

**Township of Gloucester  
Planning Board Agenda  
October 22, 2013  
7:30P. M.**

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

Meeting will start at 7:30 P. M.

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

All persons testifying before the Board must be sworn in.

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

**MINUTES FOR MEMORIALIZATION**

**Minutes for Memorialization –**

**RESOLUTIONS FOR MEMORIALIZATION**

**APPLICATIONS FOR REVIEW**

**#131038CM**

**Ronald Aaronson**

**Zoned: R4**

**Minor Subdivision/Bulk C**

**Block: 2103 Lots: 13,14 & 15**

**Location: 201, 205 & 209**

**Central Avenue, Glendora**

**(3) lots into two**

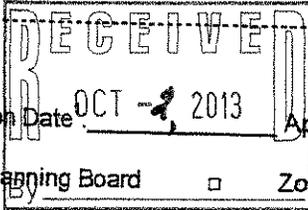
**Meeting Adjourned**

# 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**

OCT 02 2013

Submission Date: OCT -2, 2013

Application No.: 131038CM

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

Planning Board  Zoning Board of Adjustment

Fees: \$360.00 Project # 8165

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

Escr. # 7165

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

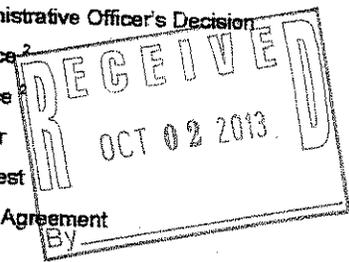
Name: Ronald Aronson  
 Address: 109 N. Black Horse Pike  
 City: Runnemede  
 State, Zip: N.J. 08078  
 Phone: (856) 939-4300 Fax: (856) 939-4333  
 Email: \_\_\_\_\_

### 2. Owner(s) (List all Owners)

Name(s): Robin L. Sexton  
 Address: 201 Central Ave  
 City: Gloucester Twp. Glendora  
 State, Zip: N.J.  
 Phone: ( ) - - Fax: ( ) - -

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

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



<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

### 4. Zoning Districts (Circle all Zones that apply)

ER	<u>R4</u>	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: N/A  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_

Firm: \_\_\_\_\_  
 State, Zip: \_\_\_\_\_  
 Phone: ( ) - - Fax: ( ) - -  
 Email: \_\_\_\_\_

6. Name of Persons Preparing Plans and Reports:

Name: Richard S. Humphries  
Address: 813 Haddon Ave  
Profession: Professional Land Surveyor  
City: Collingswood  
State, Zip: N.J. 08108  
Phone: 856 854-5229 Fax: ( ) -  
Email: \_\_\_\_\_

Name: Addison G. Birdlay  
Address: 1585 Hider Lane  
Profession: Planner  
City: Gloucester Twp.  
State, Zip: N.J. 08021  
Phone: 856 228-4848 Fax: 856 228-8507  
Email: thefuneralmanor@Comcast.net

7. Location of Property:

Street Address: 201, 205, 209 Central Ave <sup>Glendora</sup> Block(s): 2103  
Tract Area: 12,000 sq. ft. Lot(s): 15, 14 & 13

8. Land Use:

Existing Land Use: residential  
Proposed Land Use (Describe Application): existing three non conforming lots. proposed 1 conforming lot and 1 non conforming lot.

9. Property:

Number of Existing Lots: 3 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.

N/A

**13. Zoning**

**All Applications**

	Lot 201	New Proposed Lot
Front setback 1	* 7.04'	20'
Front setback 2	<del>20'</del>	<del>20'</del>
Rear setback	20'+	20'
Side setback 1	* 9.3'	10'
Side setback 2	• 8.7	10'
Lot frontage	• 57.5	62.5
Lot depth	100'	100'
Lot area	• 5750 sqft	6250 sqft
Building height	35'	35'

\* Existing Condition  
 • Variance required

**Fence Application**

	Proposed
Setback from E.O.P.*1	N/A
Setback from E.O.P.*2	
Fence type	
Fence height	

**Pool Requirements**

	Proposed
Setback from R.O.W.1	N/A
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	

**Shed Requirements**

	Proposed
Shed area	N/A
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

**Garage Application**

Garage Area	N/A
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

**14. Parking and Loading Requirements:**

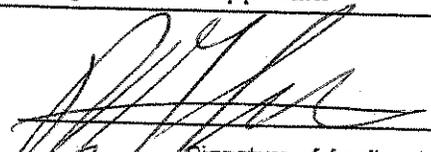
Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_  
 Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

**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

1/10/13  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Co-applicant

\_\_\_\_\_  
 Date

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

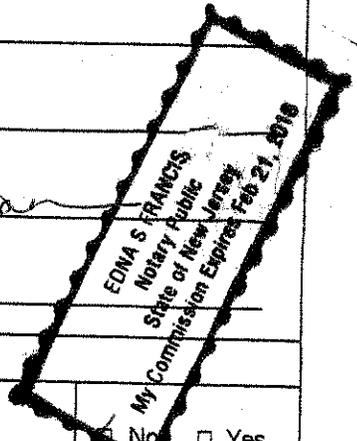
I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by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

September 9, 2013  
Date

[Signature]  
Signature  
Robin L. Sexton  
Print Name

Sworn and Subscribed to before me this  
9<sup>th</sup> day of September  
2013 (Year).

[Signature]  
Signature  
Edna S. Francis  
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?
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
- C. Is this application for approval on a site or sites for commercial purposes?
- D. Is the applicant a corporation?
- E. Is the applicant a limited liability corporation?
- 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  
RONALD G MARANSON  
Print Name

10/1/13  
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 \_\_\_\_\_, shows and discloses the premises in its entirety, described as Block \_\_\_\_\_ Lot \_\_\_\_\_ and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 1 day of Oct  
2013 before the following authority.

RONALD G MARANSON full age, being duly sworn to  
law, on oath and says that all of the above statement  
herein is true.  
ROBIN L. SEXTON EXECUTOR  
ESTATE OF FRANK WAGNER  
Name of property owner or applicant

[Signature]  
Notary public

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence

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**TO:** Planning Board  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
Dept. of Community Development  
**RE:** **APPLICATION #121038CM**      **Escrow #8165**  
**Ronald Aaronson**  
**BLOCK 2103, LOTS 13, 14, and 15**  
**DATE:** October 17, 2013

The Applicant requests resubdivision approval of three (3) lots creating one (1) new lot and one (1) remainder lot within the R-4 Residential district. The property is located on the northeast corner of Central and Second Avenue.

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: Ronald Aaronson, 109 N. Black Horse Pike, Runnemede, NJ 08078 (telephone 856-939-4300).
- Owner: Robin I. Sexton, 201 Central Avenue, Glendora, NJ 08029
- Surveyor: Richard S. Humphries, PLS, Walter H. MacNamara Assoc., Inc., 813 Haddon Avenue, Collingswood, NJ 08108 (telephone #856-854-5229).
- Planner: Addison G. Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone#856-228-4848).

### **I. INFORMATION SUBMITTED**

1. Land Development Application Form, checklist, dated 10/02/12.
2. Minor subdivision plan, as prepared by Walter H. MacNamara Assoc., Inc., comprising one (1) sheet dated 9/30/13.

## II. ZONING INFORMATION

### R-4 Zone Requirements (§406.F):

Standard	Required	Proposed (Lot 15)	Proposed (Lot 13)	Complies
<b>Lot size (min.)</b>	<b>6,250 sf</b>	<b>5,750 sf</b>		<b>no</b>
Lot size (min.)	6,250 sf		6,250 sf	yes
Lot frontage (min.)	50 ft.	57.50 ft.	62.50 ft.	yes / yes
Lot depth (min.)	100 ft.	100 ft.	100 ft.	yes /yes
Building coverage	35%	±17.6%	≤ 35%	yes /yes
Lot coverage	65%	±22.8%	≤ 65%	yes /yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>				
Front yard (min.) – deck	20 ft.	±3 ft.	≥ 20 ft.	yes / yes
Side yard (min.)	10 ft.	9.39 ft.		enc
<b>Side yard (min.) – deck</b>	<b>10 ft.</b>	<b>±9 ft.</b>		<b>no</b>
Side yard (min.)	10 ft.		≥ 10 ft.	yes
Rear yard (min.)	20 ft.	±46 ft.	≥ 20 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a / n/a

n/a = not applicable.

## 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. The applicant must provide a certification from an appropriate professional on the absence of freshwater wetlands and transition areas based on a field investigation. In lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation.
2. 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].
  - a.

## IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following required checklist items.

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

1. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
2. Existing and proposed lot coverage in acres of square feet and as a percentage of the lot area [Checklist #37].
3. The site in relation to all remaining lands in the applicant's or owner's ownership [Checklist #54].
4. 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].
5. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
  - a. In lieu of providing the proposed grading the plan must be revised providing a general note indicating a grading plan shall be provided in accordance with the requirements of §814, Grading Approval.
6. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
7. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
8. The plan must be revised to provide the classification as identified on the F.I.R.M. community panel number, and mist effective date.
9. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
  - a. The application (Section #10) indicates public water and sewer to be provided.
10. 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].
  - a. The application (Section #10) indicates public water and sewer to be provided.

## **V. VARIANCE REVIEW COMMENTS**

The Application as submitted requires the following variances:

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

1. Lot Size (Lot 15): (5,750 sf provided v. 6,250 sf minimum required).
2. Lot frontage (Lot 15): (±9 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:

3. 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)).
4. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

## NEGATIVE CRITERIA

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

## **VI. SUBDIVISION REVIEW COMMENTS**

1. The plan must be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for proposed lot 34 as per §504.A, Driveways (Residential) or request a waiver.
2. The plan must be revised to provide a concrete monument to be set between proposed Lots 13 & 15 along Central Avenue as per §503.C(2), Monuments
3. The plan must be revised to indicate all utilities would be installed underground as per §518.D, Underground Wiring.

## **VII. GENERAL REVIEW COMMENTS**

1. The plan must be revised providing the location of utilities and/or a general note indicating that all utilities will be contained within the proposed property boundaries.

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

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

## **IX. RECOMMENDATIONS**

1. The Applicant must address the above referenced underlined comments.

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

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

cc: Ronald Aaronson  
Richard S. Humphries, PLS  
Addison G. Bradley, PP  
Edward F. Brennan, Esq.  
Steven M. Bach, PE



October 17, 2013

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

Attn: Ken Lechner, PP, AICP, Township Planner

Re: Minor Subdivision #131038CM  
Ronald G. Aaronson  
Block 2103, Lots 13, 14 & 15  
Bach File No. GTPB2013-07

Dear Board Members:

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

1. Land Development Application Form, dated October 1, 2013.
2. Plan entitled "Proposed Minor Subdivision, Lands of the Estate of Frank Wagner, Lots 13, 14 & 15, Block 2103, Plate 21, Gloucester Township, Camden County, NJ" consisting of one (1) sheet, as prepared by Walter H Richard S. Humphries, PLS of Macnamara Assoc, Inc., dated August 22, 2013, no revision.
3. Gloucester Township Land Development Checklist.

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

1. A copy of a current survey that was used to create the subdivision needs to be submitted or the title of the plan needs to be changed to "Plan of Survey and Minor Subdivision Plat".
2. 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 map.
3. The plan shall indicate a bearing basis.
4. A monument shall be set at the corner of proposed lots along the ROW line of Central Avenue.
5. The plan shall be revised to show the new lot numbers more clearly.

Minor Subdivision #131038CM  
Ronald G. Aaronson  
Block 2103, Lots 13, 14 & 15  
Bach File No. GTPB2013-07  
October 17, 2013  
Page 2 of 2

6. A certification that the new lot numbers have been assigned by the tax assessor must be provided.
7. North arrows need to be shown in all key maps.
8. Approval from the Camden County Planning Board may be required.

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

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

Very truly yours,  
BACH ASSOCIATES, PC



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

Samuel Previtera, PLS  
Vice President - Surveying

Cc: Gloucester Township Planning Board Members  
Edward Brennan, Esq. (PB Solicitor)  
Ronald Aaronson, Applicant  
Richard S. Humphries, PLS

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Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

October 15, 2013

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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



Re: Application #131038CM  
Ronald Aaronson  
201, 205 & 209 Central Avenue, Glendora, NJ 08029  
Block 2103, Lots 13, 14 & 15

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**

Robert C. Benson  
Executive Director

RCB:mh

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

DATE: 10/3/13

APPLICATION No: 131038CM

APPLICANT: Ronald Aaronson

PROJECT No: 8165

BLOCK(S): 2103

Lot: 13,14 & 15

Zoned : R4

LOCATION: 201, 205 & 209 Central Avenue, Glendora

APPLICATION: Minor Subdivision/Bulk C Variance – (3) nonconforming lots  
(3) Lots into two. (1) conforming & (1) non conforming

TRANSMITTAL TO:

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

PURPOSE OF TRANSMITTAL:

- For Your Review **ASAP for 10/22/13 Planning Board Meeting**  
 For Your Files.

ENCLOSED:

- survey
- Overall Site Signage Location Plan
- Application, Checklist
- Site Signage Exhibit 1
- Pylon Signage Photo Study
- 1 Copy –Preliminary/Final Major Site, County Apps, Twp. App.
- 1 Copy Preliminary/Final Major Site Plan
- 1 Copy –Road Improvements
- 1 Copy – Operational Statement
- 1 Copy – Drainage Calculations
- Recycling Report

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

Signature

**Reviewed**  
 Approved     Not Approved  
**Gloucester Twp/Fire Dist. 1**  
**Fire Official:** *[Signature]*  
**Date:** *10/11/13*

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

DATE: 10/3/13

APPLICATION No: 131038CM

APPLICANT: Ronald Aaronson

PROJECT No: 8165

BLOCK(S): 2103

Lot: 13,14 & 15

Zoned: R4

LOCATION: 201, 205 & 209 Central Avenue, Glendora

APPLICATION: Minor Subdivision/Bulk C Variance – (3) nonconforming lots  
(3) Lots into two. (1) conforming & (1) non conforming

TRANSMITTAL TO:

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

PURPOSE OF TRANSMITTAL:

- For Your Review **ASAP for 10/22/13 Planning Board Meeting**  
 For Your Files.

ENCLOSED:

- survey
- Overall Site Signage Location Plan
- Application, Checklist
- Site Signage Exhibit 1
- Pylon Signage Photo Study
- 1 Copy –Preliminary/Final Major Site, County Apps, Twp. App.
- 1 Copy Preliminary/Final Major Site Plan
- 1 Copy –Road Improvements
- 1 Copy – Operational Statement
- 1 Copy – Drainage Calculations
- Recycling Report

No Issues.

VACANT LOT STAYS LOT 13  
HOUSE STAYS LOT 15  
(Lot 14 is deleted).

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

Signature

10/7/13  
*[Handwritten Signature]*  
Assessor



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

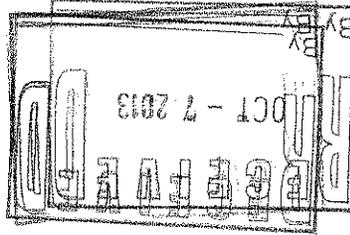
Application #131038CM

201,205, 209 Central Ave Glendora

Block: 2103 Lot:13,14,15

- 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. Brian McKendry  Cpl. Richard Worst

Signature: \_\_\_\_\_

Date Submitted: 10/7/13

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD TRANSMITTAL**

DATE: 10/3/13

APPLICATION No: 131038CM

APPLICANT: Ronald Aaronson

PROJECT No: 8165

BLOCK(S): 2103

Lot: 13,14 & 15

Zoned : R4

LOCATION: 201, 205 & 209 Central Avenue, Glendora

APPLICATION: Minor Subdivision/Bulk C Variance – (3) nonconforming lots

(3) Lots into two. (1) conforming & (1) non conforming

TRANSMITTAL TO:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Township Engineer               | <input type="checkbox"/> Planner         | <input type="checkbox"/> Tax Assessor              |
| <input type="checkbox"/> Camden County Planning          | <input type="checkbox"/> Traffic         | <input type="checkbox"/> GTMUA                     |
| <input type="checkbox"/> American Water                  | <input type="checkbox"/> Aqua N.J. Water | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input checked="" type="checkbox"/> Taxes <i>current</i> | <input type="checkbox"/> Construction    |  |

PURPOSE OF TRANSMITTAL:

- For Your Review **ASAP for 10/22/13 Planning Board Meeting**  
 For Your Files.

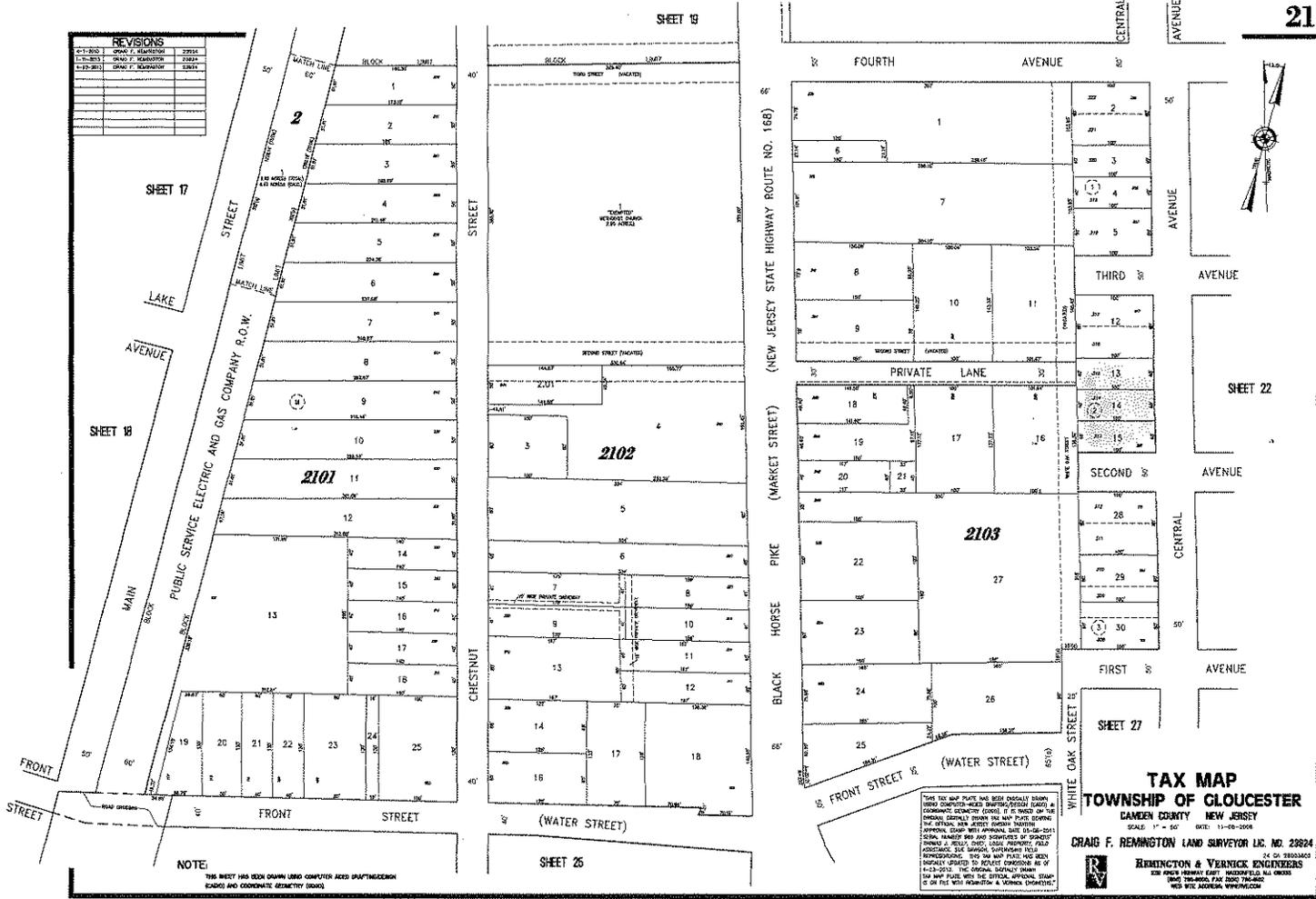
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- Variance Plan                       Bulk (C) Variance                       Use Variance (D)

Signature

*Maryann Buser 10/7/13  
Asst Tax Collector*



**REVISIONS**

01-11-2009	CRAIG F. REMINGTON	23824
11-11-2011	CRAIG F. REMINGTON	23824
01-12-2011	CRAIG F. REMINGTON	23824

SHEET 17

SHEET 18

SHEET 19

SHEET 25

SHEET 22

SHEET 27

**NOTE:**  
 THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN AND COORDINATE GEOMETRY (CAD/CAM) METHODS.

THIS TAX MAP PLATE HAS BEEN CAREFULLY DRAWN FROM THE ORIGINAL RECORDS OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY. IT IS BASED ON THE RECORDS OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY. THE ORIGINAL RECORDS OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, ARE THE SOURCE OF THE INFORMATION CONTAINED HEREIN. THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR HEREIN. THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USE OF THIS TAX MAP. THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY ANY PARTY AS A RESULT OF THE USE OF THIS TAX MAP.