

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, February 11, 2015  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes – *Wednesday, January 14, 2015*

**RESOLUTIONS FOR MEMORIALIZATION**

#142049C  
Normita Ramos

Bulk C Variance  
Block: 10006 Lot: 20

#142042C  
David Wolfe

Bulk C Variance  
Block: 4002 Lot: 11

**ADOPTION OF ANNUAL REPORT**

Zoning Board of Adjustment 2014 Annual Report

**APPLICATIONS FOR REVIEW**

#142038C  
Michael Mignone  
Zoned: R3

Bulk C Variance  
Block: 18609 Lot: 20  
Location: 99 Larkspur Cir, Sicklerville

Free standing patio roof (canopy) with setbacks

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#152006C  
Danielle Kraszewski  
Zoned: R4

Bulk C Variance  
Block: 401 Lot: 17 & 18  
Location: 804 Station Ave., Glendora

6' vinyl fence w/setbacks

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

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

Interpretation/Residential substance abuse treatment facility

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#142001DSPW  
Timbercreek Liquors  
Zoned: CR

Use "D" Variance/Site Plan Waiver  
Block: 101 Lot: 12  
Location: 1100 Station Ave., Glendora

Storage of trucks & equipment

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#132008CDPF  
Sierra International  
Zoned: R3

Prelim/Final Major Subdiv  
Block: 6801 Lot: 21/22/23/24  
Location: 415-421 Almonesson Rd., Blenheim

4 twins

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#152002BD  
Puff & Pipes, LLC  
Zoned: HC

Interpretation / Use "D" Variance  
Block: 14402 Lot: 8.01  
Location: 2001 College Dr., Unit 8A, Laurel Springs

Seeking permits to construct & operate a cigar lounge within its existing tobacco retail establishment

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JANUARY 14, 2015**

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

**Roll Call:**

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Absent
Mrs. Chiumento	Absent
Mr. Rosafi	Present
Mr. Acevedo	Present
Mr. Treger	Present (late arrival 7:40)
Ms. Scully	Present
Chairman McMullin	Present

Chairman McMullin had the professionals sworn in:  
Also Present: Mr. Anthony Costa, Zoning Board Solicitor  
Mr. Gary White, P.E., Churchill Engineering  
Mr. Ken Lechner, Township Planner

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Substitutions: Mr. Treger will sit in for Mrs. Chiumento and Ms. Scully will sit in for Mr. Scarduzio.

**REORGANIZATION**

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

Roll Call:	Mr. Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Rosafi	Yes
	Mr. Acevedo	Yes
	Mr. Treger	Yes
	Ms. Scully	Yes
	Mr. McMullin	Yes

**Motion Approved.**

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

Roll Call:	Mr. Simiriglia	Yes
	Mr. Bucceroni	Yes
	Mr. Rosafi	Yes
	Mr. Acevedo	Yes
	Mr. Treger	Yes
	Ms. Scully	Yes
	Chairman McMullin	Yes

**Motion Approved.**

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Mr. Treger</b>	<b>Yes</b>
	<b>Ms. Scully</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved.**

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Mr. Treger</b>	<b>Yes</b>
	<b>Ms. Scully</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved.**

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Mr. Treger</b>	<b>Yes</b>
	<b>Ms. Scully</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved.**

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

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Mr. Treger</b>	<b>Yes</b>
	<b>Ms. Scully</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved.**

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

**Motion Approved.**

A motion to approve The Courier Post and The Philadelphia Inquirer as advertising newspapers was made by Vice Chairman Simiriglia and seconded by Mr. Rosati.

<b>Roll Call:</b>	<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
	<b>Mr. Bucceroni</b>	<b>Yes</b>
	<b>Mr. Rosati</b>	<b>Yes</b>
	<b>Mr. Acevedo</b>	<b>Yes</b>
	<b>Mr. Treger</b>	<b>Yes</b>
	<b>Ms. Scully</b>	<b>Yes</b>
	<b>Chairman McMullin</b>	<b>Yes</b>

**Motion Approved.**

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

**Motion Approved.**

#### MINUTES FOR ADOPTION

Zoning Board Minutes for Thursday December 10, 2014.

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

**Roll Call:**

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

**Minutes Approved.**

RESOLUTIONS FOR MEMORIALIZATION

142046C  
Jacqueline Sims Coley  
Bulk C Variance  
Block: 7703 Lot: 1

#142048C  
Richard Szerbin  
Bulk C Variance  
Block: 17005 Lot: 38

#142045D  
Addison Bradley  
Bulk C & Use D Variance  
Block: 14002 Lot: 4 & 5

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#142049C  
Normita Ramos  
Zoned: R3  
Bulk C Variance  
Block: 10006 Lot: 20  
Location: 9 Vicksburg Rd., Laurel Springs  
6' vinyl fence w.18.09 s/b 2nd front.

Mr. Costa swears in Ms. Ramos.  
Ms. Ramos states they are replacing an existing fence and it will be in the same spot, as well as the same height. The old fence is 17 years old and needs replacement.

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. Treger.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes

Chairman McMullin

Yes

**Application Approved.**

**#142042C**

**David Wolfe**

**Zoned: R3**

**Bulk C Variance**

**Block: 4002 Lot: 11**

**Location: 41 Sofia Dr., Blackwood**

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

Mr. Costa swears in Thomas Booth (solicitor), Mr. David Wolfe. Andrew Hogg PE.

Mr. Booth reviews the application for the board and public.

Mr. Wolfe states the impervious surface was installed without permission and he was unaware of permits being necessary. He updated and staked out his property with the company Land Dimensions and everything was within his lot. The existing fence is either on his property line or over the line slightly. The fence was removed and moved in 10 inches. The concrete patio setback was dealt with by using a slight pitch in the concrete, vinyl rain rails, and 6" guards that all drain into the driveway. The neighbor's red maple had to be moved, but the neighbor removed the bed prior, so the soil was gone and they put grass seed down. The concrete patio has a water collection French drain that drains into a 55 gallon drum; this water is reused in the garden. The wood shed is sitting on gravel and was moved about 1" to 2", the wood deck is has soil underneath.

Chairman McMullin asks the board if they have any questions yet.

Mr. Lechner wanted to double check that Mr. Wolfe stated there was soil underneath the deck.

Mr. Wolfe states it has been the same since it was built; there is soil under the deck.

Mr. Hogg PE discusses the ordinance for impervious coverage. He states a driveway must be 3' from the property line but the ordinance doesn't mention patios. The patio is not on the neighbors' property. The total coverage of impervious surface is 8.12% which is half of what is typical. The irregular pie shape lot leaves Mr. Wolfe half of what is typical for a standard rectangular lot. The driveway is large because of the side garage.

Mr. Hogg PE continues that lots #1,2,9,8,10 drain into the back of the easement. Mr. Wolfe's rain edge for the patio drains to the street and easement. The water ponding is where the raised bed was located. Brick pavers are in front and on top of the rain rail. Any low areas were there from the original build.

Mr. Bucceroni asks if the tree removed was Mr. Wolfe's.

Mr. Wolfe states "yes, it was his tree".

Vice Chairman Simiriglia asks Mr. Hogg how far the driveway is from the property line.

Mr. Hogg states the driveway is greater than 3ft from the property line.

Vice Chairman Simiriglia asks Mr. Lechner if the patio has to follow the same rule as he driveway.

Mr. Lechner states the 3ft. rule is for all impervious surfaces.

Vice Chairman Simiriglia asks Mr. Hogg if the water has been contained.

Mr. Hogg states the east side water drains down the driveway, the west side goes into the French drain and the natural flow through the neighbors (explained previously).

Mr. Lechner defines variances: 1.) impervious 48.21% 2.) shed must conform 3' 8" , 6' 4". 3.) existing fence is currently 10" from the property line; proposed 1ft. from property line.

**PUBLIC PORTION:**

**Mr. Costa swears in Ms. Springle.**

Ms. Linda Springle discusses variance notifications and how she thinks they were incorrect, Mr. Wolfe's survey being incorrect, the patio going to the property line in her opinion, thinks his impervious coverage is too high, questions how he will maintain his shed w/out going on her property and ,in addition, if you don't have room for a shed you shouldn't get one that's why she doesn't have one.

Mr. Lechner states the notice for the variance was the same as other variances during the meeting. The notice is OK.

Ms. Springle continues: she has not noticed any decreased flooding since the changes, ponding was not as obvious, land being leveled by a landscaper, no permits for the electrical work, and what permanent structure is going to go w/that electrical work.

Mr. Bucceroni asks if the conduit is on the property line.

Ms. Springle states "yes it is".

Mr. Rosati wants to know if that electrical line is active.

**Mr. Costa swears in Mr. and Mrs. Collins:**

Renee Macrina-Collins & Mr. Collins: the fence is 1'1" on her property even after Mr. Wolfe moved it, concrete on her property line, shed roof line and overhang on her property, her October survey shows his fence on her property.

Mr. Costa states the fence has been moved and we're not sure her survey is correct either. Mr. Costa points out Mr. Wolfe moved the fence 9'9" and it was over 1'1".

Mr. Collins states Mr. Wolfe's property wasn't surveyed , it was just staked out.

Mr. Costa states what is there now is what is important.

Mr. Collins wants the fence removed and its still on his property.

10/30/2014 there was a 0.92' encroachment so therefore he would be on his property.

Mr. Rosati asks about the fence encroachment.

Mrs. Collins states he moved and erected the fence with no permits.

Mr. Lechner states the fence should be 40' from road, within property, finished side facing out, elevated for drainage, permit necessary. (ordinance)

Mr. Costa if the fence is on the Collins' property it is a neighbor dispute.

Mrs. Collins asks how much the fence has to be raised for drainage.

Mr. Lechner states enough for water to drain underneath.

**Mr. Costa swears in Ms. Andrea Colazzo**

Ms. Colazzo states drainage is on their side of natural easement.

Mr. Bucceroni states the easement has a lot of trash in it, seen in the neighbors' pictures. People are adding to the problem with wood piles and such in the drainage easement. In addition there is a shed in the easement that is compounding the problem.

ZB 7 2/9/2015

Mr. Costa swears in Mr. Robert Fitzgerald

Mr. Robert Fitzgerald is concerned over he lack of concern over property lines.

Mr. Wolfe states the electrical lines are dead and were for lighting for a pond that no longer exists.

Mr. Lechner asks Mr. Wolfe if he installed the electric.

Mr. Wolfe states "yes he did and they can be pulled out, they're dead."

Mr. Lechner states he will contact the electrical official.

Mr. Booth (solicitor) states all water is directed to the easement. Water will not run up hill and the patio is completely on Mr. Wolfe's property.

Mr. Hogg (PE) wishes to clarifies the impervious coverage is over by 8%.

Vice Chairman Simiriglia asks where the shed is specifically.

Mr. Wolfe states the shed is 4" on his property.

Vice Chairman Simiriglia states the overhang is 6".

Mr. Wolfe states he's not sure how far it overhangs.

Vice chairman Simiriglia states they could amend the application to remove the shed.

Mr. Booth states Mr. Wolfe will comply to whatever the board suggests.

Mr. Costa asks Mr. Booth if the applicant can comply to the ordinance.

Mr. Booth states the shed will either comply or be removed, but the ordinance will put the shed in the middle of the yard.

Ms. Springle asks about the conduit on the patio.

Mr. Wolfe states he will remove the wire.

Vice Chairman Simiriglia wants the electric to meet ordinance.

Mr. Collins states the setback on the shed will include the roofline, the roofline will be 6" away from the property line.

Mr. Lechner states to make sure the runoff from the shed is on Mr. Wolfe's property.

Ms. Springle states the shed will have to move over.

Mr. Lechner states to use the "as built survey" for Mr. Wolfe and he wants to confirm this when everything is done being moved or removed.

Mr. Wolfe states he will move the shed up not side to side.

Mr. Rosati states the applicant should make sure the shed does not impede on neighbors' property.

**REVIEW:**

Mr. Lechner: Variances: 1.) 48.21% lot coverage vs. 40% 2.) shed 1 foot from base w/gutters 3.)-0.5 from edge of gutters 4.) setback of concrete 0' & has to be on his property.

Mr. Bucceroni states if the survey is incorrect they will have to come back.

ZB 8 2/9/2015

Mr. Booth will follow "as built survey" but the fence will have to be on top of the patio.

Mr. Bucceroni states cut the concrete.

Mr. Booth will cut the concrete and install the fence on his property.

Mr. Lechner states he needs a number for how much concrete will be cut.

Mr. Booth states they will cut 6" off vs. 3" "as built". 1.) impervious coverage 48.1 2.) side yards .05 from gutter edge 3.) edge of concrete 6" in from property line.

**\*Time line for completion of work will be May 1st "as built" with permits. \***

**A motion to approve the above mentioned applications impervious coverage 48.1%, side yard .05 from gutters edge, edge of concrete 6" in from property line and "as built", and all permits necessary was made by Mr. Bucceroni and seconded by Mr. Rosati.**

**Roll Call:**

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

**Application Approved.**

**5 Minute Break**

**Roll Call:**

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Rosati	Present
Mr. Acevedo	Recused
Mr. Treger	Present
Ms. Scully	Present
Chairman McMullin	Present
Mr. Costa	Present
Mr. Lechner	Present
Mr. White	Present

**#1420508D**

**1840 P. Cheeseman Road, LLC**

**Zoned: R2/IN**

**B (interpretation) & Use "D" Variance**

**Block: 14003 Lot (s): 13,13X,14,15,23**

**Location: 1840 Peter Cheeseman Rd., Blackwood**

**Residential substance abuse treatment facility**

Mr. Costa swears in Mr. DeVitro (planner), Mr. Kevin Mullin, Ms. Darcy Brazzle (drug and alcohol behavioral field 15yrs).

Mr. Mintz (solicitor for applicant) : interpretation of Use 1.) rehab facility 2.) residential component.

Ms. Brazzle explains that there is no license for what she does but with 15 years experience she is accepted as an expert.

Mr. Mintz presents A1) subdivision D and A2) aerial photo to the board. Mr. Mintz explains the summary letter in the folder does not explain the specific use in the ordinance. The application is a use that is permitted, or a use variance is necessary. They are

requesting that use be permitted (419 institutional zone) IZ 142 acres. There is a small piece to the left R2 zone that won't have any buildings. Ordinance 419A allows educational and health care uses; within campus a residential use is permitted or mentioned; in the next paragraph the use is not permitted or mentioned. This will be a long term care and health facility which is a institutional use. There will be a supervised residential long term use, that is permitted. Section 202 defined = long term care, licensed institutional definition, there will be a Department of Human Services License. 1.3 use disorder facility treatment center: code: faculty substance abuse for 24 hours. The intent of the ordinance is health care and residential is welcome. The base building (old retreat building) will be used along with a campus and disability care.

Ms. Brazzle continues with the explanation of the proposed health care/residential campus. There will be several levels of care. 1. detox - treatment by a doctor 2. residential - state license treatment program for 24 or more consecutive hours. 3. outpatient services 4. sober living community for patients families and others to live in a sober community. This will be self pay or commercially paid for by patients, programs 24 hours 7 days a week, that include medical care, counseling, nursing and doctors' care. Sober living community will support people in recovery and rent them as apartments, the residents will be drug tested to verify sober living. There is a need in the region for outpatient, in housing for addiction because other facilities are over flowing. The Health Care Reform Act has helped because more people have insurance (greater demand). There is a heroin epidemic in NJ which adds to the need of these facilities. There will be added local jobs which will aid the community also there will be a partnership with the local colleges. The residential part of discharge plan will be the sober housing and the outpatient services they will have available; this will assist the patients into returning to the community. The current structure will be utilized as it was previously a dormitory with chapel and kitchen. Regular State inspections will occur without notice throughout the year. The facility will have a full medical, nursing, and counseling staff on premises. Details of operation are: treatment will occur 7am to 10pm, clinical group therapies, expected stay of patient is 30 days, estimated job creation about 110 jobs (w/100 bed facility) that will be divided into shifts (4 to 5 shifts). Success rates are higher if patients stay in care treatment, since this is a mental health disorder. Outpatient sober living, full continuum of care are all part of the treatment. The patients are all on a single campus that encourages sobriety, families will be encouraged to be engaged in the process which benefits the patient because they have a support system. There are no other facilities like this in Camden County.

Mr. Bucceroni asks for more specifics on the sober living facility.

Ms. Brazzle explains there will be condos, townhouses and apartments people can rent.

Mr. Mc Mullin asks how long can will you be able to rent units.

Ms. Brazzle states there will be 6 months and 1 year leases.

Mr. Bucceroni asks if there will be random drug testing of the residents.

Ms. Brazzle states there will be weekly drug testing.

Mr. Bucceroni asks if there will be consequences if you test positive.

Ms. Brazzle states the resident would be evicted.

Mr. Treger asks the hours of operation.

Ms. Brazzle states it is a 24hr/7day a week operation.

Mr. Treger asks how much of the 140 acres would this facility encompass.

Mr. Mintz states the 142 acres has an enormous amount of wetlands, the buildings would have to stay in the front half of the property.

Mr. Rosati asks the intake rules for new patients.

Ms. Brazzle states they will be screened and no sex offenders will be admitted.

Mr. Bucceroni asks if there will be a lobby guard and security system to admit residents/patients. Also you can keep the patients anonymity but no violent offenders would be admitted?

Ms. Brazzle states the patients will be screened and they do not accept any court mandated patients. This program does not accept Medicare or Medicaid.

Mr. Bucceroni asks Ms. Brazzle if no court mandated or violent offenders will be admitted.  
Ms. Brazzle states they will be denied and if they exhibit any violent behaviors they be escorted out of the community. The sober living community lease is about double the local rentals. The rent for an apartment will be along the lines of \$3000.00 to \$4000.00 per month for sober living. This community will be extremely high end and it will have the latest in care with robust security on site. The staff will perform hourly head counts.  
Mr. Bucceroni states since this is a "for profit" facility would the applicant be willing to have a Deed Restriction on the property that it stays a "for profit", it won't be able to be sold as a "court mandated" facility.  
Mr. Mintz states the deed restriction changes the title and they won't be able to sell to a non-profit facility, this exposes both to approval.  
Mr. Costa states how is it different from a 55 and over property.  
Mr. Mintz states the statutory ordinance.  
Mr. Costa states the property can only be used for 55 and over.  
Mr. Mintz isn't comfortable with that.  
Mr. Mintz and Mr. Costa discuss this topic at length.  
Mr. Costa asks Ms. Brazzle if they have 100 beds how many living units will they need.  
Ms. Brazzle states they have no numbers yet and she doesn't know of any ratio because most facilities are one or the other, not both, treatment and sober living.  
Mr. Mintz states they will be with this board for density if the facility is permitted.  
Vice Chairman Simiriglia asks if its possible to approve the rehab facility and disapprove the residential (sober) living facility.  
Mr. Lechner and Mr. Mintz discuss residential vs. sober community, hospital vs. institutional, not being court mandated & could that change?, and the potential for court mandated legislature could enact tax exemption.  
Vice Chairman Simiriglia states our zoning can't be based on a tax ratable.  
Mr. Costa discusses fiscal impact on the township and the impact on township services. Mr. Costa asks if court mandated patients with private insurance could use the facility.  
Ms. Brazzle states the court would have to agree to that.

Mr. DiVitto explains A2 and the wetlands involved that will keep the facility far away from any neighbors. Healthcare and religious facility allowed on the property. He has reviewed Mr. Lechner's letter and sober apartments being part of the IZ zone. Mr. DiVitto explains what will be going on in the buildings and how it isn't much different from what is going on currently. He also offers an argument for the sober apartments fitting in with the IZ zone.  
Mr. DiVitto states the municipal land use law defines residential for disabled and in addition the Fair Housing act, America for Disability Act, along with Health and Vital Statistics (for alcohol and drug use) encompasses disabled housing. Mr. DiVitto discusses at length the disabled peoples argument. The town shouldn't bear the burden of the function of this facility. This facility is just providing sober, step down, "fair" housing.

**A motion to continue the above application to February 11, 2015 was made by Mr. Bucceroni and seconded by Mr. Rosati.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Ms. Scully</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Continuation Approved.**

ZB 11 2/9/2015

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

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 142049C**

**NORMITA RAMOS**

**Block 10006, Lot 20**

**WHEREAS**, Normita Ramos is the owner of the land and premises located at 9 Vicksburg Road 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 18.09 feet from the front property line instead of the required 40 feet, for the property located upon Block 10006, Lot 20, 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 14, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Normita Ramos is the owner of the land and premises located at 9 Vicksburg Road, in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 10006, Lot 20, 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 she is replacing an old fence with a new vinyl one in the exact same location. The new fence will be more pleasing to the neighborhood.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct an fence with a front yard setback of 18.09 feet the Board voted six (6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of January, 2015 that the applicant, Normita Ramos is hereby granted the aforesaid variance for the property located upon Block 10006, Lot 20 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
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Michael Acevedo	Yes
Michelle Scully	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 11nd Day of February, 2015.

---

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 142042C**

**DAVID WOLFE**

**Block 4002, Lot 11**

**WHEREAS**, David Wolfe, is the owner of the land and premises located at 41 Sofia Drive in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit lot coverage of 48.21% instead of the required 40% to permit a driveway extension 0' and a concrete patio 6" from the side property line instead of the required 3 feet and a shed 1 foot from the property line for the property located upon Block 4002, Lot 11, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being represented by Thomas Booth Esquire; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on January 14, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, David Wolfe is the owner of the land and premises located at 41 Sofia Drive, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 4002, Lot 11, 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 he did not know he needed permits to construct the patio and driveway. He testified the fence has now been relocated and placed 10" in on his property. A 6' wall has been placed around the patio and a French drain has been installed around the patio.

Andrew Hoag, a Professional Engineer, testified on behalf of the applicant. He stated he reviewed the survey and inspected the property. He was of the opinion that there is no fence encroachment on the neighbor's property and the improvements made will eliminate any water running onto the neighbors' property from these improvements. He was of the opinion that this is an irregular shaped lot and is only one half of what is normal. The low area on the adjoining property is due to the removal of the tree.

5. Two neighbors objected to the grant of the variances. They were concerned about water draining onto their property.

**UPON MOTION** duly made and seconded to grant the aforesaid variances 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 14th day of January that the applicant, David Wolfe, is hereby granted the aforesaid variances for the property located upon Block 4002, Lot 11 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 and conditioned upon the applicant removing the electrical wiring adjacent to the neighbors property, that the applicant keep the gutters on the shed at least 6' from the property line and the ground be seeded and an as built survey be supplied to the Board Engineer no later than May 1<sup>st</sup>, 2015

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Mike Acevedo	Yes
Michelle Scully	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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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 11th Day of February, 2015.

---

Ken Lechner, Secretary

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

**ZONING BOARD OF ADJUSTMENT**

Township of Gloucester – Camden County – New Jersey

2014 Annual Report

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
01 #142001DSPW	Timbercreek Spirits	1100 Station Ave., Glendora	101	12		D SPW		
02 #142002C	Scott Owens	1 Bellissimo Court, Erial	15001	11	6' fence w/5' front s/b	C	Granted	3/12/2014
03 #092008CDPFSPa1	Blackwood Plaza, LLC	Rt. 68 @ Davistown Rd, Blackwood	13104	3	Expansion of retail shopping ctr, Nonconforming uses, parking, signage, etc	CD PFSP	Granted w/conditions	3/12/2014
04 #142005CDSPW	Joseph Federico	1000 Black Horse Pike, Blackwood	6502	8	Retail store w/2 sided digital billboard 14'x48'; 50' hgt w/3' rear s/b	CD SPW	Granted w/conditions	3/12/2014
05 #132042C	Gregory & Darlene Ribbaudo	22 Deborah Place, Blackwood	10705	21	Existing driveway 1' side s/b @ closest point	C	Granted w/conditions	3/12/2014
06 #132032C	Franklin Schmidt	1841 Downs Ave., Laurel Springs,	20502	10	2 <sup>nd</sup> garage 24' x 32' Pole Barn	C	Granted	3/12/2014
07 #132046C	Kimberly Vittorio	4 N. Betsy Court, Glendora	3001	5	26' x 26' x 18' addition w/rear & side s/b	C	Granted	3/12/2014
08 #132044C	Mark Felts	20 Skyline Dr., Sicklerville	17802	7	2 <sup>nd</sup> shed (8' x 12')	C	Granted	3/12/2014
09 #132008CD	Sierra International	415-421 Almonesson Rd., Blackwood	6801	21,22 23,24	Four (4) twins – Eight (8) Lots	CD	Granted	3/12/2014
10 #112039CDMa1	Edward Pine	Warsaw Ave along NJSR 42, Blackwood	8301	18	16'x60' double digital off-premise commercial sign 100' hgt- 2' front s/b	C Amended SP	Granted	4/23/2014
11 #142006C	Anthony Rodriguez	1701 Hider Lane, Laurel Springs	8103	32,33	Fence, above ground pool w/deck w/s/b(s)	C	Granted	4/23/2014
12 #142007D	Savdeep Bhullar	51 Mullen Drive, Sicklerville	18310	60	2 <sup>nd</sup> kitchen	D	Granted	4/23/2014
13 #142009C	Christine & Stephen Stankiewicz	240 Oak Ave., Blackwood	6703	8,9,10	2 <sup>nd</sup> detached garage 31 x 24.5 – 4' s/b	C	Granted	6/11/2014

**ZONING BOARD OF ADJUSTMENT**

Township of Gloucester – Camden County – New Jersey

**2014 Annual Report**

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
15 #142013D	Patricia Norcross	1868 New Brooklym-Erial Rd., Sicklerville	16401	36	Converting 2 <sup>nd</sup> flr addition to 3 BR Apt	D	Granted	6/11/2014
16 #142015C/PFMS	Coles Rd Business Park, LLC	50 Coles Rd., Blackwood	10902	13	Office warehouse space development	C, Pr, Fin Maj Site	Granted	9/10/2014
17 #142008D/MSP	Celco Partnership d/b/a Verizon Wireless	712 Black Horse Pike, Glendora	1207	1	100' monopole along w/12 antenna & shelter @ base of pole	D, Minor SP	Granted	9/10/2014
18 #142016C	Jonathan Buccì	1301 Hickstown Rd., Sicklerville	15501	5	2 <sup>nd</sup> detached garage 36 x 64 x 12	C	Granted	7/23/2014
19 #142018C	Joel Cani	429 Grand Ave., Blackwood	12702	13.01	Extending driveway w/.5 s/b	C	Granted	7/23/2014
20 #142019C	Joseph Dunne	17 Joanne Dr., Erial	15817	13	8 x 12 rear deck w/ 7' s/b	C	Granted	6/11/2014
21 #142022C	Keisha Brown	7 Poplar St., Sicklerville	14701	7	4' – 6' fence w/ 0' s/b	C	Granted	10/22/2014
22 #142023C	Michelle Watts-Clark	313 Woodland Ave., Glendora	1801	9	Deck, A frame roof w/ 4' s/b	C	Granted	7/23/2014
23 #142024C	William Abbott, Jr.	125 Morris Ave., Blackwood	11606	6	10 x 20 shed w/6' s/b	C	Granted	9/10/2014
24 #142025C	Arthur DiDomenico	711 Station Ave., Glendora	406	22	Replacing concrete driveway & patio w/0' s/b	C	Granted	9/10/2014
25 #142026C	Robert & Jennifer McKinney	144 Hillcrest Ave., Blackwood	12609	7	6' fence (corner lot) 20' from cartway	C	Granted	7/23/2014
26 #142027C/D/PFMS/P	NI Restaurant, LP t/a Taco Bell	1515 Blackwood-Clementon Rd. Blackwood	20101	10	Fast food restaurant w/drive-in	CD	Granted	9/10/2014
27 #142028C	Harry Sharp	62 Sturbridge Dr., Erial	15903	12	Concrete around pool s/b 7'; apron 10' to waterline	PFMS/P C	Granted	10/22/2014
28 #142029C	Mark & Tara Nastasi	23 Bryce Ct., Sicklerville	18316	3	24' x 14' shed (11' side s/b)	C	Granted	9/10/2014

**ZONING BOARD OF ADJUSTMENT**

Township of Gloucester – Camden County – New Jersey

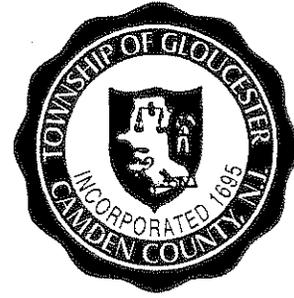
**2014 Annual Report**

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
29 #142031C	Robert Belins	330 Third Ave., Glendora	2204	8	Pole Barn 40' x 60'	C	Granted	10/22/2014
30 #142034DSPW	Radha Adult Daycare, LLC	330 Black Horse Pike, Glendora	2103	1	Adult Daycare	D SPW	Granted	10/22/2014
31 #142035C	Jill & Baris Bal	1800 Winding Way, Clementon	13601	13	6' vinyl fence around prop & 4' chain link fence front w/0 s/b(s)	C	Granted	10/22/2014
32 #142036C	Edward Jones	48 Mayflower Dr., Sicklerville	20901	22	32' x 12' 8" x 16' wood pergola w/ 8' s/b	C	Granted	12/10/2014
33 #142037C	Dave Belcher	300 Grand Ave., Blackwood	12512	1	16' x 4' round pool w/10'9" front & side s/b, 6' vinyl fence around prop w/0' s/b	C	Granted	10/22/2014
34 #142038C	Michael Mignone	99 Larkspur Cir., Sicklerville	18609	20	Free standing patio roof 14' x 15' w/ sb(s)	C	2015 Agenda	
35 #142039C	Lilia Bozzetti	1049 Chews Landing Rd., Clementon	10201	13	2 BR/2BA w/ s/b(s)	C	Granted	10/22/2014
36 #142041M	Lawrence & Dawn Mauriello	11 St. James Ct., Blackwood	8105	45	2 residential lots	M	Granted	12/10/2014
37 #142041C	Theresa Asbury-Bartlett	19 Sherbrook Blvd., Somerdale	9108	11	12' x 12' shed w/s/b (s)	C	Granted	12/10/2014
38 #132008CDPF	Sierra International	415-421 Almonesson Rd., Blackwood	6801	21-22-23-24	Subdivision 4 twins – 9 lots	PF	2015 Agenda	
39 #142042C	David Wolfe	41 Sofia Dr., Blackwood	4002	11	Replace concrete w/1' s/b & vinyl fence 0 s/b	C	Tabled 1/14/2015	
40 #142043C	Melody Doyle	706 Trudy La., Glendora	3009	1	5' picket vinyl fence w/0 s/b	C	Granted	12/10/2014
41 #142044C	Louis Orsini	36 Cameron Cir., Clementon	20505	1	5' vinyl fence w/0 s/b (corner prop)	C	Granted	12/10/2014
42 #122022C	Fred Feucht	501 Good Intent Rd., Blenheim	10303	30	2 yr. ext. on Resolution approved	C- ext.	Granted to 6/14/2016	10/22/2014



# 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 #142038C**  
**Michael Mignone**  
**99 Larkspur Circle**  
**BLOCK 18609, LOT 20**

DATE: January 28, 2015

The above application is to permit a 12' x 15' cabana/canopy patio area within the R-3 Residential district as per the submitted variance exhibit.

### II. ZONING INFORMATION

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

#### R-3 Zone Requirements (§405):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±10,056 sf	yes
Minimum lot frontage	75 ft.	100.72 ft.	yes
Minimum lot depth	125 ft.	122.25 ft.	enc
Maximum building coverage	20%	±19.9% <sup>1</sup>	yes
<b>Maximum lot coverage</b>	<b>40%</b>	<b>±48.7%<sup>1</sup></b>	<b>no*</b>
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	31.1 ft.	yes
Side yard (dwelling)	10 ft.	12.6 ft. / 15.6 ft.	yes / yes
Rear yard (dwelling)	30 ft.	52.3 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	35 ft.	yes

<sup>1</sup> = Scaled data.                      enc = Existing nonconformance.

CABANA YARD DEPTHS AND HEIGHT LIMITATIONS			
<b>Maximum area</b>	<b>168 sf</b>	<b>180 sf</b>	<b>no*</b>
Maximum height	15 ft.	9 ft.	yes
<b>Distance between adjacent buildings</b>	<b>10 ft.</b>	<b>9.75</b>	<b>no*</b>
Front yard	N.P.	±67 ft. <sup>1</sup>	yes
Side yard	10 ft.	±56 ft.	yes
<b>Side yard</b>	<b>10 ft.</b>	<b>±2 ft.</b>	<b>no*</b>
Rear yard	10 ft.	40 ft.	yes

<sup>1</sup> = Scaled data.  
 \* = Variance required.

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

### III. VARIANCE COMMENTS

The application as submitted requires the following variances:

#### **§401.E(3), Distance between adjacent buildings**

1. Distance (Cabana & Dwelling): (±9.75 ft. provided v. 10 ft. min. required).

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

2. Lot Coverage: (±48.7% provided v. 40% maximum allowed).

#### **§422.K, Residential Swimming Pools and Cabanas**

3. Area: (180 sf provided v. 168 sf maximum allowed).
4. Side yard: (±2 ft. provided v. 10 ft. minimum required).

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

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

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

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

#### NEGATIVE CRITERIA

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

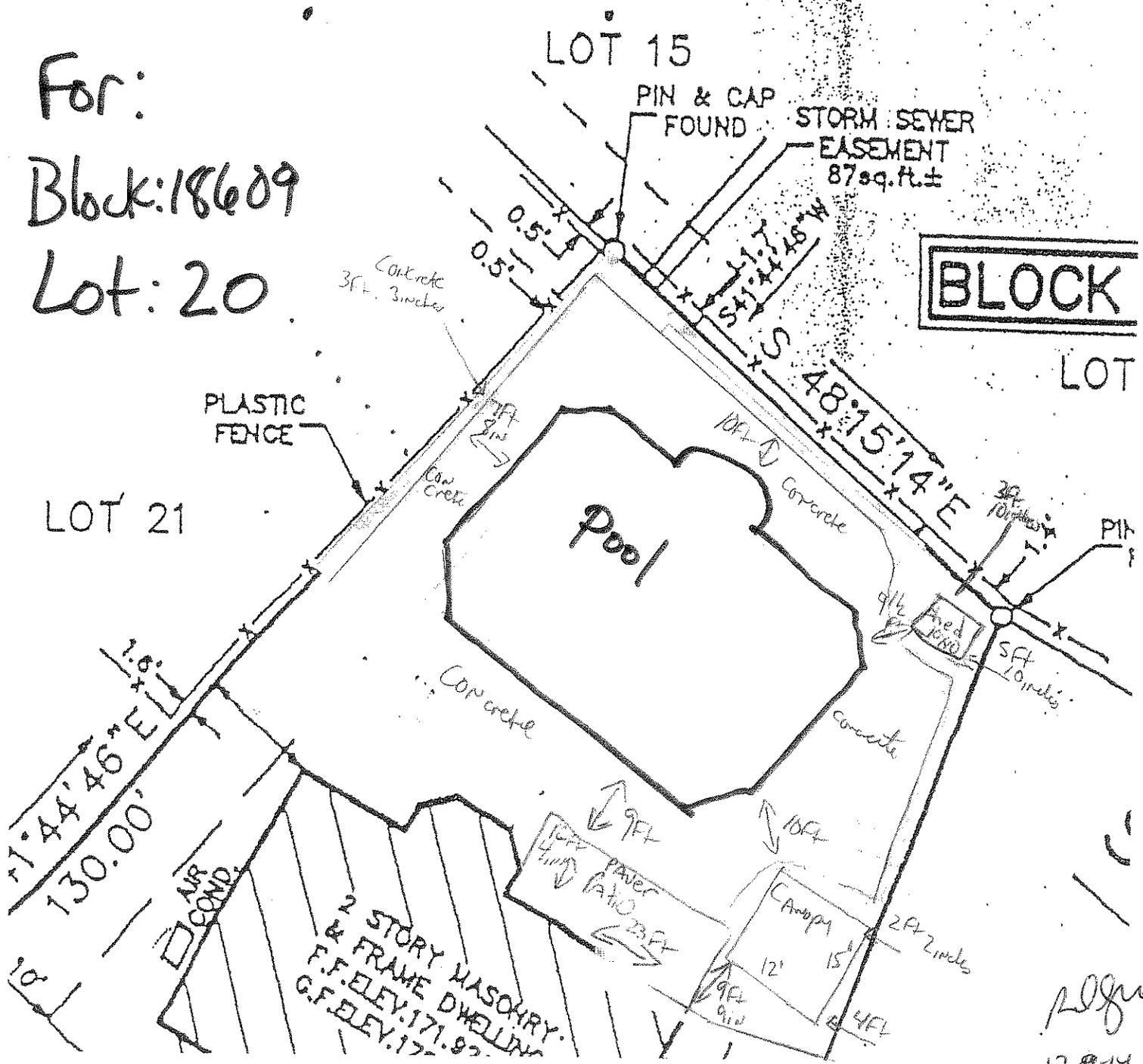
### IV. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

**From Section 401.E(3) to permit a cabana/canopy nine and seventy five hundredths (9.75) feet from dwelling (10 ft. minimum required), from Section 403.F to permit a lot coverage forty eight and seven tenths (48.7) percent (40% maximum allowed) and from Section 422.K(6) to permit a cabana one hundred (180) square feet (168 sf maximum allowed) and approximately two (2) feet from the side property line (10 ft. minimum required).**

cc: Michael Mignone  
Anthony Costa, Esq.  
James Mellett, PE

For:  
Block: 18609  
Lot: 20



**BLOCK**

LOT

LOT 21

*Logo*

17.8.14

6. Name of Persons Preparing Plans and Reports:

Name: Michael McGone  
 Address: 99 Larkspur Circle  
 Profession: Director of Radiology  
 City: Sicklerville  
 State, Zip: NJ 08081  
 Phone: ( ) - - Fax: ( ) - -  
 Email: \_\_\_\_\_

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

7. Location of Property:

Street Address: 99 Larkspur Circle Block(s): 18609  
 Tract Area: \_\_\_\_\_ Lot(s): 20

8. Land Use: Free standing Patio Roof made of Vinyl and wood

Existing Land Use: Residential (1-9') 9 1/2' -

Proposed Land Use (Describe Application): Total height of canopy is 9ft. 5 total posts (2) front post 9 1/2 From house - 4 feet from side property line, (1) front post 10ft from pool - 31 feet from back property line, (2) back post - 4 feet from side of property line, Middle back post - 3 feet from property line, (1) back post is 26 inches from property line

9. Property:

Number of Existing Lots: \_\_\_\_\_  
 Number of Proposed Lots: \_\_\_\_\_

Proposed Form of Ownership:  
 Fee Simple       Cooperative  
 Condominium       Rental

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

10. Utilities: (Check those that apply.)

Public Water       Public Sewer       Private Well       Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

12-14  
ml byn



*Survey*

*Denma 8/20/14*

# 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. #142038C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 8855  
Escr. 150<sup>00</sup> Escr. # 8855

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

### LAND DEVELOPMENT APPLICATION

#### 1. Applicant

Name: Michael Migonone  
Address: 99 Larkspur Circle  
City: Sicklerville  
State, Zip: NJ, 08081  
Phone: (856) 740-2844 Fax: ( ) -  
Email: mat994@comcast.net

#### 2. Owner(s) (List all Owners)

Name(s): Michael Migonone  
TARA Migonone  
Address: 99 Larkspur Circle  
City: Sicklerville  
State, Zip: NJ 08081 (C) 856-261-5508  
Phone: (856) 740-2844 Fax: ( ) -

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

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

*AUG 25 2014*

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

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

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

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

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

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

Name: Michael Migdore  
 Address: 99 Larkspur Circle  
 Profession: Director of Radiology  
 City: Sicklerville  
 State, Zip: NJ 08081  
 Phone: (856) 240-2849 Fax: ( ) -  
 Email: MAT994@Comcast.net

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

**7. Location of Property:**

Street Address: 99 Larkspur Circle Block(s): 18609  
 Tract Area: \_\_\_\_\_ Lot(s): 20

**8. Land Use:**

Existing Land Use: Residential FREE STANDING PATIO ROOF VINYL & WOOD  
 Proposed Land Use (Describe Application): Erecting a canopy that is 14 feet wide x 15 feet deep. The canopy is 40 feet from the back of the property line, and 2 1/2 + 3 1/2 feet from the property line of the side yard. The canopy has 5 posts with the front 2 bolted/anchored to existing concrete, and 3 back posts that are cemented to the earth.  
SIDE  
(14' x 15' w/ 5/8s 2 1/2 + 3 1/2)

**9. Property:**

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

**10. Utilities: (Check those that apply.)**

Public Water       Public Sewer       Private Well       Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.



**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).

8/19/14  
Date

[Signature]  
Signature

Michael Mignone  
Print Name

Sworn and Subscribed to before me this  
19<sup>th</sup> day of August  
2014 (Year).

[Signature]  
Signature

TARA MIGNONE  
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No  Yes

[Signature]  
Signature of Applicant

Michael Mignone  
Print Name

8-20-14  
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 18609 Lot 20 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

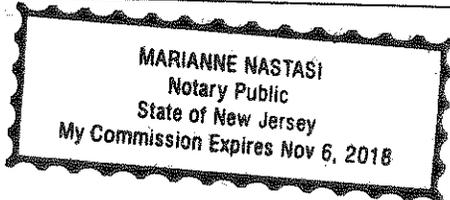
State of New Jersey,  
County of Camden:

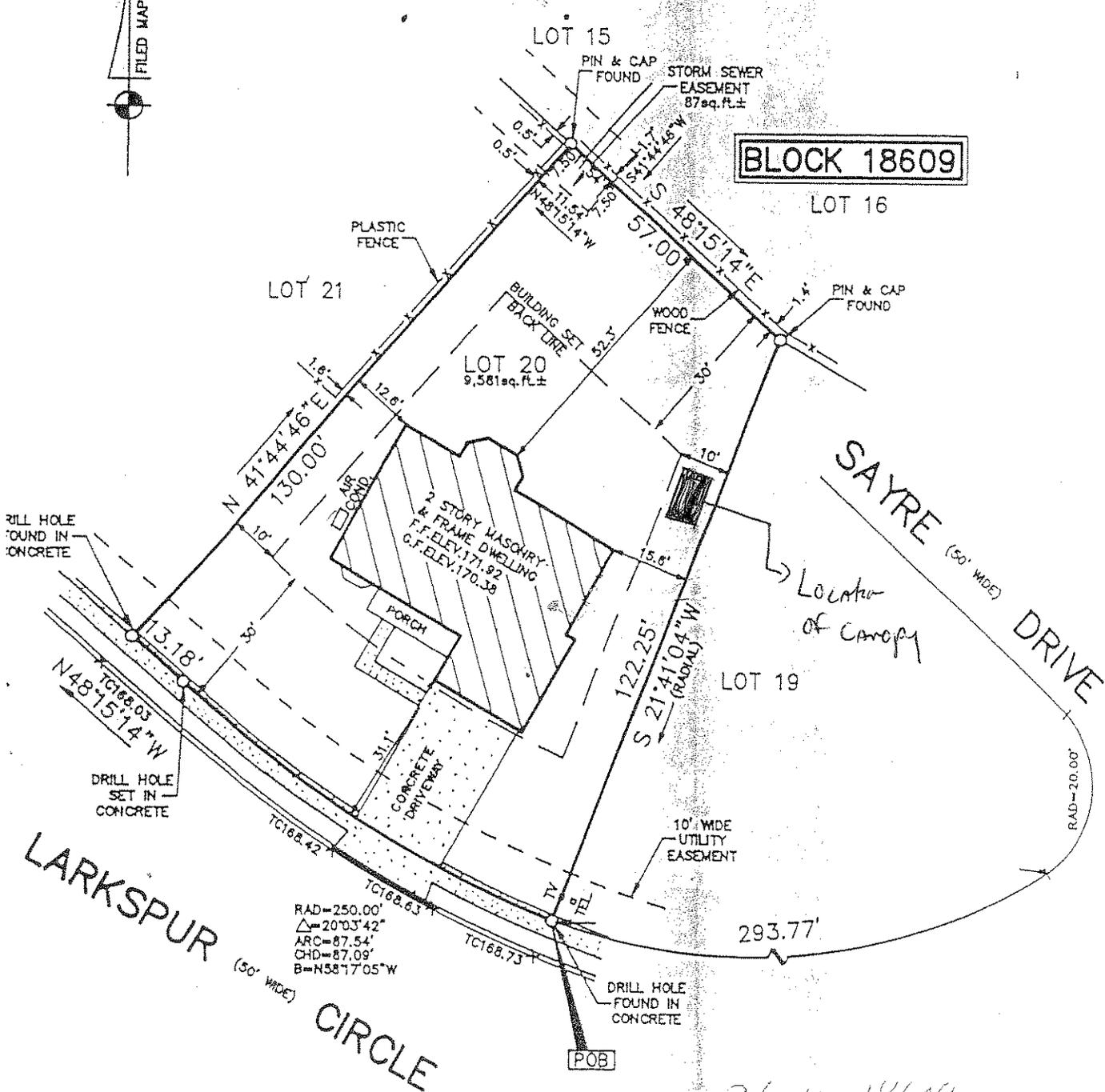
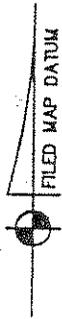
Michael D Mignone of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to  
On this 19<sup>th</sup> day of August  
20 14 before the following authority.

Michael Mignone  
Name of property owner or applicant

[Signature]  
Notary public





**BLOCK 18609**

*Block 18609  
Lot 20*

WE ARE NOT EXPERTS IN THE DETECTION AND IDENTIFICATION OF HAZARDOUS SUBSTANCES, NOR DOES THIS PLAN PURPORT TO REVEAL THE PRESENCE OF SUCH SUBSTANCES.

THE BUILDING TIES ARE TO THE FOUNDATION.

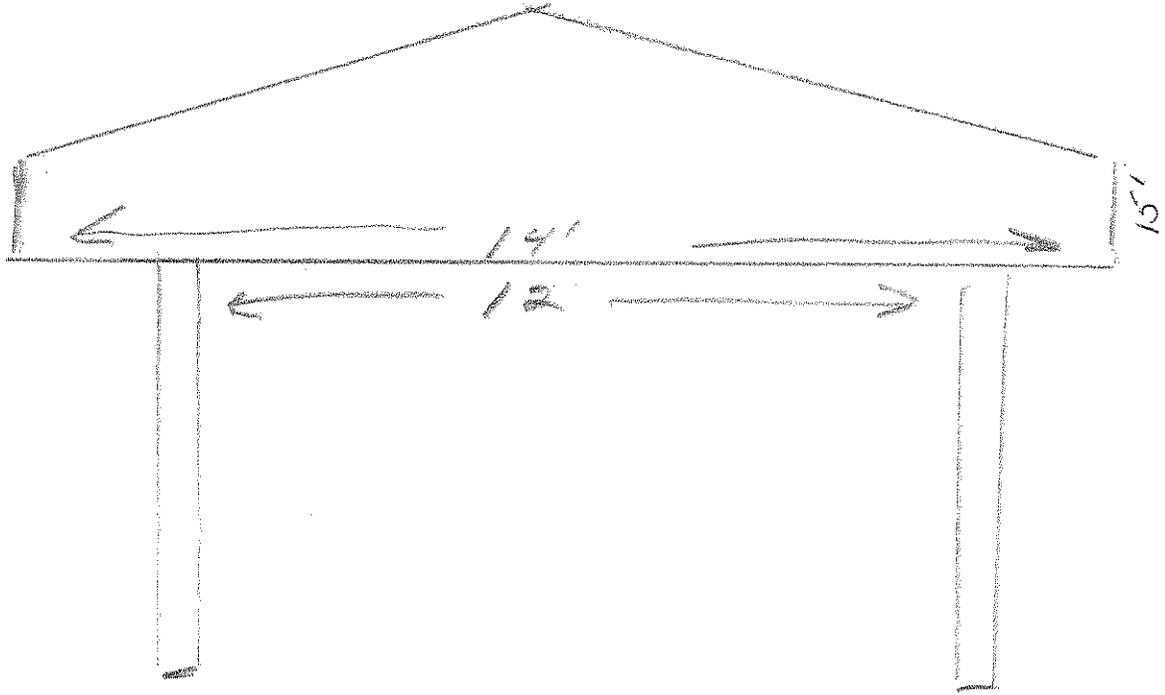
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO EASMENTS, VALIDITY OF CHAIN OF TITLE, ETC; THAT A SUBSEQUENT SEARCH MAY DISCLOSE

BEING KNOWN AS QUAKER LOT 141.

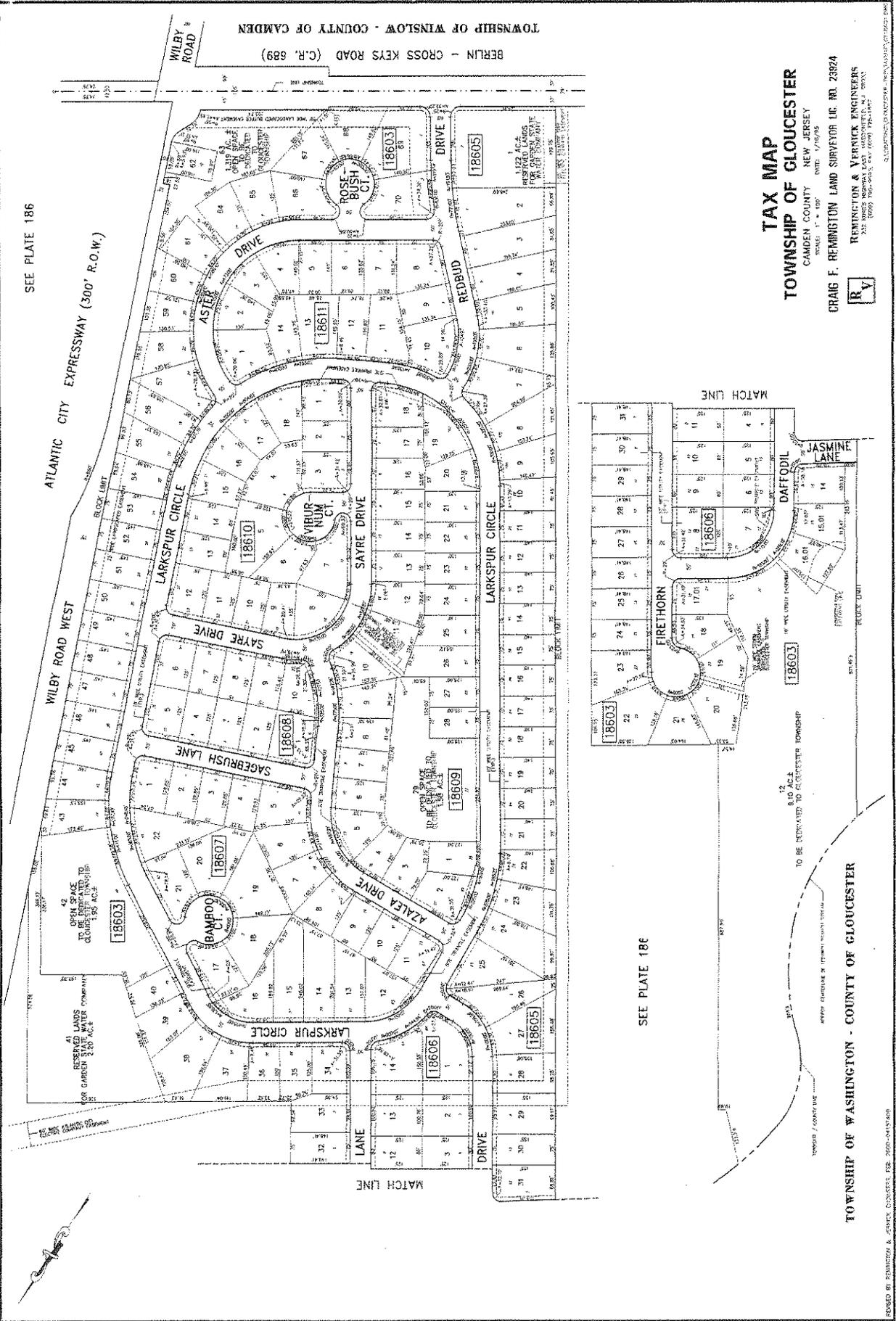
THE ELEVATIONS ARE BASED ON SITE DATUM.

DEED DESCRIPTION  
BEING LOT 20 OF BLOCK 18609 AS SHOWN ON A PLAN OF MAYFAIR NORTH, SECTION ONE, SITUATE GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NJ, BY LAND DIMENSIONS ENGINEERING, DATED 12/01/88, REVISED THRU 12/02/93, FILED OR ABOUT TO BE FILED IN THE COUNTY CLERK'S OFFICE

FRONT View



SEE PLATE 186



SEE PLATE 186

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 DATE: 7/16/95  
 SCALE: 1" = 100'

GRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23824

**RE**  
 REMINGTON & VERNICK ENGINEERS  
 242 BARRIS WOODWAY EAST, WASHINGTON, N.J. 08040  
 (609) 765-8944, 444-0000 (FAX)

TOWNSHIP OF WASHINGTON - COUNTY OF GLOUCESTER

PROSED BY REMINGTON & VERNICK, ENGINEERS, FEE: 2000.00 (MINIMUM)

REVISIONS TO THIS MAP: NONE  
 DATE: 7/16/95  
 SCALE: 1" = 100'  
 DRAWN BY: G.F. REMINGTON  
 CHECKED BY: G.F. REMINGTON  
 APPROVED BY: G.F. REMINGTON

Tax Account Maintenance

Block: 18609  
 Lot: 20  
 Qualifier:

Owner: MIGNONE, MICHAEL D & YVETTE, JARRA  
 Prop Loc: 99 LARKSEUR CIRCLE

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		2,517.37	2,517.37	.00	2,517.37
2015	1		2,517.38	2,517.38	.00	2,517.38
2015		Total	5,034.75	5,034.75	.00	5,034.75
2014	4		2,471.05	2,471.05	.00	2,471.05
2014	3		2,471.06	.00	.00	.00
2014	2		2,563.69	.00	.00	.00
2014	1		2,552.50	.00	.00	.00

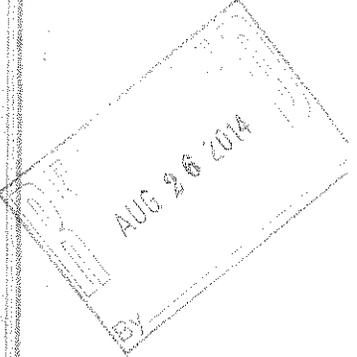
Other Delinquent Balances: .00 Interest Date: 08/26/14 Interest Detail:

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/07/14

TOTAL TAX BALANCE DUE

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

\* Indicates Administered Billing in a Tax Quarter



*C. Mignone*

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

KEN GARBOWSKI



RAYMOND J. CARR  
Executive Director

MARLENE HRYNIO  
Administrative Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

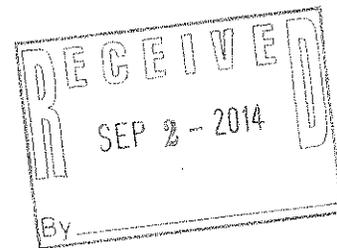
**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

August 27, 2014

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

Re: Application #142038C  
Michael Mignone  
99 Larkspur Circle, Sicklerville, NJ 08081  
Block 18609, Lot 20



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Executive Director

RJC:mh





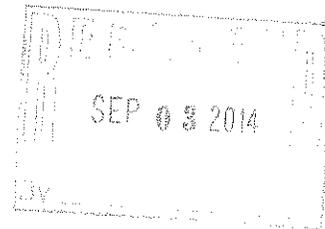
*Township Of Gloucester  
Construction Department  
1261 Chews Landing Road, Blackwood, NJ 08012  
(856) 374-3500  
Fax (856) 232-6229*

*Date: August 28, 2014*

*To: Ken Lechner*

*From: Jim Gallagher*

*Re: Site Plan Review*



*Applicant: Michael Mignone*

*Block: 18609      Lot: 20*

*Application #: 142038C*

*Comments: Building review-*

- 1. Code requires 5' separation distance to the property line, otherwise the walls and structural members must be fire-rated for 1 hour per IRC 2009 section R302.1.*

*Thank you,*

*Jim Gallagher  
Building SubCode Official*



**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 #142043C**  
**Danielle Kraszewski**  
**804 Station Avenue**  
**BLOCK 401, LOTS 17 & 18**

**DATE:** January 26, 2015

The Applicant requests approval to install a six (6) foot high vinyl eight (8) inches from the front property line along Arline Avenue within the R-4 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-4 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	6,250 sf	12,500 sf	yes
Minimum lot frontage			
Station Avenue	50 ft.	100 ft.	yes
Arline Avenue	50 ft.	125 ft.	yes
Minimum lot depth	100 ft.	125 ft.	yes
Maximum building coverage	35%	±8.1% <sup>1</sup>	yes
Maximum lot coverage	65%	±13.8% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Station Avenue	20 ft.	29.31 ft.	yes
Arline Avenue	20 ft.	±63 ft. <sup>1</sup>	yes
Side yard	10 ft.	5.50 ft.	enc
Rear yard	20 ft.	±65 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

- <sup>1</sup> = Scaled data.
- enc = existing nonconformance.
- n/a = not applicable.
- = Variance required.

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

## **II. VARIANCE COMMENTS**

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

### **§425.C(3), Fences**

1. To install a six (6) foot high vinyl fence eight (8) inches from the front property line along Arline Avenue (40 feet from the cartway is the minimum required).

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

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

#### **NEGATIVE CRITERIA**

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

## **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 425.C(3) to construct a six (6) foot high vinyl fence eight (8) inches from the front property line along Arline Avenue (40 feet from the cartway is the minimum required).**

## **IV. RECOMMENDATIONS**

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

cc: Danielle Kraszewski  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

JAN 8 7 2015

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: 1/7/15 Application No: 152006C

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 160 Project # 9114

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

Escr: 150 Escr. # 9114

**LAND DEVELOPMENT APPLICATION**

<p><b>1. Applicant</b></p> <p>Name: <u>Danielle Kraszewski</u></p> <p>Address: <u>804 Station Ave</u></p> <p>City: <u>Glendora</u></p> <p>State, Zip: <u>NJ 08039</u></p> <p>Phone: <u>(856) 337-5772</u> Fax: ( ) -</p> <p>Email: _____</p>	<p><b>2. Owner(s) (List all Owners)</b></p> <p>Name(s): <u>Kyle Kraszewski Ed Kraszewski</u> <u>Danielle Kraszewski Susan Kraszewski</u></p> <p>Address: <u>804 Station Ave</u></p> <p>City: <u>Glendora NJ 08</u></p> <p>State, Zip: <u>NJ 08039</u></p> <p>Phone: <u>(856) 337-5772</u> Fax: ( ) -</p>
--	--

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

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

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

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

ER	<u>R4</u>	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: _____	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: ( ) - - Fax: ( ) -
	Email: _____

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

Name: Steven R. Kelly  
Address: P.O. Box 24  
Profession: Land Surveyor  
City: Medford  
State, Zip: NJ 08055-0024  
Phone: (800) 433-0384 Fax: ( ) -  
Email:

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

**7. Location of Property:**

Street Address: 804 station Ave Block(s): 401  
Tract Area: \_\_\_\_\_ Lot(s): 17E18

**8. Land Use:**

Existing Land Use: \_\_\_\_\_  
Proposed Land Use (Describe Application): We would like to build a vinyl fence to extend to 8 inch off our property line on Airline Ave side. Please see plan on survey

**9. Property:**

Number of Existing Lots: 2  
Number of Proposed Lots: \_\_\_\_\_  
Proposed Form of Ownership:  
 Fee Simple  Cooperative  
 Condominium  Rental  
Are there *existing* deed restrictions?  No  Yes **(If yes, attach copies)**  
Are there *proposed* deed restrictions?  No  Yes

**10. Utilities:** (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	<u>8 inch</u>
Front setback 2	_____	Setback from E.O.P.*2	<u>47 ft</u>
Rear setback	_____	Fence type	<u>Vinyl</u>
Side setback 1	_____	Fence height	<u>6 ft</u>
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	<b>Pool Requirements</b>	
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.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

**14. Parking and Loading Requirements:**

Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_

Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

*[Signature]*  
Signature of Applicant

1-6-15  
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).

1/6/2015  
Date

Danielle Kraszewski  
Signature

Danielle Kraszewski  
Print Name

Sworn and Subscribed to before me this

6 day of January  
2015 (Year).

Kyle Kraszewski  
Signature

Kyle Kraszewski  
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?                        | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| C. Is this application for approval on a site or sites for commercial purposes?                    | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| D. Is the applicant a corporation?   | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| E. Is the applicant a limited liability corporation?   | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| F. Is the applicant a partnership?   | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

IF YES TO ANY OF THE ABOVE:

- 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).
- 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

Danielle Kraszewski  
Signature of Applicant

1-6-15  
Date

Danielle Kraszewski  
Print Name

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 9-24-13, shows and discloses the premises in its entirety, described as Block 401 Lot 17-18, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

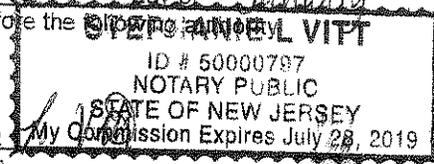
State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 6 day of January  
2015 before me

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

Danielle Kraszewski  
Name of property owner or applicant

[Signature]  
Notary public



12/30/14

Pa C#300 R#190645

### Zoning Permit Denial

804 STATION AVE  
Block/Lot: 401/17

Applicant:  
KRASZEWSKI, KYLE  
804 STATION AVE  
GLEN DORA NJ 08029

Real Estate Owner:  
KRASZEWSKI, KYLE  
804 STATION AVE  
GLEN DORA NJ 08029

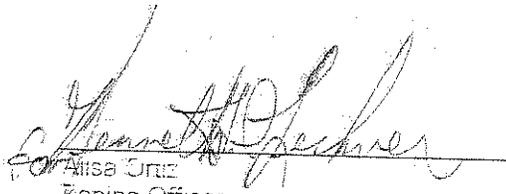
*This is to certify that the above-named applied for a permit for authorization for*  
The application can not be approved as submitted. Any fence greater than 36" on a corner lot  
must be setback at least 40' from the road or dwelling, which ever is greater as per Section  
425.0(3). This application for approval is hereby denied

Zone  
R-4  
Application is  
Denied

Comments on Decision:

- A variance is required from the Zoning Board of Adjustment to approve the application as submitted.
- Application materials may be picked-up in person or downloaded at [www.glowp.com](http://www.glowp.com) (Click on Departments then click on Community Development and scroll down to Land Development Application Packet (7 documents))
- Any questions call 856-374-3500.

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

  
Aisha Ortiz  
Zoning Officer  
December 29, 2014

Applic No. 9009

Cut Here

Deliver to...

KRASZEWSKI, KYLE  
804 STATION AVE  
GLEN DORA NJ 08029



DEC 20 2014

Department of Community Development & Planning  
P. O. Box 8, Blackwood, NJ 08012

Telephone: (856) 374-3512

FAX: (856) 232-6229

**APPLICATION FOR ZONING PERMIT  
(RESIDENTIAL)**

Date: 12/29/14 Block: 401 Lot: 17 & 18  
Name of Applicant: Kyle Kraszewski Telephone: 856-889-4835  
Address of Applicant: 804 STATION AVE GLENDORA, NJ 08029  
Name of Property Owner: Kyle Kraszewski Telephone: 856-889-4835  
Address of Property Owner: 804 Station Ave Glendora, NJ 08029  
Work site street address: 804 STATION AVE GLENDORA, NJ 08029  
Type of work and/or use: \_\_\_\_\_

Is the property subject to a Planning Board or Zoning Board of Adjustment Approval?  Yes  No  
If yes, provided application number: \_\_\_\_\_

A SIGNED PLOT PLAN OR SURVEY SHOWING ALL EXISTING BUILDINGS, STRUCTURES, SHEDS, POOLS, DRIVEWAYS, PATIOS, WALKWAYS, FENCES AND ANY OTHER FEATURE ALONG WITH THE PROPOSED BUILDING/STRUCTURE DIMENSIONS, HEIGHT, AND DISTANCE (SETBACKS) FROM AT LEAST TWO (2) PROPERTY LINES MUST BE SUBMITTED WITH THIS APPLICATION.

**ZONING PERMIT EXEMPTIONS**

Table with 2 columns: Exemption Type, Description. Includes Sewer/Septic, Electrical, etc.

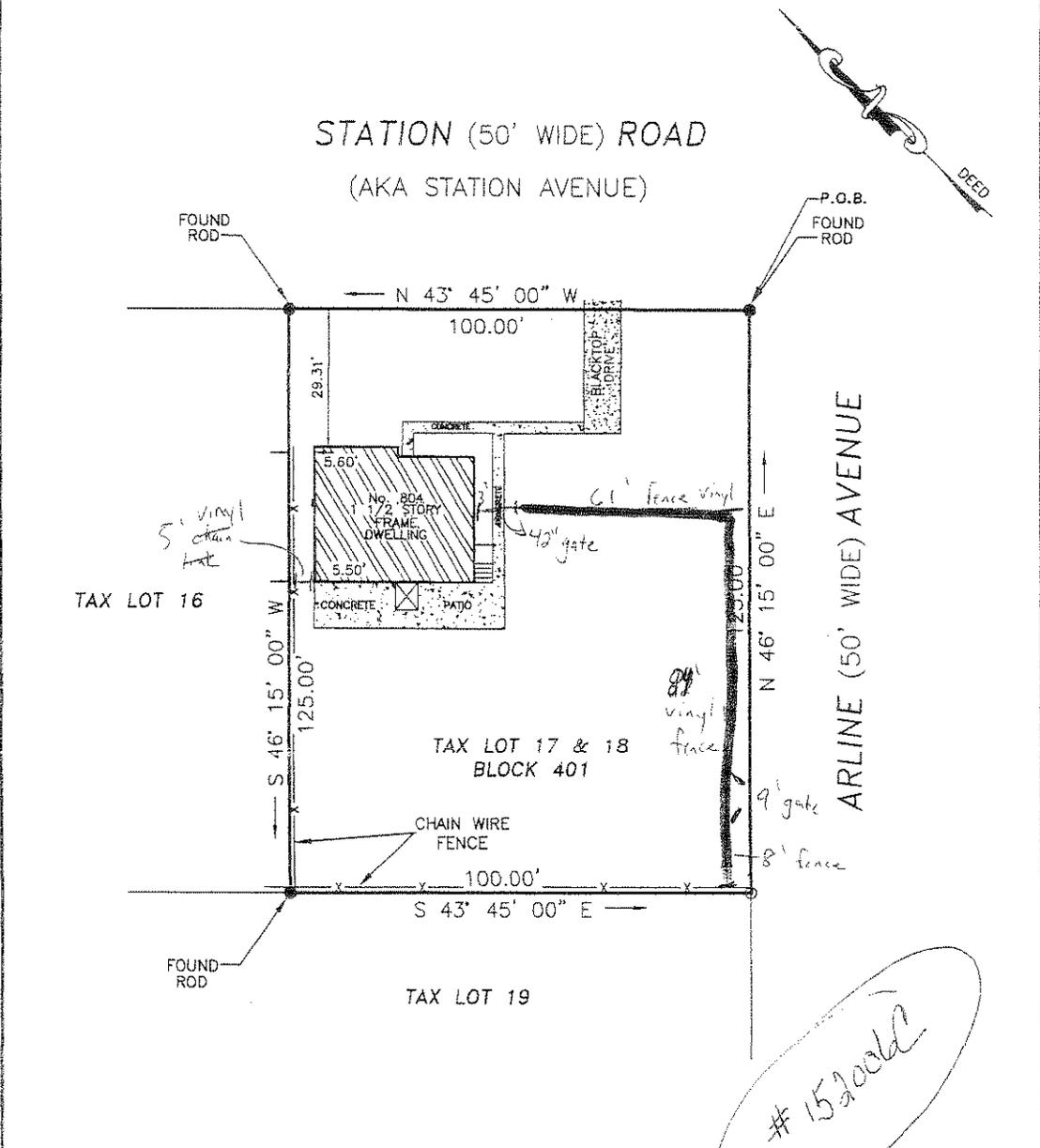
1. DWELLING: Type: Single family (SFD) or Two family (TFD) Building Area (sq. ft.) Height  
2. ADDITION: L x W and/or sq. ft. Height Stories Use: (i.e., bedroom, bathroom, etc.)  
3. GARAGE: L x W and/or sq. ft. Height Stories Second garage (Yes/No)  
4. SHED: L x W and/or sq. ft. Height Stories Second shed (Yes/No)  
5. POOL: L x W and/or sq. ft. Type (Above ground or inground)  
6. FENCE: White Solid Vinyl 6 ft.  
Dogwood Home Style  
Height  
7. OTHER: L x W and/or sq. ft. Proposed Use/Construction (i.e., deck, patio, driveway, etc.)

I understand if any of the information is incorrect an approval may be voided.

Kyle Kraszewski  
(OWNER'S NAME)

Kyle Kraszewski  
(OWNER'S SIGNATURE)

PROPERTY CORNERS ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF \$60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. 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. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP. WE ARE NOT EXPERTS IN WETLANDS IDENTIFICATION. WETLANDS, IF ANY, HAVE NOT BEEN IDENTIFIED ON THIS PLAN.



GROSS AREA = 12,500 S.F./0.29 ACRES

**DESCRIPTION:**

BEING LOT 17 & 18, BLOCK 401, ON THE TOWNSHIP OF GLOUCESTER TAX MAP.  
BEING LOT 1 & 2, BLOCK S, ON PLAN OF RUNNEMEDE GARDENS.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES TO, AND SOLELY FOR THE BENEFIT OF, KYLE S. KRASZEWSKI, DANIELLE MATTO; EDWARD G. KRASZEWSKI AND SUSAN E. KRASZEWSKI FOUNDATION TITLE, LLC, JEFFREY R. GANS, ESQUIRE, #13-8918, LINCOLN MORTGAGE COMPANY, FIRST TENNESSEE BANK WAREHOUSE LENDING, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR. THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES SHOWING, AS OF THE DATE OF THIS CERTIFICATE, THE LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL AND SIGNATURE IN RED INK ARE FOR MERE CONVENIENCE OF REFERENCE ONLY.

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

**Kelly SURVEY** STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR  
P.O. BOX 24, MEDFORD, N.J. 08055-0024  
PHONE (800) 433-0384

MAP SHOWING SURVEY SITUATE IN  
TOWNSHIP OF GLOUCESTER  
COUNTY OF CAMDEN, N.J.  
No. 804 STATION AVENUE

LICENSED SURVEYOR No. 22714, LICENSED PLANNER No. 1979

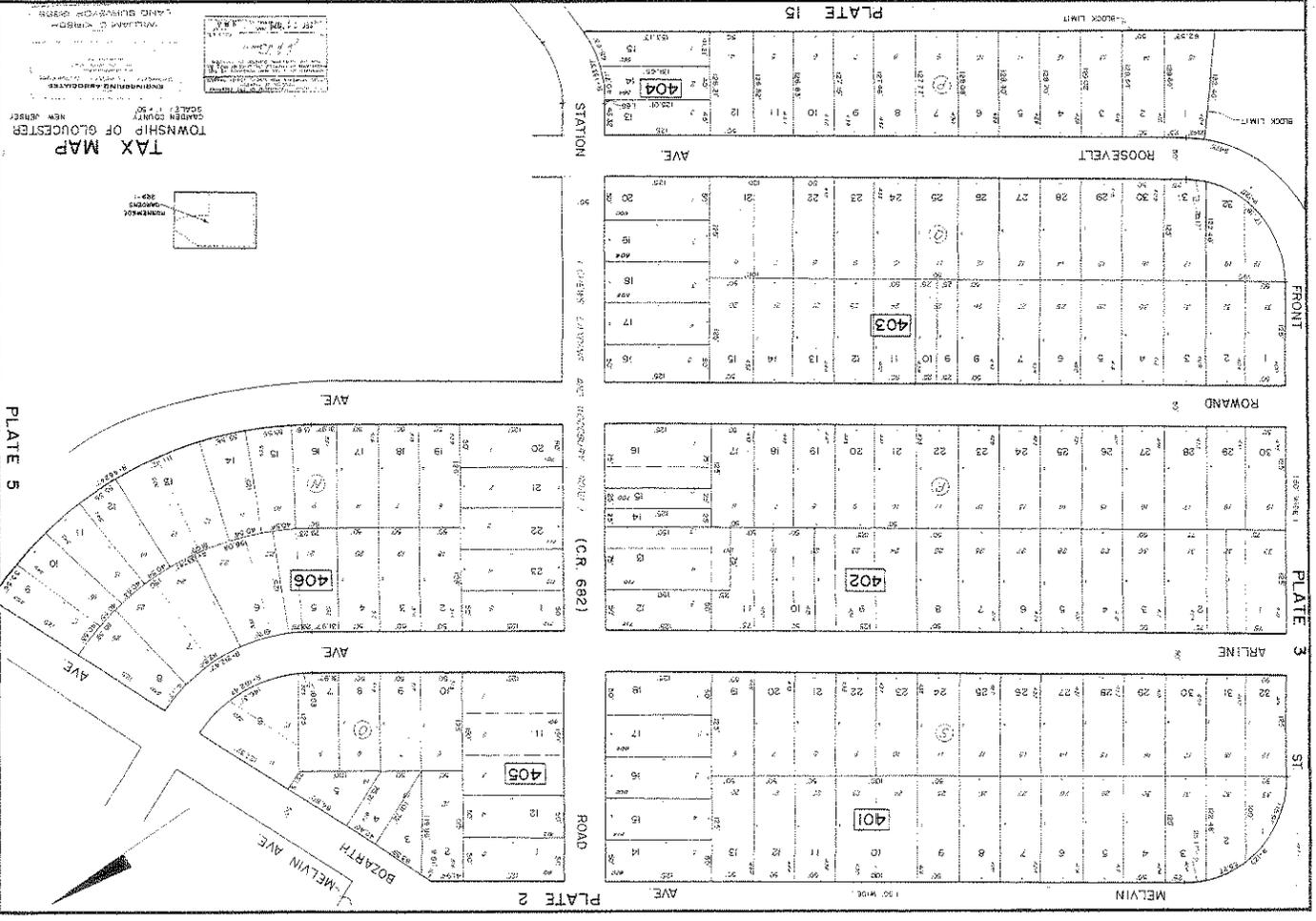
**STEVEN R. KELLY, P.L.S., P.P.**

COPYRIGHT © 1993, 1994 & 1995 BY STEVEN R. KELLY, P.L.S. ALL RIGHTS RESERVED

DATE 09/24/13	SCALE 1"=30'	DRAWN RK	CHKD SK	JOB No. 20130709
------------------	-----------------	-------------	------------	---------------------

09/24/13

TOWN OF FREDERICKSBURG, VIRGINIA  
 OFFICE OF THE TAX MAP COMMISSIONER  
 100 NORTH AVENUE, SUITE 200  
 FREDERICKSBURG, VIRGINIA 22401  
 PHONE: (804) 241-1100  
 FAX: (804) 241-1101  
 WWW: WWW.FREDERICKSBURGVA.GOV



**TAX MAP**  
 TOWNSHIP OF GLOUCESTER  
 CAMDEN COUNTY  
 NEW JERSEY  
 SOLELY BY  
 ENGINEERING ASSOCIATES  
 WILLIAM C. KIRBY  
 LAND SURVEYOR 25781

PLATE 5

PLATE 2

PLATE 3

PLATE 15

Commissioners  
**RICHARD P. CALABRESE**  
Chairman

**FRANK SIMIRIGLIA**  
Vice Chairman

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



**RAYMOND J. CARR**  
Executive Director

**MARLENE HRYNIO**  
Administrative Secretary

**HOWARD C. LONG JR, ESQ.**  
Solicitor

**THOMAS LEISSE, PE, CME**  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
January 22, 2015

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

Re: Application #152006C  
Danielle Kraszewski  
804 Station Avenue, Glendora, NJ 08028  
Block 401, Lots 17 & 18

JAN 22 2015

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 "Ray J. Carr", written over a horizontal line.

Raymond J. Carr  
Executive Director

RJC:mh



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 13, 2015

APPLICATION No. #152006C

APPLICANT: DANIELLE KRASZEWSKI

PROJECT No. 9114

BLOCK(S): 401 Lot(S): 17 & 18

LOCATION: 804 STATION AVE GLENDORA

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

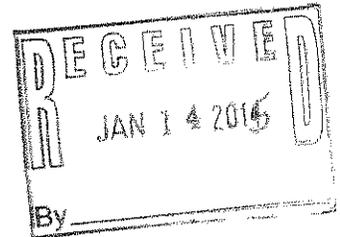
- New Application - Bulk C       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.      *Please Forward Report by January 24, 2015*  
 For Your Files.

**ENCLOSED:**

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



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

*Maryann Busa 1/13/15*  
 \_\_\_\_\_  
 Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 13, 2015

APPLICATION No. #152006C

APPLICANT: DANIELLE KRASZEWSKI

PROJECT No. 9114

BLOCK(S): 401 Lot(S): 17 & 18

LOCATION: 804 Station Ave Glendora NJ 08029

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

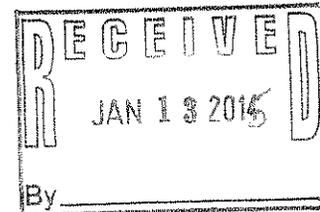
- New Application - Bulk C       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.      ***Please Forward Report by January 24, 2015***  
 For Your Files.

**ENCLOSED:**

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



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

*No Issues*

Signature

*[Handwritten Signature]*  
*1/13/15*



## Donna Barrett

---

**From:** Bob Mintz <Bob@freemanandmintzpa.com>  
**Sent:** Wednesday, January 21, 2015 2:57 PM  
**To:** Ken Lechner  
**Cc:** Donna Barrett; acosta5@comcast.net; Larry DiVietro  
**Subject:** L22629M Rehab Centers of America  
**Attachments:** L22629M 1840 P. Cheeseman Road LLC-Rehab Centers Exhibits.pdf

Ken, I attach a copy of Exhibit "A-1", "A-3" and "A-4", the original of which was left with the Solicitor as introduced at the last hearing. Exhibit "A-2" is the aerial and we will have a copy of that transmitted to you as well. By copy of this e-mail I am requesting Larry transmit an electronic copy to you and me of Exhibit "A-2".

I also confirm that this matter was postponed on the record and announced as a continued date for February 11<sup>th</sup> at 7:30 P.M. As a result, it was confirmed that additional notice would not be required.

Thank you.

Bob

Robert D. Mintz, Esq.  
Freeman & Mintz, P.A.  
34 Tanner Street  
Haddonfield, NJ 08033  
Phone: 856-795-1234  
FAX: 856-795-4620  
[bob@freemanandmintzpa.com](mailto:bob@freemanandmintzpa.com)

THIS E-MAIL AND ALL ATTACHMENTS TRANSMITTED HERewith ARE ATTORNEY/CLIENT PRIVILEGED, TRADE SECRET AND/OR CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE VIEWING AND USE OF ADDRESSEE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY REVIEW, USE, COMMUNICATION, DISSEMINATION, DISTRIBUTION OR COPYING OF THE COMMUNICATION IS PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE NOTIFY THE SENDER IMMEDIATELY BY TELEPHONE OR ELECTRONIC MAIL, AND DELETE THIS MESSAGE AND ALL COPIES AND BACK-UPS THEREOF. THANK YOU FOR YOUR COOPERATION.



A4  
1/14/15  
RDM



GLEN V. BIANCHINI  
Council President

ORLANDO MERCADO  
Council Vice President

Council Members  
DAN HUTCHISON  
FRANKLIN T. SCHMIDT  
SAMUEL L. SILER  
TRACEY TROTTO  
MICHELLE L. WINTERS

### 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)

DAVID MAYER  
Mayor

THOMAS C. CARDIS  
Business Administrator

DAVID F. CARLAMERE, ESQ.  
Solicitor

ROSEMARY DIJOSIE  
Township Clerk

October 28, 2014

Robert D. Mintz, Esq.,  
Freeman & Mintz, P.A.  
34 Tanner Street  
Haddonfield, NJ 08033-2482

**Re: Rehabilitation Centers of America**

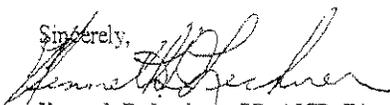
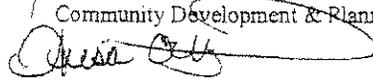
Dear Mr. Mintz:

Thank you for your letter dated October 21, 2014 regarding the above. It's our understanding your client proposes a Residential Substance Abuse Treatment Facility under N.J.A.C. 10:161A, Standards for Licensure of Residential Substance Use Disorders Treatment Facilities on approximately 140 acres in the IN - Institutional District on Peter Cheeseman Road.

It is not clear whether the above use is within the permitted uses listed in the IN-Institutional District, namely, "Hospital and sanatorium" [§419.B(2)] or "Home for the aged, long term care facility, assisted living facility, or residential health care facility" [§419.B(3)]. Therefore, without the use being specifically listed as permitted it is deemed prohibited. To reason otherwise would be excessive interpretation of the Land Development Ordinance, which is only within the jurisdiction of the Zoning Board of Adjustment as per the Municipal Land Use Law.

Respectfully, you may file an application for a "B" type variance for an interpretation and/or in the alternative a "D" - Use Variance. This process would provide you clear direction as to the appropriate Board to submit your application.

Should you have any questions do not hesitate to contact us.

Sincerely,  
  
Kenneth D. Lechner, PP, AICP, Director/Planner  
Community Development & Planning  
  
Alisa Ortiz  
Zoning Officer



LAW OFFICES

FREEMAN & MINTZ, P.A.

STANTON D. FREEMAN  
ROBERT D. MINTZ  
LAURA A. COCHET

34 TANNER STREET  
HADDONFIELD, N.J. 08033-2482  
856-795-1237  
E-mail: bob@freemanandmintzpa.com

FAX #856-795-4620

FILE NO. L22629M

October 21, 2014

Mr. Kenneth Lechner  
Director of Community Development  
TOWNSHIP OF GLOUCESTER  
P. O. Box 8  
Blackwood, New Jersey 08012

RE: REHABILITATION CENTERS OF AMERICA

Dear Mr. Lechner:

Rehabilitation Centers of America has expressed interest in approximately 140 +/- acres at or near 1840 Peter Cheeseman Road in the Township, now owned by the Diocese of Camden, and generally lying in the Institutional Zone, with small acreage in the R-2 Zone. In anticipation of submitting a zoning confirmation request, we wanted to review with you the nature of the proposed use in order to affirm we are properly permitted under the Ordinance.

The Township Land Development Ordinance, §419, Institutional (IN) District (§419A) is intended to encourage health care uses in a campus or complex setting integrating health care and residential use with other functions. Such residential integration may follow, but for now we focus on the medical rehabilitation use as the IN Zone does not speak to the residential component.

The Ordinance in §202 defines an institutional use to include land use for a private purpose, among which are "medical and health service facilities, including therein supervised residential institutions and rehabilitation therapy centers" and "other similar facilities", neither of which are further defined.

Permitted uses (§419B) do include "long term care facilities", which is a §202 defined term as an institution (or part thereof) "... which is licensed to provide health care under medical supervision for 24 or more consecutive hours to two or more patients who are not related to the governing authority or its members by marriage, blood or adoption. Long term care facilities shall include the terms skilled nursing facility and intermediate care facility".

A3  
1/14/15  
RDT

Mr. Kenneth Lechner  
October 21, 2014  
Page 2 of 3

Licensure for the proposed facility (to provide substance use disorder treatment designed primarily to address addiction and living skills problems, through a prescribed 24-hour per day program on a short term basis, with medically monitored intensive inpatient treatment, including a detoxification program, under physician-prescribed short and/or long-term care conducted under medical supervision) as a Residential Substance Abuse Treatment Program is under NJAC 10:161A "Standards for Licensure" of "Residential Substance Use Disorders Treatment Facilities" issued by the Office of Licensing for Addiction Services under the New Jersey Department of Human Services.

It cannot be coincidental that the Ordinance (§419B) definition of "long term care facility", an expressly permitted use, so closely tracks the Administrative Code §NJA 10:161A-1.3 definitional section of "Residential Substance Use Disorder Treatment Facility or Program" (see enclosed) as:

"Residential substance use disorders treatment facility or program" means a facility, or a distinct part of a facility that provides care for the treatment of substance use disorders, for 24 or more consecutive hours to two or more clients who are not related to the governing authority or its members by marriage, blood or adoption. The term "residential substance use disorders treatment facility" includes facilities that provide residential substance use disorders treatment services to adolescents, women with dependent children and adult males and/or females. These facilities include halfway houses, extended care facilities, long-term residential facilities and short-term residential facilities; and any similar facility providing substance use disorders treatment services including hospital-based and non-hospital based detoxification through a structured recovery environment involving professional clinical services, generally approximates ASAM PPC-2R Level III.

The proposed program includes just such non-hospital based detoxification programs and residential care facilities posed for adult treatment but reserves the future potential for expansion into juvenile treatment as well, all as found in NJAC 10:161A, including the definition of Non-Hospital-based (medical) detoxification treatment.

The Ordinance also cites the permitted use of sanatorium. While that term is not defined in the Ordinance, several definitional sources, which I would be happy to share with you, define a sanatorium as an institution for the treatment of chronic disorders and a place for recuperation under medical supervision (Medical Dictionary for the Health Professions and Nursing). A definition, I would pose, which comports with the proposed function.

The initial concept is for conversion of the existing structures into the treatment facility having patient room capacity. Prior to implementing a purchase and site plan, it is critical to assure the applicant can rely that its proposed use is permitted and, thus, this inquiry. With the hope that you agree this program and facility falls within the permitted uses of the Ordinance, and the definition

Mr. Kenneth Lechner  
October 21, 2014  
Page 3 of 3

of institutional use, without limitation to any permitted use or accessory function. e.g., medical or health center (§419[c][3]) in the zone also being applicable, we would follow our discussion with a formal request for a use confirmation and ask if that would be the Township form "Application for Zoning Permit (Non-Residential) or would it be other documentation?

We are most eager to set an earliest possible conference call date as our contractual time line is approaching.

Thank you for your anticipated follow up.

Very truly yours,

Robert D. Mintz  
For the Firm  
RDM:ra  
Encl.

cc: Mayor David Mayer w/encl.  
Mr. Steven Crossley w/encl.

## HUMAN SERVICES

(a)

## DIVISION OF MENTAL HEALTH AND ADDICTION SERVICES

## Licensure of Residential Substance Use Disorders Treatment Facilities

## Adopted New Rules: N.J.A.C. 10:161A

Proposed: September 6, 2011 at 43 N.J.R. 2218(a).

Adopted: July 30, 2012 by Jennifer Velez, Commissioner.

Department of Human Services.

Filed: September 5, 2012 as R.2012-0665 with substantial and technical changes not requiring additional public notice and comment (see N.J.A.C. 1:30-6.5).

Authority: N.J.S.A. 26:2B-5 through 6, 26:2B-7 et seq., in particular N.J.S.A. 26:2B-14, 26:2G-1 et seq., 30:1-12, and Reorganization Plan 002-2004.

Effective Date: July 15, 2013.

Expiration Date: July 15, 2020.

## Summary of Public Comments and Agency Responses:

Comments were received from:

1. Stephen Colameco, M.D., M.Ed., F.A.S.A.M., Haddonfield, NJ
2. Petition signed on behalf of Recovering Concerned Consumers, including

- i. Carl L.
- ii. Mai Angelo
- iii. Nick Cataiano
- iv. Nathan Tedesco
- v. Michael Egan
- vi. Francesca Chadwick
- vii. Kid Charles Griffin III
- viii. Marco Guanetti
- ix. Steven Mills
- x. Joe C.
- xi. Lisa J.
- xii. Sheila C.
- xiii. Marco F.
- xiv. Devati Jackson
- xv. Elias Ali
- xvi. James Dawson
- xvii. David M.
- xviii. Vinnie K.
- xix. Vinny M.
- xx. Chris W.
- xxi. Kyle Blackwell
- xxii. Rich R.
- xxiii. Bryant J.
- xxiv. Edward L.
- xxv. Ivan K.
- xxvi. Gerardo Cepeda
- xxvii. Detrae Glover
- xxviii. David D.
- xxix. Christine K.
- xxx. Deborah New
- xxxi. R.A.
- xxxii. Ellen K.
- xxxiii. George S.
- xxxiv. Wesley V.
- xxxv. 13 individuals whose names were illegible
3. Association of Alcoholism and Drug Addiction Halfway Houses of New Jersey, Paterson, NJ
4. Donald Weinbaum, M.B.A., L.C.A.D.C., C.C.J.P., Executive Director, The Council on Compulsive Gambling on New Jersey, Inc., Hamilton, NJ
- 5.ileen Bradley, Executive Director, Damon House Inc., New Brunswick, NJ

6. The Kintock Group, Post House Substance Abuse Treatment Center, Pennington, NJ

7. Administrative Office of the Courts, State of New Jersey, Trenton, NJ

8. Debra L. Wentz, Ph.D., CEO, New Jersey Association of Mental Health and Addiction Agencies, Inc., Mercerville, NJ

## N.J.A.C. 10:161A-1.3 Definitions

COMMENT: There is a grammatical error regarding the acronym HIPAA, which was originally printed as HPPA.

RESPONSE: The Department of Human Services (Department) thanks the commenter for identifying this grammatical error, which will be corrected upon adoption.

## N.J.A.C. 10:161A-1.4(a) Qualifications and Responsibilities of Medical Director and Physicians

COMMENT: "The proposed regulations detail the requirements for medical practice within residential facilities but make NO mention whatsoever as to the use of certified nurse practitioners/advance practice nurses (APN) within facilities. It has become common practice for programs to employ nurse practitioners, without specific guidance, to regulations. These regulations should not be approved without explicit clarification of the role of APNs as they are currently practicing in residential programs without licensing guidelines, often as the sole covering practitioner when the medical director is immediately available."

RESPONSE: The Department respectfully declines to expand the definition of medical director to include APNs. A physician must be certified by the American Society of Addiction Medicine (ASAM) to fulfill the role of medical director. ASAM certification is limited to physicians.

## N.J.A.C. 10:161A-1.5(g) Qualifications of Responsibilities of the Director of Nursing Services and Licensed Nursing Personnel

COMMENT: A commenter suggests that a licensed practical nurse (LPN) or medical technician should be able to perform an assessment as to the nursing care needs of clients.

RESPONSE: The Department respectfully declines to amend this rule. The Board of Nursing is responsible for the licensure and regulation of the nursing profession in New Jersey. Nursing care assessments are within the purview of a registered nurse, while the scope of practice of licensed practical nurses is limited to certain tasks and responsibilities, such as case finding and health counseling, which must be performed under the direction of a registered nurse or licensed or otherwise legally authorized physician or dentist. (See N.J.S.A. 45:11-23 and N.J.A.C. 13:37-6.2(a)) Therefore, it is not for LPNs or medical technicians to assess the nursing care needs of clients. Furthermore, the requirement that only a registered nurse shall assess the nursing care needs of clients is necessary to ensure the health, safety, and welfare of clients residing in residential substance use disorders treatment facilities.

## N.J.A.C. 10:161A-1.8 Qualifications and Responsibilities of the Director of Substance Abuse Counseling Services

COMMENT: Two commenters suggested that every agency, rather than every facility, should have a director of substance abuse counseling.

RESPONSE: The Department respectfully declines to amend this rule. Proposed N.J.A.C. 10:161A-1.8 states that every facility must have a director of substance abuse counseling on site; at least one qualified individual must also be able to provide direct supervision in this title. This rule already permits flexibility and it is up to the facility to determine how best to coordinate the application of rules.

COMMENT: Two comments were received regarding a contradiction found in the rule pertaining to the director of substance abuse counseling's direct clinical supervision specifically that "Standard N.J.A.C. 10:161A-1.8(d)3 should be removed because it is in direct contradiction to standard N.J.A.C. 10:161A-1.8(d)12."

RESPONSE: The standard in N.J.A.C. 10:161A-1.8(d)12 will be revised on adoption to provide clarity to include that all clinical staff, not just those who have alcohol and drug counselor credentials, must be supervised by appropriately credentialed staff. Accordingly, subparagraph (d)12i will be deleted in its entirety, to address the Division

for all aspects of the licensing process and will monitor deficiency reports, quality assurance activities, complaints, and physical plant issues; the Department has oversight in areas including reportable events, emergencies, informal dispute resolution, hearings held by the Office of Administrative Law, injunctions, and settlement of enforcement actions. The Division maintains oversight for program operations, data, and administrative guidelines. As such, this chapter has been changed to reflect the organizational restructure of DMHAS, DHS, and OOL throughout N.J.A.C. 10:161A-1.3 has also been changed to include a definition for OOL.

2. Throughout the chapter, the Department is changing "Department of Health and Senior Services" and "DHSS" to "Department of Health" or "DOH," pursuant to P.L. 2012 c. 17 § 93.

3. At N.J.A.C. 10:161A-1.3, the Department has made changes to include ABAM, the American Board of Addiction Medicine, in the definitions, as this was an agency oversight. In 2009, ASAM transferred the certification exam to ABAM. A doctor certified by ASAM may be eligible to be grandfathered into ABAM.

4. At N.J.A.C. 10:161A-1.4(a) and (a), the Department has made changes to include ABAM as the entity that certifies physicians. This omission was an agency oversight as discussed in Agency-Initiated Change item 3 above.

5. At N.J.A.C. 10:161A-1.8(a)3, the Department is adding the degree of licensed marriage and family therapist, as it was an agency oversight not to include this degree. A licensed marriage and family therapist is also licensed by the State Board of Marriage and Family Therapy Examiners. This will provide consistency with the Department's outpatient rules, N.J.A.C. 10:161B.

6. The Department is deleting N.J.A.C. 10:161A-1.8(d)12 as the standard is redundant with N.J.A.C. 10:161A-1.8(d)3. The Department will add the language from subparagraph (d)12 to paragraph (d)3 to include all clinical supervision requirements under N.J.A.C. 10:161A and this chapter, which was proposed as all being applicable to the director of substance abuse counseling services, and, therefore, is not adding or changing any burdens upon adoption; it is merely restructuring the subsection.

7. At N.J.A.C. 10:161A-1.9(a)2(c)2, the Department has made changes to include licensed associate counselors. This credential is considered a licensed clinical professional doing the work of an alcohol and drug counseling nature within their scope of practice as determined by the Board of Marriage and Family Therapy Examiners. Specifying this license allows more licensed clinical professionals to be considered as qualified substance abuse counseling staff.

8. At N.J.A.C. 10:161A-1.9(a)2(d)5, the Department will include licensed social workers (LSW). This licensed clinical professional is in fact doing the work of an alcohol and drug counseling nature within their scope of practice as determined by the State Board of Social Work Examiners. Specifying this license allows more licensed clinical professionals to be considered as qualified substance abuse counseling staff.

9. At N.J.A.C. 10:161A-2.10, the Department has made changes to reorganize the section and state the text in a positive, rather than a negative, with no actual changes in the requirements. The Department is also adding the use of a teleconference, in addition to an in-person review as an efficient way of communicating with an agency.

10. At N.J.A.C. 10:161A-3.5(b)2 and 3.12(a), the Department has deleted spit tobacco, to be consistent with the New Jersey Smoke-Free Air Act, P.L. 2005, c. 383. The New Jersey Smoke-Free Air Act does not make any distinction of spit tobacco as a tobacco product; as such, the Department has decided not to go beyond the statute, and will not reference spit tobacco.

11. At N.J.A.C. 10:161A-24.1(a), the Department has made changes upon adoption to reflect the recent update of the "Guidelines for Design and Construction of Healthcare Facilities 2010," as well as the updated website to access the guidelines to <http://www.fairguidelines.org>.

#### Federal Standards Statement

The adopted new rules do not impose standards on residential addiction treatment facilities in New Jersey that exceed those contained in any Federal regulation that may be applicable to these facilities.

Federal laws are included by reference in this chapter, as discussed in the notice of proposal Summary at 43 N.J.R. 2218(a), 2219-2220; however, this chapter does not exceed the standards in these laws or regulations, such as HIPAA or Confidentiality Provisions found at 42 CFR Part 2. There is no Federal law that is analogous to these State licensure rules for residential addiction treatment facilities.

Full text of the adopted new rules follows (additions to proposal indicated in boldface with asterisks "\*"thus", deletions from proposal indicated in brackets with asterisks "[thus]"):

### CHAPTER 161A STANDARDS FOR LICENSURE OF RESIDENTIAL SUBSTANCE USE DISORDERS TREATMENT FACILITIES

#### SUBCHAPTER 1. DEFINITIONS AND QUALIFICATIONS

##### 10:161A-1.1 Scope and applicability

(a) This chapter applies to substance (alcohol and drug) abuse treatment facilities that provide residential substance use disorders treatment to adults and adolescents including, but not limited to, halfway houses, extended care facilities, long-term residential facilities, short-term residential treatment facilities and non-hospital-based (medical) detoxification or any other similar such organization. The rules in this chapter constitute the basis for the licensure and inspection of residential substance use disorders treatment facilities by the New Jersey Department of Human Services, Division of "Mental Health and" Addiction Services "(DAS)" "(DMHAS)".

(b) This chapter also applies to hospitals licensed pursuant to N.J.A.C. 8-43G that offer hospital-based medical detoxification services in a designated detoxification unit or facility or provide any of the modalities of residential treatment listed in (a) above. This chapter, while not requiring a separate license for hospital-based substance abuse treatment facilities, sets out standards with which hospitals providing services covered by this chapter must comply.

##### 10:161A-1.2 Purpose

The purpose of this chapter is to protect the health and safety of clients by establishing minimum rules and standards of care to which residential substance use disorders treatment facilities must adhere in order to be licensed to operate in New Jersey.

##### 10:161A-1.3 Definitions

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise:

"ABAM" means the American Board of Addiction Medicine, 4601 North Park Avenue, Upper Arcade, Suite 101, Chevy Chase, MD 20815-4520, [www.abam.org](http://www.abam.org).

"Accrediting agencies" means those organizations recognized nationally that set standards and review providers based on these standards. These organizations provide their endorsement in the form of accreditation: Joint Commission, <http://www.jointcommission.org>; Commission on Accreditation of Rehabilitation Facilities (CARF), <http://www.carf.org>.

"Administrator" means an individual appointed by the governing authority to provide administrative oversight for all licensed facilities and individual sites within a licensed facility.

"Admitted" means accepted for treatment at a residential substance use disorders treatment facility.

"Adolescent" means a person between the ages of 12 up to and including the 18th birthday.

"Adolescent residential substance use disorders treatment facility" means a free-standing residential facility or a distinct part of a facility where care is provided to two or more adolescent clients for the treatment and prevention of substance dependence, under supervision for more than 24 consecutive hours.

"ASAM" means the American Society of Addiction Medicine, 4601 North Park Ave., Upper Arcade, Suite 101, Chevy Chase, MD 20815, [www.asam.org](http://www.asam.org).

"ASAM Patient Placement Criteria" means the criteria developed by the American Society of Addiction Medicine, contained in "Patient Placement Criteria for the Treatment of Substance Related Disorder," 2d

"Interpreter services" means communication access services provided to or arranged for a client and/or family member unable to comprehend and/or communicate in substance use disorders treatment without the assistance of such services.

"Job description" means written specifications developed for each position in the facility, containing the qualifications, duties and responsibilities and accountability required of employees in that position.

"License" means a certificate of approval pursuant to N.J.S.A. 26:2C-21 et seq., and/or a license pursuant to N.J.S.A. 26:2B-7 et seq.

"Licensed Clinical Alcohol and Drug Counselor" (LCADC) means a person who holds a current, valid license issued pursuant to N.J.S.A. 47:2D-4 and 47:2D-16 and N.J.A.C. 17:34C-2.2 and 2.19(c).

"Long-term residential substance use disorders treatment facility" or "long-term residential facility" means a residential substance use disorders facility in which treatment is primarily designed to foster personal growth and social skills development, with intervention focused on reintegrating the client into the greater community, and where education and vocational development are emphasized and generally approximates ASAM PPC-2R, Level III.5 (high intensity, clinically-managed) treatment modality.

"Medical liaison" means a designated staff member in a residential substance use disorders treatment facility responsible for ensuring that all medical information is entered into the client's clinical records.

"Medication" means a drug or medicine as defined by the New Jersey State Board of Pharmacy rules, as set forth in N.J.A.C. 13:39, which is accessible at [www.niconsumersaffairs.gov/pharm/phar\\_rules.htm](http://www.niconsumersaffairs.gov/pharm/phar_rules.htm).

"Medication administration" means a procedure in which a prescribed medication is given to a client by an authorized person in accordance with all laws and rules governing such procedures. The complete procedure of administration includes removing an individual dose from a previously dispensed, properly labeled container (including a unit dose container), verifying it with the prescriber's orders, giving the individual dose to the client, observing that the client has taken the medication, orally, by way of injecting, topically or insertion and verifying recording the required information, including the method of administration.

"Medication dispensing" means a procedure entailing the interpretation of the original or direct copy of the prescriber's order for a medication or a biological and, pursuant to that order, the proper selection, measuring, labeling, packaging and issuance of the drug or biological to a client or a service unit of the facility, in conformance with the rules of the New Jersey Board of Pharmacy at N.J.A.C. 13:39.

"Multidisciplinary team" means those persons representing different professions, disciplines and service areas, who work together to provide treatment planning and care to the client.

"NIDA" means National Institute on Drug Abuse, within the National Institutes of Health, <http://www.nida.nih.gov>.

"New Jersey Substance Abuse Monitoring System" or "NJSAMS" means the client data collection information system required by "[DAS]" "DMHAS" to be used by all New Jersey substance use disorders treatment facilities to record and report all client data including, but not limited to, admission, status services, discharge and such other information as "[DAS]" "DMHAS" may require, at <http://sanctuary.nj.gov/sanctuarymainpage.htm>.

"Non-hospital-based (medical) detoxification" means a residential substance use disorders treatment facility designed primarily to provide short-term care prescribed by a physician and conducted under medical supervision to treat a client's physical symptoms caused by addictions, according to medical protocols appropriate to each type of addiction, and generally approximates ASAM PPC-2R, Level III.7D (medically monitored intensive inpatient detoxification) treatment modality.

"Non-hospital-based (medical) detoxification/enhanced" means an organized service delivered by medical and nursing professionals, which provides 24-hour medically supervised evaluation and withdrawal management in a permanent facility with inpatient beds. Services are delivered under a defined set of physician-approved policies and physician-monitored procedures for clinical protocols. This care approximates ASAM PPC-2R Level III.7D care but enhances that level to include the ability to treat the following:

1. Individuals with co-occurring disorders;
2. Pregnant women.

3. Poly-addicted persons including those addicted to benzodiazepines.

4. Individuals who may or may not be on opiate replacement therapy; and

5. Clients with non-life-threatening medical conditions that do not require the services of an acute care hospital.

"Nosocomial infection" means an infection acquired by a client while in the residential substance use disorders treatment facility.

"Office of Licensing" or "OOL" means the Office of Licensing within the DHS Office of Program Integrity and Accountability.

"Opiate" means any preparation or derivative of opium.

"Opioid" means both opiates and synthetic narcotics.

"Outcomes" means the level of functioning of a client on specific criteria post-treatment as compared with their level of functioning at intake. These criteria include drug and alcohol use, employability, criminal activity and homelessness, consistent with the 2007 SAMHSA National Outcome Measures, accessible at <http://www.samhsa.gov/data/Outcomes/>, which are incorporated herein by reference, as amended and supplemented.

"Per diem rate" means the daily charge to the client or other funding source for services rendered by the facility.

"Plan of correction" means a plan developed by the facility and reviewed and approved by "[DAS]" "OOL", which describes the actions the facility will take to correct deficiencies and specifies the timeframe in which those deficiencies will be corrected.

"Practitioner" means a person licensed to practice medicine or surgery in accordance with N.J.S.A. 45:9-1 et seq. and N.J.A.C. 13:35 or a medical resident or intern, or a podiatrist licensed pursuant to N.J.S.A. 45:5-1 et seq. and N.J.A.C. 13:35.

"Progress note" means a written, signed with original signature and dated notation by a member of the multidisciplinary team or approved staff summarizing facts about care and the client's response to care during a given period of time.

"Protected health information" means individually identifiable health information, except as provided in paragraph (2) of the definition as defined in HIPAA, 42 CFR 160.103(C)(3), that is transmitted by electronic media, maintained in electronic media or transmitted or maintained in any other form or medium; protected health information excludes individually identifiable health information in education records covered by the Family Educational Rights and Privacy Act, as amended, 20 U.S.C. § 1232g; records described at 20 U.S.C. § 1232g(a)(4)(B)(iv); and employment records held by a covered entity in its role as employer.

"Provisional license" means a license that has been reduced because the facility is not in full compliance with all licensing rules in this chapter. A provisional license holder is subject to "[DAS]" "OOL" oversight until it comes into full compliance with this chapter.

"Reasonable efforts" means an inquiry on the employment application, reference checks and/or criminal background checks where indicated or necessary.

"Record" means any item, collection or grouping of information that includes protected health information and is maintained, collected, used or disseminated by or for a covered entity.

"Residential substance use disorders treatment facility or program" means a facility, or a distinct part of a facility that provides care for the treatment of substance use disorders, for 24 or more consecutive hours to two or more clients who are not related to the governing authority of its members by marriage, blood or adoption. The term "residential substance use disorders treatment facility" includes facilities that provide residential substance use disorders treatment services to adolescents, women with dependent children and adult males and/or females. These facilities include halfway houses, extended care facilities, long-term residential facilities and short-term residential facilities; and any similar facility providing substance use disorders treatment services including hospital-based and non-hospital-based detoxification through a structured recovery environment involving professional clinical services, generally approximates ASAM PPC-2R Level III.

"SAMHSA" means the Substance Abuse and Mental Health Services Administration within the Federal Department of Health and Human Services, <http://www.samhsa.gov>.

"Self-administration" means a procedure in which medication is taken orally, injected, inserted or topically or otherwise administered by a client.



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

January 9, 2015

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

Re: 1840 P. Cheeseman Road, LLC  
Interpretation B Variance and Use Variance  
Block 14003, Lots 13, 13X, 14, 15 & 23  
1840 Peter Cheeseman Road  
Gloucester Township, NJ  
Gloucester File No.: 142050BD  
Our File No.: GX15002-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated November 25, 2014
- B. Township of Gloucester Land Development Application
- C. Township of Gloucester Tax Map Sheet No. 140
- D. A copy of correspondence dated November 21, 2014, prepared by Recovery Centers of America to the Township of Gloucester
- E. A copy (8 ½ x 11 N.T.S.) of a plan entitled Minor Subdivision and Lot Consolidation Plan, prepared by Land Dimensions Engineering, dated June 2013, revised to April 4, 2014

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

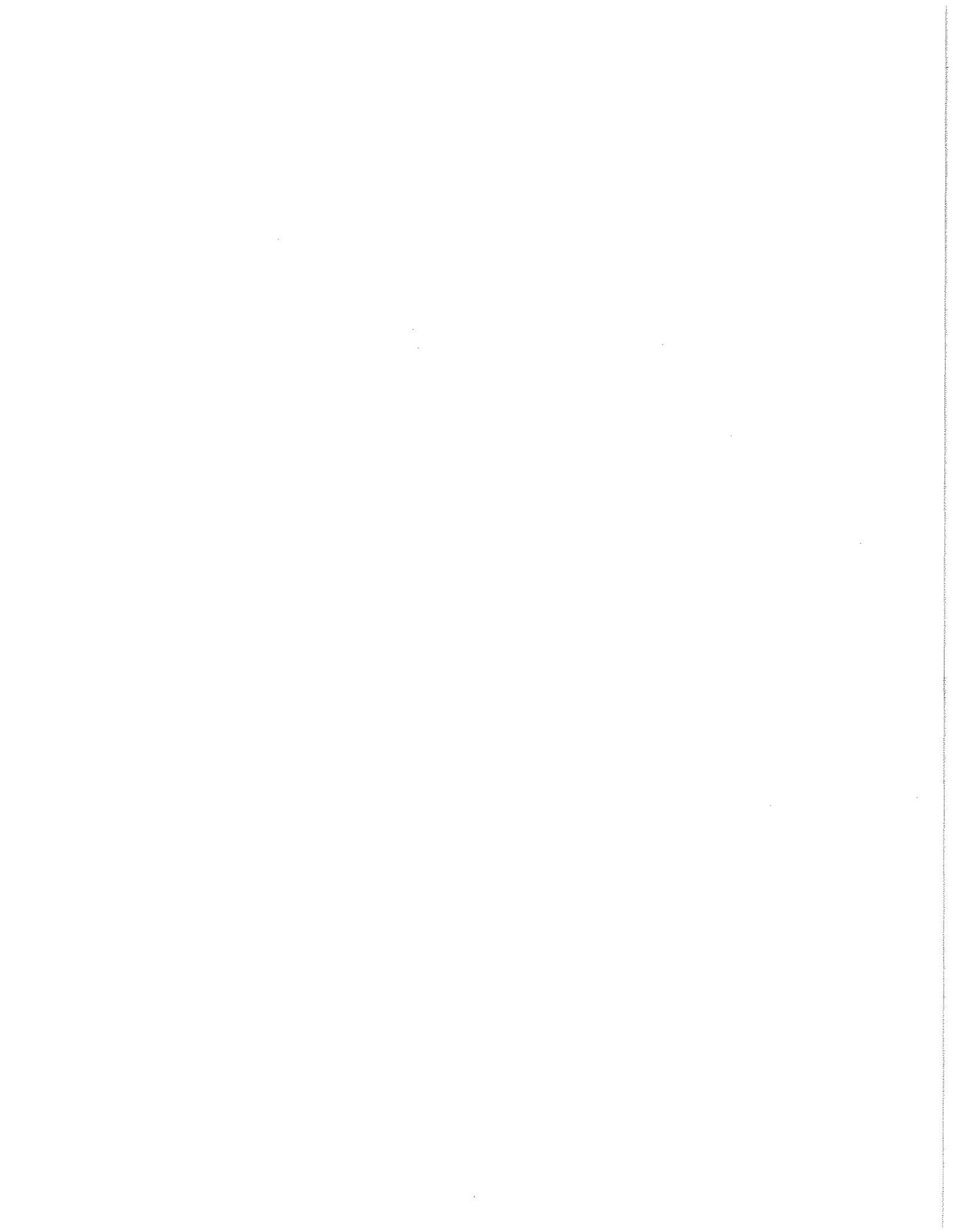
**I. Project Description**

1. The project site is located at 1840 Peter Cheeseman Road, Blackwood, NJ.

2. The site is known as Block 14003, Lots 13, 13X, 14, 15 and 23 as per the tax map of the Township of Gloucester.
3. The referenced property consists of approximately 140 acres, according to the application, with frontage on Peter Cheeseman Road. The lot is located in the Institutional and R-2 Residential District.
4. The site is currently owned and occupied by the Diocese of Camden.
5. The applicant, Recovery Centers of America (RCA) is proposing to utilize the property for a substance abuse treatment facility. According to the submitted correspondence, the facility will have approximately 100 residential beds. The center will be the mid-Atlantic center for addiction medicine for the applicant. They will offer the following services:
  - a. Residential detoxification
  - b. Short-term residential rehabilitation
  - c. Partial care treatment
  - d. Intensive and general outpatient treatment
  - e. Addiction Medicine Research and Training
6. RCA indicates that they will also offer space within the facility for the community to hold AA and NA meetings.
7. RCA plans to build "step-down sober living housing." The housing will be a rental only community for individuals in recovery who wish to live in a sober community.

## II. Zoning/Land Use

1. The property is located in the Institutional (IN) and R-2 Residential District.
2. The Institutional (IN) district is intended for governmental, educational, charitable, health care and religious uses presently existing within the municipality. Buildings with the IN district are often in a complex or campus form integrating residential, office, recreational, health care, houses of worship, and other ancillary uses with its primary function.
3. The R-2 Residential District is intended for single family detached uses on lots of about one-half acre.



4. The applicant is seeking an interpretation from the Board regarding whether the use is permitted. A substance abuse treatment center is not listed as a permitted use in either zone. We defer review of this issue to your office.
5. If a Use Variance is required, the applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
6. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.
7. We defer review for conformance with the area, yard, and bulk requirements of the Ordinance to your office.

### **III. Miscellaneous**

1. The applicant should indicate what improvements, including buildings and site improvements, are proposed for the project.
2. The applicant should describe the specifics of the proposed operations to the Board for them to consider the application, i.e. amount of employees, amount of patients, hours of operation, etc.
3. The applicant should discuss the typical daily operations at the facilities in terms of the amount of traffic, noise, etc. the project is anticipated to generate.
4. The applicant should indicate where the "step-down sober living housing" would be located.
5. The applicant should consider if they have considered completing a General Development Plan for the development given the size of the property and the various components of the project.
6. The applicant should indicate if the project will be phased.
7. The applicant should indicate whether the subdivision referenced on the submitted subdivision plan has been completed.
8. If the Board approves the Use Variance, the approval should be conditioned upon a Site Plan approval.

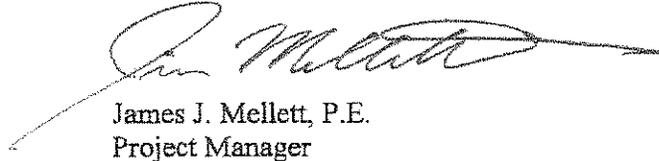
Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
1840 P. Cheeseman, LLC  
January 9, 2015  
Page 4 of 4

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction.

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

Very truly yours,

Churchill Consulting Engineers

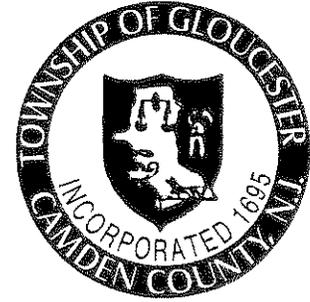


James J. Mellett, P.E.  
Project Manager

JJM:jm

cc: Gloucester Township Zoning Board Chairman and Members  
Mr. Anthony Costa, Esq., Zoning Board Solicitor  
Ms. Alisa Ortiz, Gloucester Township Zoning Officer  
1840 P. Cheeseman Road, LLC, Applicant  
Mr. Edmund Campbell, Esq., Applicant's Attorney

# Inter-office Correspondence



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** APPLICATION #142050BD  
 1840 P. Cheeseman Road, LLC  
 BLOCK 14003, LOTS 13, 13X, 14, 15 & 23  
**DATE:** December 30, 2014

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

**Applicant:** 1840 P. Cheeseman Road, LLC, 2701 Renaissance Boulevard,  
 4<sup>th</sup> Floor, King of Prussia, PA 19406.  
**Owner:** The Diocese of Camden, 6312 Market Street, Camden, NJ  
 08102.  
**Attorney:** Edmund Campbell, Esq., Campbell Rocco Law, LLC, 2701  
 Renaissance Boulevard, 4<sup>th</sup> Floor, King of Prussia, PA 19406  
 (telephone #610-992-5885).

## I. INFORMATION SUBMITTED

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

## II. ZONING REVIEW

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

ZONE: IN – Institutional District [§419].

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

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

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

n/p = Not provided.

### III. INTERPRETATION COMMENTS

1. In consideration of the Land Development Ordinance (LDO) being "silent" regarding definitions for "Residential healthcare facility," "Substance abuse treatment facility," and "halfway Houses" and not listing the proposed Residential Substance Abuse Treatment Facility with step-down sober living housing as a permitted use, the proposed use is therefore prohibited and a use variance is required.
  - a. The following comments are provided to the Board for their consideration in support of the above.
    - i. The IN – Institutional District lists twenty four (24) permitted uses in twelve (12) categories. Also, the LDO provides several definitions for many of the listed permitted uses; however, it excludes any definitions related to a "Residential healthcare facility" and does not define or list "Substance abuse treatment facility."
    - ii. The narrative submitted by the applicant also mentions "plans to build to step-down sober living housing." Other than being identified as a "rental only community" the narrative does not address the type of housing, infrastructure, or density.
  - b. A cursory review of NJAC 10:161A, Standards for licensure of residential substance use disorders treatment facilities and NJAC 10:161B, Standards for licensure of outpatient substance abuse treatment facilities appears to indicate that "Halfway Houses" are included uses within this category, as follows:
    - i. "'Halfway house' means a residential substance use disorders treatment facility, operating in a physically separate location, in which the halfway house treatment modality is programmatically separate and distinct from short-term substance use disorders residential services or long-term substance use disorders residential services. A halfway house provides substance use disorders treatment designed to assist clients in adjusting to regular patterns of living, engaging in occupational training, obtaining gainful employment and independent self-monitoring and otherwise generally approximates the ASAM PPC-2R, Level III.1 (low intensity) treatment modality."

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

#### IV. VARIANCE COMMENTS

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

##### POSITIVE CRITERIA ("D1" use variance)

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

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

##### NEGATIVE CRITERIA

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

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

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

## **V. SITE PLAN COMMENTS**

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

## **VI. LAND DEVELOPMENT ORDINANCE COMMENTS**

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

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

## **VII. RECOMMENDATIONS**

1. The Applicant must address the above underlined comments.

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

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

# 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<sup>1</sup>: \_\_\_\_\_ Application No.: #142050BE Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees 300<sup>00</sup> Project # 9071  
<sup>1</sup> Upon receipt of all fees, documents, plans, etc. Escr. 1450<sup>00</sup> Escr.# 9071

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>1840 P. Cheeseman Road LLC</u> Address: <u>2701 Renaissance Boulevard</u> <u>4th Floor</u> City: <u>King of Prussia</u> State, Zip: <u>PA, 19406</u> Phone: ( ) <u>205</u> - <u>1594</u> Fax: ( ) <u>337</u> - <u>5599</u> Email: <u>kmullin@oneillproperties.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>The Diocese of Camden</u> Address: <u>631 Market Street</u> City: <u>Camden</u> State, Zip: <u>NJ, 08102</u> Phone: ( ) - - Fax: ( ) - -
---	--

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

<input type="checkbox"/> Informal Review <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup>
<input type="checkbox"/> Minor Subdivision	<input checked="" type="checkbox"/> Interpretation <sup>2</sup>
<input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup>	<input type="checkbox"/> Appeal of Administrative Officer's Decision
<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Bulk "C" Variance <sup>2</sup>
<input type="checkbox"/> Minor Site Plan	<input checked="" type="checkbox"/> Use "D" Variance <sup>2</sup> <i>as per Joseph Rocco 11/20/14</i>
<input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>	<input type="checkbox"/> Site Plan Waiver
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request
<input type="checkbox"/> Conditional Use Approval <sup>2</sup>	<input type="checkbox"/> Redevelopment Agreement
<input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> _____

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

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

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

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

Name of Attorney: <u>Edmund Campbell</u> Address: <u>2701 Renaissance Boulevard, 4th Floor</u> City: <u>King of Prussia</u>	Firm: <u>Campbell Rocco Law</u> State, Zip: <u>PA, 19406</u> Phone: ( <u>610</u> ) <u>992</u> - <u>5885</u> Fax: ( <u>610</u> ) <u>337</u> - <u>5599</u> Email: <u>ecampbell@campbellroccolaw.com</u>
---	--

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Profession: \_\_\_\_\_

City: \_\_\_\_\_

State, Zip: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Profession: \_\_\_\_\_

City: \_\_\_\_\_

State, Zip: \_\_\_\_\_

Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 1840 Peter Cheesman Road

Block(s): 14003

Tract Area: 140 Acres

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

**8. Land Use:**

Existing Land Use: Diocese retreat center

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

**9. Property:**

Number of Existing Lots: 5

**Proposed Form of Ownership:**

Number of Proposed Lots: 5

Fee Simple  Cooperative

Condominium  Rental

Are there *existing* deed restrictions?

No  Yes **(If yes, attach copies)**

Are there *proposed* deed restrictions?

No  Yes

**10. Utilities:** (Check those that apply.)

Public Water

Public Sewer

Private Well

Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

### 13. Zoning

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

### 14. Parking and Loading Requirements:

Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: Same as Existing

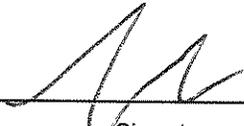
Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: Same as Existing

**15. Relief Requested:** *NONE, Applicant is requesting an interpretation under NJS 40:550-70 b.*

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

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

### 16. Signature of Applicant

  
 \_\_\_\_\_  
 Signature of Applicant

*11-17-2014*  
 \_\_\_\_\_  
 Date

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

\_\_\_\_\_  
 Date

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

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

NOVEMBER 18, 2014  
 Date  
 Signature [Signature]  
 Print Name ROBERT E. HUGHES  
 Sworn and Subscribed to before me this 18<sup>th</sup> day of November 2014 (Year).  
 Signature [Signature]  
 Print Name Francis J. Mangan, Esq. Attorney at Law State of New Jersey

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

Complete each of the following sections:

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

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

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

D. Is the applicant a corporation?  No  Yes

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

F. Is the applicant a partnership?  No  Yes

**IF YES TO ANY OF THE ABOVE:**

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).  No  Yes

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?  No  Yes

**IF YES:**

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).  No  Yes

Signature of Applicant [Signature]  
 Date 11-17-2014  
J. Brian O'Neill on behalf of  
 Print Name 1840 P. Chesebrough Road LLC

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the Minor Subdivision Plan submitted with this application, under the date of 4-4-14, shows and discloses the premises in its entirety, described as Block 14003 Lot 13, 14, 15, 16 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey, Commonwealth of Pennsylvania  
 County of Camden, Marlborough  
 Sworn and subscribed to  
 On this 17<sup>th</sup> day of November  
J. Brian O'Neill of full age, being duly sworn to 20 before the following authority.  
 law, on oath and says that all of the above statement  
 herein is true.  
J. Brian O'Neill, on behalf of 1840 P. Chesebrough Road, LLC  
 Name of property owner or applicant  
[Signature]  
 Notary public

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

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

Sworn and Subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (Year).

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

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

Complete each of the following sections:

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

**IF YES TO ANY OF THE ABOVE:**

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?  No  Yes

**IF YES:**

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

\_\_\_\_\_  
Signature of Applicant

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

*11-17-2014*  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the *Minor Subdivision Plan* survey submitted with this application, under the date of *4-4-14*, shows and discloses the premises in its entirety, described as Block *4003* Lot *13, 14, 15, 16* and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

~~State of New Jersey~~, Commonwealth of Pennsylvania.  
County of ~~Camden~~: *Mt. Vernon*  
*J. Brian O'Neill* of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to  
On this *17th* day of *November*, 20 *14* before the following authority.

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

*[Signature]*  
Notary public

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

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

**RESOLUTION**

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

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

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

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

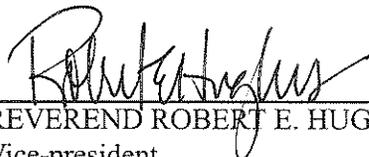
WHEREAS, the Reverend Robert E. Hughes, is the Vice-president of the Diocese, and Reverend James L. Bartoloma is the Secretary of the Diocese;

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

ON MOTION OF: the Most Reverend Dennis J. Sullivan, D.D.

SECONDED BY: the Reverend James Bartoloma

AYES: 3      NAYS: 0      ABSTENTIONS: 0

  
\_\_\_\_\_  
REVEREND ROBERT E. HUGHES  
Vice-president

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

  
\_\_\_\_\_  
MOST REVEREND DENNIS J. SULLIVAN, D.D.

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

  
REVEREND JAMES L. BARTOLOMA  
Secretary

## CORPORATE DISCLOSURE STATEMENT

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

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

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

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



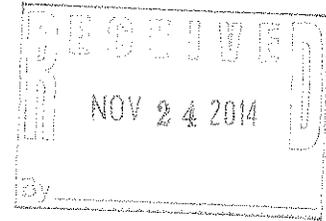
November 21, 2014

**VIA HAND DELIVERY**  
Township of Gloucester

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

Attn: Zoning Board Clerk



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

Dear Zoning Board,

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

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



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

- Addiction Medicine Research and Training

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

Warm regards,

Brian O'Neill  
Chairman



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

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





# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: November 25, 2014

APPLICATION No. #142050BD

PROJECT No. #9071

APPLICANT: 1840 P. Cheeseman Road LLC

OWNER: The Diocese of Camden

BLOCK(S): 14003

LOCATION: 1840 Peter Cheeseman Rd., Blackwood

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

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

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

**PURPOSE OF TRANSMITTAL:**

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

**ENCLOSED:**

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

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

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

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

Signature:   
Assessor 12/1/14

Tax Account Maintenance

Block: 14003  
 Lot: 13  
 Qualifier:  
 Owner: **MICHAEL OF CAMDEN**  
 Tax Bill: Restricted Edit  
 Prop Loc: 1840 PETER CHEESMAN ROAD

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		189.87	180.28	.00	180.28
2015	1		189.88	.00	.00	.00
2015		Total	379.75	180.28	.00	180.28
2014	4		199.47	-14,187.89	.00	-14,187.89
2014	3		199.48	.00	.00	.00
2014	2		180.27	.00	.00	.00
2014	1		180.28	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 11/26/14  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 10/06/14  
**TOTAL TAX BALANCE DUE**  
 Principal: -14,187.89 Penalty: .00  
 Misc. Charges: .00 Interest: .00 Total: -14,187.89

\* Indicates Arriected Billing in a Tax Quarter

Tax Account Maintenance

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

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

Other Delinquent Balances: .00 Interest Date: 11/26/14  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 10/07/14  
**TOTAL TAX BALANCE DUE**

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

\* Indicates Adjusted Billing in a Tax Quarter

*Quilient*

NOV 16 2014

**Tax Account Maintenance**

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		135.62	135.62	.00	135.62
2015	1		135.63	135.63	.00	135.63
2015		Total	271.25	271.25	.00	271.25
2014	4		142.48	.00	.00	.00
2014	3		142.48	.00	.00	.00
2014	2		126.77	.00	.00	.00
2014	1		108.73	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 11/26/14 Interest Date: Interest Detail  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 10/07/14

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

\* Indicates Arrears Billing in a Tax Quarter

6/10/14

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 14003  
 Lot: 23  
 Qualifier:  
 Owner: DIOCESE OF CRMDEN  
 Prop Loc: 1990 PETER CHEESMAN ROAD  
 Tax Bill Restricted Edit

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

Other Delinquent Balances: .00 Interest Date: 11/26/14  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 10/07/14  
 TOTAL TAX BALANCE DUE  
 Principal: .00 Penalty: .00  
 Misc. Charges: .00 Interest: .00 Total: .00

\* Indicates Arrester Billing in a Tax Quarter



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

*Date: December 2, 2014*

*To: Ken Lechner*

*From: Jim Gallagher*

*Re: Site Plan Review*

*Applicant: The Diocese of Camden*

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

*Application #: 142050BD*

*Comments: Building review-*

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

*Thank you,*

*Jim Gallagher  
Building SubCode Official*



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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

December 2, 2014

RAYMOND J. CARR  
Executive Director  
MARLENE HRYNIO  
Administrative Secretary  
HOWARD C. LONG JR, ESQ.  
Solicitor  
THOMAS LEISSE, PE, CME  
Consulting Engineer

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

DEC 02 2014

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

Gentlemen:

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

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

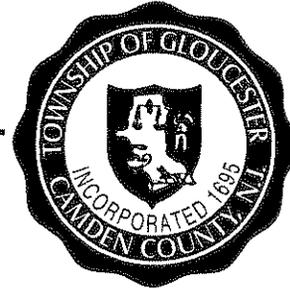
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

*Raymond J. Carr*  
Raymond J. Carr  
Executive Director

RJC:mh

**TOWNSHIP OF GLOUCESTER**  
**Interoffice Correspondence**



**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #142001DSPW**                      **Escrow #8286**  
**Timbercreek Spirits, Inc.**  
**BLOCK 101, LOT 12**

**DATE:** December 08, 2014

The Applicant requests use variance and site plan waiver approval for "Storage of truck and equipment" for an apparent landscaping and lawn service within the NC – Neighborhood Commercial District. The project is located on the southeast corner of Station Avenue and Clements Bridge Road.

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

- Applicant: Timbercreek Spirits, Inc., 1100 Station Avenue, Glendora, NJ 08029 (Telephone#856-9391011)
- Owner: Chirag Patel, 12 Morgan Way, Monroe Township, NJ 08831 (telephone #732-979-3147).
- Engineer: David P. Krek, PE, Rodriguez Consulting, 1301, N. 2<sup>nd</sup> Street, Philadelphia, PA, 19122 (telephone #215-839-8087).
- Attorney: Mark Carusillo, Esq., 9 Cooper Avenue, Marlton, NJ 08093 (telephone #856-267-5325).

**I. INFORMATION SUBMITTED**

1. Kind Kuts, Landscape and Lawn Service, LLC Letter dated 11/12/14.
2. Concept Plan, as prepared by Rodriguez Consulting comprising one (1) sheet dated 10/02/14.
3. Land Development Application Form dated 11/12/14.

**II. ZONING REVIEW**

1. Adult Day Care Center is not a listed permitted use [§414.B].

**§415.F –NC – Neighborhood Commercial District.**

Description	Required (Other Uses)	Existing	Conforms
Lot size (min.)	1 acre	2.82 ac. <sup>1</sup>	yes
Lot frontage (min.)			
Station Avenue	100 ft.	±180 ft. <sup>1</sup>	yes
Clements Bridge Road	100 ft.	±200 ft. <sup>1</sup>	yes
Lot depth (min.)	300 ft.	±579 ft. <sup>1</sup>	yes
Building Coverage (max.)	15%	±4.7% <sup>2</sup>	yes
Lot coverage (max.) <sup>1</sup>	50%	±24% <sup>2</sup>	yes

Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)			
Station Avenue	20 ft.	±54 ft. <sup>2</sup>	yes
Clements Bridge Road	20 ft.	±59 ft. <sup>2</sup>	yes
Side yard (min.)	10 ft.	±14 ft. <sup>2</sup>	enc
Rear yard (min.)\	25 ft.	±680 ft. <sup>2</sup>	yes
Building Height (max.)	35 ft.	n/a	n/a
Floor area Ratio (max.)	0.25	0.047	yes
Buffer (concrete)	25 ft.	3 ft.	enc
Parking			
Retail – 5 spaces / 1,000 sf	17 spaces	29 spaces	enc
Parking Area Setback			
In Front of the Building Line (min.)	N.P.	yes	enc
From side property line (min.)	15 ft.	±15 ft. <sup>1</sup>	yes
From rear property line (min.)	15 ft.	±15 ft. <sup>1</sup>	yes

- 1 = Tax map data.  
2 = Scaled data.  
enc = existing nonconformance.  
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.

### III. WAIVER COMMENTS

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

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

### IV. VARIANCE COMMENTS

The application as submitted requires the following variances:

§415.B, Permitted Uses – NC – Neighborhood Commercial District

1. The “Storage of truck and equipment” associated with a landscaping and lawn service is not listed as a permitted use in the NC – Neighborhood Commercial District.

#### 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:

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

#### NEGATIVE CRITERIA

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

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

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

#### **V. 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 variance for the following master plan and zoning issues.

1. Master Plan
  - a. Consistency of the proposed storage of landscaping and lawn service equipment use with the criteria of the Small Scale Business (B-2) land use classification of the master plan.
2. Zoning
  - a. Consistency of the proposed storage of landscaping and lawn service equipment use with the NC – Neighborhood Commercial District and character of the built environment.

3. Use Variance
  - a. The Applicant must provide testimony addressing existing conditions including but not necessarily limited to the following:
    - i. Number, type, size of vehicles and equipment to be stored including vehicles, trailers, plows, lawn mowers, heavy equipment, etc.
      1. A field observation found an apparent front end loader, which is not depicted on the submitted Concept Plan.
    - ii. Storage of landscaping materials including but not necessarily limited to mulch, stone, grass clippings, fertilizer, etc.

## VI. SITE PLAN WAIVER COMMENTS

Should the Board approve a site plan waiver it's recommended the following items be provided as conditions of approval and depicted on a compliance plan.

### §507, Landscaping

1. A staggered double row of evergreen trees ten (10) feet on center along the southerly and easterly perimeter of concrete storage area.
  - a. It's recommended the evergreen trees be Leyland Cypress (*Cupressocyparis leylandii*) or suitable alternative and shall be of nursery stock and installed in accordance with the minimum quality standards as defined by the American Association of Nurserymen as per §507.A(4), General Landscape Provisions and guaranteed for at least two (2) years as per §507.F, Guarantee.

### §508, Lighting

2. The Applicant shall provide testimony to address whether or not the existing loading area is illuminated and whether such illumination meets the minimum and maximum requirements to provide safe movement of persons, vehicles, and safety as per §508.F, Lighting.

### §510, Off-Street Parking

3. The Applicant should provide testimony to address the number and location of employee vehicles parked onsite.
  - a. The existing retail store has an insufficient number of parking spaces as per §510, Off-Street Parking.
4. The Applicant should address adequacy of the existing parking area for the proposed use and existing retail use.
5. The Applicant should address parking facilities for handicapped persons.
  - a. Parking spaces shall be in accordance with Barrier Free Code of the NJUCC and the ADA as per §510.E, Additional Handicapped Parking Provisions.
6. Installation of pinned concrete wheel stops for the parking spaces along Station Avenue and Clements Bridge Road to prevent vehicle overhang into the sidewalk as per §510.J(1), Curbing.
7. Two (2) trash dumpsters are located on the pavement between the existing building and residences on Roosevelt Avenue.
  - a. All trash dumpsters and recycling containers shall be located in an appropriate sized masonry trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.

§516, Sidewalks, Curbs, Gutters & Pedestrian Ways

8. It's recommended the Applicant repair and/or replace sidewalks and drive-openings at the following locations:

- a. Replace at least two (2) sections west of the easterly concrete drive-opening along the Station Avenue that are low and in disrepair.

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

Should the Applicant have any questions or wish to schedule a meeting to review the report, please contact the office at (856) 374-3511.

cc: Timbercreek Spirits, Inc.  
VJ Hurley, Kind Kuts Landscape and Lawn Service, LLC  
Mark Carusillo, Esq.  
David P. Krek, 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: \_\_\_\_\_ Application No.: #142001D SPW Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 410<sup>00</sup> Project # 8286  
 Escr. 1958<sup>00</sup> Escr. # 8286

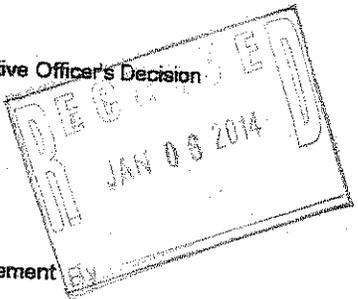
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Timbercreek Spirits Inc</u> Address: <u>1100 Station Ave</u> City: <u>Glendora</u> State, Zip: <u>NJ 08029</u> Phone: <u>(856) 939-1011</u> Fax: <u>(856) 939-4870</u> Email: <u>Timbercreekliquors@gmail.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Chirag Patel</u> Address: <u>12 Morgan Way</u> City: <u>Morristown Township</u> State, Zip: <u>NJ 08831</u> Phone: <u>(732) 979-3147</u> Fax: ( )
--	---

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

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



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

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

ER	R4	GCR	<u>CR</u>	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>Mark Carusillo</u> Address: <u>9 Cooper Avenue</u> City: <u>Murilton, NJ 08053</u>	Firm: <u>Mark Carusillo</u> State, Zip: <u>NJ 08053</u> Phone: <u>(856) 267-5325</u> Fax: ( ) Email: _____
---	---

VINCE (VJ) 856-265-5006 (c)

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

Name: Chris Pald  
Address: 1100 Station Ave  
Profession: Owner/Attorney  
City: Glenora  
State, Zip: NJ 08029  
Phone: (856) 939-1011 Fax: (856) 939-4578  
Email: TimbercreekLiquors@gmail.com

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

**7. Location of Property:**

Street Address: 1100 Station Avenue Block(s): 101  
Tract Area: \_\_\_\_\_ Lot(s): 12

**8. Land Use:**

Existing Land Use: RETAIL  
Proposed Land Use (Describe Application): Storage of Trucks and equipment.

**9. Property:**

Number of Existing Lots: 1  
Number of Proposed Lots: 0  
Proposed Form of Ownership:  
 Fee Simple  Cooperative  
 Condominium  Rental  
Are there *existing* deed restrictions?  No  Yes (If yes, attach copies)  
Are there *proposed* deed restrictions?  No  Yes

**10. Utilities: (Check those that apply.)**

Public Water  Public Sewer  Private Well  Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	6'	Setback from E.O.P.*1	
Front setback 2	N/A	Setback from E.O.P.*2	
Rear setback	25'	Fence type	
Side setback 1	4'	Fence height	
Side setback 2	N/A	*E.O.P. = Edge Of Pavement.	
Lot frontage		<b>Pool Requirements</b>	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height	N/A	Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area		Shed area	
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

**14. Parking and Loading Requirements:**

Number of parking spaces required: 0 N/A      Number of parking spaces provided: 0 N/A  
 Number of loading spaces required: 0 N/A      Number of loading spaces provided: 0 N/A

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

  
 \_\_\_\_\_  
 Signature of Applicant

11/22/13  
 \_\_\_\_\_  
 Date

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

\_\_\_\_\_  
 Date

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

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

11/22/13  
Date

Signature

Chirag Patel  
Print Name

Sworn and Subscribed to before me this

17<sup>th</sup> day of December  
2013 (Year).

Signature

Ashley L Kavalchick  
Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots?
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
- C. Is this application for approval on a site or sites for commercial purposes?
- D. Is the applicant a corporation?
- E. Is the applicant a limited liability corporation?
- F. Is the applicant a partnership?

- No  Yes

**IF YES TO ANY OF THE ABOVE:**

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

**IF YES:**

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

No  Yes

Signature of Applicant

Chirag Patel  
Print Name

11/22/13  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 11/22/13, shows and discloses the premises in its entirety, described as Block 101 Lot 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:

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

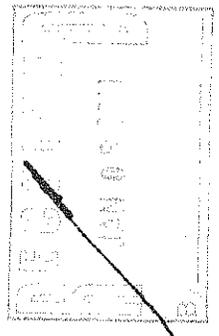
Sworn and subscribed to

On this 17<sup>th</sup> day of December  
20 13 before the following authority.

Timbercreek Spirits, Inc.  
Name of property owner or applicant

Ashley L Kavalchick  
Notary public

**ASHLEY L KAVALCHICK** 4 of 4  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 22, 2014



# 142001D5fd

6.6' HIGH C. L. FENC.  
VINYL FENCES  
CONC.

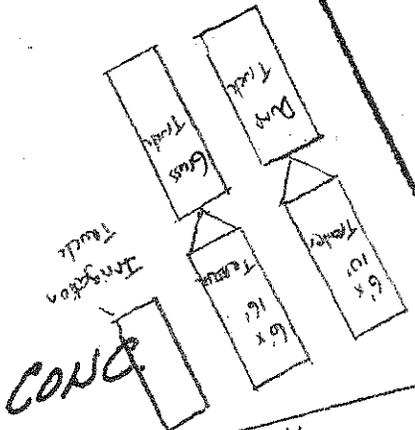
CONC.

TRUCKS  
CONC. ACQUIS

ONE STORY FRAME  
BLOCKING  
BUILDING

CONC.

Fence →



CONC.

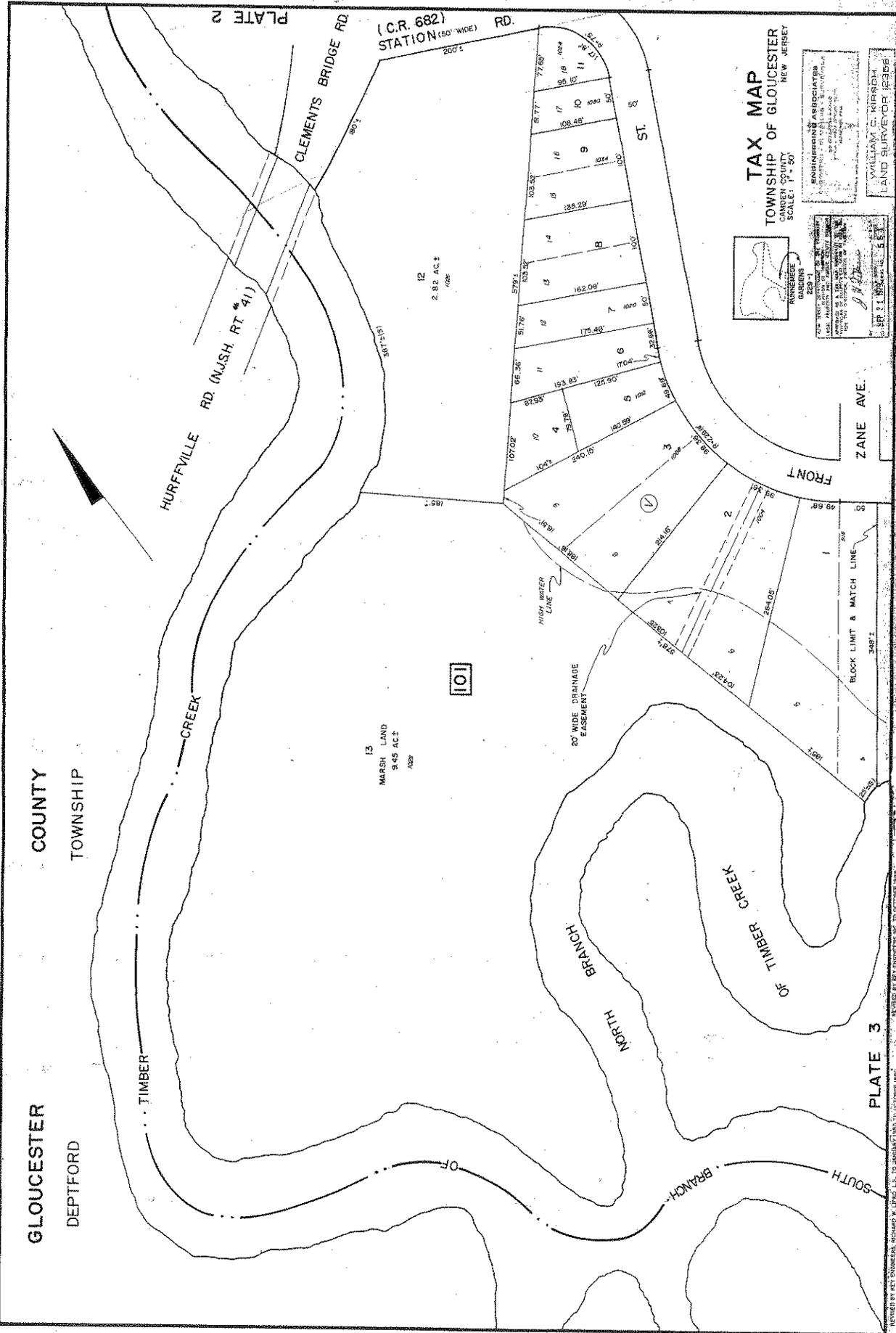
6' X 18' ENCLOSED  
TRAILER

WOOD FENCE

19.65'

12.46'

GLOUCESTER COUNTY  
DEPTFORD TOWNSHIP



**TAX MAP**  
TOWNSHIP OF GLOUCESTER  
GARDEN COUNTY  
NEW JERSEY  
SCALE: 1" = 50'

WILLIAM C. KIRKSH  
LAND SURVEYOR #2386

SEP 11 1993 5:53

REVIEWED BY KET ENGINEERS, INC. TO DEPTFORD TOWNSHIP, NEW JERSEY, ON 12/15/83.  
REVIEWED BY KET ENGINEERS, INC. TO GLOUCESTER COUNTY, NEW JERSEY, ON 12/15/83.  
REVIEWED BY KET ENGINEERS, INC. TO DEPTFORD TOWNSHIP, NEW JERSEY, ON 12/15/83.  
REVIEWED BY KET ENGINEERS, INC. TO GLOUCESTER COUNTY, NEW JERSEY, ON 12/15/83.

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 7, 2014

APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC

PROJECT No. #8286

BLOCK(S): 101 Lot(S): 12

LOCATION: 1100 STATION AVE., GLENDORA, NJ 08029

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application – Use “D” Variance & Site Plan Waiver
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. **Please Forward Report by January 20, 2014**
- For Your Files.

**ENCLOSED:**

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - 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 & Site Plan Waiver

*No Issues*

*[Signature]*      *1/8/14*

Signature

**Tax Account Maintenance**

Block: 101  
 Lot: 12  
 Qualifier:  
 Owner: **MARSHA LIQUORS INC** Prop Loc: 1100 STATION AVENUE

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		3,209.98	3,209.98	.00	3,209.98
2014	1		3,209.99	3,186.17	.00	3,186.17
2014		Total	6,419.97	6,396.15	.00	6,396.15
2013	4		3,263.92	.00	.00	.00
2013	3		3,263.92	.00	.00	.00
2013	2		3,156.05	.00	.00	.00
2013	1		3,156.05	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 01/08/14  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 12/19/13

**TOTAL TAX BALANCE DUE**

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

*Carroll*

RECEIVED  
 16th APR 2014  
 BY

Bin# 63

~~B~~

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 7, 2014

APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC

PROJECT No. #8286

BLOCK(S): 101

Lot(S): 12

LOCATION: 1100 STATION AVE., GLENDORA, NJ 08029

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

New Application – Use "D" Variance & Site Plan Waiver

Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by January 20, 2014**
- For Your Files.

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

- Variance Plan     Bulk (C) Variance     Use (D) Variance & Site Plan Waiver

1-744 OK JCG BS (check w/ Fire Marshall)

Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 7, 2014

APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC

PROJECT No. #8286

BLOCK(S): 101 Lot(S): 12

LOCATION: 1100 STATION AVE., GLENDORA, NJ 08029

**TRANSMITTAL TO:**

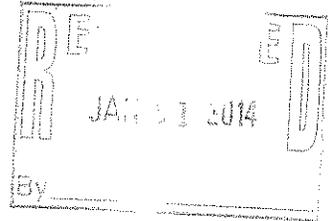
- |   |   |   |
|---|---|---|
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| <input type="checkbox"/> Camden County Planning Board | <input type="checkbox"/> Traffic Officer      | <input type="checkbox"/> G.T.M.U.A.                           |
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| <input type="checkbox"/> Taxes                        | <input type="checkbox"/> Construction         |   |

**STATUS OF APPLICATION:**

- New Application – Use “D” Variance & Site Plan Waiver
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

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

**Reviewed**  
 Approved     Not Approved  
**Gloucester Twp. Fire Dist. 1**  
**Fire Official:** *[Signature]*  
**Date:** *1/11/14*

- Variance Plan     Bulk (C) Variance     Use (D) Variance & Site Plan Waiver

Signature \_\_\_\_\_

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

January 14, 2014

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

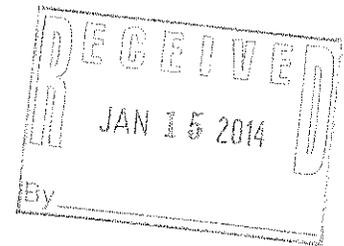
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HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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

Re: Application #142001DSPW  
Timbercreek Spirits, Inc.  
1100 Station Avenue, Glendora, NJ 08029  
Block 101, Lot 12



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.

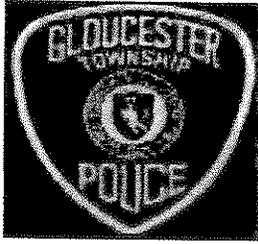
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

*Robert C. Benson /mk*

Robert C. Benson  
Executive Director

RCB:mh



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

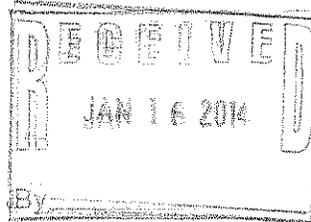
Application #142001DSPW

1100 Station Ave, Timbercreek Spirits

Block: 101 Lot: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:



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

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

Date Submitted: 1/16/14

# KIND KUTS

Landscape and Lawn Service, LLC.

410 Black Horse Pike  
Suite #1  
Glendora, NJ 08029  
Phone: (856) 208-1021  
Fax: (856)-219-3779  
kindkuts@comcast.net  
www.kindkuts.com

November 12, 2014

Township of Gloucester  
Attn: Kenneth D. Lechner, PP, AICP  
Director/Planner

NOV 12 2014

Dear Mr. Lechner,

Please attach this as an addendum to the Timber Creek Liquors application #142001DSPW as a narrative that explains the application.

Storage of equipment, trailers and trucks in the rear fenced in area of Timber Creek liquors. Hours of operation are Monday through Friday between 7 a.m. and 4:30 to 5:00 p.m.. We do not work on Saturdays or Sunday, weather permitting. Between these hours no one enters the area unless it is the start or the end of the work day. There are no clients that come to this location. All of my office doings take place at my office location at 410 Black Horse Pike, Suite #1 Glendora, NJ 08029

Please attach this as an addendum to the Timber Creek Liquors application #142001DSPW as a disclosure statement per [Basis NJSA 40:55D-48.1-48.2

Ownership of Timber Creek Liquors is as follows:

1. Chirag Patel 75% owner

12 Morgan Way

Monroe Township, NJ 08832 #732-979-3174

2. Nagin Patel 25% owner

6 Cleveland Ave

Monroe Township, NJ 08831 732-979-3174

  
VJ Hurley  
Owner

Visit [www.KindKuts.com](http://www.KindKuts.com) to view a complete listing of our services.

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 7, 2014

APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC

PROJECT No. #8286

BLOCK(S): 101 Lot(S): 12

LOCATION: 1100 STATION AVE., GLENDORA, NJ 08029

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application – Use “D” Variance & Site Plan Waiver
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

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- For Your Files.

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- Recycling Report

- Variance Plan     Bulk (C) Variance     Use (D) Variance & Site Plan Waiver

*No Issues*

*[Signature]*      1/8/14

Signature

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 101  
 Lot: 12  
 Qualifier:  
 Owner: NAYASHA LIQUORS INC  
 Prop Loc: 1100 STATION AVENUE  
 Tax Bill Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		3,209.98	3,209.98	.00	3,209.98
2014	1		3,209.99	3,186.17	.00	3,186.17
2014		Total	6,419.97	6,396.15	.00	6,396.15
2013	4		3,263.92	.00	.00	.00
2013	3		3,263.92	.00	.00	.00
2013	2		3,156.05	.00	.00	.00
2013	1		3,156.05	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 01/08/14 Interest Detail  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 12/19/13

TOTAL TAX BALANCE DUE

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

*Carroll*

Printed Date: 12/19/13  
 By: [Signature]

Bint# 63

~~B~~

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 7, 2014

APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC

PROJECT No. #8286

BLOCK(S): 101

Lot(S): 12

LOCATION: 1100 STATION AVE., GLENDORA, NJ 08029

### TRANSMITTAL TO:

- |                          |                              |                                     |                      |                          |                           |
|--------------------------|------------------------------|-------------------------------------|----------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/>            | Zoning Board Planner | <input type="checkbox"/> | Tax Assessor              |
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### STATUS OF APPLICATION:

New Application – Use “D” Variance & Site Plan Waiver

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- Variance Plan     Bulk (C) Variance     Use (D) Variance & Site Plan Waiver

1-7-14 OK JTG BSO (Check w/ Fire Marshall)

Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

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APPLICATION No. #142001DSPW

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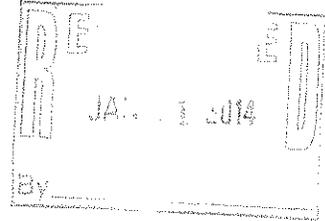
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**Reviewed**

Approved     Not Approved

**Gloucester Twp. Fire Dist. 1**

**Fire Official:** *[Signature]*

**Date:** *1/10/14*

- Variance Plan     Bulk (C) Variance     Use (D) Variance & Site Plan Waiver

\_\_\_\_\_  
Signature

**Commissioners**  
**RICHARD P. CALABRESE**  
Chairman

**FRANK SIMIRIGLIA**  
Vice Chairman

**Board Members**  
**RICHARD EDGAR**  
**AMY TARVES**  
**DORA M. GUEVARA**  
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**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 14, 2014

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Executive Director

**CAROLINE M. TARVES**  
Administrative Secretary

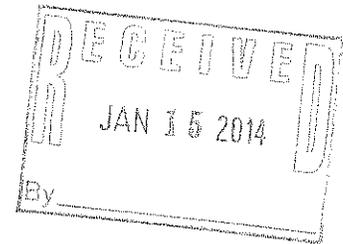
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Consulting Engineer

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

Re: Application #142001DSPW  
Timbercreek Spirits, Inc.  
1100 Station Avenue, Glendora, NJ 08029  
Block 101, Lot 12



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

Very truly yours,

**THE GLOUCESTER TOWNSHIP**  
**MUNICIPAL UTILITIES AUTHORITY**

*Robert C. Benson /mh*

Robert C. Benson  
Executive Director

RCB:mh



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

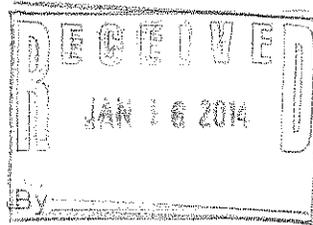
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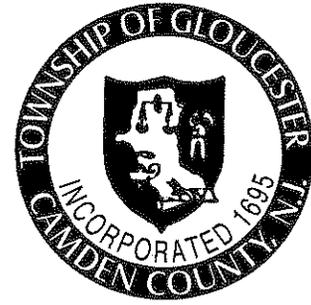
Other:



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

Signature:  Date Submitted: 1/16/14

# Inter-office Correspondence



**TO:** Zoning Board of Adjustment

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

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

**DATE:** January 08, 2015

The Applicant requests preliminary and final major subdivision approval for "4 twins 8 lots" within the R3 –Residential District. The project is located on the north side of Almonesson Road east of Good Intent Road.

An application by Sierra International, LLC for a use variance to allow the construction of 4 twins, 8 lots was approved by Zoning Board of Adjustment Resolution #132008CD adopted March 12, 2014.

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

**Applicant/Owner:** Sierra International, LLC, 6163 Main Street, Voorhees, NJ 08043 (telephone#856-577-8518).

**Engineer:** Joseph J. Raday, PE. RWD Consultants, LLC, 2 Aquarium Drive, Suite 320, Camden, NJ 08103

**Planner:** Addison Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (856-228-4848).

**Attorney:** Guido Barbore, Esq., The Waterfront Law Firm, 44 West Cedar Avenue, Merchantville, NJ 08109 (telephone #856-723-1618).

## **I. INFORMATION SUBMITTED**

1. Land Development Application Form and checklist dated 12/14/14.
2. RWD Waiver Letter dated 10/14/14.
3. Addison G. Bradley, LLC, Transmittal Letter dated 9/04/14.
4. Recycling & Trash Report, as prepared by RWD Consultants, LLC, no date.
5. Wetlands Summary Report, as prepared by RWD Consultants, LLC, no date.
6. Flood Insurance Rate Map.
7. Traffic Impact Report, as prepared by RWD Consultants, LLC, no date.
8. Drainage Calculations, as prepared by RWD Consultants, LLC dated August 01, 2014.
9. Engineering plans, as prepared by RWD Consultants, LLC consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
C-1	Title Sheet	12/03/14
C-2	General Notes	12/03/14
C-3	Existing Conditions Plan	12/03/14
C-4	Demolition Plan	01-27-14 / 6-20-14
C-5	Subdivision Plan	01-27-14 / 6-20-14
C-6	Site Plan	01-27-14 / 6-20-14

C-7	Grading and Utility Plan	01-27-14 / 6-20-14
C-8	Soil Erosion Control and Sediment Control Plan	01-27-14 / 6-20-14
C-9	Soil Erosion Control and Sediment Control Notes and Details	01-27-14 / 6-20-14
C-10	Detail Sheet I	01-27-14 / 6-20-14
C-11	Detail Sheet II	01-27-14 / 6-20-14

## II. ZONING DISTRICT COMMENTS

1. ZONE: R3 –Residential [§405].
2. A "Twin" unit is not a listed permitted uses in the district [§405.B].
3. The following variances are approved by Zoning Board of Adjustment Resolution #132008CD adopted March 12, 2014.

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

\* Variance required.

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

Standard	Required (All Other Uses)	Proposed (Lot G)	Proposed (Lot H)	Complies
Lot size (min.)	2 acres	±6,252 sf		no*
Lot size (min.)	2 acres		±15,473 sf	no*
Lot frontage (min.)	100 ft.	37.67 ft.		no*
Lot frontage (min.)	100 ft.		37.33 ft	no*
Lot depth (min.)	200 ft.	190.90 ft.		no*
Lot depth (min.)	200 ft.		243.12 ft.	yes
Building coverage (max.)	30%	17.2%	7%	yes / yes
Lot coverage (max.)	75%	55%	23%	yes / yes

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	30 ft.	63.5 ft.	63.5 ft.	yes / yes
Side yard (min.)	30 ft.	10.2 ft.		no*
Side yard (min.)	30 ft.		16.2 ft.	no*
Side yard (min.)	30 ft.	0 ft.		no*
Side yard (min.)	30 ft.		0 ft.	no*
Rear yard (min.)	50 ft.	±54 ft.	±128 ft.	yes / yes
Useable Yard Area (min.)	n/a	n/a	n/a	n/a
Height (max.)	40 ft.	35 ft.	35 ft.	yes / yes

\* Variance required.

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

### 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 preliminary and final major subdivision. The Applicant must provide the following omitted checklist requirements or request a waiver.

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
2. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
  - a. The Applicant submitted a Traffic Impact Report does not address all the requirements of §815, Traffic Impact Report.
3. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
  - a. The Applicant submitted a Wetlands Summary Report indicating the absence of freshwater wetlands.
4. "Final Subdivision Plat for (*Name of Development*) [Checklist #18(f)].
  - a. The plan must be revised to indicate preliminary and final major subdivision.
5. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
6. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
7. Each block and each lot within each block shall be numbered as approved by the Tax Assessor. [Checklist #50].
  - a. The plans must be revised to provide the correct lot numbers as per the tax assessor's report dated 9/0814.
8. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
9. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].

- a. The plans must be revised to provide the location of two (2) permanent benchmarks.
- 10. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
  - a. The plans must be revised to provide the F.I.R.M Community Panel Number, flood classification, and must effective date.

**IV. WAIVER COMMENTS**

The Applicant has requested waivers from the following checklist items.

1. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application. [Checklist #62].
2. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
3. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
4. Acceleration/deceleration lanes. [Checklist #75].
5. Sight triangle easements at intersections. [Checklist #86].
6. Traffic control devices [Checklist #89].
7. Streetlights. [Checklist#90].
8. Size and types of pipes and mains [Checklist #98].
9. Slope [Checklist #99].
10. Pumping Stations [Checklist #100].
11. Fire hydrants. [Checklist #101].
12. Standard details [Checklist #102].
13. Trench repair details for street crossings [Checklist#103].
14. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
15. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].
16. Environmental Constraints Map (See §519). [Checklist #108].
17. Landscaping, recreation and areas of public use. [Checklist #109].

**V. VARIANCE COMMENTS**

The following variances are approved by Zoning Board of Adjustment Resolution #132008CD adopted March 12, 2014.

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

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

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

2. Lot Area (A-F): (±6,253 sf provided v. 2 acres minimum required).
3. Lot Area (G): (±6,252 sf provided v. 2 acres minimum required).
4. Lot Area H): (±15,473 sf provided v. 2 acres minimum required).
5. Lot Frontage (A-G): (37.67 ft. provided v. 100 ft. minimum required).
6. Lot Frontage (H): (37.33 ft. provided v. 100 ft. minimum required).

7. Lot Depth (A-G): (190.90 ft. provided v. 200 ft. minimum required).
8. Side Yard (A-G): (10.2 ft. provided v. 30 ft. minimum required).
9. Side Yard (H): (16.2 ft. provided v. 30 ft. minimum required).
10. Side Yard (A-H): (0 ft. provided v. 30 ft. minimum required).

**§405.E, Density Limitation**

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

**§424.D, Driveways (Residential)**

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

**VI. PRELIMINARY AND FINAL MAJOR SUBDIVISION COMMENTS**

1. The plans must be revised to provide concrete monuments as per §503.C(1), Monuments.
2. The plans must be revised to provide at least two (2) permanent benchmarks as per §503.C(3), Monuments.
3. The plans must be revised indicating the metes and bounds of all proposed and required easements as per §503.D, Easements/Restricted Covenants, as follows:
  - a. 20' wide utility easement.
  - b. Provide a utility easement for the stormwater management infrastructure within the proposed driveway.
  - c. Provide a cross easement for the proposed driveways and parking areas.
  - d. The plan must be revised labeling the stormwater management basin, as follows:
    - i. "To be dedicated to the (Responsible Entity)."
4. The Applicant must provide written approval from the Planning Board Solicitor of all easements and narrative forms as per §503.D, Easements/Restricted Covenants.
5. The plans must be revised to provide a variety and mixture of shrubs for the proposed landscaping along the driveways as per §507.A(4)(a), General Landscaping Provisions.
6. The Applicant must address efforts made to preserve existing vegetation on-site in the design and planning of the proposed project as per §507.A(4)(g).
  - a. Where, removal is unavoidable the Applicant must address and revise the plans showing the location, size, botanical and common name of additional comparable replacement trees as per §507.A(4)(g), General Landscaping.
7. The plans must be revised to provide at least thirty five (35) trees as per §507.A(5)(a), Location of Plantings.
8. The plans must be revised to provide at least eight (8) street shade trees forty (40) feet on center as per §507.D(4), Recommended Plantings.
9. The plans must be revised to show existing street lights within 100 feet of the site, details of luminaire, pole height, and photometric data as per §508.G, Lighting.
10. The plan must be revised to provide the metes and bounds of any right-of-way to be dedicated to Camden County for road widening as per §515.G, Street Design.
11. The plan must be revised to provide new concrete sidewalk along the frontage of Almonesson Road, as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.

**VII. RESOLUTION REVIEW COMMENTS**

Conditions

1. The plans must be provide a seventy (70) foot front yard setback.

2. The plans must be revised to provide a building elevation of the proposed dwelling unit as submitted to the Board for use variance approval.

### VIII. GENERAL REVIEW COMMENTS

1. The plans must be revised to provide a seventy (70) foot front yard setback as per Zoning Board of Adjustment
2. The Applicant is advised as a major subdivision filing of a Final Plan of Lots would be required in accordance with the provisions of the Recordation Law in lieu of recording deeds [Basis NJSA 40:55D, 54].
  - b. This would require review and approval by the Township Engineer.
  - c. The plans must be revised to include a Final Plan of Lots in accordance with the Recordation Law and also includes the following to address Certification of the Secretary of the Zoning Board of Adjustment [NJAC 46:26B-5]:
    - i. "This is to certify that the Zoning Board of Adjustment of the Township of Gloucester is the proper authority to approve and has approved this map and that this map complies with the "Map Filing Law". This map shall be filed in the Camden County Clerk's office on or before the \_\_\_\_\_ day of \_\_\_\_\_, which said date is 95 days from the signing of this plat.

\_\_\_\_\_  
Secretary \_\_\_\_\_ Date"

### IX. 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.*

### X. RECOMMENDATIONS

1. The Applicant must address the above referenced underlined comments.
2. I reserve the right to provide additional comments subject to submission of a subdivision plan signed and sealed by a New Jersey licensed Land Survey.

3. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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

# 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. #132008CDPK Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: \$1460 Project # 7631  
 Escr. \$000.00 Escr. # 7631

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

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Sierra International</u> Address: <u>6163 Main St</u> City: <u>Voorhees</u> State, Zip: <u>N.J. 08043</u> Phone: <u>856-577-2518</u> Fax: ( ) - Email: <u>856-379-7433</u>		<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Same</u> Address: _____ City: _____ State, Zip: _____ Phone: ( ) - Fax: ( ) -				
<b>3. Type of Application. Check as many as apply:</b>						
<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input checked="" type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input checked="" type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>		<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____				
<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.						
<b>4. Zoning Districts (Circle all Zones that apply)</b>						
ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>						
Name of Attorney: <u>Guido Babore Esq</u> Address: <u>2 Aquarium Dr Suite 320</u> City: <u>Cressden N.J. 08103</u>		Firm: <u>The Waterfront Law Firm</u> State, Zip: <u>N.J. 08103</u> Phone: <u>856-668-8600</u> Fax: <u>856-668-8610</u> Email: _____				

44 West Cedar Ave  
Mechanicsville 08109

856-723-1618

guido.babore@yahoo.com

6. Name of Persons Preparing Plans and Reports:

Name: Adrian G. Bradley  
Address: 1585 Hider Lane  
Profession: Planner  
City: Gloucester Twp  
State, Zip: N.J. 08021  
Phone: 87220-4848 Fax: 87221-8507  
Email: \_\_\_\_\_

Name: RWD Consultants  
Address: 2 Aquarium Dr Suite 320  
Profession: Civil Environmental/Traffic  
City: Camden  
State, Zip: N.J. 08087  
Phone: 609 294 2754 Fax: 609 294-3013  
Email: \_\_\_\_\_

7. Location of Property:

Street Address: <sup>415-421</sup> Almonesson Rd Block(s): 6801  
Tract Area: 1.45 ac Lot(s): 21, 22, 23, 24

8. Land Use:

Existing Land Use: Vacant  
Proposed Land Use (Describe Application): 4 twins - Residential

9. Property:

Number of Existing Lots: 4 Proposed Form of Ownership:  
Number of Proposed Lots: 9  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: see attached Resolution

List all applications on a separate sheet. Application # 132 008 CD

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>63.5'</u>	Setback from E.O.P.*1	<u>N/A</u>
Front setback 2	<u>        </u>	Setback from E.O.P.*2	<u>        </u>
Rear setback	<u>&gt;30 ft</u>	Fence type	<u>        </u>
Side setback 1	<u>10 ft</u>	Fence height	<u>        </u>
Side setback 2	<u>10 ft</u>	*E.O.P. = Edge Of Pavement.	<u>        </u>
Lot frontage	<u>37.67</u>	<b>Pool Requirements</b>	
Lot depth	<u>159</u>	Setback from R.O.W.1	<u>N/A</u>
Lot area	<u>6.252</u>	Setback from R.O.W.2	<u>        </u>
Building height	<u>&gt;35</u>	Setback from property line 1	<u>        </u>
		Setback from property line 2	<u>        </u>
		Distance from dwelling	<u>        </u>
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	<u>N/A</u>	Shed area	<u>N/A</u>
Garage height	<u>        </u>	Shed height	<u>        </u>
Number of garages	<u>        </u>	Setback from R.O.W.1	<u>        </u>
(Include attached garage if applicable)	<u>        </u>	Setback from R.O.W.2	<u>        </u>
Number of stories	<u>        </u>	Setback from property line 1	<u>        </u>
		Setback from property line 2	<u>        </u>

**14. Parking and Loading Requirements:**

Number of parking spaces required: 2      Number of parking spaces provided: 2

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**

X [Signature]      8/28/14

Signature of Applicant      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).

8/28/14  
Date

[Signature]  
Signature

Joe Parakhshan  
Print Name

Sworn and Subscribed to before me this  
28 day of August  
2014 (Year).

[Signature]  
Signature

Michael Schneider  
Print Name

Notary Public, Camden County, New Jersey  
My Commission Expires July 31, 2016

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No  Yes

[Signature]  
Signature of Applicant

Joe Parakhshan  
Print Name

8/28/14  
Date

**19. Survey waiver certification:**

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

State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 28 day of August  
2014 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.

Sierra Int.  
Name of property owner or applicant

[Signature]  
Notary public

Michael Schneider  
Notary Public, Camden County, New Jersey  
My Commission Expires July 31, 2016

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 132008CD  
SIERRA INTERNATIONAL  
Block 6801, Lots 21,22, 23, & 24**

**WHEREAS**, Sierra International is the record owner of the property located at Block 6801, Lots 21,22,23, & 24 in the Almonesson 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 request for approval to allow 4 twin homes on 8 lots within an R3 Zone, along with the variances mentioned in Mr. Lechner's report dated April 10, 2010, for the property located upon Block 6801, Lots 21, 22, 23, &24, as shown on the Official Map of the Township of Gloucester, located in a R3 Zone, said application being represented Guido Barbone.

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on February 12, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Sierra International, is the record owner of the property located at Block 6801, Lots 21, 22, 23, & 24, on the Official Tax Map of the Township of Gloucester, located in an R3 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. Guide Barbone, attorney for the applicant explained the need for a Use variance and Bulk variances for the twin homes. He indicated if this application was approved his applicants would need to come back to the Board for a major subdivision and the applicant would have to follow stricter rules while developing the land. Introduced into evidence were (A1) aerial photograph, (A2) a Site Plan; and (A3) a propose rendering of the units.

Addison Bradley, a Professional Planner, testified on behalf of the applicant. Mr. Bradley indicated there are already twin homes in the area and that this would blend in perfectly. He went on to say that the requirement is a setback of 30, the applicant would agree to a condition of 70 ft. front yard setback. He believes this would be more aesthetic. Mr. Bradley was also of the opinion that single family homes would produce more cars and there could be a problem with the runoff from the pervious coverage. He went on to say if this use is approved the applicant would have to come back for major subdivision and at that time the Board would be able to require storm management calculations, traffic studies, they would have greater control of the grading, lighting, and landscaping issues and that traffic manageability is better with the twins since they would have longer driveways. Mr. Bradley went on to say the lots are extremely deep anywhere from 190 to 240 ft. in length.

Mr. Mckenna explained the site and reviewed Churchill's letter of 3-15-13 and agreed with the conditions therein.

5. Three residents spoke in opposition to the project. Their concerns were that the ground was zoned for single family homes, and there were too many twins already in the area, that there could be drainage problems and also questioned affordable housing issues.

**UPON MOTION** duly made and seconded to grant the applicant a Use variance to allow twin homes and to increase the density to 5.5 units per acre and the bulk variances enumerated in Mr. Lechner's letter, dated April 10<sup>th</sup>, the Board voted seven (6) in favor, zero (1) against and zero (0) abstentions, thus granting the relief requested; and

**WHEREAS**, the majority of the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise would not impair the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the benefits would exceed the detriment and the majority of the Board was of the opinion that by putting the conditions of requiring major site plan approval would address the issues of storm water, it would also increase the area aesthetically and the applicant agreed as a condition of approval that he would come back for major subdivision approval, that the front setback would be 70 ft. and that the architectural home would be that which was presented to the Board in A-3; and

**WHEREAS**, the statutory purposes will be advanced by the granting of the variances requested.

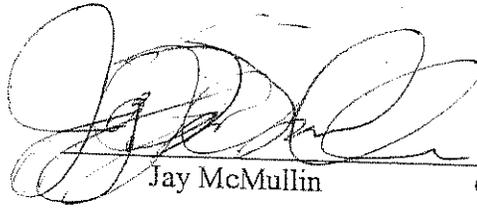
**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 12<sup>th</sup> Day of February 2014, that Sierra International request for the aforesaid variances are hereby approved for the property located upon , Block 6801, Lots 21,22,23,& 24 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

**ROLL CALL:**

**LIST NAMES**

Simiriglia	No
Bucceroni	Yes
Scarduzio	Yes
Rosati	Yes
Treger	Yes
Scully	Yes
McMullin	Yes

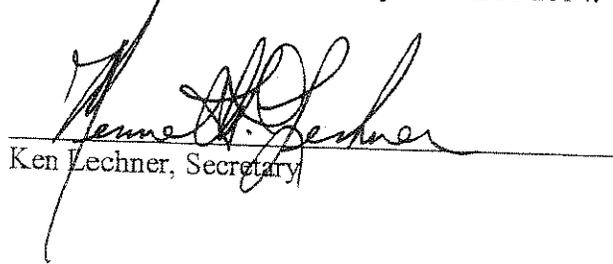
**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**



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 12<sup>th</sup> Day of March 2014.



Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**  
1405 Chewlanding Road, Suite 28  
Laurel Springs, New Jersey -8021



93° 00' 00" E  
JOINS PANEL 0112



**NFIP**  
**NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0104E  
**FIRM**  
 FLOOD INSURANCE RATE MAP  
 CAMDEN COUNTY,  
 NEW JERSEY  
 (MULLENBROOK TOWNSHIP)

PANEL 104 OF 305  
 SEE MAP INDEX FOR FIRM PANEL LOCATION

DATE: 09/28/07  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]

MAP NUMBER  
 34007C0104E  
 EFFECTIVE DATE  
 SEPTEMBER 28, 2007

Federal Emergency Management Agency

This is not a final map of a portion of the entire referenced flood zone. It was derived using FEMA Gen Line. This map does not reflect changes of elevation or other factors that have been made since the date of the original map. For the most current information, please contact the office of the Township Engineer, Gloucester Township, Gloucester, New Jersey.

SEP 24 2011

PLATE 69

PLATE 72

PLATE 61

PLATE 104

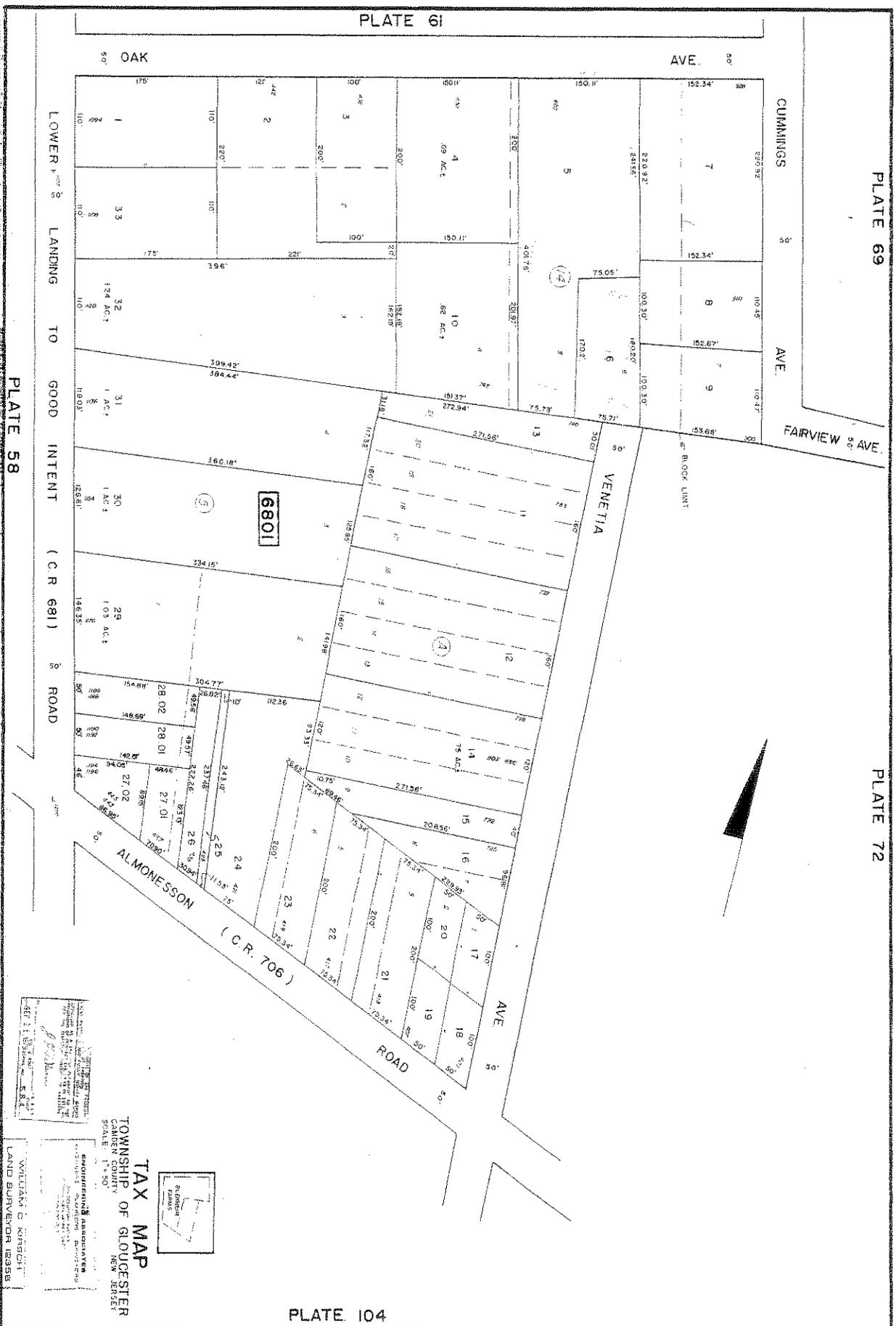


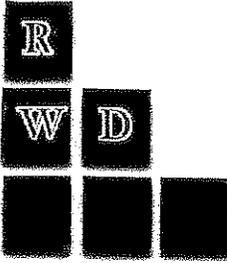
PLATE 58

WILLIAM C. KIRSCHT  
LAND SURVEYOR 18358

TAX MAP  
TOWNSHIP OF GLOUCESTER  
CAMDEN COUNTY  
NEW JERSEY  
SCALE: 1" = 50'



THIS MAP WAS PREPARED BY WILLIAM C. KIRSCHT, LAND SURVEYOR, FROM A FIELD SURVEY MADE BY HIMSELF AND HIS ASSISTANTS IN THE MONTHS OF APRIL, MAY, AND JUNE, 1985. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1975 (P.L. 1975-247) AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND USE, NEW JERSEY. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACT OF 1975 (P.L. 1975-247) AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND LAND USE, NEW JERSEY.



2 Aquarium Drive, Suite 320  
Camden, New Jersey 08103  
P 856.668.8600 F 856.668.8610

5856 Route 9  
Tuckerton, New Jersey 08087  
P 609.294.2754 F 609.294.3013

Civil, Environmental, Traffic & Planning

*Engineering Your Future*

Re: Recycling and Trash Report  
Almonesson Road  
Block 6801, Lots 21-24  
Gloucester Township, Camden County, NJ  
US Estates, Inc.  
RWD Job number: 7032-010

SEP 4 2014

### Recycling & Trash Report

Gloucester Township, Camden County recycles glass, metal, plastic, residential paper, brush, sod and dirt, stumps, grass clippings, leaves, refrigerators, freezers and air conditioners, motor oil, car batteries and antifreeze, concrete, brick and rubble.

Recycling is both a statewide and local law. A benefit of recycling is to reduce the regular trash flow and the amount of debris put into the landfills and a reduction of tax revenues spent on trash disposal.

The township provides new residents with a yellow 20 gallon recycling bucket for glass, metal (aluminum and ferrous metal cans) and plastics. Recycables are collected every other week, according to the township schedule. Regular trash collection is provided to township residences by a contractor- Browning-Ferris Industries (BFI).

Glass containers can be clear, green or brown glass previously used for food or beverage. They should be empty, unbroken and rinsed. The label may be on it, but the cap and lid is to be removed. The items that should not be included are, drinking glasses, Pyrex, mirrors, window or auto glass, light bulbs, ceramics or any broken glass.

Metal containers are aluminum, tin or bimetal food and beverage containers, but not scrap metals.

Residential paper includes newspaper and all contents including glossy paper inserts, catalogs, computer paper, envelopes, junkmail, soft cover bound books and unwaxed and uncoated corrugated cardboard that has been flattened

Brush must be tied into bundles with a maximum length of four feet and not to exceed 50 pounds.

Sod or dirt is collected during a regular recycling week.

Stumps are collected after notifying the Public Works Department and scheduled every 3-4 weeks.

Grass clippings are collected weekly from March 15<sup>th</sup> to October 15<sup>th</sup> and on the regular recycling day from October 16<sup>th</sup> through the end of grass season. Clippings should be put into a trash container or trash bag and left untied.

Leaves are collected from January 1<sup>st</sup> to March 14<sup>th</sup> on regular recycling days, on March 15<sup>th</sup> to October 15<sup>th</sup> on the weekly grass day and on October 16<sup>th</sup> to December 31<sup>st</sup> on the fall leaf schedule. Residence are to rake their leaves to the curbside only during the fall leaf schedule.

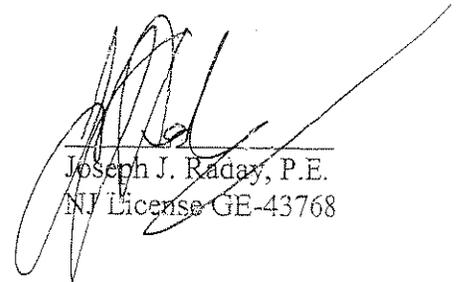
Refrigerators, freezers and air conditioners are picked up on Thursdays after the Public Works Department has been notified.

Motor oil, car batteries and antifreeze may be brought to the Public Works Department for recycling.

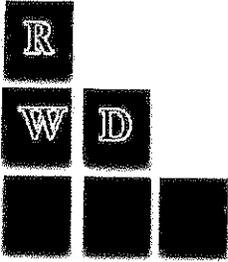
Concrete, brick and rubble may also be brought to the Public Works Department with proof of Township residence and job site verification.

June 10, 2014

RWD Consultants, LLC  
2 Aquarium Drive, Suite 320  
Camden, NJ 08103



Joseph J. Raday, P.E.  
NJ License GE-43768



2 Aquarium Drive, Suite 320  
Camden, New Jersey 08103  
P 856.668.8600 F 856.668.8610

5856 Route 9  
Tuckerton, New Jersey 08087  
P 609.294.2754 F 609.294.3013

Civil, Environmental, Traffic & Planning

*Engineering Your Future*

June 10, 2014

**Re: Traffic Impact Statement**

**Almonesson Road**

Block 6801, Lots 21-24

Gloucester Township, Camden County, NJ

Sierra International, LLC

RWD job number: 7032-010

**Traffic Impact Report**

The purpose of this traffic engineering assessment is to determine the impact of the proposed development on the adjacent roadway network. The scope for this study included traffic counts at the peak hours (7:00 a.m to 9:00 a.m) along Almonesson Road.

Existing Condition

**Almonesson Road** is an Urban Minor Arterial and is designated as an east-west route under the jurisdiction of Camden County. Almonesson Road is a two-lane, undivided roadway with no shoulder and a posted speed limit of 35mph within the study area.

The Traffic volume for Almonesson Road is 4,065 vpd per NJDOT straight line diagram.

Future Development

The traffic resulting from the proposed residential development will not affect the adjacent roadway network until it is fully built-out and occupied. It is estimated that the proposed development will be completed in early 2015. It can be expected that the traffic volumes along the adjacent roadway network will increase as a result of other developments in the area of the site.

This development along Almonesson Road consists of eight (8) single-family attached homes. It is located on Almonesson Road aligned between Good Intent Road and Venetia Avenue. In referencing the New Jersey Residential Site Improvement Standard,

(N.J.A.C. 5:21-4) Table 4.1. The Average Daily Motor Vehicle (ADT) Traffic Trip Generation Per Dwelling Unit for a single-family detached home is 10.1 for peak rate. Therefore, the total peak daily trips is:

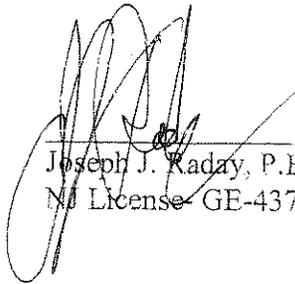
8 Dwelling Units (DU)  
X 10.1 Trips per DU  
80.80 Trips per Day

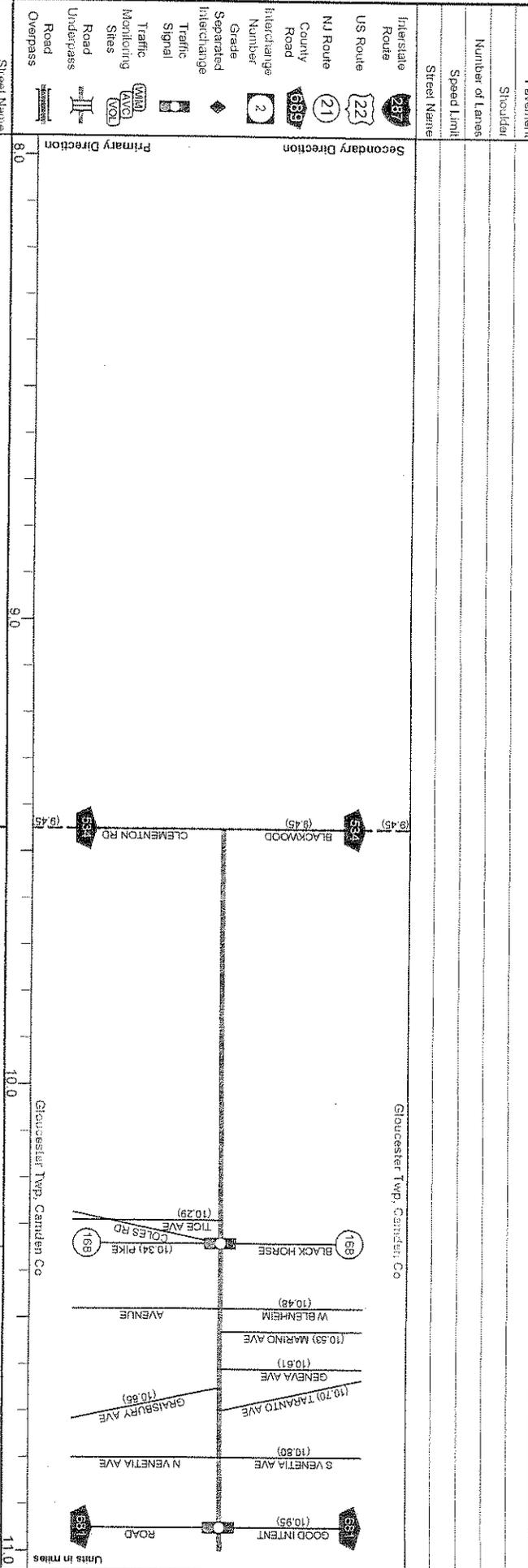
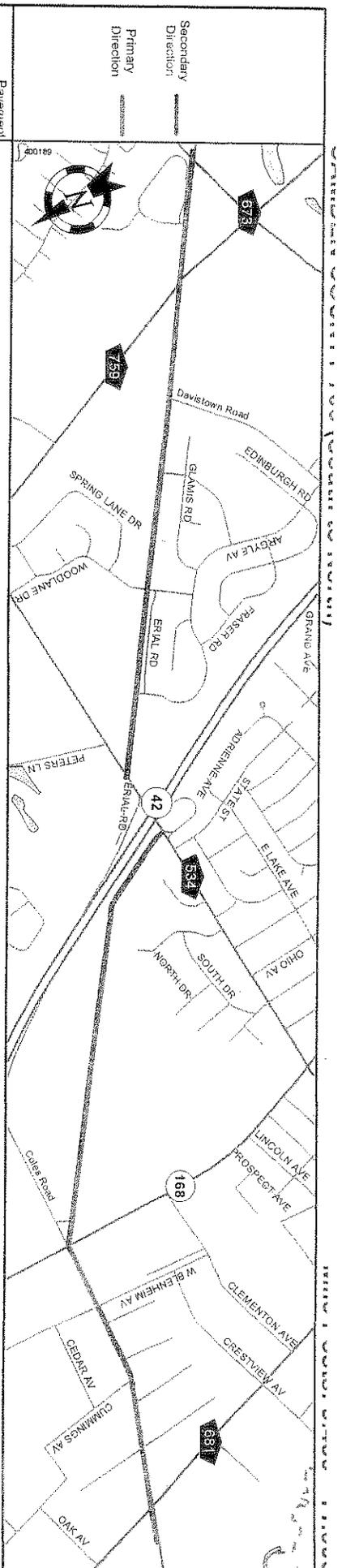
The maximum hourly volume for the development (ADT calculated per AASHTO Geometric Design of Highways and Streets, Maximum Hourly Volume =  $0.20 \times \text{ADT}$ ) is 16.16 vehicles per hour. Assuming a traffic distribution of 50% in the East direction and 50% in the West direction, the traffic volume entering Almonesson Road will amount to eight (8) vehicles per hour (during the peak time) heading in the East direction and eight (8) vehicles in the West direction. Based upon our calculations the proposed traffic volume will have a minimal impact on the surrounding roadway network.

#### Conclusion

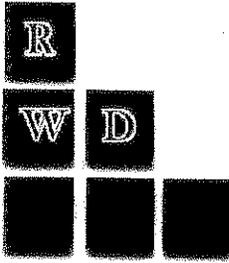
For a cul-de-sac, Residential Site Improvement Standards (RSIS) allows for 250 average daily trips (ADT), which amounts to approximately 24 single-family homes. This project consists of 8 single-family attached homes and will generate a significantly lower amount of traffic. Based on the results presented in this traffic impact report, the proposed 8 single-family attached housing complex will have a minimal impact on Almonesson Road.

RWD Consultants, LLC  
2 Aquarium Drive  
Camden, NJ 08103

  
\_\_\_\_\_  
Joseph J. Raday, P.E.  
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Street Name	Jurisdiction	Functional Class	Federal Aid - NHS SY	Central Section	Speed Limit	Number of Lanes	Med Type	Med Width	Pavement	Shoulder	Traffic Volume	Traffic Sta ID	Structure No	Enlarged Views
Blackwood	Gloucester Twp, Camden Co	Urban Minor Arterial	STP	None	25	2	None	0	0	0	0	0	0	0
Clementon Rd	Gloucester Twp, Camden Co	Urban Minor Arterial	STP	None	25	2	None	0	0	0	0	0	0	0
Black Horse	Blenheim - Errol Road	Urban Minor Arterial	STP	None	25	2	None	0	0	0	0	0	0	0
W Blenheim Av	Blenheim - Errol Road	Urban Minor Arterial	STP	None	25	2	None	0	0	0	0	0	0	0
Geneva Ave	Blenheim - Errol Road	Urban Minor Arterial	STP	None	25	2	None	0	0	0	0	0	0	0
Taranto Ave	Blenheim - Errol Road	Urban Minor Arterial	STP	None	25	2	None	0	0	0	0	0	0	0
S Venetia Ave	Blenheim - Errol Road	Urban Minor Arterial	STP	None	25	2	None	0	0	0	0	0	0	0
N Venetia Ave	Blenheim - Errol Road	Urban Minor Arterial	STP	None	25	2	None	0	0	0	0	0	0	0
Good Intent Road	Blenheim - Errol Road	Urban Minor Arterial	STP	None	25	2	None	0	0	0	0	0	0	0



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Civil, Environmental, Traffic & Planning

*Engineering Your Future*

Re: Wetland Summary Report  
Sierra International, LLC  
Block 6801, Lots 21-24  
Gloucester Township, Camden County, NJ  
Almonesson Road.  
RWD Job Number: 7032-010

SEP 11 4 2014

### Wetlands Summary Report

RWD Consultants, LLC (RWD) conducted a field inspection and map research for the evaluation of block 6801, Lots 21-24, Gloucester Township, Camden County, New Jersey. In a review of the Atlas of National Wetlands Inventory Maps for New Jersey, the Runnemede, New Jersey map there were no national wetlands indicated in the immediate vicinity. A review of the Camden County Wetlands map made available through the NJDEP GIS web page indicates that there are no NJ wetlands in the immediate vicinity.

At the field inspection it was discovered that this property is bound on all sides by other residential developments. To the north, there is several residential units. To the east of the property there is one single family home at the intersection with Venetia Avenue. To the west of the property is additional residential units. To the south of the property there are additional residential lots.

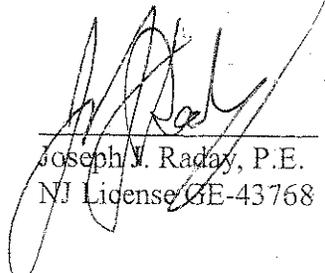
The soil type for this land, as listed in the Camden County Soil Survey and published by the USDA Soil Conservation Service (NRCS), is FrpB, Freehold-Downer-Urban land complex at 0 to 5% slopes. These soils are not included on the list of Hydric Soils of New Jersey. Also, on the site visit there were no wet areas or areas that contained ponded water or displayed any indication of a repeated ponding of water.

In conclusion, there are no wetlands present on this site due to there not being present of one or all of the three- parameter required for a wetland. There are not the soil types required. There is not the presence of the vegetation that grows in wetland conditions and there is not the hydrology present.

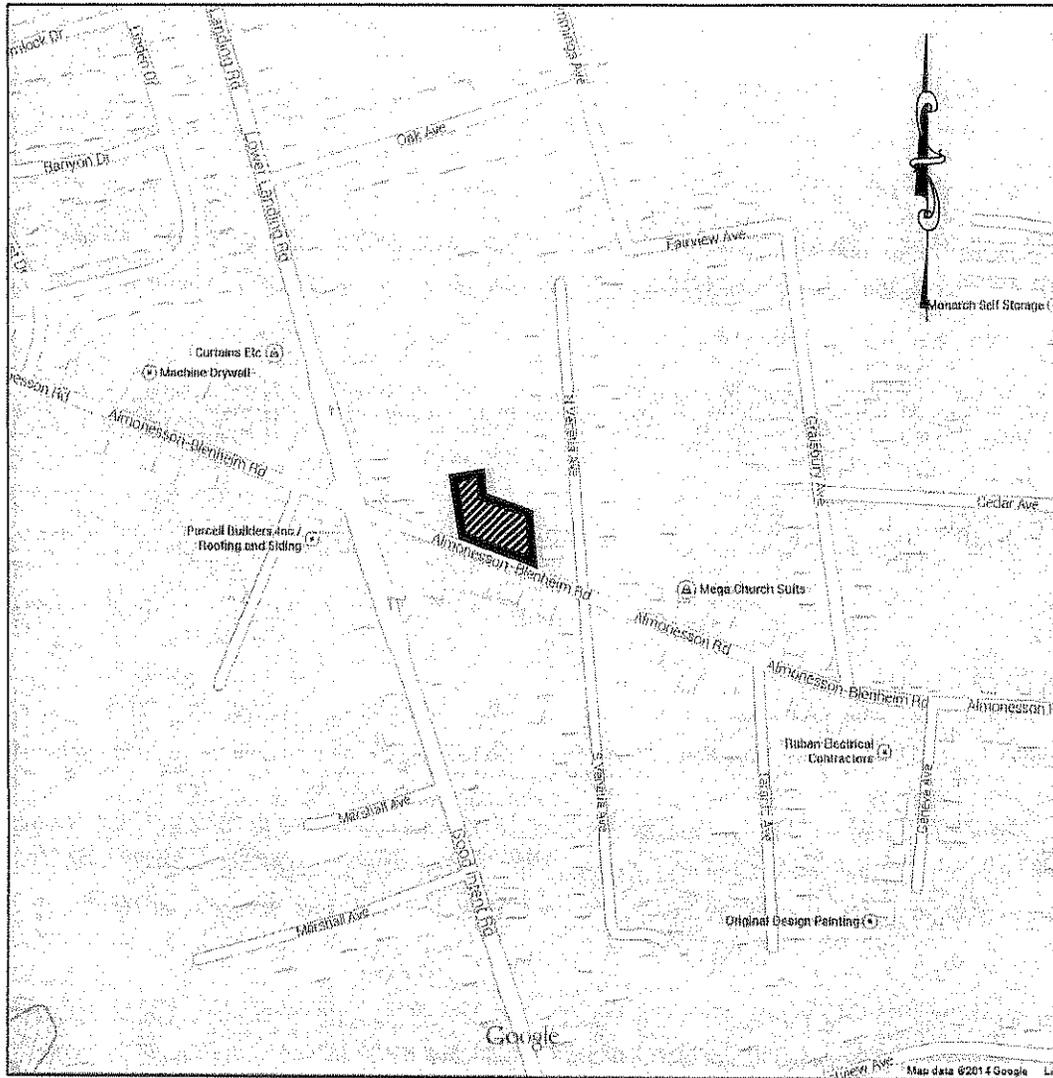
Attached:  
Location Map  
New Jersey Wetlands Map  
Camden County Soil Survey Map

June 10, 2014

RWD Consultants, LLC  
2 Aquarium Drive, Suite 320  
Camden, NJ 08103



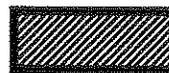
Joseph V. Raday, P.E.  
NJ License GE-43768



# KEY MAP

GLOUCESTER TOWNSHIP  
 CAMDEN COUNTY, NJ  
 SCALE 1"=500'

PROJECT AREA





\*NO WETLANDS PER NJDEP

Soil Map—Camden County, New Jersey



Map Scale: 1:772 if printed on A portrait (8.5" x 11") sheet.

0 10 20 40 60 Meters

0 35 70 140 210 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

6/10/2014  
Page 1 of 3

## MAP LEGEND

	Area of Interest (AOI)		Area of Interest (AOI)
	Soils		Soils
	Soil Map Unit Polygons		Soil Map Unit Polygons
	Soil Map Unit Lines		Soil Map Unit Lines
	Soil Map Unit Points		Soil Map Unit Points
	Special Point Features		Special Point Features
	Blowout		Blowout
	Borrow Pit		Borrow Pit
	Clay Spot		Clay Spot
	Closed Depression		Closed Depression
	Gravel Pit		Gravel Pit
	Gravelly Spot		Gravelly Spot
	Landfill		Landfill
	Lava Flow		Lava Flow
	Marsh or swamp		Marsh or swamp
	Mine or Quarry		Mine or Quarry
	Miscellaneous Water		Miscellaneous Water
	Perennial Water		Perennial Water
	Rock Outcrop		Rock Outcrop
	Saline Spot		Saline Spot
	Sandy Spot		Sandy Spot
	Severely Eroded Spot		Severely Eroded Spot
	Sinkhole		Sinkhole
	Slide or Slip		Slide or Slip
	Sodic Spot		Sodic Spot
	Special Line Features		Special Line Features
	Water Features		Water Features
	Streams and Canals		Streams and Canals
	Transportation		Transportation
	Rails		Rails
	Interstate Highways		Interstate Highways
	US Routes		US Routes
	Major Roads		Major Roads
	Local Roads		Local Roads
	Background		Background
	Aerial Photography		Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Camden County, New Jersey  
 Survey Area Data: Version 7, Dec 18, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 17, 2010—May 10, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Camden County, New Jersey (NJ007)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FrpB	Freehold-Downer-Urban land complex, 0 to 5 percent slopes	1.5	100.0%
<b>Totals for Area of Interest</b>		<b>1.5</b>	<b>100.0%</b>

## Camden County, New Jersey

### FrpB—Freehold-Downer-Urban land complex, 0 to 5 percent slopes

#### Map Unit Setting

*Elevation:* 10 to 170 feet

*Mean annual precipitation:* 28 to 59 inches

*Mean annual air temperature:* 46 to 79 degrees F

*Frost-free period:* 161 to 231 days

#### Map Unit Composition

*Freehold and similar soils:* 35 percent

*Downer and similar soils:* 30 percent

*Urban land:* 20 percent

*Minor components:* 15 percent

#### Description of Freehold

##### Setting

*Landform:* Flats, low hills

*Landform position (two-dimensional):* Summit

*Landform position (three-dimensional):* Interfluvium

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Glauconite bearing loamy eolian deposits and/or glauconite bearing loamy fluviomarine deposits

##### Typical profile

*A - 0 to 9 inches:* very strongly acid, fine sandy loam

*BE - 9 to 15 inches:* very strongly acid, fine sandy loam

*Bt1 - 15 to 20 inches:* very strongly acid, sandy loam

*Bt2 - 20 to 30 inches:* very strongly acid, sandy loam

*BC - 30 to 42 inches:* very strongly acid, sandy loam

*C - 42 to 60 inches:* very strongly acid, stratified loamy sand to sandy loam

##### Properties and qualities

*Slope:* 0 to 5 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):*

Moderately high to high (0.60 to 2.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Moderate (about 8.6 inches)

##### Interpretive groups

*Farmland classification:* Not prime farmland

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2s

*Hydrologic Soil Group: B*

### **Description of Downer**

#### **Setting**

*Landform: Low hills*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

*Parent material: Loamy fluviomarine deposits and/or gravelly fluviomarine deposits*

#### **Typical profile**

*Ap - 0 to 12 inches: very strongly acid, sandy loam*

*Bt - 12 to 24 inches: very strongly acid, sandy loam*

*BC - 24 to 30 inches: very strongly acid, gravelly loamy sand*

*C - 30 to 60 inches: very strongly acid, stratified gravelly sand to loamy sand*

#### **Properties and qualities**

*Slope: 0 to 5 percent*

*Depth to restrictive feature: More than 80 inches*

*Natural drainage class: Well drained*

*Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)*

*Depth to water table: About 48 to 118 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Available water storage in profile: Low (about 3.3 inches)*

#### **Interpretive groups**

*Farmland classification: Not prime farmland*

*Land capability classification (irrigated): None specified*

*Land capability classification (nonirrigated): 2e*

*Hydrologic Soil Group: B*

### **Description of Urban Land**

#### **Setting**

*Landform: Flats, low hills*

*Parent material: Surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material*

#### **Typical profile**

*C - 0 to 60 inches: , variable*

#### **Interpretive groups**

*Farmland classification: Not prime farmland*

*Land capability classification (irrigated): None specified*

*Land capability classification (nonirrigated): 8s*

### **Minor Components**

#### **Holmdel**

*Percent of map unit: 5 percent*

*Landform:* Flats  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear

**Shrewsbury**

*Percent of map unit:* 5 percent  
*Landform:* Depressions  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave

**Collington**

*Percent of map unit:* 5 percent  
*Landform:* Interfluves, low hills  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Linear

## Data Source Information

Soil Survey Area: Camden County, New Jersey  
Survey Area Data: Version 7, Dec 18, 2013

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 8, 2014

APPLICATION No. 132008CDPF

APPLICANT: Sierra International

PROJECT No. 7631

BLOCK(S): 6801

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

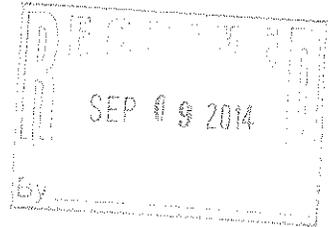
LOCATION: Ellis Avenue, Blackwood, NJ

**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 - **Preliminary/Final Major Subdivision**
- Revision to Prior Application



**PURPOSE OF TRANSMITTAL:**

- For Your Review. **Please Forward Report by SEPTEMBER 28, 2014**
- For Your Files.

**ENCLOSED:**

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

- Variance Plan       Prelim & Final Major Subdivision       Use (D) Variance & Site Plan Waiver

**PROPOSED LOT #'S  
NEED TO BE  
CHANGED !!**

TO:

21 + 21.01  
22 + 22.01  
23 + 23.01  
24 + 24.01 = 24.02

*Addresses will be issued upon final approval.*

Signature

*[Handwritten Signature]*  
Assessor

9/8/14



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #132008CDPF

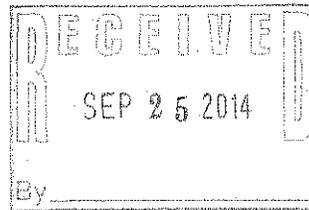
Ellis Avenue

Block: 6801 lot 21-22-23-24

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

Other

SEP 25 2014



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

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

Date Submitted: 9/25/14

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block 6801 Municipal Lien  
Lot 24

Qualifier  
Owner SIERRA INTERNATIONAL LLC  
Tax Bill  
Restricted Edit  
Prop Loc: 421 ALMORSSON ROAD

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

Owner Street 1: 1803 LIBERTY PLACE  
Street 2:  
Account Id: 00003502

City/St SICKLERVILLE NJ  
Additional Lot 1:  
Additional Lot 2:

Zip: 08081-  
Country:  
Property Class: 1

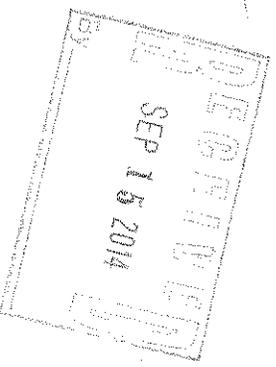
Phone: ( ) -  
Parcel Key:  
Unpaid Interest: .00

Email:  
User Msg Code:

Bank Code:  
Municipal Lien:  Assignment Bankruptcy: APR 2 Do Not Accept Online Payment  
Exclude from Tax Sale:  
Outside Lien:  Install Plan:  Sp Charges:

*Municipal Lien on all FH lots*

*21-22-23-24*



*All paid 9/24/14  
All paid 9/24/14*

St  
0:  
—  
Ce

TOWNSHIP OF GLOUCESTER  
1 Redemption Work Sheet

TOWNSHIP OF GLOUCESTER

SIERRA INTERNATIONAL LLC  
1803 LIBERTY PLACE  
SICKLERVILLE NJ 08081

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Re 09/22/14 15:40 Lien Pymt

TA 219: 0801 23  
Cert: 13-04406

14 Lien Fees-Prin 11.00  
14 Cost-Int 6.19  
14 Tax-Prin 821.64  
14 Tax-Int 73.27  
14 Cost-Prin 40.00  
-----  
954.93

Total

411.22

40.00

451.22  
60.69  
9.02  
-----  
520.93

SEP 2 2014

CHK#: 52140071-4  
Ref Num: 7004 Seq: 120 to 125

SUI Cash Amount: 0.00  
Check Amount: 954.93  
Credit Amount: 0.00  
-----  
Total: 954.93

Interest Rate	Per Diem	#Days	Interest	Total
8.00	0.029358	231	6.78	138.89
8.00	0.029356	-141	4.14	136.24
8.00	0.032491	51	1.66	147.87
			12.58	423.00

BALANCE

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	411.22	55.31	466.53
Subseq Tax	410.42	12.58	423.00
Total Tax	821.64	67.89	889.53
Certificate Cost	40.00	5.38	45.38

LIEN REDEMPTION:

Principal: 861.64  
Redemption Penalty ( 2.00 %): 9.02  
Interest: 73.27  
Recording Fees: 11.00  
TOTAL REDEMPTION: 954.93

Total Per Diem: 0.316814

(Note: Current Charges must be met on Municipal Liens.)

TOWNSHIP OF GLOUCESTER

09/22/14 15:41 Lien Fybt

MLR: 6951. 04.  
Cert: 13-04409

14 Lien Fees-Prin	11.00
14 Cost-Int	5.10
14 Tax-Prin	321.84
14 Tax-Int	96.11
14 Cost-Prin	40.00
<hr/>	
	954.93

Chk#: 52142071-4  
Ref Num: 7004 Seq: 124 to 130

Cash Amount:	0.00
Check Amount:	754.93
Credit Amount:	0.00
<hr/>	
Total:	954.93

Debtor: SIERRA INTERNATIONAL LLC  
Address: 1803 LIBERTY PLACE  
SICKLERVILLE NJ 08081

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Total

411.22

SEP 22 2014

Principal:	40.00
Interest:	451.22
Tax:	60.69
Penalty:	9.02
Total:	520.93

Interest Rate	Per Diem	#Days	Interest	Total
8.00	0.029358	231	6.78	138.89
8.00	0.029356	141	4.14	136.24
8.00	0.032491	51	1.66	147.87
			12.58	423.00

Tax	2014	1	05/01/14	132.10
Tax	2014	2	05/01/14	146.21
Tax	2014	3	08/01/14	410.42
Total:				410.42

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	411.22	55.31	466.53
Subseq Tax	410.42	12.58	423.00
Total Tax	821.64	67.89	889.53
Certificate Cost	40.00	5.38	45.38

LIEN REDEMPTION:

Principal:	861.64
Redemption Penalty ( 2.00 %):	9.02
Interest:	73.27
Recording Fees:	11.00
TOTAL REDEMPTION:	954.93
Total Per Diem: 0.316814	

(Note: Current Charges must be met on Municipal Liens.)

TOWNSHIP OF GLOUCESTER

Owner: SIERRA INTERNATIONAL LLC  
Address: 1803 LIBERTY PLACE  
SICKLERVILLE NJ 08081

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

09/23/14 15:40 Lien Pymt

RID: 6801, 22.  
Cert: 13-04407

14 Lien Fees-Prin 11.00  
14 Cost-Int 6.15  
14 Tax-Prin 821.64  
14 Tax-Int 94.1  
14 Cost-Prin 40.00

954.93

CHAK: SR142071-4  
Ref Num: 7004 Seq: 114 to 219

Cash Amount: 0.00  
Check Amount: 954.93  
Credit Amount: 0.00

Totals: 954.93

Tax Total: 410.42

Total

411.22

Cost: 40.00  
Rate: 451.22  
Int: 60.69  
Tax: 9.02  
Total: 520.93

SEP 23 2014

Interest Rate	Per Diem	#Days	Interest	Total
8.00	0.029358	231	6.78	138.89
8.00	0.029356	141	4.14	136.24
8.00	0.032491	51	1.66	147.87
			12.58	423.00

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	411.22	55.31	466.53
Subseq Tax	410.42	12.58	423.00
Total Tax	821.64	67.89	889.53
Certificate Cost	40.00	5.38	45.38

LIEN REDEMPTION:

Principal: 861.64  
Redemption Penalty ( 2.00 %): 9.02  
Interest: 73.27  
Recording Fees: 11.00  
TOTAL REDEMPTION: 954.93  
Total Per Diem: 0.316814

(Note: Current Charges must be met on Municipal Liens.)

TOWNSHIP OF GLOUCESTER  
Lien Redemption Work Sheet

TOWNSHIP OF GLOUCESTER

Owner: SIERRA INTERNATIONAL LLC  
Address: 1803 LIBERTY PLACE  
SICKLERVILLE NJ 08081

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

09/22/14 15:39 Lien Print

BLR: 6801. 21.  
Certs: 13-04406

14 Lien Fees-Prin 11.00  
14 Cost-Int 6.18  
14 Tax-Prin 871.64  
14 Tax-Int 74.11  
14 Cost-Prin 40.00  
-----  
954.93

Chk#: 52142071-4  
Ref Num: 7004 Seq: 108 to 113

Cash Amount: 0.00  
Check Amount: 954.93  
Credit Amount: 0.00  
-----  
Total: 954.93

Cost Total  
49 411.22  
Cost: 40.00  
Rate: 451.22  
Int: 60.69  
%: 9.02  
Total: 520.93

SEP 22 2014

Interest Rate	Per Diem	#Days	Interest	Total
8.00	0.029358	231	6.78	138.89
8.00	0.029356	141	4.14	136.24
8.00	0.032491	51	1.66	147.87
			12.58	423.00

BALANCE TYPE SUMMARY:

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Total Tax	821.64	67.89	889.53
Certificate Cost	40.00	5.38	45.38

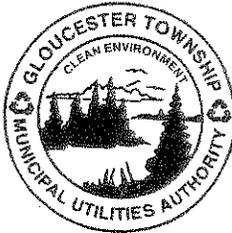
LIEN REDEMPTION:

Principal: 861.64  
Redemption Penalty ( 2.00 %): 9.02  
Interest: 73.27  
Recording Fees: 11.00  
TOTAL REDEMPTION: 954.93  
Total Per Diem: 0.316814

(Note: Current Charges must be met on Municipal Liens.)



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



RAYMOND J. CARR  
Executive Director

MARLENE HRYNIO  
Administrative Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

September 10, 2014

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



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

Gentlemen:

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

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

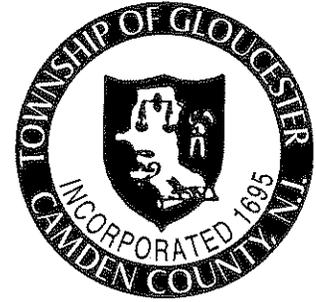
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Executive Director

RJC:mh

# Inter-office Correspondence



**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #152002BD**  
**Puff & Pipes, LLC**  
**BLOCK 14402, Lot 8.01**

**DATE:** January 28, 2015

The Applicant requests an interpretation and in the alternative a use variance to "construct and operate a cigar lounge within an existing tobacco retail establishment" within the NC – Neighborhood Commercial District.

**Applicant:** Puff & Pipe, LLC, 2001 College Drive, unit 8A, Laurel Hill Plaza, Clementon, NJ 08021 (telephone #535-5555).

**Owner:** Chirag Shah, 254 Hurffville Road, Sewell, NJ 08080 (telephone #856-535-5555).

**Attorney:** Charles J. Ropka, Esq., C. Richard Ropka, LLC, 215 Fries Mill Road, Turnersville, NJ 08012 (telephone #856-374-1744).

## **I. INFORMATION SUBMITTED**

1. C. Richard Ropka, LLC Transmittal Letter dated 12/17/14.
2. Township of Gloucester Land Development Application dated 01/05/15.
3. Commercial Alteration Architectural Plans, as prepared by Bishop & Smith comprising three (3) sheets dated 9/19/14.

## **II. ZONING REVIEW**

1. A cigar lounge within an existing tobacco is not a listed permitted use in the HC – Highway Commercial District.

**ZONE:** HC – Highway Commercial District [§416].

Description	Other Use	Proposed	Complies
Lot size (min.)	1 acres	±140.1 acres	---
Lot frontage (min.)	100 ft.	±3,655.28 ft.	---
Lot depth (min.)	300 ft.	921.86 ft.	---
Building coverage (max.)	15%	n/p	---
Lot Coverage (max.)	50%	n/p	---
Front yard (min.)	20 ft.	n/p	---
Side yard (min.)	10 ft.	n/p	---
Rear yard (min.)	25 ft.	n/p	---
Building height (min.)	4 stories or 60 ft., whoever is less	n/p	---

<sup>1</sup> = Scaled data.  
n/p = Not provided.

### III. INTERPRETATION COMMENTS

1. In consideration of the Land Development Ordinance (LDO) being “silent” regarding definitions for “cigar lounge within an existing tobacco retail establishment,” the proposed use is therefore prohibited and a use variance is required.
  - a. The following comments are provided to the Board for their consideration in support of the above.
    - i. The HC – Highway Commercial District lists fifteen (15) permitted uses and eight (8) conditional uses. Also, the LDO provides several definitions for many of the listed permitted uses; however, it excludes any definitions related to a “Cigar Lounge.”
    - ii. The narrative submitted by the applicant also mentions the proposed lounge is “available to Puffs & Pipe customers during normal business and on pre-determined occasions during specified events.”
      1. The Applicant must provide testimony to address the operation of the lounge for customers and specified special events.

### IV. VARIANCE COMMENTS

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

#### POSITIVE CRITERIA (“D1” use variance)

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

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

## NEGATIVE CRITERIA

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

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

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

## **V. SITE PLAN COMMENTS**

1. Regardless of the Board's decision to consider the proposed use as a permitted use or one that requires a use variance, the proposed use is a change of use that may affect existing site conditions.

The Applicant must address and the Board consider the following:

- a. Application for a site plan or request as waiver as per §801.A(1), Site Plan.
- b. The number of employees and days and hours of the proposed retail and lounge.
- c. The number of existing parking spaces and required parking spaces for the existing retail center and proposed use.

## **VI. LAND DEVELOPMENT ORDINANCE COMMENTS**

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

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

7. A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.

**VII. RECOMMENDATIONS**

1. The Applicant must address the above underlined comments.

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

cc: Charles J. Ropka, Esq.  
Anthony Costa, Esq.  
Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No.: #152002BD

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 360<sup>00</sup> Project # 9103

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

Escr. 1450<sup>00</sup> Escr.# 9103

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: Puff & Pipe, LLC Address: 2001 College Drive, Unit 8A Laurel Hill Plaza City: Clementon State, Zip: New Jersey, 08021 Phone: (856) 535-5555 Fax: (856) _____ Email: mail4kevinshah@gmail.com	<b>2. Owner(s) (List all Owners)</b> Name(s): Chirag K. Shah Address: 254 Hurffville Road City: Sewell State, Zip: New Jersey 08080 Phone: (856) 535-5555 Fax: (856) _____					
<b>3. Type of Application. Check as many as apply:</b>						
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"> <input type="checkbox"/> Informal Review <sup>2</sup>  <input type="checkbox"/> Minor Subdivision  <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup>  <input type="checkbox"/> Final Major Subdivision  <input type="checkbox"/> Minor Site Plan  <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>  <input type="checkbox"/> Final Major Site Plan  <input type="checkbox"/> Conditional Use Approval <sup>2</sup>  <input type="checkbox"/> General Development Plan <sup>2</sup> </td> <td style="width:50%; border: none;"> <input type="checkbox"/> Planned Development <sup>2</sup>  <input checked="" type="checkbox"/> Interpretation <sup>2</sup>  <input type="checkbox"/> Appeal of Administrative Officer's Decision  <input type="checkbox"/> Bulk "C" Variance <sup>2</sup>  <input checked="" type="checkbox"/> Use "D" Variance <sup>2</sup>  <input type="checkbox"/> Site Plan Waiver  <input type="checkbox"/> Rezoning Request  <input type="checkbox"/> Redevelopment Agreement  <input type="checkbox"/> _____                 </td> </tr> </table>		<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup> <input checked="" type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input checked="" type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____			
<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup> <input checked="" type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input checked="" type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____					
<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.						
<b>4. Zoning Districts (Circle all Zones that apply)</b>						
ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	(HC)	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>						
Name of Attorney: Charles R. Ropka Address: 215 Fries Mill Road City: Turnersville, New Jersey 08012				Firm: Law Office of C. Richard Ropka, LLC State, Zip: New Jersey 08012 Phone: (856) 374-1744 Fax: (866) 272-8505 Email: rropka@ropkalaw.com		

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

Name: Jack S. Smith  
Address: 1344 Chews Landing Road  
Profession: Architect  
City: Laurel Springs  
State, Zip: New Jersey 08021  
Phone: (856) 227-1626 Fax: (856) 227-0233  
Email: bishopsmith@comcast.net

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

**7. Location of Property:**

Street Address: 2001 College Drive, Unit 8A Block(s): 14402  
Tract Area: Laurel Hill Plaza Lot(s): 8.01

**8. Land Use:**

Existing Land Use: Zone - HC

Proposed Land Use (Describe Application): This application is not seeking an amendment to the property's land use. Rather the applicant is seeking permits to construct and operate a cigar lounge within its existing tobacco retail establishment located at the property location. (See attached additional information).

**9. Property:**

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

**10. Utilities:** (Check those that apply.)

Public Water                       Public Sewer                       Private Well                       Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

<b>13. Zoning</b>			
<b>All Applications</b>	<b>Proposed</b>	<b>Fence Application</b>	<b>Proposed</b>
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	_____	<b>Pool Requirements</b>	
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.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
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	_____
<b>14. Parking and Loading Requirements:</b>			
Number of parking spaces required: _____		Number of parking spaces provided: _____	
Number of loading spaces required: _____		Number of loading spaces provided: _____	
<b>15. Relief Requested:</b>			
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].			
<b>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.</b>			
<b>16. Signature of Applicant</b>			
 _____ Signature of Applicant Kevin Shah, Manager		12/5/2014 _____ Date	
_____ Signature of Co-applicant		_____ Date	

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

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

12/5/2014  
Date  
Sworn and Subscribed to before me this  
           day of           ,  
           (Year).

Vandana K Shah  
Signature *Member*  
Vandana Shah VANDANA K SHAH  
Print Name  
K. M. Shah  
Signature  
Kamlesh Shah  
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

K. M. Shah  
Signature of Applicant  
Kevin Shah, Manager  
Print Name

12/5/2014  
Date

**19. Survey waiver certification:**

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

State of New Jersey,  
County of Camden:  
\_\_\_\_\_ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to  
On this 18 day of Dec,  
2014 before the following authority.

K. M. Shah  
Name of property owner or applicant

Marilyn Brabazon  
Notary-public

**Response to Item 18: Disclosure Statement**

Chirag K. Shah

254 Hurffville Road

Sewell, NJ 08080

Owns 100% interest

Gloucester Township - Application for Interpretation or in the alternative a "Use Variance"

Applicant – Puff & Pipe, LLC

Additional Information:

Item #8 –Land Use

In furtherance of Applicant's request for interpretation, or in the alternative a "Use Variance", Puff & Pipe, LLC operates an existing tobacco retail establishment at the referenced property location. It has determined that in order to meet the demands of its growing customer base and remain competitive in the tobacco retail space with other similar tobacco retail establishments in the geographic area, it is necessary that it offers its customers more than the sampling of its various tobacco products. Puff & Pipe, LLC believes that in order to continue to grow the business, it must accommodate customers who seek to enjoy their purchased Puff & Pipe, LLC tobacco products in a comfortable, casual, self-contained climate-controlled smoking environment. In order to accommodate this environment, it seeks to expand its existing establishment into the rear of an adjoining space as reflected in the accompanying architectural plans. The construction of this self-contained smoking environment is architecturally designed to meet all current applicable regulations of New Jersey's Smoke-Free Air Act (N.J.S.A. 26:3D, et. seq.) as set forth in its regulations found at N.J.S.A. 8.6, et. seq. Puff & Pipe, LLC contemplates that this space will be available to Puff & Pipe customers during normal business and on pre-determined occasions during specified special events. This enclosed space is designed to accommodate up to 15 – 20 persons and will be separately ventilated from its other retail space while also satisfying all other applicable building code requirements.

Puff & Pipe, LLC's expansion will provide a meeting place for like-minded individuals to collaborate on business and social matters in a relaxed environment within the Town of Clementon. Further, this environment will continue to attract the many patrons of the local eateries, hotels, motels, golf courses and area residents in close proximity to this location to enjoy the benefits of the local community. Puff & Pipe, LLC is not an eatery, rather, strictly a place to enjoy a tobacco product which will provide other local merchants an opportunity to offer their services. In addition, Puff & Pipe, LLC plans to employ an additional 5 to 7 employees locally on an ongoing basis to staff its expanded operations.

Gloucester County  
215 Fries Mill Road  
Turnersville, NJ 08012

Camden County  
1101 Crane Drive, Suite 100  
Cherry Hill, NJ 08003

Telephone: (856) 374-1744  
Facsimile: (1-866) 272-8505



LAW OFFICE OF  
**C. RICHARD ROPKA, LLC**

*C. Richard Ropka, LLM (Tax)*

*Admitted to:  
State of New Jersey  
United States Supreme Court  
United States District Court  
United States Tax Court  
United States Court of Claims*

December 17, 2014

***Via Hand Delivery***

Alisa Ortiz, Zoning Officer  
Gloucester Township Zoning Board  
1261 Chews Landing-Clementon Road  
P.O. Box 8  
Blackwood, NJ 08012

***Re: Puff & Pipe, LLC  
Block/Lot 14402/8.01  
Laurel Hill Plaza - #8  
2001 College Drive, Clementon, NJ 08021***

Dear Ms. Ortiz:

This firm represents Puff & Pipe, LLC the Applicant and, in particular, its application for zoning authorization to construct and operate a cigar lounge at its present business location set forth above. We are in receipt of your "Zoning Permit Denial" in your capacity as Gloucester Township's Zoning Officer, relative to the above referenced parcel and our client's Application No. 9049.

The Applicant objects to your "Zoning Permit Denial" dated November 19, 2014. In particular, the basis of the Township's denial is that the Zoning Ordinance fails to recognize a cigar lounge as a "permitted" use. Accordingly, the basis forming our client's objection, is that the requested use, a "cigar lounge", in a Highway Commercial (HC) zone, where the business will be situate, is a "use" contemplated under the ordinance as a retail sales and service establishment and as such a "Zoning Permit" should be issued.

The Township's "Zoning Permit Denial" suggests that our client file an application for the Board's "Interpretation" on this matter. To this end, attached herewith find our client's application for that interpretation or, in the alternative, an application for a "Use Variance".

Accordingly, enclosed herewith is our client's "Application for Interpretation" or in the alternative "Application for Use Variance".

Alisa Ortiz, Zoning Officer  
Gloucester Township Zoning Board  
December 17, 2014  
Page 2 of 2

Thank you for your kind attention to this matter. I look forward to hearing from you shortly.

Very truly yours,

  
C. Richard Ropka, Esq.

CRR/ab

Enclosure(s)

cc: Client (via email)  
Municipal Clerk (via certified mail)

**Donna Barrett**

---

**To:** fax@ropkalaw.com  
**Subject:** Puff & Pipe  
**Attachments:** Puff & Pipes Fire review.pdf

Rick,

As per our telephone conversation, attached please find the Fire review on the Above application.

Thank you,

Donna Barrett

**From:** [fax@ropkalaw.com](mailto:fax@ropkalaw.com) [<mailto:fax@ropkalaw.com>]

**Sent:** Tuesday, January 13, 2015 2:27 PM

**To:** Donna Barrett

**Subject:** 010915 Zoning Board transmittal



**GLOUCESTER TOWNSHIP FIRE DISTRICT 4**  
**BUREAU OF FIRE PREVENTION**  
14 WEST CENTRAL AVENUE  
BLACKWOOD, N.J. 08012  
856-227-7731 / FAX 856-227-2494  
www.gtfd4.org

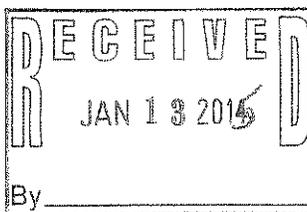
**MEMORANDUM**

Date: 01/13/2015

To: Township of Gloucester, Zoning Board

From: Peter J Urso, Fire Marshal

Re: Puff & Pipes, LLC  
2001 College Drive  
Clementon, NJ 08021



Application #: 152002BD

Date: 01/13/2015

Please see the below comments in reference to the above mentioned property.

Recommended changes:

1. Exit door in main vestibule be changed to swing outward for direction of egress travel
2. Hardwired smoke or heat detectors be installed throughout the business
3. Minimum 36" clearance around fireplace from all combustibles
4. Emergency egress lighting be installed throughout the business

Sincerely,

  
Peter J Urso  
Fire Official



Township Of Gloucester  
1261 Chews Landing Road, Blackwood, NJ 08012  
(856) 228-4000  
Fax (856) 232-6229

January 8, 2015

TO: Charles R. Ropka, Esq.  
215 Fries Mill Road  
Turnersville, New Jersey 08012

FROM: Donna Barrett

RE: Puff & Pipe, LLC  
Location: 2001 College Drive, Unit 8A  
Block: 14401 Lot: 8.01

1. Attached please find of a transmittal correspondence on the above matter for your review. Tax Assessor comments.

\_\_\_\_\_  
SIGNATURE

cc: Chirag K. Shah  
Puff & Pipe, LLC  
Jack S. Smith

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 5, 2015

APPLICATION No. #152002BD

PROJECT No. ~~#9071~~ 9103

APPLICANT: Puff & Pipes, LLC

BLOCK(S): 14402 LOT(S): 8.01

LOCATION: 2001 College Dr., Laurel Hill Plaza, Suite 8A, Clementon, NJ 08021

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

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

**PURPOSE OF TRANSMITTAL:**

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

**ENCLOSED:**

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

★ FIRST, Applicant should note this is "TOWNSHIP OF GLOUCESTER" not "TOWN of Clementon" as shown in Applic Supplement.

★ SECOND - This now makes store 8.01 use less UNLESS IT IS COMBINED WITH LOT 8.02. Lot 8.01 should be combined w/ 8.02. Store lot 8.01 will not have bathroom.

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

SORRY BUT "BACKROOM" LOOKS SHADY AND RUINS LOT 8.01 AS A STORE UNLESS REMAINDER of LOT 8.01 STORE IS USED AS COMBINED BUSINESS AND SHOULD TO BE A CLEAN TOTAL BUSINESS.

*[Handwritten Signature]*  
 Signature  
 Assess

1/6/15

TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL

DATE: January 5, 2015

APPLICATION No. #152002BD

PROJECT No. ~~#9071~~ 9103

APPLICANT: Puff & Pipes, LLC

BLOCK(S): 14402 LOT(S): 8.01

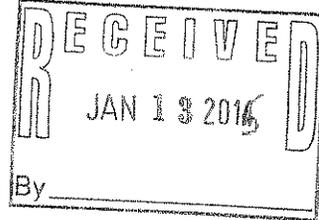
LOCATION: 2001 College Dr., Laurel Hill Plaza, Suite 8A, Clementon, NJ 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application— Interpretation B Variance & Use "D" Variance
- Revision to Prior Application



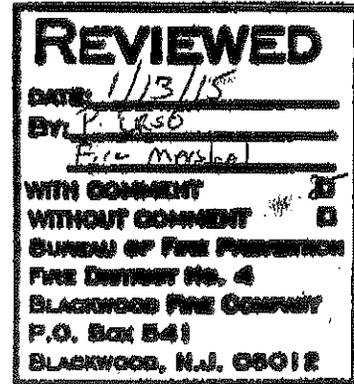
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- Recycling Report

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



Signature \_\_\_\_\_

Tax Account Maintenance

Block: 14102 
  
 Lot: 8.01
   
 Qualifier:
   
 Owner: **MA BHAVANI S LLC**

General		Assessed Values	Additional Billing	Deductions	Balance	All Charges	Add/Omit
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance	
2015	2		2,025.94	2,025.94	.00	2,025.94	
2015	1		2,025.95	2,025.95	.00	2,025.95	
2015		Total	4,051.89	4,051.89	.00	4,051.89	
2014	4		2,131.77	.00	.00	.00	
2014	3		2,131.78	.00	.00	.00	
2014	2		1,920.11	.00	.00	.00	
2014	1		1,920.12	.00	.00	.00	

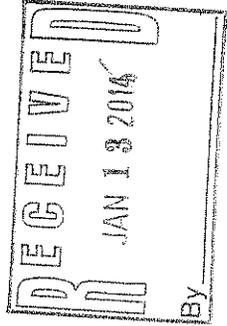
Other Delinquent Balances: .00 Interest Date: 01/07/15 
  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/03/14

TOTAL TAX BALANCE DUE

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

\* Indicates Administered Billing in a Tax Quarter

*Current*



Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

KEN GARBOWSKI



RAYMOND J. CARR  
Executive Director

MARLENE HRYNIO  
Administrative Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

January 7, 2015

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

JAN 8 2015

Re: Application #152002BD  
Puff & Pipes, LLC  
2001 College Drive, Laurel Hill Plaza, Suite 8A, Clementon, NJ 08021  
Block 14402, Lot 8.01

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**

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

Bin# 69

*B*

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 5, 2015

APPLICATION No. #152002BD

PROJECT No. ~~#9074~~ 9103

APPLICANT: Puff & Pipes, LLC

BLOCK(S): 14402 LOT(S): 8.01

LOCATION: 2001 College Dr., Laurel Hill Plaza, Suite 8A, Clementon, NJ 08021

**TRANSMITTAL TO:**

- |   |  |  |
|---|--|--|
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| <input type="checkbox"/> Camden County Planning Board | <input type="checkbox"/> Traffic Officer         | <input type="checkbox"/> G.T.M.U.A.                |
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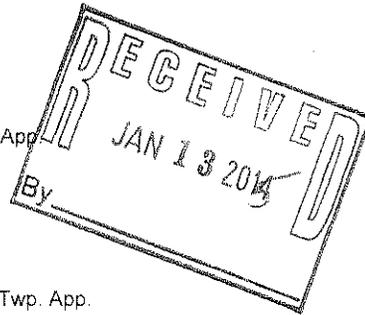
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- Variance Plan
- Interpretation (B) Variance
- Use (D) Variance

1-8-14 JTS - Bldg - OK - Site Plan Only Review

Signature \_\_\_\_\_