

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, January 14, 2015
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 10, 2014*

RESOLUTIONS FOR MEMORIALIZATION

#142046C

Jacqueline Sims Coley

Bulk C Variance

Block: 7703 Lot: 1

#142048C

Richard Szerbin

Bulk C Variance

Block: 17005 Lot: 38

#142045CD

Addison Bradley

Bulk C & Use D Variance

Block: 14002 Lot: 4 & 5

APPLICATIONS FOR REVIEW

#142049C
Normita Ramos
Zoned: R3

Bulk C Variance
Block: 10006 Lot: 20
Location: 9 Vicksburg Rd., Laurel Springs

6' vinyl fence w/18.09 s/b 2nd front

#142050BD
1840 P. Cheeseman Road, LLC
Zoned: R2/IN

B (Interpretation) & Use "D" Variance
Block: 14003 Lot(s): 13,13X, 14, 15, 23
Location: 1840 Peter Cheeseman Rd., Blackwood

Residential substance abuse treatment facility

#142042C
David Wolfe
Zoned: R3

Bulk C Variance
Block: 4002 Lot: 11
Location: 41 Sofia Dr., Blackwood

11 x 43 concrete pad w/1' s/b; impervious coverage, 6' fence w/0 s/b, shed

Meeting Adjourned

**Gloucester Township
Planning Board & Zoning Board of Adjustments
Meeting Schedule**

2015

	Planning Council Room 7:30 P. M.	Planning Board Work Session Council Room 4:30PM	Zoning Board Council Room 7:30 P. M.
January, 2015	January 13, 2015 January 27, 2015	January 20, 2015	January 14, 2015 January 28, 2015
February, 2015	February 10, 2015 February 24, 2015	February 17, 2015	February 11, 2015 February 25, 2015
March, 2015	March 10, 2015 March 24, 2015	March 17, 2015	March 11, 2015 March 25, 2015
April, 2015	April 14, 2015 April 28, 2015	April 21, 2015	April 08, 2015 April 22, 2015
May, 2015	May 12, 2015 May 26, 2015	May 19, 2015	May 13, 2015 May 27, 2015
June, 2015	June 09, 2015 June 23, 2015	June 16, 2015	June 10, 2015 June 24, 2015
July, 2015	July 14, 2015 July 28, 2015	July 21, 2015	July 08, 2015 July 22, 2015
August, 2015	August 11, 2015 August 25, 2015	August 18, 2015	August 12, 2015 August 26, 2015
September, 2015	September 08, 2015 September 22, 2015	September 15, 2015	September 09, 2015 September 23, 2015
October, 2015	October 13, 2015 October 27, 2015	October 20, 2015	October 14, 2015 October 28, 2015
November, 2015	November 10, 2015	November 17, 2015	November 25, 2015
December, 2015	December 08, 2015	December 15, 2015	December 09, 2015

**Gloucester Township Zoning Board of Adjustment
Agenda Procedures
2015**

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

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

Pursuant to the Open Public Meeting Act, please be informed that the Zoning Board of Adjustment of the Township of Gloucester, Camden County, New Jersey, will hold its' **Annual Reorganization Meeting** on **January 14th, 2015**, at **7:30 P. M.**, in the Council Room of the Gloucester Township Municipal Complex, located, 1261 Chews Landing-Clementon Road. The regularly scheduled meeting will commence following reorganization.

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

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

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

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

JAY McMULLIN

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 **14th day of January, 2015.**

Secretary

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

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

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

FRANK SIMIRIGLIA

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

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

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 **14th day of January, 2015.**

Secretary

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

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

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

KENNETH D. LECHNER

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

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the 14th day of January 2015.

Secretary

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

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

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

JEAN GOMEZ

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

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **14th day of January, 2015.**

Secretary

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

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

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

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

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

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

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

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

ATTEST

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **14th day of January, 2015.**

Secretary

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

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

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

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

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

JAMES J. MELLETT, CHURCHILL CONSULTING ENGINEERS

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

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

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

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Zoning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **14th day of January, 2015.**

Secretary

Gloucester Township Zoning Board of Adjustment Regular Meeting Schedule

2015

7:30 P. M. Council Room

January 14, 2015
January 28, 2015
February 11, 2015
February 25, 2015
March 11, 2015
March 25, 2015
April 08, 2015
April 22, 2015
May 13, 2015
May 27, 2015
June 10, 2015
June 24, 2015

July 08, 2015
July 22, 2015
August 12, 2015
August 26, 2015
September 09, 2015
September 23, 2015
October 14, 2015
October 28, 2015
November 25, 2015
December 09, 2015

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

KDL/dmb

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

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

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

1. All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;
2. All advance written notices of Board meetings shall be given to the **Courier Post** and/or the **Record Breeze**;
3. All advance written notices of Board meetings from January 14, 2015 through the date of the 2016 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 14th day of January, 2015.

Secretary

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

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

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

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

ATTEST:

TOWNSHIP OF GLOUCESTER
ZONING BOARD OF ADJUSTMENT

Secretary

Chairman

CERTIFICATION

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 **14th day of January, 2015.**

Secretary

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, DECEMBER 10, 2014**

Chairman McMullin 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	Absent
Mr. Treger	Present
Ms. Scully	Present
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

A motion to approve the October 22, 2014 Minutes was made by Mrs. Chiumento and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Abstain
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#142036C
Edward Jones
Bulk C Variance
Block: 20901 Lot: 22

#142041C
Theresa Asbury-Bartlett
Bulk C Variance
Block: 9108 Lot: 11

#142043C
Melody Doyle
Bulk C Variance
Block: 3009 Lot: 1

#142044C
Louis Orsini
Bulk C Variance
Block: 20505 Lot: 1

#142040M
Lawrence & Dawn Mauriello
Minor Subdivision
Block: 8105 Lot: 45

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Abstain
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#142042C

David Wolfe

Zoned: R3

Bulk C Variance

Block: 4002 Lot: 11

Location: 41 Sofia Dr., Blackwood

11 X 43 concrete pad w/1's/b; impervious coverage, 6' w/0 s/b, shed.

The above mentioned application was rescheduled until January 2015 because the applicant didn't re-notice. Mr. Costa explained the Zoning Board tape from previous meeting stated all parties had agreed to the renotice because the scope of the application had changed.

A motion to approve the above rescheduling and re-noticing was made by Mr. Scarduzio and seconded by Mr. Treger.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Rescheduling Approved.

#142046C

Jacqueline Sims Coley

Zoned: RA

Bulk C Variance

Block: 7703 Lot: 1

Location: 1450 Bittersweet Dr... Blackwood

6' vinyl fence

Mr. Costa swears in Ms. Jacqueline Coley.

Ms. Coley explains the existing fence doesn't cover the whole yard. She is in an end unit and has an irregular shaped lot. As far as she knows there is no site triangle issue and is just continuing the existing fence.

Mr. Mellett asks which way is Ms. Coley extending the fence.
Ms. Coley states towards the side door to the sidewalk.
Mr. Mellett states there doesn't appear to be a site triangle issue because the driveways are set so far back.

Vice Chairman Simiriglia asks the applicant how forward the fence is going to be.
Ms. Coley states to the Brewer st. side.
Mr. Mellett states it's not going towards Bittersweet it will be going towards the Brewer St. side and the sidewalk.
Ms. Coley states the fence is not going to go past the house.
Mr. Bucceroni clarifies by stating the fence is not coming to the side, it's just coming forward.

Open to Professionals:
No Comments.

Open to the Public:
No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#142048C
Richard Szerbin
Zoned: RA
Bulk C Variance
Block: 17005 Lot: 38
Location: 42 Yorkshire Rd.
10' X 16' wood shed w/ 2 s/b rear, 6's/b side property line.

Mr. Costa swears in Mr. Richard Szerbin.
Mr. Szerbin states the existing shed will be removed and the new shed will be towards the end of the yard, the rear yard setback is 2' because the yard is small, with an 11' fence.
Mr. Costa states he must have a fire rating on the walls of the shed because it isn't 5ft. from the property line and it must have a foundation.
Mr. Szerbin states the foundation is gravel that is 10' X 16'.
Vice Chairman Simiriglia questions the applicant about the second shed.
Mr. Szerbin states there will be no second shed, it will be torn removed.
Mr. Lechner states the walls won't be able to be wood and informs the applicant he may require sheet rock on the interior walls. It is all part of the construction package from the municipality, NJCC construction code.
Mr. Lechner asks the applicant if he can't have the shed 5' from the property line.
Mr. Szerbin states that leaves him w/5' of unusable space.
Mr. Lechner points out the fire rating will be necessary or 5' from the property line, it will be up to the applicant.
Mr. Szerbin states if the variance is ok he can move the shed 5'.

Mr. Lechner states the shed would have to come in 5' x 5' because the applicant is on a corner lot. Corner lots have 2 fronts/1 side/1 rear and the side yard is 0' as it is a party wall.

Mr. Bucceroni asks for clarification on what is exactly up for approval: rear yard 2', side yard 6' setbacks.

Mr. Lechner clarifies the second shed will be removed.

Mr. Szerbin states the second shed will be removed when the new shed is built.

Mr. Treger states the applicant will have to put in footings.

Mr. Szerbin states the shed is around 11' high to the roof, he will speak to Jim Gallagher the construction inspector.

Open to Professionals:

No Comments.

Open to the Public:

No Comments.

A motion to approve the above mentioned application for a 2' and 6' variance was made by Mr. Bucceroni and seconded by Mr. McMullin.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#142045CD

Addison Bradley

Zoned: NC

Bulk C & Use D Variance

Block: 14002 Lot: 4 & 5

Location: Turnersville-Hickstown Rd., Erial

42 Townhouses

Mr. Costa swears in Mr. John Wade, Mr. Addison Bradley (Planner), Marie Edger (owner of property), Mr. Bruce McKenna (engineer).

Mr. Bradley presents 3 exhibits:

A1- aerial existing property and zones

A2-ordinary development and plan

A3-Revised preliminary site plan: concerns of the Engineers' report that will be more explicit in the site plan.

A4-proposed architectural of townhouses.

A5-larger rendering of townhouses

Ms. Marie Edger states her parents purchased the property in 1948 and she has lived there and raised her children there. She lives at 132 Hickstown and Mr. Dick Edger lives at 136 Hickstown. She has been trying to sell it and sees the zoning being part of the problem for it not selling. Lot 5 has had signs on it forever and she still can't sell it. Ms. Edger doesn't believe NC is a proper zone for her property. All the existing buildings are residential and she understands it is not allowed. The townhomes will be market value not low income. The homes will be priced between 175,000 and 225,000; Ms. Edger has no problem with that.

Mr. Bradley is the owner by agreement of sale. Mr. Bradley wanted to try to match the zone that was already there. There is too much residential around the property w/ wetlands complicating the property. There will be a 30' buffer for Mr. Edgars

home and at least 100' between Mr. Edgars home and any new homes that are built.

Mr. Addison will accomplish the following:

- revised plans will line up Adrian Ct. with there own.
- change Mr. Edgars' buffer to 60' and 30'.
- market value homes
- Mr. Edgar wants a fence in the rear.
- Mr. Edgar didn't want any sidewalks on his property
- utilities are on the new units side
- no units will back up to Edgars' property
- cell tower is on leased property w/a driveway; they will supply a new driveway for the cell tower.
- some units will have garages some will not
- Ryan homes will see how many homes they can build w/ or w/o garages

Mr. Bruce McKenna (planner, engineer, surveyor) discusses the application:

- 13 acres bordered by several zones
- wetlands and streams, limited in the front of the property, townhomes were suitable
- driveway can line up with Adrian Ct.
- 3 units per acre
- both owners have been trying to sell the lots for quite sometime and have not been successful.
- NC zone is an anomaly
- compatible uses - NC not compatible as the surrounding are is all residential
- environmental resources will have a separation on the property
- market is yielding multi-family
- use is addressing a market need
- a limited grant of use w/ coming back w/major subdivision, site plan
- zoning board will have final say on parameters w/detailed plan
- if 42 units don't fit maybe 40 will

Mr. Treger questions lots 600 and 601 as being leased property.

Mr. McKenna states the Comcast cell tower and buffer will separate the homes from the leased property.

Mr. Lechner asks the size of the lots.

Mr. McKenna states RA-2500sq. ft for lots requires 24' wide 115 depth = 2200sq. ft...

Mr. Lechner inquires about 20' end wall

Mr. McKenna states "yes" trac area of 50' wont' be in East and West side, they will all butt up to open space.

Mr. Lechner states that there are no requirements in the NC zone for townhomes so we're going to follow the RA zone attached rules.

-lot depth 115' not 125'

-lot size 2200' not 2400'

Mr. Mellett discusses the application:

- bulk standards and lot dimensions
- get any depth along the open space

Mr. McKenna states he is trying to keep the buffer for Mr. Edgar's home.

Mr. Wade states they are trying to keep the development from infringing on Mr. Edgar's property.

Vice Chairman Simiriglia asks the applicant if they ever thought of buying Mr. Edgar's property.

Mr. Bradley state Mr. Edgar wants more for the property than they are willing to pay. The development must have 2 accesses since it will have more than 24 lots (RISIS).

Vice Chairman Simiriglia states a 20' frontage would maintain space between mailboxes, driveways, & recycle bins.

Mr. Bradley states that all will be addressed.

Site Plan Review:

Mr. Mellett discusses driveways, access to rear yards, and property maintenance.

Mr. Bradley states there will be a home owners association taking care of small areas, basins and water management. He will also check with the Jehovah's Witnesses to see if the water management was considered while they were being built.

Mr. McKenna states there is a row dedicated for the county.

Mr. Mellett states a traffic report will be needed and Phase I will need an environmental filed.

Mr. McKenna states there are remnant lots from the 90's that created restrictions back there; lots 4 & 5 have restrictions. He will put them on the survey.

Mr. Mellett discusses the state environmental application.

Mr. McKenna states the application is already done.

Mr. Wade states they will deal with any issues before they go to the state.

Mr. Mellet states the Flood Hazard rules have been set since the 1990's.

Mr. Lechner states the open space around lot 3 could be used when it becomes available, he doesn't want it to become a "spite lot".

Mr. McKenna states maybe the open space will be absorbed with lot 3 in the future and they could be sold together.

Open to Professionals:

No additional Comments.

Open to the Public:

No Comments.

A motion to approve the above mentioned application including the following: up to 42 homes, site plan, lot division, variance for 2200 sq. ft. lot and 115' depth lot was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

**APPLICATION # 142046C
JACQUELINE SIMS COLEY
Block 7703, Lot 1**

WHEREAS, Jacqueline Sims Coley, is the owner of the land and premises located at 1450 Bittersweet Drive in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' vinyl fence 0' from the front property line instead of the required 40 feet, for the property located upon Block 7701, Lot 1, as shown on the Official Map of the Township of Gloucester, located in an RA Zone, said application being proposed; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on December 10, 2014 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, Jacqueline Sims Coley is the owner of the land and premises located at 1450 Bittersweet Drive, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 7701, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an RA Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that she has an irregular shaped yard and she is following the existing fence. She also agreed to construct the fence as per the sketch submitted and marked as Exhibit A.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct an fence with a front yard setback of 0 feet the Board voted six (6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of December that the applicant, Jacqueline Sims Coley, is hereby granted the aforesaid variance for the property located upon Block 7701, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	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 14th Day of, January, 2015.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 142048C

RICHARD SZERBIN

Block 17007, Lot 38

WHEREAS, Richard Szerbin, is the owner of the land and premises located at 42 Yorkshire Road in the Erial section of Gloucester Township, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a wood shed 6' from the front property line instead of the required 3 and a rear yard setback of 2' instead of the required 5 feet, for the property located upon Block 17007, Lot 38, as shown on the Official Map of the Township of Gloucester, located in an RA Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on December 10, 2014 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, Richard Szerbin is the owner of the land and premises located at 42 Yorkshire Road, in the Erial section of Gloucester Township, New Jersey, as shown on Block 17007, Lot 38, on the Official Tax Map of the Township of Gloucester, located in an RA Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he has 8x8 shed that will be taken down when the new 10x16' shed is built. He has 2 front yards and this is the only location to place the shed.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a shed with a front yard setback of 6 feet and rear yard of 2 feet the Board voted six (6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of December that the applicant, Richard Szerbin, is hereby granted the aforesaid variances for the property located upon Block17007, Lot 38 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	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 14th Day of, January, 2015.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 142045D

ADDISON BRADLEY

Block 14002, Lots 4&5

WHEREAS, Addison Bradley, is the contract purchaser of the land and premises located at Turnersville- Hicks town Road in the Erial section of the Township, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct 42 Townhouses in a NC Zone, as shown on the Official Map of the Township of Gloucester, located in an NC Zone where such use is not permitted, said application being represented by John Wade; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on December 10, 2014 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, Addison Bradley is the contract purchaser of the land and premises located at Turnersville- Hicksville Road, in the Erial section of Gloucester Township, New Jersey, as shown on Block 14002, Lots 4 & 5, on the Official Tax Map of the Township of Gloucester, located in an NC Zone.

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

3. All property taxes were paid to date.

4. After being sworn, Mary Edgar testified that the property has been in the family since 1948 and she has been trying to sell the property as NC zoning for several years with no buyers

Bruce McKenna a Planner and Engineer testified on behalf of the applicant. He stated the property is 13 acres and is surrounded by several zones. He testified this use is compatible with other uses in the area. He went on to say that only 60% of the ground is usable and that would remain open space. He was of the opinion that Townhomes would be comparable uses in the area, that NC uses would not be compatible; this use would protect the environment and is consistent with current land uses in the area. He also stated that 2200 square foot lots with 115 feet depth are also comparable. He also agreed as a condition of approval that a site plan and Subdivision would ne needed.

Introduced into evidence were A-1 Aerial Photo, A-2 Preliminary Development Plan, A-3 Revised Site Plan, A-4 Proposed Architect Drawing and A-2 a Larger Rendering.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct 42 Townhouses and a variance for lot size and depth the Board voted six (6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of December that the applicant, Addison Bradley, is hereby granted the aforesaid variances for the property located upon Block14002, Lots 4&5 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	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 14th Day of, January, 2015.

Ken Lechner, Secretary

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

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: APPLICATION #142049C
 Normita Ramos
 9 Vicksburg Road
 BLOCK 10006, LOT 20

DATE: December 10, 2014

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	11,053.9 sf	yes
Minimum lot frontage			
Vicksburg Road	75 ft.	86.29 ft.	yes
Fredericksburg Road	75 ft.	110.95 ft.	yes
Minimum lot depth	125 ft.	120.06 ft.	enc
Maximum building coverage	20%	±12.9% ¹	yes
Maximum lot coverage	40%	±20.6% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Vicksburg Road	30 ft.	32.93 ft.	yes
Fredericksburg Road	30 ft.	25.09 ft.	yes
Side yard	10 ft.	±19 ft. ¹	yes
Rear yard	30 ft.	±35 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 eighteen and nine hundredths (18.09) feet from the front property line along Fredericksburg 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 variances:

From Section 425.C(3) to construct a six (6) foot high vinyl fence eighteen and nine hundredths (18.09) feet from the front property line along Fredericksburg 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: Normita Ramos
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Donna
3285

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. #142049

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160⁰⁰ Project # 9053

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

Escr. 150⁰⁰ Escr. # 9053

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>NORMITA LAMOS</u> Address: <u>41 Vicksburg Road</u> City: <u>Laurel Springs</u> State, Zip: <u>NJ 08021</u> <i>cell 856-326-9227</i> Phone: <u>856-782-1249</u> Fax: () - Email: <u>nramos@a1c@yahoo.com</u>	2. Owner(s) (List all Owners) Name(s): <u>NORMITA & Alejandro Ramos</u> Address: <u>41 Vicksburg Road</u> City: <u>Laurel Springs NJ 08021</u> State, Zip: <u>NJ 08021</u> Phone: <u>856-782-1249</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	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: Noemita Ramos
Address: 9 Vicksburg Road
Profession: RN
City: Laurel Springs
State, Zip: NJ 08021
Phone: () - - Fax: () - -
Email: _____

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

7. Location of Property:

Street Address: 9 Vicksburg Road Block(s): (543) 10006
Tract Area: _____ Lot(s): 20

8. Land Use:

Existing Land Use: RESIDENTIAL
Proposed Land Use (Describe Application): replacement of existing fence
6 feet vinyl fence : 18.00 feet per property line
2nd front

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.

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).

11/15/2014
Date

[Signature]
Signature

Norma Ramos
Print Name

Michelle Lynn Tregger
Signature

Michelle Lynn Tregger
Print Name

Sworn and Subscribed to before me this
19th day of November
2014 (Year).

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

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

Norma Ramos

Print Name

Date

11/15/2014

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 11/19/14 shows and discloses the premises in its entirety, described as Block 5437 Lot 20 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:

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

Norma Ramos

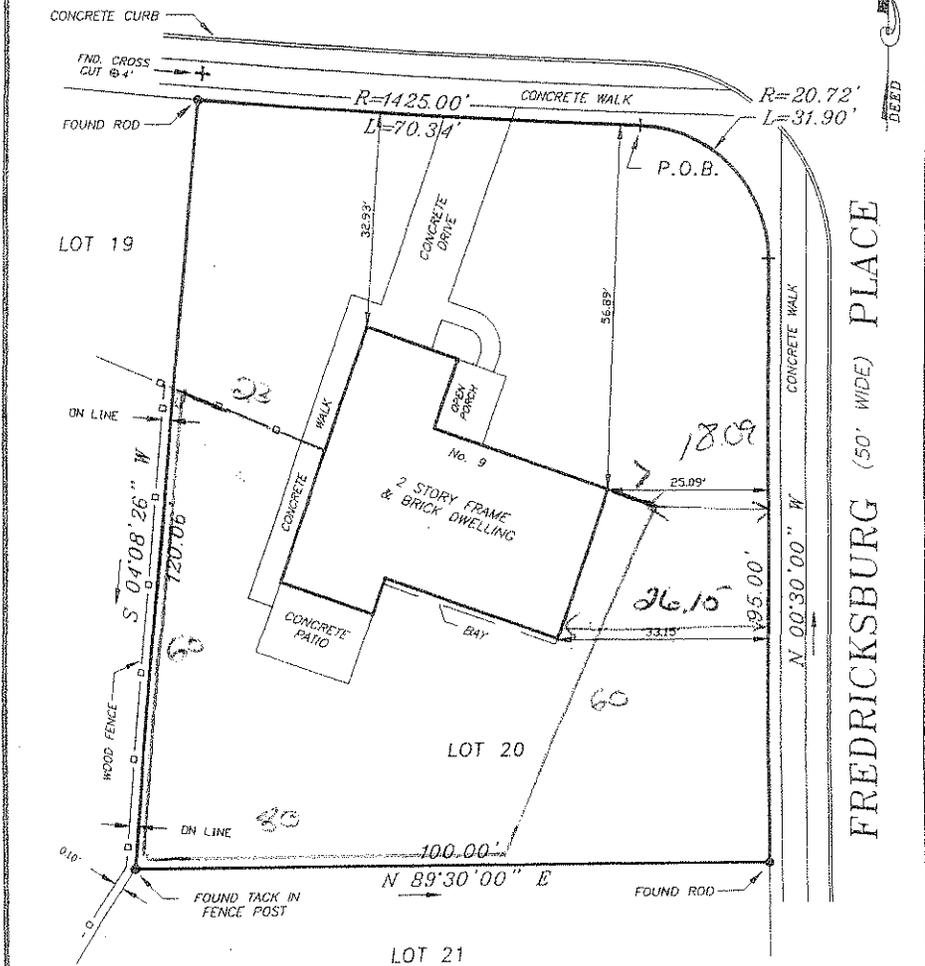
Name of property owner or applicant

Sworn and subscribed to

On this 19 day of November 2014 before the following authority.

Michelle Lynn Tregger
Notary public

VICKSBURG (50' WIDE) ROAD



BEING LOT 20, BLOCK 543, PLAN OF LOTS, SECTION E, GLEN OAKS, FILED.
 BEING LOT 20, BLOCK 10006 ON THE TOWNSHIP OF GLOUCESTER TAX MAP, CONTAINING 11,053.9± S.F.
 (0.2538± AC.) OF LAND, MORE OR LESS.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES
 HE AND SELECTLY FOR THE BENEFIT OF,
 ALEJANDRO T. L. NORMITA T. RAMOS, JR.
 THE TITLE GROUP AGENCY, INC., ARBOR NATIONAL MORTGAGE
 INC. ITS SUCCESSORS and/or ASSIGNS,
 THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE
 PREMISES SHOWING AS OF THE DATE OF THIS CERTIFICATE, THE
 LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITUDES APPARENT
 FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS
 NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON
 BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR
 WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN
 IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL
 AND SIGNATURE IN RED INK ARE FOR HEFT CONVENIENCE OF
 REFERENCE ONLY.

[Signature]
 LICENSED LAND SURVEYOR No. 2271
STEVEN R. KELLY, L.S.
 COPYRIGHT © 1993 BY STEVEN R. KELLY, P.L.S. ALL RIGHTS RESERVED

NOTES: 1. NOT TO BE USED FOR CONSTRUCTION
 2. NOT TO BE USED WITH A SURVEY AFFIDAVIT.

KELLY STEVEN R. KELLY, P.L.S.
 P.O. BOX 313, COLLINGSWOOD, N.J.
 PHONE (609) 429-1448

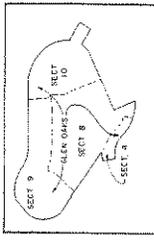
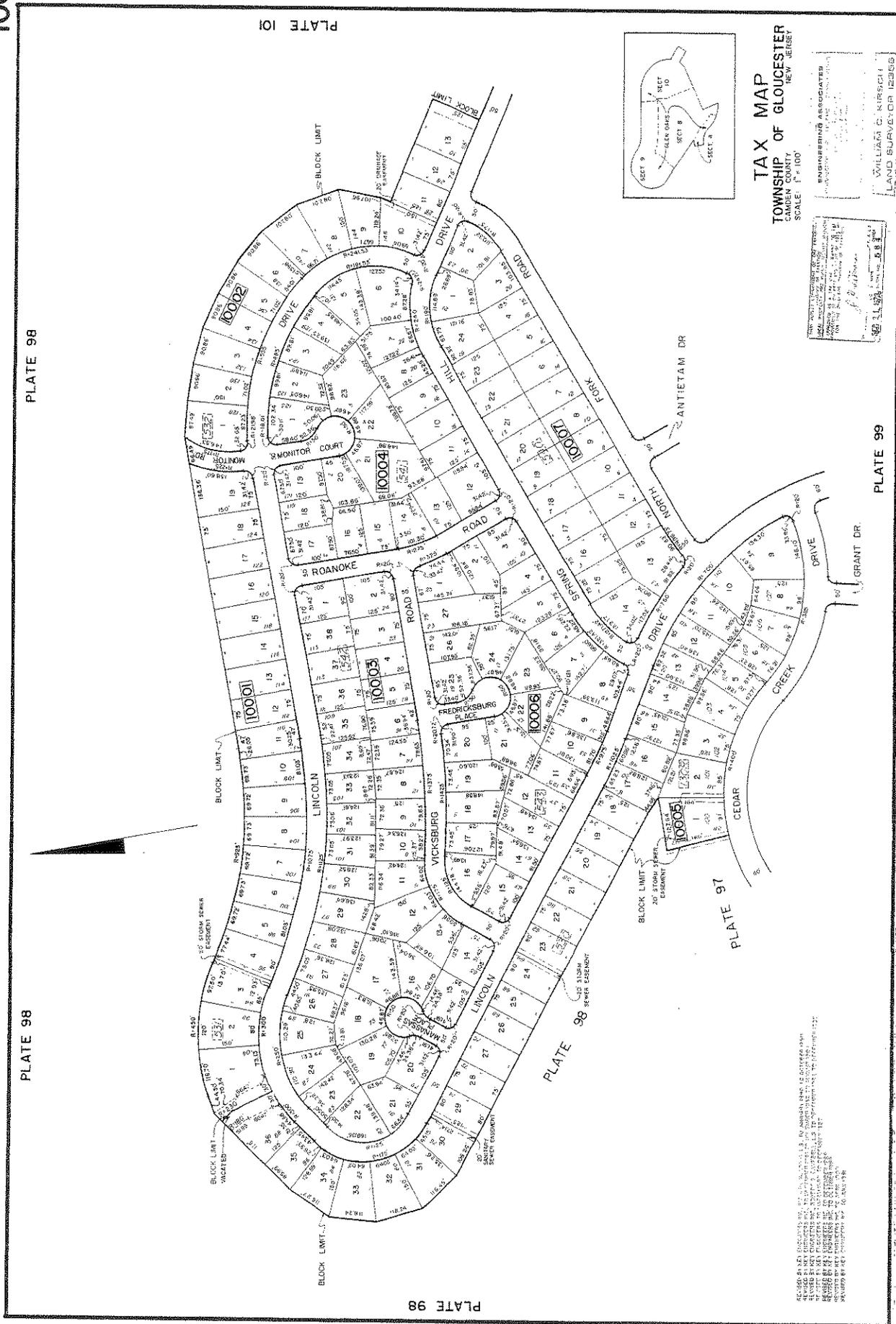
MAP SHOWING SURVEY SITUATE IN
 TOWNSHIP OF GLOUCESTER
 COUNTY OF CAMDEN, N.J.
 No. 9 VICKSBURG ROAD

DATE	SCALE	DRAWN	CNKR	JOB No.
8/24/94	1"=20'	PC	SK	940897

PLATE 98

PLATE 99

PLATE 101



TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY
 NEW JERSEY
 SCALE: 1" = 100'

ENGINEERING ASSOCIATES
 1000 ROUTE 130, SUITE 100
 FREEHOLD, NJ 08038
 TEL: 732-781-1111
 FAX: 732-781-1112
 www.ea-nj.com

WILLIAM C. KIRSCH
 LAND SURVEYOR
 1000 ROUTE 130, SUITE 100
 FREEHOLD, NJ 08038
 TEL: 732-781-1111
 FAX: 732-781-1112
 www.wck-llc.com

ALL RIGHTS RESERVED. THIS MAP IS THE PROPERTY OF ENGINEERING ASSOCIATES AND WILLIAM C. KIRSCH. NO PART OF THIS MAP MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM ENGINEERING ASSOCIATES AND WILLIAM C. KIRSCH. THIS MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS MAP.

PLATE 98

Tax Account Maintenance

Block: 10006
 Lot: 20
 Qualifier:
 Owner: RAMOS, ALEJANDRO I & NORVINE J
 Prop Loc: 9 VICKSEURG ROAD

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		1,953.53	1,953.53	.00	1,953.53
2015	1		1,953.54	1,953.48	.00	1,953.48
2015		Total	3,907.07	3,907.01	.00	3,907.01
2014	4		2,056.50	.00	.00	.00
2014	3		2,056.50	.00	.00	.00
2014	2		1,850.57	.00	.00	.00
2014	1		1,950.53	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 11/20/14
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/05/14
TOTAL TAX BALANCE DUE

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

* Indicates Administered Billing in a Tax Quarter

Current

Blk# 65

DB

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: November 19, 2014

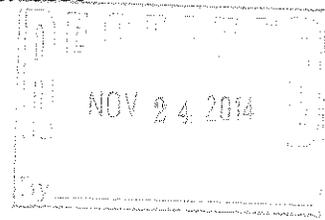
APPLICATION No. #142049C

APPLICANT: Normita Ramos

PROJECT No. 9053

BLOCK(S): 10006 Lot(S): 20

LOCATION: 9 Vicksburg Rd., 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 type="checkbox"/> | Taxes | <input checked="" 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 1, 2014*
 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

OK 11-20-14 JVS - Bldg

Signature

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

**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 21, 2014

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

Re: Application #142049C
Normita Ramos
9 Vicksburg Road, Laurel Springs, NJ 08021
Block 10006, Lot 20



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: November 19, 2014

APPLICATION No. #142049C

APPLICANT: Normita Ramos

PROJECT No. 9053

BLOCK(S): 10006 Lot(S): 20

LOCATION: 9 Vicksburg Rd., 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 checked="" type="checkbox"/> | Fire District 2, 3, 4, 5, 6 |
| <input type="checkbox"/> | Taxes | <input type="checkbox"/> | Construction | | |

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

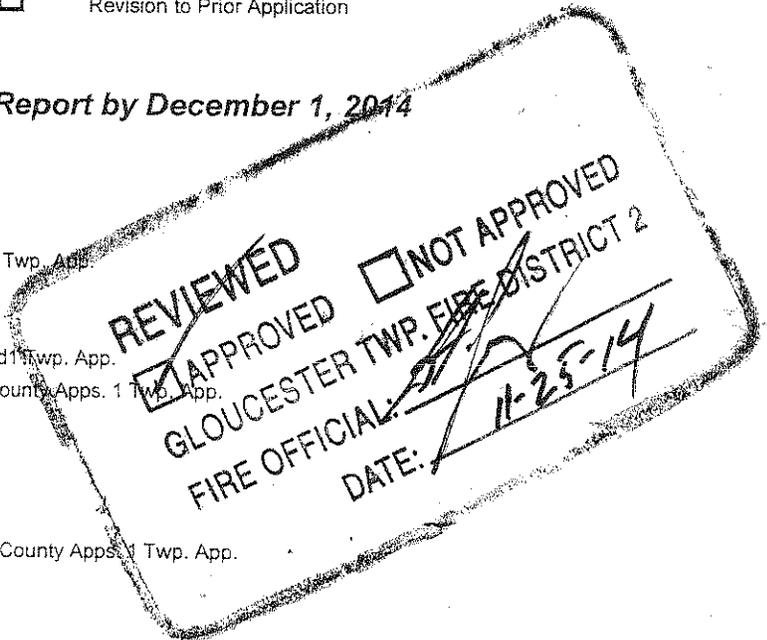
PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by December 1, 2014*
 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

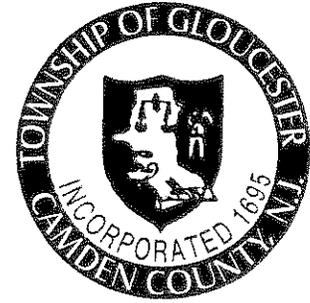


W/o Consent [Signature]

 Signature

DEC 17 2014

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #142050BD**
1840 P. Cheeseman Road, LLC
BLOCK 14003, LOTS 13, 13X, 14, 15 & 23

DATE: December 30, 2014

The Applicant requests an interpretation and in the alternative a use variance for a "Residential Substance Abuse Treatment Facility" within the IN – Institutional District.

Applicant: 1840 P. Cheeseman Road, LLC, 2701 Renaissance Boulevard,
4th Floor, King of Prussia, PA 19406.

Owner: The Diocese of Camden, 6312 Market Street, Camden, NJ
08102.

Attorney: Edmund Campbell, Esq., Campbell Rocco Law, LLC, 2701
Renaissance Boulevard, 4th Floor, King of Prussia, PA 19406
(telephone #610-992-5885).

I. INFORMATION SUBMITTED

1. Campbell Rocco Law, LLC Interpretation Letter dated 11/21/14.
2. Township of Gloucester Land Development Application dated 11/21/14.
 - a. Diocese of Camden, New Jersey Resolution for Owner's Consent dated 11/18/14.
 - b. Corporate Disclosure Statement.
 - c. Recovery Centers of America Statement of Proposed Use dated 11/21/14.
3. Campbell Rocco Law, LLC Interpretation/Use Variance Letter dated 11/17/14.
4. Minor Subdivision and Lot Consolidation Plan (reduced copy), as prepared by Land Dimensions Engineering comprising one (1) sheet dated 4/09/14.

II. ZONING REVIEW

1. A Residential Substance Abuse Treatment Facility is not a listed permitted use in the IN - Institutional District.

ZONE: IN – Institutional District [§419].

Description	Other Use	Proposed	Complies
Lot size (min.)	5 acres	±140.1 acres	yes
Lot frontage (min.)	400 ft.	±3,655.28 ft.	yes
Lot width (min.)	400 ft.	±3,670 ft.	yes
Lot depth (min.)	400 ft.	921.86 ft.	yes
Tract Perimeter Setback (min.)	75 ft.	n/p	---

Front yard (min.)	75 ft.	n/p	---
Side yard (min.)	10 ft.	n/p	---
Rear yard (min.)	10 ft.	n/p	---
Building coverage (max.)	20%	n/p	---
Lot Coverage (max.)	55%	n/p	---
Building height (min.)	4 stories or 60 ft., whichever is less	n/p	---

¹ = Scaled data.

n/p = Not provided.

III. INTERPRETATION COMMENTS

1. In consideration of the Land Development Ordinance (LDO) being "silent" regarding definitions for "Residential healthcare facility," "Substance abuse treatment facility," and "halfway Houses" and not listing the proposed Residential Substance Abuse Treatment Facility with step-down sober living housing as a permitted use, the proposed use is therefore prohibited and a use variance is required.

a. The following comments are provided to the Board for their consideration in support of the above.

i. The IN – Institutional District lists twenty four (24) permitted uses in twelve (12) categories. Also, the LDO provides several definitions for many of the listed permitted uses; however, it excludes any definitions related to a "Residential healthcare facility" and does not define or list "Substance abuse treatment facility."

ii. The narrative submitted by the applicant also mentions "plans to build to step-down sober living housing." Other than being identified as a "rental only community" the narrative does not address the type of housing, infrastructure, or density.

b. A cursory review of NJAC 10:161A, Standards for licensure of residential substance use disorders treatment facilities and NJAC 10:161B, Standards for licensure of outpatient substance abuse treatment facilities appears to indicate that "Halfway Houses" are included uses within this category, as follows:

i. "'Halfway house' means a residential substance use disorders treatment facility, operating in a physically separate location, in which the halfway house treatment modality is programmatically separate and distinct from short-term substance use disorders residential services or long-term substance use disorders residential services. A halfway house provides substance use disorders treatment designed to assist clients in adjusting to regular patterns of living, engaging in occupational training, obtaining gainful employment and independent self-monitoring and otherwise generally approximates the ASAM PPC-2R, Level III.1 (low intensity) treatment modality."

- c. The Specific Intent of the IN – Institutional District is as follows:
“The Institutional (IN) district is intended for governmental, educational, charitable, health care and religious uses presently existing within the municipality. Buildings within the IN district are often in a complex or campus form integrating residential, office, recreational, health care, houses of worship, and other ancillary uses within its primary function.”
- d. A significant amount of land in Gloucester Township is zoned IN – Institutional, which includes the existing schools, houses of worship, government offices, and the Camden Diocese, Camden County College, and Camden County Lakeland complexes.
- e. The LDO lists “Home for the aged, long-term care facility, assisted living facility, or residential health care facility as a permitted use [§419.B(3)].
- i. However, the LDO does not define “Home for the aged” or “Residential health care facility.”
1. The LDO provides the following definitions within this category:
- a. “ASSISTED LIVING RESIDENCE - A facility which is licensed by the NJ Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed, for four or more adult persons unrelated to the proprietor. In the context of this definition, “apartment” shall mean a dwelling unit offering at a minimum, one unfurnished room, private bathroom, kitchenette, and a lockable door on the unit entrance.”
- b. LONG-TERM CARE FACILITY - An institution or a distinct part of an institution that is licensed or approved to provide health care under medical supervision for 24 or more consecutive hours to two or more patients who are not related to the governing authority or its members by marriage, blood, or adoption. Long-term care facility shall include the terms skilled nursing facility and intermediate care facility.

IV. VARIANCE COMMENTS

The Applicant shall address the following should the Board determine the application as submitted requires a use variance:

POSITIVE CRITERIA ("D1" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the required "D1" variance:

1. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
 - a. Uses determined as not "inherently beneficial."
 - i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (*basis Medici v. BPR Co., 107 N.J. 1 (1987)*).
 1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
 2. The Applicant must provide "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
 3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."
 - b. Uses determined as "inherently beneficial."
 - i. The positive criteria for Inherently beneficial uses are deemed to have been met for inherently beneficial uses (basis (*Smart SMR of New York, Inc. v Fair Lawn, Bd. of Adj., 152, NJ 309, 323 (1998)*).

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).

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

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

V. SITE PLAN COMMENTS

Regardless of the Board's decision to consider the proposed use as a permitted use or one that requires a use variance, the proposed use is a change of use and requires an application for site plan approval to the appropriate Board as per §801.A(1), Site Plan.

VI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VII. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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: Edmund Campbell, Esq.
Anthony Costa, Esq.
Churchill Consulting Engineers

6. Name of Persons Preparing Plans and Reports: N/A

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: (____) ____ - ____ Fax: (____) ____ - ____

Email: _____

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: (____) ____ - ____ Fax: (____) ____ - ____

Email: _____

7. Location of Property:

Street Address: 1840 Peter Cheesman Road Block(s): 14003

Tract Area: 140 Acres Lot(s): 13, 13X, 14, 15 & 23

8. Land Use:

Existing Land Use: Diocese retreat center

Proposed Land Use (Describe Application): Residential Substance Abuse Treatment Facility

9. Property:

Number of Existing Lots: 5

Number of Proposed Lots: 5

Proposed Form of Ownership:

Fee Simple Cooperative

Condominium Rental

Are there *existing* deed restrictions? No Yes **(If yes, attach copies)**

Are there *proposed* deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	Same as Existing	Setback from E.O.P.*1	_____
Front setback 2	Same as Existing	Setback from E.O.P.*2	_____
Rear setback	Same as Existing	Fence type	_____
Side setback 1	Same as Existing	Fence height	_____
Side setback 2	Same as Existing	*E.O.P. = Edge Of Pavement.	
Lot frontage	Same as Existing	Pool Requirements	
Lot depth	Same as Existing	Setback from R.O.W.1	_____
Lot area	Same as Existing	Setback from R.O.W.2	_____
Building height	Same as Existing	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: Same as Existing

Number of loading spaces required: _____ Number of loading spaces provided: Same as Existing

15. Relief Requested: *NONE, Applicant is requesting an interpretation under NJS 40:55D-70 b.*

- 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

11-17-2014

 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 signatures)

NOVEMBER 18, 2014
 Date
 Sworn and Subscribed to before me this
18th day of November
2014 (Year).

[Signature]
 Signature
ROBERT E. HUGHES
 Print Name

[Signature]
 Signature
Francis J. Monahan, Esq.
 Print Name *Attorney at law State of New Jersey*

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots? No Yes

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? No Yes

C. Is this application for approval on a site or sites for commercial purposes? No Yes

D. Is the applicant a corporation? No Yes

E. Is the applicant a limited liability corporation? No Yes

F. Is the applicant a partnership? No Yes

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock 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? No Yes

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
J. Brian O'Neill on behalf of
 Print Name 1840 P. Cheeseman Road LLC

11-17-2014
 Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the Minor Subdivision Plan submitted with this application, under the date of 4-4-14, shows and discloses the premises in its entirety, described as Block 14003 Lot 13, 14, 15, 16 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, Commonwealth of Pennsylvania
 County of Camden, County of Swarthmore
J. Brian O'Neill 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 17th day of November
 20 14 before the following authority.

J. Brian O'Neill, on behalf of 1840 P. Cheeseman Road LLC
 Name of property owner or applicant

[Signature]
 Notary public

COMMONWEALTH OF PENNSYLVANIA
 Notarial Seal
 Annmarie Weisenberger, Notary Public
 Swarthmore Boro, Delaware County
 My Commission Expires Sept. 4, 2017
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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).

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

 Signature of Applicant
J. Brian O'NEILL on behalf of
 Print Name 1840 P. Cheeseman Road LLC

11-17-2014
 Date

19. Survey waiver certification:

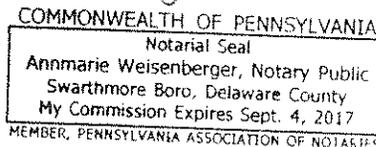
As of the date of this application, I hereby certify that the ^{Minor Subdivision Plan} ~~survey~~ submitted with this application, under the date of 4-4-14, shows and discloses the premises in its entirety, described as Block 14003 Lot 13, 14, 15, 16 and I further certify that no buildings, fences or 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~~, Commonwealth of Pennsylvania
 County of Camden: Montgomery
J. Brian O'Neill 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 17th day of November,
 2014 before the following authority.

J. Brian O'Neill, on behalf of 1840 P. Cheeseman Road LLC
 Name of property owner or applicant

 Notary public



THE DIOCESE OF CAMDEN, NEW JERSEY
A RELIGIOUS CORPORATION ORGANIZED PURSUANT TO THE LAWS OF
THE STATE OF NEW JERSEY

RESOLUTION

A meeting of the Board of Trustees of The Diocese of Camden, New Jersey, was held at the Chancery at 631 Market Street, Camden, New Jersey on Tuesday, November 18, 2014, and a quorum being present, it was resolved and passed as follows:

WHEREAS, The Diocese of Camden, New Jersey, hereinafter referred to as the Diocese, is the owner of certain lands commonly known as 1840 Peter Cheeseman Road, Blackwood, New Jersey and identified as Block 14003 Lots 13, 13X, 14, 15, & 23 on the tax map of the Township of Gloucester, County of Camden, State of New Jersey hereinafter referred to as the Property;

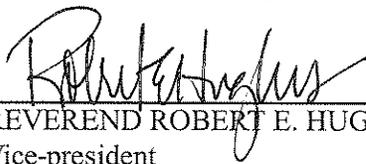
WHEREAS, the Diocese has entered into an Agreement of Sale to sell the Property;

WHEREAS, the Buyer has requested that the Diocese sign the attached Gloucester Township land use application; and

WHEREAS, the Reverend Robert E. Hughes, is the Vice-president of the Diocese, and Reverend James L. Bartoloma is the Secretary of the Diocese;

NOW THEREFORE, BE IT RESOLVED, that the Board of Trustees of The Diocese of Camden, New Jersey, subject to the approval of the Bishop of the Diocese of Camden, does hereby consent to the submission of the attached Gloucester Township land use application and authorize the said Reverend Robert E. Hughes to sign the attached Gloucester Township land use application.

ON MOTION OF: the Most Reverend Dennis J. Sullivan, D.D.
SECONDED BY: the Reverend James Bartoloma
AYES: 3 NAYS: 0 ABSTENTIONS: 0


REVEREND ROBERT E. HUGHES
Vice-president

Approved on this 18 day of November, in
the year of our Lord, 2014.


MOST REVEREND DENNIS J. SULLIVAN, D.D.

CERTIFIED TO BE A TRUE COPY OF A RESOLUTION DULY ADOPTED BY THE BOARD OF TRUSTEES OF
THE DIOCESE OF CAMDEN, NEW JERSEY ON THE 18TH DAY OF NOVEMBER 2014.



REVEREND JAMES L. BARTOLOMA
Secretary

CORPORATE DISCLOSURE STATEMENT

The Applicant 1840 P. Cheeseman Road, LLC is owned 100% by TRE-RE, LLC, a Delaware limited liability company.

TRE-RE, LLC, a Delaware limited liability company, is owned 100% by Recovery Center of America Holdings, LLC a Delaware limited liability company.

Recovery Center of America Holdings, LLC a Delaware limited liability company is owned 100% by Recovery, LLC a Delaware limited liability company.

J. Brian O'Neill, an individual, is the only shareholder owning more than 10% of Recovery, LLC a Delaware limited liability company.



November 21, 2014

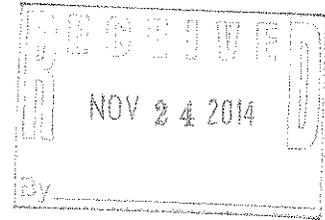
VIA HAND DELIVERY

Township of Gloucester

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

Attn: Zoning Board Clerk



RE: **1840 Peter Cheeseman Road- STATEMENT OF PROPOSED USE**

Dear Zoning Board,

1840 P. Cheeseman Road, LLC /Recovery Centers of America will be providing substance abuse treatment at 1840 Peter Cheeseman Road in Blackwood, NJ. We will have approximately 100 residential beds at this location. This location will be our Mid-Atlantic Center for Addiction Medicine and will provide the following services:

- **Residential Detoxification**
 - This program is a medically managed detoxification that is monitored by our team of physicians and nursing professionals on a 24 hours a day, seven days a week basis. The program is designed to monitor and treat patients undergoing withdrawal from drugs or alcohol using prescribed medical and clinical interventions. Patients are provided a medication regimen for detoxification that is specific to their needs and this detoxification process typically lasts five to ten days. Once patients are completed detoxification they typically step-down to our residential rehabilitation program.
- **Short-Term Residential Rehabilitation**
 - This program is designed to provide substance use disorder treatment primarily to address addiction and living skills problems, through a prescribed 24-hour a day, seven days a week program on a short term basis. Patients receive a variety of medical and clinical services including a minimum of 12 hours of counseling per week. Patients are typically in our short-term residential rehabilitation program for 30 days.
- **Partial Care Treatment**
 - This structured program provides intensive treatment for substance use disorders in an outpatient setting, five days a week for four hours each day. Patients in our Partial Care program receive substance abuse counseling, education seminars and individual therapy sessions. We also provide psychiatric and medical consultation is to our patients as needed.
- **Intensive and General Outpatient Treatment**
 - These programs provide intensive substance abuse counseling and education services for a minimum of nine hours per week in an outpatient setting. Patients receive individual, group and



family counseling along with educational seminars. We also provide psychiatric and medical consultation is to our patients as needed.

- Addiction Medicine Research and Training

We will also offer space within our facility for the community to hold AA and NA meetings. In addition, RCA plans to build to step-down sober living housing for those who are in recovery and wish to live in a sober community. Our sober living community will be a rental only community and will not have options to buy. We will not be operating a methadone clinic anywhere on our property. Our program will be licensed under the NJAC 10:161A and NJAC 10:161B "Standards for Licensure" issued by the Office of Licensing for Addiction Services under the New Jersey Department of Human Services.

Warm regards,

Brian O'Neill
Chairman



STATEMENT OF PROPOSED USE- 1840 Peter Cheeseman Road

[Remainder of page intentionally left blank. Statement of Proposed Use attached on following page]

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: November 25, 2014

APPLICATION No. #142050BD

PROJECT No. #9071

APPLICANT: 1840 P. Cheeseman Road LLC

OWNER: The Diocese of Camden

BLOCK(S): 14003

LOCATION: 1840 Peter Cheeseman Rd., Blackwood

Lot(S): 13, 13X, 14, 15 & 23

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 – Interpretation B Variance & Use “D” Variance
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by December 15, 2014**
- For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision & Lot Consolidation Plan
- 3 Copies - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Amended Site 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 Interpretation (B) Variance Use (D) Variance

MY UNDERSTANDING IS THAT THE DIOCESE WOULD BE SELLING TO THIS PRIVATE Co. & USE THE CURRENT RETREAT HOUSE AS A SUBSTANCE

ABUSE TREATMENT FACILITY. THIS PROP WOULD NO LONGER BE TAX EXEMPT. NEW OWNERS SHOULD SPEAK WITH MY OFFICES UPON APPROVAL.

Signature: *[Handwritten Signature]*
Assessor: 12/2/14

Tax Account Maintenance

<<
 >>

Block: 14003
 Lot: 13
 Qualifier:
 Owner: **DIOCESE OF CINCINN**
 Prop Loc: 1640 PETER CHEESMAN ROAD

General		Assessed Values	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Total Balance
Year	Qtr	Type	Billed			Principal Balance	Interest		
2015	2		189.87			180.28	.00		180.28
2015	1		189.88			.00	.00		.00
2015		Total	379.75			180.28	.00		180.28
2014	4		199.47			-14,187.89	.00		-14,187.89
2014	3		199.48			.00	.00		.00
2014	2		180.27			.00	.00		.00
2014	1		180.28			.00	.00		.00

Other Delinquent Balances: Interest Date: 11/26/14
 Other APR2 Threshold Amt: Per Diem: Last Payment Date: 10/06/14

TOTAL TAX BALANCE DUE

Principal:	-14,187.89	Penalty:	.00
Misc. Charges:	.00	Interest:	.00
Total:		-14,187.89	

* Indicates Admitted Billing in a Tax Quarter

Tax Account Maintenance

Block: 14003
 Lot: 14
 Qualifier:
 Owner: DIOCESE OF CAMDEN
 Prop Loc: 1900 PETER CHEESMAN ROAD

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		136.50	136.50	.00	136.50
2015	1		136.50	136.50	.00	136.50
2015		Total	273.00	273.00	.00	273.00
2014	4		143.40	.00	.00	.00
2014	3		143.40	.00	.00	.00
2014	2		129.60	.00	.00	.00
2014	1		136.50	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 1/26/14
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 10/07/14
TOTAL TAX BALANCE DUE

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

* Indicates Anticipated Billing in a Tax Quarter

Quilant

MAY 26 2015

Tax Account Maintenance

Block: 14003
 Lot: 15
 Qualifier:
 Owner: DIOCESE OF CAMDEN
 Prop Loc: 1990 PETER CHEESMAN ROAD
 Tax Bill: Restricted Edit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		135.62	135.62	.00	135.62
2015	1		135.63	135.63	.00	135.63
2015		Total	271.25	271.25	.00	271.25
2014	4		142.48	.00	.00	.00
2014	3		142.48	.00	.00	.00
2014	2		128.77	.00	.00	.00
2014	1		128.77	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 1/26/14 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 10/07/14

TOTAL TAX BALANCE DUE

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

* Indicates Arriated Billing in a Tax Quarter

10/16/14

Tax Account Maintenance

Block: 14003
 Lot: 23
 Qualifier:
 Owner: DIOCESE OF CAMDEN
 Prop Loc: 1990 PETER CHEESMAN ROAD

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		135.62	135.62	.00	135.62
2015	1		135.63	135.63	.00	135.63
2015		Total	271.25	271.25	.00	271.25
2014	4		142.48	.00	.00	.00
2014	3		142.48	.00	.00	.00
2014	2		129.77	.00	.00	.00
2014	1		129.77	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 11/26/14 Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .00000 Last Payment Date: 10/07/14

TOTAL TAX BALANCE DUE

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

* Indicates Administered Billing in a Tax Quarter



*Township Of Gloucester
Construction Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3500
Fax (856) 232-6229*

Date: December 2, 2014

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: The Diocese of Camden

Block: 14003 Lot: 13, 13X, 14, 15 & 23

Application #: 142050BD

Comments: Building review-

- 1. The proposed use change requires DCA review. This cannot be plan reviewed for construction permits by the local municipality.*

Thank you,

*Jim Gallagher
Building SubCode Official*

B# 64

B

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: November 25, 2014

APPLICATION No. #142050BD

PROJECT No. #9071

APPLICANT: 1840 P. Cheeseman Road LLC

OWNER: The Diocese of Camden

BLOCK(S): 14003

LOCATION: 1840 Peter Cheeseman Rd., Blackwood

Lot(S): 13, 13X, 14, 15 & 23

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 checked="" type="checkbox"/> | Aqua N.J. Water Co. | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes | <input checked="" type="checkbox"/> | Construction | | |

STATUS OF APPLICATION:

- New Application – Interpretation B Variance & Use “D” Variance
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by December 15, 2014**
- For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision & Lot Consolidation Plan
- 3 Copies - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Amended Site 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 Interpretation (B) Variance Use (D) Variance

12-1-14 JTG PLS - The proposed use ~~change~~ change requires DCA Review. This cannot be plan reviewed for construction permits by the local municipality.

Signature

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

KEN GARBOWSKI



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

December 2, 2014

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

DEC 07 2014

Re: Application #142050BD
The Diocese of Camden
1840 Peter Cheeseman Road, Blackwood, NJ 08012
Block 14003, Lots 13, 13X, 14, 15 & 23

Gentlemen:

In response to your letter regarding the above application, a Form "F" Application is required.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**


Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
 FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Dept. of Community Development
 RE: **APPLICATION #142042C**
David Wolfe
41 Sofia Drive
BLOCK 4002, LOT 11
 DATE: January 5, 2015

The above application is to permit variances for an extended driveway and concrete pad, lot coverage, and a six (6) foot high vinyl within the R-3 Residential District as per the submitted sketch.

I. ZONING INFORMATION

R-3 Zone Requirements (§405):

Standard	Required	Proposed	Complies
Minimum lot size	9,375sf	±10,315 sf	enc
Minimum lot frontage	75 ft.	157.96 ft.	enc
Minimum lot depth	125 ft.	139.90 ft.	enc
Maximum building coverage	20%	±23% ¹	enc
Maximum lot coverage	40%	±46%¹	no
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	n/a	n/a
Side yard (dwelling)	10 ft.	n/a	n/a
Rear yard (deck)	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Scaled data.
 = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

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

1. Lot coverage: (±46% provided v. 40% maximum allowed).

§424.D, Driveways (Residential)

2. Setback: (1 ft. provided v. 3 ft. minimum required).

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

§425.E, Erection Within Property Lines; Encroachment

3. Setback: (0 ft. provided v. within property the property line 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 setback variances:

4. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height and Building Coverage to permit a lot coverage of approximately forty six (46) percent (40% maximum allowed), from Section 424.D, Driveways (Residential) to permit a driveway extension and concrete patio one (1) foot from the property line (3 feet minimum required), and from Section 425.E, Erection Within Property Lines; Encroachment to install a six (6) foot high vinyl fence zero (0) from the property line (Within property line required).

cc: David Wolfe
Anthony Costa, Esq.
James Mellett, PE

Amended 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.: #142042C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 8897
 Upon receipt of all fees, documents, plans, etc. Escr: 150⁰⁰ Escr # 8897

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>DAVID WOLFE</u> Address: <u>41 SOPHIA DR</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>856 904 5245</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Nidia Rodriguez Wolfe</u> Address: _____ City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: () - Fax: () -
---	---

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

<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision ²⁰¹⁶ <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____
---	---

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

4. Zoning Districts (Circle all Zones that apply)

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

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

6. Name of Persons Preparing Plans and Reports:

Name: DAVID WOLFE
Address: 41 SOFIA DR
Profession: _____
City: BLACKWOOD
State, Zip: NJ 08012
Phone: 856 941 6045 Fax: () - _____
Email: _____

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

7. Location of Property:

Street Address: 41 SOFIA DR Block(s): 4002
Tract Area: _____ Lot(s): 11

8. Land Use:

Existing Land Use: _____

Proposed Land Use (Describe Application): ⁶ FENCE ON SIDE OF PROPERTY + 8' X 12' ^{8X12} SIED ON PROPERTY LINE 0 SETBACK PLUS REPLACEMENT OF PARTIAL CONCRETE WHICH WAS CRACKED + ADDED PATIO 59' X 11' + VINYL FENCE ALONG PATIO WITH 0 SETBACK Total

9. Property:

Number of Existing Lots: 1 Proposed Form of Ownership:
Number of Proposed Lots: _____ Fee Simple Cooperative
 Condominium Rental
Are there existing deed restrictions? No Yes (If yes, attach copies)
Are there proposed deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	0
Front setback 2	_____	Setback from E.O.P.*2	0
Rear setback	4'	Fence type	Vinyl
Side setback 1	1'	Fence height	6'
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	0
		Setback from property line 2	0

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: _____

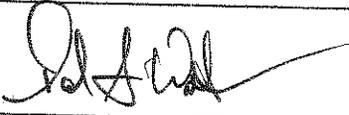
Number of loading spaces required: _____ Number of loading spaces provided: _____

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.

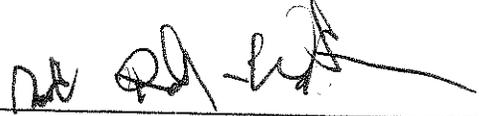
16. Signature of Applicant



 Signature of Applicant

10.29.14

 Date



 Signature of Co-applicant

10.29.14

 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).

10.29.14
Date

[Signature]
Signature

David S. Wolfe
Print Name

Sworn and Subscribed to before me this
____ day of _____
(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? No Yes
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? No Yes
- C. Is this application for approval on a site or sites for commercial purposes? No Yes
- D. Is the applicant a corporation? No Yes
- E. Is the applicant a limited liability corporation? No Yes
- F. Is the applicant a partnership? No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

[Signature]
Signature of Applicant

David S. Wolfe
Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block _____ Lot _____ and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

Sworn and subscribed to
On this 25 day of November
20 14 before the following authority.

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

[Signature]
Name of property owner or applicant

[Signature]
Notary public

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Dept. of Community Development
RE: **APPLICATION #142042C**
David Wolfe
41 Sofia Drive
BLOCK 4002, LOT 11

DATE: October 6, 2014

The above application is to permit variances for an extended driveway and concrete pad, lot coverage, and a six (6) foot high vinyl within the R-3 Residential District as per the submitted sketch.

I. ZONING INFORMATION

R-3 Zone Requirements (§405):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375sf	±10,315 sf	enc
Minimum lot frontage	75 ft.	157.96 ft.	enc
Minimum lot depth	125 ft.	139.90 ft.	enc
Maximum building coverage	20%	±23% ¹	enc
Maximum lot coverage	40%	±46%¹	no
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	n/a	n/a
Side yard (dwelling)	10 ft.	n/a	n/a
Rear yard (deck)	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Scaled data.
 = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

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

1. Lot coverage: (±46% provided v. 40% maximum allowed).

§424.D, Driveways (Residential)

2. Setback: (1 ft. provided v. 3 ft. minimum required).
 - a. It appears based on the submitted survey the driveway encroaches three (3) inches on the adjacent property.

§425.E, Erection Within Property Lines; Encroachment

3. Setback: (0 ft. provided v. within property the property line 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 setback variances:

4. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height and Building Coverage to permit a lot coverage of approximately forty six (46) percent (40% maximum allowed), from Section 424.D, Driveways (Residential) to permit a driveway extension and concrete patio one (1) foot from the property line (3 feet minimum required), and from Section 425.E, Erection Within Property Lines; Encroachment to install a six (6) foot high vinyl fence zero (0) from the property line (Within property line required).

cc: David Wolfe
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

SEP 1 2014

Donna
3285
374-3511
222-4000

For Office Use Only

Submission Date: _____ Application No.: 142042C
 Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)
 Fees: 160⁰⁰ Project # 8897
 Escr. 150⁰⁰ Escr. # 8897

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

LAND DEVELOPMENT APPLICATION

<p>1. Applicant</p> <p>Name: <u>DAVID WOLFE</u> Address: <u>41 SOFIA DR</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>856 904 5245</u> Fax: () - Email: _____</p>	<p>2. Owner(s) (List all Owners)</p> <p>Name(s): <u>NIDIA RODRIGUEZ WOLFE</u> Address: <u>41 SOFIA DR</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>856 904 5245</u> Fax: () -</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 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"/> _____

SEP 15 2014

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

6. Name of Persons Preparing Plans and Reports:

Name: DAVID S. WOOD
Address: 41 SOFIA DR
Profession: _____
City: Blackwood
State, Zip: NT 08012
Phone: 289-545-545 Fax: () - _____
Email: _____

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

7. Location of Property:

Street Address: 41 SOFIA DR Block(s): 4002
Tract Area: _____ Lot(s): 11

8. Land Use:

Existing Land Use: _____
Proposed Land Use (Describe Application): REPLACEMENT OF CONCRETE PAD WHICH
HAS CRACKED OVER TIME AND AINED CONCRETE WITHIN PROPERTY
1' from side property line 11 x 43
VINYL FENCE APPROX 45' ON SIDE O SET BACK

9. Property:

Number of Existing Lots: 1
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	Fence Application		Proposed
Front setback 1		_____	Setback from E.O.P. *1		<u>Ø</u>
Front setback 2		_____	Setback from E.O.P. *2		<u>Ø</u>
Rear setback		<u>4'</u>	Fence type		<u>VINYL</u>
Side setback 1		<u>1'</u>	Fence height		<u>6'</u>
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: _____

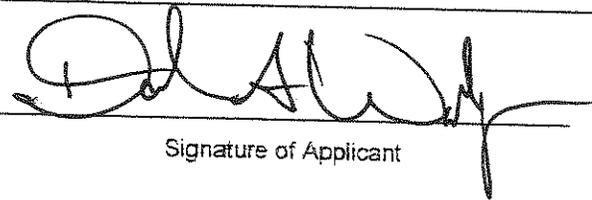
Number of loading spaces required: _____ Number of loading spaces provided: _____

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.

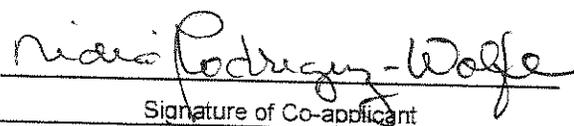
16. Signature of Applicant



Signature of Applicant

9.11.14

Date



Signature of Co-applicant

9-11-14

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)

9.11.14

Date

David S. Wolfe
Signature

DAVID S. WOLFE
Print Name

Sworn and Subscribed to before me this

_____ day of _____

_____ (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

David S. Wolfe
Signature of Applicant

DAVID S. WOLFE
Print Name

Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block _____ Lot _____ and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

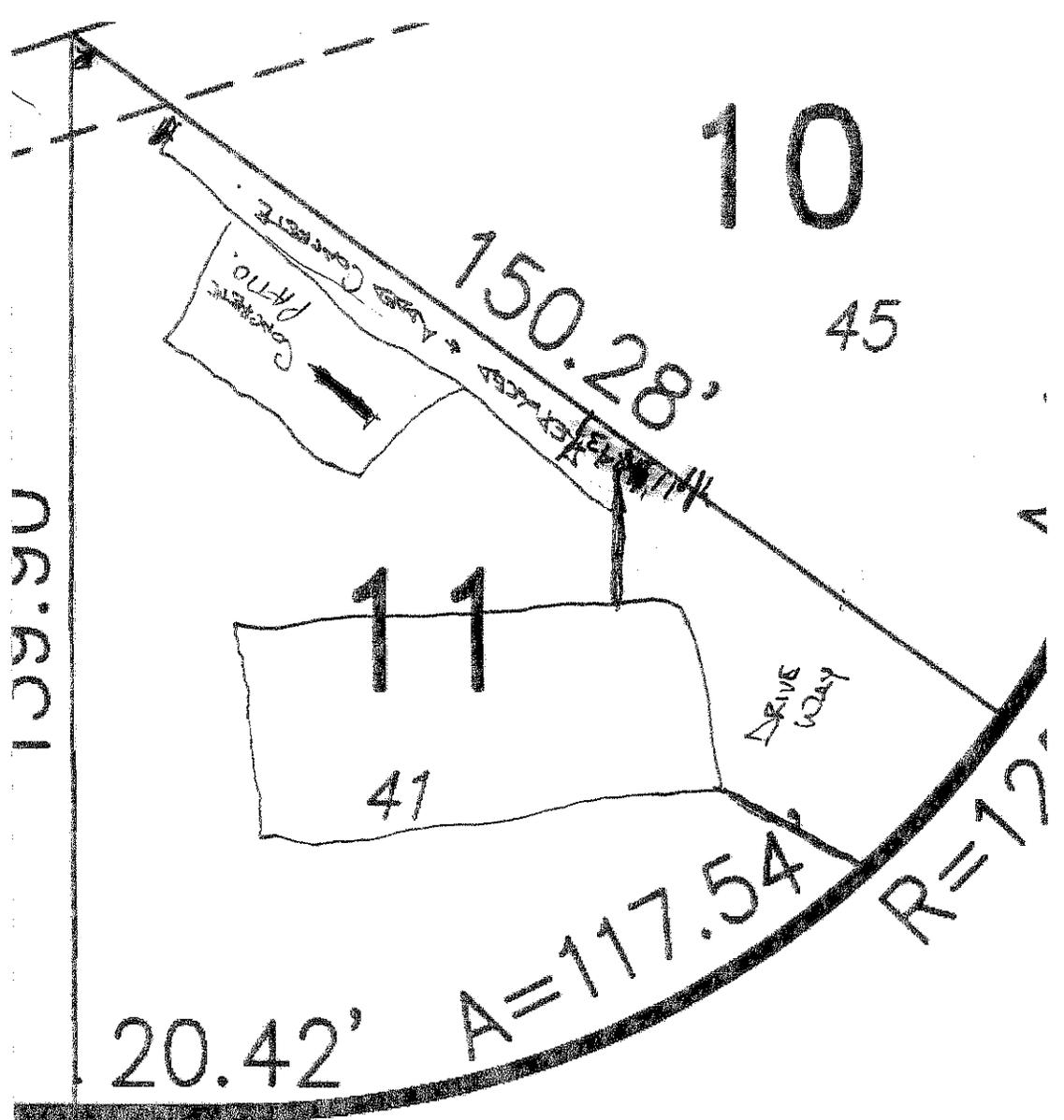
Sworn and subscribed to
On this 11th day of September
20 14 before the following authority.

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

David S. Wolfe
Name of property owner or applicant

Michele E. Will
Notary public

David S. Wolfe





Township Of Gloucester
Planning/Zoning Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3512
Fax (856) 232-6229

SEP 3 2 2014

August 26, 2014

Mr. David Wolfe & Ms. Nidia Rodriguez
41 Sofia Ct.,
Blackwood, NJ 08012

Dear Mr. Wolfe & Ms. Rodriguez

It has come to my attention that you recently had new concrete installed in the rear property of your dwelling. Please be aware that a Zoning Permit is required to have any concrete installed within your property and also an impervious coverage of 40% of you lot cannot be exceeded without a Variance approval by the Gloucester Township Zoning Board of Adjustment and also a 3' setback from any property line is required. I was unable to locate any permits for this work. If Gloucester Township permits have been issued for this work, please contact this office and provide the permit number. Please take the immediate steps in order to rectify this issue.

Please do not hesitate to contact me if you are in need of additional information or have any questions. I can be reached Monday through Thursday between the hours of 8:00a.m. and 5:45 p.m. at 374-3512.

Very truly yours,

Alisa Ortiz
Zoning Officer

9-2-14-

Applied for permit OK

Zoning Permit Denial

41 SOFIA DR
Block/Lot 4002/11

Applicant

WOLFE, DAVID S & NIDIA, RODRIG
41 SOFIA DRIVE
BLACKWOOD, NJ 08012

Real Estate Owner

WOLFE, DAVID S & NIDIA, RODRIGUEZ
41 SOFIA DRIVE
BLACKWOOD, NJ 08012

*This is to certify that the above-named applied for a permit to/authorization for
an installed 48'X11' concrete pad.. This application for approval is hereby denied*

Zone

R3

Application is

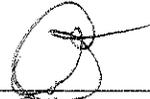
Denied

Comments on Decision:

Concrete must be located a minimum of 3' from any property line, a variance approval by the Zoning Board of Adjustment is required prior to issuance of permit, also without a survey a calculation of impervious coverage cannot be completed, please provide a copy of a survey with Variance application.

Gloucester Township

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



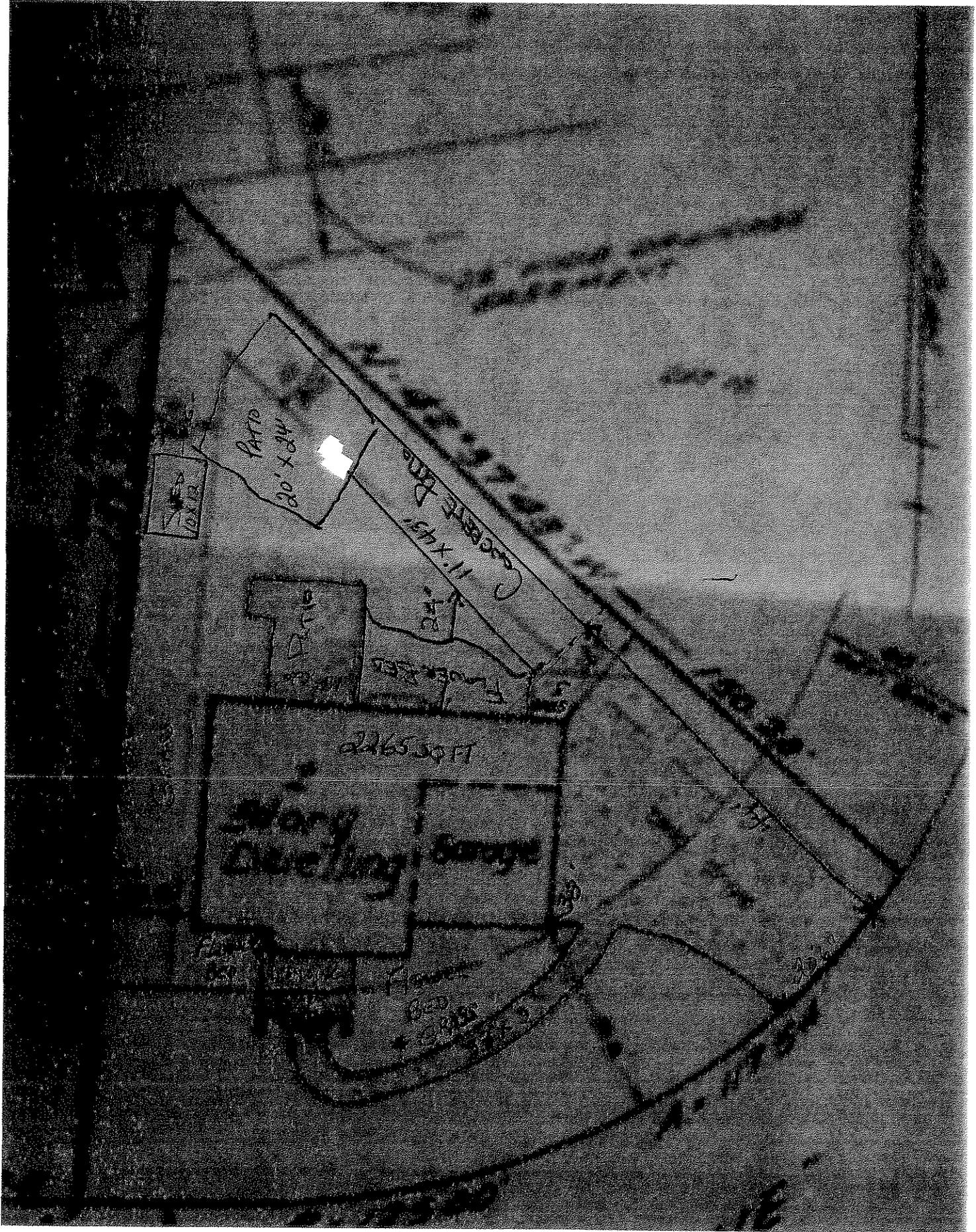
Alisa Ortiz
Zoning Officer
September 9, 2014

Applic No. 8893

Cut Here

Deliver to...

WOLFE, DAVID S & NIDIA, RODRIG
41 SOFIA DRIVE
BLACKWOOD, NJ 08012



LOT 89 x 140 IRR.

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 16, 2014

APPLICATION No. #142042C

APPLICANT: David Wolfe

PROJECT No. 8897

BLOCK(S): 4002 Lot(S): 11

LOCATION: 41 Sofia Drive, Blackwood, NJ 08012

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:

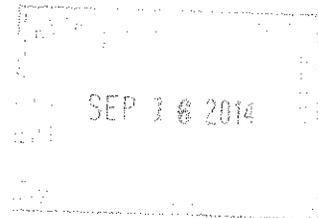
- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by September 26 2014***
 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 
assew
 9/16/14

No Issues.

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 4002
 Lot: 11
 Qualifier:
 Owner: KOLFF, DAVID S + NIDIA, RODRIGUEZ
 Prop Loc: 41 SOFIA DRIVE
 Tax Bill
 Restricted Edit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		2,486.16	2,486.16	.00	2,486.16
2015	1		2,486.16	2,486.16	.00	2,486.16
2015		Total	4,972.32	4,972.32	.00	4,972.32
2014	4		2,617.20	2,617.20	.00	2,617.20
2014	3		2,617.20	.00	.00	.00
2014	2		2,355.12	.00	.00	.00
2014	1		3,355.12	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 09/18/14
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/07/14
 Interest Date

TOTAL TAX BALANCE DUE

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

* Indicates Arriested Billing in a Tax Quarter

Current



Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

September 18, 2014

RAYMOND J. CARR
Executive Director

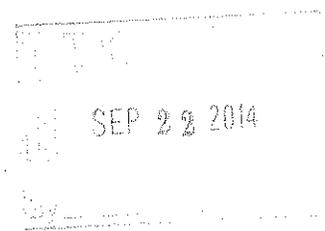
MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #142042C
David Wolfe
41 Sofia Drive, Blackwood, NJ 08012
Block 4002, Lot 11



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

COPY

DATE: September 16, 2014

APPLICATION No. #142042C

APPLICANT: David Wolfe

PROJECT No. 8897

BLOCK(S): 4002 Lot(S): 11

LOCATION: 41 Sofia Drive, Blackwood, NJ 08012

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 1 (2) 3 4 5 6 |
|---|--|---|

STATUS OF APPLICATION:

- New Application - Bulk C
 Revision to Prior Application

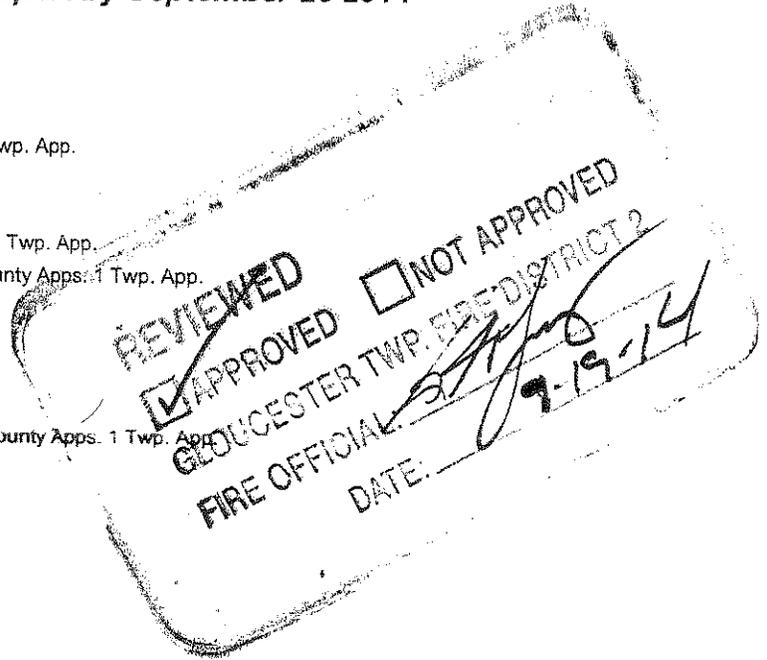
PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by September 26 2014**
 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



SEP 22 2014

W/O COMMENT
Signature

Bulk 49

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: September 16, 2014

APPLICATION No. #142042C

APPLICANT: David Wolfe

PROJECT No. 8897

BLOCK(S): 4002 Lot(S): 11

LOCATION: 41 Sofia Drive, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by September 26 2014**
 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

SEP 23 2014

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

OK 9-23-14 JTK Bldg

Signature

WADE, LONG, WOOD & KENNEDY, LLC

Attorneys at Law

John D. Wade
Howard C. Long, Jr.
Leonard J. Wood, Jr.
John S. Kennedy

October 22, 2014

Audra A. Pondish
Daniel H. Long
Christopher F. Long

Kenneth D. Lechner, PP, AICP
Department of Community Development & Planning
Township of Gloucester
P. O. Box 8
Blackwood, New Jersey 08012

RE: Addison Bradley
Application No. 142045D

Dear Ken:

In light of your October 22, 2014 correspondence wherein you indicate that the original certified list of property owners was incorrect and lacking three residences, we will not be appearing this evening. My client will readvertise and resend property owner notices to all owners within 200 feet including the three residences recently brought to our attention. It is our intention to appear at the December 10, 2014 meeting of the Zoning Board and would appreciate your reserving a spot for our application to be heard that evening.

If you have any questions, please do not hesitate to contact us.
I left a message on your office voice mail.

Very truly yours,


JOHN D. WADE

clt
Via FAX - 232-6229
cc: Addison Bradley - Via FAX - 228-8507