

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, January 13, 2016
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
Election of Chairman
Election of Vice Chairman
Election of Secretary
Election of Recording Secretary

Appointment of Solicitor
Appointment of Engineer
Establishment of Meeting Dates
Adoption of Official Newspapers
Adoption of Agenda Procedures

MINUTES FOR ADOPTION

Zoning Board Minutes - *Wednesday, December 09, 2015*

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

#152060C
Loren Dale Anderson
Zoned: R4

Bulk C Variance
Block: 1307 Lot: 5
Location: 905 St. Mark Dr., Glendora

75' x 60' overhang (new roof over new front door) w/3' front setback

#152061C
Pamela & William Farrell
Zoned: R3

Bulk C Variance
Block: 8201 Lot: 7
Location: 1 E. Brookline Dr., Laurel Springs

6' vinyl fence w/2nd front setback 23' & rear setback 26'

#152063C
Ronald E. Green, Jr.
Zoned: RA

Bulk C Variance
Block: 11402 Lot: 29
Location: 140 Corte DiCantania

6' vinyl fence w/setbacks F1= 1'; F2=7'; R=7'

#152065C
Al Belmont
Zoned: R3

Bulk C Variance
Block: 8302 Lot: 7
Location: 125 Coles Rd., Blackwood

Shed (336 sq. ft.) w/setbacks 10'

#152041A
1840 P. Cheeseman Road, LLC
Zoned: IN/R2

Appeal
Block: 14003 Lot: 13
Location: 1840 Peter Cheeseman Rd, Blackwood

Appeal of Administrative Office's Decision

Meeting Adjourned

**Gloucester Township Zoning Board of Adjustment
Agenda Procedures
2016**

- 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**

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

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 13th day of **January, 2016.**

Secretary

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 **Philadelphia Inquirer**;
3. All advance written notices of Board meetings from January 13, 2016 through the date of the 2017 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

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 **13th day of January, 2016.**

Secretary

**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 **13th day of January, 2016.**

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:

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

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 **13th day of January, 2016.**

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:

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 13th day of January 2016.

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:

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 **13th day of January, 2016.**

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:

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 contact 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 **13th** day of **January, 2016**.

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:

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 contact 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 **13th day of January, 2016.**

Secretary

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

**2016
7:30 P. M. Council Room**

January 13, 2016
January 27, 2016
February 10, 2016
February 24, 2016
March 09, 2016
March 23, 2016
April 13, 2016
April 27, 2016
May 11, 2016
May 25, 2016
June 08, 2016
June 22, 2016

July 13, 2016
July 27, 2016
August 10, 2016
August 24, 2016
September 14, 2016
September 28, 2016
October 12, 2016
October 26, 2016
November 09, 2016
November 23, 2016
December 14, 2016
December 28, 2016

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

KDL/dmb

Gloucester Township
 Planning Board & Zoning Board of Adjustments
 Meeting Schedule

2016

| | Planning Council Room 7:30 P. M. | Planning Board Work Session Council Room - 4:30PM | Zoning Board Council Room 7:30 P. M. |
|-----------------|--|---|--|
| January, 2016 | January 12, 2016 January 26, 2016 | January 19, 2016 | January 13, 2016 January 27, 2016 |
| February, 2013 | February 9, 2016 February 23, 2016 | February 16, 2016 | February 10, 2016 February 24, 2016 |
| March, 2013 | March 8, 2016 March 22, 2016 | March 15, 2016 | March 09, 2016 March 23, 2016 |
| April, 2013 | April 12, 2016 April 26, 2016 | April 19, 2016 | April 13, 2016 April 27, 2016 |
| May, 2013 | May 10, 2016 May 24, 2016 | May 17, 2016 | May 11, 2016 May 25, 2016 |
| June, 2013 | June 14, 2016 June 28, 2016 | June 21, 2016 | June 08, 2016 June 22, 2016 |
| July, 2013 | July 12, 2016 July 26, 2016 | July 19, 2016 | July 13, 2016 July 27, 2016 |
| August, 2013 | August 09, 2016 August 23, 2016 | August 16, 2016 | August 10, 2016 August 24, 2016 |
| September, 2013 | September 13, 2016 September 27, 2016 | September 20, 2016 | September 14, 2016 September 28, 2016 |
| October, 2013 | October 11, 2016 October 25, 2016 | October 18, 2016 | October 12, 2016 October 26, 2016 |
| November, 2013 | November 08, 2016 November 22, 2016 | November 15, 2016 | November 09, 2016 November 23, 2016 |
| December, 2013 | December 13, 2016 December 27, 2016 | December 20, 2016 | December 14, 2016 December 28, 2016 |
| | | | |

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, DECEMBER 9, 2015**

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

Roll Call:

| | |
|--------------------------|---------|
| Vice Chairman Simiriglia | Present |
| Mr. Bucceroni | Present |
| Mr. Scarduzio | Present |
| Mrs. Chiumento | Absent |
| Mr. Rosati | Absent |
| Mr. Acevedo | Present |
| Mr. Treger | Absent |
| Ms. Scully | Present |
| Chairman McMullin | Present |

Chairman Simiriglia 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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday November 25, 2015.

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

Roll Call:

| | |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mr. Scarduzio | Yes |
| Mr. Acevedo | Yes |

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#152056C
Maria Gonzalez Chevez
Bulk C Variance
Block: 15521 Lot: 14

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

Roll Call:

| | |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mr. Scarduzio | Yes |
| Mr. Acevedo | Yes |

Resolutions Approved.

APPLICATIONS FOR REVIEW

#152059DSPW

Pilot Services, Inc.

Zoned R2

Use "D" Variance/Site Plan Waiver

Block: 20101 Lot: 19

Location: 943 Little Gloucester Rd., Blackwood

Adult Day Program w/development disabilities.

Mr. Costa swears in Mr. Addison Bradley (planner) and Catherine J. Hannah (Director of Pilot).

Mr. Wade explains the application as a previous child care center that has been vacant for several years and left unoccupied resulting in an "abandoned" status. Pilot works under Volunteers of America and has other facilities in the area.

Ms. Catherine Hannah states the center will open at 7am and clients will arrive at 8:30am; clients will leave between 3pm and 4pm; a van is used for transport; typical patients are down syndrome, Spina Bifida, cerebral palsy; treat ambulatory and non-ambulatory patients. The patients do have community visits and socialize with the community. The center is state licensed and has been approved for 3 years.

A1: state approval for the site, funding approval.

Chairman McMullin inquires if the state inspects yearly.

Ms. Hannah states "yes". They will employ 10 to 12 people and have an estimated 30 clients (3 to 1 ratio).

The employees are trained by the state in CPR, 1st aid, abuse and neglect; local residents are encouraged to apply; existing residential homes in town & apartments, 6 clients in town residents; contact local schools for special needs students 18 to 21 because this population exists in high school and will be using this facility; clients will be bringing their own lunch; there will not be any driving or walking to the facility by clients.

Mr. Bradley reviews the property:

- the property was fenced in for a day care.
- the property was abandoned for 20 years so the variance has expired,
- the site is ideal with just the removal of the play equipment,
- doesn't impact neighbors,
- ideal location,
- no impact on master plan or ordinances,
- buildings will be "spruced up",
- inherently a good use,

Mr. Bradley has discussed the plan with the town professionals. Mr. Mellett had requested the retention basin be cleaned out and that is done; Mr. Lechner asked for lights to be repaired and candles have been replaced by a licensed electrician; landscaping has been fixed and replaced by some of the centers' clients as a work opportunity. Parking required for 10 to 12 employees in a 5700 sq. ft. facility is 22 spaces, 23 are available. The play structures' concrete edges have to be graded. The basin still has more work to be done, the muck on the bottom still has to be cleared out and sand added.

Mr. Wade requests relief for the applicant as they are tenants on the property and paying rent on a facility they can't utilize; the center is a need in the community; these adults have limited opportunities and facilities; the tenants will continue repairs at their own risk. (45 day ramification).

Mr. Lechner discusses the concrete removal or repair because it is a tripping hazard.

Mr. Bradley states there are sidewalks installed to go to the play equipment; they will either remove the sidewalks or grade the ground to the edges of the concrete. Also; the slab is cracked in the middle and that will be addressed in the Spring.

Vice Chairman Simiriglia discusses the concrete where the walkway was cut away; most concrete has a lip on the edge of it; throw top soil on top to remove the trip hazard.

Mr. Bradley states they have the man power to do that later this coming week.

Mr. Lechner discusses the concrete between the building and the basketball court; the concrete between building and picnic area has settled about 1 1/2 inches and the County requires replacement at .25 settlement.

Vice Chairman Simiriglia suggests using epoxy to remove the tripping hazard.

Mr. Costa suggests making it a condition.

- Mr. Bradley states it's going to be 65 degrees this week so it should get done.
- Mr. Costa suggests 30 days with weather permitting.
- Mr. Lechner discusses the newly planted ornamental grasses in the front of the building; in his opinion should have been evergreens.
- Mr. Bradley states Rutgers' University recommends Burning Bushes for parking lots.
- Mr. Lechner questions the validity of the "licensed electrician" who worked on the parking lot lights and inspection of the wattage.
- Mr. Bradley states the lights were already there and previously approved.
- Mr. Lechner states his report requested certain things that weren't done. A letter from a licensed electrician should be enough for a lighting plan approval.
- Mr. Bucceroni questions the candle wattage.
- Mr. Mellett states the lights are not what was previously approved. Somehow the spot lights were set up and they may not be the best thing for the front of a building facing the road. A licensed electrician should be able to compare it to a light plan.
- Mr. Lechner states the site plan being waived means the property should be brought up to date and not left with a 25 year old lighting plan.
- Mr. Wade states the pole lamps were repaired.
- Mr. Lechner states the wattage on the pole mounted light by the 25' Holly tree might be increased to help with increased illumination.
- Mr. Costa suggests approving the use and making it contingent upon the lighting being repaired with an engineers' report.
- Mr. Lechner would like to see a lighting plan put on the site plan.
- Mr. Mellett requests writing the actual meter readings on the plan (was vs. now).
- Vice Chairman Simiriglia suggests putting the referencing the lighting on the plan.
- Mr. Bucceroni states even though the clients will be leaving by 3:30pm when it's still light the employees will be leaving at 5:00pm when it will be dark in the Autumn and Winter.
- Mr. Costa suggests 30 days for the lighting plan and Mr. Wade agrees.
- Mr. Mellett discusses concrete grading needs to be improved; parking is more than adequate; no other deliveries?
- Mr. Wade states just UPS type trucks will be delivering packages.
- Mr. Mellett states he has no issues with a UPS truck; storm water mgmt; the basin must be cleared of all vegetation; remove 1ft.of organic material and put in sand. Mr. Mellett will defer to the ADA construction official; in addition the trash enclosure is large enough.

Open to Professionals:
 No Additional Comments.

Open to the Public:
 No Comments.

A motion to approve the above mentioned application with the following conditions: use variance, site plan waiver, 30 days weather permitting, electric 30 days period, submit Rutgers' report on parking lot screen planning was made by Mr. Bucceroni and Mr. Scarduzio.

Roll Call:

| | |
|---------------------------------|------------|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mr. Scarduzio | Yes |
| Mr. Acevedo | Yes |
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

Application Approved.

Zoning Board Reorganization Meeting will be January 13, 2016

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #152060C**
Loren Dale Anderson
905 St. Mark Drive
BLOCK 1307, LOT 5
DATE: December 2, 2015

The above application is to permit a 5' x 6.25' front porch addition within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

- Zone: R-3 ~ Residential District [§405].

R-3 Zone Requirements (§405.F):

| <u>Standard</u> | <u>Required</u> | <u>Proposed</u> | <u>Complies</u> |
|--|-----------------|------------------------|-----------------|
| Minimum lot size | 9,375 sf | ±8,400 sf ¹ | enc |
| Minimum lot frontage | 75 ft. | 70 ft. | enc |
| Minimum lot depth | 125 ft. | 120 ft. | enc |
| Maximum building coverage | 20% | ±13.6% ¹ | yes |
| Maximum lot coverage | 40% | ±21.1% ¹ | yes |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | |
| Front yard (addition) | 30 ft. | 27.36 ft. | no* |
| Side yard (addition) | 10 ft. | ±37 ft. / ±26 ft. | yes / yes |
| Rear yard (dwelling) | 30 ft. | ±58 ft. | yes |
| Minimum Useable Yard Area | 25% | ≥ 25% | yes |
| Maximum Height | 35 ft. | n/a | n/a |

¹ = Scaled data.

enc = Existing nonconformance.

= Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage and Additional Uses and Structures Permitted in Residential District standards:

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

- Front yard: (27.36 ft. provided v. 30 ft. minimum required).

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 residential district setback variance:

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 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 front porch addition twenty seven and thirty six hundredths (27.36) feet from the front property line (30 ft. minimum required).

cc: Loren Dale Anderson
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. #152060C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 10002
 Escal. 150⁰⁰ Escal. # 10002

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

LAND DEVELOPMENT APPLICATION

1. Applicant

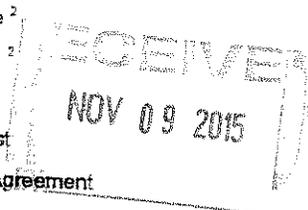
Name: LOREN DALE ANDERSON
 Address: 905 SAINT MARK DRIVE
 City: GLENDORA
 State, Zip: NJ 08029-1547
 Phone: (856) 524-0733 Fax: (215) 790-1780
 Email: designerdale@gmail.com

2. Owner(s) (List all Owners)

Name(s): LOREN DALE ANDERSON
BEVERLY ANN ANDERSON
 Address: 905 SAINT MARK DRIVE
 City: GLENDORA
 State, Zip: NJ 08029-1547
 Phone: (856) 524-0733 Fax: (215) 790-1780

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

- | | |
|---|--|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input 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 checked="" 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 | <u>R4</u> | GCR | CR | BP | G-RD | LP-1 |
| R1 | <u>RA</u> | BWD | NC | IN | M-RD | NVBP |
| R2 | APT | OR | HC | PR | BW-RD | SCR-HC Overlay |
| R3 | SCR | OF | GJ | 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: LOREN DALE ANDERSON
Address: 905 SAINT MARK DRIVE
Profession: KITCHEN SALES REP
City: GLENDORA
State, Zip: NJ 08029-1547
Phone: (856) 524-0733 Fax: (215) 712-1780
Email: designerdale@gmail.com

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

7. Location of Property:

Street Address: 905 SAINT MARK DRIVE Block(s): 1307
Tract Area: _____ Lot(s): 5

8. Land Use:

Existing Land Use: RESIDENTIAL
Proposed Land Use (Describe Application): RESIDENTIAL - FRONT SETBACK (3FT)
ENCROACHMENT - NEW ROOF (EXTENDED) OVER NEW FRONT DOOR
AREA ON FRONT OF HOUSE. 75" WIDE X 60" DEEP

9. Property:

| | | |
|--|--|--------------------------------------|
| Number of Existing Lots: _____ | Proposed Form of Ownership: | |
| Number of Proposed Lots: _____ | <input type="checkbox"/> Fee Simple | <input type="checkbox"/> Cooperative |
| | <input type="checkbox"/> Condominium | <input type="checkbox"/> Rental |
| Are there <i>existing</i> deed restrictions? | <input type="checkbox"/> No <input type="checkbox"/> Yes | (If yes, attach copies) |
| Are there <i>proposed</i> deed restrictions? | <input type="checkbox"/> No <input type="checkbox"/> 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 | 27 FEET | Setback from E.O.P.*1 | _____ |
| Front setback 2 | NOT APPL | Setback from E.O.P.*2 | _____ |
| Rear setback | NO CHANGE | 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 | _____ |
| | | 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

Noren Dale Anderson
Signature of Applicant

11-9-15
Date

Beverly Mills
Signature of Co-applicant

11-9-15
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).

11-9-15
Date

Loren Dale Anderson
Signature

LOREN DALE ANDERSON
Print Name

Sworn and Subscribed to before me this

9 day of November

2015 (Year).

Beverly Ann Anderson
Signature

BEVERLY ANN ANDERSON
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

Loren Dale Anderson
Signature of Applicant

LOREN DALE ANDERSON
Print Name

11-9-2015
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 13.07 Lot 5 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:

Michele Lyn Tregger 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 9 day of November 20 15 before the following authority.

Loren Dale Anderson
Name of property owner or applicant

Michele Lyn Tregger
Notary public

MICHELE LYN TREGGER

ID # 2439109

NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires October 1, 2018

SIDE ELEVATION VIEW



| | | | |
|--|--------------|----------------------------------|----------------------------|
| <p>Customer Name: LAMÉ AND BEVERLY ANDERSON</p> | | <p>Scale: 1" = 1'-0"</p> | |
| | | <p>Drawn by: L. Anderson</p> | <p>Date: 11-9-2015</p> |
| <p>Approved by:</p> | <p>Date:</p> | <p>Stylus:</p> | |

HOMECREST

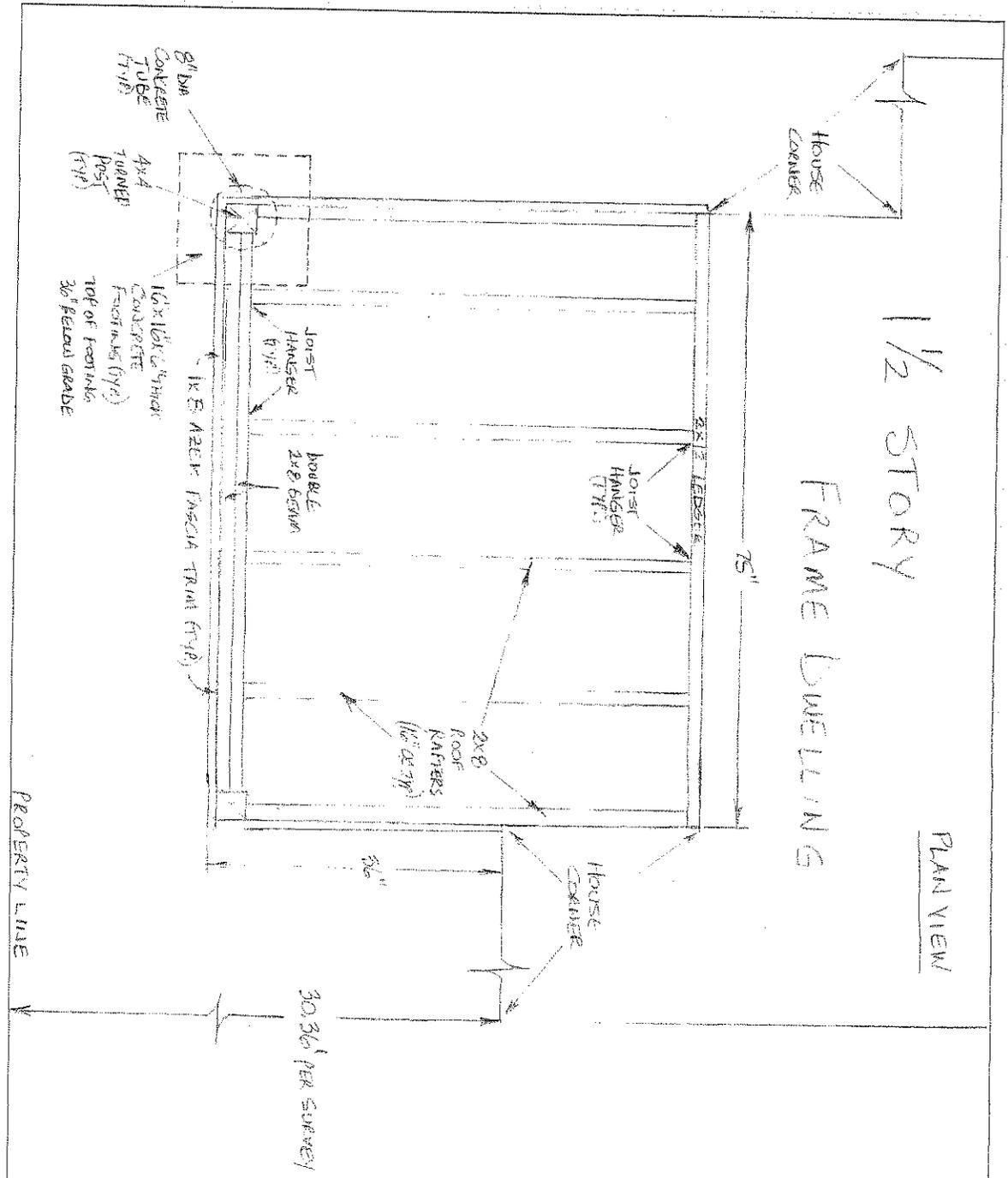
16x16x16"
FOOTING

NOV 09 2015
#152060C

1/2 STORY

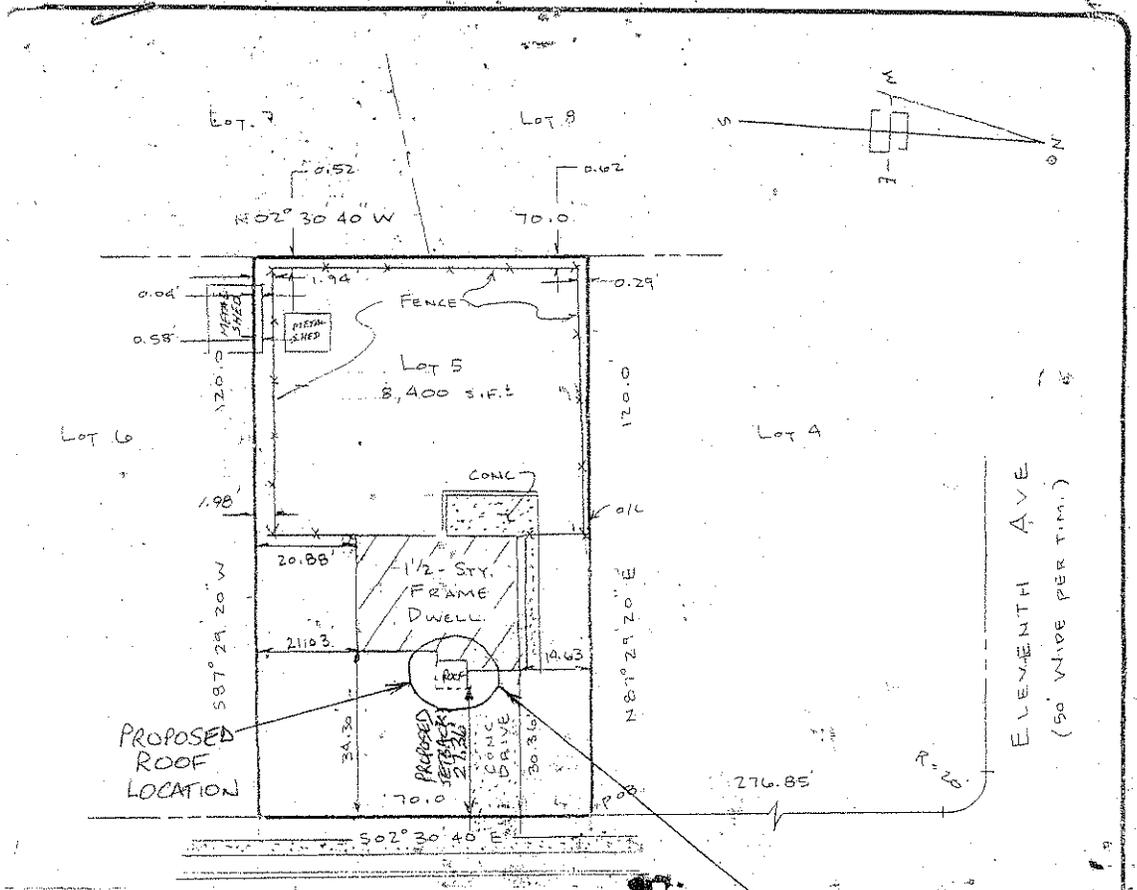
FRAME DWELLING

PLAN VIEW



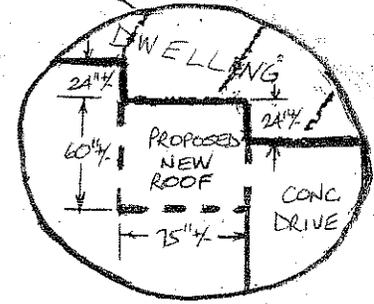
| | | | |
|---|------------|-----------|---------------|
| HOMECREST | | | |
| Customer Name: L. DALE AND BERYLY ANDERSON | | | |
| Scale: | 1" = 1'-0" | Drawn by: | K.D. Anderson |
| Style: | | Date: | 11-9-2015 |
| Approved by: | | Date: | |

NOV 09 2015
#152060C



ST. MARK DR.
(50' WIDE PER T.M.)

- BEING LOT 5, BLOCK D, PLAN OF GLEN VALLEY FARMS
- A.K.A. LOT 5, BLOCK 1307, PLATE 13, TAX MAP.
- BEARINGS DEBO BASED. (DB 3453, P 925)
- NO CORNERS SET AS PER CONTRACT.



Azimetric Surveying Services
1340 CHEWS LANDING ROAD
LAUREL SPRINGS, NEW JERSEY 08021
PHONE 232-7600 • FAX: 232-6342

DATE 9-22-92 SURVEY NO. 9209103
SCALE 1" = 30'
DRN: J.L.

| | |
|--|--|
| SURVEY OF PREMISES 905 ST. MARK DR. | SITUATE IN: TWP. OF GLOUCESTER COUNTY OF CAMDEN STATE OF NEW JERSEY |
|--|--|

(MORTGAGE Co. 10-29-92)
REV. 11-19-92 (SHED)

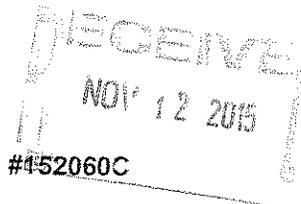
TO: L: DALE & BEVERLY ANDERSON - SUPREME TITLE AGENCY - MARYLAND NATIONAL MTG. CORP.
ITS SUCCESSORS AND/OR ASSIGNS

In consideration of the fee paid for making this survey, (if no fee is paid this declaration is invalid), This Survey is based on the record description furnished. I hereby declare to its accuracy except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible. This declaration is issued solely to the herein named purchaser and this transaction only.

JOHN DONOVAN, Professional Land Surveyor #GS 30738
Professional Planner #LI 04196

NOV 09 2015
#152060C

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: November 9, 2015

APPLICATION No. #152060C

APPLICANT: LOREN DALE ANDERSON

PROJECT No. 10002

BLOCK(S): 1307 Lot(S): 5

LOCATION: 905 ST. MARK DRIVE, GLENDORA, NJ 08029

TRANSMITTAL TO:

- | | | | | | |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer | <input type="checkbox"/> | Zoning Board Planner | <input checked="" type="checkbox"/> | Tax Assessor |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer | <input type="checkbox"/> | G.T.M.U.A. |
| <input type="checkbox"/> | N.J. American Water Co. | <input type="checkbox"/> | Aqua N.J. Water Co. | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <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 20, 2015***
 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

Loren Dale Anderson
11/10/15

No Issues

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

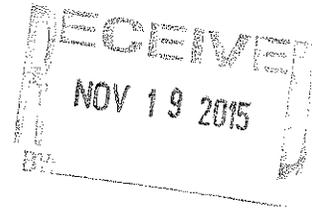
HOWARD C. LONG JR, ESQ.
Solicitor

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
November 12, 2015

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



Re: Application #152060C
Loren Dale Anderson
905 St. Mark Drive, Glendora, NJ 08029
Block 1307, Lot 5

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**

A handwritten signature in black ink, appearing to be "RJC".

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: November 9, 2015

APPLICATION No. #152060C

APPLICANT: LOREN DALE ANDERSON

PROJECT No. 10002

BLOCK(S): 1307 Lot(S): 5

LOCATION: 905 ST. MARK DRIVE, GLENDORA, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

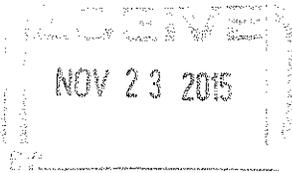
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 Revision to Prior Application

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- 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 _____

Reviewed
 Approved Not Approved
Gloucester Twp. Fire Dist. 1
 Fire Official: Henry [Signature]
 Date: 11/17/15

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: November 9, 2015

APPLICATION No. #152060C

APPLICANT: LOREN DALE ANDERSON

PROJECT No. 10002

BLOCK(S): 1307 Lot(S): 5

LOCATION: 905 ST. MARK DRIVE, GLENDORA, NJ 08029



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 type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input checked="" type="checkbox"/> | Taxes - <i>Current</i> | <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 20, 2015***
 For Your Files.

ENCLOSED:

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- 1 Copy - Minor Site Plan
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- 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

Maryann Busa 11/9/15

 Signature

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #152061C**
Pamela & Wm. Farrell
1 E. Brookline Drive
BLOCK 8201, LOT 7

DATE: December 2, 2015

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 - Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

| Description | Required | Proposed | Complies |
|--|----------|----------------------|----------|
| Minimum lot size | 9,375 sf | 14,382 sf | yes |
| Minimum lot frontage | | | |
| E. Brookline Drive | 75 ft. | 100.01 ft. | yes |
| Jefferson Drive | 75 ft. | 130.345 ft. | yes |
| Chews-Landing Clementon Road | 75 ft. | 98.935 ft. | yes |
| Minimum lot depth | 125 ft. | 140 ft. | yes |
| Maximum building coverage | 20% | ±13.5% ¹ | yes |
| Maximum lot coverage | 40% | ±23.3% ¹ | yes |
| Principal Building Minimum Yard Depths and Height Limitations | | | |
| Front yard | | | |
| E. Brookline Drive | 30 ft. | 30.68 ft. | yes |
| Jefferson Drive | 30 ft. | 30.89 ft. | yes |
| Chews-Landing Clementon Road | 30 ft. | ±65 ft. ¹ | yes |
| Side yard | 10 ft. | 13.39 ft. | yes |
| Rear yard | 30 ft. | ±30 ft. ¹ | yes |
| Minimum Useable Yard Area | 25% | > 25% | yes |
| Maximum Height | 35 ft. | n/a | n/a |

- ¹ = Scaled data.
- enc = Existing nonconformance.
- * = Variance required.

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

II. VARIANCE COMMENTS

The application requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence approximately twenty three (23) feet from the front property line along Jefferson Drive and twenty nine (29) feet from Chews Landing Road (40 feet from the cartway is the minimum required).

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

3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested setback variance:
 - a. 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)).
 - b. 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 40:55D-70).

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to construct a six (6) foot high vinyl fence approximately twenty three (23) feet from the front property line along Jefferson Drive and twenty nine (29) feet from Chews Landing Road (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Pamela & Wm. Farrell
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

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: #152061C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160⁰⁰ Project # 10003

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

Escr. 150⁰⁰ Escr. # 10003

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Pamela + William Farrell
 Address: 1 E. Brookline Dr.
 City: Lawrence Springs
 State, Zip: NJ 08021
 Phone: (267) 253-6235 Fax: ()
 Email: fritzpamela@aol.com

2. Owner(s) (List all Owners)

Name(s): Pamela + William Farrell
 Address: 1 E. Brookline Dr.
 City: Lawrence Springs
 State, Zip: NJ 08021
 Phone: (267) 253-6235 Fax: ()

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

- | | |
|---|--|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input 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 checked="" 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"/> |

RECEIVED
NOV 09 2005

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

6. Name of Persons Preparing Plans and Reports:

Name: Pamela Farrell
Address: 1 E. Brookline Dr.
Profession: _____
City: Lowell Springs
State, Zip: NJ 08021
Phone: 267 253 6235 Fax: () - _____
Email: Fritzpamela@AOL.com

Name: William Farrell
Address: _____
Profession: _____
City: Q SAME
State, Zip: _____
Phone: () - _____ Fax: () - _____
Email: _____

7. Location of Property:

Street Address: 1 E. Brookline Drive Block(s): 8201
Tract Area: _____ Lot(s): 7

8. Land Use:

Existing Land Use: residential
Proposed Land Use (Describe Application): 6 Foot white vinyl fence, 2nd front 23 feet from curb, rear is 26 feet from curb.

9. Property:

Number of Existing Lots: _____
Number of Proposed Lots: _____
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 |
|-----------------------------|---------------|
| Front setback 1 <i>side</i> | <u>23'</u> |
| Front setback 2 <i>back</i> | <u>25' 9"</u> |
| <i>Front</i> Rear setback 3 | <u>76'</u> |
| Side setback 1 | _____ |
| Side setback 2 | _____ |
| Lot frontage | _____ |
| Lot depth | _____ |
| Lot area | _____ |
| Building height | _____ |

Fence Application

| | Proposed |
|-----------------------|--------------|
| Setback from E.O.P.*1 | _____ |
| Setback from E.O.P.*2 | _____ |
| Fence type | <u>VINYL</u> |
| Fence height | <u>6'</u> |

*E.O.P. = Edge Of Pavement.

Pool Requirements

| | |
|---|-------|
| Setback from R.O.W.1 | _____ |
| Setback from R.O.W.2 | _____ |
| 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

| | |
|---|-------|
| Garage Area | _____ |
| Garage height | _____ |
| Number of garages | _____ |
| (Include attached garage if applicable) | |
| Number of stories | _____ |

Shed Requirements

| | |
|------------------------------|-------|
| Shed area | _____ |
| Shed height | _____ |
| Setback from R.O.W.1 | _____ |
| Setback from R.O.W.2 | _____ |
| Setback from property line 1 | _____ |
| Setback from property line 2 | _____ |

14. Parking and Loading Requirements:

| | |
|---|---|
| Number of parking spaces required: <u>0</u> | Number of parking spaces provided: <u>0</u> |
| 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

Randy Tanner
Signature of Applicant

10/27/15
Date

William Fan
Signature of Co-applicant

11/2/2015
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).

10/27/15
Date

Pamela Farrell
Signature

Pamela Farrell
Print Name

Sworn and Subscribed to before me this

9 day of NOVEMBER

2015 (Year).

William Farrell
Signature

William Farrell
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).

[Signature]
Signature of Applicant

Pamela Farrell
Print Name

10/27/15
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 _____, shows and discloses the premises in its entirety, described as Block 0201 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:

Michele Lyn Tregger 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 9 day of NOVEMBER
20 15 before the following authority.

Pamela + William Farrell
Name of property owner or applicant

Michele Lyn Tregger
Notary public

MICHELE LYN TREGGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

Zoning Permit Denial

1 E BROOKLINE DR
Block/Lot 8201/7

Applicant
FARRELL, PAMELA & WILLIAM
1 E. BROOKLINE DRIVE
LAUREL SPRINGS NJ 08021

Real Estate Owner
FARRELL, PAMELA & WILLIAM
1 E. BROOKLINE DRIVE
LAUREL SPRINGS NJ 08021

This is to certify that the above-named applied for a permit to/authorization for a proposed 6' vinyl fence.. This application for approval is hereby denied

Zone
R3
Application is

Denied

Comments on Decision:

Any fencing along a corner property shall have a setback equal to the existing front yard setback of the principal structure, or forty feet perpendicular from the edge of the cartway or pavement, whichever is greater. Sect. 505.par. 3. A Variance approval is required by the Zoning Board of Adjustment prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

Gloucester Township
P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229

Alisa Ortiz
Zoning Officer
October 22, 2015

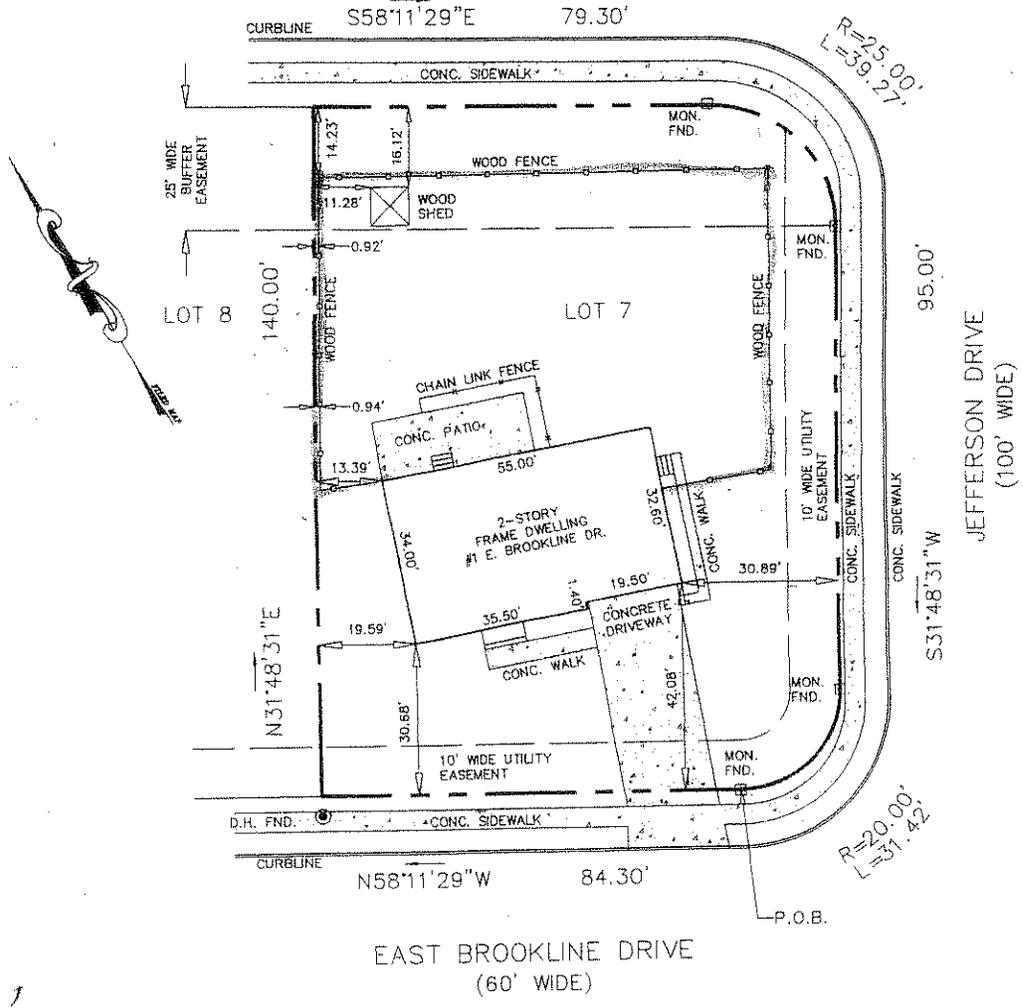
Applic No 9978
5102

Cut Here

Deliver to...

FARRELL, PAMELA & WILLIAM
1 E. BROOKLINE DRIVE
LAUREL SPRINGS NJ 08021

CHews LANDING - CLEMENTON ROAD
(47' HALF WIDTH)



To:
WILLIAM FARRELL AND PAMELA FARRELL
CONNECTION TITLE AGENCY OF NJ, L.L.C.
STEWART TITLE GUARANTY COMPANY, INC.
PROSPECT MORTGAGE;
its successors and/or assigns, ATIMA

RECEIVED
NOV 09 2015
#152061C

TO ALL PERSONS AND PARTIES OF INTEREST:
I HEREBY DECLARE THAT THIS SURVEY WAS
ACTUALLY MADE ON THE GROUND AS PER
RECORD DESCRIPTION AND IS CORRECT AND
THERE ARE NO ENCROACHMENTS EITHER WAY
ACROSS PROPERTY LINES EXCEPT AS SHOWN.

THIS SURVEY WAS PREPARED ONLY FOR THE
ABOVE NAMED PARTIES FOR PURCHASE AND/
OR MORTGAGE FOR HEREIN DELINEATED
PROPERTY BY ABOVE NAMED PURCHASER.
NO RESPONSIBILITY OR LIABILITY IS
ASSUMED BY SURVEYOR FOR USE OF SURVEY
FOR ANY OTHER PURPOSE INCLUDING, BUT
NOT LIMITED TO USE OF SURVEY FOR SURVEY
AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY
OTHER PERSON NOT LISTED HEREIN, EITHER
DIRECTLY OR INDIRECTLY. SURVEY MAY NOT
BE USED FOR CONSTRUCTION OR SUBDIVISION
PURPOSES WITHOUT WRITTEN CONSENT OF
THIS SURVEYOR.

THIS SURVEY PLAN, FLAGS AND/OR PINS
SET ARE NOT VALID UNTIL FEE IS PAID IN
FULL. IF FEE NOT PAID, THIS SURVEY IS
INVALID. ANY OTHER USE OF THIS PLAN OR
A COPY OR ALTERATION OF IT NOT SIGNED
AND SEALED BY THE SURVEYOR WHO
PREPARED THIS PLAN IS NOT THE
RESPONSIBILITY OF THE UNDERSIGNED.

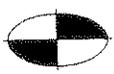
SURVEYOR RESERVES THE RIGHT TO REVISE
THIS SURVEY AT ANY TIME AFTER SUBMISSION
IF ADDITIONAL PERTINENT INFORMATION IS
RECEIVED.

THIS PLAN OF SURVEY IS NOT AN ALTA
SURVEY.

NOTES:

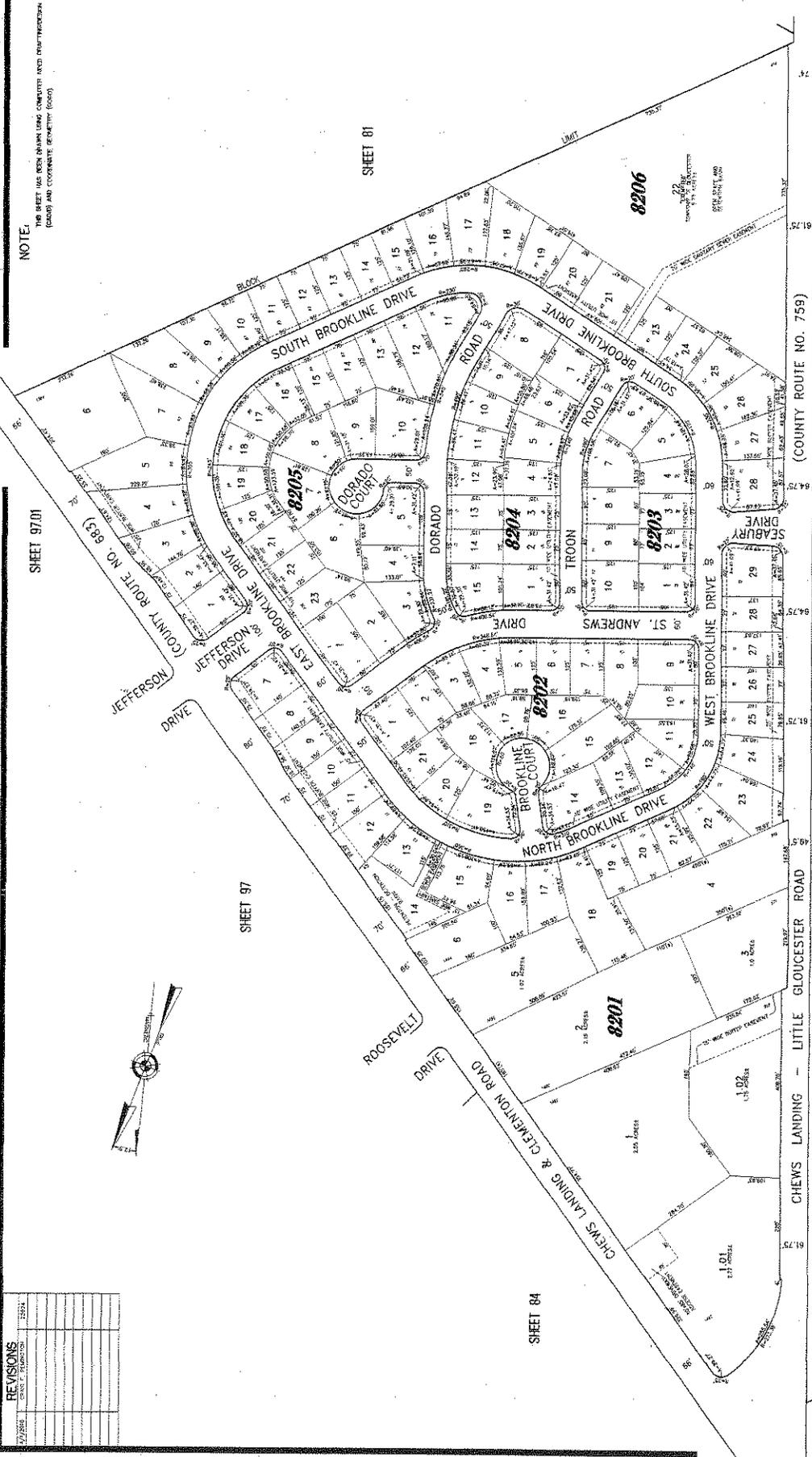
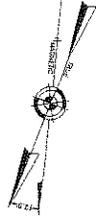
- 1) TAX MAP REFERENCE:
TOWNSHIP OF GLOUCESTER,
BLOCK 8201, LOT 7
- 2) FILE MAP REFERENCE:
BEING KNOWN AS LOT 7 IN BLOCK 8201
AS SHOWN ON MAP ENTITLED
"BROADMOOR WEST PLAN A" FILED ON
OCTOBER 23, 1980 AS MAP NO. 685-2.
- 3) CONTAINING: 14,382 +/- SF.
- 4) THIS SURVEY WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT.
- 5) SUBJECT TO SUCH EASEMENTS AND
RESTRICTIONS THAT MAY BE REVEALED
BY A TITLE REPORT.
- 6) PLAN DEPICTS CONDITIONS AS OF: 9/22/2015

PLAN OF SURVEY
OF
BLOCK 8201 LOT 7
LOCATED IN
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY

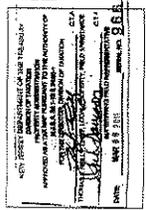
| | | | |
|--|--|---|-------------------------------|
|  DATE 9/23/15 AVI LUZON PROFESSIONAL LAND SURVEYOR N.J. LICENSE # 36745 |  | AVI LUZON PROFESSIONAL LAND SURVEYOR 83 KENSINGTON DRIVE MT. HOLLY, NEW JERSEY 08060 (609) 261-4947 | |
| | | DESIGNED: SCALE: 1"=30' | DRAWN: CC DATE: 09/22/2015 |

NOTE: THIS SHEET WAS REPRODUCED USING COMPUTER AIDED DRAFTING TECHNIQUES (CAD) AND COORDINATE GEOMETRY (GCS).

| NO. | DATE | DESCRIPTION |
|-----|----------|-----------------------|
| 1 | 07/20/06 | ISSUED FOR PERMITTING |
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| 3 | 07/20/06 | ISSUED FOR PERMITTING |
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| 100 | 07/20/06 | ISSUED FOR PERMITTING |



TAX MAP
 TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY NEW JERSEY
 SCALE: 1" = 100' DATE: 11-06-2008
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
 REMINGTON & VERNICK ENGINEERS
 242 PINE HURST EAST, HANOVERVILLE, NJ 07030
 WWW.REMINGTON-VERNICK.COM



SHEET 804
 GOLF VIEW DRIVE
 COUNTY ROUTE NO. 759
 SHEET 80
 SHEET 75

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: November 9, 2015

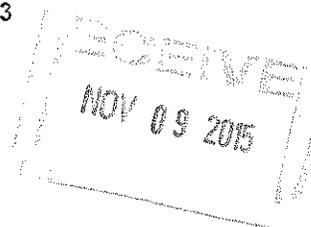
APPLICATION No. #152061C

APPLICANT: PAMELA & WM. FARRELL

PROJECT No. 10003

BLOCK(S): 8201 Lot(S): 7

LOCATION: 1 E. BROOKLINE DR., LAUREL SPRINGS, NJ 08021



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 type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input checked="" type="checkbox"/> | Taxes <i>current 4ms</i> | <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 20, 2015***
 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

Maryann Bussa 11/9/15

 Signature

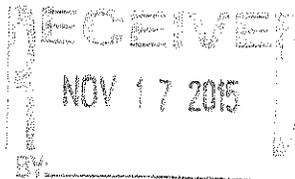


GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #152061C 1 E. Brookline Dr, Laurel Springs, NJ Block 8201 Lot 7

- 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 Cpl. Frank Pace

Signature:  #165 Date Submitted: 11/10/2015

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

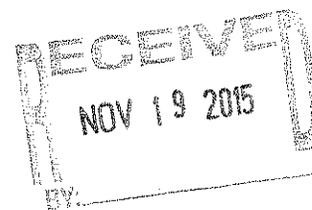
HOWARD C. LONG JR, ESQ.
Solicitor

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
November 12, 2015

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



Re: Application #152061C
Pamela & Wm. Farrell
1 E. Brookline Drive, Laurel Springs, NJ 08021
Block 8201, Lot 7

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**

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

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: November 9, 2015

APPLICATION No. #152061C

APPLICANT: PAMELA & WM. FARRELL

PROJECT No. 10003

BLOCK(S): 8201 Lot(S): 7

LOCATION: 1 E. BROOKLINE DR., LAUREL SPRINGS, NJ 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C
 Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by NOVEMBER 20, 2015**
 For Your Files.

ENCLOSED:

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- 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

REVIEWED

APPROVED
 NOT APPROVED

GLOUCESTER TWP. FIRE DISTRICT 2

FIRE OFFICIAL *[Signature]*

DATE: 11-03-15

W/out Comment

Signature

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #152063C**
Ronald E. Green Jr.
140 Corte Dicantania
BLOCK 11402, LOT 29

DATE: December 2, 2015

The Applicant requests approval to install a six (6) foot high vinyl fence within the RA - Residential Attached District as indicated on the attached sketch.

I. ZONING INFORMATION

RA ZONE REQUIREMENTS:

| Description | Required (Fee-simple Townhouse) | Proposed | Complies |
|--|------------------------------------|-----------|----------|
| Minimum lot size | 2,500 sf | ±3,027 sf | yes |
| Minimum lot frontage | 20 ft. | 48.03 ft. | yes |
| Minimum lot depth | 125 ft. | 61.77 ft. | enc |
| Maximum building coverage | 40% | 17.8% | yes |
| Maximum lot coverage | 60% | 17.8% | yes |
| Principal Building Minimum Yard Depths and Height Limitations | | | |
| Front yard | 30 ft. | n/a | n/a |
| Side yard | 20 ft., end wall only | n/a | n/a |
| Rear yard | 30 ft. | n/a | yes |
| Minimum Useable Yard Area | 40% | n/a | n/a |
| Maximum Height | 35 ft. | n/a | n/a |

- ¹ = Scaled data.
- enc = Existing nonconformance.
- n/a = not applicable.
- = 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 requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence seven (7) feet from the front property lines along Kelly Driver Road and a "30' wide ingress-egress easement" (40 feet from the cartway is the minimum required).

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

3. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested setback variance:
 - a. 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)).
 - b. 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 40:55D-70).

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 425.C(3) to install a six (6) foot high vinyl fence seven (7) feet from the front property lines along Kelly Driver Road and a "30' wide ingress-egress easement" (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Ronald E. Green Jr.
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

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: 4152063C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 160.00 Project # 10029
 Escr: 150 Escr.# 10029

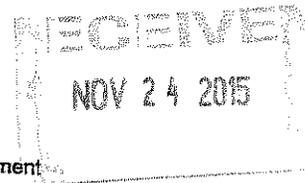
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

| 1 Applicant | 2 Owner(s) (List all Owners) |
|---------------------------------------|---------------------------------------|
| Name: <u>RONALD E. GREEN JR</u> | Name(s): <u>RONALD E. GREEN JR.</u> |
| Address: <u>140 LA CASATA</u> | Address: <u>MARGARET M. GREEN</u> |
| <u>CORTE DICANTANIA</u> | <u>140 LA CASATA</u> |
| City: <u>CLEMENTON</u> | <u>CORTE DICANTANIA</u> |
| State, Zip: <u>NJ 08021</u> | City: <u>CLEMENTON</u> |
| Phone: <u>(856) 935-1046</u> Fax: () | State, Zip: <u>NJ 08021</u> |
| Email: <u>MERGE@COMCAST.NET</u> | Phone: <u>(856) 935-1046</u> Fax: () |

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

- | | |
|---|--|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input 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 checked="" 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 | <u>R4</u> | GCR | CR | BP | G-RD | LP-1 |
| R1 | <u>RA</u> | 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: _____ | Firm: _____ |
| Address: _____ | State, Zip: _____ |
| City: _____ | Phone: () - - Fax: () - - |
| | Email: _____ |

6. Name of Persons Preparing Plans and Reports:

Name: RONALD E. GOSWAMI
 Address: 140 LA CASCASTA
 Profession: _____
 City: CLEMATON
 State, Zip: NJ 08021
 Phone: (609) 855-1044 Fax: () _____
 Email: MSR@CASCAS.NET

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

7. Location of Property:

Street Address: 140 LA CASCASTA Block(s): 11402
 Tract Area: _____ Lot(s): 29

8. Land Use:

Existing Land Use: RESIDENTIAL YARD + GARDEN w/ EXISTING ~~WOOD~~ ^{SPLIT-RAIL & STOCKADE} FENCE
 Proposed Land Use (Describe Application): REPLACE EXISTING STOCKADE + SPLIT-RAIL FENCE WITH VINYL PRIVACY FENCE 6' TALL TAN/WHITE WITH SETBACKS (APPROX 11 panels)
 $F^{\circ} = 1$ $F^2 = 7$ $R = 7$

9. Property:

Number of Existing Lots: 1 Proposed Form of Ownership:
 Number of Proposed Lots: 1 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 |
|-----------------|----------|
| Front setback 1 | 1 FOOT |
| Front setback 2 | 7 FEET |
| Rear setback | 7 FEET |
| Side setback 1 | |
| Side setback 2 | |
| Lot frontage | |
| Lot depth | |
| Lot area | |
| Building height | |

Fence Application

| | Proposed |
|------------------------|----------------|
| Setback from E.O.P. #1 | 7 FOOT |
| Setback from E.O.P. #2 | 7 FOOT |
| Fence type | VINYL RAILROAD |
| Fence height | 6 FEET |

E.O.P. = Edge Of Pavement.

Pool Requirements

| | |
|------------------------------|--|
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| 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

| | |
|---|--|
| Garage Area | |
| Garage height | |
| Number of garages | |
| (Include attached garage if applicable) | |
| Number of stories | |

Shed Requirements

| | |
|------------------------------|--|
| Shed area | |
| Shed height | |
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| 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:

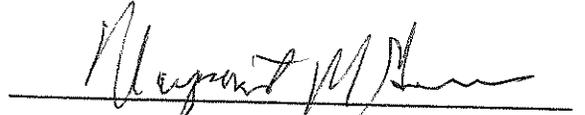
- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the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


Signature of Applicant

11/23/15
Date


Signature of Co-applicant

11/23/15
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).

11-23-15
Date

Signature

Print Name

Sworn and Subscribed to before me this

23 day of NOVEMBER

2015 (Year).

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?
- 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

[Handwritten Signature]

Signature of Applicant

ROBERT E. GREEN JR

Print Name

11/23/15
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 _____, shows and discloses the premises in its entirety, described as Block 11402 Lot 29 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:

ROBERT E. GREEN JR 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 23 day of NOVEMBER 20 15 before the following authority.

[Handwritten Signature]

Name of property owner or applicant

[Handwritten Signature]

Notary public

MICHELE LYN TREGER

ID # 2439109

NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires October 1, 2018

Zoning Permit Denial

140 LA CASCATA TNHS
Block/Lot 11402/29

Applicant

GREEN RONALD E JR & MARGARET
140 LA CASCATA TNHS
CLEMENTON NJ 08021

Real Estate Owner

GREEN RONALD E JR & MARGARET
140 LA CASCATA TNHS
CLEMENTON NJ 08021

This is to certify that the above-named applied for a permit to/authorization for a proposed rear/front yard 6' vinyl fence.. This application for approval is hereby denied

Zone
RA
Application is

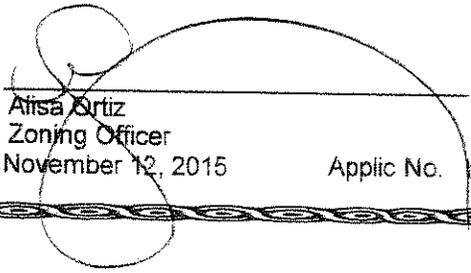
Denied

Comments on Decision:

Any fencing along a corner property shall have a setback equal to the existing front yard setback of the principal structure, or forty feet perpendicular from the edge of the cartway or pavement, whichever is greater. Sect. 505.par. 2. Front yard fence cannot exceed 2.5ft in height.

Gloucester Township

P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229


Aisa Ortiz
Zoning Officer

November 12, 2015

Applic No. 10016
8/30

Cut Here

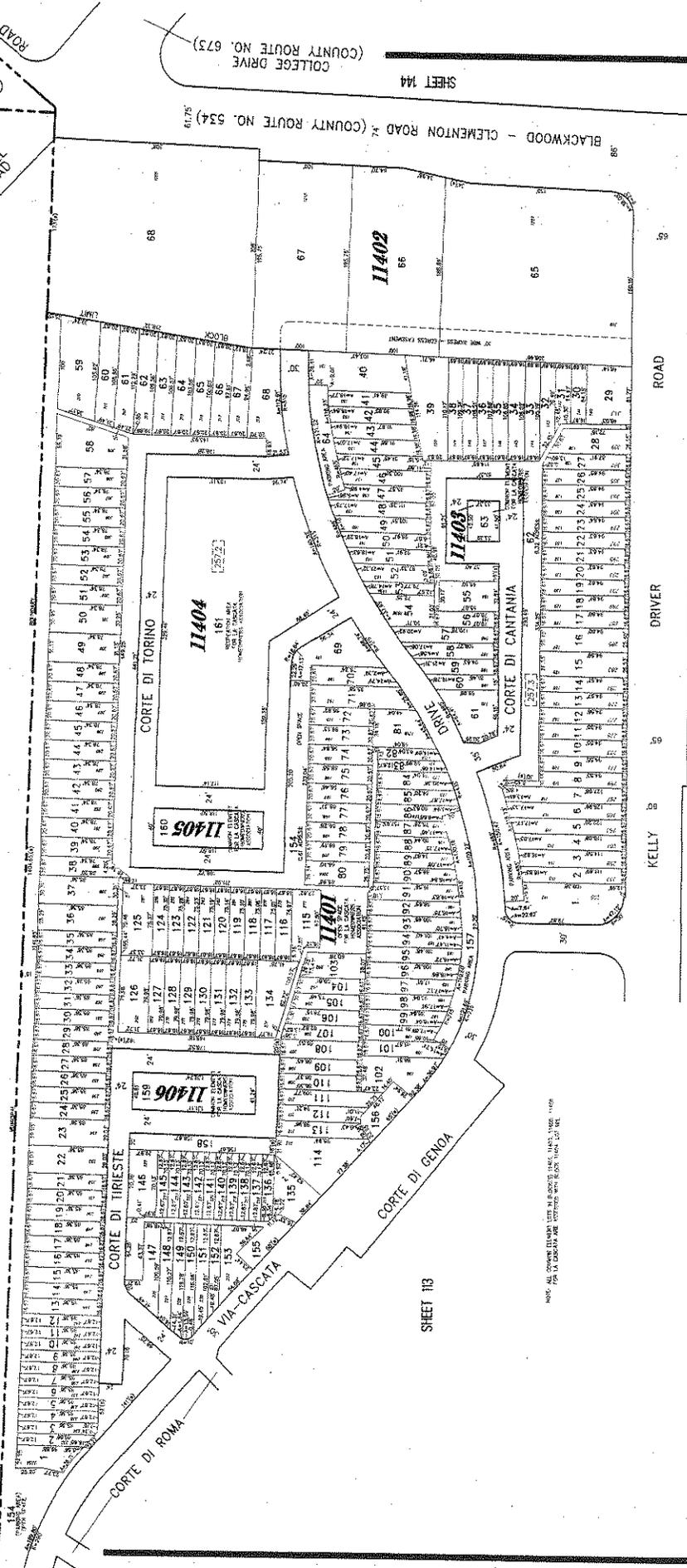
Deliver to...

GREEN RONALD E JR & MARGARET
140 LA CASCATA TNHS
CLEMENTON NJ 08021

NOTE:
THIS SHEET HAS BEEN REPRODUCED FROM THE ORIGINAL RECORDS OF THE TOWNSHIP OF CLOUCESTER, NEW JERSEY.

COUNTY OF CAMDEN
BOROUGH OF LINDENWOLD

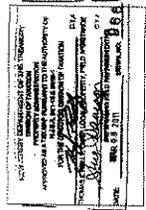
| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|------------|--------------------|-------------|
| 1 | 11/27/2008 | CRAIG F. REMINGTON | ISSUE |
| 2 | 11/27/2008 | CRAIG F. REMINGTON | ISSUE |



SHEET 203

TAX MAP
TOWNSHIP OF CLOUCESTER
CAMDEN COUNTY
NEW JERSEY

SCALE: 1" = 30'
DATE: 11-02-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & YERGENE ENGINEERS
220 WEST MARKET EAST, HADDONFIELD, NJ 08033
TEL: 856-331-1111 FAX: 856-331-1122
WWW.REMINGTON-ENGINEERS.COM



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: November 24, 2015

APPLICATION No. #152063C

APPLICANT: RONALD E. GREEN, JR

PROJECT No. 10029

BLOCK(S): 11402 Lot(S): 29

LOCATION: 140 CORTE DICANTANIA (LACASCATA) CLEMENTON, NJ 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

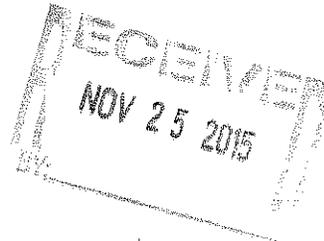
PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by DECEMBER 4, 2015***
 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

[Handwritten Signature]
assent

No ISSUES.

11/24/15

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: November 24, 2015

APPLICATION No. #152063C

APPLICANT: RONALD E. GREEN, JR

PROJECT No. 10029

BLOCK(S): 11402 Lot(S): 29

LOCATION: 140 CORTE DICANTANIA (LACASCATA) CLEMENTON, NJ 08021

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 type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input checked="" type="checkbox"/> | Taxes - <i>current</i> | <input type="checkbox"/> | Construction | | |

STATUS OF APPLICATION:

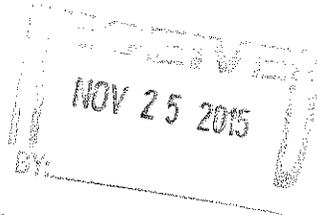
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PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by DECEMBER 4, 2015***
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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

Maryann Busa 11/24/15
 Signature *Maryann Busa*

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

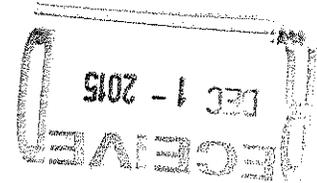
THOMAS LEISSE, PE, CME
Consulting Engineer

**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
November 30, 2015

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

Re: Application #152063C
Re: Application #152063C
Ronald E. Green, Jr.
140 Corte DiCantania (Lacascata), Clementon, NJ 08021
Block 11402, Lot 29



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**

A handwritten signature in black ink, appearing to be "RJC".

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #152065C**
Al Blemont
125 Coles Road
BLOCK 8302, LOT 7

DATE: December 17, 2015

The Applicant requests approval to construct a 14' x 24' Residential Tool shed within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

| Description | Required | Proposed | Complies |
|--|---------------|-------------------------|------------|
| Minimum lot size | 9,375 sf | ±60,648 sf ¹ | yes |
| Minimum lot frontage | 75 ft. | 184.94 ft. | yes |
| Minimum lot depth | 125 ft. | 328.11 ft. | Yes |
| Maximum building coverage | 20% | ±6.1% ¹ | yes |
| Maximum lot coverage | 40% | ±10.9% ¹ | yes |
| Principal Building Minimum Yard Depths and Height Limitations | | | |
| Front yard | 30 ft. | 147.7 ft. | yes |
| Side yard | 10 ft. | 51 ft. / 44.4 ft. | yes / yes |
| Rear yard | 30 ft. | ±133 ft. | yes |
| Minimum Useable Yard Area | 25% | > 25% | yes |
| Maximum Height | 35 ft. | n/a | n/a |
| RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS | | | |
| Maximum shed area | 168 sf | 336 sf | no* |
| Number | 1 | 1 | yes |
| Maximum shed height | 12 ft. | 12 ft. | yes |
| Distance between adjacent buildings | 10 ft. | 10 ft. | yes |
| Front yard | N.P. | no | yes |
| Side yard | 5 ft. | 150.84 ft. / 10 ft. | yes / yes |
| Rear yard | 5 ft. | ±128 ft. ¹ | yes |

- ¹ = scaled data.
- n/a = not applicable.
- N.P. = Not Permitted.
- * = 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 requires the following variances from the Land Development Ordinance based on scaled data from the sketch (survey) provided by the Applicant.

§422.L, Residential Tool Shed

1. Area: (366 sf provided v. 168 sf maximum allowed).

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

2. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested variance:
 - a. 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)).
 - b. 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 40:55D-70).

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 422.L to construct a residential tool shed approximately three hundred and thirty six (336) square feet (168 sf maximum allowed).

IV. RECOMMENDATIONS

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

cc: Al Belmont
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

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. # 152065C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: \$ 160⁰⁰ Project # 10080
 Escr: \$ 150⁰⁰ Escr. # 10080

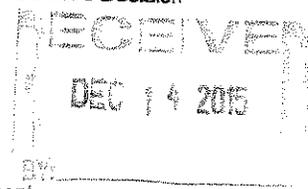
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

| | |
|--|---|
| 1. Applicant Name: <u>A Belmont</u> Address: <u>125 Coles Road</u> City: <u>Blackwood,</u> State, Zip: <u>NJ 08012</u> Phone: <u>609 206 5294</u> Fax: () - Email: _____ | 2. Owner(s) (List all Owners) Name(s): <u>SAME</u> 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 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 |
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| <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 |
| <u>R3</u> | APT | OR | HC | PR | BW-RD | SCR-HC Overlay |
| | 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: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: (____) ____ - ____ Fax: (____) ____ - ____
Email: _____

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

7. Location of Property:

Street Address: 125 Coles Road Block(s): 8302
Tract Area: 1.40 ac. Lot(s): 7

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): _____

9. Property:

Number of Existing Lots: n/a Proposed Form of Ownership:
Number of Proposed Lots: n/a 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 |
|-----------------|----------|
| Front setback 1 | _____ |
| Front setback 2 | _____ |
| Rear setback | _____ |
| Side setback 1 | _____ |
| Side setback 2 | _____ |
| Lot frontage | _____ |
| Lot depth | _____ |
| Lot area | _____ |
| Building height | _____ |

Fence Application

| | Proposed |
|-----------------------|----------|
| Setback from E.O.P.*1 | _____ |
| Setback from E.O.P.*2 | _____ |
| Fence type | _____ |
| Fence height | _____ |

*E.O.P. = Edge Of Pavement.

Pool Requirements

| | |
|------------------------------|-------|
| Setback from R.O.W.1 | _____ |
| Setback from R.O.W.2 | _____ |
| 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

| | |
|--|-------|
| Garage Area | _____ |
| Garage height | _____ |
| Number of garages (Include attached garage if applicable) | _____ |
| Number of stories | _____ |

Shed Requirements

| | |
|------------------------------|--------|
| Shed area | 336 sf |
| Shed height | 12' |
| Setback from R.O.W.1 | 185' |
| Setback from R.O.W.2 | n/a |
| Setback from property line 1 | ±10' |
| Setback from property line 2 | ±160' |

14. Parking and Loading Requirements:

| | | | |
|------------------------------------|-----|------------------------------------|-----|
| Number of parking spaces required: | n/a | Number of parking spaces provided: | n/a |
| Number of loading spaces required: | n/a | Number of loading spaces provided: | n/a |

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

Albert M. Belmont Jr.
Signature of Applicant

12-10-15
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).

12-10-15
Date

Albert M. Belmont Jr
Signature

Albert M Belmont JR
Print Name

Sworn and Subscribed to before me this

10 day of MARILYN BRABAZON
NOTARY PUBLIC OF NEW JERSEY
2015 MY COMMISSION EXPIRES MARCH 14, 2018

Marilyn
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).

No Yes

Albert M. Belmont Jr
Signature of Applicant

Albert M. Belmont JR.
Print Name

Date

12-10-15

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 8302 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:

Albert M. Belmont Jr 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 10 day of Dec.
20 15 before the following authority.

Albert M. Belmont Jr
Name of property owner or applicant

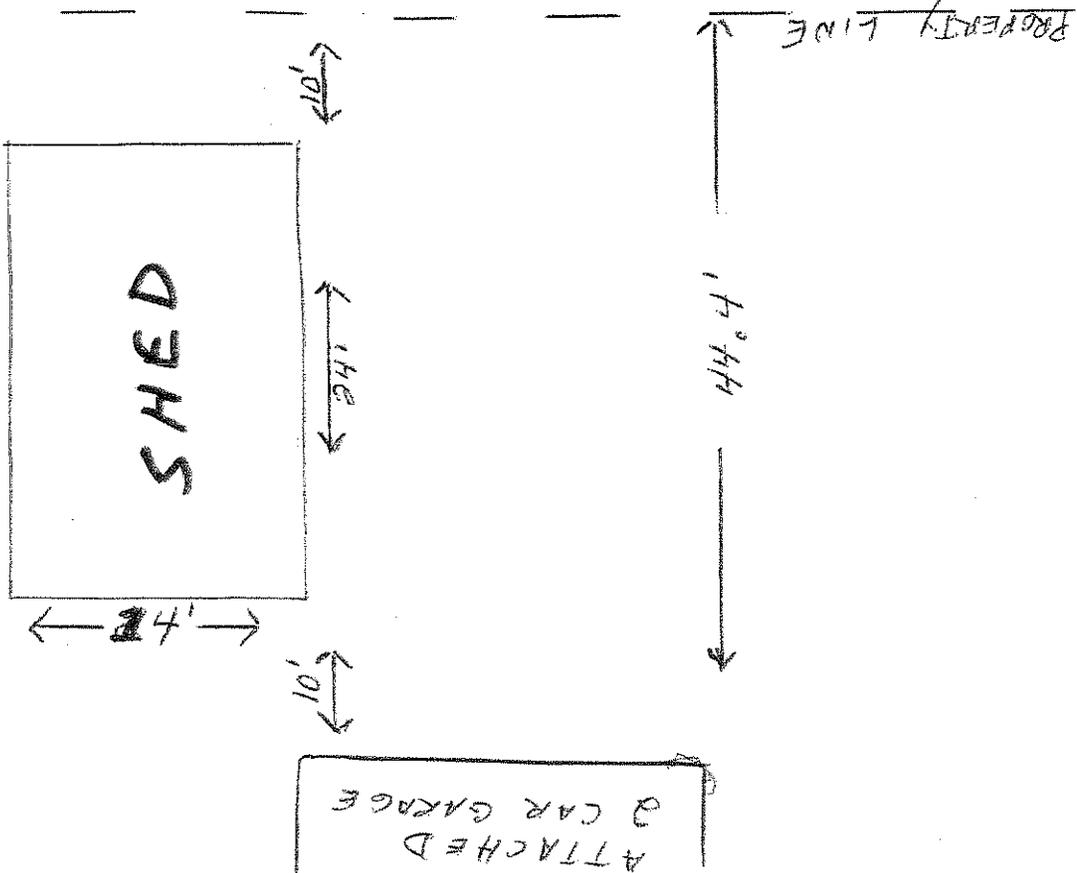
Marilyn Brabazon
Notary public

RECEIVED
DEC 14 2015

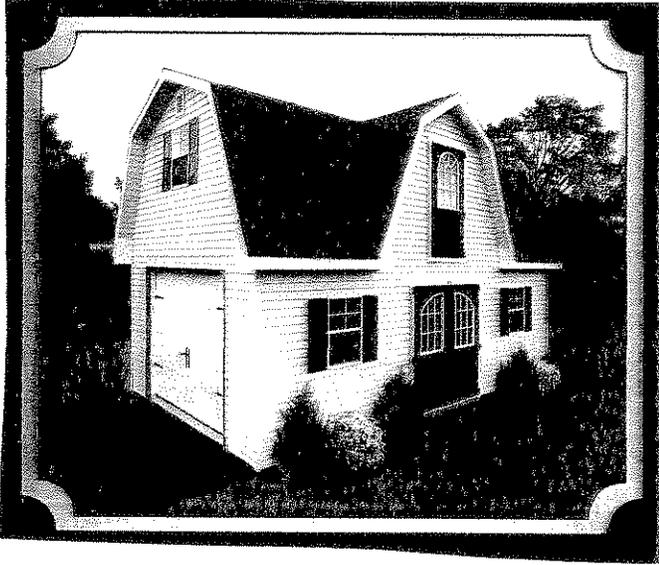
BELMONT
LOTS
3+4

DECEMBER
↑

BELMONT
LOT 2



RECEIVED
DEC 14 2015



SEAL:

BUILDER:
SPRINGVILLE WOODWORKS
701 BLACKHORSE PIKE
WILLIAMSTOWN, NJ 08094

PROJECT:

TITLE:
ELITE GAMBREL

DATE:
7-30-12
REVISED 8-21-12

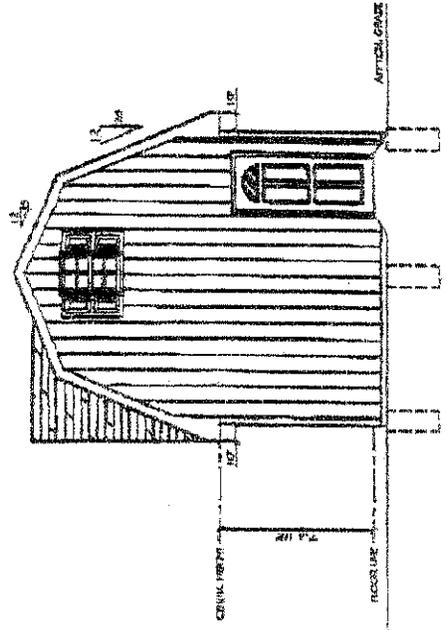
DRAWN BY:
E.S.

SCALE:
AS NOTED

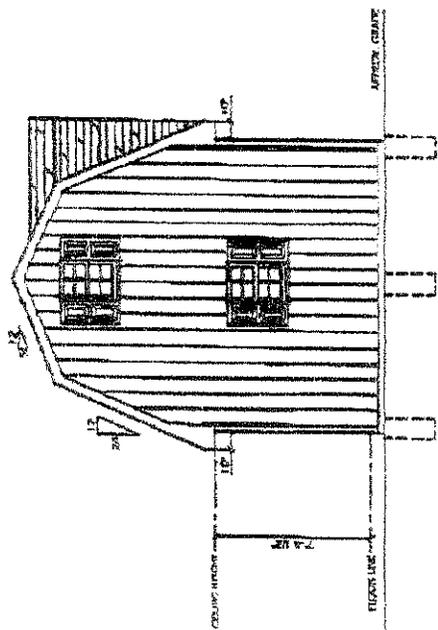
SHEET:
6 OF 6

E258-12

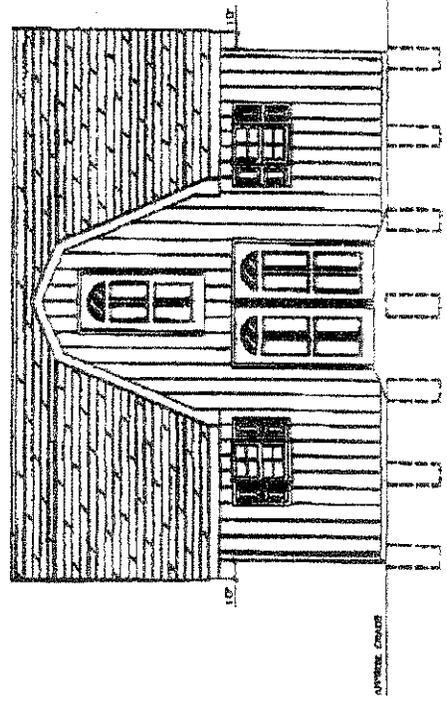
A-6



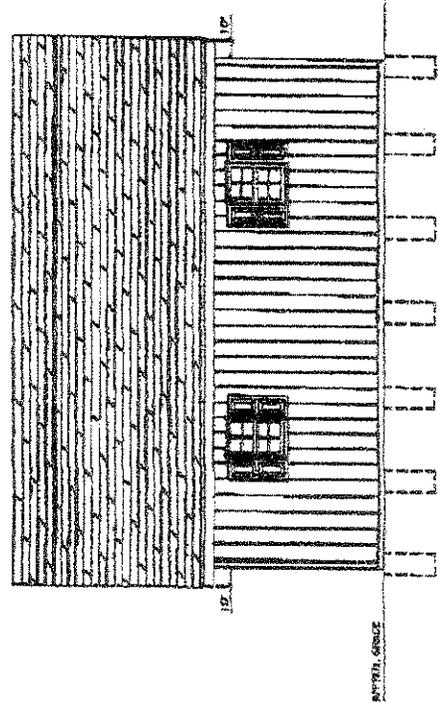
RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"

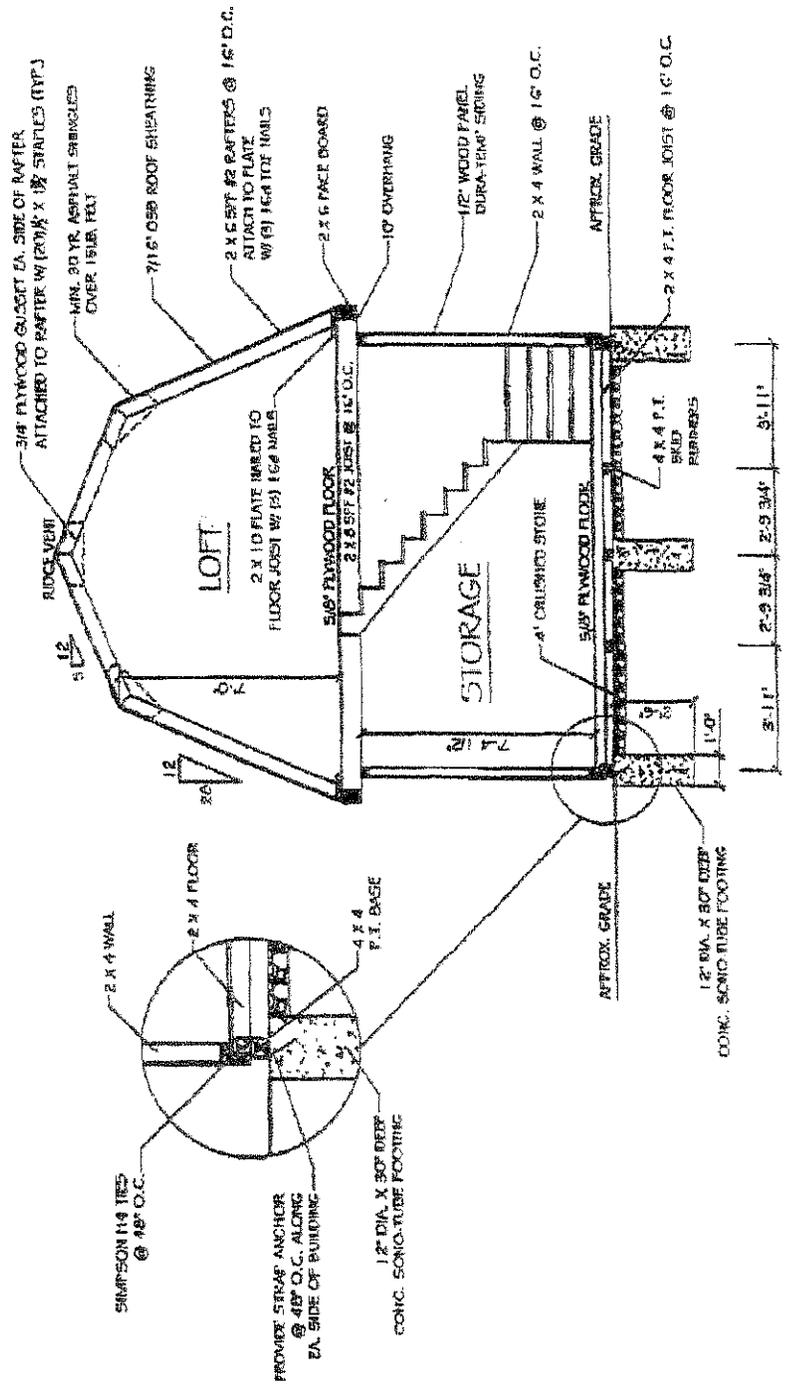
JOHN F. RUFF, JR., P.E.
NJ LICENSE 24603462700
RUFF ENGINEERING
JOHN RUFF
6140 BOYKTOWN PIKE
DOUGLASVILLE, PA 19518
V-610-688-9904 F-610-688-9086

RECEIVED
DEC 14 2015

BY:

SEAL

| | |
|-----------|--|
| BUILDER: | SPRINGVILLE WOODWORKS 701 BLACKHORSE PIKE WILLIAMSTOWN, NJ 08094 |
| PROJECT: | |
| TITLE: | ELITE GAMBREL |
| DATE: | 7-30-12 |
| | REVISED 8-21-12 |
| DRAWN BY: | E.S. |
| SCALE: | AS NOTED |
| SHEET: | 5 OF 6 |
| | E258-12 |
| | A-5 |



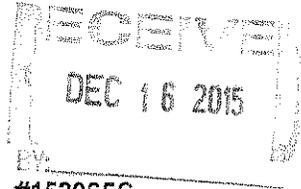
SECTION DETAIL "A"

SCALE: 3/16"=1'-0"

JOHN F. RUFF, JR., P.E.
NJ LICENSE 246003002700
RUFF ENGINEERING
JOHN RUFF
6140 ROYERTOWN PIKE
DOUGLASSVILLE, PA 19518
NJ-610-609-9404 F-610-659-9086

RECEIVED
DEC 14 2015

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL



DATE: December 14, 2015

APPLICATION No. #152065C

APPLICANT: AL BELMONT

PROJECT No. 10080

BLOCK(S): 8302 Lot(S): 7

LOCATION: 125 COLES RD., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

- Township Engineer
- Camden County Planning Board
- N.J. American Water Co.
- Taxes
- Zoning Board Planner
- Traffic Officer
- Aqua N.J. Water Co.
- Construction
- Tax Assessor
- G.T.M.U.A.
- Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- New Application - Bulk C
- Revision to Prior Application

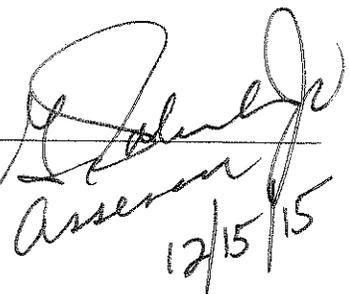
PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by DECEMBER 28, 2015**
- 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 
 Assessor
 12/15/15

Please clarify if there is any commercial use or storage permitted.

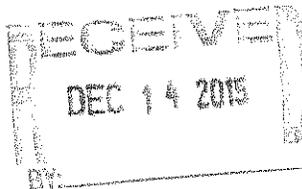


TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528



To Whom It May Concern:

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

Name: Suzanne m & Albert m Belmont JR.

Address: 125 Coles Road

Block: 8302 Lot: 7

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

12-10-15
Date

Glenn A. Banelli
Gloucester Township Tax Collector
Tax Clerk

OFFICIAL VERIFICATION



Tax Collector
Gloucester Township
Camden County



Printed on recycled paper

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

**APPLICATION # 152041A
1840 P. Cheeseman Road, LLC
Block 14003, Lot 13**

WHEREAS, 1840 P. Cheeseman Road, LLC, is the owner of the land and premises located at 1840 Peter Cheeseman Road, in the Blackwood section of the Township of Gloucester, New Jersey, for the property located upon Block 14003, Lot 13, as shown on the Official Map of the Township of Gloucester, located in a IN/R-2 Zone, said application being represented by Jack Plackter concerning the applicants appeal of the administrative officer's decision concerning the proposed 5 buildings identified as a "treatment center", a "cyber café" and a gym that are shown on the site plan, as prepared by Adams, Rehmann, and Heggan Associates, Inc., and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 26, 2015, 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, 1840 Peter Cheeseman, LLC is the owner of the land and premises located at 1840 Peter Cheeseman Road, in the Blackwood section of Gloucester Township, New Jersey, being known as Block 14003, Lot 13, located in an IN/R-2 Zone.
2. Jack Plackter, Esquire, attorney for the applicant stated that they appeared on July 14, 2015, before the Gloucester Township Planning Board for a minor site plan, interior fit-out, step one detox and a 37 bed treatment facility using the existing walls. At that hearing the

Gloucester Township zoning board by a vote of 6 (six) to 1 (one) denied the minor site plan approval.

On July 15, 2015, the applicant submitted a new application for a major site plan approval for the proposed 5 buildings identified as a "treatment center", a cyber café and a gym. The administrative officer indicated that a use variance would be needed and the applicant thus brought this appeal of the administrative officer's decision that a use variance was required. Terence Combs, a professional planner, testified on behalf of the applicant introduced into evidence A1 copy of the zoning ordinance, A2 application and plan dated 7/15/15, A3 Ken Lechner's letter dated 7/23/15, A4 modification of site plan and A5 resolution interpreting the zoning ordinance.

The board determined, however that before an appeal of the administrative officer decision could be heard the issue of "Res Judicata" should be addressed first since the applicant previously applied for a minor site plan at this site for a residential treatment facility consisting of 37 beds using the existing building.

Terence Combs, a professional planner testified on behalf of the applicant. He indicated that this plan was phase II consisting of 5 buildings identified as a treatment center, cyber café and gym. He went on to say that one building would be for offices, meeting rooms, dining room, therapy and a gym consisting of approximately of 6,500 feet with an outpatient building, meeting room and offices. He indicated there would be an additional four buildings which would be similar to stepdown housing consisting of four building consisting of 192 beds. He indicated no variances would be required. He went on to say that the four new buildings would have a residential use component.

3. After hearing the testimony presented the board was of the opinion that the doctrine of Res Judicata would be applicable to this application for the following reasons

1. The previous application denied by the planning board was for a minor site plan using the existing building consisting of 37 beds, a detox center and an interior fit-out.

2. The new application is for a major site plan which is of much greater intensity than the first applications submitted to the planning board.

3. The new application consists of approximately 342 beds where the first application was only 37 beds, again significantly increasing the request.

4. The new application has a significant increase in parking and storm water management.

Based upon the above it is the opinion of the board that the doctrine of Res Judicata will apply since this application is similar to the minor site plan application which was denied by the planning board, however it is on a much greater scale.

UPON MOTION duly made and seconded that the doctrine of Res Judicata will apply the board voted 4 in favor, 0 (zero) against, and 0 (zero) abstentions.

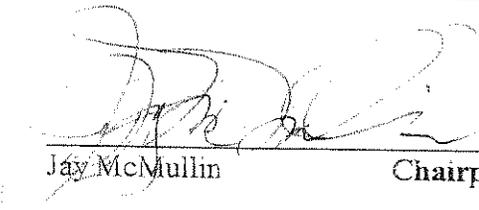
NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of August, 2015, that the applicants, 1840 P. Cheeseman Road, LLC, request for an interpretation of the administrative officer's decision is hereby denied because of the fact that the doctrine of Res Judicata applies, and the board would have no jurisdiction to hear the application..

ROLL CALL:

LIST NAMES

| | |
|------------------|-----|
| Frank Simiriglia | Yes |
| Andrew Rosati | Yes |
| Kevin Bucceroni | Yes |
| Jay McMullin | Yes |

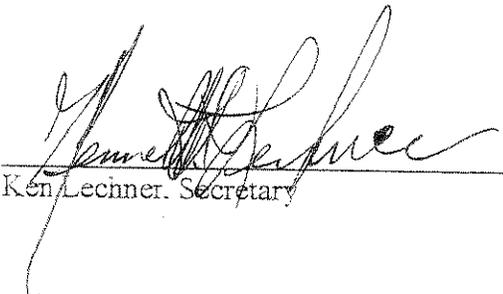
**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**



Jay McMullin

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 23rd Day of September, 2015.



Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
1405 Chews Landing Road, Suite 28
Laurel Springs, New Jersey 08021

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 26, 2015**

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

Roll Call:

| | |
|--------------------------|---------|
| Vice Chairman Simiriglia | Present |
| Mr. Bucceroni | Present |
| Mr. Scarduzio | Absent |
| Mrs. Chiuimento | Absent |
| Mr. Rosafi | Present |
| Mr. Acevedo | Absent |
| Mr. Treger | Absent |
| Ms. Scully | Absent |
| Chairman McMullin | Present |

Chairman McMullin 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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday July 22, 2015.

A motion to approve the above mentioned minutes was made by Mr. Bucceroni and seconded by Mr. Rosafi.

Roll Call:

| | |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mr. Rosafi | Yes |
| Chairman McMullin | Yes |

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#152029C
Nicholas DiBisio
Bulk C Variance
Block: 9110 Lot: 3

#152037C
Cortez & Sherrone Robinson
Bulk C Variance
Block: 17002 Lot: 8

#152037CDM
James & Linda Chando
Bulk C & Use "D" Variance/Minor Subdivision
Block: 7815 Lot: 1.01

#142005CCSPWA
Joseph Federico
Appeal of administrative Officer's
Decision.
Block: 6502 Lot: 8

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

Roll Call:

| | |
|--------------------------|-----------------------------------|
| Vice Chairman Simiriglia | Yes (Abstains from #142005CDSPWA) |
| Mr. Bucceroni | Yes |
| Mr. Rosafi | Yes |
| Chairman McMullin | Yes |

Resolutions Approved.

APPLICATIONS FOR REVIEW

#152040C

Michael Galante

Zoned: R3

Bulk C Variance

Block: 12802 Lot: 1

Location: 76 Argyle Ave., Blackwood

20' x 25" composite deck; hot tub; 6' stockade fence; 12 x 20' shed w/setbacks.

Mr. Costa swears in Mr. Michael Galante.

Mr. Galante states he has a corner lot with 2 front yards & is an irregular size. There is also has a pre-existing non-conforming variance for the deck because the 30' setback wouldn't allow the deck to be serviceable.

Mr. Galante is willing to make the rear setback 20' not 21'. He is just replacing an existing shed with a larger shed.

Mr. Mellett asks Mr. Galante if the replacement fence will be in the same exact place as the existing fence.

Mr. Galante states "yes" and some of these improvements won't be for a year or two and the fence is not first priority.

Mr. Mellett states there are no site issues with the fence and current distances: Mr. Mellett does point out the 10' utility easement next to the property.

Mr. Galante states he will only be replacing the rear fence.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

A motion to approve the above mentioned application was made by Vice Chairman Simiriglia and seconded by Mr. Rosati.

Roll Call:

| | |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mr. Rosati | Yes |
| Chairman McMullin | Yes |

Application Approved.

#152042C

Brian & Maria Stubbs

Zoned: R3

Bulk C Variance

Block: 20503 Lot: 57

Location: 1 North Gate Dr., Laurel Springs

15' x 30' above ground pool w/setbacks.

Mr. Costa swears in Mrs. Stubbs.

Mrs. Stubbs states they have a corner lot with 2 front yards and a irregular lot size. She would like more space in the yard she is requesting a 20' setback instead of 30'.

Vice Chairman Simiriglia questions Mrs. Stubbs about fencing and how close it will be to the pool.

Open to Professionals:

No Additional Comments.

Open to the Public:
No Comments.

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

Roll Call:

| | |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mr. Rosafi | Yes |
| Chairman McMullin | Yes |

Application Approved.

#152032CDSPWMS

Bernie Wilson

Zoned: CR

Minor Site Plan

Block: 5403 Lot: 11

Location: 1414 Black Horse Pike., Blackwood

Auto Repair and Towing.

Mr. Costa swears in Bernie Wilson (owner), Addison Bradley (planner), Bruce McKenna (engineer).

Mr. Addison reviews the plan for the Getty Gas Station:

- review of site plan
- landscaping
- parking spaces
- repaving where tanks were removed in spring
- Mr. Wilson is leasing not buying the property.

Mr. Addison reviews Mr. Lechner's review letter:

- pg. 2 variances, lot depth, size, buffer are existing, no parking in rear, variance for parking out front.
- pg. 5 site plan comments; Leyland cypress.

A1- site plan

A2 - cypress location requested, large trees already present.

Mr. Lechner mentions the large trees are deciduous and won't hide the building from the neighbors in the Late Fall/Winter/Early spring.

Mr. Bradley suggests 10' on center Leyland cypress along the property line.

Mr. Lechner estimates 7 cypress will be needed.

Mr. Bradley continues with the plan:

- remove asphalt & landscape corner w/trees and shrubs.
- oil tank on corner
- landscape under existing tree.

Mr. Lechner states the landscaping serves 2 purposes

1. decrease lot impervious coverage,
2. buffer for the side residents, which is a requirement.

Mr. Mellett discusses removing some asphalt along lower landing Rd. as the entry is too large.

- turn orientation of parking spaces,
- put grass and access to the oil tank.

Mr. Costa states the applicant will have to submit new sketches.

Mr. Bradley continues with landscaping the island that wasn't fixed yet.

Mr. Mellett suggests not doing the block wall but something that is already existing, such as the curbing that is already existing on the site.

Mr. Bradley and Mr. Lechner are both agreeable to the curbing suggestion.

Mr. Bradley agrees to the overlay paving.

- adequate lighting existing,
- no real loading area needed,

-trash in cans, no dumpster,

-Sidewalks: they end at the property line and it will be too expensive at this time. Requesting the board to wave the sidewalk requirement.

Mr. Lechner states there are sidewalks on the Black Horse Pike and suggests putting in sidewalks just where there is no driveway.

Mr. Mellett states that will be about 60' to 70' of sidewalk.

Mr. Bradley agrees to the sidewalk of 60' to 70', up to the existing driveway after it is amended not as the driveway is now.

Mr. Mellett's letter review:

Mr. Bradley agrees to the following: bumper stops, overlay of parking lot, 2 parking spaces re-lined, widen the islands. Pg. 3 Mr. Mellett discusses the driveway and updating site pavement.

Mr. Bradley agrees to paving from the saw cut line to the fence.

Mr. Mellett requests more detail on the plan for the paving and warns the applicant about being careful not to create any low points in the paving that would create any large puddles.

Mr. Mellett continues: grading and drainage details along with notes added to the plan about the paving, lighting, size of parking spaces, extra detail for any improvements.

Vice Chairman Simiriglia discusses the current signs and if they are going to be removed.

Mr. Bradley states they are allowed to have a facade sign.

Vice Chairman Simiriglia discusses the following: removal of the battery signs, paint the building all the same color, no lifts outside the building, submit new plan with all the above discussed changes.

Mr. Lechner wants the revised plan submitted, past performance bond guarantee, and repairs.

Vice Chairman Simiriglia discusses a temporary CO before the paving is finished.

Mr. Lechner states as long as the bond is in but he wants a concrete time period for the repairs to be finished.

April 1, 2016 is the agreed upon date.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

Roll Call:

| | |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mr. Rosati | Yes |
| Chairman McMullin | Yes |

Application Approved.

#152041A

1840 Peter- Cheeseman Rd., LLC

Zoned: IN/R2

"A" Variance

Block: 14003 Lot: 13

Appeal of Administrative Decision/Residential Substance Abuse Treatment Facility.

Mr. Costa swears in : Mr. Terence Combs (Planner), Mr. Brian O'Neill (Chairman Recovery Centers of America), Mr. Ted Wilkenson (PE).

Mr. Jack Plackter (Esq.):

- The applicant required a "D" variance and filed an appeal on July 29,2015.

- argues the treatment facility is a permitted use with a cyber cafe and gym,

- Mr. Plackter believes the need of a Use Variance is dead wrong because they are not a sober living community. The patients will only be in the facility 30 to 90 days and Mr. Plackter states this is a permitted use.

Mr. Costa discusses Res judicata with Mr. Plackter who doesn't believe it applies to this application.

Mr. Costa states this application has already been heard by the planning board and denied. There is much discussion between Mr. Costa and Mr. Plackter if Res judicata applies.

Mr. Wilkenson (PE):

- minor site plan permission "fit out" of existing treatment center.
- 37 beds; use existing
- accelerated rehab would be inside of the building.

Mr. Costa questions the location of the cyber cafe and gym.

Mr. Wilkenson states no gym or cafe just retrofit the current building for the rehab center. Mr. Wilkenson states it would take 6 months to get approvals and July 15, 2015 was a much larger application.

Mr. Plackter and Mr. Costa discuss res judicata once again. Mr. Plackter states it is not an issue and Mr. Costa respectfully disagrees and insists it has to be addressed or it is waived. There is discussion about the change of number of beds along with patients care.

Mr. Combs (Planner):

- site has been there for many years.
- has reviewed site and ordinances with Mr. Lechner,
- A1 - provision of ordinances (copies provided to board),
- A2 - application and plan filed 7/15/2015/ major site plan
- A3 - letter from director of planning and zoning officers: planning board application should be before zoning board.
- A4 - Project description: rendering of overall site plan
 - Phase II Recovery Center of America's site rendering: brown structures are new buildings,
 - more beds - detox center
 - staff rooms - meeting rooms, kitchen
 - therapy rooms
 - gym, fitness center, yoga rooms building,
 - outpatient building for continued services,
 - last 4 buildings are step down housing units,
 - beds 48 in each and all 3 story: first floor is a kitchen, 2nd and 3rd floors are sleeping headquarters (24 on each floor).
 - patients can only move around on campus.
 - in patient and out patient treatment.

Mr. Bucceroni asks if there are 4 buildings with 48 beds.

Vice Chairman Simiriglia questions if there are any family visit buildings.

Mr. Costa asks for clarification of beds (192+37?)

Mr. Combs states 150+192 beds.

Mr. Costa states it is now a 342 bed facility vs. The Planning Board application of 37 beds.

Mr. Lechner and Mr. Plackert discuss the applications:

- the application withdrawn was 12 beds
- this application is totally different then the last application
- zoning board should know **exactly** what is in the buildings and on the plan.

Mr. Lechner believes that much more detail is needed for vote.

Mr. Combs states the use is permitted and goes into detail on A1 hospital etc... He states all uses don't have to be in the same building. This is a campus setting that is common in these facilities. Mr. Combs believes the previous resolution fits this campus style treatment center.

A5- Gloucester Township Resolution

Mr. Costa states our resolution approves the hospital use only, how is this a hospital setting. Mr. Costa doesn't see this as a similar to a hospital. All residential uses will be prohibited.

Mr. O'Neill:

- 25 years experience
- if it is a permitted use in an IN zone because it includes rehab and he had stated 90 to 120 days whether they are in the building or next to it.
- discusses all facts of buying and investment that has been previously stated,
- wants a fair shot in Gloucester Township,
- wants to expand his investment,
- Mr. O'Neill wants a complete reversal of the previous decision.

Mr. Rosati takes exception to Mr. O'Neill's combative attitude and accusatory tone.

Mr. Bucceroni states it is up to the interpretation of the zoning ordinance. This most recent application from Mr. O'Neill is not what he presented originally. Mr. Bucceroni states this is now a massive facility.

Mr. O'Neill ask why this is bad to make use of this 14 acre site.

Mr. Bucceroni states it has to be good for the whole town not just this site.

Res judicata discussion:

Vice Chairman Simiriglia states there are 4 more buildings that are residential and to use the current buildings is no problem.

Mr. O'Neill states he calls those extra buidings "treatment buildings".

Mr. Costa reads case law that pertains to res judicata and believes it applies in this case:

- 2nd application
- same parties
- no changes to application
- same cause

Greater relief in 2nd application is res judicata.

Mr. Plackert wants an appeal of the zoning decision and still doesn't believe res judicata is applicable.

Mr. Costa states the Planning Board heard the application for 37 beds and it was denied, this application has more beds.

Mr. Plackert states it is not a site plan application thus not res judicata.

Mr. Costa informs Mr. Plackert that the Zoning Board is allowed to take the Planning Boards decision under advisement while making their own decision.

Vice Chairman Simiriglia asks for the differences between the 2 applications.

Planning Board Application:

- existing building
- no extra 4 buildings

Zoning Board Application:

- existing building
- subsequent w/additional
- much larger project

Mr. Costa explains to the applicant if they deny Mr. Lechner's letter they can go back to the planning board and they will invoke res judicata. If the applicant stays here at the Zoning Board and state Mr. Lechner's letter is correct; they would be allowed to go for a Use Variance, however res judicata would apply.

Mr. Rosati adds: the approval was for a hospital treatment facility similar to a hospital.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

A motion to apply the Doctrine of res judicata was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

| | |
|---------------------------------|------------|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mr. Rosati | Yes |
| Chairman McMullin | Yes |

Application of the Doctrine of Res Judicata is Approved.

Mr. Lechner states there is a meeting conflict on September 9, 2015 and the Zoning Board meeting is cancelled. There will be a Zoning Board meeting on September 23, 2015 and the next meeting after that is October 28, 2015. October 14, 2015 Zoning Board Meeting is cancelled.

A motion to Adjourn was made by Mr. Bucceroni and seconded by Mr. Rosati

Respectfully Submitted, Jean Gomez, Recording 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

See below #9708

For Office Use Only

Submission Date¹: _____ Application No.: #152041A

Taxes Paid Yes/No _____ (Initial)

Fees \$150⁰⁰ Project # 9773

Planning Board Zoning Board of Adjustment

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

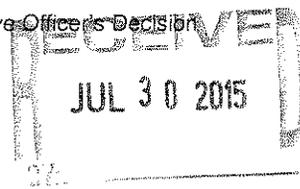
Escr. _____ Escr.# _____

LAND DEVELOPMENT APPLICATION

| | |
|--|---|
| <p>1. Applicant</p> <p>Name: <u>1840 P. Cheeseman Road, LLC</u> Address: <u>2701 Renaissance Boulevard - 4th Fl.</u> _____ City: <u>King of Prussia</u> State, Zip: <u>PA 19406</u> Phone: <u>(610) 992-5862</u> Fax: <u>(610) 337-5599</u> Email: <u>JOconnor@oneillproperties.com</u></p> | <p>2. Owner(s) (List all Owners)</p> <p>Name(s): <u>Same as Applicant</u> _____ Address: _____ _____ City: _____ State, Zip: _____ Phone: <u>(610)</u> - _____ Fax: <u>(610)</u> - _____</p> |
|--|---|

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

- | | |
|---|---|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ² |
| <input type="checkbox"/> Preliminary Major Subdivision ² | <input checked="" type="checkbox"/> Appeal of Administrative Officers' 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.

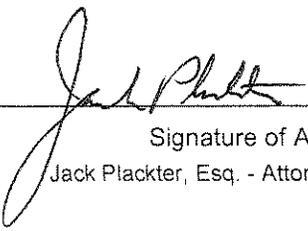
4. Zoning Districts (Circle all Zones that apply)

| | | | | | | |
|-----------|-----|-----|----|-----------|-------|----------------|
| ER | R4 | GCR | CR | BP | G-RD | LP-1 |
| R1 | RA | BWD | NC | <u>IN</u> | M-RD | NVBP |
| <u>R2</u> | 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

| | |
|--|---|
| <p>Name of Attorney: <u>Jack Plackter, Esq.</u> Address: <u>1301 Atlantic Avenue, Suite 400</u> City: <u>Atlantic City</u></p> | <p>Firm: <u>Fox Rothschild LLP, 1301 Atlantic Ave., Suite 400, Atlantic City, NJ 08401</u> State, Zip: <u>NJ 08401</u> Phone: <u>(609) 572-2200</u> Fax: <u>(609) 348-4515</u> Email: <u>jplackter@foxrothschild.com</u></p> |
|--|---|

| | |
|--|--|
| 6. Name of Persons Preparing Plans and Reports: | |
| Name: <u>Theodore Wilkinson, PE - ARH</u> Address: <u>850 South White Horse Pike</u> Profession: <u>Engineer</u> City: <u>Hammonton</u> State, Zip: <u>NJ 08036</u> Phone: <u>(610) 561-0482</u> Fax: <u>(610) 567-8909</u> Email: <u>twilk@arh-us.com</u> | Name: _____ Address: _____ Profession: _____ City: _____ State, Zip: _____ Phone: <u>(610)</u> - _____ Fax: <u>(610)</u> - _____ Email: _____ |
| 7. Location of Property: | |
| Street Address: <u>1840 P. Cheeseman Road</u> Tract Area: <u>26.67 acres</u> | Block(s): <u>14003</u> Lot(s): <u>13</u> |
| 8. Land Use: | |
| Existing Land Use: <u>Vacant Building - Former Retreat Center for Diocese of Camden</u> | |
| Proposed Land Use (Describe Application): <u>Residential Substance Abuse Treatment Facility</u> | |
| | |
| | |
| 9. Property: | |
| Number of Existing Lots: <u>One (1)</u> Number of Proposed Lots: <u>One (1)</u> | Proposed Form of Ownership: <input type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input type="checkbox"/> Rental |
| Are there <i>existing</i> deed restrictions? | <input type="checkbox"/> No <input type="checkbox"/> Yes (If yes, attach copies) |
| Are there <i>proposed</i> deed restrictions? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes |
| 10. Utilities: (Check those that apply.) | |
| <input checked="" type="checkbox"/> Public Water <input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Well <input type="checkbox"/> 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 | 100 ft. | Setback from E.O.P.*1 | _____ |
| Front setback 2 | 149 ft. | Setback from E.O.P.*2 | _____ |
| Rear setback | 493 ft. | Fence type | _____ |
| Side setback 1 | 100 ft. | Fence height | _____ |
| Side setback 2 | 481 ft. | *E.O.P. = Edge Of Pavement. | |
| Lot frontage | 1402 ft. | Pool Requirements | |
| Lot depth | 921 ft. | Setback from R.O.W.1 | _____ |
| Lot area | +/- 27.9 ac | 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 | N/A | 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>97 spaces</u> | | Number of parking spaces provided: <u>130 spaces</u> | |
| Number of loading spaces required: <u>4.23 spaces</u> | | Number of loading spaces provided: <u>1 space</u> | |
| 15. Relief Requested: ** This is an appeal of the Administrative Officer's decision on July 27, 2015 for, among other things, the reasons set forth in our July 27, 2015 letter, attached hereto and made a part hereof as Exhibit "A". | | | |
| <input 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 Jack Plackter, Esq. - Attorney for 1840 P. Cheeseman Road, LLC | | <u>7/29/15</u> _____ Date | |
| _____ Signature of Co-applicant | | _____ Date | |

17. Consent of Owner(s):

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

| | |
|--|------------|
| _____ | Signature |
| Date | |
| Sworn and Subscribed to before me this | Print Name |
| _____ day of _____, | Signature |
| _____ (Year). | Print Name |

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

| | |
|---|--|
| <p>Complete each of the following sections:</p> <p>A. Is this application to subdivide a parcel of land into six or more lots?</p> <p>B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?</p> <p>C. Is this application for approval on a site or sites for commercial purposes?</p> <p>D. Is the applicant a corporation?</p> <p>E. Is the applicant a limited liability corporation?</p> <p>F. Is the applicant a partnership?</p> <p>IF YES TO ANY OF THE ABOVE:</p> <p>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).</p> <p>2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? ** See Disclosure Statement, attached as Exhibit "B".</p> <p>IF YES:</p> <p>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).</p> | <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p> |
| _____ | Date |
| Signature of Applicant | |
| _____ | |
| Print Name | |

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.

| | |
|--|---|
| <p>State of New Jersey,</p> <p>County of Camden:</p> <p>_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.</p> | <p>Sworn and subscribed to</p> <p>On this _____ day of _____,</p> <p>20____ before the following authority.</p> |
| _____ | _____ |
| Name of property owner or applicant | Notary public |

EXHIBIT “A”



Fox Rothschild LLP
ATTORNEYS AT LAW

Midtown Building, Suite 400
1301 Atlantic Avenue
Atlantic City, NJ 08401-7212
Tel 609.348.4515 Fax 609.348.6834
www.foxrothschild.com

JACK PLACKTER
Direct Dial: 609-572-2200
Email Address: JPlackter@Foxrothschild.com

July 27, 2015

**VIA FACSIMILE [856-374-3527]
VIA UPS NEXT DAY AIR**

Kenneth D. Lechner, PP, AICP
Director of Community Development
Township of Gloucester
1261 Chews Landing-Clementon Rd
P.O. Box 8
Blackwood, NJ 08012

**Re: 1840 P. Cheeseman Road, LLC – Preliminary and Final Major Site Plan
Application for a Residential Treatment Facility
Block 14003, Lot 13
Recovery Centers of America**

Mr. Lechner:

Our office is counsel to 1840 P. Cheeseman Road, LLC. On July 15, 2015, Theodore Wilkinson, PE filed a Major Site Plan Application (the "Application") for a residential treatment center that includes the expansion of an existing 31,548 sq. ft. building to include three building additions, plus 6 new buildings for use as residential treatment centers, a new parking lot, relocated entrance driveway and storm collection system (the "Development").

Upon receipt of the Application, you had some conversations with Mr. Wilkinson and a subsequent conversation with the undersigned. In that conversation, you questioned whether the Applicant should return to the Zoning Board of Adjustment for an interpretation. You questioned whether an additional interpretation was necessary because the Zoning Board of Adjustment did not have the site plan before them when they issued the March 15, 2015 Interpretation that, among other things, approved a residential treatment that included detox services, residential inpatient treatment and outpatient treatment, treating addiction for alcohol,

A Pennsylvania Limited Liability Partnership

California Colorado Connecticut Delaware District of Columbia Florida
Illinois Nevada New Jersey New York Pennsylvania Texas



Fox Rothschild LLP
ATTORNEYS AT LAW

Kenneth D. Lechner, PP, AICP

July 27, 2015

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drugs and mental health disorders (the "Interpretation"). A copy of the Interpretation is attached hereto as Exhibit "A".

The Interpretation decided whether the Development and the uses identified at the hearing were permitted uses in the Institutional Zone. The Interpretation found that the Development was permitted in the IN Zone.

No site plan or improvement plan was presented to the Board of Adjustment. This was unnecessary, as no site plan approval was sought, only an Interpretation as to whether a Residential Treatment Facility is a permitted use in the IN Zone. The July 15, 2015 Application is a site plan, which shows and demonstrates how the permitted use and the Development is to be implemented in compliance with the bulk requirements of the Gloucester Township Ordinance.

The Applicant does not seek an interpretation under N.J.S.A. 40:55D-70(b) that provides that: "The Zoning Board of Adjustment shall have the power to . . . (b) hear and decide requests for an interpretation of the zoning map or ordinance or for decisions upon other special questions upon which such Board is authorized to pass by any zoning or official map ordinance, in accordance with this Act."

1840 P. Cheeseman Road, LLC does not request an interpretation and the Gloucester Township land use boards are bound by the Interpretation issued by the Zoning Board of Adjustment. The purpose of the Application filed on July 15, 2015 is to obtain preliminary and final major site plan approval for a residential treatment facility. The Applicant asserts that the Residential Treatment Facility is in compliance with the permitted uses in the Institutional Zone, as set forth in the Interpretation.

In addition, you have raised questions about the number of buildings. Those six (6) additional buildings are an integral part of the residential treatment facility and serve as inpatient treatment, as will be testified to and demonstrated at the hearing and, accordingly, are consistent with the Interpretation. The number of buildings was never restricted in connection with the Interpretation because that is a site plan element.

At the hearing, as set forth on the Plan, the Applicant will demonstrate that the buildings on the property meet the bulk requirements as contained in the Gloucester Township Zoning Ordinance. This is the purpose of a Site Plan hearing.

You have suggested that this matter should go before the Zoning Board of Adjustment.



Fox Rothschild LLP
ATTORNEYS AT LAW

Kenneth D. Lechner, PP, AICP

July 27, 2015

Page 3

While I repeat, we are not seeking an Interpretation, we have no objection to having the Zoning Board of Adjustment hear our Preliminary And Final Major Site Plan Application. In the alternative, we will be happy to prosecute the Application before the Planning Board.

We request that you process this Application as soon as practicable, and put us on the next available Agenda for a public hearing.

Finally, you have suggested that this matter may be *res judicata* as a result of the recent Planning Board denial of the 37-bed Minor Site Plan Application. While we reserve all rights with respect to that Application, we assert that *res judicata* does not apply to this Application. For *res judicata* to apply, the following elements are required:

1. The second application is substantially similar to the first;
2. The same parties, or their privies, are involved;
3. There must be no substantial change in the application itself or the conditions surrounding the property;
4. There must have been an adjudication on the merits in the first case; and
5. Both applications must involve the same cause of action.

In the instant matter, *res judicata* does not apply because the instant Preliminary and Major Site Plan Application does not meet three of the five required elements. First, the second application is not substantially similar to the first – the first application was a Minor Site Plan Approval for an interior renovation of the existing building on the site, creating a 37-bed residential treatment facility.

The second application is for Major Site Plan Approval to expand the existing building to include three building additions, plus six additional new buildings for use as a residential treatment facility. The second application contains a greater number of patient beds and increased parking. There is a substantial change in the application because the major site plan is depicting the development of the entire residential treatment facility, not just interior renovations.

Finally, the second application is a different application. The first application was for Minor Site Plan Approval, whereas this application is for preliminary and final major site plan approval.

Accordingly, *res judicata* does not apply.



Fox Rothschild LLP
ATTORNEYS AT LAW

Kenneth D. Lechner, PP, AICP

July 27, 2015

Page 4

Should you have any questions, do not hesitate to contact the undersigned. This letter is written without prejudice to our client's rights in this matter, all of which are hereby reserved.

Very truly yours,

A handwritten signature in cursive script that reads "Jack Plackter".

Jack Plackter
JP:kg

EXHIBIT “B”

1840 P. CHEESEMAN ROAD, LLC
A Delaware limited liability company

JULY, 2015

DISCLOSURE STATEMENT

LISTS OF NAMES AND ADDRESSES OF STOCKHOLDERS
OR INDIVIDUALS OWNING 10% OF THE CORPORATION
STOCK OR 10% INTEREST IN THE PARTNERSHIP
(N.J.S.A. 40:55D-48.1 AND 48.2)

The following entity is the owner of 100% of the beneficial interests in **1840 P. Cheeseman Road, LLC**, a Delaware limited liability company, with an address at 2701 Renaissance Boulevard, 4th Floor, King of Prussia, PA 19406:

TRE-RE, LLC.
A Delaware limited liability company
2701 Renaissance Boulevard
4th Floor
King of Prussia, PA 19406

The sole shareholder and 100% owner of TRE-RE, LLC is:

Recovery Center of America Holdings, LLC,
A Delaware limited liability company
2701 Renaissance Boulevard
4th Floor
King of Prussia, PA 19406

The sole shareholder and 100% owner of Recovery Center of America Holdings, LLC is:

Recovery, LLC,
A Delaware limited liability company
2701 Renaissance Boulevard
4th Floor
King of Prussia, PA 19406

The following individual owns a greater than 10% interest in Recovery, LLC.:

J. Brian O'Neill, an individual
2701 Renaissance Boulevard
4th Floor
King of Prussia, PA 19406