

**Township of Gloucester
Planning Board Agenda
September 8, 2015**

Salute to the Flag
Opening Statement
Roll Call
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 – April 14, 2015

RESOLUTIONS FOR MEMORIALIZATION

**#151035CM
John Smith**

**Minor Subdivision/Bulk C
Block: 10201 Lots: 11.01 & 14**

**#151036M DRAFT
1840 P. Cheeseman Rd.**

**Minor Site Plan
Block: 14003 Lot: 13**

APPLICATIONS FOR REVIEW

**#151044CM
Cugini, Cugini Holdings,
LLC.**

**Minor Subdivision/Bulk C
Block: 13103 Lot: 26
Location: 71 Evergreen Avenue
Blackwood, NJ.
One Lot into (3)**

2

**#151045M
Silver Lining Investment
Group, Inc.**

**Minor Subdivision
Block: 6401 Lot: 4
Location: 206 Brown Avenue
Blackwood, NJ.
One Lot into Two**

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, April 14, 2015

Vice Chairman Owens called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement.

Roll Call:

Ms. Costa	Absent
Mr. Dintino	Present
Mr. Dority	Present
Mr. Guevara	Present
Mr. Jones	Absent
Mr. Mercado	Present
Mr. Owens	Present
Ms. Pinolini	Absent
Ms. Washington	Absent
Chairman Kricun	Absent

Also present is Edward Brennan, Esq. who swore in the Board professionals, Steven Bach, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner, were qualified as experts.

The Vice Chairman seated Mrs. Pinolini for Chairman Kriucm and Mr. Dority for Mr. Jones.

Minutes for Memorialization

Mr. Mercado made a motion to approve minutes from February 10, 2015, seconded by Mr. Dority

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Mercado	Yes

Mr. Mercado made a motion to approve minutes from March 10, 2015, seconded by Mr. Dority.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Mercado	Yes

Blackwood Fire Company District #4	Courtney Review Bay Additions
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No one from the fire company or a representative was present.

Clementon Ventures, LLC #141032INCM	Minor Site/ Bulk C Block: 14401 Lot: 4
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This application was in front of the board March 10, 2015, however, the meeting was stopped due to the applicant being short one notice.

Mr. Brennen, Board solicitor, stated that they had stopped right before talking about the board professionals letters. Before he turned it over he gave a brief summary of the testimony given March 10, 2015.

Testimony from March 10, 2015:

Appearing before the Board was Jay Mintzer, Esq. representing the applicant. Gary vespia, applicant was sworn in along with Jack Gravlin, PE, who was qualified as a professional.

Mr. Gravlin gave background on education and other projects. Mr. Gravlin explained to the board that this site is being converted into a dental office. This property is half (.5) acre in the high way commercial zone of Blackwood Clementon Road and College Drive. The site now has entrances on both roads. They would like to take the two off of College Drive and make one new entrance. There will be a reduction in impervious coverage from 75% to 69.3%. Using exhibit A-1, showing the proposed landscaping. The existing parking lot will be repaired then overlaid with new curbing, except for the curbing on the county roadway. Along with a new trash enclosure they will be planting 96 plants and trees around the property. There will be all new lighting including LED shoebox lighting fixtures. All the utilities currently on the property will be used.

For signage, they are proposing a monument sign that will have "Welcome to Gloucester Township" incorporated within. The only thing that they ask is that the township maintain it. Also, two (2) façade signs one on the front and the other on the side of the building.

There are several variances needed. First, is the rear yard plans. They are proposing 19.9 ft., where 30 ft. is required. This is due to the irregular shape of the lot and that they are using the existing building. Next, the monument sign at 72 sq. ft. and the maximum is 50 sq. ft. It is also 9 ft. in height where 8 ft. is allowed. The façade sign the faces Blackwood-Clementon Rd. is 79 sq. ft. and the maximum allowed is 47.3 sq. ft. The façade sign that faces college dr is 46.5 sq. ft. and the maximum allowed is 47.3sq. ft. they feel that it is necessary to have the sign this size for safety. To give someone enough time to see the office and make the necessary

lane change to access the driveway. Another reason for the bigger signage is that Shop Rite is 11 ft. taller than their ground floor.

They have reviewed Mr. Bach's letter and are in agreement with it. Mr. Bach questioned the vestibule, the arch that extends to the sidewalk. Also, if there is going to be doors on both sides of it. They applicant replied that it's a closed vestibule and they will have doors on both sides. Mr. Bach recommend that the doors on both side be a condition of approval and don't object to anything else, what they are doing is an improvement not a detriment.

Mr. Lechner is concern with the fact they are doing new curbing all around the site. The concern is with the visual and how it will look with all new curbing except for a small portion. The applicant replied that section is minimal and they are trying to minimize cost, especially with putting in all new sidewalks. Within a few years the look of the new will blend with the old.

They were in agreement with Mr. Lechner's letter with the exception pof the sidewalks which was just discussed. They also added that they have met with the county board and they didn't have a problem with it.

With no questions from the board the application was opened to the public. With no on from the public wishing to speak the public portion was closed.

Mr. Mercado made a motion to approve the application with said conditions, seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Vice Chairman Owens	Yes

Twin Oaks III, LLC #151011CM	Minor Subdivision/ Bulk Variance
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Appearing before the was Robert Mintz, Esq. representing the applicant. Also, appearing was David Guzzo the applicant and Norman Rodgers, engineer was sworn and qualified as a professional.

Mr. Mintz explained that they have been approved and are in the process of building. They are back in front of the board to subdivide the property basically drive a line between the properties making one site into two (2). This subdivision will help with financing. The property has a total of 3.793 acres which has a frontage to Route 42. For that same reason this is why they require the bulk variances. There are cross easements that will stay the same. There is drainage on site that is sufficient and they will have easements within the sites to allow for drainage.

Mr. Rodgers confirmed what Mr. Mintz said and added all the numerical measurements of the property. They meet all bulk requirements with the exception of the frontage on lot 4, parking setbacks for rear and front property lines. The site is approved for emergency vehicles.

They are in agreement with the Planners letter and made a clarification to Mr. Bach's report. The subdivision was filed by deed. Also they added that a waiver would be beneficial since no improvements on the property are already existing. Mr. Bach was in agreement, however, is looking for the easement that connects to the actual drives to be on the plans. Mr. Mintz replied that he would send a copy of the recording easement and the original site plan.

Mr., Bach also wants to know who will be maintaining the easement in the rear. Mr. Mintz replied that the owner will and that he will provide a conversion chart for the U.S.G.S.

Both professionals were satisfied. There was nothing further from the board. The application was opened up to the public. With no one from the public wishing to speak the public portion was closed,

Mr. Dority made a motion to approve the application, seconded by Mr. Mercado

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Vice Chairman Owens	Yes

Cross Keys MZL, LLC. #151018RDM	Minor Subdivision/ Bulk C Block: 18301 Lot: 10
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Appearing before the board was Frank Tedesco, Esq. representing the applicant. Clifton Quay, engineer was sworn and qualified as a professional.

Mr. Tedesco went over the location of the site. They would like to subdivide 1.3 acres from the lot. The subdivision is an existing bank pad site within the New Vision Business Park Zone. This is a common subdivision for a bank site. With the subdivision there won't be any construction on the site.

Mr. Quay gave his background information. He also reviewed what Mr. Tedesco had just went over. The pad site meets all requirements in the zone except for parking setbacks. With the subdivision there will be variances. One they will need one for the parking setback from the rear yard setback. Also, one from the side yard setback. The parking

area and site are internal to the shopping center. There won't be any detrimental impact to the neighborhood and the zoning plan. Both the professional letters were review and they are in agreement with all comments. However, there is one thing to clarify that Independence Boulevard is believe to be dedicated to the township.

Mr. Bach commented that their survey is over eight (8) months old instead of six (6) months. In this case it is good enough.

With nothing else from the applicant and no questions for the board, the application was open to the public. With no one from the public wishing to speak.

Mr. Mercado made a motion to approve the application, seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Vice Chairman Owens	Yes

Ordinance 0-15-08	College Drive Redevelopment Plan
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Mr. Lechner explained, this ordinance is similar to the interchange outlet. The changes consist of removing some commercial uses. For example: used car dealer. Also took away plan residential developments. The township has a vision too possibly of having town houses, it will depend on the projects. The board looked at a map and was shown the area that this ordinance effects.

Mr. Lechner continued that the master plan needs to be looked at. The county's master plan and been redone. This will be a 25 year plan which is normal.

The ordinance was open to the public. No one from the public wished to speak.

Mr. Dintino made a motion to recommend the ordinance to council, seconded by Mr. Dority.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Vice Chairman Owens	Yes

April 14, 2015

Mr. Lechner updated the board that there might not be another meeting in April. He was also working on the reexamination report. Would like to present it in June.

Mr. Mercado reminded the board about the disclosure forms. Also wanted to know what was going on with the go cart racing place on Coles Road. Mr. Lechner replied that someone that fallow the same project that was approved has taken over.

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING MINOR SITE PLAN DENIAL
FOR 1840 P CHEESEMAN ROAD, LLC
APPLICATION NO: 151036M**

WHEREAS, on July 14, 2015 consideration was given to the application of 1840 P Cheeseman Road, LLC (hereinafter "Applicant") for the property located at Block 14003, Lot 13 (hereinafter "the Property"), located at 1840 Peter Cheeseman Road for Minor Site Plan approval; and

WHEREAS, the Applicant is appearing before the Board proposing to convert an existing vacant structure, formerly used as the St. Pius Retreat House, into a Residential Substance Abuse Center; and

WHEREAS, Mr. Jack Plackter, Esq. presented the application on behalf of the Applicant, and the Board qualified Mr. Theodore Wilkinson, PE, Senior Project Manager of Adams, Rehmann & Heggan Associates, Inc., as an expert. Mr. Wilkinson testified that in his opinion the application met the requirements necessary for site plan approval, and further testified that any existing non-conforming uses would not be expanded. Dr. Denie Carese also testified on behalf of the Applicant, as to aspects of the use of the facility and as to her opinion of the adequacy of the site as proposed in the plan to facilitate that use; and

WHEREAS Mr. Wilkinson further testified that because the Applicant will be removing all existing signage from the facility, the Applicant's request for bulk variance relief with respect to signage is withdrawn; and

WHEREAS members of the public appeared to speak against the application. Members of the public addressed a variety of topics and concerns, including the site's suitability to handle the proposed use, the adequacy of the site's ability to effectively control ingress and egress of patients, residents, and visitors, the adequacy of parking to facilitate patients, visitors, and staff, the adequacy of the Applicant's traffic study, and the site's ability to handle vehicular traffic from patients, visitors, and staff. Members of the public also expressed concern about the site's proposed use in light of the site's close proximity to nearby schools, potential negative effects on nearby property values, and the potential for the site to be expanded into a larger facility or complex; and

WHEREAS, the Board noted those public comments which dealt with the proposed use of the property, and considered those comments applicable to the Board's site plan review; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water

Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings in denying the subject application for minor site plan approval:

1. Existing Zoning: IN (Industrial)
2. Intended Use: Residential Rehabilitation Center.
3. The application implicates the following provisions of the ordinance:
 - a. IN zoning requirements under §419.

IN Zone Requirements [§419]:

Standard	Other Use	Proposed	Complies
Proposed In-Patient Recovery			
Lot Size (min.)	5 ac.	+ 26 ac.	Yes
Lot Frontage (min.)	400 ft.	+ 1,292.6 ft.	Yes
Lot Width (min.)	400 ft.	+ 1,2145	Yes
Lot Depth (min.)	400 ft.	921.86 ft.	Yes
Tract Perimeter Setback (min.)	100 ft.	94 ft.	ENC
Front Yard (min.)	100 ft.	185 ft.	Yes
Side Yard (min.)	10 ft.	94 ft.	Yes
Rear Yard (min.)	10 ft.	564 ft.	Yes
Building Coverage (max)	20 %	2.1 %	Yes
Lot Coverage (max)	55 %	6.5 %	Yes
Building Height (min.)	4 stories or 60 ft., whichever is less	3 stories	Yes
Parking (min.) - 1 space per 3 beds (37 beds), plus 1 per employees on a shift, plus 1 per visiting Doctor.	12 spaces	n/p	n/p
From any Right-of-Way (min.)	50 ft.	+ 5 ft.	ENC
From Side Property Line (min.)	50 ft.	+ 670 ft. / + 292 ft.	Yes / Yes
From Rear Property Line (min.)	50 ft.	+ 690 ft.	ENC

4. The Board Planner reviewed the following plans:

- a. ALTA Survey Letter, dated 6/22/15, prepared by Adams, Rehmann & Heggan Associates, Inc.
 - b. Transmittal Letter, dated 6/15/15, prepared by Adams, Rehmann & Heggan Associates, Inc.
 - c. Traffic Impact Statement, dated 5/08/15, prepared by David H. Horner, PE, of Horner & Canter Associates.
 - d. ALTA Survey, dated December 2014 and revised 6/05/15, prepared by Land Dimension Engineering.
 - e. Floor plans, dated 6/12/15, prepared by THE Architects.
 - f. Engineering plans, dated 10/23/14, prepared by Adams, Rehmann & Heggan Associates, Inc.
 - g. Land Development Application Form, Checklist, and Corporate Disclosure Statement, dated 6/15/15.
5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated July 7, 2015 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already.
6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, reviewed the following plans:
- a. ALTA Survey Letter, dated 6/22/15, prepared by Adams, Rehmann & Heggan Associates, Inc.
 - b. Transmittal Letter, dated 6/15/15, prepared by Adams, Rehmann & Heggan Associates, Inc.
 - c. Traffic Impact Statement, dated 5/08/15, prepared by David H. Horner, PE, of Horner & Canter Associates.
 - d. ALTA Survey, dated December 2014 and revised 6/05/15, prepared by Land Dimension Engineering.
 - e. Floor plans, dated 6/12/15, prepared by THE Architects.
 - f. Engineering plans, dated 10/23/14, prepared by Adams, Rehmann & Heggan Associates, Inc.
 - g. Land Development Application Form, Checklist, and Corporate Disclosure Statement, dated 6/15/15.
7. The Board Engineer issued a report dated July 9, 2015 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Minor Site Plan relief has failed to demonstrate that the proposed site design will not have a deleterious effect upon the neighborhood, and has failed to satisfy the standards necessary for approval and should therefore be denied, based in part upon:

- A) Failure to adequately satisfy the Board Professionals' concerns outlined in their respective reports, including requisite specificity as to adequate parking requirements, impacts on area traffic, and the site's ability to manage vehicular traffic from patients and visitors.
- B) Failure to demonstrate that the site plan as proposed is consistent with the limited hospital-like, and non-residential use as previously interpreted by the Zoning Board.
- C) Failure to adequately address the public's concerns of how the site as proposed will manage increased pedestrian traffic from patients and visitors.
- D) Failure to satisfy the public's concerns as to the site's impact on nearby vehicular traffic.

WHEREAS, a motion was duly made by Mr. Dintino and duly seconded by Mr. Guevara to DENY the minor site plan as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote In Favor of Denial Opposed to Denial Abstentions

Chairman Owens			
Mr. Mercado			
Mr. Dintino			
Mr. Jones			
Ms. Costa			
Ms. Pinnolini			
Ms. Washington			
Mr. Guevara			

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 8th day of September 2015 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 14th day of July 2015.

KENNETH LECHNER, SECRETARY

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING MINOR SUBDIVISION AND
BULK VARIANCE RELIEF WITH WAIVERS
FOR JOHN S. SMITH
APPLICATION NO: 151035CM**

WHEREAS, on July 14, 2015 consideration was given to the application of John C. Smith (hereinafter "Applicant") for the property located at Block 10201, Lots 11.01 and 14 (hereinafter "the Property"), located at 1041 Chews Landing Road for Minor Subdivision approval into three (3) lots, creating two (2) new lots and a remainder, and bulk variance relief; and

WHEREAS, the Applicant is appearing before the Board proposing to subdivide the existing property into three (3) conforming one (1) acre lots, designated as lots 14.01, 14.02, and 14.03, in order to facilitate the construction of single-family homes; and

WHEREAS, John Smith, the Applicant, appeared on behalf of the application and testified that there is one (1) single-family home existing on the premises, which would be located on one of the three (3) lots. Mr. Smith testified that the proposed lots are suitable for the construction of two (2) additional single-family homes, one of which would likely be used for his son's family. Mr. Smith further testified that the revised plans as presented to and reviewed by the Board now present a curved lot frontage which conforms with the dimensions outlined by §401.H(3) of the Township Land Development Ordinance; bulk variance relief is still necessary, however, as the frontage does not abut a municipal street. Mr. Smith demonstrated that the lot will otherwise meet the bulk requirements for the zone and therefore the Applicant requires no additional variance relief; and

WHEREAS the Applicant sought waivers from the requirements of Land Development Ordinance Submission Checklist Item Numbers: 9, 36, 57, 61, and 106, and the Report of Steven M. Bach, PE, RA, PP, CME, Engineer for the Board also recommended waivers for Item Numbers 22, 33, 58, 72, 74, and 107, as detailed in the Report. Mr. Smith testified that the Applicant will comply with all comments of Kenneth D. Lechner, PP, AICP, Director/Planer for the Board, and Mr. Bach in their respective reports if they have not done so already; and

WHEREAS no member of the public appeared to speak on the application; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities having heard testimony from the Board Planner

and Board Engineer makes the following factual findings in conditionally approving the subject application for minor subdivision approval:

1. Existing Zoning: R-1 (Residential District)
2. Intended Use: Subdivision into three (3) lots for residential development of two (2) new single-family homes, and bulk variance for minimum lot frontage.
3. The application implicates the following provisions of the ordinance:
 - a. R-1 zoning requirements under §403.F.

R-1 Zone Requirements [§403.F]:

Standard	Required	Proposed (Lot 14.01)	Proposed (Lot 14.02)	Complies
Lot size (min.)	1 ac.	43,669 sf	43,577 sf	Yes/Yes
Lot frontage (min.)	125 ft.	0	0	No/No
Lot depth (min.)	200 ft.	249.21 ft.	234.21 ft.	Yes/Yes
Building coverage	15 %	≤15%	≤ 15%	Yes/Yes
Lot coverage	30 %	≤ 30%	≤ 30%	Yes/Yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	50 ft.	≥ 50 ft.	≥ 50 ft.	Yes/Yes
Side yard (min.)	25 ft	≥ 25 ft.	≥ 25 ft.	Yes/Yes
Rear yard (min.)	75 ft	≥ 75 ft.	≥ 75 ft.	Yes/Yes
Usable Yard Area (min.)	25%	≥ 25%	≥ 25%	Yes/Yes
Height (max.)	35 ft	≤ 35 ft.	≤ 35 ft.	Yes/Yes
Standard	Required	Proposed (Lot 14.03)	Proposed (Lot 11.01)	Complies
Lot size (min.)	1 ac.	43,543 sf	16.31 ac.	Yes/Yes
Lot frontage (min.)	125 ft.	0	50.57 ft.	No/enc
Lot depth (min.)	200 ft.	234.41 ft.	618.68 ft.	Yes/Yes
Building coverage	15 %	≤15%	≤ 15%	Yes/Yes
Lot coverage	30 %	≤ 30%	≤ 30%	Yes/Yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	50 ft.	≥ 50 ft.	≥ 50 ft.	Yes/Yes
Side yard (min.)	25 ft	≥ 25 ft.	≥ 25 ft.	Yes/Yes
Rear yard (min.)	75 ft	≥ 75 ft.	≥ 75 ft.	Yes/Yes
Usable Yard Area (min.)	25%	≥ 25%	≥ 25%	Yes/Yes
Height (max.)	35 ft	≤ 35 ft.	≤ 35 ft.	Yes/Yes

4. The Board Planner reviewed the following plans:

- a. Land Development Application Form and Checklist, dated 06.10.2015.
 - b. Minor Subdivision Plat, prepared by Federici & Akin, P.A., dated 06.10.2015.
5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated June 30, 2015 recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already.
6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, reviewed the following plans:
- a. Land Development Application Form, dated 06.10.2015.
 - b. Gloucester Township Land Development Checklist, dated 06.10.2015.
 - c. Camden County Planning Board Application, dated 06.08.2015.
 - d. Minor Subdivision Plat, prepared by Federici & Akin, P.A., dated 06.10.2015.
7. The Board Engineer issued a report dated July 9, 2015 indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed as a condition of approval.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that John S. Smith's Application for Minor Subdivision and bulk variance relief has substantial merit and should be approved subject, however, to the following conditions:

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.
- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report and comments at the public hearing.
- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the applicant at all public hearings.
- F) Specifically, the Applicant agrees to comply with applicable R.S.I.S. requirements for fire hydrant spacing and location, if existing conditions do not already conform.

- G) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.).

WHEREAS, a motion was duly made by _____ and duly seconded by _____ to approve the minor subdivision and bulk variance relief and conditions as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote Those in Favor Those Opposed

Vice-Chairman Owens		
Mr. Mercado		
Mr. Dintino		
Mr. Jones		
Ms. Costa		
Ms. Pinnolini		
Ms. Washington		

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

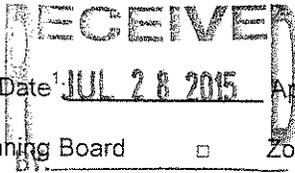
CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 8th day of September 2015 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 14th day of July 2015.

KENNETH LECHNER, SECRETARY

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 JUL 28 2015 Application No.: 151044CM
 Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No (Initial)
 Fees 500 Project # 9760
 Escr. 1500⁰⁰ Escr.# 9760

¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Cugino Holdings LLC</u> Address: <u>39 South Broad Street</u> City: <u>Woodbury</u> State, Zip: <u>New Jersey 08096</u> Phone: () - - Fax: () - - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Same As Applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: () - - Fax: () - -
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3. Type of Application. Check as many as apply:

<input type="checkbox"/> Informal Review ² <input checked="" type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____
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² Legal advertisement and notice is required to all property owners within 200 feet.

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

Name of Attorney: <u>A. JOHN FALLON, Esq.</u> Address: <u>39 South Broad Street</u> City: <u>Woodbury NJ 08096</u>	Firm: _____ State, Zip: _____ Phone: <u>856 845-8333</u> Fax: <u>856 345-9441</u> Email: <u>JOHN.FALLON@LAW.COM</u>
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6. Name of Persons Preparing Plans and Reports:

Name: Monarch Survey & Eng, LLC
Address: PO Box 177 Pittman NJ
Profession: Engineer / Land Survey
City: PITTMAN
State, Zip: NJ 08071
Phone: (609) 582-8200 Fax: () -
Email: info@monarcheng.com

Name: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: () - - Fax: () - -
Email: _____

7. Location of Property:

Street Address: 71 Evergreen Avenue Block(s): 13103
Tract Area: 42,728 sq ft (0.981 ac.) Lot(s): LOT 26

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): Residential (3 Lots)

9. Property:

Number of Existing Lots: ONE
Number of Proposed Lots: Three
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 Public Sewer Private Well Private Septic System

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.

SITE DATA

THE PROPERTY-IN-QUESTION IS LOCATED WITHIN THE RESIDENTIAL (R-3) ZONING DISTRICT AND SUBJECT TO THE RESTRICTIONS, CONDITIONS, AND REQUIREMENTS AS OUTLINED §405 OF THE LAND DEVELOPMENT ORDINANCE OF GLOUCESTER TOWNSHIP, AS FOLLOWS:

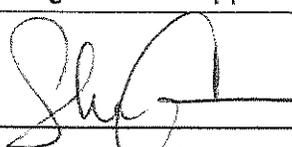
<u>MINIMUM REQUIREMENTS:</u>	<u>REQUIRED</u>	<u>REMAINDER LOT 26</u>	<u>PROPOSED LOT 26.01</u>	<u>PROPOSED LOT 26.02</u>
MINIMUM LOT AREA:	9,375 sf.	±18,132 sf	±12,112 sf	±9,096 sf
MINIMUM LOT FRONTAGE:	75 ft.	106.26 ft.	75 ft.	75 ft.
MINIMUM LOT DEPTH:	125 ft.	±175.9 ft.	±165.4 ft.	±175.9 ft.
MAXIMUM BUILDING COVERAGE:	20 %	15.6 % (±2,820 sf)	20 %	20 %
MAXIMUM LOT COVERAGE:	40 %	24.7 % (±4,480 sf)	40 %	40 %
MINIMUM FRONT YARD	30 ft.	69.2 ft.	30 ft.	30 ft.
MINIMUM SIDE YARD	10 ft.	8.8 ft. ^{**}	11.2 ft. ^{**}	10 ft.
MINIMUM REAR YARD:	30 ft.	62.8 ft.	20 ft.	30 ft.
MINIMUM USEABLE YARD AREA:	25 %	25 %	25 %	25 %
MAXIMUM BUILDING HEIGHT:	35 ft.	35 ft.	35 ft.	35 ft.
ACCESSORY BUILDINGS:				
MINIMUM FRONT YARD:	N.P.	N.P.	N.P.	N.P.
MINIMUM SIDE YARD:	10 ft.	10 ft.	10 ft.	10 ft.
MINIMUM REAR YARD:	10 ft.	10 ft.	10 ft.	10 ft.
MAXIMUM GARAGE HEIGHT:	20 ft.	20 ft.	20 ft.	20 ft.
MAX. BLDG. HT. (OTHER):	15 ft.	15 ft.	15 ft.	15 ft.

* = VARIANCE REQUIRED

** = EXISTING CONDITION

++ = REQUIRED AS CONDITION OF APPROVAL

ZONING REQUIREMENTS AND RESTRICTIONS, AS SHOWN ABOVE, ARE FOR INFORMATION PURPOSES ONLY, AND ARE SUBJECT TO THE VERIFICATION BY THE ZONING OFFICER FOR THE TOWNSHIP OF GLOUCESTER.

13. Zoning			
All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
SEE ATTACHED SHEET		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
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	_____
14. Parking and Loading Requirements:			
Number of parking spaces required:	<u>N/A</u>	Number of parking spaces provided:	<u>N/A</u>
Number of loading spaces required:	<u>N/A</u>	Number of loading spaces provided:	<u>N/A</u>
15. Relief Requested:			
<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].			
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.			
16. Signature of Applicant			
 _____ Signature of Applicant		<u>1/14/2021</u> _____ Date	
By <u>Coqui Holdings, LLC</u> Title: <u>Sharon Coqui - operator</u> _____ 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).

July 14, 2015
Date
A. John Falciani, Esq.
Attorney-At-Law
State of New Jersey

Sworn and Subscribed to before me this
14th day of July
2015 (Year).

[Signature]
Signature
Shauna Cugini
Print Name
[Signature]
Signature
A. John Falciani, Esq.
Print Name
Attorney State of New Jersey

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
Shauna Cugini
Print Name

7.14.15
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 10/08/2014, shows and discloses the premises in its entirety, described as Block 13103 Lot 26; 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:
Shauna Cugini of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this 14th day of July
20 15 before the following authority.

[Signature]
A. John Falciani, Esq.
Attorney
State of New Jersey

Name of property owner or applicant

Notary public

LAW OFFICE OF
A. JOHN FALCIANI
39 SOUTH BROAD STREET, SUITE 4
WOODBURY, NEW JERSEY 08096
PHONE: (856) 845-8333
FAX: (856) 845-9441
E MAIL: johnfalciani@falcianilaw.com

A. JOHN FALCIANI, ESQ.

August 27th, 2015

Via USRM & Fax 856-232-6229

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

**Re: Cugini Holdings, LLC
Subdivision
Property Address: 71 Evergreen Avenue, Blackwood
Block 13103, Lot 26
Planning Board Meeting: September 8th, 2015 at 7:30 P.M.**

Dear Sir/Madame:

Following up your request, I'm now enclosing the following:

1. Affidavit of Ownership; and
2. Certificate of Formation dated March 29th, 2014.

Thank you.

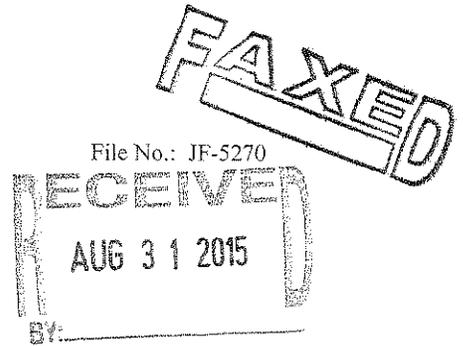
Very truly yours,


A. John Falciani

JF:lal

Enclosures

cc: Cugini Holdings, LLC *Via Email Only*



Camden County Planning Division

Affidavit of Ownership



Making It Better, Together.

Name of Company/Organization:

Cugini Holdings, LLC

Is Company a Corporation? Yes No

If yes, name of State in which incorporated:

LLC is a New Jersey, LLC.

Is Company a Partnership? Yes No

Is Company an Individual Owner? Yes No

Please list any/all individuals who are owners (full/part) / (individual/multiple) of the Company/Organization. If a Non-Profit Organization, please list all Board Members.

Name

Address

Title

Shawna Cugini 732 Duke Dr. Operating Member
Wenonah, NJ 08090 50% owner

A. John Fulcrani 39 S. Broad St, Suite 4 Member
Woodbury NJ 08096 50% owner

The above information is true and correct to the best of my knowledge:

X [Signature] - operating member
Signature of Owner & Title

X Shawna Cugini
Print Name of Owner & Title

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

CUGINI HOLDINGS LIMITED LIABILITY COMPANY

0400647064

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey state law on 03/29/2014 and was assigned identification number 0400647064. Following are the articles that constitute its original certificate.

1. Name:

CUGINI HOLDINGS LIMITED LIABILITY COMPANY

2. Registered Agent:

A. JOHN FALCIANI, ESQ.

3. Registered Office:

39 SOUTH BROAD STREET - SUITE 4
WOODBURY, NJ 08096 7921

4. Business Purpose:

REAL ESTATE DEVELOPMENT

5. Members/Managers:

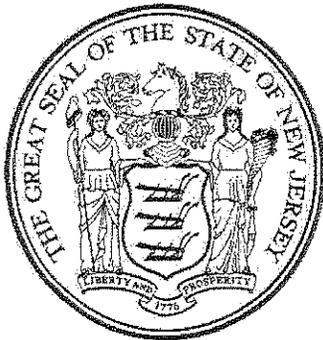
SHAUNA B. CUGINI
732 DUKE DRIVE
DEPTFORD, NJ 08090

6. Main Business Address:

732 DUKE DRIVE
WENONAH, NJ 08090

Signatures:

SHAUNA B. CUGINI
AUTHORIZED REPRESENTATIVE

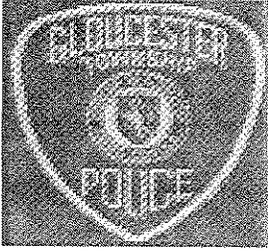


IN TESTIMONY WHEREOF, I have
hereunto set my hand and affixed my
Official Seal at Trenton, this
29th day of March, 2014

Andrew P Sidamon-Eristoff
State Treasurer

Certification# 131718584

Verify this certificate at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp



GLOUCESTER TOWNSHIP POLICE

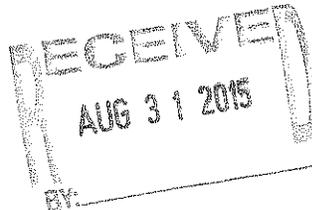
TRAFFIC SAFETY UNIT

SITE PLAN REVIEW

Application #151044CM 71 Evergreen Avenue Blackwood, NJ 08012 Block 13103 Lot 26

- 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:



Reviewed By: Lt. Jason Gittens #134 Cpl. Frank Pace #165

Signature: *[Handwritten Signature]* #165 Date Submitted: 8/31/2015

TOWNSHIP OF GLOUCESTER PLANNING BOARD TRANSMITTAL

DATE: July 30, 2015

APPLICATION No. #151044CM

APPLICANT: Cugini, Cugini Holdings, LLC

Escrow: 9760

BLOCK: 13103 Lot: 26

Zoned: R3

LOCATION: 71 Evergreen Avenue, Blackwood, NJ 08012

TRANSMITTAL TO:

- | | | |
|---|---|---|
| <input type="checkbox"/> Planner | <input type="checkbox"/> Taxes & Tax Assessor | <input type="checkbox"/> MUA |
| <input type="checkbox"/> Bach Associates | <input type="checkbox"/> Aqua Water Co. | <input type="checkbox"/> Construction |
| <input type="checkbox"/> Richard Wells, Esq. | <input type="checkbox"/> New Jersey America | <input type="checkbox"/> Traffic/Police |
| <input type="checkbox"/> Camden County Planning | <input checked="" type="checkbox"/> Fire District 1 2 3 4 5 6 | |

STATUS OF APPLICATION New Application

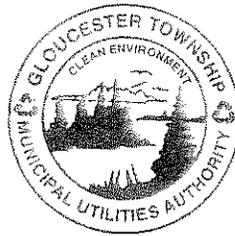
PURPOSE OF TRANSMITTAL:

- For Your Review - Minor Subdivision/Bulk C Variances

ENCLOSED:

- 1 Copy - Site Plan, checklist, Camden County Planning Application
- 1 Copy - Updated Survey & Grading Plan, Updated Site Plan
- 1 Copy - Boundary & Topographical Survey
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Major Site. & Subdivision
- 1 Copy - Architectural Plans/Exterior Bld. Elevations
- 1 Copy - Traffic Impact Study
- 1 Copy - Stormwater Management Report
- 1 Copy - Survey Plan of Minor Subdivision

REVIEWED	
DATE: 8/3/15	
BY: <i>Pete Vaso</i>	
<i>Fire District 1</i>	
WITH COMMENT	<input type="checkbox"/>
WITHOUT COMMENT	<input checked="" type="checkbox"/>
BUREAU OF FIRE PREVENTION	
FIRE DISTRICT NO. 4	
BLACKWOOD FIRE COMPANY	
P.O. Box 541	
BLACKWOOD, N.J. 08012	



Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

Board Members
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO
DOROTHY BRADLEY
KEN GARBOWSKI

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

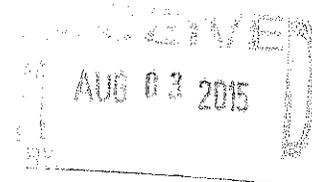
HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

**THE 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
August 3, 2015

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



Re: Application #151044CM
Cugini, Cugini Holdings, LLC
71 Evergreen Avenue, Blackwood, NJ 08012
Block 13103, Lot 26

Gentlemen:

In response to your transmittal regarding the above application, approval 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**

Raymond J. Carr
Executive Director

RJC:mh



Township Of Gloucester
1261 Chews Landing -Clementon Rd., at Hider Lane
P. O. Box 8
Blackwood, New Jersey 08012
(856) 228-4000

AUG 03 2015

TAXES PAID CERTIFICATION

*FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE
AND RETURNED WITH COMPLETED APPLICATION

DATE: 7/30/15
APPLICATION#: #151044CR
APPLICANT: Cugini, Cugini Holdings LLC
PROPERTY LOCATION: _____
BLOCK(S): 13103 LOT(S): 26 QUALIFIER: _____

_____ Our records indicate that the above referenced property is current with taxes and there are no outstanding liens.

X Our records indicate the above property is delinquent on taxes (see attached).

_____ Our records indicate the above property has liens (see attached).

If you have any questions, please feel free to contact the Tax Office at 856-228-4000.

Sandra Ferguson
SANDRA L. FERGUSON
GLOUCESTER TWP. TAX COLLECTOR

see attached

Tax Account Maintenance

Block: 13103
 Lot: 26
 Qualifier:
 Owner: **WINN SPAINES LLC** Prop Loc: 71 EVERGREEN AVENUE

General Assessed Values Additional Billing Deductions Balance All Charges Add'l Mill

Year	Clr	Type	Billed	Principal Balance	Interest	Total Balance
2016	2		1,889.80	1,889.80	.00	1,889.80
2015	1		1,889.80	1,889.80	.00	1,889.80
2016		Total	3,779.60	3,779.60	.00	3,779.60
2015	4		1,904.33	1,904.33	.00	1,904.33
2015	3		1,904.33	1,904.33	.00	1,904.33
2015	2		1,075.26	6.57	.13	6.70
2015	1		1,075.26	6.57	.00	6.57

Other Delinquent Balances: Interest Date: 08/03/15 Interest Date:

Other APR2 Threshold Amt: Per Diem: Last Payment Date:

TOTAL TAX BALANCE DUE

Principal:	1,910.90	Penalty:	.00
Misc. Charges:	.00	Interest:	.13
Total:		1,911.03	

* Indicates Assessed Billing in a Tax Quarter

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Planning Board
FROM: Kenneth D. Lechner, PP, AICP, Director / Planner
 Department of Community Development & Planning
RE: *APPLICATION #151044CM Escrow #9760*
Cugini Holdings, LLC
BLOCK 13103 LOT 26
DATE: August 24, 2015

The Applicant requests minor subdivision approval to create two (2) new lots in the R-3 Residential district. The property is located on the east side of Evergreen Avenue south of Davistown Road.

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: Cugini Holdings, LLC, 39 South Broad Street, Woodbury, NJ 08096.
- Surveyor: Bruce R. McKenna, PLS, Monarch Engineering & Surveying, LLC, P.O. Box 177, Pitman, NJ 08071 (telephone #856-582-8200).
- Attorney: A. John Falciani, Esq., 39 South Broad Street, Woodbury, NJ 08096 (telephone #856-845-8333).

I. INFORMATION SUBMITTED

1. Monarch Engineering & Surveying, LLC Transmittal Letter dated 7/23/15.
2. Land Development Application Form and checklist, dated 7/28/15.
3. Plan of Minor subdivision, as prepared by Monarch Engineering & Surveying, LLC, comprising one (1) sheet dated 7/23/15.

II. ZONING INFORMATION

R-3 Zone Requirements – Single Family Detached (§405.F):

Standard	Required	Proposed (Lot 26.05)	Proposed (Lot 26.06)	Complies
Minimum lot size	9,375 sf	12,112 sf	12,484 sf	yes / yes
Minimum lot frontage	75 ft.	75 ft.	75 ft.	yes / yes
Minimum lot depth	125 ft.	157.93 ft.	175.90	yes / yes
Maximum building coverage	20%	≤ 20%	≤ 20%	yes / yes
Maximum lot coverage	40%	≤ 40%	≤ 40%	yes / yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS⁴				
Front yard	30 ft.	≥ 30 ft.	≥ 30 ft.	yes / yes
Side yard	10 ft.	≥ 10 ft.	≥ 10 ft.	yes / yes
Rear yard	30 ft.	≥ 30 ft.	≥ 30 ft.	yes / yes
Minimum Useable Yard Area	25%	≥ 25%	≥ 25%	yes / yes
Maximum Height	35 ft.	≤ 35 ft.	≤ 35 ft.	yes / yes

Standard	Required	Proposed (Lot 26)	Complies
Minimum lot size	9,375 sf	18,132 sf	yes
Minimum lot frontage	75 ft.	106.26 ft. ¹	yes
Minimum lot depth	125 ft.	165.43 ft.	yes
Maximum building coverage	20%	15.6%	yes / yes
Maximum lot coverage	40%	24.7%	yes / yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS⁴			
Front yard	30 ft.	69.2 ft.	yes
Side yard	10 ft.	8.8 ft.	no
Side yard	10 ft.	10.1 ft.	yes
Rear yard	30 ft.	62.8 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

* = 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. 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.

IV. WAIVER COMMENTS

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

We do not recommend waiving underlined requirements

1. 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.

2. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
 - a. The plan provides General Note #11 indicating a grading plan shall be submitted upon application for a building permit as per §814, Grading Approval of the Land Development Ordinance.
3. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
4. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].

V. VARIANCE REVIEW COMMENTS

The Application as submitted requires the following variances:

§405.F, Area, Yard, Height and Building Coverage

1. Side yard (Lot 26): (8.8 ft. provided v. 10 ft. minimum required).

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:

2. 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)).
3. 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).

Balancing Test (*basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)*).

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

VI. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised to indicate "concrete" monuments to be set along Evergreen Avenue between Lot 26.05 and Lot 26 and between Lot 26 and Lot 26.06 as per §503.C, Monuments.
2. It's recommended the plan be revised to provided a cul-de-sac in accordance with Residential Site improvement Standards (RSIS) at the end of Evergreen

Avenue to improve public safety of the area consistent with the goals and objectives of the Circulation Element of the Master Plan as per §515, Street Design.

3. The Applicant must address whether the existing overhead wires on proposed Lot 26.05 would be relocated underground as per §518.D, Underground Wiring.
4. The plan must be revised to remove General Note #15, which does not appear to apply to the instant application.

VII. 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.*

VIII. 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: Cugini Holdings, LLC
Bruce R. McKenna, PLS
Richard Wells, Esq.
Steven M. Bach, PE

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August 26, 2015

Township of Gloucester
Chews Landing-Clementon Road, at Hider Lane
PO Box 8
Blackwood, NJ 08012-0008

Attn: Ken Lechner, Community Development Director

Re: Minor Subdivision
Cugini Holdings, LLC
71 Evergreen Avenue
Block 13103, Lot 26
Review No. 1
Bach Project No. GTPB-2015-10
GTPB Application No. 151044CM

Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated July 28, 2015.
- Township of Gloucester Land Development Submission Checklist, dated July 28, 2015.
- Drawing entitled "Plan of Minor Subdivision, Cugini Holdings, LLC, Lot 26, Block 13103, Plate 131, Gloucester Township, Camden County, New Jersey", prepared by Monarch Surveying & Engineering, dated 7-23-15, revision unlegible on plan.
- Drawing entitled "Plan of Survey, Lot 26, Block 13103, Lot 26, Plate 131, No. 71 Evergreen Avenue, Gloucester Township, Camden County, New Jersey", prepared by Monarch Surveying & Engineering, dated 10-8-14, no revision.

SITE INFORMATION:

Owner/Applicant: Cugini Holdings, LLC
39 South Broad Street
Woodbury, New Jersey 08096

PROJECT SUMMARY:

This application is for a subdivision of an existing residential lot into three (3) new residential lots. The project site is located on the easterly side of Evergreen Avenue (dead-end street) south of Davistown Road in the Township's R-3 Residential Zoning District. The applicant is seeking a Minor Subdivision approval with bulk "C" variances.

Minor Subdivision
Cugini Holdings, LLC
71 Evergreen Avenue
Block 13103, Lot 26
Review No. 1
Bach Project No. GTPB-2015-10
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COMPLETENESS:

The applicant is requesting waivers for the following items from the Land Development Ordinance Submission Checklist:

1. Checklist Item #8 – Recycling Report.
2. Checklist Item #10 – Copies of any additional reports
3. Checklist Item #57 – 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%) percent slope.
4. Checklist Item #58 - Proposed grades in sufficient numbers to illustrate grading scheme.
5. Checklist Item #72 – Show evidence that plan meets with Ordinance requirements for septic systems.
6. Checklist Item #105 – If private utilities are proposed, they shall fully comply with all Township, County and State regulations.
7. Checklist Item #107 – When on-lot water or sewerage disposal, the concept for such systems shall be reviewed by the appropriate township, county and state agencies.

The following items from the Land Development Ordinance Submission Checklist have not been provided:

1. Checklist Item #22 – A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission. *A Boundary Survey certified on a date within 10 months of the date of submission has been provided. Our office finds this plan acceptable.*
2. Checklist Item #50 – Each block and lot within each block shall be numbered as approved by the Tax Assessor. *Waiver recommended for completeness only.*
3. Checklist Item #74 – Within a distance of 200 feet of the 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. *Waiver recommended.*
4. Checklist Item #106 – A letter from existing water and/or sewer company indicating that service shall be available. *Waiver recommended.*

Minor Subdivision
Cugini Holdings, LLC
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The above items must be provided or waivers granted prior to the application being deemed "Complete".

VARIANCES/WAIVERS:

The applicant is requesting the following Bulk Variances:

1. Lot Area – Proposed Lot 26.02 proposes a lot area of 9,096 SF where a minimum of 9,375 SF is required.
2. Side Yard – Proposed Lot 26 (remainder) proposes a side yard of 8.8' where a minimum of 10' is required.
3. Rear Yard – Proposed Lot 26.01 proposes rear yard of 20' where a minimum of 30' is required.

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. Closure calculations shall be provided for all lots affected by the proposed subdivision.
2. If there are any easements affecting the property to be subdivided they shall be shown and dimensioned on the subdivision plan.
3. Coordinates shall be provided for three (3) corners around the outbound of the proposed lots.
4. The bearing label along Evergreen Avenue for Lot 26.05 and Lot 26 shall be revised.
5. The applicant shall clarify the 11.2 foot side yard setback that is created for Lot 26.05 as indicated in the Site Data chart on the subdivision plan.
6. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
7. No proposed drainage is shown on the plan. The applicant should be prepared to discuss the impact development will have on the site and adjoining lots.
8. A point of beginning shall be provided on the plan for each proposed lot and all easements shown on the plan.



Minor Subdivision
Cugini Holdings, LLC
71 Evergreen Avenue
Block 13103, Lot 26
Review No. 1
Bach Project No. GTPB-2015-10
GTPB Application No. 151044CM
August 26, 2015
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9. The date of the plan referenced in each of the provided legal descriptions shall be revised to reflect the date of the plan.
10. Course # 4 of the Lot 26 legal description is incorrect and shall be revised.
11. Course # 4 of the Lot 26.06 legal description is incorrect and shall be revised.
12. The applicant shall provide testimony as to how Proposed Lot 26.06 will be serviced by public sewer.

Any approvals by the Board should be conditioned upon the applicant addressing the above outstanding items.

We reserve the option to make additional comments as more information becomes available.

If there are any questions or if any additional information is required please contact this office.

Very truly yours,
BACH ASSOCIATES, PC



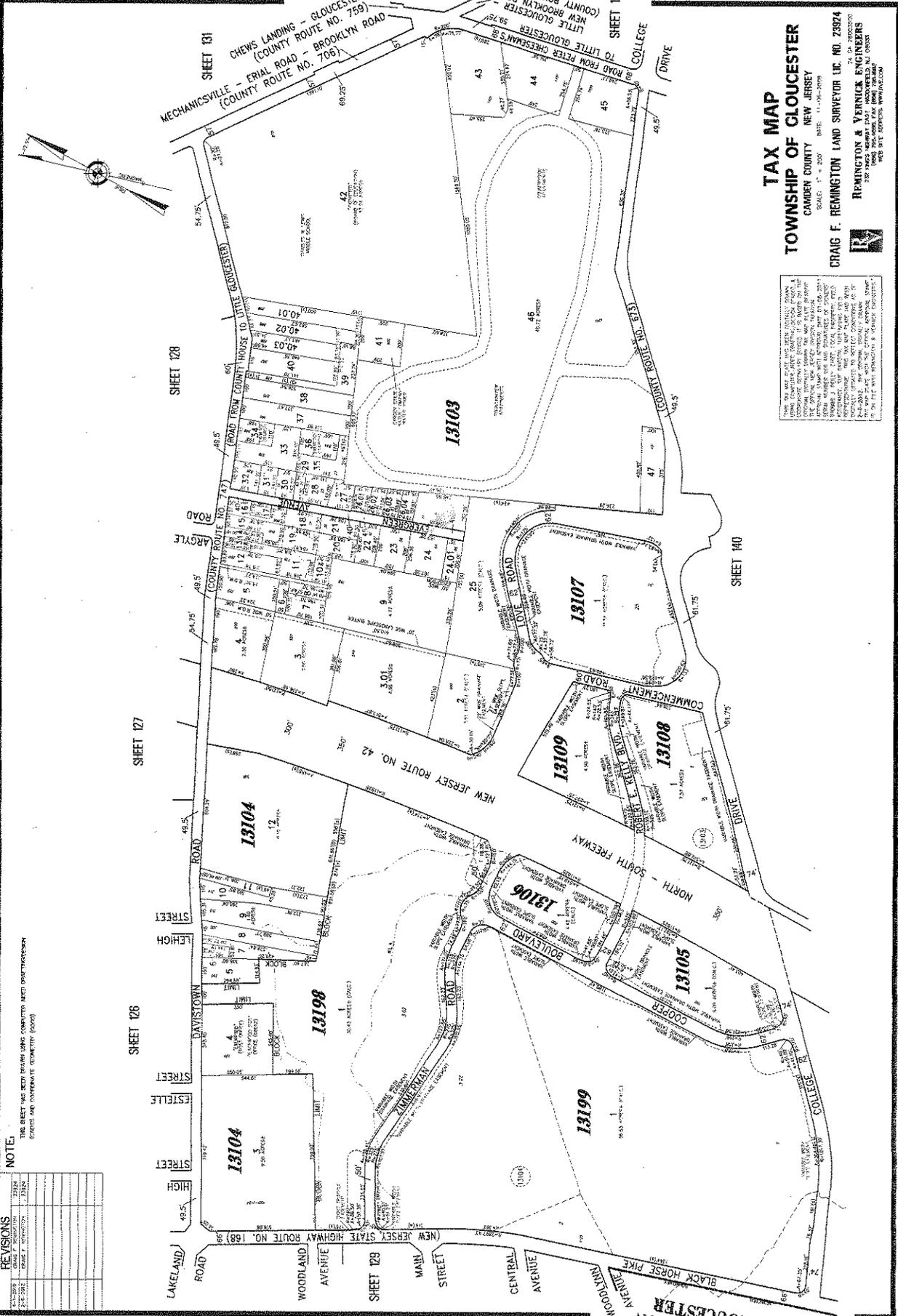
Steven M. Bach, PE, RA, PF, CME
President



Anthony F. DiRosa, PE, PLS
Associate

Cc: Gloucester Township Planning Board Members
Richard Welis, Esq., PB Solicitor
Cugini Holdings, LLC, Applicant
Bruce R. McKenna, PE, LS, Applicant's Professional
A. John Falciani, Esq., Applicant's Attorney
Anthony DiRosa, PLS, PE

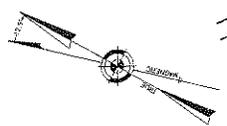
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REVISIONS

NO.	DATE	DESCRIPTION
1	02/15/2007	PREPARED
2	02/15/2007	REVISIONS
3	02/15/2007	REVISIONS
4	02/15/2007	REVISIONS
5	02/15/2007	REVISIONS
6	02/15/2007	REVISIONS
7	02/15/2007	REVISIONS
8	02/15/2007	REVISIONS
9	02/15/2007	REVISIONS
10	02/15/2007	REVISIONS
11	02/15/2007	REVISIONS
12	02/15/2007	REVISIONS
13	02/15/2007	REVISIONS
14	02/15/2007	REVISIONS
15	02/15/2007	REVISIONS
16	02/15/2007	REVISIONS
17	02/15/2007	REVISIONS
18	02/15/2007	REVISIONS
19	02/15/2007	REVISIONS
20	02/15/2007	REVISIONS

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTED MEASUREMENTS.
DIMENSIONS AND COORDINATE GEOMETRY (GCS) DATA.



TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY NEW JERSEY
 SCALE: 1" = 200' DATE: 11-14-2007
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23874
 REMINGTON & VEINICK ENGINEERS
 230 PINE HOLLOW PARK HADDONFIELD, NJ 08033
 WWW.REMINGTONVEINICK.COM

THIS TAX MAP WAS PREPARED BY THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, FOR THE PURPOSES OF THE TAX MAP ACT, N.J.A.C. 17:27. THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, IS NOT PROVIDING ANY WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, IS NOT PROVIDING ANY WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, IS NOT PROVIDING ANY WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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

RECEIVED For Office Use Only

Submission Date: JUL 30 2015 Application No.: #151045M Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 350 Project # 9162
 Escr. 1100 Escr. # 9162

¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Silver Line Investment Group Inc.
 Address: 49 Bancroft Hill Road P.8
 City: Wilmington DE 19801
 State, Zip: DE Douglas A. Baker Org
 Phone: (856) 469-2511 Fax: (856) 469-2461
 Email: daugbakerlaw@comcast.net

2. Owner(s) (List all Owners)

Name(s): Same
 Address: _____
 City: _____
 State, Zip: _____
 Phone: () - - Fax: () - -

3. Type of Application. Check as many as apply:

- | | |
|---|--|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ² |
| <input type="checkbox"/> Preliminary Major Subdivision ² | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Bulk "C" Variance ² |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Use "D" Variance ² |
| <input type="checkbox"/> Preliminary Major Site Plan ² | <input type="checkbox"/> Site Plan Waiver |
| <input type="checkbox"/> Final Major Site Plan | <input type="checkbox"/> Rezoning Request |
| <input type="checkbox"/> Conditional Use Approval ² | <input type="checkbox"/> Redevelopment Agreement |
| <input type="checkbox"/> General Development Plan ² | <input type="checkbox"/> _____ |

² Legal advertisement and notice is required to all property owners within 200 feet.

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	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

5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership

Name of Attorney: Douglas A. Baker Firm: _____
 Address: 276 Pine Valley Lane State, Zip: _____
 City: Sewell NJ 08080 Phone: (856) 469-2511 Fax: (856) 469-2461
 Email: daugbakerlaw@comcast.net

6. Name of Persons Preparing Plans and Reports:

Name: Marc J. Clifton
Address: 743 Farmhouse Road
Profession: Surveyor
City: Mickleton
State, Zip: NJ 08056
Phone: 856) 305-0976 Fax: () -
Email: _____

Name: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: () - Fax: () -
Email: _____

7. Location of Property:

Street Address: 206 Brown Ave Block(s): 6401
Tract Area: 24,656 sq ft Lot(s): 4

8. Land Use:

Existing Land Use: R-3
Proposed Land Use (Describe Application): 2 lot minor subdivision - no
variances required

9. Property:

Number of Existing Lots: 1 Proposed Form of Ownership:
Number of Proposed Lots: 2 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 Public Sewer Private Well Private Septic System

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.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	35.80	Setback from E.O.P.*1	_____
Front setback 2	30	Setback from E.O.P.*2	_____
Rear setback	89.55 (1) + 30 (2)	Fence type	N/A
Side setback 1	15.46	Fence height	_____
Side setback 2	10	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	35.60 (1) + 30 (2)	Pool Requirements	_____
Lot depth	166.66 (1) + 100.97 (2)	Setback from R.O.W.1	_____
Lot area	12,311 (1) + 12,345 (2)	Setback from R.O.W.2	N/A
Building height	35 ft	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	_____
		R.O.W. = Right-of-way.	_____
		Setback = Measured from edge of pool apron.	_____
Garage Application		Shed Requirements	
Garage Area	N/A	Shed area	N/A
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	_____

14. Parking and Loading Requirements:

Number of parking spaces required: _____	Number of parking spaces provided: _____
Number of loading spaces required: <i>N/A</i>	Number of loading spaces provided: _____

15. Relief Requested:

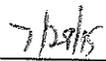
- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the 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].

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.

16. Signature of Applicant



 Signature of Applicant



 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).

7/29/15
Date

Jani Beltz
Signature

Toni Beltz
Print Name

Sworn and Subscribed to before me this
29th day of July
2015 (Year). [Signature]
Attorney-at Law (H&P)
Signature

[Signature]
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).

Jani Beltz
Signature of Applicant

Toni Beltz
Print Name

7/29/15
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 7/9/15, shows and discloses the premises in its entirety, described as Block 6401 Lot 7 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:
Toni Beltz of full age, being duly sworn to
law, on oath and says that all of the above statement
herein is true.

Sworn and subscribed to
On this 27th day of July
2015 before the following authority.

Jani Beltz
Name of property owner or applicant

[Signature]
Notary public

DESCRIPTION OF PROPERTY

Block 6401, Lot 4.01
Township of Gloucester

ALL THAT CERTAIN tract or parcel of land situate in the Township of Gloucester, the County of Camden and the State of New Jersey being more particularly described as follows:

BEGINNING at a point in the common line of Lot 2 and Lot 3, said point being the common corner of Lot 4.01, Lot 3 and Lot 2 (75 feet from the Easterly line of Stewart Avenue as shown on the official tax maps of Gloucester Township) and extending; thence

(1) N21°46'04.29" E, along the common line of Lot 3 and Lot 4.01, a distance of 166.66 feet to the Southerly Line of Brown Avenue; thence

(2) S65°45'17.71" E, along said line of Brown Avenue, a distance of 48.82 feet, to a point; thence

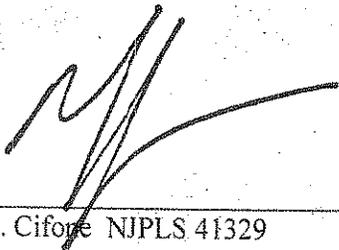
(3) S40°02'02.71" E, along the same, a distance of 134.55 feet, to the common line of Lot 4.01 and Lot 4.02; thence

(4) S49°57'57.29" W, along said line, a distance of 75.00 feet, to a point; thence

(5) S21°46'04.29" W, along said line, a distance of 70.31 feet, to a point in the Northerly line of Lot 6; thence

(6) N68°13'55.71" W, along said line, a distance of 65.82 feet, to the common line of Lot 3 and Lot 4.01 and the POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED tract or parcel of land containing within said bounds 12,312 square feet of land, more or less.



Marc J. Cifone NJPLS 41329

07/31/15

DESCRIPTION OF PROPERTY

Block 6401, Lot 4.02
Township of Gloucester

ALL THAT CERTAIN tract or parcel of land situate in the Township of Gloucester, the County of Camden and the State of New Jersey being more particularly described as follows:

BEGINNING at a point in the common line of Lot 4.02 and Lot 6, said point being the common corner of Lot 4.02, Lot 4.01 and Lot 6 and extending; thence

- (1) N21°46'04.29" E, along the common line of Lot 4.01 and Lot 4.02, a distance of 70.31 feet, to a point; thence
- (2) N49°57'57.29" E, along said line, a distance of 75.00 feet, to a point in the Westerly right-of-way line of Brown Avenue; thence
- (3) S40°02'02.71" E, along said line, a distance of 75.00 feet, to a point in the Westerly right-of-way line of West Blenheim Avenue; thence
- (4) Along a curve to the right, having a radius of 2,918.93 feet, and an arc length of 102.43 feet, to a point common corner to Lot 4.02 and Lot 5; thence
- (5) N68°13'55.71" W, along the common line of Lot 5 and Lot 4.02, a distance of 118.72 feet, to the POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED tract or parcel of land containing within said bounds 12,345 square feet of land, more or less.



Marc J. Cifone NJPLS 41329

07/31/15

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board

FROM: Kenneth D. Lechner, PP, AICP, Director / Planner
Department of Community Development & Planning

RE: **APPLICATION #151045CM Escrow #9762**
Silver Lining Investment Group, LLC
BLOCK 6401 LOT 4

DATE: August 24, 2015

The Applicant requests minor subdivision approval to create one (1) new lot in the R-3 Residential district. The property is located on the southwest corner of Brown and West Blenheim Avenues.

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: Silver Lining Investment Group, LLC, 49 Bancroft Mill Road, Wilmington, DE 19806.
- Surveyor: Marc J. Cifone, PLS, Marc J. Cifone, PLS, LLC, 743 Farmhouse Road, Mickleton, NJ 08056 (telephone #856-305-0976).
- Attorney: Douglas A. Baker, Esq., 236 Pine Valley Lane, Sewell, NJ 08080 (telephone #856-464-2411).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist, dated 7/30/15.
2. Legal Descriptions as prepared by Marc J. Cifone, PLS, LLC
3. Plan of Survey & Minor subdivision, as prepared by Marc J. Cifone, PLS, LLC, comprising one (1) sheet dated 7/09/15.

II. ZONING INFORMATION

R-3 Zone Requirements – Single Family Detached (§405.F):

Standard	Required	Proposed (Lot 4.01)	Proposed (Lot 4.02)	Complies
Minimum lot size	9,375 sf	12,311.8 sf	12,345.3 sf	yes / yes
Minimum lot frontage				
Brown Avenue	75 ft.	183.37 ft.	75 ft.	yes
West Blenheim Avenue	75 ft.	n/a	102.429 ft	yes
Minimum lot depth	125 ft.	166.66 ft.	±140 ft.	yes / yes
Maximum building coverage	20%	7.95%	≤ 20%	yes / yes
Maximum lot coverage	40%	16.59%	≤ 40%	yes / yes

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS ⁴				
Front yard				
Brown Avenue	30 ft.	35.80 ft.	≥ 30 ft.	yes / yes
West Blenheim Avenue	30 ft.	n/a	≥ 30 ft.	n/a / yes
Side yard	10 ft.	19.21 ft. / 15.48 ft.	≥ 10 ft.	yes / yes
Rear yard	30 ft.	±89 ft.	≥ 30 ft.	yes / yes
Minimum Useable Yard Area	25%	≥ 25%	≥ 25%	yes / yes
Maximum Height	35 ft.	≤ 35 ft.	≤ 35 ft.	yes / yes

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. Name and address of the applicant and the owner, and signed consent of latter, if different from the applicant. [Checklist #24].
 - a. The Applicant must confirm ownership, whereas, the plan indicates the property owner as Mill Oaks Ventures, LLC.
 - b. The Applicant must provide a signed and sealed Resolution of Silver Lining investment Group, Inc.
2. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1" = 2000' [Checklist #32].
3. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].

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 presence/absence of freshwater wetlands and transition areas based on a field investigation.
2. Area for the date and substances for each revision. [Checklist # 31].
3. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
4. Zones in which the property falls, zones of adjoining properties and all property within a 200 foot radius of the property in question [Checklist #35].
 - a. The applicant may use a key map of the zoning map to address this requirement.

5. The location and descriptions of all existing or proposed boundary control monuments and pipes. [Checklist #48].
6. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
7. 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.
 - i. A field investigation indicates the existing dwelling on Lot 4.01 is significantly higher than the proposed lot 4.02, which appears to be in a low area.
8. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
 - a. In lieu of providing proposed grading 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.
9. 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].
10. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
11. 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 F.I.R.M. flood classification, community panel number, and most effective date.
12. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
13. 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].
14. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
15. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].
16. 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 does not require any variances.

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 lot 34 as per §504.A, Driveways (Residential) or request a waiver.
2. The plan must be revised to indicate "concrete" monuments to be set along Brown Avenue between Lot 4.01 and Lot 4.02 and between Lot 26 and Lot 26.06 as per §503.C, Monuments.
3. The plan must be revised to indicate a required ten (10) foot wide street "Dedication to Gloucester Township" along West Blenheim Avenue as per §515.G, Street Design.
4. The Plan must be revised to provide concrete curb and sidewalks along proposed Lot 4.02 as per §516, Sidewalks, Curb, Gutters & Pedestrian Ways.
5. The plan must be revised to indicate all utilities would be installed underground as per §518.D, Underground Wiring.

VII. 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.*

VIII. 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: Silver Lining Investment Group, Inc.
Marc J. Cifone, PLS
Richard Wells, Esq.
Steven M. Bach, PE

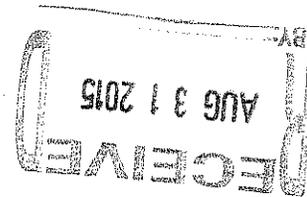


August 26, 2015

Township of Gloucester
Chews Landing-Clementon Road, at Hider Lane
PO Box 8
Blackwood, NJ 08012-0008

Attn: Ken Lechner, Community Development Director

Re: Minor Subdivision
Silver Lining Investment Group, Inc
206 Brown Avenue
Block 6401, Lot 4
Review No. 1
Bach Project No. GTPB-2015-11
GTPB Application No. 151045M



Dear Mr. Lechner:

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

- Township of Gloucester Land Development Application, dated July 30, 2015.
- Township of Gloucester Land Development Submission Checklist, undated.
- Legal Description entitled "Description of Property, Block 6401, Lot 4.01, Township of Gloucester", prepared by Marc J. Cifone, NJPLS, dated 7-9-15, not revised.
- Legal Description entitled "Description of Property, Block 6401, Lot 4.02, Township of Gloucester", prepared by Marc J. Cifone, NJPLS, dated 7-9-15, not revised.
- Drawing entitled "Plan of Survey & Minor Subdivision, Brown Avenue, Block 6401, Lot 4.02, Township of Gloucester, Camden County, New Jersey", prepared by Marc J. Cifone, PLS, LLC, dated 7-9-15, no revision.

SITE INFORMATION:

Owner/Applicant: Silver Lining Investment Group, Inc
49 Bancroft Mills Road
Wilmington, Delaware 19806
856-464-2511
856-464-2461 (fax)
doubakerlaw@comcast.net

Minor Subdivision
Silver Lining Investment Group, Inc
206 Brown Avenue
Block 6401, Lot 4
Review No. 1
Bach Project No. GTPB-2015-11
GTPB Application No. 151045M
August 26, 2015
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PROJECT SUMMARY:

This application is for a subdivision of an existing residential lot into two (2) new residential lots. The project site is located at the easterly intersection of Brown Avenue and West Blenheim Avenue in the Township's R-3 Residential Zoning District. The applicant is seeking a Minor Subdivision approval with no variances.

COMPLETENESS:

The applicant is requesting waivers for the following items from the Land Development Ordinance Submission Checklist:

1. Checklist Item #9 – Calculation of Wetlands. Waiver recommended for completeness only.
2. Checklist Item #10 – Copies of any additional reports. *Waiver recommended.*
3. Checklist Item #31 – Area for the date and substances for each revision. Waiver recommended for completeness
4. Checklist Item #35 – Zones in which property in question falls, zones of adjoining properties and all property within a 200 foot radius of the property in question. Waiver recommended for completeness
5. Checklist Item #45 – Existing lot lines to be eliminated. *Waiver recommended.*
6. Checklist Item #46 – Existing and proposed street and lot layout. *Waiver recommended.*
7. Checklist Item #47 – The names, locations, right-of-way widths and purposes of existing and proposed easements and other rights-of-way in the subdivision. *Waiver recommended.*
8. Checklist Item #48 – The location and description of all existing or proposed boundary control monuments and pipes. Waiver recommended for completeness only.
9. Checklist Item #49 – Number of lots being created. Waiver recommended for completeness only.
10. Checklist Item #54 – The site in relation to all remaining contiguous lands in the applicant's or owner's ownership. *Waiver recommended.*

Minor Subdivision
Silver Lining Investment Group, Inc
206 Brown Avenue
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11. Checklist Item #57 – 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%) percent slope. *Waiver recommended.*
12. Checklist Item #58 - Proposed grades in sufficient numbers to illustrate grading scheme. *Waiver recommended.*
13. Checklist Item #59 – 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. *Waiver recommended.*

The following items from the Land Development Ordinance Submission Checklist have not been provided:

1. Checklist Item #33 – The names, addresses, block and lot numbers of all property owners within 200 feet of the development. *Waiver recommended for completeness only.*
2. Checklist Item #36 – Existing and proposed building coverage in square feet and as a percentage of lot area. *Waiver recommended for completeness only.*
3. Checklist Item #50 – Each block and lot within each block shall be numbered as approved by the Tax Assessor. *Waiver recommended for completeness only.*
4. Checklist Item #60 - Locations of all existing and proposed water course, i.e., lakes streams, ponds, swamps or marsh areas, or underdrain. *Waiver recommended for completeness only.*
5. Checklist Item #61 – Flood Plain Limits – *Waiver recommended for completeness only.*
6. Checklist Item #72 – Show evidence that plan meets with Ordinance requirements for septic systems. *Waiver recommended.*
7. Checklist Item #74 – Within a distance of 200 feet of the 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. *Waiver recommended.*
8. Checklist Item #105 – If private utilities are proposed, they shall fully comply with all Township, County and State regulations. *Waiver recommended.*

Minor Subdivision
Silver Lining Investment Group, Inc
206 Brown Avenue
Block 6401, Lot 4
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August 26, 2015
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9. Checklist Item #106 – A letter from existing water and/or sewer company indicating that service shall be available. *Waiver recommended.*
10. Checklist Item #107 – When on-lot water or sewerage disposal, the concept for such systems shall be reviewed by the appropriate township, county and state agencies. *Waiver recommended.*

The above items must be provided or waivers granted prior to the application being deemed "Complete".

VARIANCES/WAIVERS:

The applicant is not requesting any variances for the subdivision.

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 must be revised to provide the classification as identified on the F.I.R.M., community panel number, and effective date.
2. Closure calculations shall be provided for all lots affected by the proposed subdivision.
3. All easements within the proposed subdivision lots shall be dimensioned and labeled.
4. The plan and legal descriptions shall be revised to have the same point of beginning.
5. Coordinates shall be provided for three (3) corners around the outbound of the proposed lots.
6. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
7. As of May 1, 2012 all minor subdivisions need to conform to the Title Recordation Law for filing maps. All proper certification needs to be shown on the minor subdivision map even though the subdivision will be filed by deed.
8. No proposed drainage is shown on the plan. The applicant should be prepared to discuss the impact development will have on the site and adjoining lots.

Minor Subdivision
Silver Lining Investment Group, Inc
206 Brown Avenue
Block 6401, Lot 4
Review No. 1
Bach Project No. GTPB-2015-11
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August 26, 2015
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9. The applicant shall provide on the plan, a certification from a licensed professional that wetlands, transition areas and any associated buffers do not affect any portion of the subdivided lots. If the applicant cannot provide the certification than a wetlands delineation shall be preformed by a certified professional and the wetlands line and associated buffer shall be depicted on the subdivision plan.
10. A monument shall be placed at the intersection of the proposed lot line with Brown Avenue.
11. Note 6.2 shown on the plan shall be revised to indicate the company that verified the survey.
12. The required list of property owners within 200' of the site shall be shown on the plan.
13. A site location map shall be added to the plan.
14. A note shall be added to the plan indicating that a grading plan will be required as part of the construction permit process.

Any approvals by the Board should be conditioned upon the applicant addressing the above outstanding items.

We reserve the option to make additional comments as more information becomes available.

If there are any questions or if any additional information is required please contact this office.

Very truly yours,
BACH ASSOCIATES, PC



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



Anthony F. DiRosa, PE, PLS
Associate

Cc: Gloucester Township Planning Board Members
Richard Wells, Esq., PB Solicitor
Cugini Holdings, LLC, Applicant
Bruce R. McKenna, PE, LS, Applicant's Professional
A. John Falciani, Esq., Applicant's Attorney

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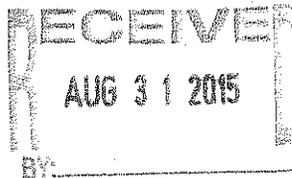


GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #151045M 206 Brown Avenue, Blackwood, NJ 08012 Block 6401 Lot 4

- 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:



Reviewed By: Lt. Gittens #134 Ptl. A. McKillop #199

Signature: _____

 #199

Date Submitted: 08/31/2015

RECEIVED
AUG 17 2015

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: August 3, 2015

APPLICATION No. #151045M

APPLICANT: Silver Lining Investment Group, Inc.

Escrow: 9762

BLOCK: 6401 Lot: 4

Zoned: R3

LOCATION: 206 Brown Avenue, Blackwood, NJ 08012

TRANSMITTAL TO:

- Planner
- Bach Associates
- Richard Wells, Esq.
- Camden County Planning
- Taxes & Tax Assessor
- Aqua Water Co.
- New Jersey America
- Fire District 1 2 3 4 5 6
- MUA
- Construction
- Traffic/Police

STATUS OF APPLICATION **New Application**

PURPOSE OF TRANSMITTAL:

For Your Review - **Minor Subdivision**

ENCLOSED:

- 1 Copy - Site Plan, checklist, Camden County Planning Application
- 1 Copy - Updated Survey & Grading Plan, Updated Site Plan
- 1 Copy - Boundary & Topographical Survey
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Final Amended
- 1 Copy - Preliminary Site Plan
- 1 Copy - Redevelopment Agreement/Developers Agreement
- 1 Copy - Final Site Plan
- 1 Copy - Major Site. & Subdivision
- 1 Copy - Architectural Plans/Exterior Bid. Elevations
- 1 Copy - Traffic Impact Study
- 1 Copy - Stormwater Management Report
- 1 Copy - Plan of Minor Subdivision

W/o Comment

REVIEWED
 APPROVED NOT APPROVED
 GLOUCESTER TWP. FIRE DISTRICT 2
 FIRE OFFICIAL: *[Signature]*
 DATE: *8-11-15*



Township Of Gloucester
1261 Chews Landing -Clementon Rd., at Hider Lane
P. O. Box 8
Blackwood, New Jersey 08012
(856) 228-4000

AUG 17 2015

TAXES PAID CERTIFICATION

***FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE
AND RETURNED WITH COMPLETED APPLICATION**

DATE: 7/29/15

APPLICATION#: _____

APPLICANT: Silver Link Investment Group, Inc

PROPERTY LOCATION: 206 Brown Avenue

BLOCK(S): 6401 LOT(S): 4 QUALIFIER: _____

Our records indicate that the above referenced property is current with taxes and there are no outstanding liens.

_____ Our records indicate the above property is delinquent on taxes (see attached).

_____ Our records indicate the above property has liens (see attached).

If you have any questions, please feel free to contact the Tax Office at 856-228-4000.


SANDRA L. FERGUSON
GLOUCESTER TWP. TAX COLLECTOR

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO
DOROTHY BRADLEY
KEN GARBOWSKI



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

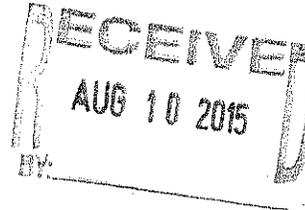
HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

**THE 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
August 6, 2015

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



Re: Application #151045M
Silver Lining Investment Group, Inc.
206 Brown Avenue, Blackwood, NJ 08012
Block 6401, Lot 4

Gentlemen:

In response to your transmittal regarding the above application, approval 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**

Raymond J. Carr
Executive Director

RJC:mh

