp; Susan Giambri</u></p> <p>Address: <u>1067 Chews Landing-Clementon Road</u></p> <p>City: <u>Laurel Springs</u></p> <p>State, Zip: <u>New Jersey 08021</u></p> <p>Phone: <u>(609) 352 - 1319</u> Fax: <u>( ) -</u></p>																																			
<p><b>3. Type of Application. Check as many as apply:</b></p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Informal Review <sup>2</sup></td> <td><input type="checkbox"/> Planned Development <sup>2</sup></td> </tr> <tr> <td><input checked="" type="checkbox"/> Minor Subdivision</td> <td><input type="checkbox"/> Interpretation <sup>2</sup></td> </tr> <tr> <td><input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup></td> <td><input type="checkbox"/> Appeal of Administrative Officer's Decision</td> </tr> <tr> <td><input type="checkbox"/> Final Major Subdivision</td> <td><input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup></td> </tr> <tr> <td><input type="checkbox"/> Minor Site Plan</td> <td><input type="checkbox"/> Use "D" Variance <sup>2</sup></td> </tr> <tr> <td><input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup></td> <td><input type="checkbox"/> Site Plan Waiver</td> </tr> <tr> <td><input type="checkbox"/> Final Major Site Plan</td> <td><input type="checkbox"/> Rezoning Request</td> </tr> <tr> <td><input type="checkbox"/> Conditional Use Approval <sup>2</sup></td> <td><input type="checkbox"/> Redevelopment Agreement</td> </tr> <tr> <td><input type="checkbox"/> General Development Plan <sup>2</sup></td> <td><input type="checkbox"/> _____</td> </tr> </table>		<input type="checkbox"/> Informal Review <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup>	<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation <sup>2</sup>	<input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup>	<input type="checkbox"/> Appeal of Administrative Officer's Decision	<input type="checkbox"/> Final Major Subdivision	<input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup>	<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance <sup>2</sup>	<input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>	<input type="checkbox"/> Site Plan Waiver	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request	<input type="checkbox"/> Conditional Use Approval <sup>2</sup>	<input type="checkbox"/> Redevelopment Agreement	<input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> _____																	
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<p><sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.</p>																																				
<p><b>4. Zoning Districts (Circle all Zones that apply)</b></p> <table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td><u>R1</u></td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>HC</td> <td>PR</td> <td>BW-RD</td> <td>SCR-HC Overlay</td> </tr> <tr> <td>R3</td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		ER	R4	GCR	CR	BP	G-RD	LP-1	<u>R1</u>	RA	BWD	NC	IN	M-RD	NVBP	R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
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						IR																														
<p><b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b></p>																																				
<p>Name of Attorney: _____</p> <p>Address: _____</p> <p>City: _____</p>	<p>Firm: _____</p> <p>State, Zip: _____</p> <p>Phone: ( ) - - Fax: ( ) - -</p> <p>Email: _____</p>																																			

**6. Name of Persons Preparing Plans and Reports:**

Name: Gary R. Civalier, President  
Address: 12 West Mantua Avenue  
Profession: Prof. Engineer, Planner & Land Surveyor  
City: Wenonah  
State, Zip: New Jersey 08090  
Phone: (856) 464-0224 Fax: (856) 464-0106  
Email: civalier@verizon.net

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Profession: \_\_\_\_\_  
City: \_\_\_\_\_  
State, Zip: \_\_\_\_\_  
Phone: (856) - \_\_\_\_\_ Fax: (856) - \_\_\_\_\_  
Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 1067 & 1069 Chews-Landing Road Block(s): 10201  
Tract Area: 9.6754 Acres Lot(s): 4.02, 6 & 10

**8. Land Use:**

Existing Land Use: Two single family dwellings  
Proposed Land Use (Describe Application): Proposal is to take the existing three (3) lots and redivide into three (3) proposed lots. Lot 4.02 and part of existing Lot 6 are to be combined to create a 1.00 Acre lot for the existing dwelling now located on Lot 6, a portion of existing Lot 6 will be added to existing Lot 10, a proposed 1.5317 Acre lot to be known as proposed Lot 10.03 will be created and a 7.1437 Acre remainder Lot 10 will be created for the existing dwelling now on Lot 10.

**9. Property:**

Number of Existing Lots: 3  
Number of Proposed Lots: 3  
**Proposed Form of Ownership:**  
 Fee Simple  Cooperative  
 Condominium  Rental  
Are there *existing* deed restrictions?  No  Yes **(If yes, attach copies)**  
Are there *proposed* deed restrictions?  No  Yes

**10. Utilities: (Check those that apply.)**

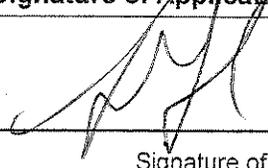
Public Water Lot 6  Public Sewer  Private Well Lots 10 & 10.03  Private Septic System Lots 6, 10 & 10.03

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

<b>13. Zoning</b>			
<b>All Applications</b>	<b>Proposed</b>	<b>Fence Application</b>	<b>Proposed</b>
Front setback 1	<u>112.16'</u>	Setback from E.O.P.*1	_____
Front setback 2	<u>50'/367.90'</u>	Setback from E.O.P.*2	_____
Rear setback	<u>45.27'/75'/264.48'</u>	Fence type	_____
Side setback 1	<u>69.98'</u>	Fence height	_____
Side setback 2	<u>82.94'/25'</u>	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	<u>0'/0'/0'</u>	<b>Pool Requirements</b>	
Lot depth	<u>198.00'/966.07'/273.22'</u>	Setback from R.O.W.1	_____
Lot area	<u>1.0 Ac./7.1437/1.5317</u>	Setback from R.O.W.2	_____
Building height	<u>&lt;35'/&lt;35'/&lt;35'</u>	Setback from property line 1	_____
		Setback from property line 2	_____
		<b>Distance from dwelling</b>	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)	_____	Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____
<b>14. Parking and Loading Requirements:</b>			
Number of parking spaces required: <u>2.5/dwelling.</u>		Number of parking spaces provided: <u>min. 7/dwelling.</u>	
Number of loading spaces required: <u>N/A</u>		Number of loading spaces provided: <u>N/A</u>	
<b>15. Relief Requested:</b>			
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].			
<b>NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.</b>			
<b>16. Signature of Applicant</b>			
 _____ Signature of Applicant		<u>10/14/12</u> _____ Date	
_____ Signature of Co-applicant		_____ Date	

**17. Consent of Owner(s):**

I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency, (If owned by a corporation, attach a resolution authorizing application and officer signature).

May 7, 2012  
Date

[Signature]  
Signature  
Salvatore A. Giambri

Sworn and Subscribed to before me this  
7<sup>th</sup> day of May  
2012 (Year).

[Signature]  
Signature  
Susan Giambri

Jessica Fisher  
Print Name

**18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):**

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots?  No  Yes
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?  No  Yes
- C. Is this application for approval on a site or sites for commercial purposes?  No  Yes
- D. Is the applicant a corporation?  No  Yes
- E. Is the applicant a limited liability corporation?  No  Yes
- F. Is the applicant a partnership?  No  Yes

**IF YES TO ANY OF THE ABOVE:**

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

**IF YES:**

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).

No  Yes

[Signature]  
Signature of Applicant  
Salvatore A. Giambri  
Print Name

\_\_\_\_\_  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 1/4/12 & 3/19/12, shows and discloses the premises in its entirety, described as Block 10201 Lots 4.02.6 & 10 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 7<sup>th</sup> day of May  
2012 before the following authority.

\_\_\_\_\_  
of full age, being duly sworn to  
law, on oath and says that all of the above statement  
herein is true.

Salvatore A. Giambri  
Name of property owner or applicant

Jessica B. Fisher  
Notary public

#9 Existing Deed Restrictions

Copies of Property Deeds for Lots 6 and 10 with Easements affecting each stipulated therein.

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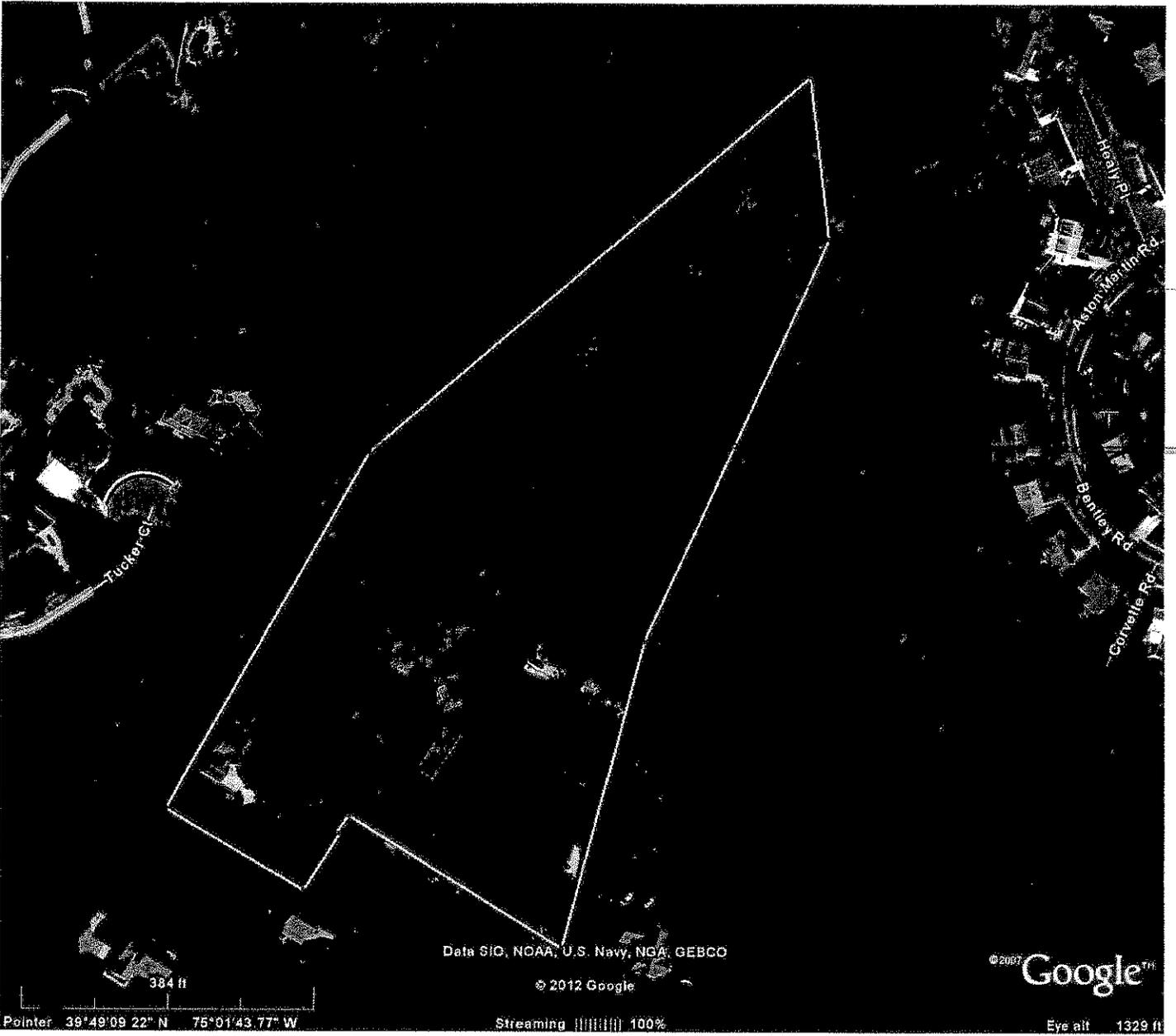
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NOV 21 2012



NOV 21 2012



Tucker Ct

Healy Pl

Aston Martin Rd

Bentley Rd

Conville Rd

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

© 2012 Google

©2007 Google™

384 ft

Pointer 39°49'09.22" N 75°01'43.77" W

Streaming ||||| 100%

Eye alt 1329 ft

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#11 List of Application Materials

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- A) "Plan of Survey for #1067 Chews Landing-Clementon Road situate Plate 102, Block 10201, Lot 10, Township of Gloucester, Camden County, New Jersey" prepared by Civalier Engineering & Surveying, Inc. dated 3/19/12.
  
- B) "Plan of Survey for #1069 Chews Landing-Clementon Road situate Plate 102, Block 10201, Lots 4.02 and 6, Township of Gloucester, Camden County, New Jersey" prepared by Civalier Engineering & Surveying, Inc. dated 1/4/12.
  
- C) "Plan of Minor Subdivision (Redivision) for Salvatore A. & Susan Giambri situate Plate 102, Block 10201, Lot2 4.02, 6 and 10 Township of Gloucester, Camden County, New Jersey" prepared by Civalier Engineering & Surveying, Inc. dated 5/4/12 and revised to 11/14/12.

#12 List of Previous Applications for These Parcels:

- A) "Subdivision of a parcel of Land between Lots 4 and 6, Block 10201" prepared by Hornig & Associates, dated July 24, 1989 approved by the Gloucester Township Planning Board.
  - ~~B) Plan of Minor Subdivision of Lots 10 and 11.01, Block 10201 prepared by James J. Hornig, P.E., P.L.S. last revised July 20, 2003 approved by the Gloucester Township Planning Board by Resolution dated 3/13/2001, Gloucester Township Application #001120CM Gloucester Township, Camden County.~~
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# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence

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**TO:** Planning Board

**FROM:** Kenneth D. Lechner, PP, AICP, Director / Planner  
Alisa Ortiz, Zoning Officer  
Department of Community Development & Planning

**RE:** **APPLICATION #121056CM** Escrow #7519  
**Salvatore A. & Susan Giambri**  
**BLOCK 10201 LOTS 4.02, 6 & 10**

**DATE:** December 31, 2012

The Applicant requests re-subdivision approval of Block 10201, Lots 4.02, 6, and 10 within the R-1 Residential district. The property is located on the north side of Chews Landing – Clementon Road east of Royalty Lane.

The plan has been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

Should you have any questions regarding this application, do not hesitate to contact me at 374.3511.

- Applicant/Owner: Salvatore A. & Susan Giambri, 1067 Chews Landing – Clementon Road, Laurel Springs, NJ 08021 (telephone #609-352-1319).
- Surveyor: Gary R. Civalier, PLS, PE, PP, Civalier Engineering & Surveying, Inc., 12 West Mantua Avenue, Wenonah, NJ 08090 (telephone #856-464-0224).

### **I. INFORMATION SUBMITTED**

1. Civalier Engineering & Surveying, Inc. Transmittal Letter dated 11/21/12.
2. Land Development Application Form and checklist, dated 11/21/12.
3. Google map aerial photograph (color).
4. Plan of Survey, as prepared by Civalier Engineering & Surveying, Inc. comprising one (1) sheet dated 01/04/12.
5. Plan of Minor subdivision (Redivision), as prepared by Civalier Engineering & Surveying, Inc., comprising one (1) sheet dated 5/04/12.

## II. ZONING INFORMATION

### R-1 Zone Requirements – Single Family Detached (§403.F):

Standard	Required	Proposed (Lot 6)	Proposed (Lot 10)	Complies
Minimum lot size	1 ac.	1.0000 ac	7.1437	yes / yes
Minimum lot frontage	125 ft.	0 ft. <sup>1</sup>		enc
<b>Minimum lot frontage</b>	<b>125 ft.</b>		<b>0 ft.<sup>2</sup></b>	<b>no</b>
Minimum lot depth	200 ft.	198 ft.		enc
Minimum lot depth	200 ft.		±965 ft. <sup>3</sup>	yes
Maximum building coverage	15%	4.25%	3.91%	yes / yes
Maximum lot coverage	30%	10.47%	0.88%	yes / yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS<sup>4</sup></b>				
Front yard	50 ft.	±110 ft.	367.90 ft.	yes / yes
Side yard	25 ft.	87.39 ft. / 69.98 ft.		yes / yes
Side yard	25 ft.		104.78 ft. / 82.94 ft.	yes / yes
Rear yard	75 ft.	45.27 ft.	±697 ft.	enc / yes
Minimum Useable Yard Area	25%	≥ 25%	≥ 25%	yes / yes
Maximum Height	35 ft.	≤ 35 ft.	≤ 35 ft.	yes / yes

<sup>1</sup> = The property has zero (0) feet frontage on a municipal street; however, the 50 feet frontage on the stub-end of the ingress/egress easement is an existing nonconformance.

<sup>2</sup> = The property has zero (0) feet frontage on a municipal street. The existing nonconforming 358 feet frontage on the ingress/egress easement is being reduced to 233 feet and a variance is required.

<sup>3</sup> = Scaled data.

<sup>4</sup> = The minimum principal building yards and depths shall be measured from the ingress/egress easement for the instant application and future development.

enc = Existing nonconformance.

\* = Variance required.

Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.

Standard	Required	Proposed (Lot 10.03)	Complies
Minimum lot size	1 ac.	1.5137 ac	yes
<b>Minimum lot frontage</b>	<b>125 ft.</b>	<b>0 ft.<sup>1</sup></b>	<b>no</b>
Minimum lot depth	200 ft.	209.44 ft.	yes
Maximum building coverage	15%	≤ 15%	yes
Maximum lot coverage	30%	≤ 30%	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS<sup>2</sup></b>			
Front yard	50 ft.	≥ 50 ft.	yes
Side yard	25 ft.	≥ 25 ft.	yes
Rear yard	75 ft.	≥ 75 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

<sup>1</sup> = The property has zero (0) feet frontage on a municipal street.

<sup>2</sup> = The minimum principal building yards and depths shall be measured from the ingress/egress easement for the instant application and future development.

\* = Variance required.

Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.

### III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for minor subdivision requirements.

The Applicant must provide the following omitted checklist items or request a waiver.

#### **We do not recommend waiving underlined requirements**

1. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. [Checklist #22].
  - a. The submitted plan of survey is dated 01/04/12.

### IV. WAIVER COMMENTS

The Application as submitted requires a waiver from the following checklist requirements.

#### **We do not recommend waiving underlined requirements**

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
  - a. In lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation for the instant application we recommend the applicant provide a certification from an appropriate professional on the absence of freshwater wetlands and transition areas based on a field investigation as applies to proposed Block 10201, Lot 10.03.

2. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
  - a. We recommend the applicant provide professional testimony addressing the general topography of the property and its ability to provide an appropriate grading plan to accommodate the proposed development as applies to Block 10201, Lot 10.03.
3. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
  - a. The plan must be revised to provide a general note indicating a grading plan shall be submitted upon application for a building permit as per §814, Grading Approval of the Land Development Ordinance.
4. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
5. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
  - a. The plan must be revised to provide the classification as identified on the F.I.R.M. community panel number, and most effective date.
6. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
  - a. We recommend the applicant provide professional testimony addressing the ability to provide an appropriate septic system to accommodate the proposed development on Block 10201, Lot 10.03.
7. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
8. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
  - a. We recommend the applicant provide professional testimony addressing the ability to provide an appropriate septic system and well to accommodate the proposed development on Block 10201, Lot 10.03.
9. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].

## **V. VARIANCE REVIEW COMMENTS**

The Application as submitted requires the following variances:

### **§403.F, Area, Yard, Height and Building Coverage**

1. Lot frontage (Lot 10): (0 ft. provided v. 125 ft.. minimum required).
  - a. The property has zero (0) feet frontage on a municipal street. The existing nonconforming 358 feet frontage on the ingress/egress easement is being reduced to 233 feet and a variance is required.
2. Lot frontage (Lot 10): (0 ft. provided v. 125 ft.. minimum required).
  - a. The property has zero (0) feet frontage on a municipal street.

3. Lot to abut a street [NJSA 40:55D-60(c)], Planning Board review in lieu of board of adjustment]
  - a. A variance is required to allow a permit for any building or structure for Block 10201, Lots 6, 10, and 10.03, whereas, the aforementioned lots do not abut a street.
    - i. The applicant must provide professional testimony addressing the ability of the 50' wide ingress/egress easement to provide adequate access for firefighting equipment, ambulances and other emergency vehicles necessary for the protection of health and safety and that will protect any future street layout [Basis NJSA 40:55D-36, Appeals].

**POSITIVE CRITERIA ("C1" and "C2" variances)**

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested variances:

4. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
5. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

**NEGATIVE CRITERIA**

The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis N.J.S.A. 40:55D-70).

**VI. SUBDIVISION REVIEW COMMENTS**

1. The plan must be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for "Proposed Access Easement" as per §424.A, Driveways (Residential) or request a waiver.
  - a. The driveway for access to Block 10201, Lots 6 and 10.03 do not comply with the above requirements.
2. The plan must be revised to provide concrete monuments between Block 10201, Lot 10 and Lot 10.03 along the 50' wide ingress/egress easement as per §503.C(2), Monuments.
3. The Applicant must provide the legal descriptions for the access easement and lots for review and approval from the Board professionals as per §503.D, Easements/Restricted Covenants.
4. The Applicant must provide a copy of the deed narrative of the ingress/egress easement addressing administration and maintenance for review and approval from the Board solicitor as per §503.D, Easements/Restricted Covenants.

## **VII. GENERAL REVIEW COMMENTS**

1. The Applicant should address reconciliation the existing "gravel driveway" providing access to Block 10201, Lots 6 and 10.03, which is not located within the existing 50' wide ingress/egress easement.
  - a. This may require widening of the easement in this location or in the alternative relocating the driveway within the 50' easement.
2. We recommend consideration be given to providing a 50' radius turn-around at the end of the ingress/egress easement for emergency vehicles.
  - a. Should the Board require the above improvement we would recommend one of the following be completed prior to signature of the deeds:
    - i. Install the improvement.
    - ii. Provide a performance guarantee in an amount as determined by the Township engineer.
    - iii. Provide a deed restriction within the the deed for proposed Block 10201, Lot 10.03 to ensure completion as a component of the grading plan and building permit.
3. The plan must be revised providing the location of utilities including but not necessarily limited to septic systems, wells, etc. and/or a general note indicating that all utilities will be contained within the proposed property boundaries.
4. The plan must be revised to relocate or remove the shed, block shed, and above ground pool with deck to a lot with a residential dwelling unit.
  - a. The aforementioned uses are only permitted as accessory uses to a principal residential use.
    - i. Should the instant application be approved the shed, block shed, and above ground pool with deck relocation or removal must be completed prior to signature of the deeds.
      1. The applicant is advised zoning and building permits are required to relocate these accessory uses.

## **VIII. LAND DEVELOPMENT ORDINANCE COMMENTS**

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*

7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

**IX. RECOMMENDATIONS**

1. The Applicant must address the above referenced underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

We have no further comments regarding this application at this time; however, we reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Salvatore A. & Susan Giambri  
Gary R. Civalier, PLS  
Edward F. Brennan, Esq.  
Steven M. Bach, PE



February 26, 2013

Gloucester Township Planning Board  
Chews Landing – Clementon Road at Hider Lane  
P.O. Box 8  
Blackwood, NJ 08012

Attn: Ken Lechner, PP, AICP, Township Planner

Re: Minor Subdivision #121056CM  
Salvatore A. & Susan Giambri  
Block 10201, Lots 4.02, 6 & 10  
Bach File No. GTPB2012-19

Dear Board Members:

We have received the following items submitted for the above referenced project:

1. Land Development Application Form, dated November 21, 2012.
2. Plan entitled "Plan of Minor Subdivision for Salvatore A. & Susan Giambri, Plate 102, Block 10201, Lots 4.02, 6 & 10, Township of Gloucester, Camden County, New Jersey" consisting of one (1) sheet, dated 5/14/12, revised to 11-14-12, as prepared by Gary R. Civalier, PE, PLS of Cavalier Engineering & Surveying, Inc.
3. Plan entitled "Plan of Survey for 1067 Chews Landing-Clementon Road,, Plate 102, block 10201, Lot 10, Township of Gloucester, Camden County, New Jersey", dated 1-4-12, no revision, as prepared by Gary R. Civalier, PE, PLS of Cavalier Engineering & Surveying, Inc.
4. Plan entitled "Plan of Survey for 1069 Chews Landing-Clementon Road,, Plate 102, block 10201, Lots 4.02 & 6, Township of Gloucester, Camden County, New Jersey", dated 1-4-12, no revision, as prepared by Gary R. Civalier, PE, PLS of Cavalier Engineering & Surveying, Inc.
5. Deed for Ingress, Egress and Frontage Easement, DB5125, P0929.
6. Deed for 1067 Chews Landing Road, Laurel Springs, NJ, DB5165, P0555
7. Camden County Planning Board Application, dated 11-21-12.

**GENERAL INFORMATION:**

Owner/Applicant: Salvatore A. & Susan Giambri  
1067 Chews Landing – Clementon Road  
Laurel Springs, NJ 08021  
609-352-1319

**PROJECT SUMMARY:**

This application is for the re-division of three (3) existing residential lots into three (3) new lots. The lots are located at the end of a 50 foot wide ingress/egress easement fronting on the northeasterly side of Chews Landing – Clementon Road. The site currently has an existing dwelling on existing Lots 4.02 and 6 and an existing dwelling on existing Lot 10. The proposed subdivision creates a new proposed building lot know as Lot 10.03. No improvements are proposed at this time on new Lot 10.03.

**REVIEW COMMENTS:**

We have reviewed all information submitted for conformance with the Township's Land Development Ordinance and offer the following comments for your consideration:

1. The plan indicates that this subdivision is to be filed by deed. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification need to be shown on the map.
2. The plan should provide at least three (3) corner markers labeled with the plan coordinate values.
3. A monument shall be set at the corner of proposed lots 10 and 10.03.
4. Property corners shall be set at the intersection of the fifty (50') foot Ingress/Egress Easement and Chews Landing-Clementon Road.
5. The municipal boundary line must be shown and designated on the plan.
6. Block and lot numbers for adjoining lots located in the adjacent town shall be shown on the plan.
7. All existing and/or proposed square footage shall be shown to the nearest on hundredth of an acre. The chart shall be revised.
8. The Applicant's land surveyor is responsible for ensuring that all lots, dedications and easements have proper closure and shall submit lot closure reports to the Board Engineer for review.
9. All proposed dedications and easements are to be filed by deed and shall be submitted to the Board Solicitor for review prior to filing in the Office of the County Clerk.
10. Approval from the Camden County Planning Board may be required.
11. The Applicant shall submit to, and appear before, other Local, State and Federal agencies having jurisdiction over this project.

12. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
13. All residential access must conform to the requirements of section 504 A.
14. As a condition of any approval, legal descriptions and lot closure reports shall be provided to our office for review as they relate to the subdivision.
15. All outbound corners shall be found or set unless a written waiver has been obtained from the ultimate user of the property. A copy of any such waivers shall be provided.
16. In accordance with the Township Ordinance and Municipal Land Use Law, prior to the perfecting of the plan, the Applicant shall be required to post a performance guarantee and an inspection fund in the amount to be determined by the Township Engineer.

**CONCLUSIONS:**

Any approval(s) should be contingent upon the Applicant addressing the above outstanding items.

If there are questions or if any additional information is required please contact the undersigned.

Very truly yours,  
BACH ASSOCIATES, PC



Steven M. Bach, PE, RA, PP, CME  
President



Samuel S. Previtera, PLS.  
Vice President - Surveying

Cc: Gloucester Township Planning Board Members  
Edward Brennan, Esq. (PB Solicitor)  
Salvatore & Susan Giambri, Applicants  
Gary R. Civalier, PE, PLS, Civalier Engineering

S:\GTPB2012 Gloucester Twp Planning Board\19 Giambri Minor Sub\Docs\GTPB2012-19 Giambri Minor Sub Review #1.doc

Department of Public Works

Louis Cappelli, Jr.  
 Frecholder Director  
 Ivo K. Leonard  
 Frecholder  
 Sam Martello  
 Director



Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD  
 CHARLES J. DEPALMA COMPLEX  
 2511 EGG HARBOR ROAD  
 LINDENWOLD, NJ 08021

Board Members

Frecholder Carmen G. Rodriguez - Alternate  
 George W. Jones Chairman  
 Dennis S. Garbowski Vice Chairman  
 Joseph Pillo  
 Farhat Biviji  
 Daniel P. Coaner  
 Thomas Schina  
 Kevin Becica - County Engineer

December 31, 2012

Gary R. Civalier, PE, PLS, PP  
 12 West Mantua Ave  
 Wenonah, NJ 08090

RE: **Project Name** Salvatore & Susan Giambri  
**Our File No.:** M-20-1-12  
**BLOCK(S):** 10201  
**LOT(S):** 4, 02, 6 & 10  
**Application Type:** Minor Subdivision

Dear Applicant/Agent:

On December 19, 2012, the Camden County Planning Board granted approval for the subject application.

The Camden County Planning Board approval concerns itself primarily with a review of factors that directly impact County facilities. All other reviews and compliance procedures, which fall within the guidelines established under the Municipal Land Use Act, are the responsibility of the appropriate Local Board.

Any construction within the existing right-of-way line must be approved and permits secured from the County Permits Department located in this office. Municipal set-back requirements are to be measured from the future right-of-way line to avoid encroachment when the highway is improved.

Thank you for the opportunity to be of assistance in your planning process.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Levecchia".

Andrew Levecchia, PP/AICP  
 Senior Planner

The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.

Bn#65



TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL

DATE: 11/26/12

APPLICATION No: 121056CM

APPLICANT Salvatore A & Susan Giambri

PROJECT No # 7519

BLOCK(S): 10201

Lot(S: 4.02, 6 & 10

Zoned: R1

LOCATION: 1067 & 1069 Chews - Landing Road

TRANSMITTAL TO:

- |                          |                              |                                     |                     |                          |                           |
|--------------------------|------------------------------|-------------------------------------|---------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/>            | Board Planner       | <input type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/>            | Traffic Officer     | <input type="checkbox"/> | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/>            | Aqua N.J. Water Co. | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input checked="" type="checkbox"/> | Construction        |                          |                           |

STATUS OF APPLICATION:

New Application: Minor Subdivision/Bulk C Variance See proposed description

PURPOSE OF TRANSMITTAL:

- For Your Review. **ASAP**
- For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
  - 1 Copy - Minor Subdivision/ (2) Surveys
  - 3 Copies - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
  - 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
  - 1 Copy - Major Subdivision - Prelimin. Plat
  - 1 Copy - Preliminary Site Plan
  - 1 Copy - Major Subdivision - Final Plat
  - 1 Copy - Final Site Plan
  - 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
  - 1 Copy - Amended Site & Subdivision
  - 1 Copy - Major Subdivision - Amended Plat
  - 1 Copy - Traffic Report
  - 1 Copy - Development Plan
  - 1 Copy - Drainage Calculations
  - 1 Copy - E.I.S.
  - Recycling Report
- Variance Plan     Bulk (C) Variance     Use (D) Variance

OK 12-12-12 JTG

Signature



# BUREAU OF FIRE PREVENTION

FIRE DISTRICT NO. 2

CHEWS LANDING

43 SOMERDALE ROAD BLACKWOOD, NJ 08012

PHONE: (856) 939-2090 Ext. 24

FAX: (856) 228-9007

Application # 121056CM  
Project # 7519  
Block 10201 Lots 4.02,6 & 10

December 3, 2012

Applicant:

Salvatore & Susan Giambri

DEC 04 2012

To whom it may rely;

This office has reviewed the application forwarded. Approval has been granted by this office with advisement that any proposed construction of building/structure/dwelling will be reviewed as to providing adequate fire suppression due to lack of water supply (ie.hydrant) in proximity to this proposed and existing lots.

Respectfully Submitted,

Kenneth P Young  
Fire Marshal  
GTFD #2

# TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: 11/26/12

APPLICATION No: 121056CM

APPLICANT Salvatore A & Susan Giambri

PROJECT No # 7519

BLOCK(S): 10201

Lot(S): 4.02, 6 & 10

Zoned: R1

LOCATION: 1067 & 1069 Chews - Landing Road

**TRANSMITTAL TO:**

- |                                                                                                                                                                                           |                                                                                                                                                                             |                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Township Engineer<br><input type="checkbox"/> Camden County Planning Board<br><input type="checkbox"/> N.J. American Water Co.<br><input type="checkbox"/> Taxes | <input type="checkbox"/> Board Planner<br><input type="checkbox"/> Traffic Officer<br><input type="checkbox"/> Aqua N.J. Water Co.<br><input type="checkbox"/> Construction | <input type="checkbox"/> Tax Assessor<br><input checked="" type="checkbox"/> G.T.M.U.A.<br><input type="checkbox"/> Fire District 1 2 3 4 5 6 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|

**STATUS OF APPLICATION:**

**New Application: Minor Subdivision/Bulk C Variance See proposed description**

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- Bulk (C) Variance
- Use (D) Variance



\* Approved w/ comments see addendum \*

Signature

Commissioners  
RICHARD P. CALABRESE  
Chairman  
FRANK SIMIRIGLIA  
Vice Chairman

Board Members  
RICHARD EDGAR  
AMY TARVES  
DORA M. GUEVARA  
JOSEPH PILLO  
KEN GARBOWSKI



## GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668

November 29, 2012

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #121056CM  
Salvatore & Susan Giambri  
1067 & 1069 Chews Landing Road, Laurel Springs, NJ 08021  
Block 10201, Lots 4.02, 6 & 10

Gentlemen:

In response to your transmittal regarding the above application, approval of the sub-division will have no effect on the sanitary sewer system.

Should you have any further questions, please feel free to contact me.

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

*Robert C. Benson*  
Robert C. Benson  
Executive Director

RCB:mh

DEC 03 2012

# TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: 11/26/12

APPLICATION No: 121056CM

APPLICANT Salvatore A & Susan Giambri

PROJECT No # 7519

BLOCK(S): 10201

Lot(S): 4.02, 6 & 10

Zoned: R1

LOCATION: 1067 & 1069 Chews – Landing Road

TRANSMITTAL TO:

- |                                                                                                                                                                                                                          |                                                                                                                                                                             |                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Township Engineer<br><input type="checkbox"/> Camden County Planning Board<br><input type="checkbox"/> N.J. American Water Co.<br><input checked="" type="checkbox"/> Taxes - <i>current MB</i> | <input type="checkbox"/> Board Planner<br><input type="checkbox"/> Traffic Officer<br><input type="checkbox"/> Aqua N.J. Water Co.<br><input type="checkbox"/> Construction | <input type="checkbox"/> Tax Assessor<br><input type="checkbox"/> G.T.M.U.A.<br><input type="checkbox"/> Fire District 1 2 3 4 5 6 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|

STATUS OF APPLICATION:

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- 1 Copy - E.I.S.
- Recycling Report

- Variance Plan     Bulk (C) Variance     Use (D) Variance

*Maryann Busa*

Signature

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

NOV 27 2012

DATE: 11/26/12

APPLICATION No: 121056CM

APPLICANT Salvatore A & Susan Giambri

PROJECT No # 7519

BLOCK(S): 10201

Lot(S): 4.02, 6 & 10

Zoned: R1

LOCATION: 1067 & 1069 Chews - Landing Road

TRANSMITTAL TO:

- |                          |                              |                          |                     |                                     |                           |
|--------------------------|------------------------------|--------------------------|---------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Board Planner       | <input checked="" type="checkbox"/> | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer     | <input type="checkbox"/>            | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co. | <input type="checkbox"/>            | Fire District 1 2 3 4 5 6 |
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STATUS OF APPLICATION:

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- Variance Plan     Bulk (C) Variance     Use (D) Variance

*No issues. New lot # 10.03 is OK*

Signature

*Please advise if lot will be billed separately or with other adjacent lots. Owner has furnished ASSESSMENT with JOINT BILLING.*

11/26/12 *[Signature]*  
Assessor



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #121056CM 1067/1069 Chews Landing Rd Salvatore Giambri Block 10201 Lot: 4,02, 6 10

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

Other:

DEC 03 2012

Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

Signature:  Date Submitted: 12/3/12

INDRESS, EGRESS AND FRONTAGE EASEMENT  
 FOR LOTS 6, 10, and 11, 01 BLOCK 10201  
 TAX MAP OF TOWNSHIP OF GLOUCESTER  
 CAMDEN COUNTY, NEW JERSEY

BEGINNING at a point in the Northerly line of Chewa Landing-Clementon Road (66 feet wide) as established by the County of Camden Engineering Department, said beginning point being S66°07'50"E a distance of 118.99 feet from a brass disc set in a concrete monument set at the angle point in the Northerly line of aforementioned road at station 110 + 68.45, thence;

- (1) N12°28'40"E a distance of 586.68 feet to a concrete monument set, thence;
- (2) N57°11'20"W a distance of 158.00 feet to a concrete monument set, thence;
- (3) N12°28'40"E a distance of 50.00 feet to a point, thence;
- (4) S57°11'20"E a distance of 199.01 feet to a point, thence;
- (5) S0°15'30"W a distance of 21.92 feet to a point, thence;
- (6) S32°28'40"W a distance of 609.13 feet to a concrete monument set in the Northerly line of Chewa Landing-Clementon Road, thence;
- (7) S66°07'50"W a distance of 90.97 feet along the Northerly line of Chewa Landing-Clementon Road to a concrete monument and the place of BEGINNING.

Said easement as shown on Plan of Survey for Lot 10, Block 10201, dated May 8, 1987 prepared by Rorring & Associates, Somerdale, New Jersey

*Deed BK  
 Easement*

*James J. Rorring*

Please return the ~~original~~ ~~copy~~ ~~of~~ ~~the~~ ~~recorded~~ ~~copy~~ ~~to:~~  
 Filed copy to:  
 Newman & Weiner, L.L.C. 20 NOV 20 PM 3:30:00  
 20 Grace Rd., Suite 112  
 Cherry Hill, NJ 08034

1328797

085125-0929

147  
 13.00  
 9d. 32.00

STATE OF NEW JERSEY :  
: ss  
COUNTY OF :

I CERTIFY that on Nov. 8th, 2000, SALVATORE A. GIAMBRE, appeared before me and proved to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this document; and
- (b) signed, sealed and delivered this document as his or her act and deed.

Megan McCarthy  
MEGAN MCCARTHY  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 2/1/2002

STATE OF NEW JERSEY :  
: ss  
COUNTY OF :

I CERTIFY that on Nov. 8th, 2000, SUSAN GIAMBRE, appeared before me and proved to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this document; and
- (b) signed, sealed and delivered this document as his or her act and deed.

Megan McCarthy  
MEGAN MCCARTHY  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 2/1/2002

STATE OF NEW JERSEY :  
: ss  
COUNTY OF :

I CERTIFY that on Nov. 8th, 2000, CHARLES H. KEENEY, appeared before me and proved to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this document; and
- (b) signed, sealed and delivered this document as his or her act and deed.

Megan McCarthy  
MEGAN MCCARTHY  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 2/1/2002

085125-0928

County, New Jersey 08021. Either party may lodge written notice of a change of address with the other. All notices shall be sent by certified mail, return receipt requested, pre-paid first mail, to the addresses provided for this paragraph or ordered changed, and shall be deemed given when received.

IN WITNESS WHEREOF, the parties have set their hands and seals hereto the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Megan McAuliffe  
Megan McAuliffe

GRANTOR:

SA  
SALVATORE A. GIAMBRI  
Susan Giambri  
SUSAN GIAMBRI

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Megan McAuliffe

GRANTEE:

Charles W. Kennedy  
CHARLES W. KENNEDY

successors and assigns, and tenants, sub-tenants, licensees, invitees, and mortgagees in possession of such parties.

9. SUBSEQUENT GRANT OF ADDITIONAL EASEMENT TO SUBDIVIDED PROPERTY: In the event that Grantor consolidates and then subdivides and/or conveys any of the Grantor's property (Lot 10 and 11.01 of Block 10201 on the Tax Map of the Township of Gloucester, County and State as aforesaid), granting for themselves, their heirs, successors and assigns a non-exclusive perpetual ingress and egress easement for pedestrian, vehicular, animal and other travel to be used for frontage and ingress and egress to and from Chewa Landing-Clementon Road, in the Township and County and State as aforesaid, the Grantee, for himself, his heirs, successors and assigns, hereby consents to such future grants and use by such future grantees, none of which shall result in any additional cost or expense to the Grantee or interfere with the Grantee's Easement as set forth above.

10. CONSTRUCTION: The Rule of Strict Construction does not apply to this amendment and grant. This grant shall be given a reasonable construction so that the intention of the parties to convey a usable right of enjoyment of the covenant to the Grantor and Grantee, their respective heirs, successors and assigns, is carried out.

11. NOTICES: Grantor's address is 1067 Chewa Landing Road, Gloucester Township, Camden County, New Jersey 08021 and Grantee's address is 1069 Chewa Landing Road, Gloucester Township, Camden

for themselves, their heirs, successors, and assigns that the flow of traffic over the aforesaid property shall not be deemed grounds for such maintenance and repair.

5. RESERVATION OF RIGHTS. The Grantor, for themselves and their heirs, successors and assigns, hereby reserve the perpetual right and privilege to use the above described easement for all other purposes except as may interfere with Grantor and Grantee's use, occupation or any necessary maintenance.

6. COMPLIANCE WITH LAWS AND REGULATIONS INDEMNIFICATION: Grantor and Grantee covenant and agree, with respect to their own property, to comply with all laws, rules, regulations and requirements of all public authorities, and to indemnify, defend and hold each other harmless against all claims, demands, loss, damage, liabilities and expenses and all suits, actions and judgments (including, but not limited to costs and reasonable attorneys fees) arising out of or in any way related to the Grantor's or Grantee's failure to maintain their respective properties in a safe condition. Grantor and Grantee shall give prompt and timely notice of any claim made or suit or action commenced against the other party which in any way would result in indemnification under this Easement Grant.

7. EASEMENT TO RUN WITH THE LAND: The rights contained in this Easement Grant shall run with the land and shall be binding upon and shall inure to and be for the benefit of the Grantor and Grantee, their respective heirs, personal representatives,

premises known as Lots 6, 10, 11.01 of Block 10201, as shown on the Tax Map of the Township of Gloucester, County of Camden, State of New Jersey, including any future consolidation and/or subdivisions of the said premises.

3. NATURE OF EASEMENT. The Grantor and Grantee, themselves, and their heirs, successors and assigns, may use the easement described above for the purpose of ingress, egress and regress over the lands of the Grantor for access to and frontage on Chewa Landing-Clementon Road to and from the lands of the Grantor and Grantee. The Grantor and Grantee, for themselves, their heirs, successors and assigns shall take no action to block, hamper or interfere with the flow of traffic upon the said premises of the Grantee.

4. MAINTENANCE AND REPAIR OF EASEMENT: Grantor, for themselves, their heirs, successors or assigns, including any future owners of the Grantor's subdivided property, shall maintain in good condition and repair, or cause to be maintained and kept in repair, the easement appurtenant to their respective premises as described above, the expense for which shall be borne in such proportion and by such parties as the Grantor deems reasonable and fit. Provided, however, that the Grantee, his heirs, successors and assigns shall not and by these presents do not incur any financial or other obligation to maintain the said easement. The maintenance shall include any and all requirements of the Township of Gloucester, County of Camden, and/or State of New Jersey with regard thereto. It is understood and agreed by the parties hereto,

Block 10201, in the Township, County and State as aforesaid;

WHEREAS, the Grantee is aware that the Grantor will be consolidating and then subdividing the aforesaid lands of the Grantor and require for the Grantee, their heirs, successors and assigns the creation of a non-exclusive easement for such ingress, egress and frontage;

NOW THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, paid to the Grantor by the Grantee, as well as other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto agree for themselves, their heirs, successors and assigns, as follows:

1. RECITALS: All of the above recitals are hereby incorporated by reference as fully as though the same were herein set forth at length.

2. GRANT OF NON-EXCLUSIVE EASEMENT: The Grantor, for themselves, their successors, heirs and assigns, hereby grant to the Grantee for himself, his heirs, successors and assigns, a non-exclusive easement (right of way) in perpetuity for ingress, egress and egress for pedestrian, vehicular, animal and other traffic and travel upon and across and through such lands of the Grantor and such roadway constructed thereon, if constructed, described in Exhibit "A" attached hereto TO AND FROM Chew Landing-Clementon Road, as now and in the future used and occupied, or any portion thereof and such easement shall be perpetually appurtenant to those

Prepared by:

By:   
Jeffrey A. Weiner, Esquire

EASEMENT AND RESTRICTIONS

THIS EASEMENT entered into this 8th day of November, 2000, by and between SALVATORE A. GIAMBERI and SUSAN GIMMONT, husband and wife, 1067 Chewa Landing Road, Gloucester Township, Camden County, New Jersey (hereinafter referred to as "Grantor") and, CHARLES W. KENNEDY, 1069 Chewa Landing Road, Gloucester Township, Camden County, New Jersey (hereinafter referred to as "Grantee").

W I T N E S S E T H

WHEREAS, the Grantor is the owner of certain lands and premises known as Lot 10 and Lot 11.01, Block 10201, on the Tax Map of the Township of Gloucester, County of Camden, State of New Jersey; and

WHEREAS, some of the said lands and premises of the Grantor are adjacent to and adjoin the lands of the Grantee known as Lot 6, Block 10201, on the Tax Map of the Township of Gloucester; and

*PIQ*

WHEREAS, the Grantor is aware that the lands of the Grantee are landlocked and that the Grantor, for themselves, their heirs, successors and assigns, desire to grant to the Grantee, for himself, his heirs, successors and assigns, a non-exclusive easement in perpetuity for ingress, egress and regress for pedestrian, vehicular, animal and other travel upon and across and through such lands of the Grantor for access and frontage to Chewa Landing Road-Clementon Road, specifically lots 10 and/or 11.01 of

085125-0922

24 44 11

READ PARAGRAPH AND FULL COVERAGE OF THE GRANTOR'S APPLICANT TO THE CITY OF PLAIN LANGUAGE

PREPARED BY:

*Jeffrey A. Wiener*  
JEFFREY A. WIENER, ESQUIRE

DEED

This Deed is made on *May 7,* 2001,

BETWEEN

SALVATORE A. GIAMBRI and SUSAN M. GIAMBRI, his wife

whose address is 1067 Chews Landing Road, Laurel Springs, New Jersey 08021 referred to as the Grantor,

AND

SALVATORE A. GIAMBRI and SUSAN M. GIAMBRI, his wife

whose address is 1067 Chews Landing Road, Laurel Springs, New Jersey 08021 referred to as the Grantee.

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

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00). The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Gloucester  
Block No. 10201 Lot No. 10 Account No.

No property tax identification number is available on the date of this deed.

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

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected, situate lying and being in the Township of Gloucester, County of Camden, and State of Jersey

BEGINNING at a point being the intersection of the northerly line of a 50 feet wide access easement for ingress and egress for New Lots 11.01 and 10.01 and Lot 6, said point being measured the following two (2) courses and distances from the intersection of the northerly line of Chews Landing-Clementon Road (66 feet wide) with the easterly line of said easement:

- A. N 32° 28' 40" E a distance of 629.11 feet to an intersection point of said easement; thence
- B. N 57° 31' 20" W a distance of 50.00 feet along the northerly line of said easement to said point and POINT OF BEGINNING; thence
- 1. N 57° 31' 20" W a distance of 358.00 feet along the northerly line of said easement and this lot frontage to a point on the lot line of Lot 6 and a corner; thence
- 2. N 32° 28' 40" E a distance of 895.43 feet along the line common to Lot 6 and New Lot 10 to a concrete monument at an angle point for a corner; thence
- 3. N 56° 02' 50" E a distance of 260.00 feet to the west bank of the North Branch of the Timber Creek (AKA Gravely Run) and a point; thence
- 4. Along said west bank, various courses and distances meandering, but in a generally southerly direction to a point common with New Lots 10 and 10.01 and a corner; thence
- 5. S 32° 28' 40" W a distance of 573.54 feet along the line common with New Lots 10 and

Consideration \$ 1.00  
 Exempt Code # 05-15-2001  
 County 150  
 State 125  
 RP/HR/F. .00  
 TOTAL 175  
 AP

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10.01 to an angle point and a corner; thence

6. S 14° 39' 25" W a distance of 412.32 feet along said line to a point on said northerly easement line and the POINT OF BEGINNING.

BEING NEW LOT 10 on a Plan of Minor Subdivision of Lot 10 and 11.01 Block 10201, Gloucester Township, Camden County prepared by James J. Hornig, Professional Engineer and Land Surveyor.

Containing 6.05 acres of land and premises.

Said lot being provided with a 358 feet wide access for ingress and egress from the existing 50' wide access easement as shown on said plan.

BEING part of the same land and premises which became vested in Salvatore A. Giambri and Susan M. Giambri, his wife, by Deed from James P. Miller and Cecilia G. Carnigan, his wife, dated April 2, 1993 and recorded April 13, 1993 in Deed Book 4614, page 628.

THIS CONVEYANCE IS MADE SUBJECT TO reservations, exceptions, rights of way, and easement of record, in particular, Easement and Restrictions recorded in office of the Camden County Clerk on November 20, 2000 in Deed Book 5125, page 922, and, the Grantee, for themselves, their heirs, personal representatives, successors and assigns agree in perpetuity, that their annual contribution to and for the maintenance of the said easement of record for this lot and block, or any future subdivisions hereof, shall be equal to, in the aggregate for this lot and block, thirty-three and one-third percent (33 1/3%) of the total annual cost of such maintenance.

FURTHER UNDER AND SUBJECT to any and all reservations, restrictions, easements and covenants of record.

THE PURPOSE AND INTENT OF THIS DEED is to define the property limits of this lot as a new lot created by a Minor Subdivision as approved by Resolution of the Gloucester Township Planning Board dated March 13, 2001, and the said Grantor for themselves, their heirs, personal representatives, successors and assigns, acknowledge that any subsequent subdivision of this property may be classified as a major subdivision by virtue of being a creeping major subdivision.

Gloucester Township Application Number 001120CH

ATTEST:



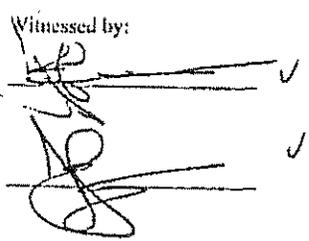
DOLORES FINI  
Secretary

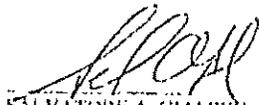
  
JOHN MC LAUGHLIN  
Chairman

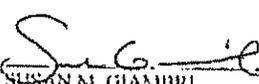
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**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

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

Witnessed by:  


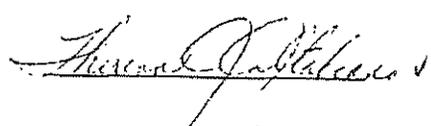
 (Seal)  
SALVATORE A. GIAMBRI

 (Seal)  
SUSAN M. GIAMBRI

State of New Jersey, County of Camden SS.:

I Certify that on May 7, 2001, SALVATORE A. GIAMBRI and SUSAN M. GIAMBRI, personally 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.)



TERESA A. CALABIANO  
NOTARY PUBLIC OF NEW JERSEY  
Exp. 11/25/2001

DB5156-0557

DEED

SALVATORE A. GIAMBRI and SUSAN M. GIAMBRI, Husband and Wife  
*Grantors,*

to

SALVATORE A. GIAMBRI and SUSAN M. GIAMBRI, Husband and Wife  
*Grantees.*

Send and Return to:  
 Newman & Weiner, LLC  
 20 Grace Road, Suite 112  
 Cherry Hill, NJ 08034

Pr 210  
 + 300  
 -----  
 240

*Deed*

RECORDER CAMDEN COUNTY  
*James J. ...*  
 CLERK

1370061

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