

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, January 27, 2016
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes - *Wednesday*,

RESOLUTIONS FOR MEMORIALIZATION

#152059DSPW
Pilot Services, Inc.

Use "D" Variance/Site Plan Waiver
Block: 20101 Lot: 19

APPLICATIONS FOR REVIEW

#152064CDSPW
David J. McCloskey
Zoned: GI

Bulk C/Use D Variance, Site Plan Waiver
Block: 11001 Lot: 52
Location: 340 Erial Rd., Blackwood

16' x 60' 2 sided Digital Billboard

Meeting Adjourned

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 152059DSPW

Pilot Services Inc.

Block 20101, Lot 19

WHEREAS, Pilot Services Inc., is the owner of the land and premises located at 943 Little Gloucester Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use variance and Site Plan Waiver for an adult daycare program and variances and previously existing variance as listed in Mr. Lechner's letter dated November 19, 2015, for the property located upon Block 20101, Lot 19, as shown on the Official Map of the Township of Gloucester, located in an R-2 Zone and the applicant was represented by John Wade Esq., and;

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on December 9, 2015, as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Pilot Services Inc. is the owner of the land and premises located at 943 Little Gloucester Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 20101, Lot 19, on the Official Tax Map of the Township of Gloucester, located in an R-2 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, Catherine Hannah, Executive Director, testified on behalf of the applicant. She indicated they have facilities in Burlington County and Atlantic County; and are now looking to add one in Camden County. She indicated the center works with adults with disabilities and the hours are 7 a.m. to 5 p.m., 5 days a week. The clients are brought by van transportation and they are clients usually with Cerebral Palsy, Downs Syndrome, or autism. The program tries to teach them daily skills. They are licensed by the state of New Jersey Department of Human Services. They have approximately 10-12 employees with a maximum of 30 clients. The employee are trained by the state. She indicated they have 6 residential homes in Gloucester Township. She also testified that the local high school will send clients to this school. She went on to say there is no driving or walking to the facility, and the clients bring their own lunch. Introduced into evidence was (A1) a letter from the State Department of Human Services showing that they have been awarded a 3 year Day Habilitation Certification.

Addison Bradley, a professional planner, testified on behalf of the applicant. He testified that the center for 20 years was a child daycare. He also testified the site is particularly suited since it already exists as a child care center and that they would be taking out the play structures. He was of the opinion there would be no impact on the neighborhood, and there is a great tree buffer, and the building cannot be seen from the road. He was also of the opinion this was an inherently beneficial use.

After discussion with the board the applicant agreed as a condition of approval

1. To repair the concrete and sidewalk within 30 days of the meeting, weather permitting.
2. Submit a lighting plan to the Engineer and Planner within 30 days of the meeting.

3. Submit to Ken Lechner, Director's report on screen planting
4. Clean up the basin within 30 days of the meeting, weather permitting. The applicant also agreed to comply with the conditions of Mr. Lechner's letter dated November 9, 2015, and Churchill's letter dated November 20, 2015.
5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Use variance for an adult daycare and Site Plan Waiver, and for the previously existing Variances, the Board voted Six (6) in favor, and zero (0) against; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of January that the applicant, Pilot Services Inc., is hereby granted the aforesaid Use variance, Site plain Waiver and Bulk Variances located upon Block 20101, Lot 19, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Jay McMullen	Yes
Frank Simiriglia	Yes
Michelle Scully	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Michael Acevedo	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullen **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 24th Day of January, 2016.

Ken Lechner, Secretary

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

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: APPLICATION #152064DSPW Escrow #10059
David J. McCloskey
BLOCK 11001, LOT 52

DATE: December 22, 2015

The Applicant requests a use variance and site plan waiver for a proposed "two sided, digital, billboard 16' x 60" off-premise commercial sign (Billboard), 98 feet high, 5 feet from the front property line along NJSR 42 and 3 feet from the side property line within the GI – General Industrial (Special Restrictions) District.

Applicant/Owner: David J. McCloskey, 710 Laurel Road, Lindenwold, NJ 08021
(telephone #856-784-5080).

Engineer: Norman K. Rodgers III, PE, PLS, Consulting Engineer Services,
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(telephone #856-228-2200).

Attorney: John Wade, Esq., Wade, Long & Wood, 1250 Chews Landing
Road, Laurel Springs, NJ 08021 (telephone #856-346-2800).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application dated 12/07/15.
2. Variance Plan as prepared by Consulting Engineer Services comprising one (1) sheet dated 12/01/15.

II. ZONING REVIEW

1. Billboards and Outdoor Advertising Sign is not a listed permitted use or conditional use in the GI – General Industrial (Special Restrictions) District along NJSR 42 and the Atlantic City Expressway [§426.DD(2)(b)].

a. The requirements of §426.DD(6), Area, Yard, Height and Other Bulk Requirements are the specific conditional use criteria.

ZONE: GI – General Industrial (Special Restrictions) District [§418].

Standard	Required (All Uses)	Proposed	Complies
Lot area (min.)	30,000 sf	6.654 acres	yes
Lot frontage (min.)			
Erial Road	100 ft.	±350 ft. ¹	yes
NJSR 42	100 ft.	548.90 ft.	yes
Lot width (min.)	100 ft.	±218 ft. ¹	yes
Lot depth (min.)	150 ft.	548.90 ft.	yes
Building coverage (max.)	30%	< 30%	yes
Lot coverage (max.)	60%	< 60%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)			
Erial Road	15 ft.	n/a	n/a
NJSR 42	15 ft.	n/a	n/a
Side yard (min.)	15 ft.	n/a	n/a
Rear yard (min.)	15 ft.	n/a	n/a
Height (max.)	35 ft.	n/a	n/a

¹ = Scaled data.
n/a = not applicable.

III. BILLBOARD & OUTDOOR ADVERTISING REVIEW

1. Specific Intent

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

2. Locations

a. Billboards are not a permitted use or conditional use in the GI – General Industrial (Special Restrictions) District along NJSR 42 as per §426.DD(2)(b).

i. The requirements of §426.DD(6), Area, Yard, Height and Other Bulk Requirements are the specific conditional use criteria and variances of the conditional use requirements is a "D3" type use variance.

3. Performance

a. 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(3)(a).

b. All billboards shall be located within 660-feet of the right-of-way of NJ route 42 and the Atlantic City Expressway §426.DD(3)(b).

- c. 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(3)(c).
- d. The Applicant is advised billboards shall not be attached to any building as per §426.DD(3)(d).
- e. The Applicant must provide testimony to address that the materials utilized in the construction of the proposed billboard are permanent as per §426.DD(3)(e).
- f. The Applicant must provide testimony to address to the Board's satisfaction that access is limited as per §426.DD(3)(f).
- g. The Applicant is advised that a blank or unused billboard face is not permitted to exceed sixty (60) days as per §426.DD(3)(g).
- h. The Applicant is advised no billboard shall be permitted to advertise activities that are illegal under federal, state, or local law as per §426.DD(3)(h).
- i. The Applicant is advised embellishments, which create a three-dimensional effect are permitted and are counted for sign area §426.DD(3)(i).
 - i. The Applicant should address if the proposed billboard would include any proposed embellishments.

4. Billboard Permits

- a. The Applicant must provide testimony to address the permitting requirements as per §426.DD(4), Billboard permits.

5. Illumination

- a. The Applicant must provide testimony to address illumination of the proposed billboard as per §426.DD(5), Illumination.

6. Area, Height, Yard and Other Bulk Requirements as per §426.DD(6).

Description	Required Proposed Complies		
	Required	Proposed	Complies
Billboard Height (max.) - §426.DD(6)(a)	45 ft.	98 ft.	no [*]
Number face or sides (max.) - §426.DD(6)(b)	2	2	yes
Billboard side height (max.) - §426.DD(6)(c)	16 ft.	16 ft.	yes
Billboard side width (max.) - §426.DD(6)(c)	60 ft.	60 ft.	yes
Billboard area (max.) - §426.DD(6)(c)	960 sf	960 sf	yes
Setback (min.) - §426.DD(6)(d)			
North property line	10 ft.	3 ft.	no [*]
South property line (Erial Road)	10 ft.	±517 ft. ¹	yes
East property line	10 ft.	±443 ft. ¹	yes
West property Line (NJSR 42)	10 ft.	5 ft.	no [*]
Setback from other billboards (min.) - §426.DD(6)(e)			
Eastside and North - (Static) Block 11001, Lot 51	3,000 ft.	±2,300 ft. ¹	no [*]
Westside and North - (Static) Block 10904, Lot 7	3,000 ft.	±1,100 ft. ¹	no [*]
Westside and North - (Static) Block 10903, Lot 2	3,000 ft.	±2,100 ft. ¹	no [*]
Setback from residential district (min.) - §426.DD(6)(f)			
RA - Residential Attached	400 ft.	±445 ft.	yes
R-3 - Residential	400 ft.	±455 ft.	yes

- ¹ = Scaled data.
 * = Variance required.

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

7. Non-Conforming Billboards

- a. The Applicant is advised non-conforming billboards may be dismantled and removed if abandoned and/or destroyed as per §426.DD(7).

8. Abandonment

- a. The Applicant is advised after 90 days of certain conditions it may be determined a billboard is abandoned and shall be removed within 60 days as per §426.DD(7).

IV. WAIVER COMMENTS

The Applicant has requested a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

"The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

V. VARIANCE COMMENTS

The Application as submitted requires the following variances:

Use Variances

§426.DD(2), Locations: "D1" Use variance

1. Use: Billboard (off-premise advertising) is not a permitted use or conditional use in the GI- General Industrial (Special Restrictions) District.

§426.DD(6)(a), Area, Height, Yard and Other Bulk Requirements: "D6" Use variance

2. Billboard height: (98 ft. provided v. 45 ft. maximum allowed).
 - a. The height of the proposed principal structure billboard exceeds 10 feet of the maximum height permitted by ordinance.

§426.DD(6)(d), Area, Height, Yard and Other Bulk Requirements: "D3" Use variance

3. Setback (North): (3 ft. provided v. 10 ft. minimum required).
4. Setback (West): (5 ft. provided v. 10 ft. minimum required).

§426.DD(6)(e), Area, Height, Yard and Other Bulk Requirements: "D3" Use variance

Setback (other billboards):

5. Block 11001, Lot 51: (±2,300 ft. v. 3,000 ft. minimum required).
6. Block 10904, Lot 7: (±1,100 ft. v. 3,000 ft. minimum required).
7. Block 10903, Lot 2: (±2,100 ft. v. 3,000 ft. minimum required).

POSITIVE CRITERIA ("D1" use variance)

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

1. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
 - a. Uses determined as not "inherently beneficial."
 - i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis *Medici v. BPR Co.*, 107 N.J. 1 (1987)).
 1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
 2. The Applicant must provide 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.
 3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

POSITIVE CRITERIA ("D3")

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D3" variance:

8. The Board has the power to grant a variance for a deviation from a specification or standard pertaining soiey to a conditional use (basis N.J.S.A. 40:55-70d(3)).
 - a. The Applicant must prove the site will accommodate the proposed use even though the application does not compiv with the conditions of the ordinance [basis Coventry Square v. Westwood Zoning Bd. Of Adjustment, 138 N. J. 284 (1994)].

POSITIVE CRITERIA ("D6" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D6" variance:

9. 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

10. 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).

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

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

VI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*

5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.

VII. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.
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: David J. McCloskey
John Wade, Esq.
Norman K. Rodgers III, PE, PLS
Anthony Costa, Esq.
Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

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

For Office Use Only

Submission Date¹: _____ Application No. #152064CDSFW Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees \$510⁰⁰ Project # 10059
¹ Upon receipt of all fees, documents, plans, etc. Escr. 2350⁰⁰ Escr.# 10059

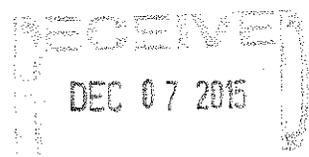
LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>David J. McCloskey</u> Address: <u>710 Laurel Rd</u> City: <u>Lindenwold</u> State, Zip: <u>N.J. 08021</u> Phone: <u>856-784-5080</u> Fax: <u>856-784-8283</u> Email: _____	2. Owner(s) (List all Owners) Name(s): <u>same as Applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: (____) ____ - ____ Fax: (____) ____ - ____
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3. Type of Application. Check as many as apply:

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

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



4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	<u>GI</u>	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>John Wade Esq.</u> Address: <u>1250 Chews Landing Rd.</u> City: <u>Gloucester Twp.</u>	Firm: <u>Wade Long & Wood</u> State, Zip: <u>N.J. 108021</u> Phone: <u>(346) 2800</u> Fax: (____) ____ - ____ Email: _____
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6. Name of Persons Preparing Plans and Reports:

Name: <u>Norman Rodgers III</u>	Name: _____
Address: <u>645 Berlin Cross Keys Rd. Suite 1</u>	Address: _____
Profession: <u>Engineer</u>	Profession: _____
City: <u>Gloucester Twp.</u>	City: _____
State, Zip: <u>N.J.</u>	State, Zip: _____
Phone: <u>856, 728-2200</u> Fax: <u>856, 252-2346</u>	Phone: (____) ____ - ____ Fax: (____) ____ - ____
Email: <u>design@ces-1.com</u>	Email: _____

7. Location of Property:

Street Address: Terminates end of Eril Rd at 42 340 Eril Rd
Block(s): 11001

Tract Area: 6.65 ac. Lot(s): 52

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): two sided, digital, Billboard,
16' by 60'

9. Property:

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:	
Number of Proposed Lots: <u>1</u>	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
Are there existing deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> Rental
Are there proposed deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	(If yes, attach copies)

10. Utilities: (Check those that apply.) N/A

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

17. Consent of Owner(s):

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

12/3/15
Date

David J McClaskey
Signature

Sworn and Subscribed to before me this
3rd day of December
2015 (Year).

David J McClaskey
Print Name

[Signature]
Signature

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/19

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? No Yes

IF YES:

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

David J McClaskey
Signature of Applicant

David J McClaskey
Print Name

Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

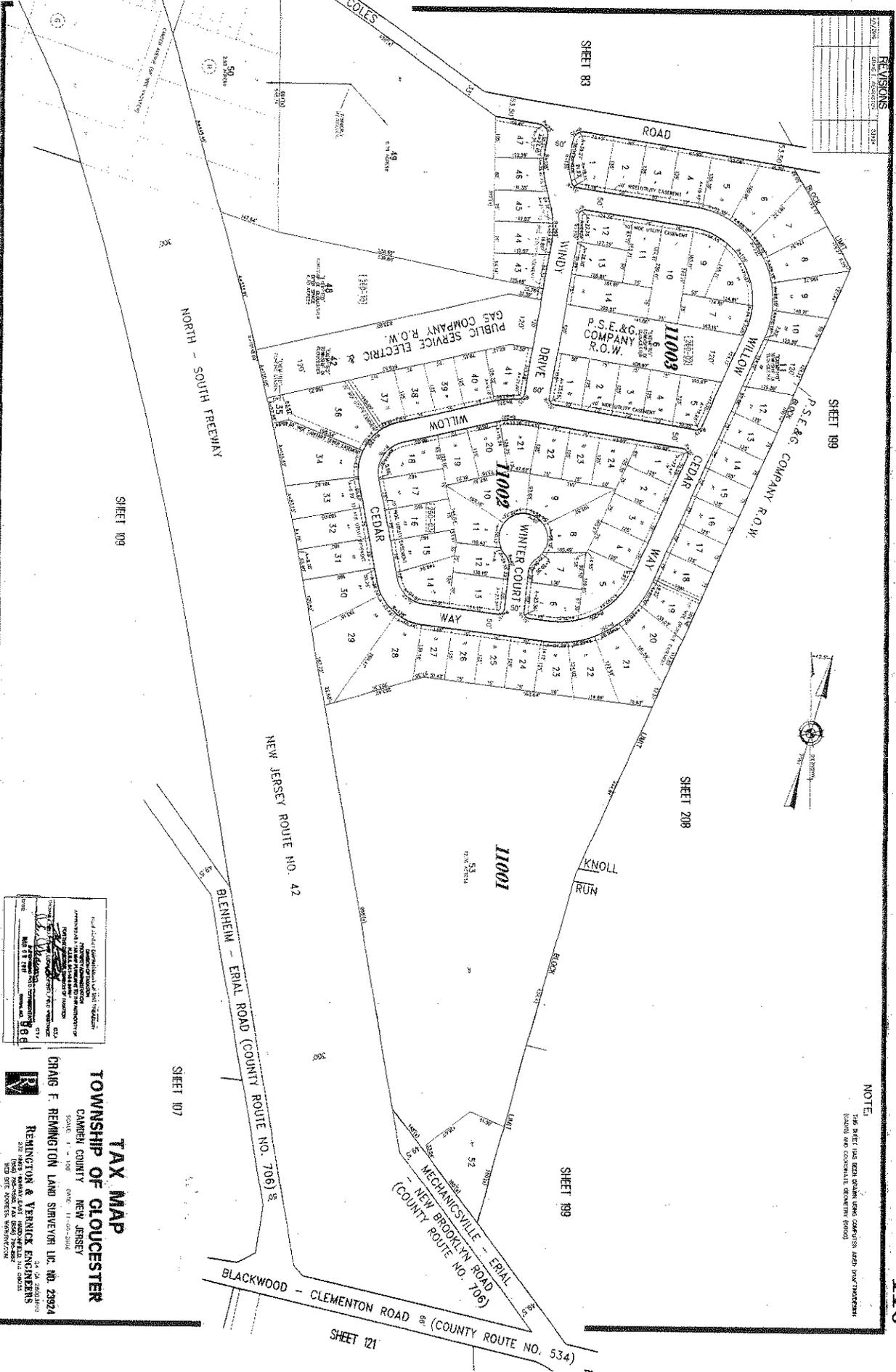
Sworn and subscribed to
On this 3rd day of December
20 15 before the following authority

David J McClaskey
Name of property owner or applicant

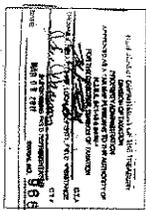
[Signature]
Notary public

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/19

REVISIONS	DATE	BY	DESCRIPTION



NOTE:
THIS MAP HAS BEEN DRAWN USING COMPASS AND STATION
SOUND AND CORRECTION INSTRUMENTS



TAX MAP
TOWNSHIP OF CLOUCESTER
CAMDEN COUNTY NEW JERSEY
CHANG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VENRICK ENGINEERS
232 WEST WALNUT STREET
PHILADELPHIA, PA. 19106
TEL: 215-563-1100
FAX: 215-563-1101



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

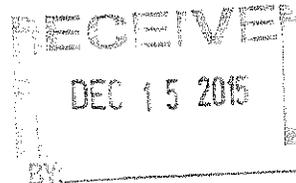
Application #152064CDSPW

End of Erial Road @ RT 42, Blackwood

Block: 11001 Lot: 56

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

Other



Reviewed By: Lt. Jason Gittens #134 Cpl. Frank Pace #165

Signature: _____

Date Submitted 12/15/15

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

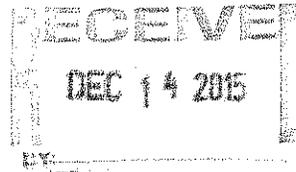
HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668
December 10, 2015

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



Re: Application #152064CDSPW
David J. McCloskey
340 Erial Road, Blackwood, NJ 08012
Block 11001, Lot 52

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh

Tax Account Maintenance

Block: 11001
 Lot: 52
 Qualifier:
 Owner: **MCDONALD, DAVID** Prop Loc: 340 ERIAL ROAD

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2016	2		653.59	653.59	.00	653.59
2016	1		653.59	653.59	.00	653.59
2016		Total	1,307.18	1,307.18	.00	1,307.18
2015	4		657.23		.00	.00
2015	3		657.23		.00	.00
2015	2		649.95		.00	.00
2015	1		649.95		.00	.00

Other Delinquent Balances: .00 Interest Date: 12/07/15 Interest Date: Interest Detail
 Other APR2 Threshold Amt: .00 Per Diem: .00000 Last Payment Date: 11/05/15

TOTAL TAX BALANCE DUE

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

* Indicates Amortized Billing in a Tax Character

Current



