

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, January 22, 2014  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes – *Wednesday, January 8, 2014*

**RESOLUTIONS FOR MEMORIALIZATION**

**ADOPTION OF ANNUAL REPORT**

Zoning Board of Adjustment 2013 Annual Report

**APPLICATIONS FOR REVIEW**

#132008CD  
Sierra International  
Zoned: R3

Bulk C & Use "D" Variances  
Block: 6801 Lot: 21, 22, 23 & 24  
Location: 415-421 Almonesson Rd, Blackwood

Four (4) twins – Eight (8) Lots

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#112039CDMa1  
Edward Pine  
Zoned: GI

Bulk C Variance & Amended Minor Site Plan  
Block: 8301 Lot: 18  
Location: Warsaw Ave. / along NJSR 42

16' x 60' double digital off-premise commercial sign, 100' high, and 2' from front property line

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JANUARY 08, 2014**

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

**Roll Call:**

Vice Chairman Simiriglia	Absent
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Present
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

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**REORGANIZATION**

A motion to elect Mr. McMullin as Zoning Board of Adjustment Chairman was made by Mr. Bucceroni and seconded by Mr. Rosati.

**Roll Call:**

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Mr. McMullin	Yes

**Motion Approved.**

A motion to elect Frank Simiriglia as Vice Chairman of The Zoning Board of Adjustment was made by Mr. Treger and seconded by Mrs. Chiumento.

**Roll Call:**

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

**Motion Approved.**

A motion to elect Ken Lechner as Secretary of The Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

**Roll Call:**

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

**Motion Approved.**

A motion to elect Mrs. Gomez as the recording secretary of the Zoning Board of Adjustment was made by Mrs. Chimento and seconded by Mr. Rosati.

**Roll Call:**

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

**Motion Approved.**

A motion to elect Mr. Anthony Costa as Solicitor of the Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

**Motion Approved.**

A motion to elect Churchill Engineering (Mr. James Mellett) as engineering firm for The Zoning Board of Adjustment was made by Mr. Treger and seconded by Mr. Scarduzio.

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

**Motion Approved.**

A motion to choose meeting dates (every 2<sup>nd</sup> and 4<sup>th</sup> Wednesday), w/1 meeting in May, November & December, for the Zoning Board of Adjustment was made by Mrs. Chimento and seconded by Mr. Scarduzio.

**Roll Call:**

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

**Motion Approved.**

A motion to approve The Courier Post and The Record Breeze as advertising newspapers was made by Mr. Rosati and seconded by Mr. Scarduzio.

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

**Motion Approved.**

A motion to approve the agenda procedures was made by Mr. Scarduzio and seconded by Mr. Rosati.

**Roll Call:**

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

**Motion Approved.**

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Thursday December 12 2013.

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

**Roll Call:**

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes

**Minutes Approved.**

Zoning Board Minutes for Monday December 16, 2013.

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

**Roll Call:**

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

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

#132037CC  
Joseph Boffino  
Bulk C Variance  
Block: 18902 Lot: 21

#132043C  
William Natoli  
Bulk C Variance  
Block: 17405 Lot: 79

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

**Roll Call:**

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

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

Mr. Costa swears in Gregory and Darlene Ribbaudo.  
Mr. Ribbaudo and Mrs. Ribbaudo state the driveway has been in existence for 15 years (1997). A complaint brought them to the zoning board. Mr. Ribbaudo explains his neighbor had told him that his water was causing issues with his home. Mr. Ribbaudo moved the gutter that was running down the side of his home towards his neighbors'. Mr. Ribbaudo extended the gutter farther down his driveway so it would drain towards the street. Mr. and Mrs. Ribbaudo are not the original owners of the home and there are no permits for the driveway.

Mr. Treger asks Mr. Ribbaudo how long the strip is that is 1 ft. from the property line.  
Mr. Ribbaudo states the strip is at the end of the driveway, it isn't the length of the driveway.

**PUBLIC PORTION:**

Mr. Costa swears in Mr. Kevin Bryant.

Mr. Bryant states there have been 4 additions to the home since the current owners took the home over. He has a lot of water problems from the water runoff. He has fish bowls in his cellar window wells. His basement has cracks and rivers run through his yard when it rains. He feels the neighbor's driveway is destroying his property.

Mr. Bucceroni asks Mr. Bryant how long he has lived in his current home.

Mr. Bryant states 20 years, but the last 3 years have been worse and he has 2 new foundation cracks.

Mr. Scarduzio asks Mr. Bryant if it's all the water draining off the driveway.

Mr. Bryant states yes it is, the water pours into a certain spot.

Mr. Mellett asks how far the driveway is off the property line.

Mr. Bryant states between 4 or 5 feet off the property line.

Mr. Treger asks Mr. Bryant if this one portion of driveway that is encroaching 1 ft. will make any difference.

Mr. Bryant states NO, it's not the whole problem.

Mr. Rosati suggests a concrete barrier along the whole driveway.

Mr. Mellett states the wall would have to be pitched towards the street.

Mr. Bryant states it doesn't have to be their whole driveway.

Mr. Bucceroni states the wall could become a tripping hazard and suggests an electric sump pump and sump pit. Even if the sump pump is plugged in only during storms.

Mr. Bryant stated he'd be happy if it worked.

Mr. Mellett states either option curb/sump pump is possible, but the curb would have to be 18" high to not become a tripping hazard.

Mr. Costa suggests tabling this application until the 2 property owners are satisfied with one option or the other (sump vs. curb).

Mr. Costa explains that the board can only grant or not grant the variance for the driveway (cut 2 foot off the driveway).

Mr. Costa states the board will table this application until the February 12, 2014 zoning board of adjustment meeting. Then the agreed upon solution will have to be finished within 60 days of that meeting (2/12/2014).

Mr. Mellett states the 2 parties should make sure if they pick the curb option that it doesn't create a new problem.

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

<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved. (application tabled until 2/12/2014)**

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

**Respectfully Submitted, Jean Gomez, Recording Secretary.**

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2013 Annual Report

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
01 #122054C	Faydeen Manger	15 Ohio Ave, Blackwood	11703	6	2 <sup>nd</sup> story add'n w/setback 4.74	C	Granted	3/14/2013
02 #122057CD	Salvatore & Coco Marchi	1 Highwoods Ave, Sicklerville	17907	53	In-law suite w/setback(s)	CD	Granted w/conditions	3/14/2013
03 #102006CPFSS Amended	Revere Run @ Park Place	Melbourne Lane	14102	17	Reduce size of community center Amended Final Site Plan	CPFSS	Granted	3/14/2013
04 #122059DSPW	DeNinno Properties, LLC	1104 N. Black Horse Pk, Blackwood	6502	1	Allow auto sales, repair & accessories	D SPW	Granted w/conditions	3/14/2013
05 #122049D	Valle 2, LLC	1035 Sicklerville Rd., Sicklerville	18501	2/11	Age restriction & density	D	Age Restriction – Granted; Density – Denied	1/10/2013
06 #132001DSPW	McRae	103 Cedar Lane, Laurel Springs	14401	2	SFD – 3BR Ranch w/crawl	D SPW	Granted w/conditions	4/25/2013
07 #132003MC	Alberto	1462 & 1464 Chews Landing-Clementon Rd., Blackwood	8201	2.01	Subdivision of lot/Lot size(s)	Minor Sub C	Granted w/conditions	4/25/2013
08 #132004DSPW RE-REVIEWED By Zoning Off.	McLaughlin	1244 Old Black Horse Pike, Hilltop	6604	5 & 6	Use for Deli from Barber Shop	D SPW	WITHDRAWN	CLOSED
09 #132005C	McMorrow	600 Linda Ave., Blackwood	12406	9	1 story addition (12 x 24)	C	Granted	4/25/2013
10 #132006C	DiCaprio	341 5th Ave., Glendora	2003	19	Replacing fence w/1' setback	C	Granted	7/11/2013
11 #132007C	Wine Warehouse & Discount Liquor Outlet, LLC	1460 Blackwood-Clementon Rd., Clementon	13203	3	Install 2nd facade sign	C	Granted	4/25/2013
12 #132008CD	Sierra Internat'l	415-421 Almonesson Rd., Blackwood	6801	21-22 23-24	Lot Sizes/Use & Density	CD	P/P until further notice	To be R/S
13 #132010C	Thomas & Michele Beckett	300 South Drive, Blackwood	10704	7	12 x 18 shed; 12 x 21 concrete pad, 8' prop line, bldg. coverage	C	Granted	5/23/2013
14 #132012C	Chad Milstein	412 N. Oterbranch Dr., Glendora	2906	7	2 <sup>nd</sup> garage 24 x 30; 5' prop line	C	Granted	7/11/2013
15 #132013C	Barry & Camille Wendi	20 Dorothy Dr., Sicklerville	15817	10	8 x 18 deck; 3' prop line	C	Granted	7/11/2013

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2013 Annual Report

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
16 #132014C	Bryan Voight	50 Huckleberry Ave., Sicklerville	21005	8	160 sq. ft. pool deck – 5' prop line	C	Granted	7/11/2013
17 #132015C	Brian & Natalie Collazo	47 Stephen Dr., Glendora	3003	17	20x22x12x6 deck – 3' prop line	C	Granted	7/11/2013
18 #122049DCPF	Ville II, LLC	1035 & 1051 Sicklerville, Sicklerville	18501	2/11	126 Town home major subdivision	CPF	Granted	7/11/2013
19 #132017C	Kenneth Lehman	891 Kearsley Rd., Erial	18102	8	13' x 21' deck-15.7' from prop line	C	Granted	7/11/2013
20 #132019C	John J Colianni Jr	35 W. Brookline Dr., Laurel Springs	8201	24	SFD approx. 3000 sq. ft.; lot coverage 38%; bldg. coverage 22%	C	Granted	7/11/2013
21 #132020C	Christina Mattison	76 Jonquil Way, Sicklerville	19303	17	6' vinyl fence on corner lot	C	Granted	7/11/2013
22 #132021C	Mark & Kathleen Dempsey	47 Highland Ave., Erial	16201	5	6' stockade fence w/5' side s/b & 0' rear s/b w/ 3' gate	C	Granted	8/22/2013
23 #132022C	Charles & Pat Elha	57 Shelly St., Sicklerville	15821	48	Expand existing deck 2' & sunrm 12 1/2 x 21'	C	Granted	8/22/2013
24 #132023C	Robt. V Shipman	13 Joanne Dr., Sicklerville	15817	15	19' x 10' deck 5.36 rear s/b	C	Granted	8/22/2013
25 #112012CDMSAmended	Dr. Benjamin Blank	1300 Black Horse Pk., Glendora	1101	6 & 7	Medical staff and laboratory	MIS Amended	P/P	To be R/S
26 #132025C	Stephen Phillips	48 Monroe Dr., Laurel Springs	9602	1	Corner prop 5' vinyl fence & setback(s)	C	Granted	9/26/2013
27 #132026C	Maselli & Herrera	1607 Old Elk Horse Pk., Blackwood	7506	1	6' vinyl fence w/10' setback	C	Granted	9/26/2013
28 #132027C	Alcianskas, R & B	88 Argyle Ave., Blackwood	12802	8	6' fence w/10' setback	C	Granted	9/26/2013
29 #132029C	Glas & Lorraine Barker	2213 Garwood Rd., Erial	15805	33	10' x 20' wood deck w/roof-0' setback	C	Granted	10/24/2013
30 #132030C	David Johnson	408 Apple Ave., Blackwood	5903	5	10' x 24' shed w/ 2'2" side setback	C	Granted	10/24/2013

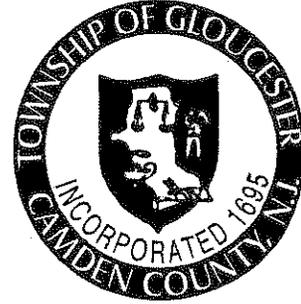
ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2013 Annual Report

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
31 #132031C	Akbar/McGiberry	1 Dunlin Way, Sicklerville	16703	1	16' x 12' Gazebo w/6'10" setback	C	Granted	10/24/2013
32 #132032C	Franklin Schmidt	1841 Downs Ave., Laurel Springs	20502	10	2 <sup>nd</sup> Garage – Pole Barn	C		To be R/S
33 #132033D	James Milazzo	159 S. Black Horse Pike, Blackwood	11901	20	SFD into 2 Family Dwellings	D	Granted	12/12/2013
34 #132034C	Fred Wilson	243 Orchard Ave., Somerdale	9304	27	6' white vinyl fence w/0 setback	C	Granted	11/14/2013
35 #132035C	Remymon Johnson	69 Larkspur Cir., Sicklerville	18609	2	6' white vinyl fence w/0 setback	C	Granted	11/14/2013
36 #132036C	5 Star of Clementon	1263-65 Blwd-Clem Rd., Clementon	20304	1	Facade Sign	C	Granted	10/24/2013
37 #132037C	Joseph Bottino	7 Glen Burnie Rd., Erial	18903	21	Cabana w/rear s/b(s); impervious & bldg. coverage	C	Granted	1/08/2014
38 #132039C	Dorothea Clark	163 Breckenridge Dr., Sicklerville	9801	16	18 x 22 addition; bldg. lot coverage	C	Granted	12/12/2013
39 #132040C	Anthony Sparano, Jr.	1201 BH Pk., Glendora	906	11	Increase of sign; add digital message board	C	Granted	12/12/2013
40 #132042C	Greg Ribbardo	22 Deborah Place, Blackwood	10705	21	Side setback 1' on existing driveway	C		To be R/S
41 #132043C	William Natoli	1383 Erial-New Brooklyn Rd., Erial	17405	79	5' wrought iron front fence; 40' x 60' pole barn	C	Granted	1/08/2014
42 #132044C	Mark C Felts	20 Skyline Dr., Sicklerville (Shennadoab)	17802	7	2 <sup>nd</sup> shed 8' x 12'	C		To be R/S
43 #112039CDMa1	Edward Pine	47 Coles Rd., Blackwood	8301	17/18	100' 16' x 60' digital billboard	C		To be R/S
44 #132045D	Tony & Barbara Carbone	14 Roberts Lane, Somerdale	8901	42	In Law Suite built in 1983	D	Granted	12/16/2013
45 #132046C	Kimberly Vittorio	4 N Betsy Ct, Glendora	3001	5	26 x 26 x 18 addition w/8' rear s/b; 7' side s/b	C		To be R/S

# Inter-office Correspondence



**TO:** Zoning Board of Adjustment

**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
Alisa Ortiz, Zoning Officer

**RE:** *APPLICATION #132008CD*      *Escrow #7631*  
*Sierra International*  
*BLOCK 6801, LOTS 21, 22, 23 and 24*

**DATE:** April 10, 2013

The Applicant requests bulk and use variance approvals for "4 twins 8 lots" within the R3 – Residential District. The project is located on the north side of Almonesson Road east of Good Intent Road.

The plans and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

**Applicant/Owner:** Sierra International, LLC, 1803 Linerty Place, Sicklerville, NJ 08081.  
**Planner:** Addison Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (856-228-4848).  
**Attorney:** Guido Barbore, Esq., The Waterfront Law Firm, 2 Aquarium Drive, Suite 320, Camden, NJ 08103 (telephone #856-668-8600).

## **I. INFORMATION SUBMITTED**

1. Land Development Application Form and checklist dated 02/13/13.
2. Disclosure statement.
3. Variance Plan as prepared by Addison Bradley, PP comprising one (1) sheet dated 02/11/13.
4. Copy of Final Major Subdivision plan, as prepared by R. K. Sutton Surveying Assoc. comprising one (1) sheet dated 3/28/04, last revised 02/22/06.
5. Floor Plan (Sheet 1- 1of 6), as prepared by Bishop & Smith comprising one (1) sheet dated 7/27/10, last revised 02/07/11.

## **II. ZONING DISTRICT COMMENTS**

1. **ZONE:** R3 –Residential [§405].
2. A "Twin" unit is not a listed permitted uses in the district [§405.B].

Standard	Required (All Other Uses)	Proposed (Lots A – F)	Complies
Lot size (min.)	2 acres	±6,253 sf	no*
Lot frontage (min.)	100 ft.	37.67 ft.	no*
Lot depth (min.)	200 ft.	190.90 ft.	no*
Building coverage (max.)	30%	16.5%	yes
Lot coverage (max.)	75%	53%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	30 ft.	63.5 ft.	yes
Side yard (min.)	30 ft.	10.2 ft.	no*
Side yard (min.)	30 ft.	0 ft.	no*
Rear yard (min.)	50 ft.	±54 ft.	yes
Useable Yard Area (min.)	n/a	n/a	n/a
Height (max.)	40 ft.	35 ft.	yes
Density	3 du/ac.	5.5 du/ac.	no*

\* 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.

Standard	Required (All Other Uses)	Proposed (Lot G)	Proposed (Lot H)	Complies
Lot size (min.)	2 acres	±6,252 sf		no*
Lot size (min.)	2 acres		±15,473 sf	no*
Lot frontage (min.)	100 ft.	37.67 ft.		no*
Lot frontage (min.)	100 ft.		37.33 ft	no*
Lot depth (min.)	200 ft.	190.90 ft.		no*
Lot depth (min.)	200 ft.		243.12 ft.	yes
Building coverage (max.)	30%	17.2%	7%	yes / yes
Lot coverage (max.)	75%	55%	23%	yes / yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	30 ft.	63.5 ft.	63.5 ft.	yes / yes
Side yard (min.)	30 ft.	10.2 ft.		no*
Side yard (min.)	30 ft.		16.2 ft.	no*
Side yard (min.)	30 ft.	0 ft.		no*
Side yard (min.)	30 ft.		0 ft.	no*
Rear yard (min.)	50 ft.	±54 ft.	±128 ft.	yes / yes
Useable Yard Area (min.)	n/a	n/a	n/a	n/a
Height (max.)	40 ft.	35 ft.	35 ft.	yes / yes

\* Variance required.

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

APPLICATION #132008CD

Sierra International, LLC

BLOCK 6801, LOTS 21, 22, 23 and 24

**III. APPLICATION SUBMISSION CHECKLIST**

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for variance requirements and has provided the checklist items or requested a waiver.

**IV. WAIVER COMMENTS**

The Applicant has requested waivers from the following checklist items.

**We do not recommend waiving the underlined comments.**

1. Existing signs including the location, size, and height [Checklist #43].
2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].

**V. VARIANCE COMMENTS**

The Application as submitted would require a use variance to allow "twin" style dwelling units; a density variance; and, the following bulk variances of the R-3, Residential District for the "Other Use" classification.

**§405.B, R3 –Residential, Permitted Use**

1. A "Twin" unit is not a listed permitted use in the district [§412.B].

**§405.D, Area, Yard, Height and Bulk Coverage**

2. Lot Area (A-F): (±6,253 sf provided v. 2 acres minimum required).
3. Lot Area (G): (±6,252 sf provided v. 2 acres minimum required).
4. Lot Area H): (±15,473 sf provided v. 2 acres minimum required).
5. Lot Frontage (A-G): (37.67 ft. provided v. 100 ft. minimum required).
6. Lot Frontage (H): (37.33 ft. provided v. 100 ft. minimum required).
7. Lot Depth (A-G): (190.90 ft. provided v. 200 ft. minimum required).
8. Side Yard (A-G): (10.2 ft. provided v. 30 ft. minimum required).
9. Side Yard (H): (16.2 ft. provided v. 30 ft. minimum required).
10. Side Yard (A-H): (0 ft. provided v. 30 ft. minimum required).

**§405.E, Density Limitation**

11. Density: (5.5 du/ac. provided v. 3 du/ac. maximum allowed).

**§424.D, Driveways (Residential)**

12. Setback: (0 ft. provided v. 3 ft. minimum required).

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

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested district setback variances:

6. 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)).
7. 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)).

#### POSITIVE CRITERIA ("D1" use and "D5" density variances)

The Applicant must address and Board consider the following in satisfying the positive criteria for the requested "D1" and "D5" variances:

8. 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)).
9. The Board has the power to grant a variance for an increase in the permitted density (basis N.J.S.A. 40:55-70d(5)).
  - a. 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)).
    - i. The Applicant must identify and provide an analysis of those special reasons of zoning that are applicable to the application.
    - ii. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
    - iii. 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."

#### NEGATIVE CRITERIA

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

## **VI. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS**

1. Use
  - a. The Applicant must provide testimony addressing consistency of the proposed "twin" units with the Residential 3 (R-3) Land Use Classification within the Master Plan and the R-3 – Residential Zoning District.
2. Bulk and Sebacks
  - a. The Applicant must provide testimony addressing the proposed variances for lot area, frontage, depth, and side yards with the character of the R-3 – Residential Zoning District and built environment.
3. Subdivision
  - a. The Applicant is advised should the Board approve the instant application a subsequent application for a major subdivision approval would be required.

## **VII. LAND DEVELOPMENT ORDINANCE COMMENTS**

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

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

## **IX. RECOMMENDATIONS**

1. The Applicant must address the above referenced underlined comments.
2. We reserve the right to provide additional comments subject to submission of a subdivision plan signed and sealed by a New Jersey licensed Land Survey.
3. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

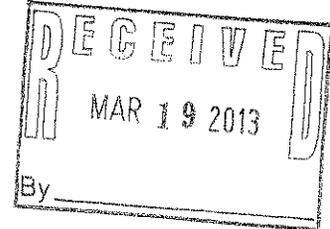
cc: Sierra International  
Guido Barbore, Esq.  
Addison Bradley, PP  
Anthony Costa, Esq.  
James Mellett, PE



Churchill Consulting Engineers  
344 North Route 73, Suite A, Berlin, NJ 08009  
Phone 856-767-6901 Ext. 50 Fax 856-767-0272  
E-mail jmellett@churchillengineers.com

March 15, 2013

Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
Department of Community Planning and Development  
Gloucester Township  
Chews Landing Road at Hider Lane  
P.O. Box 8  
Blackwood, NJ 08012



Re: Sierra International  
Use Variance  
415-421 Almonesson Road (C.R. 706)  
Block 6801, Lots 21, 22, 23 & 24  
Gloucester Township, Camden County, NJ  
Application No. 132008CD  
Our File No. GX13006-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Transmittal dated February 14, 2013;
- B. Copy of Land Development Ordinance Submission Checklist;
- C. Copy of Township of Gloucester Land Development Application;
- D. A copy of a plan entitled "Variance Plan" prepared by Addison G. Bradley, P.P., P.L.A., dated February 11, 2013;
- E. A copy of a plan (not sealed) entitled "Final Major Subdivision for the Scarpato Family" prepared by R.K. Sutton Surveying Assoc. dated March 28, 2004;
- F. A copy of an architectural plan (not signed or sealed) prepared by Bishop & Smith dated July 27, 2010, revised to February 7, 2011.

We offer the following comments with regards to the above information:

## **I. Project Description**

1. The project site is located on the north side of Almonesson Road (C.R. 706).
2. The site is known as Block 6801, Lots 21, 22, 23 & 24 as per the submitted plan.
3. The referenced tract consists of approximately 1.44 acres with approximately 300 feet of frontage on Almonesson Road.
4. The property is located in the R-3 Residential District.
5. It appears that the property was previously subdivided in 2004.
6. It appears that the site is currently vacant and primarily cleared.
7. The applicant is proposing to subdivide the existing parcels to create eight (8) lots. Additionally, four (4) twin buildings containing eight (8) dwelling units are proposed.
8. The subdivision would divide the lots along the party wall of the twin dwellings.

## **II. Land Use / Zoning**

1. The project site is located in the R-3 Residential District. The R-3 Residential District is intended for single-family detached uses at a density of three (3) units per acre.
2. The applicant is proposing semi-detached single family dwellings or twin dwellings. Twin dwellings are buildings containing two dwelling units side by side on adjoining lots and having a common or party wall and having separate individual sewerage and water facilities and connections.
3. Twin dwellings are not a permitted use within the zone. Therefore, a Use Variance is required.
4. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
5. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not

Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
Sierra International  
March 15, 2013  
Page 3 of 3

substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.

6. The proposed development will result in a density of 5.5 units per acre versus an allowable 3 units per acre.
7. The applicant should indicate the anticipated amount of bedrooms in each unit.
8. The applicant is proposing three parking spaces for each unit in addition to a garage and additional driveway area, which may be used for parking. R.S.I.S. requires 2.5 parking spaces per unit. We have no objection to the additional parking.
9. It appears that the property is surrounded by single family dwellings.
10. The applicant has listed a number of variances on the submitted plan. Our office defers review of the variances as well as conformance with the area, yard and bulk requirements of the Ordinance to your office.

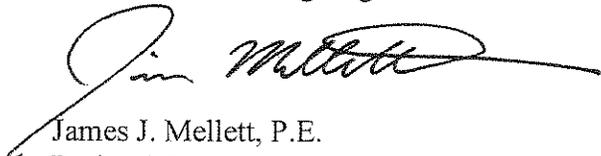
Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc./New Jersey American Water, etc.

Our review is of the Use Variance application only. If the application is approved, a Major Subdivision will be required.

If you have any questions or require additional information, please feel free to contact our office.

Very truly yours,

Churchill Consulting Engineers



James J. Mellett, P.E.  
Project Manager

JJM:jm

cc: Gloucester Township Zoning Board Chairman and Members (via email)  
Mr. Anthony Costa, Esq., Zoning Board Solicitor  
Ms. Alisa Ortiz, Gloucester Township Zoning Officer  
Sierra International, LLC, Applicant  
Mr. Addison Bradley, P.P., P.L.A. (via fax)

# 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.: 132008 CD Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 360.00 Project # 7631  
 Escr. 1200.00 Escr. # 7631

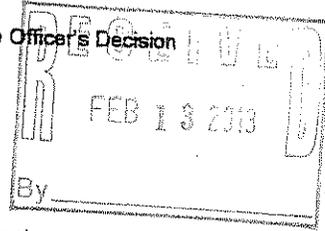
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Sierra International</u> Address: <u>1803 Liberty Place</u> City: <u>Sicklerville N.J.</u> State, Zip: <u>N.J. 08081</u> Phone: ( ) - - Fax: ( ) - Email: _____	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>same</u> Address: _____ City: _____ State, Zip: _____ Phone: ( ) - - Fax: ( ) -
--	---

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

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



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

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

ER	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
<b>R3</b>	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

Name of Attorney: <u>Guido Barbore Esq</u> Address: <u>2 Aquarium Dr. Suite 320</u> City: <u>Camden</u>	Firm: <u>The Veterans Law Firm</u> State, Zip: <u>N.J. 08103</u> Phone: <u>856 668-8600</u> fax <u>856 668-8610</u> Email: _____
---	---

6. Name of Persons Preparing Plans and Reports:

Name: Addison G Bradley  
Address: 1585 Hider Lane  
Profession: Planner  
City: Gloucester Twp.  
State, Zip: New Jersey 08021  
Phone: 856-228-4448 fax 856-228-8507  
Email: thefuneralminor@comcast.net

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

7. Location of Property:

Street Address: 415-421 Almonesson Rd Block(s): 6801  
Tract Area: 63,353 sq ft 1.45 ac. Lot(s): 21, 22, 23, & 24

8. Land Use:

Existing Land Use: Vacant  
Proposed Land Use (Describe Application): 4 Twins 8 lots

9. Property:

Number of Existing Lots: 4 Proposed Form of Ownership:  
Number of Proposed Lots: 8  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: Variance Plan, Survey, Proposed

List all additional materials on an additional sheet. Architecture

12. List Previous or Pending Applications for this Parcel: Previous Final Major Sub

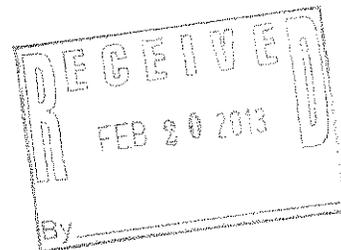
List all applications on a separate sheet. App # 041010 PB

This is a continuation of Sierra International application item  
Number 8 Land Use:

Existing Land Use: Vacant  
Proposed Land Use: 4 Twins

This application is for three "C" bulk variances and two "D" variances for use and density. "C" Variances 1. A lot area variance to permit 6,250 sq. feet where 9,375 sq. feet is required. 2. A lot frontage variance to permit 37.33 feet frontage where 75.0 feet is required. 3. A maximum lot coverage variance to permit 55% coverage where 40% is required and "D" variances for use to permit twin unit were single family unit are permitted and density variance for 5.5 units per acre where 3.0 units per acre are permitted. This application is also requesting any other variances as seen necessary by the township staff or zoning board.

Addison G. Bradley, Planner



**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>min-70'</u>	Setback from E.O.P. #1	_____
Front setback 2	_____	Setback from E.O.P. #2	_____
Rear setback	<u>30'</u>	Fence type	_____
Side setback 1	<u>10'</u>	Fence height	_____
Side setback 2	<u>10'</u>	*E.O.P. = Edge Of Pavement.	
Lot frontage	<u>37.5'</u>	<b>Pool Requirements</b>	
Lot depth	<u>200'</u>	Setback from R.O.W.1	_____
Lot area	<u>6,834 sq ft</u>	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:**

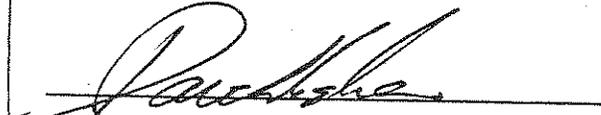
Number of parking spaces required: 3      Number of parking spaces provided: 5  
 Number of loading spaces required: \_\_\_\_\_      Number of loading spaces provided: \_\_\_\_\_

**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

2/12/13  
 \_\_\_\_\_  
 Date

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

\_\_\_\_\_  
 Date

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

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

2/12/13  
 Date  
 Sworn and Subscribed to before me this  
12<sup>th</sup> day of FEBRUARY  
2013 (Year).

[Signature]  
 Signature  
Joe Darakhsan  
 Print Name  
[Signature]  
 Signature  
 RAYMOND M. PICCOLO  
 NOTARY PUBLIC STATE OF N.J.  
 MY COMMISSION EXPIRES 11 / 22 /  
[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

[Signature]  
 Signature of Applicant  
 \_\_\_\_\_  
 Print Name

2/12/13  
 Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of \_\_\_\_\_, 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:  
Joe Darakhsan 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 12<sup>th</sup> day of February  
 20 13 before the following authority.

Joe Darakhsan  
 Name of property owner or applicant

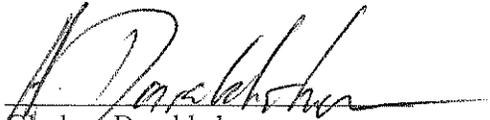
[Signature]  
 Notary public  
 RAYMOND M. PICCOLO  
 NOTARY PUBLIC STATE OF N.J.  
 MY COMMISSION EXPIRES 11 / 22 /

Sierra International LLC.  
1803 Liberty Place  
Sicklerville, Nj 08081  
(856) 577-8518

February 14, 2013

To whom it may concern,

Please be advised that I Gholam Darakhshan am 100% Owner of Sierra Internation LLC.  
Located in Gloucester Township, New Jersey.

  
Gholam Darakhshan

**Gloucester Township Planning Board  
Regular Meeting**

Mr. McKenna asked if a building permit was pulled to demolish the barber shop, and the applicant stated yes. The file will be checked for lot coverage.

**#041010MSP  
Raymond, Jr. & Amelia Scarpato  
21 - 24  
Zoned: R3  
Almonesson Road**

**Minor Sudivision  
Block: 6801 Lots:**

**Location: 415 - 421**

**Blenheim, NJ 08012**

Appearing before the board is Raymond Scarpato, owner of the lots. The lots in question have been purchased from the Township. Mr. Scarpato stated that he wants to make lot line adjustments to make conforming lots. There are currently no houses on the lots. At completion the lots will be conforming. Mr. Lechner stated that Mr. Scarpato is taking 4 lots, re-subdividing them, and will complete with 4 lots conforming. Mr. McKenna stated that there is a creation of 4 new lots, if there are 4 lots that look different then they ever did, it is a Major Subdivision. Mr. Lechner stated that there are not 2 new lots being created. Chairman Schina stated that policy for a Major Subdivision is that there are 2 meetings, one for the preliminary, and one for the final. Mr. Lechner stated that Mr. Scarpato could have come in with a redivision of 2 lots, and come back and done a redivision of the 2 remaining lots. Mr. McKenna stated that the applicant would have been caught as a creeping Major. Chairman Schina asked if the board would hear the application as a preliminary and a final. No one commented either way. Mr. Scarpato stated that he is taking 4 existing lots, changing the lot lines and ending up with 4 conforming lots. Mr. McLaughlin asked if there are 3 identical lots, and the applicant stated yes. Mr. Scarpato stated that he is trying to keep the same angle and not end up with a reverse flag lot. Mr. Lechner asked if the board would allow Mr. Scarpato to file the lots by deed as opposed to map filing. A Major Subdivision needs to file by map provisions. Mr. Cantwell commented that yes a Major Subdivision is required to file under the map filing law, and it is unavoidable. The applicant will need to file under the map filing law provisions.

Mr. Cantwell commented on his review letter. This is now a Major Subdivision and needs to be filed under the map filing laws. The application is going from a Minor to a Major, and there is no grading plan shown. The applicant is requesting a waiver, and typically the applicant can note that they would comply with the sections of the ordinance that discusses grading plans, prior to building permits, and that can be done now, and is acceptable to the board. There will be public water and sewer available. Trees are not shown, if there are trees, and any are removed, or relocated, they must be replaced.

There could be a condition of approval that they will compensate for removal of 5 inch trees after the location of the new proposed houses are built. The sidewalk that is existing runs along the front, and an easement will be needed. It appears that some of the sidewalk is encroaching on the lot. The Township installed the sidewalk. The applicant can give the Township the easement, by legal description. There are large aprons that need to be removed. They are 40 foot wide, and typically that wide of an apron is used for commercial use not residential. This area has some environmental issues and there was a clean up done, there is no evidence from the DEP of confirmation that soil contamination is below the residential and non residential soil clean up by theory. DEP did clean up on 2 lots, and there was an NFA done for lots 23 and 24 but nothing for lots 21 and 22. The Township had Remington and Vernick do an investigation of lots 21 and 22 and found some evidence of contamination and Mr. Cantwell has no record of that contamination ever being removed. That was never followed up on. Mr. Scarpatto stated that when the Township aquired these lots, the clean up was done and when Mr. Scarpatto purchased them from the Township he was informed that these lots were indeed clean. Mr. Cantwell stated that there were 5 tests done and 1 of the tests found organic materials, however there were no follow ups done. This information would need to be disclosed to future buyers. The last waiver that is requested is for a wetlands delineation, and Mr. Cantwell stated that there is no wetlands anywhere nearby.

Mr. Lechner stated that there were a few comments in his report about the re-development requirements in the ordinance that requires curbs and sidewalks, and all other comments refer to the engineer's report. Mr. Scarpatto stated that the clean up was done in 1998 by DuPont and he was told these lots were clean by the Township. Chairman Schina stated that the Subdivision can still be granted if the board decides to, however the matter of the clean up needs to have a condition that the applicant put on record that no clean up has been recorded for 2 of the lots. Mr. McKenna would like to say that the Township did everything they were supposed to but it makes it difficult with no NFA recorded on it. Mr. McLaughlin stated that the previous lot has the NFA on it, but the proposed lots show a space that the majority of the lots has been cleaned and has the NFA on it. The chances are that there is only a 90 foot lot, and it has been taken care of. If the information is checked at the Township, it may be recorded. It may not be a large issue. Mr. Cantwell stated that the clean up showed the removal of one dump truck which is not a large issue. Mr. Scarpatto added that there are no monitoring wells on site either. Mr. McGinnis stated that there should be some type of knowledge that there was a clean up within the building. What would it take to get an NFA? Mr. Cantwell stated that there can be soil testing, maybe one lot, and the Township advised the applicant that this is a clean site. Mr. McKenna stated he is not making a clear recommendation of an environmental impact statement. He is unsure of the jurisdiction of the Township.

Mr. Cantwell stated that the applicant is obligated by law to inform future home buyers that this was a previously contaminated site, and the applicant should check all records in the Township's Administrative Offices. Mr. Scarpato stated that he was not informed of what the clean up was for, just that there was a clean up done, and the site was now clean. Chairman Schina stated that this application will be addressed for preliminary approval, with a condition for an NFA for final. The applicant can return in 2 weeks. Mr. Lechner stated that 2 weeks should be fine. Mr. Lechner commented on the ordinance reading of a Minor Subdivision states the aggregate of 3 or less is a Minor Subdivision. With nothing further from the board, Chairman Schina opened this portion of the meeting to the public.

Appearing before the board is Amy Tarves of 928 Cummings avenue, Blenheim. Mrs. Tarves asked if the Township can sell a property without advising the buyer of contamination? Mrs. Tarves stated that for a property transaction to take place the seller by law has to disclose all information regarding that lot. Mr. McKenna stated no they cannot sell the lot without a disclosure, however he feels confident that the Township made a full disclosure to the buyer. Mrs. Tarves stated that there should be some sort of notation made, and all documents should be disclosed. With nothing further from the public, this portion of the meeting is closed. Chairman Schina then asked for a motion. Mr. McLaughlin made the motion to adopt the preliminary approval and with regards to the determination of contamination of the grounds hold until final, and Mr. Lawrence seconded the motion.

**Roll Call:**

<b>Mr. Forte</b>	<b>Yes</b>
<b>Mr. Lawrence</b>	<b>Yes</b>
<b>Mr. McLaughlin</b>	<b>Yes</b>
<b>Mr. McGinnis</b>	<b>Yes</b>
<b>Chairman Schina</b>	<b>Yes</b>

Chairman Schina reminded Mr. Scarpato to contact Mr. Lechner to get back on the agenda for the next meeting on July 13<sup>th</sup>, 2004. Mr. McKenna commented that there were 2 tabled applications with thin quorums. The missing members should be contacted to listen to the tape of the meeting. If one of the present board members were not present there would not be enough members to vote. Mr. Lechner stated that the person filling in for Mr. McKenna at the next meeting should be informed of the tabled matters, and all conditions. Chairman Schina stated that he is looking for a motion to adjourn, and Mr. McLaughlin made that motion, Mr. Lawrence seconded.

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

Board Members

RICHARD EDGAR

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

KEN GARBOWSKI



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

February 19, 2013

ROBERT C. BENSON  
Executive Director

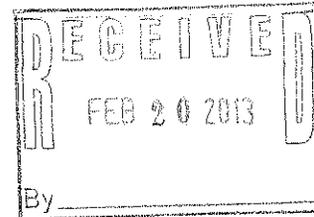
CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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



Re: Application #132008CD  
Sierra International  
415 - 421 Almonesson Road, Blenheim, NJ 08012  
Block 6801, Lots 21, 22, 23 & 24

Gentlemen:

In response to your transmittal regarding the above application, a Form "A"  
Application will be required to determine if sewer is available.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

*Robert C. Benson*  
Robert C. Benson  
Executive Director

RCB:mh

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 14, 2013

APPLICATION No. #132008CD

APPLICANT: Sierra International

PROJECT No. 7631

BLOCK(S): 6801

Lot(S): 21-22-23-24

LOCATION: 415-421 Almonesson Rd., Blenheim, NJ-08012

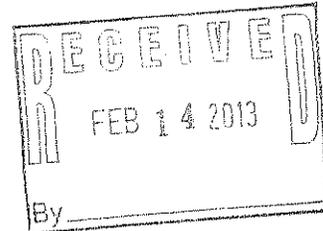
*Rec'd Feb 2013*

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application - Bulk C & Use "D" Variance (4 twin units)
- Revision to Prior Application



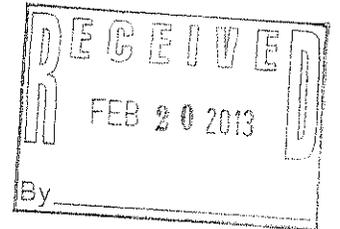
**PURPOSE OF TRANSMITTAL:**

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

**ENCLOSED:**

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

*Interpd per  
Morgan 2/20/13*



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

Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 14, 2013

APPLICATION No. #132008CD

APPLICANT: Sierra International

PROJECT No. 7631

BLOCK(S): 6801

Lot(S): 21-22-23-24

LOCATION: 415-421 Almonesson Rd., Blenheim, 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 & Use "D" Variance (4 twin units)
- Revision to Prior Application

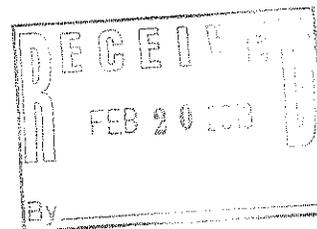
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- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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



2/19/13

Signature *[Handwritten Signature]*  
Assessor

THIS SEEMS TO BE FOR VARIANCES ONLY.  
WILL FOLLOW-UP WITH ADDRESSES + LOT  
NUMBERS AFTER APPROVAL + WITH MAP. S/D.  
NO ISSUES AT THIS TIME. WOULD BE  
IMPROVEMENT TO AREA.

Bin# 68

B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 14, 2013

APPLICATION No. #132008CD

APPLICANT: Sierra International

PROJECT No. 7631

BLOCK(S): 6801

Lot(S): 21-22-23-24

LOCATION: 415-421 Almonesson Rd., Blenheim, 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:

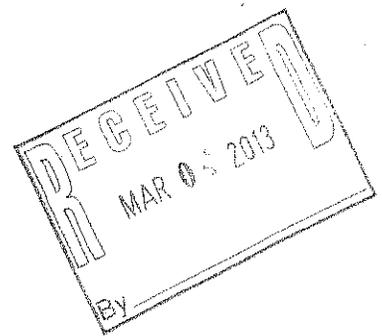
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- Recycling Report



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

OK 2-21-13 JTB

Signature



# GLOUCESTER TOWNSHIP POLICE

## TRAFFIC SAFETY UNIT

### SITE PLAN REVIEW

Application #132008CD

Sierra International 415 Almonesson Rd

Block 6801 Lot 21 to 24

Plans as shown along with available information do not reveal any anticipated traffic problems.

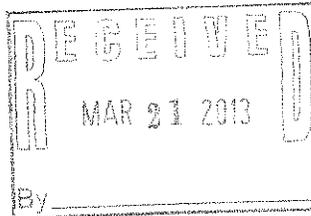
Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

Other:

MAR 21 2013



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

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

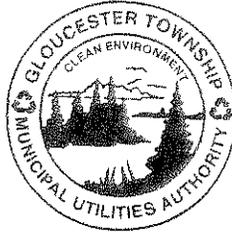
*[Handwritten Signature]* 153

Date Submitted: 3/21/13

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

December 4, 2013

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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



Re: Application #132008CD  
Sierra International  
415 – 421 Almonesson Road, Blenheim, NJ 08012  
Block 6801, Lots 21, 22, 23 & 24

Gentlemen:

In response to “Notice to Property Owners” regarding the above application, a Form “A” Application will be required to determine if sewer is available.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Deputy Executive Director

RJC:mh

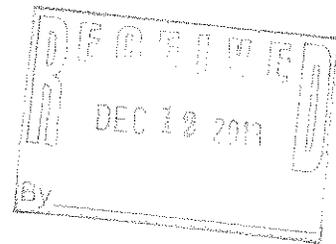


Churchill Consulting Engineers  
344 North Route 73, Suite A, Berlin, NJ 08009  
Phone 856-767-6901 Ext. 50 Fax 856-767-0272  
E-mail jmellett@churchillengineers.com

December 12, 2013

Mr. Kenneth D. Lechner, PP, AICP  
Department of Community Development and Planning  
Gloucester Township  
Chews Landing Road at Hider Lane  
P.O. Box 8  
Blackwood, NJ 08012

Re: Edward Pine  
Proposed Billboard  
Use Variance and Minor Site Plan Amended  
Block 8301, Lot 17  
Warsaw Avenue  
Gloucester Township, Camden County, New Jersey  
Application No. 112039CDMa1  
Our File No.: GX13012-ME



Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated November 26, 2013.
- B. Township of Gloucester Land Development Application for Minor Site Plan Use Variance and Bulk Variance.
- C. Minor Site Plan for Edward Pine, Sheets 1 and 2 of 2 prepared by Civalier Engineering & Surveying, Inc. dated August 31, 2011, revised to November 25, 2013.

We offer the following comments with regard to the application:

**I. Project Description**

1. The site is known as Block 8301, Lot 17 and is approximately 1.2 acres in size.
2. The lot has approximately 99 feet of frontage along Warsaw Avenue, approximately 202 feet of frontage along Coles Road and approximately 394 feet of frontage along New Jersey State Highway Route 42.

3. The site is located in the General Industrial (GI) Zoning District.
4. The site currently contains a 1½ story single-family dwelling along with an associated two-car masonry garage and outbuildings (sheds). Additionally, there is a commercial facility along with its associated improvements located on the property.
5. The applicant is proposing to erect a double-sided digital billboard adjacent to New Jersey State Highway Route 42. The billboard is proposed to be approximately 100 feet in height and have two sign faces (16 feet high by 60 feet wide) for a total sign area of 1,920 square feet.
6. The applicant previously gained Use Variance and Minor Site Plan approval from the Board for a 60 feet high billboard on the property. The application has been revised to propose a 100 feet tall billboard instead of a 60 feet tall billboard. It appears that all other aspects of the project remain unchanged.

## II. Zoning

1. The project site is located in the General Industrial (GI) Zoning District. Section 417 of the Land Development Ordinance indicates that the purpose of the General Industrial (GI) District is intended for individual manufacturing, assembly and contracting uses for a wide variety of small industries but excluding nuisance and heavy industries.
2. Section 417C, Accessory Uses and Structures Permitted in the General Industry (GI) District, lists signs in accordance with Section 513.
3. We defer review of the bulk, area and yard requirements to your office.
4. The applicant should address the variance request for the increase in height from 60 feet to 100 feet.
  - a. The applicant should address the impact to motorists on NJ Route 42 as well as Coles Road.
  - b. The applicant should address the visual impact of the billboard to the surrounding neighborhood. The impact of the digital effects of the billboard should be considered in the analysis.
  - c. It should be indicated how tall the billboard will be in comparison to surrounding structures, tree lines, etc.

5. The applicant should provide testimony regarding whether the increase in height will have any effect on the justification for the variances that were granted in the previous application, i.e. separation from an interchange, separation from other billboards, setback, etc.
6. It appears that Lots 17 and 18 have been consolidated since the previous application. This should be confirmed by the applicant.

### III. Site Plan

1. The correct dimensions of the billboard should be specified on the plans.
2. The site plans do not include any details of the sign. This should be provided, including a profile of the billboard.
3. The plan should be revised to more adequately show the extents of the demolition:
  - a. Utility poles within the extents of the overhead wire to be removed should be removed as well. Notation should be added.
  - b. It should be indicated if any of the existing concrete surrounding the garage/dwelling is to remain. Extents of removal should be added to the plan.
  - c. It should be indicated if the existing sheds and block ruins along the western property line are to remain or be removed.
7. The applicant should indicate if the existing septic system and well are to be abandoned. If so, the systems should be abandoned in accordance with the applicable standards. Notes relating to the same should be added to the plans.
8. It was indicated in the previous application that the foundation would be shown on the plan. The plan has no reference to the foundation. If the design is being finalized, a note should be added to the plan and minimum distances of the foundation to the property lines should be specified.
9. It does not appear that there is any clearing proposed. This should be confirmed.
10. We defer review of landscaping to your office.

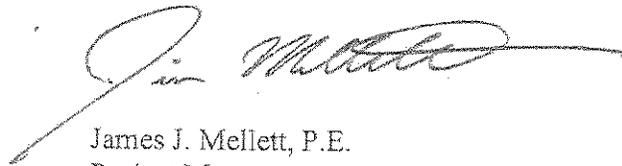
11. The General Notes reference Lot 18. This should be revised.
12. Notes should be added to the plans to address the performance standards of section 426.DD.2 of the Township of Gloucester Land Development Ordinance.
13. Notes should be added to the plans to address the illumination standards of section 426.DD.4 of the Township of Gloucester Land Development Ordinance.
14. A note should be added to the plans indicating that all proposed electric lines will be run underground.
15. A note should be added to the plans stating the billboard shall comply with all the appropriate NJDOT standards required as part of the state permit.

#### IV. Miscellaneous

1. A copy of the NJDOT permit should be submitted to our office. It should be indicated if the permit was updated to reflect the proposed height.

Please contact me if you have any questions or require additional information.

Very truly yours,  
Churchill Consulting Engineers



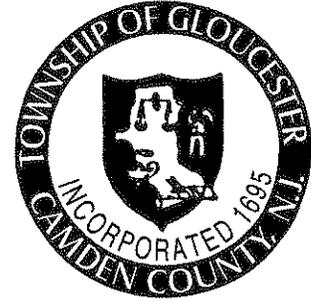
James J. Mellett, P.E.  
Project Manager

JJM:jm

- C: Gloucester Township Zoning Board Chairman and Members (via email)  
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)  
Mr. Edward Pine, Applicant (via mail)  
Mr. Gary R. Civalier, P.E., P.L.S., P.P. (via fax)  
Mr. John Wade, Esq. (via email)  
Mr. Addison G. Bradley (via fax)

# Inter-office Correspondence

---



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
Department of Community Development & Planning  
**RE:** **APPLICATION #112039CDMa Escrow #6451**  
**Edward Pine**  
**BLOCK 8301, LOT 17**  
**DATE:** December 5, 2013

The Applicant request use variance and amended minor site plan approval to allow a proposed 16' x 60' double digital off-premise commercial sign (Billboard), 100 feet high, 2 feet from the front property line along NJSR 42 within the GI – General Industrial District (Special Restrictions).

The Applicant previously received a use variance in conjunction with a minor site plan to allow a proposed 16' x 60' double digital off-premise commercial sign (Billboard), 60 feet high, 2 feet from the front property line along NJSR 42 by Zoning Board of Adjustment Resolution #112039-CDM adopted December 11, 2008.

**Applicant/Owner:** Edward Pine, 47 Coles Road, Suite 6, Blackwood, NJ 08012 (telephone #856-228-3761).  
**Engineer:** Gary Civalier, PE, PLS, Civalier Engineering & Surveying, Inc., 12 West Mantua Avenue, Wenonah, NJ 08090 (telephone #856-464-0224).  
**Surveyor:** Gary Civalier, PE, PLS, Civalier Engineering & Surveying, Inc., 12 West Mantua Avenue, Wenonah, NJ 08090 (telephone #856-464-0224).  
**Attorney:** John Wade, Esq., Wade, Long, Wood & Kennedy, LLC, 1250 Chews landing Road, Suite 1, Gloucester Township, Laurel Springs, NJ 08021 (telephone #856-346-2800).

## **I. INFORMATION SUBMITTED**

1. Township of Gloucester Land Development Application and Checklist and variance list dated 11/26/13.
2. Minor Site Plan as prepared by Civalier Engineering & Surveying, Inc. comprising the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	8-31-11 / 11-25-13
2	Minor Site Plan	8-31-11 / 11-25-13

**II. ZONING REVIEW**

1. Billboards and Outdoor Advertising Sign is a listed permitted use in the GI – General Industrial District.
2. The following variances are approved by Zoning Board of Adjustment Resolution #112039-CDM adopted December 08, 2011.

ZONE: GI – Institutional District [§419].

Description	All Uses	Proposed	Complies
Lot size (min.)	30,000 sf	18,250.717sf	no*
Lot Width (min.)	100 ft.	±17ft. <sup>1</sup>	no*
Lot depth (min.)	150 ft.	393.62 ft.	yes
Building coverage (max.)	30%	8.9%	yes
Lot Coverage (max.)	60%	13.9%	yes
Front yard (min.) - Garage	15 ft.	±212 ft.	yes
Side yard (min.) - Garage	15 ft.	18.34 ft.	yes
Rear yard (min.) - Dwelling	15 ft.	4.09	enc
Building height (min.)	35 ft.	n/a	n/a

<sup>1</sup> = Scaled data.

enc = Existing nonconformance.

n/a = Not applicable.

\* Variance required.

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

3. §426.DD, Billboards and Outdoor Advertising Signs.

- a. The Applicant must provide testimony regarding the instant application to address the community character requirements as per §426.DD(1), Specific Purpose and Intent.

**NEW COMMENT**

- i. It's recommended the Applicant provide a photo study or the functional equivalent that depicts how the billboard would look on at least two locations along the northerly and southerly approaches of NJSA Route 42 and the easterly and westerly approaches of Coles Road.

1. This recommendation is to address the community character requirements especially considering the instant application increases the billboard height to 100', which 40% higher than the previously approved 60' height.

b. Performance.

- i. The Applicant is advised no billboard may be utilized to advertise tobacco or any tobacco products or consumption and alcohol advertisement must comply with applicable laws as per §426.DD(2)(a).

- ii. The Applicant is advised billboards shall conform with §426, parts A, C, D, E, I-1, L and DD and shall not utilize prohibited components in accordance §426.L Prohibited signs as per §426.DD(2)(b).
  - 1. An electronic message board except for time and temperature display is a prohibited sign as per §426.L(1).
    - a. The application is to allow a digital display.
- iii. Billboards shall not be attached to any building as per §426.DD(2)(c).
- iv. The Applicant must provide testimony to address to the Board's satisfaction that materials utilized in the construction of the proposed billboard are permanent as per §426.DD(2)(d).
  - 1. Should the Board approve the instant application it's recommend the plans be revised to provide construction details and elevations for the proposed billboard.
- v. The Applicant must provide testimony to the Board's satisfaction that access is limited to the structure to avoid climbing upon or unauthorized entrance to the structure as per §426.DD(2)(e).
  - 1. The plans must be revised to provide construction details for the proposed billboard indicating the location and materials for limited access.
- vi. The Applicant is advised that a blank or unused face is not permitted to exceed sixty (60) days as per §426.DD(2)(f).
- c. The Applicant provided testimony to address the permitting requirements as per §426.DD(3), Billboard permits.
  - i. The Applicant must provide a copy of New Jersey Department of Outdoor Advertising Permit for the instant application, if applicable.
- d. The Applicant must provide testimony to address illumination of the proposed billboard as per §426.DD(4), Illumination.
- e. §426.DD(5), Area, Height, Yard and Other Bulk Requirements.
  - i. The instant application requires the following use variance.

Description	All Other Uses	Proposed	Complies
Billboard Height (max.) - §426.DD(5)(a)	30 ft.	100 ft.	no *

\* 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. The following variances are approved by Zoning Board of Adjustment Resolution #112039-CDM adopted December 08, 2011.

Description	All Other Uses	Proposed	Complies
Number face or sides (max.) - §426.DD(5)(b)	1	2	no*
Billboard area (max.) - §426.DD(5)(c)	301 sf	960 sf	no*
Billboard side height (max.) - §426.DD(5)(c)	12.25 ft.	16 ft.	no*
Billboard side length (max.) - §426.DD(5)(c)	24.5 ft.	60 ft.	no*
Setback (min.) - §426.DD(5)(d)	60 ft.	2 ft.	no*
Setback from other billboards (min.) - §426.DD(5)(e)	3,000 ft.	< 3,000 ft.	no*
Setback from interchange (min.) - §426.DD(5)(f)	1,000 ft.	< 1,000 ft.	no*

### III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for minor site plan and variance requirements. The Applicant must provide the following omitted checklist items or request a waiver.

**We do not recommend waiving underlined comments**

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
  - a. The Applicant's engineer provided a letter indicating an absence determination based on map references.
    - i. The plan is revised providing General note #8 stating a field investigation indicates the absence of freshwater wetlands or wetland buffer areas.
2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
3. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
  - a. The plan must be revised to provide a grading plan in vicinity of the proposed billboard to ensure proper site development and impacts to adjacent properties.
    - i. General Note #10 is insufficient for compliance with this requirement.
4. Driveway aisles with dimensions [Checklist #78].
  - a. The plan must be revised to indicate the existing driveway aisles.
5. Parking spaces with size, number, location and handicapped spaces [Checklist #79].
  - a. The plan must be revised to indicate the designated parking area.

6. Loading areas and number thereof [Checklist #80].
  - a. The plan must be revised to indicate the designated loading area.
7. Proposed grades [Checklist #95].
  - a. The plan must be revised to provide a grading plan in vicinity of the proposed billboard to ensure proper site development and impacts to adjacent properties.
8. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
  - a. We would defer to the Board engineer.

#### **IV. WAIVER COMMENTS**

The Applicant previously received a waiver from the following checklist requirements.

1. Four (4) copies of the Recycling Report [Checklist #8].
2. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
3. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].
4. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
5. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
6. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
7. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
8. Location of each inlet, manhole or other appurtenance [Checklist #67].
9. Slope of line [Checklist #68].
10. Pipe material type [Checklist #69].
11. Strength, class or thickness [Checklist #70].
12. Erosion control and soil stabilization method [Checklist #71].
13. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
14. Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
15. Fire lanes [Checklist #77].
16. Curbs [Checklist #81].
17. Ramps for the handicapped [Checklist #82].

18. Sidewalks and bike routes [Checklist #83]
19. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].
20. Directional signs with scaled drawings [Checklist #85].
21. Radii at curblines [Checklist #87].
22. Traffic control devices [Checklist #89].
23. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
24. Fencing, railroad ties, bollards and parking bumpers [Checklist #92].
25. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
26. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].
27. Size and types of pipes and mains [Checklist #98].
28. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].
29. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].

**V. VARIANCE COMMENTS**

The instant application as submitted requires the following variance:

**Use Variances**

**§426.DD(5)(a), Area, Height, Yard and Other Bulk Requirements: "D4" Use variance**

1. Billboard height: (100 ft. provided v. 30 maximum allowed).
  - a. The height of the proposed principal structure billboard exceeds 10 feet of the maximum height permitted by ordinance.

**POSITIVE CRITERIA ("D6" use variance)**

2. The Board has the power to grant a variance for height of a principal structure that exceeds by 10 feet of 10% the maximum height permitted (basis N.J.S.A. 40:55-70d(6)).
  - a. A use variance must meet the statutory "special reasons" standards.

**NEGATIVE CRITERIA**

3. 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).

The following variances are approved by Zoning Board of Adjustment Resolution #112039-CDM adopted December 08, 2011.

§426.DD(5)(a), Area, Height, Yard and Other Bulk Requirements: "D4" Use variance

4. Billboard height: (60 ft. provided v. 30 maximum allowed).
  - a. The height of the proposed principal structure billboard exceeds 10 feet of the maximum height permitted by ordinance.

§426.DD(5)(b), Area, Height, Yard and Other Bulk Requirements

5. Number of sides: (2 provided v. 1 maximum allowed).
  - a. Each face or side shall be considered a separate billboard.

§426.DD(5)(c), Area, Height, Yard and Other Bulk Requirements

6. Billboard area: (960 sf provided v. 301 maximum allowed).
7. Billboard side height: (16 ft. provided v. 12.25 ft. maximum allowed).
8. Billboard side length: (60 ft. provided v. 24.5 ft. maximum allowed).

§426.DD(5)(d), Area, Height, Yard and Other Bulk Requirements

9. Setback (property line): (2 ft. provided v. 60 ft. minimum required).
  - a. The minimum setback shall be 30 ft. or equal to the overall height of the billboard and its support structure.

§426.DD(5)(e), Area, Height, Yard and Other Bulk Requirements

10. Setback (other billboards): (< 3,000 ft. provided v. 3,000 ft. min. required).
  - a. *The Applicant provided testimony indicating the location of the other billboards within 3,000 feet and the distance.*

§426.DD(5)(f), Area, Height, Yard and Other Bulk Requirements

11. Setback (interchange): (< 1,000 v. 1,000 ft. minimum required).
  - a. *The Applicant provided testimony indicating the location of the interchange within 1,000 feet of the proposed billboard and the distance.*

## **VI. SITE PLAN REVIEW**

1. The plan must be revised to provide the metes and bounds for a proposed easement on Block 8301, Lot 17 as per §503.D, Easements/Restricted Covenants.
  - a. *The Applicant provided a copy of the recorded deed of consolidation combining Block 8301, Lots 17 and 18.*
2. The Applicant must provide testimony regarding the instant application to address the following section of Article V, Performance and Design Standards associated with land development or request a waiver:
  - b. §507, Landscaping.
  - c. §506, Grading.
    - i. As recommend the plans must be revised to provide the proposed grading to ensure proper site development and impacts to adjacent properties.
  - d. §508, Lighting.
  - e. §509, Off-Street Loading.
  - f. §510, Of-Street Parking.
  - g. §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.
  - h. §517, Stormwater Collection and Management.
    - i. We would defer to the Board Engineer.

3. *The plan is revised to provide Construction Note #8 to indicate utilities to the proposed billboard shall be underground as per §518.D, Underground Wiring.*
  - a. *The Applicant provided testimony to address impacts from the proposed development on the existing overhead wiring, if any.*
    - i. *The plan is revised indicating removal of existing overhead electric and/or telephone lines as per §518.D(2).*

**VII. GENERAL REVIEW COMMENTS**

1. As recommended the plan must be revised to provide an enlarged details of the proposed site development including site clearing, existing and proposed grades, stormwater managements, and other requirements of site plan approval.

**NEW COMMENT**

2. The plan must be revised to accurately depict the proposed billboard size and height.

**VIII. LAND DEVELOPMENT ORDINANCE COMMENTS**

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

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

**IX. RECOMMENDATIONS**

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

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

cc: Edward Pine  
John Wade, Esq.  
Gary Civalier, PE, PLS  
Anthony Costa, Esq.  
James J. Mellett, PE

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane  
P.O. Box 8 Blackwood, NJ 08012

(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No.: #112039CDM(a11) Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 400.00 Project # 6451  
 Escr. 1750.00 Escr.# 6451

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

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Edward Pine</u> Address: <u>47 Coles Rd</u> <u>Suite 6</u> City: <u>Blackwood</u> State, Zip: <u>N.J. 08012</u> Phone: <u>(856) 228-3761</u> Fax: <u>(228) 7722</u> Email: <u>edpine99@hotmail.com</u>				<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Same as applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: ( ) - - Fax: ( ) - -			
<b>3. Type of Application. Check as many as apply:</b>							
<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input checked="" type="checkbox"/> Minor Site Plan Amended <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>				<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____			
<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.							
<b>4. Zoning Districts (Circle all Zones that apply)</b>							
ER	R4	GCR	CR	BP	G-RD	LP-1	
R1	RA	BWD	NC	IN	M-RD	NVBP	
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	
R3	SCR	OF	(GI)	FP	L-RD	NVSCR Overlay	
IR							
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>							
Name of Attorney: <u>John Wade Esq.</u> Address: <u>1250 Chews Landing Rd</u> City: <u>Land Springs N.J.</u>				Firm: <u>Wade Long Wood Kennedy</u> State, Zip: <u>N.J. 08012</u> Phone: <u>(856) 2900</u> Fax: <u>(856) 346-1910</u> Email: _____			

**6. Name of Persons Preparing Plans and Reports:**

Name: Gary R. Cavalier P.E.  
Address: 12 West Montua Ave  
Profession: P.E. & L.S.  
City: Wenonah  
State, Zip: N.J. 08090  
Phone: 609-464-0224 Fax: 609-464-0106  
Email: \_\_\_\_\_

Name: Adriano G. Bradley  
Address: 1585 Hider Lane  
Profession: Planner  
City: Laural Springs  
State, Zip: N.J. 08021  
Phone: 856-228-4848 Fax: 856-228-9507  
Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: Watson Ave Block(s): 8301  
Tract Area: 0.41 Ac Lot(s): 18

**8. Land Use:**

Existing Land Use: Vacant  
Proposed Land Use (Describe Application): Erection of a 100 ft high 16x60 double digital billboard adjacent to the N.J. Route 42

**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.

Previous Application for 60'-0" high sign

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	<u>N/A</u>
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	<b>Pool Requirements</b>	_____
Lot depth	_____	Setback from R.O.W.1	<u>N/A</u>
Lot area	_____	Setback from R.O.W.2	_____
Building height	<u>100'</u>	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.	_____
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	<u>N/A</u>	Shed area	<u>N/A</u>
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

11/20/13  
Date

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

\_\_\_\_\_  
Date

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

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

11/20/13  
Date

[Signature]  
Signature

Edward Pius  
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

\_\_\_\_\_  
Date

Edward Pius  
Print Name

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of \_\_\_\_\_, shows and discloses the premises in its entirety, described as Block 0301 Lot 18 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 \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_ 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

[Signature]  
Name of property owner or applicant

\_\_\_\_\_  
Notary public