

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, February 10, 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, January 13, 2016*

RESOLUTIONS FOR MEMORIALIZATION

#152060C Loren Dale Anderson	Bulk C Variance Block: 1307 Lot: 5
#152061C Pamela & William Farrell	Bulk C Variance Block: 8201 Lot: 7
#152063C Ronald E. Green, Jr.	Bulk C Variance Block: 11402 Lot: 29
#152065C Al Belmont	Bulk C Variance Block: 8302 Lot: 7
#152041A 1840 P. Cheeseman Road, LLC	Appeal Block: 14003 Lot: 13
#152064CDSPW David J. McCloskey	Bulk C/Use D Variance, Site Plan Waiver Block: 11001 Lot: 52

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2015 Annual Report

APPLICATIONS FOR REVIEW

#152057C
James F. Clark, Jr.
Zoned: NVBP

Bulk C Variance
Block: 18301 Lot: 10.01
Location: 863 Williamstown-Erial Rd, Sicklerville

30' x 14' (420 sq ft) wood shed

#162003D
Arthur Steiner
Zoned: NC

Bulk C Variance
Block: 16102 Lot: 32
Location: 2143 Garwood Rd., Erial

Rebuilding a SFD (Rancher) after a fire

#162001BD
Brahin Properties, Inc.
Zoned: R1

B "Interpretation" / Use "D" Variances
Block: 16504 Lot: 10, 11, 12
Location: 1289/1271/1263 Jarvis Rd., Sicklerville

50 Single Family Homes

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 13, 2016**

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

Roll Call:

Mr. Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Absent
Mr. Treger	Absent
Ms. Scully	Absent
Mr. McMullin	Present

Chairman McMullin had the professionals sworn in:

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

REORGANIZATION

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

Roll Call:	Mr. Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	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. Rosati and seconded by Mrs. Chiumento.

Roll Call:	Mr. Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Chairman McMullin	Yes

Motion Approved.

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes

Chairman McMullin Yes

Motion Approved.

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Chairman McMullin	Yes

Motion Approved.

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	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. Rosati and seconded by Mr. Scarduzio.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Chairman McMullin	Yes

Motion Approved.

A motion to choose meeting dates (every 2nd and 4th Wednesday) for the Zoning Board of Adjustment was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Chairman McMullin	Yes

Motion Approved.

A motion to approve The Courier Post and The Philadelphia Inquirer/South Jersey Addition as advertising newspapers was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes

Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

Motion Approved.

A motion to approve the agenda procedures was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Chairman McMullin	Yes

Motion Approved.

Application #152064; McCloskey will be continued to the next Zoning Board of Adjustment meeting on January 27, 2016.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday December 09, 2015.

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Chairman McMullin	Yes

Minutes Approved.

APPLICATIONS FOR REVIEW

#152060C
 Loren Dale Anderson
 Zoned: R4
 Bulk C Variance
 Block: 1307 Lot: 5
 Location: 905 St. Mark Dr., Glendora
 75' x 60' overhang (new roof over new front door) w/3' front setback.

Mr. Costa swears in Mr. Loren Dalen Anderson.
Mr. Anderson explains the front wall is 36.6' from the line and he would like a deeper porch so you don't get wet standing at his front door in the rain/snow. Mr. Anderson presented a sketch of the proposed porch.

Open to Professionals:
No Comments.

Open to the Public:
No Comments.

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Chairman McMullin	Yes

Application Approved.

#152061C
 Pamela and William Farrell
 Zoned: R3
 Bulk C Variance
 Block: 8201 Lot: 7
 Location: 1 E. Brookline Dr., Laurel Springs
 6' vinyl fence w/2nd front setback 23' & rear setback 26'.

Mr. Costa swears in Mr. William Farrell.
 Mr. Farrell states if he followed the ordinance he would lose his whole yard and the shed would be on the outside of the fence.
 Mr. Mellett states there is no site impact as long as Mr. Farrell is placing the fence in the same location. Mr. Mellett points out the fence will be within the 2' wide buffer easement. He's not sure the easement allows fences or sure of the intent of the easement; but it may have prohibited structures or fences.
 Mr. Farrell states the fence will be in the same location it has been for all this time.
 Mr. Lechner states that if someone shows up later and says you have to move the fence Mr. Farrell will: consider himself "on notice".

Open to Professionals:
No Additional Comments.

Open to the Public:
No Comments.

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Chairman McMullin	Yes

Application Approved.

#152063C
 Ronald Green, Jr.
 Zoned: RA
 Bulk: C Variance
 Block: 11402 Lot: 29
 Location: 140 Corte DiCantania
 6' vinyl fence w/setbacks F1 = 1', F2=7, R=7

Mr. Costa swears in Mr. Green.
 Mr. Green states if he followed the ordinance the fence would be inside his home and it is replacing an existing fence.
 Mr. Lechner explains the road is actually an access easement for La Cascata.
 Mr. Mellett questions if the fence will be in the same location.
 Mr. Green states he would like to come out a few feet to get around some bushes along with a few feet on Kelly Drivers Lane too.

Mr. Mellett states that is a very busy intersection: it includes 3 businesses/& a large intersection for Blackwood-Clementon Rd. He doesn't recommend putting the fence out further. Mr. Mellett states the fence should be a minimum of 15' off the curb line on Kelly Drivers lane for a site line issue.

Mr. Green admits the trees don't help either.

Mr. Mellett agrees.

Mr. Lechner suggests changing the angle of the fence as an option.

Mr. Mellett asks for a copy of the survey.

Mr. Lechner asks if the fence will be 7' from the property line not the curb line.

Mr. Green states yes.

Mr. Mellett states without a survey he can't tell where the property line is located and the approval is according to the curb line (15').

Mr. Costa asks Mr. Green if he would like to come back with a survey and the board will table the application until after he returns.

Mr. Mellett states the fence still has to be 15' from the curb no matter where the property line is located.

A motion to table the above mentioned application until Mr. Brown returns with survey was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

All in favor.

#152065C

Al Belmont

Zoned: R3

Bulk C Variance

Block: 8302 Lot: 7

Location: 125 Coles Rd. Blackwood

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

Mr. Costa swears in Mr. Belmont.

Mr. Belmont would like to install a garden and do some hobbies in the shed. He owns 2 acres which includes 3 lots.

Mr. Mellett states make sure the roof leaders are directed onto his property.

PUBLIC PORTION:

Mr. Leon Rosen lives 200' from Mr. Belmont's property.

Mr. Rosen thought the shed was going to be visible from Coles Rd. in the front of the property.

Mr. Bucceroni explains the shed will be 150' to 200' off the road and in addition it will be in a wooded lot. The likely hood of Mr. Leon seeing this shed is nearly impossible.

Mr. Leon asks if the shed will be on Valley Brook Community property.

Mr. Bucceroni states No, it will be on private property.

Mr. Leon was just concerned it was going to be an eye sore.

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

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosafi	Yes
	Chairman McMullin	Yes

Application Approved.

#152041A

1840 Peter Cheeseman Rd. L.L.C.

Zoned: IN/R2

Appeal

Block: 14003 Lot: 13
Location: 1840 Peter Cheeseman Rd. Blackwood
Appeal of Administrative Office's Decision.

Mr. Platner (Esq.) reviews the reason for the above appeal.

- a hospital is a permissible use,
- 37 bed hospital turned down by the planning board,
- in August the Zoning Board declares res judicata.
- Mr. Lechner states a Use Variance is needed.
- Later the 37 bed treatment facility is approved by the planning board,
- res judicata went away,
- the applicant will dismiss the law suit against the zoning board.

Mr. Platner reviews the application:

- 1840 Peter Cheeseman Rd. Lot 14,
- July 2015 told a use variance was needed,
- they feel every use even residential is permitted in a IZ,
- the application was before the Planning Board,
- Residential treatment center doesn't change the use because it is an integral part of the treatment center,
- section 419 of the ordinance states religious or education complex/campus in a residential form is permitted,
- another permitted use is: a residential healthcare facility such as a medical or health services organization or a rehab center.
- the proposed addiction center is totally regulated by social services
- patients are all receiving treatment in the townhouses too, they aren't set up for long term apartments: shared bedrooms and baths with a common area.

Mr. Costa swears in Mr. Ted Wilkenson (engineer), Mr. Terrence Combs (Planner) & Mr. JP Christen (CEO Recovery Centers).

Mr. Wilkenson explains the major site plan:

A1 - major site plan: depicts: coloring rendering, 26 acre lot, 30,000 sq. ft. existing building with parking, expand the existing building to 50,000 sq. ft (total).

- 250 patient beds, gym, therapy center,
- 4 treatment center with 48 beds per building, 3 or 5 days of treatment (step down) and outpatient services,
- parking 196 stalls which is plenty of parking for 94 employees and visitors,
- all the patients stay in the facility, no outside renters allowed,
- Institutional Use across from a campus setting,
- licensed by the state,

A2 - 4 detached centers and floor plans, each 3 stories, 4 quads, independent front doors,

- 12 patients in each unit plus a supervisor,
- 6 bedrooms in each unit like a nursing home or hospital,
- using the townhouses as a step down for patients, 30 to 120 days,
- kitchen on main floor.

Mr. Lechner asks if this is the first time we are seeing this floor plan.

Mr. Wilkenson states this floor plan is from the last proposal.

Mr. Bucceroni asks if in this step down facility if patients will be able to come and go, for example go to work and come back.

What is the length of the treatment and how long is this available to the patient.

Mr. Wilkenson states the patients are allowed to stay for as long as they choose.

Mr. Bucceroni asks if patients are allowed to have guests.

Mr. Wilkenson states "no".

Mr. Costa asks if the patients will be getting 8 hours of treatment in the long term apartments,

Mr. Rosati asks if those four buildings are used as a holding facility.

Mr. Wilkenson states there are meeting areas for treatment.

Mr. Rosati asks if the patients are there 24 hours.

Mr. Wilkenson states, "no, they can come and go".

Vice Chairman Simiriglia asks if they can go to class or work during the day and get treatment at night.

Mr. Wilkenson states "yes".

Mr. Wilkenson states the patients can't leave without permission.

Vice Chairman Simiriglia wants to hear Mr. Lechner's reasoning for the interpretation.

Mr. Combs (planner):

- believes the proposed plan is an allowed use.
- ordinance intent states: government use, healthcare, education, campus settings allowed: intent covers all uses being proposed here.
- specific uses allowed: hospital, sanitarium, residential healthcare facility, state licensed facility.
- these four buildings are part of the treatment facility, Mr. Combs believes the ordinance covers that.

Chairman McMullin asks Mr. Combs if this is a long term residence for these people.
Mr. Combs states "no" it is part of the program and receiving treatment.

Mr. Costa asks for an explanation of the difference between the 50,000 sq. ft. treatment center and these proposed 4 buildings.
Mr. Combs states the 4 buildings are part of the step down process and give the patients a more independent living experience.
Mr. Costa states the biggest difference between these two buildings is that the patients can come and go from the step down buildings.

Mr. Combs states he sees the difference but the patients are still under treatment in the long term housing.

Mr. Combs and Mr. Costa discuss the therapy in the long term care buildings vs. the 50,000-sq. ft. building and the relevance to the ordinance.

5 minute break**

Roll Call:

Mr. Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosafi	Present
Mr. McMullin	Present
Mr. Costa	Present
Mr. Lechner	Present
Mr. Mellett	Present

All present.

Mr. Costa clarifies: 4 additional "step down" buildings will have 3 bedrooms with 4 beds in each room: 12 x 4 = 48 and 48 beds x 4 buildings = 192 beds, along with 150 beds in the main building with the addition.

Mr. JP Christen (CEO Recover Centers):

- occupants of the additional step down buildings will pay rent.
- no insurance payments,
- patients can get treatments in either the stop down townhouse or the main building,
- most treatments will be in the 5th (main) building, which is the central outpatient building,
- outpatients will also use the main building for treatments (patients not staying at the facility),
- patients in the quads (townhouse/step down living) will be clinically managed,
- recoveries are poor because the patients don't stay in treatment,
- meet criteria to step down because of the access to services,
- treatment primary with large group counseling sessions and medical care,
- no drug testing will be administered unless the patient exhibits signs,

Mr. Costa asks if the outpatient facility is being utilized by the quads.

Mr. Christen states it is more convenient to stay on premises to continue treatment.

Mr. McMullin asks for a "typical" patient stay.

Mr. Christen states he is more worried about "outcomes" but partial hospitalization for 1 to 12 weeks initially, 12 to 15 weeks long term,

- patients could pay out of pocket to stay and a family program will be involved.

Mr. Rosafi asks how many bed in the 4 buildings.

Mr. Christen states 192 beds in a stage like recovery with all residents together.

Mr. Rosafi asks if there will be any kind of security fencing or other structure.

Mrs. Chiumento asks if there will be any restrictions on the patients.

Mr. Christen states it is a voluntary program with security.

Mrs. Chiumento asks if they will be accepting court mandated patients.

Mr. Christen states it depends on the patient.

Mr. Costa states the last time the answer was "no" to that question.

Mr. Christen states it will be a "case by case" bases and he can't answer that question right now.

Mr. Bucceroni asks if they have had any dialogue with insurance companies.

Mr. Christen states "out comes" are poor when patients are pulled out too soon and they will talk to insurance companies to help in better "outcomes".

Mr. Bucceroni states he isn't opposed to the plan but there seems to be a lot of questions and "ifs" still.

Mr. Christen states the facility is licensed.

Mr. Bucceroni asks if the insurance company won't pay for the treatment can they pay themselves.

Mr. Christen states they can pay for their own treatment.

Mr. Bucceroni states "similar to a hotel" and poses the question if a hotel is permitted in this zone.

Mr. McMullin asks for specifics on treatment.

Mr. Christen states there will be group sessions, continued education on substance abuse, and 1 on 1 sessions.

Mr. Costa asks if these sessions will be available on weekends.

Mr. Christen states they can come on Saturdays.

Mr. Costa asks if it's possible that everyone in those 4 buildings will be getting 5 day a week treatment sessions or can it be 1 or 2 days a week for an hour.

Mr. Christen states therapy and an overnight stay will amount to about 200.00 dollars a night.

Mr. Costa states that would be about 12,000 dollar a month.

Mr. Christen states he's not sure how much that would be a month.

Mr. Costa asks if they can pay 200.00 for a couple of nights and then leave? Do they know how many people will take advantage of the extended stay?

Mr. Christen states the insurance companies have to see enough value in the longer stay,

Mr. Costa asks if the main building is more structured 7 days a week and the other 4 buildings could be 1 day a week?

Mr. Christen states doubts anyone would stay and get treatment for 1 day.

Mr. Costa asks if the 4 buildings are just for convenience then and would there be a curfew for those 4 buildings.

Mr. Christen states there won't be any curfews for the 4 buildings because most people would remain on campus, otherwise they would move home.

Mr. Costa asks if this is a new concept.

Mr. Christen states they don't have any operating facilities right now. They do believe that 90 days is the magic number for a successful recovery.

Mr. Simiriglia questions if this step down vs. go home business model is going to be successful or are they going to end up with 4 empty buildings.

Mr. Christen states this is a new innovative model.

Mr. Rosati states recovery centers are needed but there are no guarantees with this model and whether or not it will be successful.

Mr. Lechner asks if any of these centers are operating in New Jersey.

Mr. Christen states not that he's aware of.

Mr. Lechner states the statute covers other types of facilities or is this use specified.

Mr. Christen states it is broader then just this use.

Mr. Lechner poses the question: is it possible the people who wrote the ordinance were thinking of something totally different since this model doesn't exist yet??

Vice Chairman Simiriglia states the residence part of the application blows their argument. Mr. Simiriglia got the impression this was going to be like a hospital.

Mr. Combs states this is definitely a residential treatment facility/a facility that treats disease with a living area.

Mr. Costa states if you have a hospital you aren't allowed to come and go as you please.

Vice Chairman Simiriglia states this isn't a bad thing. It's just a question of whether the interpretation was right or wrong.

Mr. Combs states it's just what is needed for proper treatment of their patients.

Mr. Scarduzio states the insurance company only pays for a small amount of this.

Mr. Christen states they will negotiate rates for plans so they have better "outcomes".

Christen

Chairman

Mr. Bucceroni asks if the horse is before the carriage since the discussions with insurance companies haven't brought any commitments to help pay for this new extended treatment. He feels it could go either way and recovery centers could get stuck with something they can't use.

Mr. Christen states he is hoping this facility will lower costs.

Mr. Bucceroni questions whether the facility will be used to capacity.

Mr. Wilkenson states the 4 outbuildings will be phased in over time and they would start with 1 outbuilding (townhouse).

Mr. Lechner asks Mr. Wilkenson if this outpatient plan has a density component. How many units will be maximum for 26 acres?

Mr. Lechner continues: The zoning office does not interpret ordinance they enforce them, the zoning board interprets the ordinance.

- the boards resolution had 4 interpretations which excludes residential uses.
- feels a residential healthcare facility wasn't part of the picture when the ordinance was written,
- Use: doubt comes in from zoning board, IZ doesn't address density on beds, no basis to figure when a project is excessive or not excessive.
- master plan use is public quasi/public no residential uses,
- this ordinance was meant for staying long term (i.e.: rehab center) not where patients are allowed to come and go.

Mr. Lechner read the zoning ordinance in question based on the master plan where the definition of quasi public is given. The ordinance states it includes existing uses presently in the municipality: IE: schools, Lakeland, CCC, churches are existing, Not the applicant's use.

- residential component is consistent or exceeds the ordinance and doesn't exist anywhere.

Mr. Platner asks Mr. Lechner if he disagrees with the planning board decision.

Mr. Costa states the planning board approved the main building with 37 beds not the 4 extra quad buildings.

There is much discussion about the applicants residential use.

Mr. Platner asks Mr. Lechner multiple questions on the ordinance and summarizes.

Mr. Costa decision to be made by the board:

- motion to use the variance required and the application stays with the zoning board,
- permitted use and over turn Mr. Lechner's decision and the applicant will go to the planning board,
- integrated package permissible or the 4 buildings too residential of a component,

vice Chairman Simiriglia believes the application doesn't meet the definition of an IZ and the use is just not clear enough.

Open to the Public:

No Comments.

A motion for the applicant to return for a use variance and site plan (2/10/2016 meeting) was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chiumento	Yes
	Mr. Rosati	Yes
	Chairman McMullin	Yes

Applicant will return on 2/10/2016 for above mentioned use variance and site plan.

#152063C

Ronald E. Green, Jr.

Zoned: RA

Bulk C Variance

Block: 11402 Lot: 29

Location: 140 Corte DiCantania

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

CONTINUED:

Mr. Green returns with his survey and asks if the cutaway is still permissible.

Mr. Mellett states: no, where the fence is now is still too close.

Mr. Lechner states people can't see around that fence.

Mr. Lechner and Mr. Mellett discuss getting the yard maximized and the limiting the fence site issues.

A motion to approve the above application with the following: at access road the fence has to be 15' from the curb then taper back 10' from curb line at the house, was made by Mr. Scarduzio and seconded by Mr. Rosati.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Scarduzio	Yes
	Mrs. Chimento	Yes
	Mr. Rosati	Yes
	Chairman McMullin	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

**APPLICATION # 152060C
LOREN DALE ANDRERSON
Block 1307, Lot 5**

WHEREAS, Loren Dale Anderson, is, the owner of the land and premises located at 905 St. Mark Dr. in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 75'x60' overhang with a 3' front yard setback, for the property located upon Block 1307, Lot 5, as shown on the Official Map of the Township of Gloucester, located in an R-4- Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 13, 2016 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, Loren Dale Anderson is the owner of the land and premises located at 905 St. Mark Dr., in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1307, Lot 5, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that the front wall is 36.6' from the property line and he would like a deeper porch. He is replacing the old rotted roof with a new one and only increasing the porch by 1. A sketch of the porch was admitted into evidence as A-1.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a porch as per the sketch, the Board voted six (6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of January, 2016, Loren Dale Green is hereby granted the aforesaid variances for the property located upon Block 1307, Lot 5 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Carmen Scarduzzio	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th Day of February, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

**APPLICATION # 152061C
PAMELA AND WILLIAM FARRELL
Block 8201, Lot 7**

WHEREAS, Pamela and William Farrell, are, the owners of the land and premises located at 1 E. Brookline in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' vinyl fence with a second front yard setback of 23' and rear yard setback of 26', for the property located upon Block 8201, Lot 75, as shown on the Official Map of the Township of Gloucester, located in an R-3- Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 13, 2016 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 applicants, Pamela and William Farrell are the owners of the land and premises located at 1 E. Brookline Dr., in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 8201, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that if he conforms to the ordinance he would lose his whole yard and the existing shed would be outside the fence. The applicant stated he is replacing the new fence in the same location as the old one. A question arose as to whether or not the fence would be in the easement and the variance is granted conditioned the fence being allowed in the easement.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' vinyl fence, the Board voted six (6) in favor, none(0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of January, 2016, the applicant Pamela and William Farrell are hereby granted the aforesaid variances for the property located upon Block 8201, Lot 7 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Carmen Scarduzzio	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th Day of February, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 152063C

RONALD E. GREEN JR.

Block 11402, Lot 29

WHEREAS, Ronald E. Green, Jr., is, the owner of the land and premises located at 140 Corte DiCantania in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a fence 15' from the curb then taper back 10' from the curb line at the house, for the property located upon Block 11402, Lot 29, as shown on the Official Map of the Township of Gloucester, located in an RA Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 13, 2016 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, Ronald E. Green, Jr., is the owner of the land and premises located at 140 Corte DiCantania, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 11402, Lot 29, on the Official Tax Map of the Township of Gloucester, located in an RA Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that if he conformed to the ordinance he the fence would be in his house. The applicant is replacing an old wooden with a vinyl one and he wanted to place it closer to the road, however the Board Engineer stated the fence could not be moved any closer to the road.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a fence as indicated, the Board voted six (6) in favor, none(0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of January, 2016, that the applicant Ronald E. Green, Jr. is hereby granted the aforesaid variances for the property located upon Block 11402, Lot 29 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Carmen Scarduzzio	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th Day of February, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 152065C

AL BELMONT

Block 8302, Lot 7

WHEREAS, Al Belmont, is, the owner of the land and premises located at 125 Coles 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 variance to construct a 336 sq. foot shed with setbacks of 10', for the property located upon Block 8302, Lot 7, as shown on the Official Map of the Township of Gloucester, located in an R-3- Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 13, 2016 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, Al Belmont is the owner of the land and premises located at 125 Coles Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8302, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that the shed would be for his hobbies and storage. He has 2 acres of ground and the shed will not be seen from the road .He agreed that the downspouts will be directed towards his property.

5. One resident was concerned about the shed being an eyesore, however after hearing the testimony he was satisfied.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 336 sq. ft. shed with side yard setbacks of 10', the Board voted six (6) in favor, none(0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of January, 2016, that the applicant Al Belmont is hereby granted the aforesaid variances for the property located upon Block 8302, Lot 7 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Carmen Scarduzzio	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th Day of February, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 152064CDSPW

DAVID J. McCLOSKEY

Block 11001, Lot 52

WHEREAS, David McCloskey, is the owner of the land and premises located at the termination of Erial Road at Route 42 in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Bulk C, Use D Variance and Site Plan Waiver for a proposed two sided digital bill board 16 by 60 feet, off premises commercial sign, 98 feet high and not more than 3,000 feet from the nearest billboard within the GI Zone for the property located upon Block 11001, Lot 52, as shown on the Official Map of the Township of Gloucester, located in an GI Zone, said application being represented by John Wade, Esquire; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 27, 2016 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, David McCloskey is the owner of the land and premises located at the termination of Erial Road at Route 42, in the Erial section of Gloucester Township, New Jersey, as shown on Block 11001, Lot 52, on the Official Tax Map of the Township of Gloucester, located in a GI Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant, David McCloskey, testified that he owned the property since 2008. In 2009, he gained a Use Variance and preliminary approval for a commercial plumbing and heating business which consisted of an 8,000 sq. foot office and 16,000 foot warehouse and also future expansion. In 2009, due to the economy he took a substantial loss and could not get financing and today it is cost prohibitive to erect the structure. He has been paying taxes on the property and he's trying to do something with it. He has a state permit for the billboard and has been renewed every year. It was always his intent to construct a billboard there however the ordinance has now changed and a billboard is not permitted.

Norman Rogers, a professional engineer, testified on behalf of the applicant. Mr. Rogers indicated that they would amend their application to include compliance with the setbacks and therefore would not need any Variances for that. He went on to say the height is 98 feet due to the slope of the property and the billboard is a double sided V style digital black billboard angled toward the highway. There would be no illumination to the rear of the billboard and he explained the lighting and fencing. He also was in agreement with Churchill's letter and agreed with the conditions herein. Introduced into evidence were (A1) a Variance Plan, (A2) an enlarged detail, and (A3) a billboard location map. Mr. Rogers explained the billboard will be visible to the apartments and the condos, but they are almost 600 feet away and would have no negative impact he also went on to say the actual height from the pavement is 93 feet.

Tiffany CuvIELLO, a professional planner, testified on behalf of the applicant. She indicated that the billboards in the area are anywhere from 55 feet high to 117 feet, and this billboard is within that realm. She went on to say that in her opinion the billboard meets N.J.S. 40:55-D2 Section (a) (d) (g). She went on to say the site is particularly suited, and that it has

limited highway access and that it is located within the general industrial zone. She also indicated the billboard will not interfere with the existing uses and that this will provide a public services and that they will allow for public service announcements. She went on to say that they have a state permit and that the state requirement is 1,000 feet between billboards and although the Township ordinance is 3,000 feet, because of the curve in the road and the overpass it would eliminate the cluster. She went on to say that it is almost 600 feet to the apartments and condo and the ordinance requires 400 feet.

Three people from the public spoke about the application. Their concerns were aesthetics, the angle of the sign, and visual clutter.

UPON MOTION duly made and seconded to grant the applicant Variances to construct a 16' by 60' billboard within 3,000 feet of each other and for a 98 feet height and a Site Plan Waiver the Board voted six (6) in favor, one (1) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the majority 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 a majority of the Board was of the opinion that the benefits exceed any detriment, however one member was of the opinion that council recently addressed the zoning ordinance and did not change the height requirement of 45 feet nor the 3,000 feet between billboards and the height is doubled than what is allowed within the zone.

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 27th day of January that the applicant, David McCloskey, is hereby granted the aforesaid Site Plan Waiver, Use D Variance and Bulk C Variance for the property located upon Block 11001, Lot 52 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	No
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chieumento	Yes
Michael Acevedo	Yes
Carmen Scarduzzio	Yes
Michelle Scully	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia **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 10th Day of February, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

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

WHEREAS, Peter Cheeseman LLC, is the owner of the land and premises located at 1840 Peter Cheeseman Road having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for an appeal of the administrative officers decision as to whether or not the applicants use is permitted in the Institutional Zone, for the property located upon Block 14003, Lot 13, as shown on the Official Map of the Township of Gloucester, located in an IN Zone, said application being represented by Jack Plackter, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 13, 2016 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, is the owner of the land and premises located at 1840 Peter Cheeseman Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 14003, Lot 13, on the Official Tax Map of the Township of Gloucester, located in an Institutional 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, Jack Plackter reviewed the reasons for the appeal. He was of the opinion a hospital was permitted in this zone that the planning board had already approved a 37 bed hospital and a use variance is not needed. He was of the opinion that even with the so called residential portion it is a permitted use in the institutional zone. He was also of the opinion Ordinance No. 419 permits a residential health care facility such as a medical or health services organization or rehab center and that his client meets the requirements.

Mr. Ted Wilkenson, a Professional Engineer, Mr. Terrence Combs, a Professional Planner, and Mr. J. P. Christen, CEO of Recovery Centers, testified on behalf of the applicant.

Mr. Wilkenson explains the major site plan. Introduced into evidence was (A1) a major site plan rendering, and (A2) 4 detached centers and floor plans each with 3 stories and 4 quads with an independent front door. Mr. Wilkenson testified the area is approximately 26,000 square feet and they are looking to expand the building with parking to include 150 patient beds along with a gym and therapy center. Mr. Wilkenson went on to say the 4 additional buildings would house up to 192 beds, they would have 12 patients to a quad and 48 patients to a building and a supervisor in each. The ground floor would contain a dining area, kitchen and a small conference room. He indicated one other building would be for outpatient treatment services. He also testified the people living in these 4 buildings would be able to come and go as they pleased. They could go to work, they could go to dinner, and they could go to the movies.

Terry Combs, professional planner, testified in his opinion the hospital and the adjacent 192 bed living quarters are permitted use. He was of the opinion it would be a residential treatment center. However, when asked if he ever knew of a residential treatment center where patients could come and go at will he answered "well, maybe it's more like a dormitory". When

he was asked how many dormitories do you know that charged \$200.00 a night? He really didn't have an answer and was very vague.

J. P. Christen, CEO of Recovery Center, testified on behalf of the applicant. He indicated the 192 bed would be used more for a step down treatment. Once the patients completed their in-patient, if they wanted to, on a voluntary basis they could move to what he called the treatment centers and that was the issue with the whole application as to whether or not this was a treatment center, or more of a residential component. When asked about the treatment he indicated treatment could be anywhere from one hour to 5 or 6 days a week, that the patient would pay \$200.00 a night because at this point it is not covered by insurance. The patient would be billed separately for treatment if the insurance company found that this would be necessary. He indicated that this was voluntary, that he believed it was useful because it has close access to services and they could be there 7 days a week. He did say they could go back and forth to work, they could go to the movies, they were not required to eat at the facility and the cost would be approximately \$200.00 a night. All medical treatment would be in the main building and that the single free story building would be used for out-patient. He was very vague as to what treatment is given in the 4 residential component buildings.

Ken Lechner, the Township Planner, asked whether or not this was the first time this information was presented. He said this was novel idea not anticipated in the township ordinance. The institutional zone has no density or bed requirement and the master plan mentions that it should be a quasi-public. He was of the opinion that in a residential treatment center and rehab the individuals could not come and go as they please and there was no mention of the residential component in the master plan. He indicated that Camden County College and

Lakeland are publicly owned properties and also were existing at the time of the ordinance. He was also of the opinion that the ordinance is more specific than the general intent.

5. After hearing the testimony of the applicant the board members were concerned that the use of the 4 residential treatment buildings was not crystal clear. They were of the opinion that this was more of a residence than a treatment center and that by the individuals paying \$200.00 a night it was more like a hotel or boarding house. Based upon the above it was the board's decision that the 150 bed hospital would be permitted, the one building treatment center would be permitted, however the residential component part is not permitted in the Institutional Zone, and a Use variance would be required.

UPON MOTION duly made and seconded to uphold the administrative officer's decision that a Use Variance is required the Board voted seven (7) in favor, none (0) against, thereby upholding the administrative officer's decision.

WHEREAS, the Board has determined that the applicant's request is more of a hotel or boarding house component rather than a treatment center and therefore is not permitted in an institutional zone and a Use Variance would be required.

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of January 2016 that the applicant 1840 Peter Cheeseman Road, is hereby denied their request that their application is a permitted use in the Zone for the property located upon Block 14003, Lot 13 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Carmen Scarduzio	Yes
Arlene Chiumento	Yes
Andrew Rosati	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th Day of February, 2016.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2015 Annual Report

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
1 #152001DSPW	Larry Mauricello	1850 Chews Landing Rd. Laurel Springs	4708	25/26	Expansion of existing use (lawn mower & small equip repair)	D SPW	Granted	4/8/2015
2 #152002BD	Puff & Pipes, LLC	2001 College Dr. #8A, Laurel Springs	14402	8.01	Construct & operate a cigar bar w/in existing tobacco retail shop	B D	G w/conditions D Access Use	6/24/2015
3 #152003DPMFEM	Old Country, LLC	Kearsley Rd., Erial	19702	4/5/6	Subdivision of 4 lots	D PM/FM	Granted	4/8/2015
4 #152004DM	Edward Pine	47 Coles Rd., Blackwood	8301	15/17	Subdivision 2 Twins; use, moving property line	D M	Granted	4/8/2015
5 #152005DC	1743 Farmhouse, LLC	1010 E. Evesham Rd., Magnolia	3306	11/12	Use residential & catering; bldg. cottage	D C	Granted	5/13/2015
6 #152006C	Kraszewski, Danielle	804 Station Ave., Glendora	401	17/18	6' vinyl fence w/setbacks	C	Granted w/conditions	3/11/2015
7 #152007C	James Gordon	995 Cummings Ave., Blenheim	6201	3	2 nd detached garage (pole barn 768sf)	C	Granted	4/8/2015
8 #142042C	David Wolfe	41 Sofia Dr., Blackwood	4002	11	Replace concrete; impervious coverage; vinyl fence; shed w/s/b	C	Granted w/conditions	2/11/2015
9 #142049C	Normita Ramos	9 Vietsburg Rd., Laurel Springs	10006	20	Replace 6' fence w/vinyl w/s/b	C	Granted	2/11/2015
10 #152008C	Marc & Carmen Angelter	12 Erik Ct., Sicklerville	19306	3.14	In-ground pool, concrete patio, fence & shed w/setbacks	C	Granted	4/8/2015
11 #152009DM	RTA Investments, LLC	107 & 109 Coles Rd., Blackwood	8010/8302	1,2,&4/7.02	Minor Subdiv. Land swap & use Variance for 2 twins	D M	Granted	4/22/2015
12 #152010C	William Weisert, Jr.	89 Lamp Post Lane, Somerdale	8501	24	Vinyl fence w/setbacks	C	Granted	4/8/2015
13 #152012D	Lance Taverna, LLC Via Skeeler's Pub	7 Coles Rd., Blackwood	8301	6,7,8	LED sign	D	Granted	4/22/2015
14 #142038C	Michael Mignone	99 Larkspur Cir, Sicklerville	18609	20	Canopy w/setbacks	C	Granted	3/11/2015
15 #142050BD	1840 P. Cheeseman Rd, LLC	1840 Peter Cheeseman Rd, Blackwood	14003	13,13X,14,15 23	Residential Substance Abuse Treatment Facility	B D	Granted Health Care Facility Only	3/11/2015
16 #132008CDPF	Sierra Internat'l	415-421 Almonesson Rd., Blackwood	6801	21,22,23,24	Subdivision 4 twins	P F	Granted w/conditions	3/11/2015
17 #112042DaCDPC	Ryland Homes	Jurvis & Williamstown Rds., Sicklerville	17499	1	PrelimSubd 40 townhouses	C P	Granted w/conditions	5/13/2015

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2015 Annual Report

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
18	#152013C Edward Holding	888 Davistown Rd, Blackwood	13103	40.02	2 nd garage – Pole barn 40 x 60	C	Granted	4/22/2015
19	#142001DSPW Timbercreek Liquors	1100 Station Ave, Glendora	101	12	Storage of trucks & equipment	D SPW	Granted w/conditions	5/13/2015
20	#152014C Glenn W. Labove	333 Roberts Ct, Blackwood	9204	19	2 nd garage (20' x40' x22') w/setbacks	C	Granted	4/8/2015
21	#152015D Plantland, LLC	1500 New Brooklyn Rd, Sicklerville	17699	9	Density (subdiv 43 lots)	D	Withdrawn	4/27/2015
22	#152016C F & J Reynolds	3301 High St, Blackwood	8703	10	6' vinyl fence w/sb, 7x7 rubbermaid shed	C	Granted	4/22/2015
23	#152019C Shawn Chando	256 Cedar Ave, Blackwood	10401	3	4'-6" vinyl fence around prop, 24' x40' Pole Barn	C	Granted w/conditions	5/13/2015
24	#152020DSPW Richard Budman	563 Berlin-Cross Keys Rd, Sicklerville	18403	22	Indoor Used Car Dealership	D SPW	Granted w/conditions	6/24/2015
25	#152022C Joseph Petrucci	6 Crystal Ct, Sicklerville	18307	4	12' x18' shed on stone bed w/sbs	C	Granted	6/24/2015
26	#152025DMS Jersey Outdoor Media, LLC	52 Coles Rd, Blackwood	10903	2	Billboard	D MS	Granted w/conditions	7/22/2015
27	#152026C Dennis & Patricia O'Leary	244 Woodland Ave., Blenheim	7001	2	24x32x10.4 Pole Barn, 20x24 metal carport w/setbacks for both	C	Granted	6/24/2015
28	#152027C Antonio Lasalo	1855 New Brooklyn Erial Rd, Sicklerville	16301	5.01	12x22 wood shed w/setbacks	C	Granted	6/24/2015
29	#152029C Nicholas DiBasio	78 Hollyoke Rd., Somerdale	9110	3	2 nd garage, new driveway, concrete pad all w/setbacks	C	Granted	8/26/2015
30	#152030C Tina Fort	3314 High St, Blackwood	8708	7	6' to 4' vinyl fence w/setbacks	C	Granted	6/24/2015
31	#152031DSPW Vision Properties, Strawberry Sq, LLC	1701 Sicklerville Rd, Sicklerville	18601	2.01	Church	D SPW	Granted w/conditions	7/22/2015
32	#152007Ca James J Gordon	995 Cummings Ave, Blackwood	6201	3	11x32 lean-to to Pole Barn	C Amended	Granted	6/24/2015
33	#142050BDa 1840 P. Chieseman Rd, LLC	1840 Peter Chieseman Rd, Blackwood	14003	13-13X- 14-15-23	Residential Substance Abuse Treatment Facility	D Amended	Withdrawn	6/23/2015
34	#152032CDSPW Bernie Wilson	1414 Black Horse Pk, Blackwood	5403	11	Auto repair & towing	C D SPW	Granted w/conditions	7/22/2015

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2015 Annual Report

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
35 #152033C	David Forsythe	507 Carol Ave, Blackwood	11905	10	6' to 4' white vinyl fence w/setbacks	C	Granted	7/22/2015
36 #152037C	C&S Robinson	222 Hampshire Rd, Sicklerville	17002	8	6' to 4' white wood picket fence w/setbacks	C	Granted	8/26/2015
37 #152038CDM	J&L Chando	1111 & 1107 Old BHP, Blackwood	7815	1 & 101	3 Twins w/ minor 3 lot subdivision	C D M	Granted w/conditions	8/26/2015
38 #152040C	Michael Galante	76 Argyle Ave, Blackwood	12802	1	Deck/hot tub/fence/shed w/setbacks	C	Granted w/conditions	9/23/2015
39 #15204IPMSFMS	1840 P. Cheeseman LLC	1840 P. Cheeseman RD., Blackwood	14003	13	Residential Substance Abuse Center	PMS/FMS	Not Heard See Appeal Below	9/23/2015
40 #152032CDSPWMS	Bernie Wilson	1414 Black Horse Pike, Blackwood	5403	11	Auto repairing & towing	MS	Granted w/conditions	9/23/2015
41 #152042C	Brian & Maria Stubbs	1 NorthGate Dr, Laurel Springs	20503	57	15x30 above ground pool w/setbacks	C	Granted	9/23/2015
42 #152043C	Diane Jones	4 Sinatra Dr., Erial	16808	14	Garage/fence/2nd driveway	C	Withdrawn	7/28/2015
43 #152041A	1840 P. Cheeseman LLC	1840 P. Cheeseman RD., Blackwood	14003	13	Residential Substance Abuse Center	A (Appeal)	Denied Res Judicata	9/23/2015
44 #152046C	Michael Rakus	2 Hampton Rd, Laurel Springs	9702	11	6' vinyl fence w/ 28' setback	C	Granted	11/25/2015
45 #152048CD	Anthony Alberto	216 Glenn Ave., Blackwood	11602	18	Single Family Dwelling	C D	Granted w/conditions	11/25/2015
46 #142005CDSPWVA	Joseph Federico	1000 Black Horse Pk., Blackwood	6502	8	Clarifying Zoning code for sign hgt	A	Granted w/conditions	8/26/2015
47 #152049C	Stephen Ortiz	9 Kennedy Dr., Laurel Springs	9901	50	3 wood pergola's 8x10 w/setbacks	C	Granted	11/25/2015
48 #152050C	Thomas Monahan	3 Oak Leaf Ct., Erial	17908	23	20 x13 deck w/setbacks	C	Granted	11/25/2015
49 #152052C	David Anderson	21 San Diego Dr., Magnolia	3309	15	18x21 carport w/7 wall w/setbacks	C	Granted	11/25/2015
50 #152056C	Maria Gonzalez Chavez	28 Chrissy Way, Sicklerville	15821	14	6'8" x 7'9" hot tub on smart deck w/2' setback	C	Granted	12/09/2015

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #152057C**
James F. Clark
863 Williamstown – Erial Road
BLOCK 18301, LOT 10.01

DATE: December 17, 2015

The Applicant requests approval to construct a 14' x 30' Residential Tool shed within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

New Vision Business Park (NVBP) REDEVELOPMENT PLAN REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum Tract area	n/a	n/a	n/a
Minimum lot size	1 acre	±2 acres ¹	yes
Minimum lot frontage	150 ft.	200.05 ft.	yes
Minimum lot width	150 ft.	200.05 ft.	
Minimum lot depth	200 ft.	435.60 ft.	Yes
Minimum Tract perimeter setback	n/a	n/a	n/a
Maximum lot coverage	70%	±4.6% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard	50 ft.	68.75 ft.	enc
Side yard	15 ft.	±63 ft. ¹ / ±57 ft. ¹	yes / yes
Rear yard	15 ft.	±322 ft. ¹	yes
Maximum Height	2 stories	n/a	n/a

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

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	420 sf	no*
Number	1	2	no*
Maximum shed height	12 ft.	9.75 ft.	yes
Distance between adjacent buildings	10 ft.	≥ 10 ft. ft. ¹	yes
Front yard	N.P.	no	yes
Side yard	5 ft.	151.05 ft. / ±25 ft.	yes / yes
Rear yard	5 ft.	±250 ft. ¹	yes

- ¹ = scaled data.
n/a = not applicable.
N.P. = Not Permitted.
* = Variance required.

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

II. VARIANCE COMMENTS

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

Expansion of a nonconforming use ("D2" – use variance)

- Expansion of a residential use in the New Vision Business Park (NVBP) Redevelopment Zone.

§422.L, Residential Tool Shed

- Area: (420 sf provided v. 168 sf maximum allowed).
- Number: (2 provided v. 1 maximum allowed).

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

- The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested variance:
 - The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
 - Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

POSITIVE CRITERIA ("D2")

- The Board has the power to grant an expansion of a nonconforming use (basis N.J.S.A. 40:55-70d(2)).
 - The Applicant should provide testimony addressing one or more of purposes of zoning that are advanced by the instant application for an expansion of a nonconforming use [basis *Burbridge v. Mine Hill Township*, 117 N.J. 376, 568 A.2d 527 (1990)].

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

Expansion of a residential use to allow a residential storage shed in the New Vision Business Park Redevelopment Zone and from Section 422.L to construct a residential tool shed four hundred twenty (420) square feet (168 sf maximum allowed) and to permit two sheds (1 maximum allowed).

IV. RECOMMENDATIONS

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

cc: James F. Clark
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane
 P.O. Box 8 Blackwood, NJ 08012
 (856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date: _____ Application No. #152057C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 9999
 Escal. 150⁰⁰ Escal. # 9999

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

LAND DEVELOPMENT APPLICATION

1. Applicant

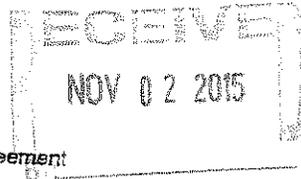
Name: JAMES F Clark JR
 Address: 863 Williamstown -
Erial Rd
 City: Sicklerville
 State, Zip: N.J. 08081-9543
 Phone: (856) 589-0341 Fax: () -
 Email: CLARKJAMES863@COMCAST.NET

2. Owner(s) (List all Owners)

Name(s): JAMES F Clark JR
 Address: 863 Williamstown -
Erial Rd
 City: Sicklerville N.J.
 State, Zip: N.J. 08081-9543
 Phone: (856) 589-0341 Fax: () -

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: William J Volpe
Address: 863 Wmstn - Erial Rd
Profession: _____
City: Sicklerville
State, Zip: N.J. 08081-9543
Phone: (856) 589-0341 Fax: () - _____
Email: CLARKJAMES863@COMCAST.NET

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

7. Location of Property:

Street Address: 863 Williamstown - Erial Rd Block(s): 18301
Tract Area: _____ Lot(s): 10-01

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): Shed - 30x14 420sqft
20FT FROM PROPERTY LINE - (wood)

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	<u>20 FT</u>	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement	_____
Lot frontage	<u>200'</u>	Pool Requirements	
Lot depth	<u>435'</u>	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	<u>12 FT</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.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	<u>420 sqft</u>
Garage height	_____	Shed height	<u>12 FT</u>
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	<u>20 FT</u>
		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

James F Clark Jr
Signature of Applicant

10-29-2015
Date

William J Volpa
Signature of Co-applicant

2 NOV 2015
Date

17. Consent of Owner(s):

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

29 OCT 2015
Date

James F Clark Jr
Signature

JAMES F CLARK JR
Print Name

Sworn and Subscribed to before me this

29 day of October

2015 (Year).

William J Volpe
Signature

2 NOV 2015
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).

James F Clark Jr
Signature of Applicant

JAMES F. CLARK JR
Print Name

29 OCT 2015
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 2001, shows and discloses the premises in its entirety, described as Block 18301 Lot 10 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:

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

Sworn and subscribed to
On this 29 day of October
2015 before the following authority.

JAMES F Clark Jr
Name of property owner or applicant

Sarah L Baker
Notary public



GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

Council Members
RODNEY A. GRECO
DAN HUTCHISON
KEVIN A. KITCHENMAN
SHELLEY LOVETT
FRANKLIN T. SCHMIDT

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

CINDY RAU-HATTON
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To whom it may concern:

This is to certify that the below resident does not have any tax or sewer liens on their property or any outstanding balances.

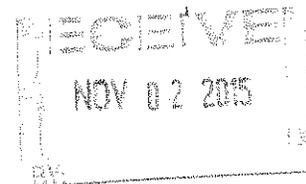
Name James Clark Jr

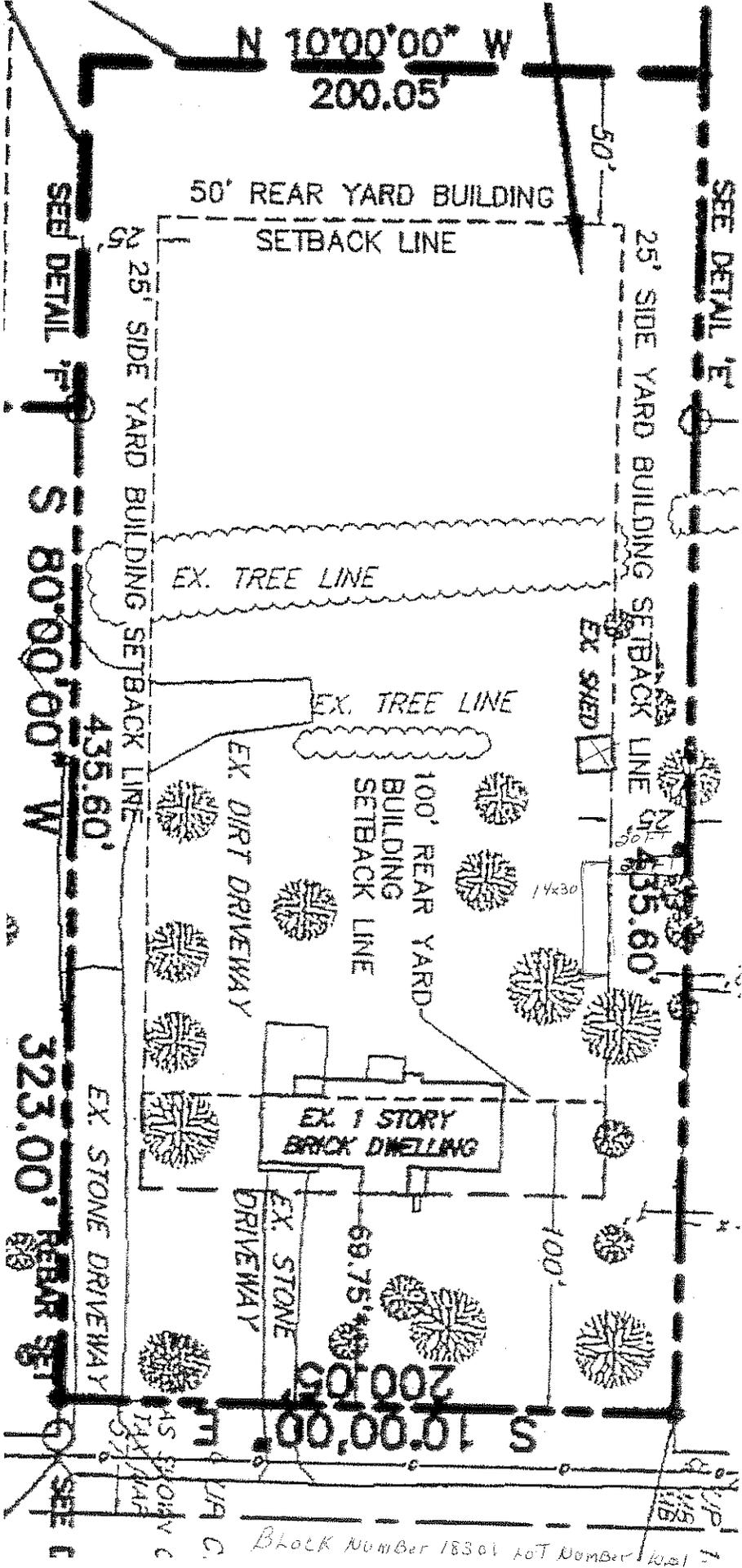
Address 763 Williamstown Rd. Sicklerville

Block 18301 Lot 10 01

11/2/15
Date

Maryann Busa
Asst. Gloucester Township Tax Collector

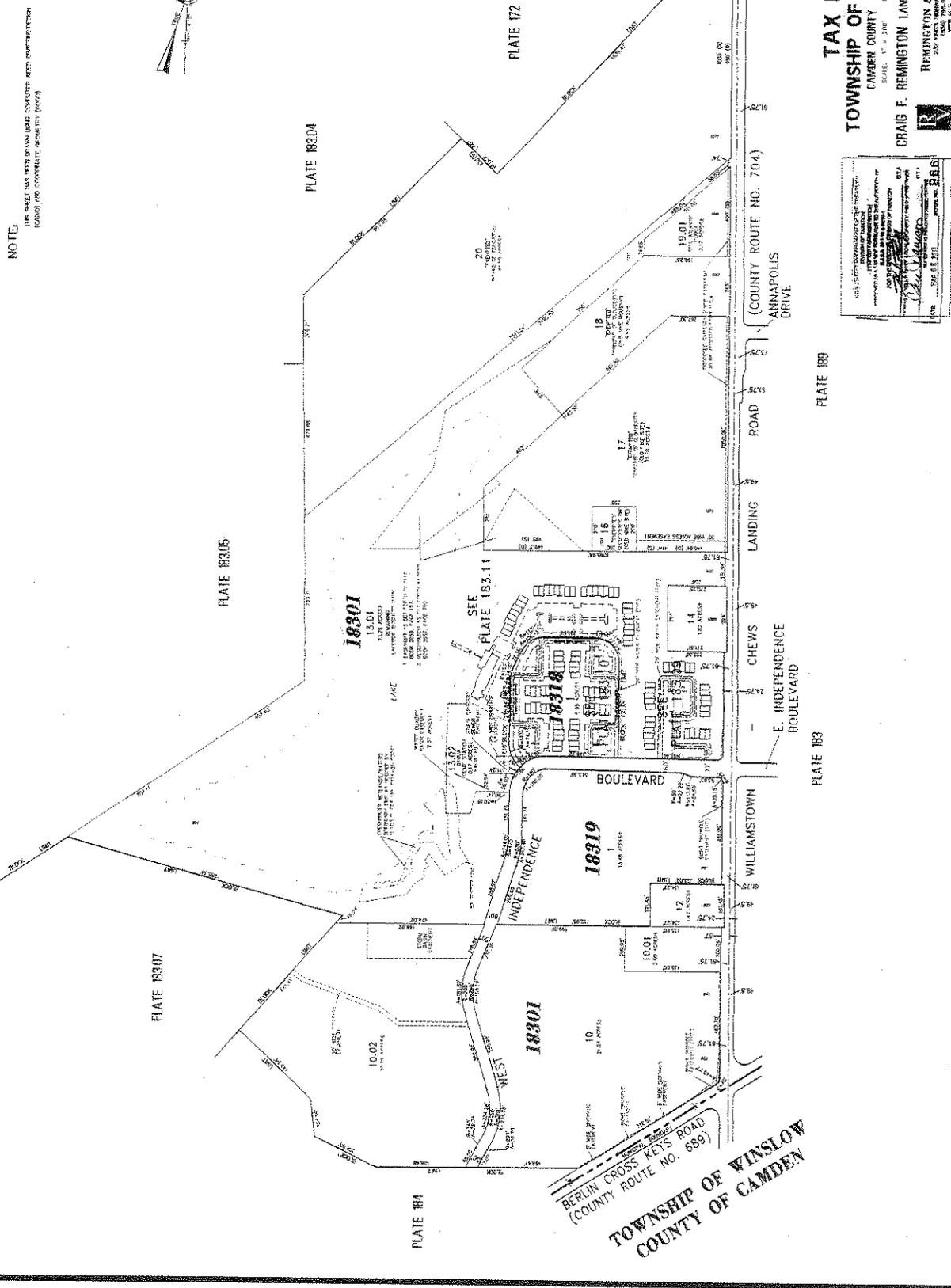




Block Number 18301 Lot Number 1001

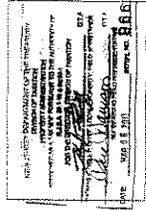
REVISIONS	
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
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16	ISSUED FOR PERMITS
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18	ISSUED FOR PERMITS
19	ISSUED FOR PERMITS
20	ISSUED FOR PERMITS

NOTE: THIS SHEET HAS BEEN REPRODUCED BY COMPUTER AIDED REPRODUCTION (CAD) AND CONTAINS GEOMETRIC (GEO) DATA.



TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY
 NEW JERSEY
 DATE: 11-10-2000

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
 24 DE WASHINGTON
 REMINGTON & VERNICK ENGINEERS
 200 WEST 10TH ST. SUITE 200
 PHILADELPHIA, PA 19107
 WITH SITE ADDRESS, PENNSYLVANIA



Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

KEN GARBOWSKI



RAYMOND J. CARR
Executive Director

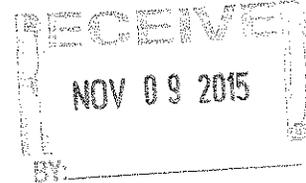
MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668
November 5, 2015



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

Re: Application #152057C
James F. Clark, Jr.
863 Williamstown-Erial Road, Sicklerville, NJ 08081
Block 18301, Lot 10.01

Gentlemen:

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

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

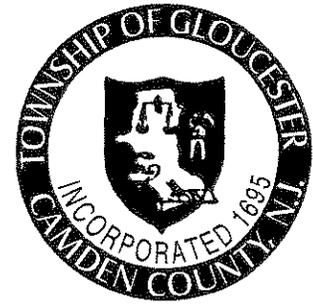
Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Inter-office Correspondence



TO: Zoning Board of Adjustment

FROM: Kenneth D. Lechner, PP, AICP, Director / Planner
Dept. of Community Development

RE: APPLICATION ##162003D Escrow #10088
Arthur R. Steiner
BLOCK 16102, LOT 32

DATE: January 26, 2016

The Applicant requests use variance approval for "Rebuilding due to fire" of a single-family detached dwelling within the NC – Neighborhood Commercial District. The project is located on the south side of Garwood Road and west of Williamstown Road.

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 01/04/16.
2. Survey of Property (copy-letter size), as prepared by V & I Associates, dated 12/08/15.
3. Building elevations: front, left, side, and rear.

II. ZONING REVIEW

ZONE: NC – Neighborhood Commercial District [§415].

Section 415.F. NC – Neighborhood Commercial District

Description	Other Use	Proposed	Complies
Lot size (min.) ¹	1 acre	±0.27 acres	no*
Lot frontage (min.)	100 ft.	80 ft.	no*
Lot depth (min.)	300 ft.	145.45 ft.	no*
Building coverage (max.) ¹	15%	±18.70%	no*
Lot Coverage (max.)	50%	±29.1% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.) ¹	50 ft.	34.4 ft.	no*
Side yard (min.) ¹	25 ft.	12.6 ft.	no*
Side yard (min.) ¹	25 ft.	14.2 ft.	no*
Rear yard (min.) ¹	75 ft.	±49 ft.	no*
Building Height (max.)	35 ft.	< 35 ft.	yes

¹ = The R-1 Residential District for lot area, building coverage, and yard setbacks apply for residential uses using private septic systems as per §401.H(5).

* 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.

V. VARIANCE COMMENTS

The Application as submitted requires the following variances:

§401.H, GENERAL REQUIREMENTS FOR SPECIAL LOTS – NO PUBLIC SEWER

1. Lot size: (0.27 ac. provided v. 1 ac. minimum required).
2. Building coverage: ($\pm 18.70\%$ provided v. 15% maximum allowed).
3. Front yard: (34.4 ft. provided v. 50 ft. minimum required).
4. Side yard: (12.6 ft. provided v. 25 ft. minimum required).
5. Side yard: (14.2 ft. provided v. 25 ft. minimum required).
6. Rear yard: (± 49 ft. provided v. 75 ft. minimum required).

NC – NEIGHBORHOOD COMMERCIAL DISTRICT

§415.B, Permitted Uses

7. Single-Family Detached Dwelling is not a listed permitted use in the NC – Neighborhood Commercial District.

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

8. Lot frontage: (80 ft. provide v. 100 ft. minimum required).
9. Lot depth: (145.45 ft. provided v. 300 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 “C” type variances, if applicable:

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

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

POSITIVE CRITERIA (“D1” use variance)

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

11. 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. 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).

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. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

The Applicant must address the positive criteria including special reasons, standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Master Plan

- a. Consistency of the proposed use with the following criteria of the B-2 Small Scale Business land use classification of the master plan.

SMALL SCALE BUSINESS (B-2)

In contrast to the B-1 category, this land use would be a purely commercial district including both retail and office uses. It is intended for small neighborhood shopping centers, stand alone uses such as pharmacies and convenience stores, individual office buildings, gasoline service stations in appropriate locations and similar commercial uses. A floor area ratio of .15 and .20 is proposed.

2. Zoning

- a. Consistency of the proposed use with the NC – Neighborhood Commercial District.

3. Use Variance

- a. The Applicant should provide testimony to address the character of the existing built environment including the number of commercial and residential dwelling units.

4. Variance Plan

- a. The Applicant should provide testimony to address the suitability of the existing cesspool to accommodate the proposed dwelling unit.

VII. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.B, Permitted Uses – NC – Neighborhood Commercial District

- To allow a single-family detached dwelling in the NC –Neighborhood Commercial District (Not a listed permitted use).

From Section 405.F, Area, Yard, Height and Building Coverage

- Lot frontage of eighty (80) feet (100 ft. minimum required).
- Lot depth of one hundred forty five and forty five hundredths (145.45) feet (300 ft. minimum required).

From Section 401.H, General Requirements for Special Lots – No Public Sewer:

- Lot size of approximately twenty seven hundredths (0.27) acre (1 ac. minimum required).
- Building coverage of approximately eighteen and seventy hundredths (18.70) percent (15% maximum allowed).
- Front yard of thirty four and four tenths (34.4) feet (50 ft. minimum required).
- Side yards of twelve and six tenths (12.6) feet and fourteen and two tenths (14.2) feet (25 ft. minimum required).
- Rear yard of approximately forty nine (49) feet (75 ft. minimum required).

I 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: Arthur R. Steiner
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane
 P.O. Box 8 Blackwood, NJ 08012
 (856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date: _____ Application No. 16-2003 D Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 260 Project # 10058
 Escr. 1200 Escr. # 10058

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: ARTHUR R. STEINER
 Address: 2143 GARWOOD RD
 City: ERIAL
 State, Zip: N.J. 08081-2220
 Phone: (609) 313-2496 () NA
 Email: ASLTRACK@VERIZON.NET

2. Owner(s) (List all Owners)

Name(s): ARTHUR R STEINER
HELENE E STEINER
 Address: 2143 GARWOOD RD
 City: ERIAL
 State, Zip: N.J. 08081-2220
 Phone: (609) 313-2496 Fax: () -

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

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

RECEIVED
 JAN 04 2015

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	<u>NC</u>	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

Name: NICHOLAS PIRO III, ICA
Address: 117 MAUREL AVENUE
Profession: R.A.
City: LAUREL SPRINGS
State, Zip: N.J. 08021
Phone: (856) 745-6759 Fax: (856) 629-2929
Email: nick.piro@gmail.com

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

7. Location of Property:

Street Address: 2143 GARWOOD RD Block(s): 16102
Tract Area: _____ Lot(s): 32

8. Land Use:

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

REBUILDING DUE TO FIRE. THIS HOUSE IS A RANCHER

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System CESSEPOOL

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications		Proposed	Fence Application	Proposed
Front setback 1		<u>35.0'</u>	Setback from E.O.P.*1	_____
Front setback 2		<u>34.4'</u>	Setback from E.O.P.*2	_____
Rear setback		<u>87.0'</u>	Fence type	_____
Side setback 1		<u>14.3'</u>	Fence height	_____
Side setback 2		<u>14.2'</u>	*E.O.P. = Edge Of Pavement.	
Lot frontage		<u>80' x 350'</u>	Pool Requirements	
Lot depth		<u>145.5'</u>	Setback from R.O.W.1	_____
Lot area		<u>11,636 SF</u>	Setback from R.O.W.2	_____
Building height		<u>27.9'</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.	
Garage Application			Shed Requirements	
Garage Area		<u>NA</u>	Shed area	_____
Garage height		<u>NA</u>	Shed height	_____
Number of garages (include attached garage if applicable)		<u>NA</u>	Setback from R.O.W.1	_____
Number of stories		_____	Setback from R.O.W.2	_____
			Setback from property line 1	_____
			Setback from property line 2	_____

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested.
[Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.

16. Signature of Applicant

Arthur S. Tan

Signature of Applicant

12-28-25

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

12-28-15
Date

Arthur R Steiner
Signature

ARTHUR R. STEINER
Print Name

Sworn and Subscribed to before me this
28th day of December
2015 (Year).

Arlene E Steiner
Signature

Arlene E Steiner
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

Arthur R. Steiner
Signature of Applicant

ARTHUR R. STEINER
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 16102 Lot 32 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:
Judith Calabrese 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 28th day of December
2015 before the following authority.

Arthur R Steiner
Name of property owner or applicant

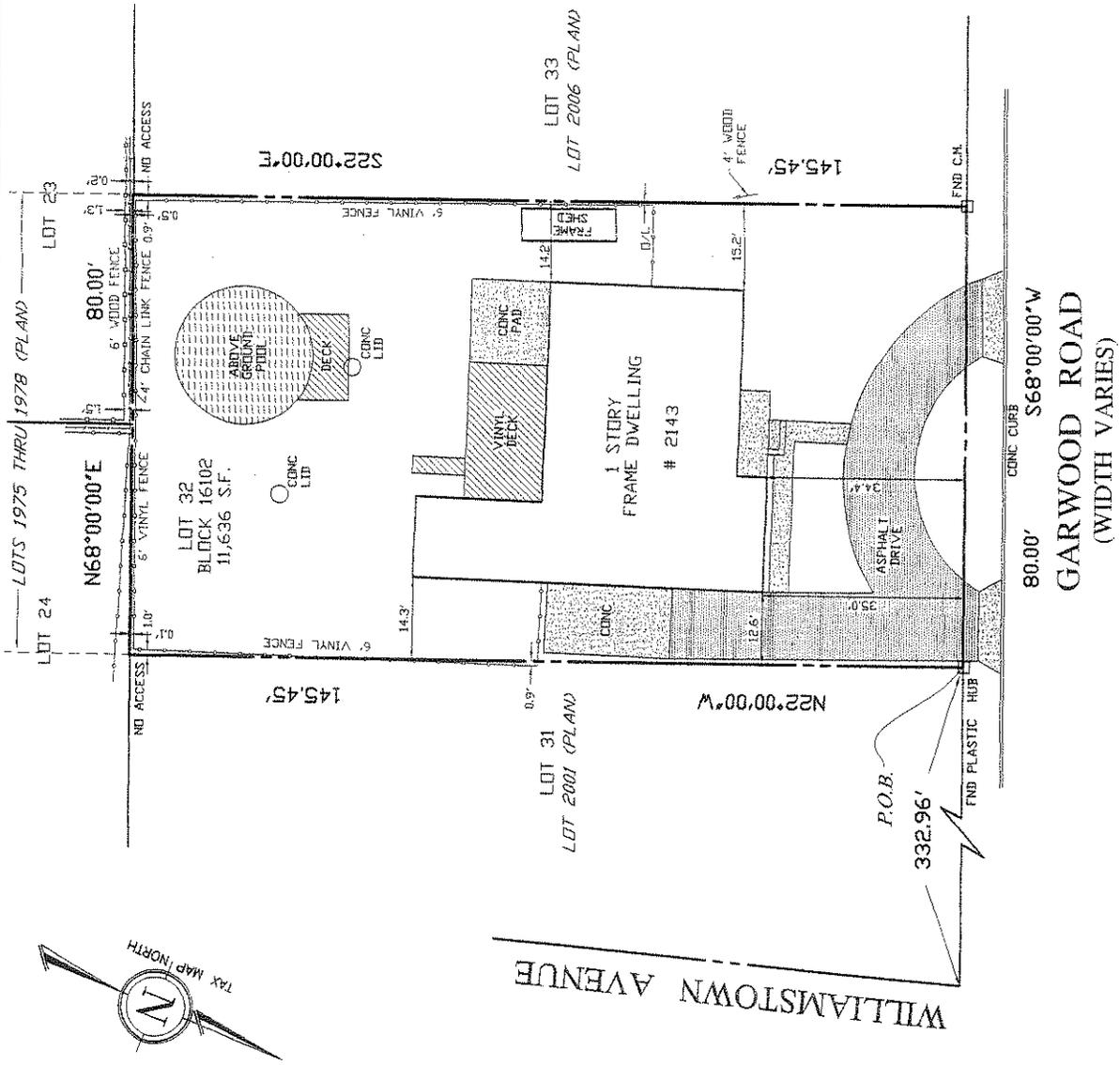
Judith A. Calabrese
Notary public

GENERAL NOTES

1. IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY (IF NO FEE IS PAID THE SURVEY REVERTS TO ITS ACCURACY BASED ON THE RECORD INFORMATION FURNISHED) THE SURVEYOR ASSUMES NO LIABILITY FOR ANY STRUCTURES OR LOCATIONS NOT SHOWN OR STRUCTURES OR LOCATIONS THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON ADJACENT LANDS THAT ARE NOT VISIBLE. THIS SURVEY IS ISSUED SOLELY TO THE PARTIES FOR THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY. THE SURVEY IS NOT VALID AND NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO, USE OF THE SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, PERMIT APPLICATIONS OR ANY OTHER PERSON EITHER DIRECTLY OR INDIRECTLY. COPIES MUST BEAR THE PROFESSIONAL'S EMBOSSED SEAL TO BE CONSIDERED VALID.
2. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF V & I ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN.
3. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A TITLE REPORT.
4. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.
5. FIELD WORK COMPLETED ON: 12/07/15
6. BEING LOTS 2002 THRU 2005, AS SHOWN ON MAP ENTITLED, "TRACT #1 OF GLENENTONIA, SUMMIT OF SOUTH JERSEY, GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY, SURVEY AND MAP", FILED ON NOVEMBER 7, 1924.
7. ISSUED TO:

ARTHUR R. STEINER & ARLENE E. STEINER

WILLIAMSTOWN AVENUE



REVISION	DATE	REVISION DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY

SURVEY OF PROPERTY
 FOR
BLOCK: 16102, LOT: 32
 TOWNSHIP OF GLOUCESTER
 COUNTY OF CAMDEN
 STATE OF NEW JERSEY

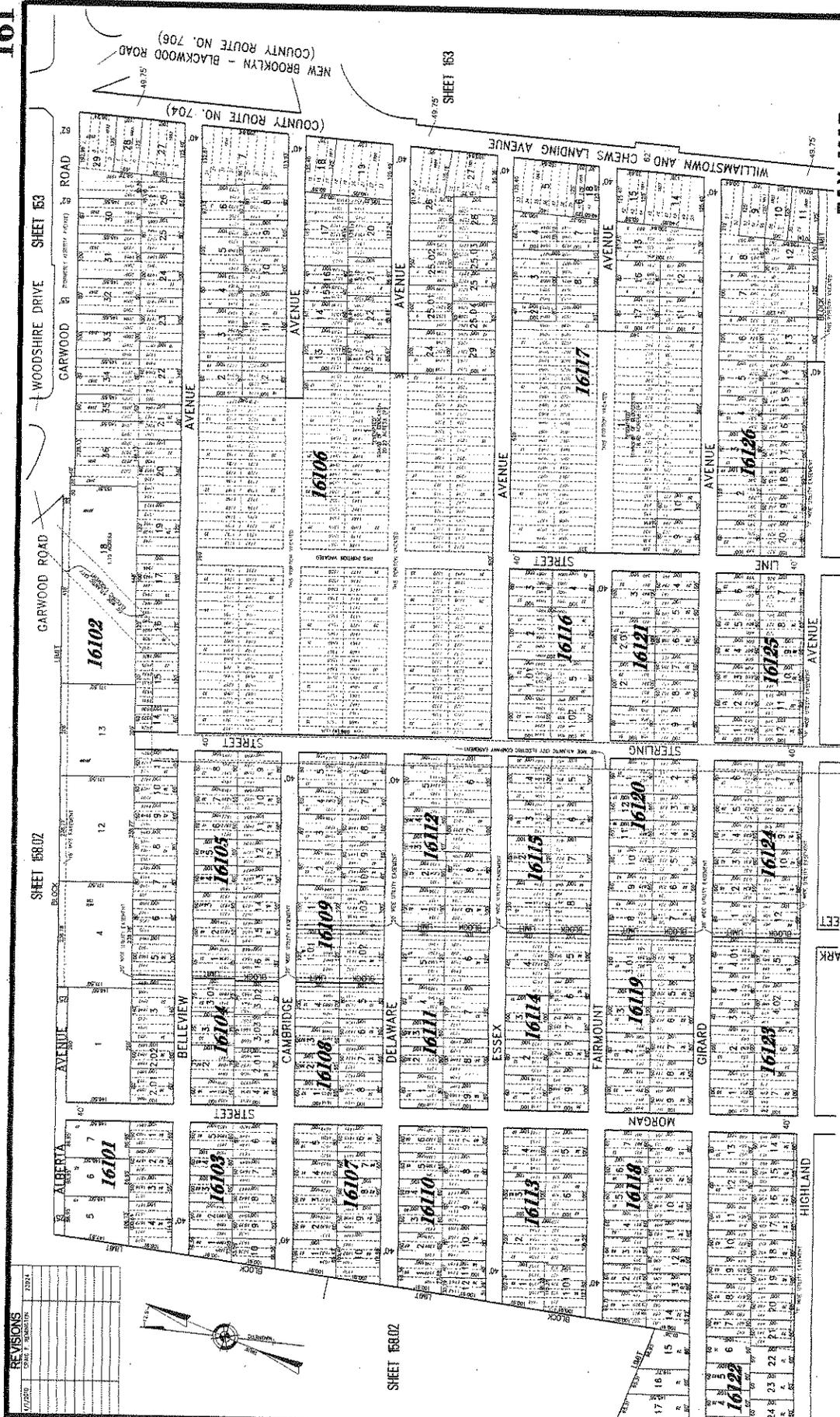
V & I Associates
LAND SURVEYING & LAND PLANNING

69 SOUTH WHITE HORSE PIKE, SUITE 101, BERLIN, NEW JERSEY, 08009
 TELEPHONE: (656) 767-8162 FAX: (656) 767-6106
 CERT. OF AUTH: #24GAE20041100

FRANK A. INTESSIMONI
 P.L.S. LICENSE No: 31656
 P.P. LICENSE No: 3493

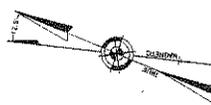
DATE: 12/08/15
 SCALE: 1" = 20'
 DRAWN BY: CML
 CHECKED BY: FAL
 SHEET: 1 OF 1
 DRAWING No: 18624

FRANK A. INTESSIMONI
 N.J. PROFESSIONAL LAND SURVEYOR
 N.J. PROFESSIONAL PLANNER



REVISIONS

DATE	DESCRIPTION
11/20/20	DATE 1. 2020
2024	



SHEET 161.02

TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY NEW JERSEY
 SHEET 1 - 100 DATE: 11-09-2024
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
 24 GA. HIGHLAND
 REMINGTON & VERNICK ENGINEERS
 220 PARK TERRACE, FAY, MISSOURI 65201
 TEL: 636-336-1100 FAX: 636-336-1101
 WWW.REMINGTON-ENGINEERS.COM

THIS MAP WAS PREPARED BY THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF TAXATION AND THE BOARD OF SUPERVISORS. THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA SHOWN ON THIS MAP.

Craig F. Remington
 Land Surveyor
 License No. 23924
 State of New Jersey
 Date: 11-09-2024

NOTE:
 THIS MAP HAS BEEN DRAWN FROM COMPUTER AIDED INFORMATION (CAI) AND COORDINATE GEOMETRY (GCS).

SHEET 162

Zoning Permit Denial

2143 GARWOOD RD
Block/Lot 16102/32

Applicant

Marino GC Inc
777 Rt. 168
Turnersville, NJ 08012

Real Estate Owner

STEINER ARTHUR R & ARLENE E
2143 GARWOOD ROAD
SICKLERVILLE RD, N J 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed re-construction of Single Family Dwelling.. This application for approval is hereby denied

Zone
NC
Application is

Denied

Comments on Decision:

Single Family Dwelling are not a permitted use within the NC (Neighborhood Commercial) zone, in order to reconstruct the dwelling a Use Variance must be approved by the Zoning Board of Adjustment for the use and minimum bulk requirements.!

. Additional permits must be obtained through the Construction Office

Gloucester Township

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

Alisa Ortiz
Zoning Officer
December 10, 2015

Applic No. 10078
5172

Cut Here

Deliver to...

Marino GC Inc
777 Rt. 168
Turnersville, NJ 08012

TOWNSHIP OF GLOUCESTER

1261 Chews Landing Road - P.O. Box 8, Blackwood, NJ 08012
 Phone: (856) 374-3500 Fax: (856) 232-6229



DEC 09 2015

APPLICATION FOR ZONING PERMIT

Submission Date: 12/9/15 Tax Block/Lot: 16102-32

Application Fee: \$25.00
 (PAYABLE UPON SUBMISSION)

Work site address: 2143 Garwood Rd
 Contact Person: Joe Marino Phone: (609) 685-6735

Check how you want to receive permit: REGULAR MAIL E-MAIL FAX PICK-UP

Do you have an approval from the Planning Board or Zoning Board of Adjustment for this project? Yes No

If yes, provide the application number: _____ Resolution approval date: _____

Applicant

Owner

Name: Marino GC Inc.
 Address: 707 Radix Rd
 City: Wmstown
 State, Zip: NJ 08094
 Phone: (609) 685-6735 Fax: (856) 629-2829
 E-mail: joe@marinogc.net

Name: Arthur Steiner
 Address: 2143 Garwood Rd.
 City: Stokelyville
 State, Zip: NJ
 Phone: (609) 313-2496 Fax: _____
 E-mail: _____

water ready

Check the type of project below:

IMPORTANT: THIS APPLICATION MUST INCLUDE A PROPERTY PLAN (BIRD'S EYE VIEW) OR LAND SURVEY THAT SHOWS THE PROPOSED BUILDING/STRUCTURE DIMENSIONS (LENGTH X WIDTH) AND DISTANCE FROM AT LEAST TWO (2) PROPERTY LINES. ALSO SHOW EXISTING BUILDINGS, SHEDS, POOLS, DRIVEWAYS, WALKWAYS, PATIOS, FENCES, ETC.

Re-construct on Existing Foundation RESIDENTIAL

DWELLING: 2161 | 21.08 square feet | height: _____
 ADDITION: _____ x _____ x _____ length width height
 DECK: _____ x _____ length width
 GARAGE: _____ x _____ x _____ length width height
 SHED: _____ x _____ x _____ length width height
 POOL: _____ x _____ length width or diameter
 FENCE: _____ type and height: _____
 DRIVEWAY: _____ x _____ length width
 PATIO: _____ x _____ length width

OTHER: - Reconstruct on Existing Footprint/Foundation

COMMERCIAL

NEW CONSTRUCTION (describe project): Derry-Use Variance (X) - Storage + Depth + Lot size
 TENANT FIT-UP (describe the proposed use): _____
 OTHER (describe project): _____

Joe Marino
 AGENT/OWNER'S NAME

[Signature]
 SIGNATURE

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman
Board Members
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO
DOROTHY BRADLEY
KEN GARBOWSKI



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

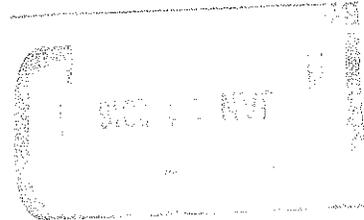
THOMAS LEISSE, PE, CME
Consulting Engineer

**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
January 11, 2016

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

Re: Application #162003D
Arthur R. Steiner
2143 Garwood Road, Erial, NJ 08081
Block 16102, Lot 32



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", is written over the typed name of Raymond J. Carr.

Raymond J. Carr
Executive Director

RJC:mh

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block 16102 ...

Lot 32

Qualifier

Owner STEINER ARTHUR R & ARIENE E Prop Loc: 2143 GARWOOD ROAD

Tax Bill

Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2016	2		1,758.90	1,758.90	.00	1,758.90
2016	1		1,758.91	1,758.91	.00	1,758.91
2016		Total	3,517.81	3,517.81	.00	3,517.81
2015	4		1,770.59	.00	.00	.00
2015	3		1,770.60	.00	.00	.00
2015	2		1,747.21	.00	.00	.00
2015	1		1,747.21	.00	.00	.00

Other Delinquent Balances: Interest Date: 01/04/16 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/04/15

TOTAL TAX BALANCE DUE

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

PAID
 JAN 05 2016

Taxes current as of 1/4/16
 Margaret Busca

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 5, 2016

APPLICATION No. #162003D

APPLICANT: ARTHUR R. STEINER

PROJECT No. #10088

BLOCK(S): 16102 Lot(S): 32

LOCATION: 2143 GARWOOD RD., ERIAL, NJ 08081

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 – Use “D” Variance

Revision to Prior Application

PURPOSE OF TRANSMITTAL:

For Your Review. **Please Forward Report by January 18, 2016**

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

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

No Issues

Signature

Arthur R. Steiner
4/5/16

Bmt # 64
B

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 5, 2016

APPLICATION No. #162003D

APPLICANT: ARTHUR R. STEINER

PROJECT No. #10088

BLOCK(S): 16102 Lot(S): 32

LOCATION: 2143 GARWOOD RD., ERIAL, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

New Application – Use "D" Variance

Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by January 18, 2016**
- For Your Files.

JAN 13 2016

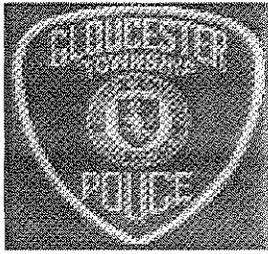
ENCLOSED:

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

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

OK HUB JTG BJJ

Signature



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #161003D

2143 Garwood Road Erial, NJ

Block 16102 Lot 32

Steiner

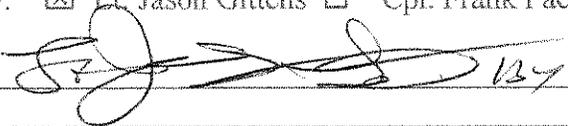
- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal 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:

TOWNSHIP OF GLOUCESTER
COMMUNITY DEVELOPMENT
P.O. BOX 8
BLACKWOOD, NJ 08012

RECEIVED
JAN 11 2016

Reviewed By: Lt. Jason Gittens Cpl. Frank Pace

Signature: 

Date Submitted: 1/11/2016

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: *APPLICATION #162001ID Escrow #10087*
Brahin Properties, Inc.
BLOCK 16504, LOTS 10, 11, and 12

DATE: February 4, 2016

The Applicant requests use variance approval to provide "50 single-family homes" within the R-1 – Residential District. The project is located on the northwest side of Jarvis Road southwest of Peachtree Lane.

The plan 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: Brahın Properties, Inc., 1635 Chestnut Street, Suite 200, Philadelphia, PE 19102 (telephone #856-795-1234).

Owner: Harry R. Bleattler Jr., ind & exec under LWT of Harry R. Bleattler & Margaret A. Bleattler Indiv, c/o 16 Lakeview Court SW, Carolina Shores, NC 28467.

Engineer: Brian Peterman, PE, Peterman Maxcy Associates, LLC, 189 S. Lakeview Drive, Suite 101, Gibbsboro, NJ 08026 (telephone #856-282-744).

Attorney: Robert Mintz, Esq., Freeman & Mintz, P.A., 34 Tanner Street, Haddonfield, NJ 08033 (telephone #856-795-1234).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 12/29/15.
2. Affidavit of Ownership (Disclosure Statement) dated 12/09/15.
3. Conceptual Plan A1, as prepared by Peterman Maxcy Associates, LLC consisting of the following comprising one (1) sheet dated 01/07/16.
4. Rendering Plan A1, as prepared by Peterman Maxcy Associates, LLC consisting of the following comprising one (1) sheet dated 01/07/16.
5. Conceptual Plan A, as prepared by Peterman Maxcy Associates, LLC consisting of the following comprising one (1) sheet dated 12/22/15.
6. Rendering Plan A, as prepared by Peterman Maxcy Associates, LLC consisting of the following comprising one (1) sheet dated 12/22/15.
7. Color Photo Rendering (large format) comprising two (2) sheets.
8. Color building model photos comprising six (6) sheets.

II. ZONING DISTRICT COMMENTS

ZONE: R-1 – Residential District [§403].

<u>Description</u>	<u>Required</u>	<u>Proposed</u>	<u>Conforms</u>
Lot size (min.)	1 ac.	≥ 6,940 sf	no
Lot frontage (min.)	125 ft.	≥ 60 ft.	no
Lot frontage (min.) – cul-de-sac	93.75 ft.	≥ 35.29 ft.	no
Lot depth (min.)	200 ft.	≥ 110.39 ft.	no
Building coverage (max.)	15%	35%	no
Lot coverage (max.)	30%	65%	no
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	50 ft.	25 ft.	no
Side yard (min.)	25 ft.	10 ft.	no
Rear yard (min.)	75 ft.	25 ft.	no
Usable yard area (min.)	25%	25%	yes
Maximum Height (max.)	35 ft.	35 ft.	yes
Density (16.0862 ac.)	1 du/ac	3.108 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.

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. The Applicant has provided the checklist requirements or requested a waiver.

IV. WAIVER COMMENTS

1. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1" = 2000' [Checklist #32].
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. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
4. Existing signs including the location, size, and height [Checklist #43].
5. 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].
6. The site in relation to all remaining lands in the applicant's or owner's ownership [Checklist #54].

V. VARIANCE COMMENTS

The Applicant requests the following variances:

"B" TYPE VARIANCE – Interpretation of §902.D(1)(b)

1. The Land Development Ordinance (LDO) includes a provision for residential developments to pay a developer fee for affordable housing in the amount of 1.5% of the equalized assessed value of the dwelling unit. However, developments that receive a density increase may be required to pay 6% of the equalized assessed value for the number of lots that exceed the density permitted by ordinance. The following is the aforementioned section of the LDO:

"D. Residential Development fees

1. Imposed fees

- a. Within any zoning district(s), residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of one and a half percent of the equalized assessed value for residential development provided no increased density is permitted.
- b. When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers may be required to pay a development fee of six percent of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal one and a half percent of the equalized assessed value on the first two units; and the specified higher percentage up to six percent of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

2. Eligible exactions, ineligible exactions and exemptions for residential development
 - a. Affordable housing developments and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.

- b. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
- c. Within the following categories residential developers shall be exempt from paying a development fee.
 - i. Inclusionary development containing affordable housing units or municipally sponsored development.
 - ii. Expansion or replacement of an existing residential use that does not increase the number of dwelling units.
 - iii. Religious organizations that engage in religious activities for religious purposes.
 - iv. All property owned by the Township of Gloucester within areas that have been designated as areas in need of redevelopment or an Area in Need of Rehabilitation in accordance with NJSA 40A:12A-1, Local Redevelopment and Housing Law.”

§403.F, Area, Yard, Height and Building Coverage (Residential Cluster)

- 2. Lot size: (≥ 6,940 sf provided v. 1 ac. minimum required).
- 3. Lot frontage: (≥60 ft. provided v. 125 ft. minimum required).
- 4. Lot frontage (cul-de-sac): (≥35.29 ft. provided v. 93.75 ft. minimum required).
- 5. Lot depth: (≥110.39 ft. provided v. 200 ft. minimum required).
- 6. Building coverage: (35% provided v. 15% maximum allowed).
- 7. Lot coverage: (65% provided v. 30% maximum allowed).
- 8. Front yard: (≥25 ft. provided v. 50 ft. minimum required).
- 9. Side yard: (≥10 ft. provided v. 25 ft. minimum required).
- 10. Rear yard: (≥25 ft. provided v. 75 ft. minimum required).

“D5” TYPE VARIANCES

- 11. Density: (3.108 du/ac. provided v. 1 du/ac. maximum allowed).

POSITIVE CRITERIA (“C1” and “C2” variances)

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

12. 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)).
13. 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 ("D5" variance)

14. 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. 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."

NEGATIVE CRITERIA

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

15. The Applicant must address the negative criteria for the instant application to determine if granting the variance would be a de facto rezoning.
 - a. If the Board finds this is the case, the proposed development must be administered as a rezoning in accordance with §812, Request for Zone Change within the Land Development Ordinance.

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

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

V. **ZONING DISTRICT HISTORY AND MASTER PLAN CLASSIFICATION**

1. The following table provides a history of the zoning districts that are applicable to the property-in-question.

YEAR	ZONING DISTRICT	LOT SIZE
June 17, 1957	A – Residential	9,375 sf
April 07, 1961	A – Residential	9,375 sf
August 25, 1967	A – Residential	9,375 sf
June 01, 1969	A – Residential	9,375 sf
January 1978	A – Residence	9,375 sf
September 21, 1983 (O-83-26)	R-1 Residential	1 acre
September 1999	R-1 Residential	1 acre
December 10, 2002	R-1 Residential	1 acre
January 27, 2003 – Present (O-03-03)	R-1 Residential	1 acre

2. The following is a description of the Residential 1 (R-1) Land Use Classification with the Master Plan, adopted June 29, 1999.

“The Residential 1 land use category is a single family residential detached district with a density of one unit per acre. Much of the land that this has been applied to has been subdivided from larger (previously) agricultural parcels along the County road frontage. Higher densities for this land would encourage subdivision into smaller lots arranged around a single cul-de-sac. This type of land use pattern raises municipal costs and reduces the ability to create an efficient street system. Where the R-1 designation is not applied to frontage lots, it is intended to provide a balance with higher density single family districts. The R-1 would provide opportunities for more expensive housing for trade-up buyers who already live in the Township. The Residential 1 category also encompasses parks and recreation uses, conservation land, and minor institutional uses not mapped separately. In general, the land area for this use is proposed to increase in comparison to the R-2 or R-3 Classifications.”

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

The Applicant must address the positive criteria including special reasons standards of zoning and the negative criteria applicable to the required variances for the following master plan and zoning issues.

1. Master Plan
 - a. Consistency of the proposed fifty (50) residential lots with the criteria of the aforementioned R-1 Residential land use classification of the master plan.
2. Zoning
 - a. Consistency of the proposed fifty (50) residential lots with the specific intent of the R-1 – Residential Zoning District.
3. Density
 - a. Consistency of the proposed 3,108 du/ac. density with the 1 du/ac. density of the R-1 - Residential district.

4. General Planning

- a. The proposed subdivision provides more than a 300% increase in density than envisioned by the 1999 Master Plan.
- i. Generally, the Applicant is proposing a development close to the R-3 – Residential District standards for density while implementing a hybrid of the R-3 – Residential and R-4 Residential District standards for lot area, frontage, and setbacks.

1. Should the Board consider allowing an increase in density, it is recommended it be less than but no more than three (3) dwelling units per acre or forty eight (48) dwelling units. This is consistent with the adjacent residential communities to the rear of the subject parcel.

$$[16.0862 \times 3 = 48.2586 \text{ or } 48 \text{ units}]$$

- a.) It is also recommended the lot areas, frontage, depths, building coverage, lot coverage, and the front, side, and rear yard setbacks be revised more consistent with the R-3 Residential District requirements, as follows.

Description	Proposed	R-3 Residential
Lot size (min.)	7,500 sf	9,375 sf
Lot frontage (min.)	60 ft.	75 ft.
Lot frontage (min.) – cul-de-sac	≥ 35.29 ft.	56.25 ft.
Lot depth (min.)	125 ft.	125 ft.
Building coverage (max.)	35%	20%
Lot coverage (max.)	65%	40%
Front yard (min.)	25 ft.	30 ft.
Side yard (min.)	10 ft.	10 ft.
Rear yard (min.)	25 ft.	30 ft.
Usable yard area (min.)	25%	25%
Maximum Height (max.)	35 ft.	35 ft.

- b.) It is respectfully submitted that larger lot sizes more consistent with the R-3 – Residential District would better accommodate the proposed dwellings and future additions and accessory uses such as swimming pools, patios and decks, residential tools sheds, etc. without the need for future variances.
- c.) Additionally, there appears to be no extraordinary situation affecting the subject property such as topography, freshwater wetlands, significant open space, etc. that would prevent larger lot sizes.

2. While the proposed recommendation would reduce the open space proposed by the Applicant along Jarvis Road, which is not ideally located, it would still provide an opportunity for an approximately fifty (50) foot landscaped buffer between the proposed development and the IN – Institutional and R-1 Residential Districts on the opposite side of Jarvis Road.
5. Conceptual Plan – Option A-1
- a. Layout
 - i. As previously mentioned the proposed development layout is a hybrid of the R-3 – Residential and R-4 Residential District standards for lot area, frontage, and setbacks.
 1. The Applicant should provide testimony as to the unique nature of the proposed development to warrant such an increase in density and the proposed lot sizes.
 2. The Applicant should provide testimony as to the ability of the future residents to construct the aforementioned residential accessory uses without further need for variances from the Board.
 - b. Open Space
 - i. It is recommended the Board consider the following for any proposed open space for the development:
 1. A perpetual landscaped buffer along the frontage of Jarvis Road.
 2. A larger green area centrally located within the development so it is within a uniform walking distance for most of the development's residents.
 - a.) While the proposed "open Space Park/Lawn Area" close to Jarvis Road provides a landscaped streetscape it is not suitably located for use by all the lots in the development.
 3. The Applicant providing sufficient land on the south side of the southerly loop road and opposite the recommended centrally located open space to be dedicated to Gloucester Township for vehicle access to Block 16504, Lot 4.
 - a.) The aforementioned property is an undeveloped irregularly shaped "flag lot" comprising approximately 8.81 acres and on the Township's Recreation Open Space Inventory (ROSI).
 - i. The recommendation would provide a secondary means of ingress/egress should the property be developed for active and/or passive recreation.
 4. The Applicant should provide testimony addressing the purpose of proposed "6' walk path" between proposed Lots 19 and 20 and across Block 16406, Lot 21 and existing drainage basin.
 - a.) Should the Board approve the instant application it is recommended this feature be deferred to preliminary major subdivision approval.
 - c. Planned Development
 - i. The R-1 Residential District permits Residential Cluster, which is a type of Planned Development. The instant application is not a

residential cluster; however, because of the proposed density, bulk and setbacks for the lots, and limited open space the development may be advanced by implementing attributes typically associated with Planned Development.

1. Therefore, it's recommended the Applicant provide testimony and support documents addressing components within the project that address the provisions of a Planned Development as per §512.D, Planned Development.

a.) This would include but not necessarily be limited to a comprehensive urban design plan that would address building elevations, floor plans, building materials, colors, textures, facade modulation, roof lines, landscaping, lighting, open spaces, streetscapes, parks and their relationship to each other.

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.*

VIII. RECOMMENDATIONS

1. Should the Board approve the submitted application, a subsequent preliminary and final major subdivision approval is required in accordance with the Township Land Development Ordinance.

cc: Brahin Properties, Inc.
Robert Mintz, Esq.
Brian Peterman, PE
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane
 P.O. Box 8 Blackwood, NJ 08012
 (856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date: DEC 29 2015 Application No.: 1620013D
 Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)
 Fees 350 Project # 10087
 Escr. 1450 Escr.# 10087

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Brahin Properties, Inc.</u> Address: <u>1535 Chestnut Street</u> <u>Suite 200</u> City: <u>Philadelphia</u> State, Zip: <u>PA 19102</u> Phone: <u>(856) 795-1234</u> Fax: <u>(856) 795-4620</u> Email: <u>bob@freemanandmintzpa.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Harry R. Bleattler, Jr., ind & exec under LWT of</u> <u>Harry R. Bleattler & Margaret A. Bleattler indiv.</u> Address: <u>c/o 15 Lakeview Court SW</u> City: <u>Carolina Shores</u> State, Zip: <u>North Carolina 28467</u> Phone: <u>(856) _____</u> Fax: <u>(856) _____</u>
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3. Type of Application. Check as many as apply:

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Informal Review ²
<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Preliminary Major Subdivision ²
<input type="checkbox"/> Final Major Subdivision
<input type="checkbox"/> Minor Site Plan
<input type="checkbox"/> Preliminary Major Site Plan ²
<input type="checkbox"/> Final Major Site Plan
<input type="checkbox"/> Conditional Use Approval ²
<input type="checkbox"/> General Development Plan ² | <input type="checkbox"/> Planned Development ²
<input checked="" type="checkbox"/> Interpretation ² Section 902-4(a)(ii)
<input type="checkbox"/> Appeal of Administrative Officer's Decision
<input type="checkbox"/> Bulk "C" Variance ²
<input checked="" type="checkbox"/> Use "D" Variance ²
<input type="checkbox"/> Site Plan Waiver
<input type="checkbox"/> Rezoning Request
<input type="checkbox"/> Redevelopment Agreement
<input type="checkbox"/> _____ |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
(R1)	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						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>Robert D. Mintz, Esq.</u> Address: <u>34 Tanner Street</u> City: <u>Haddonfield</u>	Firm: <u>Freeman & Mintz, P.A.</u> State, Zip: <u>New Jersey 08033</u> Phone: <u>() 795-1234</u> Fax: <u>() 795-4620</u> Email: <u>bob@freemanandmintzpa.com</u>
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6. Name of Persons Preparing Plans and Reports:

Name: Brian Peterman, Peterman, Maxcy Assoc, LLC
Address: 189 S. Lakeview Drive, Suite 101
Profession: Engineer
City: Gibbsboro
State, Zip: New Jersey 08026
Phone: (856) 282 - 7444 Fax: (856) 282 - 7443
Email: petermaneng@comcast.net

Name: _____
Address: _____
Profession: _____
City: _____
State, Zip: _____
Phone: (856) - _____ Fax: (856) - _____
Email: _____

7. Location of Property:

Street Address: 1289/1271/1263 Jarvis Road Block(s): 16504
Tract Area: 16 +/- acres Lot(s): 10, 11, 12

8. Land Use:

Existing Land Use: Junk yard plus small structures
Proposed Land Use (Describe Application): 50 single-family homes

9. Property:

Number of Existing Lots: 3
Number of Proposed Lots: 54 (includes open space & basin)
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) to be determined

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. - conceptual

12. List Previous or Pending Applications for this Parcel: - unknown

List all applications on a separate sheet.

13. Zoning Waiver pending subdivision

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements: Waiver pending subdivision

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

BRAHIN PROPERTIES, INC.

Signature of Applicant Lee Brahin

12/5/15

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

December 28, 2015
Date

Harry R. Bleattler, Jr. indiv & as
Signature

Harry R. Bleattler, Jr., indiv & as Executor under the Last Will
Print Name & Testament of Harry R. Bleattler

Sworn and Subscribed to before me this

28th day of December

HARRY R BLEATTLER Executor
Signature

2015 (Year)
Donald E. Ryan
Attorney at Law

Margaret A. Bleattler
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

BRAHIN PROPERTIES, INC.

Signature of Applicant

Date

Lee Brahin

Print Name

19. Survey waiver certification:

DEFER TO FORMAL SUBDIVISION APPLICATION

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 16504 Lot 10, 11, 12 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 _____,

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

20 15 before the following authority.

Name of property owner or applicant

Notary public

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).

Dec 29, 2015
Date

Signature
Harry R. Bleattler, Jr., indiv & as Executor under the Last Will & Testament of Harry R. Bleattler

Sworn and Subscribed to before me this

29th day of Dec.

Signature
Margaret M. Robbins

2015 (Year).

DONALD S. RYAN

Donald S. Ryan

Signature
Margaret A. Bleattler
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

BRAHIN PROPERTIES, INC.

Signature of Applicant

Lee Brahin

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 16504 Lot 10, 11, 12 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 15 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. Peterman, Maxcy Associates LLC

By: Brian Peterman

Name of property owner or applicant

Notary public

17. Consent of Owner(s):

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

Date
Sworn and Subscribed to before me this
____ day of _____
2015 (Year).

Signature
Harry R. Bleattler, Jr., indiv & as Executor under the Last Will
Print Name & Testament of Harry R. Bleattler

Signature
Margaret A. Bleattler
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).

BRAHIN PROPERTIES, INC.



Signature of Applicant

Lee Brahin

Print Name

- No Yes

No Yes

12/15
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 16504 Lot 10, 11, 12 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. Peterman, Maxcy Associates LLC

Sworn and subscribed to
On this _____ day of _____
20 15 before the following authority.

By: Brian Peterman

Name of property owner or applicant

Notary public

AFFIDAVIT OF OWNERSHIP

STATE OF PA :
COUNTY OF Phila : SS.

Lee Brahlin, of full age, being duly sworn on his oath according to law deposes and says that:

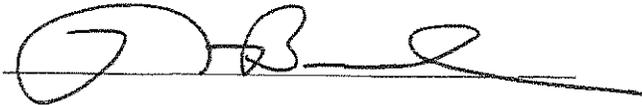
1. I am a corporate employee and have access to the names and addresses of all corporate stockholders.
2. Upon review of Brahlin Properties, Inc.'s corporate books and records, I have ascertained that the following stockholders hold a share of 10% or greater in Brahlin Properties Inc.
3. The complete list of stockholders holding a 10% or greater share is:

NAME		ADDRESS
<u>Lee Brahlin</u>	<u>50</u> %	<u>1535 Chestnut St suite 200</u> <u>Phila, PA 19102</u>
<u>Judy Brahlin</u>	<u>50</u> %	<u>210 W. Pittenhouse Square #3206</u> <u>Phila, PA 19103</u>
_____	_____ %	_____

which is owned by:

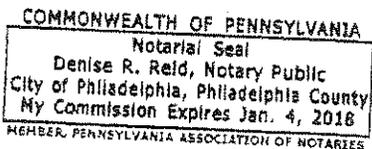
_____	_____ %	_____
_____	_____ %	_____

DATED:



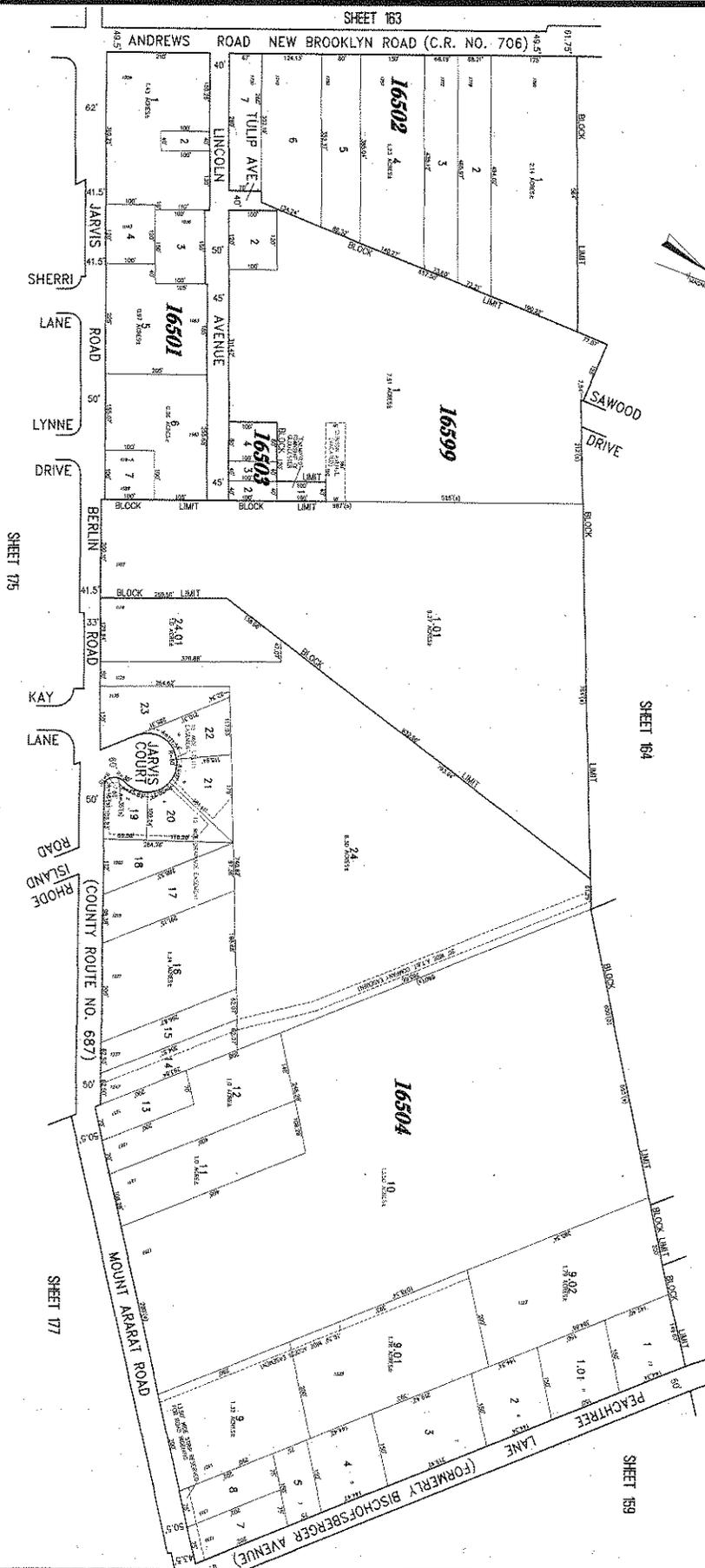
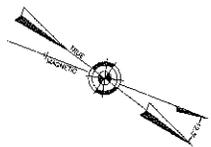
Sworn to and subscribed
before me this 9th day
of December, 2015.

Denise R. Reid



NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTERS AND DIGITAL IMAGING
TECHNIQUES AND COMPANIES (SCANS) (SOUND)

NO.	DATE	REVISIONS
1	01/27/01	ISSUE
2	01/27/01	REVISED
3	01/27/01	REVISED
4	01/27/01	REVISED
5	01/27/01	REVISED
6	01/27/01	REVISED
7	01/27/01	REVISED
8	01/27/01	REVISED
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96	01/27/01	REVISED
97	01/27/01	REVISED
98	01/27/01	REVISED
99	01/27/01	REVISED
100	01/27/01	REVISED



NOTICE: This map is a reproduction of the original map as filed with the County Clerk of Camden County, New Jersey, and is not a substitute for the original map. The original map is on file in the County Clerk's Office, Camden County, New Jersey, and is available for public inspection during normal business hours. The original map is on file in the County Clerk's Office, Camden County, New Jersey, and is available for public inspection during normal business hours.

TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY NEW JERSEY
 CHANG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
 REMINGTON & VERRICK ENGINEERS
 230 WEST HANOVER EAST HANOVER, N.J. 07930
 908-885-8885
 100 WEST WINDY HILL AVENUE
 WINDY HILL, N.J. 07093

Bra# 66
B

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 11, 2016

REVISED PLANS

APPLICATION No. #162001BD

PROJECT No. #10087

APPLICANT: Brahin Properties, Inc.

BLOCK(S): 16504 LOT(S): 10/11/12

LOCATION: 1289/1271/1263 Jarvis Road, Sicklerville

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by January 18, 2015**
- For Your Files.

ENCLOSED:

-
-
- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision & Lot Consolidation Plan
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- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
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- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

JAN 11 2016

- Variance Plan
- Interpretation (B) Variance
- Use (D) Variance

BK JIG Blgs 1-2016

Signature

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman
Board Members
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO
DOROTHY BRADLEY
KEN GARBOWSKI



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

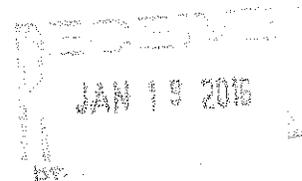
HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

**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
January 15, 2016

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



Re: Application #10087
Brahin Properties, Inc.
1289/1271/1263 Jarvis Road, Sicklerville, NJ 08081
Block 16504, Lots 10, 11 & 12

Gentlemen:

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

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 "R. Carr".

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 11, 2016

REVISED PLANS

APPLICATION No. #162001BD

PROJECT No. #10087

APPLICANT: Brahin Properties, Inc.

BLOCK(S): 16504 LOT(S): 10/11/12

LOCATION: 1289/1271/1263 Jarvis Road, Sicklerville

TRANSMITTAL TO:

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

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PURPOSE OF TRANSMITTAL:

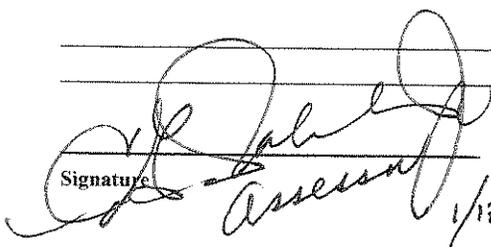
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- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

- Variance Plan Interpretation (B) Variance Use (D) Variance

JAN 13 2016

Signature: 
 Assessor 1/13/16

*Conceptual Plan OK - nice.
 Need correct Block, Lot, Addresses & Street
 name for final approved plan.*

Br# 6B

B
OLD

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 4, 2016

APPLICATION No. #162001BD

PROJECT No. #10087

APPLICANT: Brahin Properties, Inc.

BLOCK(S): 16504 LOT(S): 10/11/12

LOCATION: 1289/1271/1263 Jarvis Road, Sicklerville

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 | | |

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- Recycling Report

- Variance Plan Interpretation (B) Variance Use (D) Variance

1-4-16 JTG OK Bldg

Signature

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

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RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

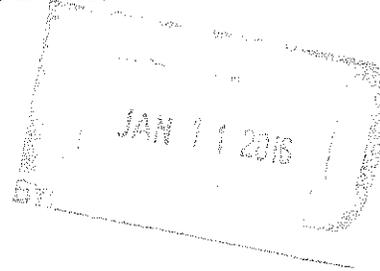
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January 11, 2016

Township of Gloucester
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1289/1271/1263 Jarvis Road, Sicklerville, NJ 08081
Block 16504, Lots 10, 11 & 12

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Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

A handwritten signature in black ink, appearing to read "Ray J. Carr".

Raymond J. Carr
Executive Director

RJC:mh



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #162001BD 1289/1271/1263 Jarvis Rd, Sicklerville Block 16504 Lot 10/11/12

- 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:

JAN 11 2016

Reviewed By: Lt. Jason Gittens Cpl. Frank Pace

Signature: _____

 137

Date Submitted: 1/11/2016

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

RECEIVED
JAN 05 2016

DATE: January 4, 2016

APPLICATION No. #162001BD

PROJECT No. #10087

APPLICANT: Brahin Properties, Inc.

BLOCK(S): 16504 LOT(S): 10/11/12

LOCATION: 1289/1271/1263 Jarvis Road, Sicklerville

TRANSMITTAL TO:

- | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Township Engineer
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<input type="checkbox"/> N.J. American Water Co.
<input type="checkbox"/> Taxes | <input type="checkbox"/> Zoning Board Planner
<input type="checkbox"/> Traffic Officer
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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|

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PURPOSE OF TRANSMITTAL:

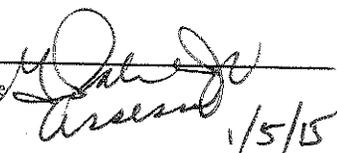
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- Recycling Report

- Variance Plan Interpretation (B) Variance Use (D) Variance

S/D ON PROP PREV. JUNK YARD WITH ENVIRONMENTAL ISSUES. DOES PROP HAVE CLEAN CLEARANCE?

Signature:  1/5/15

BLOCK + LOT NUMBERS NOT ACCEPTABLE ON PLAN.
 PLAN NEEDS STREET NAME + ADDRESSES.
 CAN BE ISSUED FOR FINAL PLAN.

Block: 16504
 Lot: 10
 Qualifier:
 Owner: BLEATTLER, HARRY R
 Prop Loc: 1289 JARVIS ROAD

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2016	2		1,729.50	1,729.50	.00	1,729.50
2016	1		1,729.50	1,729.50	.00	1,729.50
2016		Total	3,459.00	3,459.00	.00	3,459.00
2015	4		1,741.00	.00	.00	.00
2015	3		1,741.00	.00	.00	.00
2015	2		1,718.00	.00	.00	.00
2015	1		1,718.00	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 01/04/16
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 12/08/15
TOTAL TAX BALANCE DUE

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

Taxes are current as of 1/4/16.
 Maryam Buxa

RECEIVED
 JAN 24 2006

Tax Account Maintenance

Block: 16504
 Lot: 11
 Qualifier:
 Owner: BLEATILER, HARRY
 Prop Loc: 1271 JARVIS ROAD

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2016	2		584.57	584.57	.00	584.57
2016	1		584.57	584.57	.00	584.57
2016		Total	1,169.14	1,169.14	.00	1,169.14
2015	4		588.45	.00	.00	.00
2015	3		588.46	.00	.00	.00
2015	2		580.68	.00	.00	.00
2015	1		580.68	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 01/04/16
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 12/08/15

TOTAL TAX BALANCE DUE
 Principal: .00 Penalty: .00
 Misc Charges: .00 Interest: .00 Total: .00

Taxes are current as of 1/4/16.
 Maryann Susa

RECEIVED
 JAN 24 2016

Tax Account Maintenance

<<
 >>

Block: 16504

Lot: 12

Qualifier:

Owner: BLEATTLER, HARRY

Prop Loc: 1263 JARVIS ROAD

Tax Bill

Restricted Edit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2016	2		558.63	558.63	.00	558.63
2016	1		558.63	558.63	.00	558.63
2016		Total	1,117.26	1,117.26	.00	1,117.26
2015	4		562.34	.00	.00	.00
2015	3		562.34	.00	.00	.00
2015	2		554.91	.00	.00	.00
2015	1		554.91	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 01/04/16

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 12/08/15

TOTAL TAX BALANCE DUE

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

Taxes are current as of 1/4/16.
 Maryann Buxa

JAN 04 2016