

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, January 08, 2014
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.
No applications will be heard after 10:00P.M.
All persons testifying before the board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order.

Annual Reorganization	Appointment of Solicitor
Election of Chairman	Appointment of Engineer
Election of Vice Chairman	Establishment of Meeting Dates
Election of Secretary	Adoption of Official Newspapers
Election of Recording Secretary	Adoption of Agenda Procedures

MINUTES FOR ADOPTION

Zoning Board Minutes - *Thursday, December 12, 2013*
Monday, December 16, 2013 Special Meeting

RESOLUTIONS FOR MEMORIALIZATION

#132037CC Joseph Bottino	Bulk C Variance Block: 18902 Lot: 21
#132043C William Natoli	Bulk C Variance Block: 17405 Lot: 79

APPLICATIONS FOR REVIEW

#132042C Gregory & Darlene Ribbaudo Zoned: R3	Bulk C Variance Block: 10705 Lot: 21 Location: 22 Deborah Place, Blackwood
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Existing driveway closet point 1" side setback

Meeting Adjourned

**Township of Gloucester
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Meeting Adjourned

**Gloucester Township Zoning Board of Adjustment
Agenda Procedures
2014**

- 1. Flag Salute**
- 2. Reading of the Commencement Statement**
- 3. Roll Call**
- 4. Adoption of Minutes**
- 5. Adoption of Resolutions**
- 6. Discussion Items**
- 7. Review of Applications**
- 8. Adjournment**

Notice of Reorganization Meeting **Gloucester Township Zoning Board of Adjustment**

Pursuant to the Open Public Meeting Act, please be informed that the Zoning Board of Adjustment of the Township of Gloucester, Camden County, New Jersey, will hold its' **Annual Reorganization Meeting on January 8th, 2014, at 7:30 P. M.**, in the Council Room of the Gloucester Township Municipal Complex, located, 1261 Chews Landing-Clementon Road. The regularly scheduled meeting will commence following reorganization.

Kenneth D. Lechner, PP, ACIP
Director of Community Development & Planning
Secretary of Zoning Board of Adjustment

**RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF
ADJUSTMENT PROVIDING THE ELECTION OF CHAIRMAN**

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Chairman who shall preside at all public meetings and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Chairman of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **8th day of January, 2014**.

Secretary

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER PROVIDING THE ELECTION OF VICE CHAIRMAN

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Vice Chairman who shall serve in the stead of the Chairman when the Chairman is absent and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Vice Chairman:

FRANK SIMIRIGLIA

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Vice Chairman of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

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Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF
ADJUSTMENT PROVIDING THE ELECTION OF A SECRETARY**

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect a Secretary who need not be a member to serve as a Secretary to the Board and to assume and dispatch all obligations and duties of an administrative officer under the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Secretary:

KENNETH D. LECHNER

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Secretary of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **8th day of January 2014.**

Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF
ADJUSTMENT PROVIDING THE ELECTION OF A RECORDING
SECRETARY**

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is empowered to elect a Recording Secretary who need not be a member to serve as a Recording Secretary to the Board.

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Recording Secretary:

JEAN GOMEZ

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Recording Secretary of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **8th day of January, 2014.**

Secretary

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER PROVIDING FOR THE SERVICES OF A SOLICITOR

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Solicitor; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Zoning Board of Adjustment to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A (i); and this selection is part of a fair and open process in accordance with Title 19 of the laws of the State of New Jersey.

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Solicitor: **ANTHONY COSTA, ESQUIRE**

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Solicitor; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Solicitor to the Zoning Board of Adjustment for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contract awarded hereby which notice must further stat that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the 8th day of January, 2014.

Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF
ADJUSTMENT PROVIDING FOR THE SERVICES OF AN ENGINEER**

WHEREAS, the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Zoning Board of Adjustment to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Engineer:

JAMES J. MELLETT, CONSULTING ENGINEERS

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Engineer to the Zoning Board of Adjustment for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contract awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **8th day of January, 2014.**

Secretary

**Gloucester Township
Zoning Board of Adjustment
Regular Meeting Schedule**

2014

7:30 P. M. Council Room

January 08, 2014
January 22, 2014
February 12, 2014
February 26, 2014
March 12, 2014
March 26, 2014
April 09, 2014
April 23, 2014
May 14, 2014
June 11, 2014
June 25, 2014

July 09, 2014
July 23, 2014
August 13, 2014
August 27, 2014
September 10, 2014
September 24, 2014
October 08, 2014
October 22, 2014
November 12, 2014
December 10, 2014

**Kenneth D Lechner, PP, AICP
Director of Community Development & Planning**

KDL/dmb

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER ESTABLISHING REGULAR MEETING DATES AND OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC MEETINGS ACT

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Zoning Board of Adjustment be posted in one public place designated by the Board and mailed, telephoned, telegraphed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER as follows:

1. All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;
2. All advance written notices of Board meetings shall be given to the **Courier Post** and/or the **Record Breeze**;
3. All advance written notices of Board meetings from January 8, 2014 through the date of the 2015 reorganization meeting of the Zoning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of \$5.00. News media shall be exempt from such fee;
4. The regular meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at 7:30 p.m.

5. The regular meetings shall be held as scheduled unless canceled for lack of applications to process;
6. The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;
7. The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"
8. Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.

ATTEST:

TOWNSHIP OF GLOUCESTER

Secretary

Chairman

CERTIFICATION

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Secretary

A RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF GLOUCESTER ADOPTING AGENDA PROCEDURES

WHEREAS, the Municipal Land Use Law N. J. S. A. 40:55D-8 requires that every municipal agency acting thereunder must adopt rules and regulations for the administration of its functions, powers and duties; and

WHEREAS, the Zoning Board of Adjustment is desirous of maintain the current agenda procedures that have been adopted for such administration a copy of which are attached hereto and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED THAT the agenda procedures of the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER be and are hereby adopted pursuant to the statutes in such case made and provided.

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

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Secretary

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, DECEMBER 12, 2013**

Vice Chairman Simiriglia called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Gunn	Absent
Mr. McMullin	Absent
Mrs. Chiumento	Absent
Mrs. Giusti	Absent
Mr. Acevedo	Present
Mr. Treger	Absent
Mr. Scarduzio	Present

Vice Chairman Simiriglia had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Melleff, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Zoning Board Minutes for NOVEMBER 14, 2013

Motion to approve the above-mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Roll Call:

Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Acevedo	Abstain
Vice Chairman Simiriglia	Yes
Minutes approved.	

RESOLUTIONS FOR MEMORIALIZATION

#132039C
Dorothea Clark
Bulk C Variance
Block: 9801 Lot: 16

#132040C
Anthony Sparano, Jr
Bulk C Variance
Block: 906 Lot: 11

#132033D
James Milazzo
Use "D" Variance
Block: 11901 Lot: 20

A motion to approve the above mentioned resolutions was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Mr. Scarduzio
Mr. Bucceroni
Mr. Acevedo
Vice Chairman Simiriglia

Yes
Yes (abstains from app#132039C)
Abstain
Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#132008CD

Sierra International

Zoned: R3

Bulk C & Use "D" Variance (s)

Block: 6801 Lot (s): 21,22,23 & 24

Location: 415-421 Almonesson Rd., Blenheim

4 twin units

#112039CDMal

Edward Pine

Zoned: GI

Bulk C Variance & Minor Site Plan Amended

Block: 8301 Lot: 17/18

Location: 47 Coles Rd., Blackwood

Erection Of 100' 16' x 60' double digital billboard adjacent to NJ Rt. 42

The above applications will be postponed until the next posted zoning meeting. The applicant will re-notice when Mr. Lechner advises him of the date of the next meeting.

#132037C

Joseph Bottino

Zoned: R3

Bulk C Variance

Block: 18903 Lot: 21

Location: 7 Glen Burnie Drive, Erial

445 sq. ft. Cabana w/.07 from the shed. 5' 5" setback from the rear property line; impervious & building coverage.

Mr. Costa swears in Mr. Bottino, Mr. Wade (esq) and Mr. Bradley (planner), and Mr. McKenna (engineer). Mr. Wade representing Mr. Bottino explains the home in Wye Oak and necessary variances.

Mr. Addison Bradley explains the surrounding buildings and coverage around the lot. Mr. Addison explains how the rear run off is less since the pool was built and the water from the cabana is pumped out front. Mr. Addison also states the backyard is aesthetically pleasing. The pool was built in 2003 and when it was constructed the water ridge line now allows water to go towards the front and back yards. The Cabana was built for shade and the shed is a regular shed.

Mr. McKenna presents the Zoning Board with 3 drainage calculations:

A1 – original survey and C.O.

A2 – Pool improved and constructed

A3 – additions as of today

The old drainage went to the front. The drainage was checked in July after a heavy rainfall and the lot elevations are higher. In 2003 the ridgeline is the pool line. The sump pump is in the rear of the yard and runs out to Glen Burnie dr.. The drainage is better now than it was originally.

Vice Chairman Simiriglia asks Mr. McKenna is the sump pump is for the roof area only of the cabana.

Mr. McKenna states: Yes; just the concrete around the cabana runs off to the back. The cabana water goes to the sump pump.

Vice Chairman Simiriglia asks why the applicant is before the board.

Mr. Wade states the applicant was sighted for the construction of cabana.

Mr. Bradley states the cabana is 6 years old.

Vice Chairman Simiriglia states the applicant is actually asking for forgiveness and not permission.
Mr. Wade states "yes".

Mr. Mellett asks if exhibit A is from 2001.
Mr. McKenna states it is the "as built plan".
Mr. Mellett states there isn't a lot of building around this lot, did you witness any pooling of water.
Mr. McKenna states there was no pooling and the neighbors' properties are higher than this lot.
Mr. Wade states he has a letter from a neighbor that states they have no water issues since the cabana was built.
Mr. Mellett asked Mr. McKenna if he inspected the pump.
Mr. McKenna stated yes he inspected the pump.
Mr. Mellett asked if the water is getting from the bubbler to the street.
Mr. McKenna stated yes.
Mr. Lechner asks Mr. McKenna if the water from the roof of the cabana is getting to the sump.
Mr. Bradley states yes.

PUBLIC PORTION:

Ms. Debbie Hoyer states before the pool there were a lot of water issues and now its better, no water issues. She is not opposed to the application.

A motion to approve the above mentioned application was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Acevedo	Yes
Vice Chairman Simiriglia	Yes
Application Approved.	

#132043C
William Natoli
Zoned: R1
Bulk C Variance
Block: 17405 Lot: 77,78,And 79
Location: 1383 Erial – New Brooklyn Rd., Erial
5' wrought iron front fence 12' from cart way & 40' x 60' pole barn (2nd garage for personal storage).

Mr. Costa swears in Mr. Natoli.
Mr. Natoli states the old fence was dilapidated, not secure and not aesthetically pleasing. The barn is for private storage of quads & motorcycles. It will be 60' x 40' pole barn w/3 overhead doors, 1 lower door, with tan and brown trim on 5.6 acres.

Mr. Lechner states the pole barn is 600ft. off the front property line and 150 ft. off the rear line.
Mr. Lechner asks Mr. Natoli if the garage height is 20ft.
Mr. Natoli states the barn is 14ft. high w/ a 4/10 pitch.
Mr. Lechner requests the height from ridge line to eve.
Mr. Natoli states it will be 19ft. to ridgeline, no loft and no 2nd story.
Mr. Lechner states the applicant will have to consolidate the lots because as it stands now the garage is on a lot by itself, which is not permitted. Mr. Lechner explains the applicant must combine the lots or put the garage on the same lot as the house.
Mr. Natoli asks what is involved in joining the 2 lots.
Mr. Lecher states Mr. Natoli will have to file a deed of consolidation with the County.
Mr. Natoli states he will do the consolidation.
Mr. Costa states the consolidation will be a condition if the board approves the application.
Mr. Mellett isn't clear where the county right of way is located, he's afraid 12ft. from the pavement may be too close to place the fence for the county line.
Mr. Lechner and Mr. Mellett discuss the width of New Brooklyn Rd and the closest the ROW could be and decide the fence is fine.

Mr. Mellett states the roof leaders from the garage run onto the applicant's property for drainage.
Vice Chairman Simiriglia states to make sure any gate for the fence is off the road.
Mr. Natoli states the gate will be 25ft. further back.
Vice Chairman Simiriglia states the gate being 25ft. back will be a condition.

PUBLIC PORTION:

Mr. Toby Rechter states his back yard butts up to Mr. Natoli's yard and he is worried about how the barn will look from his home. The barn is 130 ft. off the property line. He is also worried about the noise level from the quads and motorcycles along with any security lighting shining towards his home.

Vice Chairman Simiriglia if Mr. Natoli is planning on removing any trees.
Mr. Natoli states: NO.

Mr. Rechter states he can see the orange tape where they have the garage marked out and he was hoping Mr. Natoli could plant some evergreen trees to block his view of the new garage. He suggested willows, wax myrtle, or Leyland Cypress.

Vice Chairman Simiriglia asks Mr. Natoli if he is willing to plant trees even though he realizes there already is a good buffer.

Mr. Bucceroni states he wouldn't force the tree issue but good fences make good neighbors.

Mr. Lechner states Mr. Natoli could purchase less expensive "whip" trees to hide the back of the barn.

A motion to approve the above mentioned application with the following conditions: consolidation of lots and the gate has to be 25ft. from the road, was made by Mr. Bucceroni and seconded by Mr. Scarduzio

Roll Call:

Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Acevedo	Yes
Vice Chairman Simiriglia	Yes
Application Approved.	

A motion was made by Mr. Bucceroni and seconded by Mr. Scarduzio to change the meeting nights of the Zoning Board of Adjustment to Wednesday nights starting in January of 2014.

Roll Call:

Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. Acevedo	Yes
Vice Chairman Simiriglia	Yes
Change of meeting nights to Wednesday Approved.	

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mr. Acevedo.

Respectfully Submitted, Jean Gomez, Recording Secretary.

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
MONDAY, DECEMBER 16, 2013
(SPECIAL MEETING)**

Mr. Bucceroni called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

Vice Chairman Simiriglia	Absent
Mr. Bucceroni	Present
Mr. Gunn	Absent
Mr. McMullin	Absent
Mrs. Chiumento	Present
Mrs. Giusti	Absent
Mr. Acevedo	Present
Mr. Treger	Present
Mr. Scarduzio	Present

Mr. Bucceroni had the professionals sworn in:

**Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner**

#132045D

Tony & Barbara Carbone

Zoned: R3

Use "D" Variance

Block: 8901 Lot: 42

Location: 14 Roberts Lane, Somerdale

In law Suite built in 1983 (Bathroom/Bedroom/Small Stove/Private Entrance)

Mr. Costa swears in Ms. Carbone w/Mr. Jessie Debrosse (esq).

Ms. Carbone states she has the permits from 1982 and CO in 1983 for the apartment. She remembers her front window being plastered with them while they had the work done. The stove was added to the apartment because her father in law liked to cook long hots (peppers) and when he did it bothered her asthma. Her father in law added the stove so they could cook the peppers without giving her an asthma attack. They never had renters and didn't realize there was a zoning problem until November when contracts were signed for the house when it was sold. The closing for the house is 1/6/2014 and the stove was the issue, the electrical box for the house has an inspection sticker with a permit number on it with a signature.

Mr. DeBrosse states he can prove the apartment (+stove) will not be bad for the public good. The neighbors are worried new owners will rent to outsiders. But the apartment has existed for 30 years with no issues.

Ms. Carbone states there is plenty of parking with a 2 car garage and 900 sq. ft. of driveway, there is parking for 4 to 8 vehicles.

Mr. Costa states everything else appears to be alright in relation to side and rear yard.

Ms. Carbone states yes.

Mr. Costa states a **condition** that ONLY family members can use the apartment and they must file a deed that states that. Mr. Costa asks if the current buyers are aware they cannot rent the apartment out.

PUBLIC PORTION:

Ms. Mary Delaney states she called the town because she knew the house was up for sale and she was afraid the new owners would try to rent the apartment out. When she called the realtor he stated it never occurred to them that you wouldn't be able to rent the apartment out. It is a single family residence in a neighborhood of single family homes.

Mr. Costa states the new buyer would have to disclose that to any next buyer.

Mr. Lechner requested a copy of the deed for his office.

A motion to approve the above mentioned application with the condition that the apartment is for family members only and NO rent can be charged along with this fact being added to the deed, was made by Mr. Scarduzio and seconded by Mr. Acevedo.

Roll Call:

Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Application Approved.

Resolution:

#132045D

Tony & Barbara Carbone

Zoned: R3

Block: 8901 Lot: 42

A motion to approve the above mentioned application was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Resolution Approved.

A motion to Adjourn was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 122037C

JOSEPH BOTTINO

Block 18902, Lot 21

WHEREAS, Joseph Bottino, is the record owner of the property located at 7 Glen Burnie Drive in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a cabana .7 feet from a shed instead of 10 feet, building coverage of 27.7% instead of 20%, lot coverage of 61.3% instead of 40%, to have a cabana 445 square feet instead of 168 square feet and to have a rear yard setback of 5.5 feet instead of the required 10 ft. for the property located upon Block 18902, Lot 21, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being presented pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on December 12, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Joseph Bottino, is the record owner of the property located at 7 Glen Burnie Drive, in the Erial section of Gloucester Township, New Jersey, as shown on Block 18903, Lot 21, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Addison Bradley a Planner who testified that there was a concern about drainage however that has been corrected by adding a pool and sump pumps. He stated the cabana has been there for 8 years and is pleasing to the neighborhood

Bruce McKenna an Engineer testified that the drainage is now better than before.

5. The applicant submitted a drawing showing the location of the property as well as the proposed cabana and pool and was admitted into evidence as Exhibit "A".

6. There were no objections to the request for the variance presented at the hearing.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variances the Board voted four (4) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and .

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 9th Day of January, 2014 that the applicant, Joseph Bottino, is hereby granted the aforesaid variances for the property located upon, Block 18903 Lot 21 as

shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

LIST NAMES

Michael Acevedo	Yes
Carmen Scarduzzio	Yes
Frank Simirgilia	Yes
Kevin Bucceroni	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 9th Day of January 2014.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
63 Warwick Road
Stratford, New Jersey 08084

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132043C

William Natoli

Block 17405, Lot 77, 78, 79

WHEREAS, William Natoli, is the record owner of the property located at 1383 Erial-New Brooklyn Road in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a pole barn 2400 square feet instead of 800 square feet allowed, to permit a second garage and to install a 5 foot wrought fence 12 feet from the caraway instead of 40 feet required for the property located upon Block 17405, Lots 77,78,79, as shown on the Official Map of the Township of Gloucester, located in a R-1 Zone, said application being presented pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on December 12, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, William Natoli, is the record owner of the property located at 1383 Erial New Brooklyn Road, in the Erial section of Gloucester Township, New Jersey, as shown on Block 17405, Lots 77, 78, 79, on the Official Tax Map of the Township of Gloucester, located in an R-1 Zone.

2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that the existing fence is not serving the purpose of security. The 60' x 40' pole barn is made of steel and wood and would be used for personal storage of quads golf carts and other items. The garage sits back over 600 feet from the street and 132 feet from the rear. The applicant agreed that as a condition of approval he would consolidate all 3 lots into one and that the gate to the fence would be setback 25 feet from the caraway.

5. The applicant submitted a drawing showing the location of the property as well as the proposed shed and fence and was admitted into evidence as Exhibit "A".

6. One neighbor thought trees should be planted to block his view but the Board was of the opinion that the present buffering is adequate.

UPON MOTION duly made and seconded to grant the applicant the aforesaid variances the Board voted four (4) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief requested;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 9th Day of January, 2014 that the applicant, William Natoli, is

hereby granted the aforesaid variances for the property located upon, Block 17405 Lots 77,78,791 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof, and is conditioned upon the applicant consolidating the 3 lots into 1 and locating the gate 25 feet from the caraway.

ROLL CALL:

LIST NAMES

Michael Acevedo	Yes
Carmen Scarduzzio	Yes
Frank Simirgilia	Yes
Kevin Bucceroni	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 9th Day of January 2014.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
63 Warwick Road
Stratford, New Jersey 08084

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Dept. of Community Development
RE: **APPLICATION #122042C**
Gregory & Darlene Ribbaudo
22 Deborah Place
BLOCK 10705, LOT 21
DATE: November 19, 2013

The above application is to permit variances for a driveway within the three (3) feet of the property line and lot coverage within the R-3 Residential District as per the submitted sketch.

I. ZONING INFORMATION

R-3 Zone Requirements (§405):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375sf	±7,567 sf	enc
Minimum lot frontage	75 ft.	48.99 ft.	enc
Minimum lot depth	125 ft.	121.49 ft.	enc
Maximum building coverage	20%	±27% ¹	no*
Maximum lot coverage	40%	±51%¹	no*
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	±20 ft.	enc
Side yard (dwelling)	10 ft.	±11 ft. / 8.10 ft.	yes / enc
Rear yard (deck)	30 ft.	±66 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Scaled data.

* = 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.

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

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

1. Lot coverage: (±51% provided v. 40% maximum allowed).

§424.D, Driveways (Residential)

2. Setback: (-0.25 ft. provided v. 3 ft. minimum required).

a. It appears based on the submitted survey the driveway encroaches three (3) inches on the adjacent property.

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested setback 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)).

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).

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height and Building Coverage to permit a lot coverage of approximately fifty one (51) percent (40% maximum allowed) and from Section 424.D, Driveways (Residential) to permit a driveway one (1) foot from the property line (3 feet minimum required).

cc: Gregory & Darlene Ribbaudo
Anthony Costa, Esq.
James Mellett, PE

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: _____ Application No. # 132042C
 Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)

Fees: 160⁰⁰ Project # 8222

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

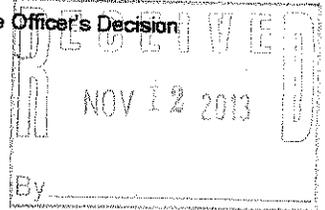
Escr. 150⁰⁰ Escr. # 8222

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Gregory + Darlene Ribbaudo</u> Address: <u>22 Deborah Place</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 227-3448</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Gregory + Darlene Ribbaudo</u> Address: <u>22 Deborah Place</u> City: <u>Blackwood</u> State, Zip: <u>08012</u> Phone: <u>856-227-3448</u> Fax: () -
--	---

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

- | | |
|---|---|
| <input type="checkbox"/> Informal Review ²
<input 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"/> _____ |
|---|---|



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
<u>R2</u>	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: _____	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: () - Fax: () -
	Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: GREGORY + DARLENE RIBBAUDS
Address: 22 DEBORAH PLACE
Profession: SCHOOL BUS DRIVER
City: BLACKWOOD NJ
State, Zip: NJ 08012
Phone: (856) 227-3148 Fax: () -
Email: _____

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

7. Location of Property:

Street Address: 22 DEBORAH PLACE Block(s): 10705
Tract Area: _____ Lot(s): 21

8. Land Use:

Existing Land Use: _____
Proposed Land Use (Describe Application): Existing DRIVEWAY ~~Closest~~ Closet
Point 1' set BACK to PROPERTY LINE (Side setback)

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 1
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.

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	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	_____
		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: _____ 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

Gary Richards
Signature of Applicant

11-12-13
Date

Narlene M. Richards
Signature of Co-applicant

11-12-13
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).

11-12-13
Date

Gregory J. Ribbaudo
Signature

GREGORY J. Ribbaudo
Print Name

Sworn and Subscribed to before me this
_____ day of _____
_____ (Year).

Darlene M. Ribbaudo
Signature

Darlene M. Ribbaudo
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).

Gregory J. Ribbaudo
Signature of Applicant

GREGORY J. Ribbaudo
Print Name

11-12-13
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 8-19-05, shows and discloses the premises in its entirety, described as Block _____ Lot # 19, 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:

Gregory J. Ribbaudo 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 12th day of NOVEMBER
20 13, before the following authority.

Gregory J. Ribbaudo
Name of property owner or applicant

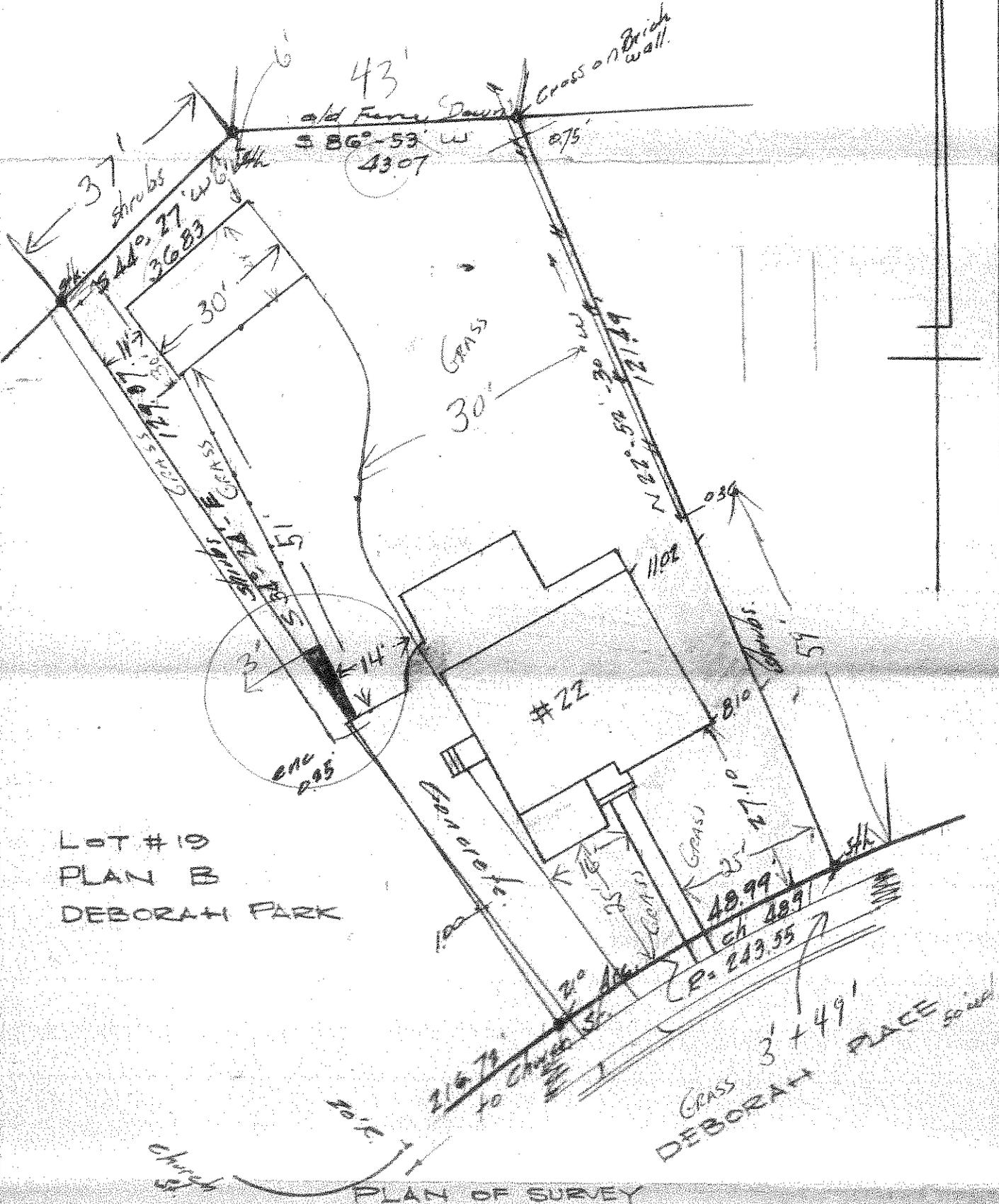
Patricia McLaughlin
Notary public

RUSSELL A. LOND
5721 Whitaker Terrace
MERCANTILE, S. P. I.
Licensed Land Surveyor

To Chas. F. Zeff any holder of title having
known and any other party in interest
In consideration of the sum of one dollar, the survey is hereby made
to be a part of the legal description of the land and to be subject to the
the effect of the law of the State of North Carolina, and the same shall be
to the payment of the amount of \$1.00 to be the date of the land
and a receipt shown to the

OCT 24 2013

Russell A. Lond
Surveyor



LOT #10
PLAN B
DEBORAH PARK

PLAN OF SURVEY

Tax Account Maintenance

Block: 10705

Lot: 21

Qualifier:

Owner: **GREGORY G. BARRIENE**

Prop Loc: 22 DEBORAH PLACE

Tax Bill

Restricted Edit

General Assessed Values Additional Billing Deductions Balance All Charges Add/Omit

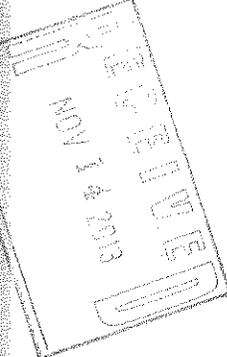
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,592.63	1,592.63	.00	1,592.63
2014	1		1,592.63	1,592.63	.00	1,592.63
2014		Total	3,185.26	3,185.26	.00	3,185.26
2013	4		1,619.70	.00	.00	.00
2013	3		1,201.98	.00	.00	.00
2013	2		1,565.56	.00	.00	.00
2013	1		1,565.56	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 11/14/13

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/05/13

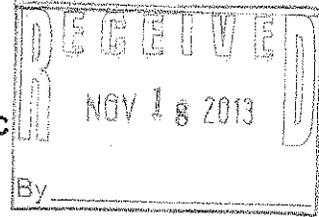
TOTAL TAX BALANCE DUE

Principal:	.00	Penalty:	.00
Misc. Charges:	.00	Interest:	.00
Total:		.00	



Current

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**



DATE: November 12, 2013

APPLICATION No. #132042C

APPLICANT: Gregory & Darlene Ribbaudo

PROJECT No. 8222

BLOCK(S): 10705

Lot(S): 21

LOCATION: 22 Deborah Place, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

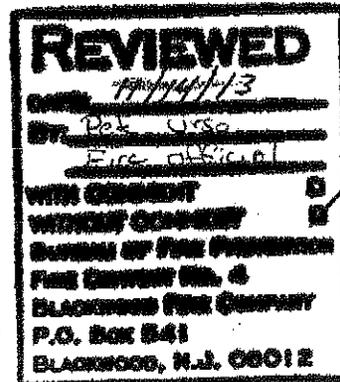
- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by November 25, 2013***
 For Your Files.

ENCLOSED:

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



Signature _____

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

November 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 #132042C
Gregory & Darlene Ribbaudo
22 Deborah Place, Blackwood, NJ 08012
Block 10705, Lot 21

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