

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, February 12, 2014  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

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

**RESOLUTIONS FOR MEMORIALIZATION**

**ADOPTION OF ANNUAL REPORT**

Zoning Board of Adjustment 2013 Annual Report

**APPLICATIONS FOR REVIEW**

#132042C

Gregory & Darlene Ribbaudo

Zoned: R3

Bulk C Variance

Block: 10705 Lot: 21

Location: 22 Deborah Pl., Blackwood

Existing driveway closet point 1' side setback

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#132032C

Franklin & Catherine Schmidt

Zoned: R2

Bulk C Variance

Block: 20502 Lot: 10

Location: 1841 Downs Ave., Laurel Springs

2<sup>nd</sup> Garage 24' x 32' Pole Barn

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#132046C  
Kimberly Vittorio  
Zoned: R3

Bulk C Variance  
Block: 3001 Lot: 5  
Location: 4 N Betsy Ct., Glendora

26' x 26' x 18' Addition (8' rear & 7' side setbacks)

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#132044C  
Mark C. Felts  
Zoned: SCR

Bulk C Variance  
Block: 17802 Lot: 7  
Location: 20 Skyline Dr., Sicklerville

2<sup>nd</sup> Shed (8' x 12')

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#142002C  
Scott Owens  
Zoned: R3

Bulk C Variance  
Block: 15001 Lot: 11  
Location: 1 Bellissimo Ct., Sicklerville

6' fence w/5' front setback

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#132008CD  
Sierra International  
Zoned: R3

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

Four (4) twins – Eight (8) Lots

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#142005CDSPW  
Joseph Federico  
Zoned: CR

Bulk C & Use "D" Variance & Site Plan Waiver  
Block: 6502 Lot: 8  
Location: 1000 Black Horse Pike, Blackwood

Retail store with 2 sided digital bill board 14' x 48'; 50' height – 3' side rear setback

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#112039CDMa1  
Edward Pine  
Zoned: GI

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

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

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**\*Announcement – Application will be heard at the  
February 26, 2014 Zoning Board of Adjustment meeting**

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Meeting Adjourned

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

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

**Roll Call:**

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

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

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**REORGANIZATION**

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

**Roll Call:**

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

**Motion Approved.**

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

**Roll Call:**

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

**Motion Approved.**

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

**Roll Call:**

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

**Motion Approved.**

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

**Roll Call:**

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

**Motion Approved.**

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

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

**Motion Approved.**

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

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

**Motion Approved.**

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

**Roll Call:**

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

**Motion Approved.**

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

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

**Motion Approved.**

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

**Roll Call:**

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

**Motion Approved.**

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Thursday December 12 2013.

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

**Roll Call:**

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

**Minutes Approved.**

Zoning Board Minutes for Monday December 16, 2013.

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

**Roll Call:**

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

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

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

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

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

**Roll Call:**

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

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

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

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

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

**PUBLIC PORTION:**

Mr. Costa swears in Mr. Kevin Bryant.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2013 Annual Report

Application	Name	Street	Block	Lot	Description	Type	Decision	Date
01 #122054C	Faydeen Manger Salvatore & Cono Marchi	15 Ohio Ave., Blackwood	11703	6	2 <sup>nd</sup> story add't'n w/setback 4.74	C	Granted	3/14/2013
02 #122057CD	Revere Run @ Park Place	1 Highwoods Ave., Sicklerville	17907	53	In-law suite w/setback(s)	CD	Granted w/conditions	3/14/2013
03 #102006CPFSS Amended		Melbourne Lane	14102	17	Reduce size of community center Amended Final Site Plan	CPFSS	Granted	3/14/2013
04 #122059DSPW	DeNinno Properties, LLC	1104 N. Black Horse Pk, Blackwood	6502	1	Allow auto sales, repair & accessories	D SPW	Granted w/conditions	3/14/2013
05 #122049D	Ville 2, LLC	1035 Sicklerville Rd., Sicklerville	18501	2/11	Age restriction & density	D	Age Restriction – Granted; Density – Denied	1/10/2013
06 #132001DSPW	McRae	103 Cedar Lane, Laurel Springs	14401	2	SFD – 3BR Ranch w/crawl	D SPW	Granted w/conditions	4/25/2013
07 #132003MC	Alberto	1462 & 1464 Chews Landing- Clementon Rd., Blackwood	8201	2.01	Subdivision of lot/Lot size(s)	Minor Sub C	Granted w/conditions	4/25/2013
08 #132004DSPW RE-REVIEWED BY Zoning Ofcr.	McLaughlin	1244 Old Black Horse Pike, Hilltop	6604	5 & 6	Use for Deli from Barber Shop	D SPW	WITHDRAWN	CLOSED
09 #132005C	McMorrow	600 Linda Ave., Blackwood	12406	9	1 story addition (12 x 24)	C	Granted	4/25/2013
10 #132006C	DiCaprio	341 5th Ave., Glendora	2003	19	Replacing fence w/1' setback	C	Granted	7/11/2013
11 #132007C	Wine Warehouse & Discount Liquor Outlet, LLC	1460 Blackwood-Clementon Rd., Clementon	13203	3	Install 2nd façade sign	C	Granted	4/25/2013
12 #132008CD	Sierra Internat'l	415-421 Almonesson Rd., Blackwood	6801	21-22 23-24	Lot Sizes/Use & Density	CD	P/P until further notice	To be R/S
13 #132010C	Thomas & Michele Beckett	300 South Drive, Blackwood	10704	7	12 x 18 shed; 12 x 21 concrete pad, 8' prop line, bldg. coverage	C	Granted	5/23/2013
14 #132012C	Chad Milstein	412 N. Otterbranch Dr., Glendora	2906	7	2 <sup>nd</sup> garage 24 x 30; 5' prop line	C	Granted	7/11/2013
15 #132013C	Barry & Camille Wendt	20 Dorothy Dr., Sicklerville	15817	10	8 x 18 deck; 3' prop line	C	Granted	7/11/2013

**ZONING BOARD OF ADJUSTMENT**

Township of Gloucester – Camden County – New Jersey

2013 Annual Report

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

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2013 Annual Report

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

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



TO: Zoning Board of Adjustment  
 FROM: Kenneth D. Lechner, PP, AICP, Director/Planner  
 Dept. of Community Development  
 RE: **APPLICATION #122042C**  
**Gregory & Darlene Ribbaudo**  
**22 Deborah Place**  
**BLOCK 10705, LOT 21**  
 DATE: November 19, 2013

The above application is to permit variances for a driveway within the three (3) feet of the property line and lot coverage within the R-3 Residential District as per the submitted sketch.

### I. ZONING INFORMATION

#### R-3 Zone Requirements (§405):

Standard	Required	Proposed	Complies
Minimum lot size	9,375sf	±7,567 sf	enc
Minimum lot frontage	75 ft.	48.99 ft.	enc
Minimum lot depth	125 ft.	121.49 ft.	enc
Maximum building coverage	20%	±27% <sup>1</sup>	no*
<b>Maximum lot coverage</b>	<b>40%</b>	<b>±51%<sup>1</sup></b>	<b>no*</b>
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (dwelling)	30 ft.	±20 ft.	enc
Side yard (dwelling)	10 ft.	±11 ft. / 8.10 ft.	yes / enc
Rear yard (deck)	30 ft.	±66 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 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.

### II. VARIANCE COMMENTS

The application as submitted requires the following variances:

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

1. Lot coverage: (±51% provided v. 40% maximum allowed).

#### **§424.D, Driveways (Residential)**

2. Setback: (-0.25 ft. provided v. 3 ft. minimum required).

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

#### 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:

3. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or

physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

### NEGATIVE CRITERIA

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

### **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 405.F, Area, Yard, Height and Building Coverage to permit a lot coverage of approximately fifty one (51) percent (40% maximum allowed) and from Section 424.D, Driveways (Residential) to permit a driveway one (1) foot from the property line (3 feet minimum required).**

cc: Gregory & Darlene Ribbaudo  
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. #132042C

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

Planning Board  Zoning Board of Adjustment

Fees: 160<sup>00</sup> Project # 8222

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

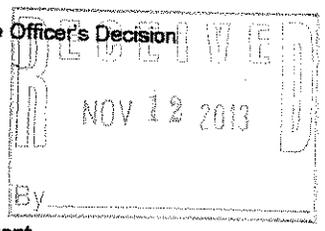
Escr. 150<sup>00</sup> Escr. # 8222

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Gregory + Darlene Ribbaudo</u> Address: <u>22 Deborah Place</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 227-3148</u> Fax: ( ) - Email: _____	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Gregory + Darlene Ribbaudo</u> Address: <u>22 Deborah Place</u> City: <u>Blackwood</u> State, Zip: <u>08012</u> Phone: <u>856-227-3148</u> Fax: ( ) -
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### 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	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
<u>R2</u>	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: <u>GREGORY + Darlene Ribbards</u>	Name: _____
Address: <u>22 DEBORAH PLACE</u>	Address: _____
Profession: <u>School Bus Driver</u>	Profession: _____
City: <u>BLACKWOOD NJ</u>	City: _____
State, Zip: <u>NJ 08012</u>	State, Zip: _____
Phone: <u>(856) 277-3148</u> Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: _____	Email: _____

**7. Location of Property:**

Street Address: 22 DEBORAH PLACE Block(s): 10705  
Tract Area: \_\_\_\_\_ Lot(s): 21

**8. Land Use:**

Existing Land Use: \_\_\_\_\_  
Proposed Land Use (Describe Application): Existing Driveway ~~Closest~~ Closet  
Point 1' set BACK to Property Line (Side setback)

**9. Property:**

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

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	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	_____

**14. Parking and Loading Requirements:**

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

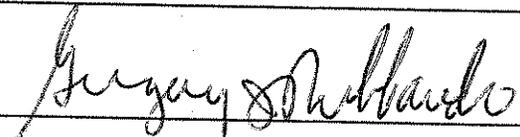
Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

 _____ Signature of Applicant	11-12-13 _____ Date
 _____ Signature of Co-applicant	11-12-13 _____ 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).

11-12-13  
Date

Gregory J. Ribbaudo  
Signature

GREGORY J. Ribbaudo  
Print Name

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

Darlene M. Ribbaudo  
Signature

Darlene M. Ribbaudo  
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 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).

Gregory J. Ribbaudo  
Signature of Applicant

GREGORY J. Ribbaudo  
Print Name

No  Yes

11-12-13  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 8-19-65, shows and discloses the premises in its entirety, described as Block \_\_\_\_\_ Lot # 19 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:

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

Gregory J. Ribbaudo  
Name of property owner or applicant

Sworn and subscribed to  
On this 12<sup>th</sup> day of NOVEMBER  
20 13 before the following authority.

Patricia McLaughlin  
Notary public





**Tax Account Maintenance**

Block: 10705

Lot: 21

Qualifier:

Owner: **ELIZABETH GREGORY S DARMENS**

Prop Loc: 22 DEBORAH PLACE

Tax Bill

Restricted Edit

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

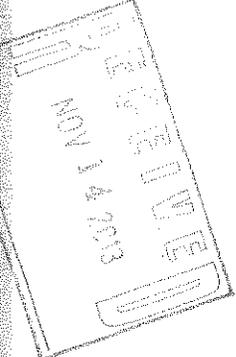
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,592.63	1,592.63	.00	1,592.63
2014	1		1,592.63	1,592.63	.00	1,592.63
2014		Total	3,185.26	3,185.26	.00	3,185.26
2013	4		1,619.70	.00	.00	.00
2013	3		1,201.98 *	.00	.00	.00
2013	2		1,565.56	.00	.00	.00
2013	1		1,565.56	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 11/14/13

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/05/13

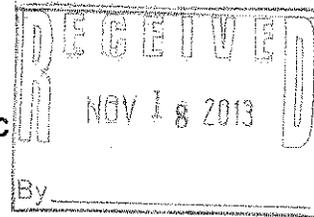
TOTAL TAX BALANCE DUE

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



*Current*

**TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL**



DATE: November 12, 2013

APPLICATION No. #132042C

APPLICANT: Gregory & Darlene Ribbaudo

PROJECT No. 8222

BLOCK(S): 10705

Lot(S): 21

LOCATION: 22 Deborah Place, Blackwood, NJ 08012

**TRANSMITTAL TO:**

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input type="checkbox"/>            | Tax Assessor              |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.                |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input checked="" 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

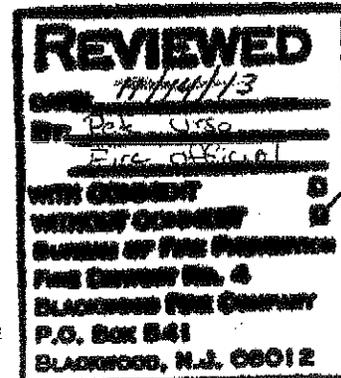
**PURPOSE OF TRANSMITTAL:**

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

**ENCLOSED:**

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

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



\_\_\_\_\_  
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

November 15, 2013

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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



Re: Application #132042C  
Gregory & Darlene Ribbaudo  
22 Deborah Place, Blackwood, NJ 08012  
Block 10705, Lot 21

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  
Executive Director

RCB:mh

**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 #132032C**  
**Franklin T. Schmidt**  
**1841 Downs Avenue**  
**BLOCK 20502, LOT 10**

**DATE:** January 6, 2014

The Applicant requests approval to construct a 24' x 32' pole barn (private garage) and within the R-2 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-1 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	20,000 sf	1.15 ac.	yes
Minimum lot frontage	100 ft.	169.93 ft.	yes
Minimum lot depth	200 ft.	298.88 ft.	yes
Maximum building coverage	20%	±6.93% <sup>1</sup>	yes
Maximum lot coverage	30%	±6.93% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (dwelling)	50 ft.	139.66 ft.	yes
Side yard (dwelling)	15 ft.	±21 ft. / 84.79 ft.	yes / yes
Rear yard (dwelling)	40 ft.	±65	n/a
Minimum useable yard area	25%	> 25%	yes
Maximum height	35 ft.	n/a	n/a
<b>ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard	N.P.	no	yes
Side yard	10 ft.	±71 ft. / ±66 ft.	yes / yes
Rear yard	15 ft.	±48 ft.	yes
Maximum garage height	20 ft.	< 20 ft.	yes
Maximum other building height	35 ft.	n/a	n/a

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

N.P. = Not Permitted.

OFF-STREET PARKING AND PRIVATE GARAGES			
Maximum area	800 sf	768 sf	yes
Less than area of principal building	< ±2,711 sf <sup>1</sup>	768 sf	yes
Maximum stories	1	1	yes
<b>Maximum number of garages</b>	<b>1</b>	<b>2</b>	<b>no*</b>

<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.

## II. VARIANCE COMMENTS

The application requires the following variances.

### §422.H(6) – Off-Street Parking and Private Garages

- Number of garages: (2 provided v. 1 maximum allowed)

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

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

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

#### 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 422.H(6) to permit a second garage (1 maximum allowed).

## IV. RECOMMENDATIONS

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

cc: Franklin T. Schmidt  
 Anthony Costa, Esq.  
 James Mellett, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No. #132032C Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees 160<sup>00</sup> Project # 8096

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

Escr. 150<sup>00</sup> Escr.# 8096

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Franklin T. Schmidt</u> Address: <u>1841 Downs Ave</u> City: <u>Laurel Springs</u> State, Zip: <u>N.J. 08021</u> Phone: <u>(609) 314-0305</u> Fax: ( ) - Email: <u>Franktschmidt@comcast.net</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Frank &amp; Cathy Schmidt</u> Address: <u>1841 Downs Ave</u> City: <u>Laurel Springs</u> State, Zip: <u>NJ 08021</u> Phone: <u>(609) 314-0305</u> 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"/> _____

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

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

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

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

**7. Location of Property:**

Street Address: \_\_\_\_\_ Block(s): 20502  
Tract Area: \_\_\_\_\_ Lot(s): 10

**8. Land Use:**

Existing Land Use: RESIDENTIAL  
Proposed Land Use (Describe Application): 2ND GARAGE / DETACHED  
24' x 32' POLE BARN TYPE

**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
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes	<input type="checkbox"/> Rental
Are there <i>proposed</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes	(If yes, attach copies)

**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. Deck

**13. Zoning**

**All Applications**

	Proposed
Front setback 1	_____
Front setback 2	_____
Rear setback	_____
Side setback 1	_____
Side setback 2	_____
Lot frontage	_____
Lot depth	_____
Lot area	_____
Building height	_____

**Fence Application**

	Proposed
Setback from E.O.P.*1	_____
Setback from E.O.P.*2	_____
Fence type	_____
Fence height	_____

\*E.O.P. = Edge Of Pavement.

**Pool Requirements**

Setback from R.O.W.1	_____
Setback from R.O.W.2	_____
Setback from property line 1	_____
Setback from property line 2	_____
Distance from dwelling	_____

Distance = measured from edge of water.  
R.O.W. = Right-of-way.  
Setback = Measured from edge of pool apron.

**Garage Application**

Garage Area	<u>768 sf</u>
Garage height	<u>&lt; 20'</u>
Number of garages	<u>2</u>
(Include attached garage if applicable)	
Number of stories	<u>1 story</u>

**Shed Requirements**

Shed area	_____
Shed height	_____
Setback from R.O.W.1	_____
Setback from R.O.W.2	_____
Setback from property line 1	_____
Setback from property line 2	_____

**14. Parking and Loading Requirements:**

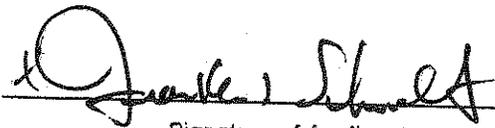
Number of parking spaces required: _____	Number of parking spaces provided: _____
Number of loading spaces required: _____	Number of loading spaces provided: _____

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

  
Signature of Applicant

Dec 16, 2013  
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).

Dec 17, 2013  
Date

Franklin T. Schmidt  
Signature

Franklin T. Schmidt  
Print Name

Sworn and Subscribed to before me this

17<sup>th</sup> day of Dec.

2013 (Year).

Catherine Schmidt  
Signature

Catherine Schmidt  
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

Franklin T. Schmidt  
Signature of Applicant

Franklin T. Schmidt  
Print Name

12/16/13  
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 12/10/01, shows and discloses the premises in its entirety, described as Block 20502 Lot 10 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,

County of Camden:

Franklin T. Schmidt 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

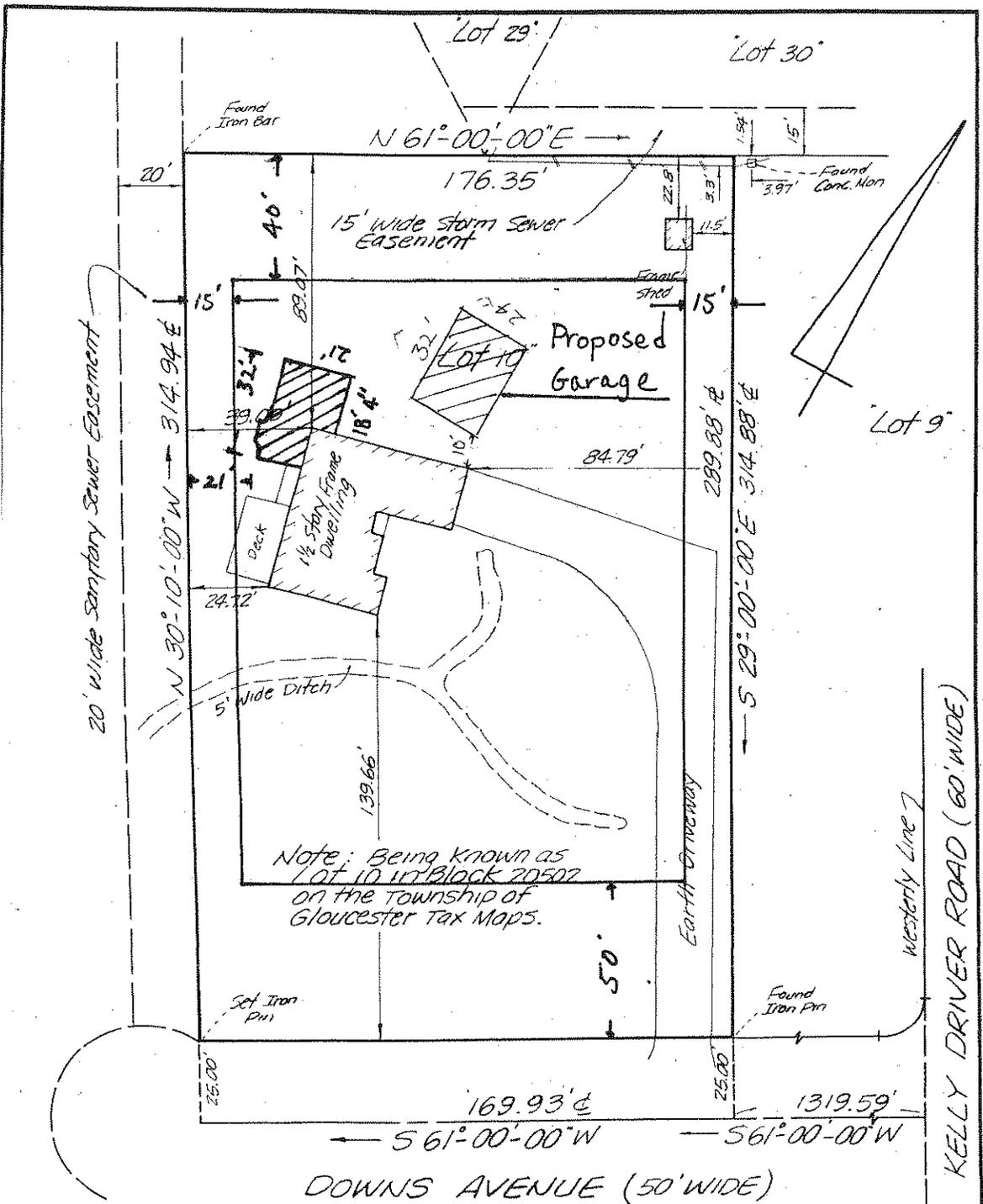
On this 17<sup>th</sup> day of December 20 13 before the following authority.

Franklin T. Schmidt  
Name of property owner or applicant

Judith A. Calabrese  
Notary public

**JUDITH A CALABRESE**

ID # 2293353  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires October 24, 2017



CERTIFIED TO: Frank & Cathy Schmidt  
 - Congress Title Division  
 - Inter-First Mortgage Company, its  
 successors and/or assigns.

Revised 4/10/01 - ditch location

"In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon. The responsibility limited to the current matter and initial use for which it is being used."

THIS IS TO CERTIFY THAT ON December 10, 2001 I MADE A SURVEY OF THE LANDS AND PREMISES SHOWN HEREON. AND THAT THIS PLAT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

**BRUCE A. EWING**  
 LAND SURVEYOR

23612

*Bruce A. Ewing*  
 N.J. LICENSE NO. 39835

SURVEY OF PREMISES  
 DOWNS AVENUE

SITUATED IN  
 TOWNSHIP OF GLOUCESTER  
 COUNTY OF CAMDEN, N.J.

DRAWN BY: FOG DATE: 12/10/01 SCALE: 1" = 40'

**EWING ASSOCIATES**  
 LAND SURVEYORS  
 208 N. DELSEA DRIVE CLAYTON, N. J. 08312

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY, NEW JERSEY  
 SCALE: 1" = 100' DATE: JAN 1980  
**KEY ENGINEERS INC.**  
 RICHARD W. LIPKO N.J.L.S.  
 No. 22423  
 BERLIN, NEW JERSEY

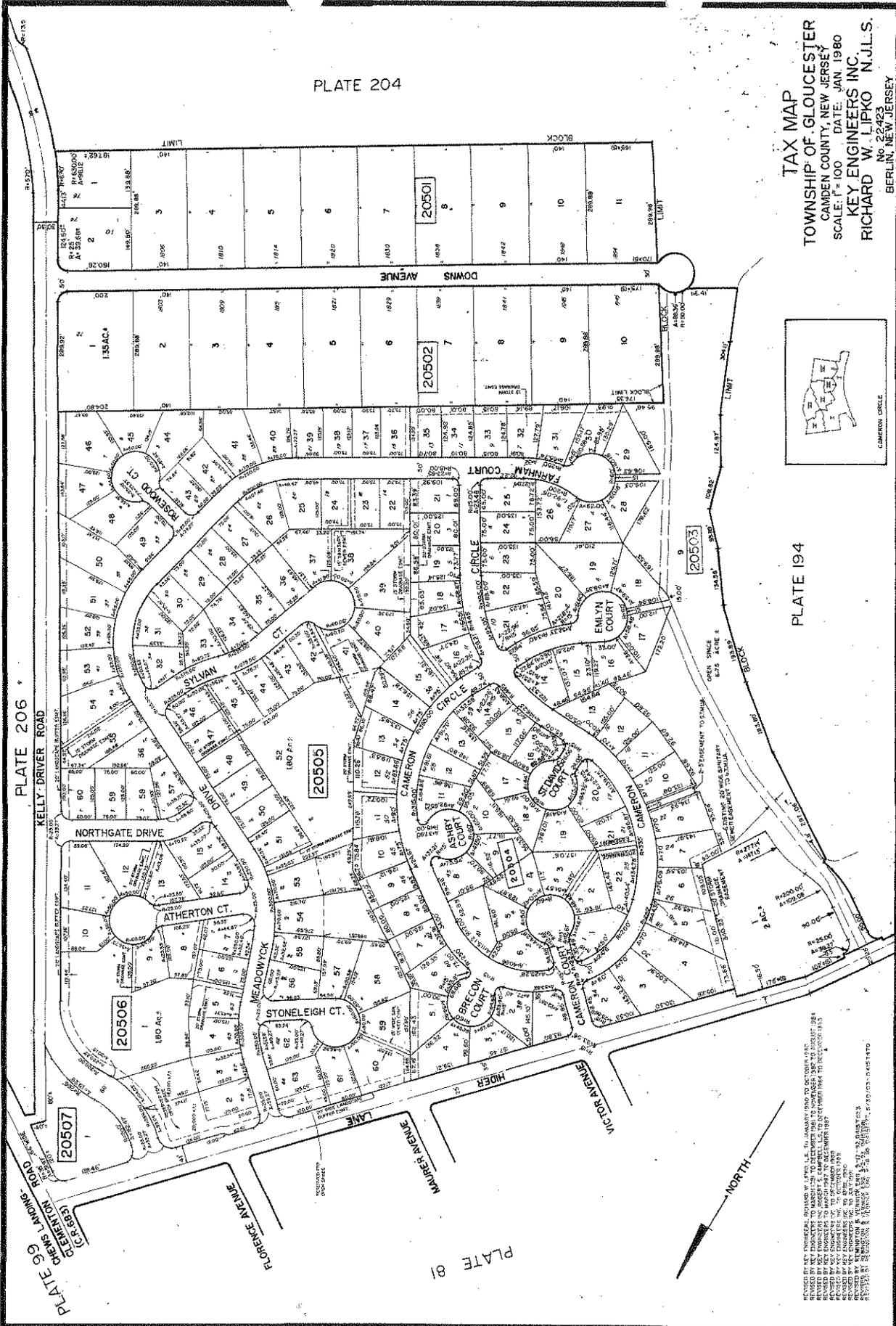


PLATE 194

PLATE 81

REVISION BY KEY ENGINEERS, INC. ON 10/15/80 TO CORRECT ERRORS IN THE  
 MAP AS SUBMITTED BY THE TOWNSHIP OF GLOUCESTER, NEW JERSEY.  
 REVISION BY KEY ENGINEERS, INC. ON 10/15/80 TO CORRECT ERRORS IN THE  
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 REVISION BY KEY ENGINEERS, INC. ON 10/15/80 TO CORRECT ERRORS IN THE  
 MAP AS SUBMITTED BY THE TOWNSHIP OF GLOUCESTER, NEW JERSEY.

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: December 17, 2013

APPLICATION No. #132032C

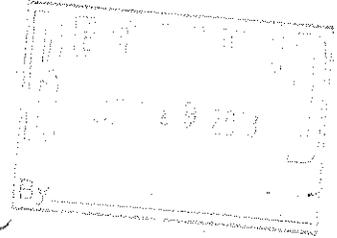
APPLICANT: Franklin T. Schmidt

PROJECT No. 8096

BLOCK(S): 20502

Lot(S): 10

LOCATION: 1841 Downs Ave., Laurel Springs, 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 - Bulk C       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.      **Please Forward Report by December 30, 2013**  
 For Your Files.

### ENCLOSED:

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

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

Signature

12/17/13

No Issues. Custom Home  
ON LARGE LOT.

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

December 24, 2013

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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



Re: Application #132032C  
Franklin T. Schmidt  
1841 Downs Avenue, Laurel Springs, NJ 08021  
Block 20502, Lot 10

Gentlemen:

In response to your transmittal regarding the above application, please be advised that the Authority has an easement line in the rear of the property, however, 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  
Executive Director

RCB:mh

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: December 17, 2013

APPLICATION No. #132032C

APPLICANT: Franklin T. Schmidt

PROJECT No. 8096

DEC 30 2013

BLOCK(S): 20502

Lot(S): 10

LOCATION: 1841 Downs Ave., Laurel Springs, NJ 08021

**TRANSMITTAL TO:**

- Township Engineer
- Camden County Planning Board
- N.J. American Water Co.
- Taxes

- Zoning Board Planner
- Traffic Officer
- Aqua N.J. Water Co.
- Construction

- Tax Assessor
- G.T.M.U.A.
- Fire District 23456

**STATUS OF APPLICATION:**

- New Application - Bulk C
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.
- For Your Files.

***Please Forward Report by December 30, 2013***

**ENCLOSED:**

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- 1 Copy - Minor Site Plan
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- 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

REVIEWED

APPROVED     NOT APPROVED

GLOUCESTER TWP. FIRE DISTRICT 2

FIRE OFFICIAL: *[Signature]*

DATE: *12-26-13*

*w/s Comment*

Signature

Bin# 63

B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: December 17, 2013

APPLICATION No. #132032C

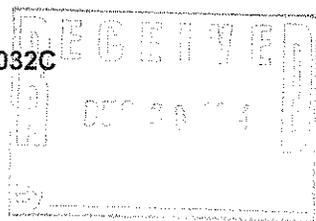
APPLICANT: Franklin T. Schmidt

PROJECT No. 8096

BLOCK(S): 20502

Lot(S): 10

LOCATION: 1841 Downs Ave., Laurel Springs, NJ 08021



### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

- New Application - Bulk C                       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.                      **Please Forward Report by December 30, 2013**  
 For Your Files.

### ENCLOSED:

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

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

12-30-13 N/A JUB BSO

Signature

**Tax Account Maintenance**

Block: 20502

Lot: 10

Qualifier:

Owner: SCHMIDI, BENJAMIN & CAITHY

Prop Loc: 1841 DOWNS AVENUE

Tax Bill

Restricted Edit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		2,310.96	2,310.96	.00	2,310.96
2014	1		2,310.97	2,253.09	.00	2,253.09
2014		Total	4,621.93	4,564.05	.00	4,564.05
2013	4		2,349.11	.00	.00	.00
2013	3		2,349.12	.00	.00	.00
2013	2		2,272.81	.00	.00	.00
2013	1		2,253.09	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 12/17/13

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 10/28/13

TOTAL TAX BALANCE DUE

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

Total: .00



*Current*

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

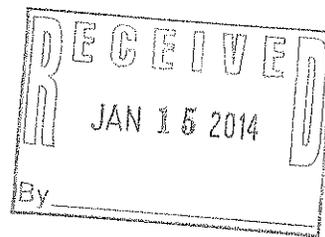
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Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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



Re: Application #132046C  
Kimberly Vittorio  
4 N. Betsy Court, Glendora, NJ 08029  
Block 3001, Lot 5

Gentlemen:

In response to your transmittal regarding the above application, please be advised that the Authority has a 15 foot easement line that runs between houses #4 and #5 (Lots 5 & 8). The Authority requires a set of drawings for the addition to ensure that the existing sanitary sewer pipe is not disturbed.

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

**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 #13046C**  
**Kimberly Vittorio**  
**4 N. Betsy Court**  
**BLOCK 3001 LOT 5**

**DATE:** January 6, 2014

The above application is to permit an 18' x 26' addition within the R-3 Residential district.

**I. ZONING INFORMATION**

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

**R-3 Zone Requirements (§405.F):**

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	9,419.8 sf <sup>1</sup>	yes
Minimum lot frontage (cul-de-sac)	56.25 ft.	49.45 ft.	enc
Minimum lot depth	125 ft.	75.02 ft.	enc
Maximum building coverage	20%	±17.8% <sup>1</sup>	yes
Maximum lot coverage	40%	±33.3% <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (dwelling)	30 ft.	31.10 ft.	yes
<b>Side yard (addition)</b>	<b>10 ft.</b>	<b>±7 ft.</b>	<b>no*</b>
Side yard (addition)	10 ft.	±59 ft.	yes
<b>Rear yard (addition)</b>	<b>30 ft.</b>	<b>±8 ft.</b>	<b>no*</b>
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

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

enc = Existing nonconformance.

= Variance required.

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

**II. VARIANCE COMMENTS**

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage and Additional Uses and Structures Permitted in Residential District standards:

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

1. Side yard: (±7 ft. provided v. 10 ft. minimum required).
2. Rear yard: (±8 ft. provided v. 30 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 residential district setback variance:

3. 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)).
4. 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 405.F, Area, Yard, Height, and Building Coverage to permit an addition approximately seven (7) feet from the side property line (10 ft. minimum required) and approximately eight (8) feet from the rear property line (30 ft. minimum required).**

cc: Kimberly Vittorio  
Anthony Costa, Esq.  
James Mellett, PE

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clemerton 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: #132046C

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

Planning Board  Zoning Board of Adjustment

Fees: \$160.00 Project # 8248

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

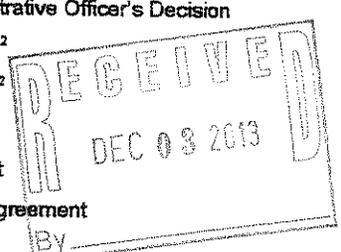
Escr. 150.00 Escr. # 8248

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Kimberly Vittorio</u> Address: <u>4N Betsy Court</u> City: <u>Glendora</u> State, Zip: <u>NJ 08029</u> Phone: <u>(856) 312-0776</u> Fax: ( ) - Email: <u>pickle.rrn@comcast.net</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Kimberly Vittorio</u> <u>Michael Vittorio</u> Address: <u>4N Betsy Court</u> City: <u>Glendora</u> State, Zip: <u>New Jersey 08029</u> Phone: <u>(856) 312-0776</u> 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"/> _____                                       |



<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: Kimberly Vittorio  
Address: 4 N Betsy Court  
Profession: Registered Nurse  
City: Glendora  
State, Zip: NJ 08029  
Phone: (856) 312-0776 Fax: ( ) -  
Email: pickle.orn@comcast.net

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

**7. Location of Property:**

Street Address: 4 N Betsy Court Glendora Block(s): 3001  
Tract Area: \_\_\_\_\_ Lot(s): 5

**8. Land Use:**

Existing Land Use: SFD  
Proposed Land Use (Describe Application): Construct Addition 26x26x18  
8' Foot setback from rear of property  
7' Foot setback from side of property (closest point)

**9. Property:**

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

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	8'	Fence type	_____
Side setback 1 <i>Closest Point</i>	7'	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	_____

**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**

*Kimberly A. Votto*  
Signature of Applicant

11-26-2013  
Date

*[Signature]*  
Signature of Co-applicant

11-26-2013  
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).

11-26-2013

Date

Kimberly A Vittorio

Signature

Kimberly A Vittorio

Print Name

Sworn and Subscribed to before me this

26<sup>th</sup> day of Nov.

2013 (Year).

Michael C. Vittorio

Signature

Michael C. Vittorio

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

Kimberly A Vittorio

Signature of Applicant

Kimberly A Vittorio

Print Name

11-26-2013  
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 11-26-2013, shows and discloses the premises in its entirety, described as Block 3001 Lot 5 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:

KIMBERLY A. VITTORIO 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 26<sup>th</sup> day of Nov.  
2013 before the following authority.

Kimberly A Vittorio  
Name of property owner or applicant

Diane M. Heron  
Notary public  
DIANE M. HERON  
Notary Public  
New Jersey  
Commission Expires 6/11/2015



EXISTING DWELLING

48" ARCH

ACCESS INTO NEW ADDITION.

2x6 Deck

BATHROOM

LINEN

Hopper

VANITY

TuB

- 2x12 Ceilings
- 2x10 Floor Joist 16 o.c.
- 18 milging Solid
- 4x4x8x7x9 plywood
- 5x8x8x8 Equival or better

WINDOW 30-50

Sliding Door 6-68

WINDOW 30-50

WINDOW 2-30-5

WINDOW 2-30-5

14'-0"

12'-0"

20'-0"

13'-0"

26'-0"

5'-0"

2x4 WALLS THROUGHOUT

# Floor PLAN

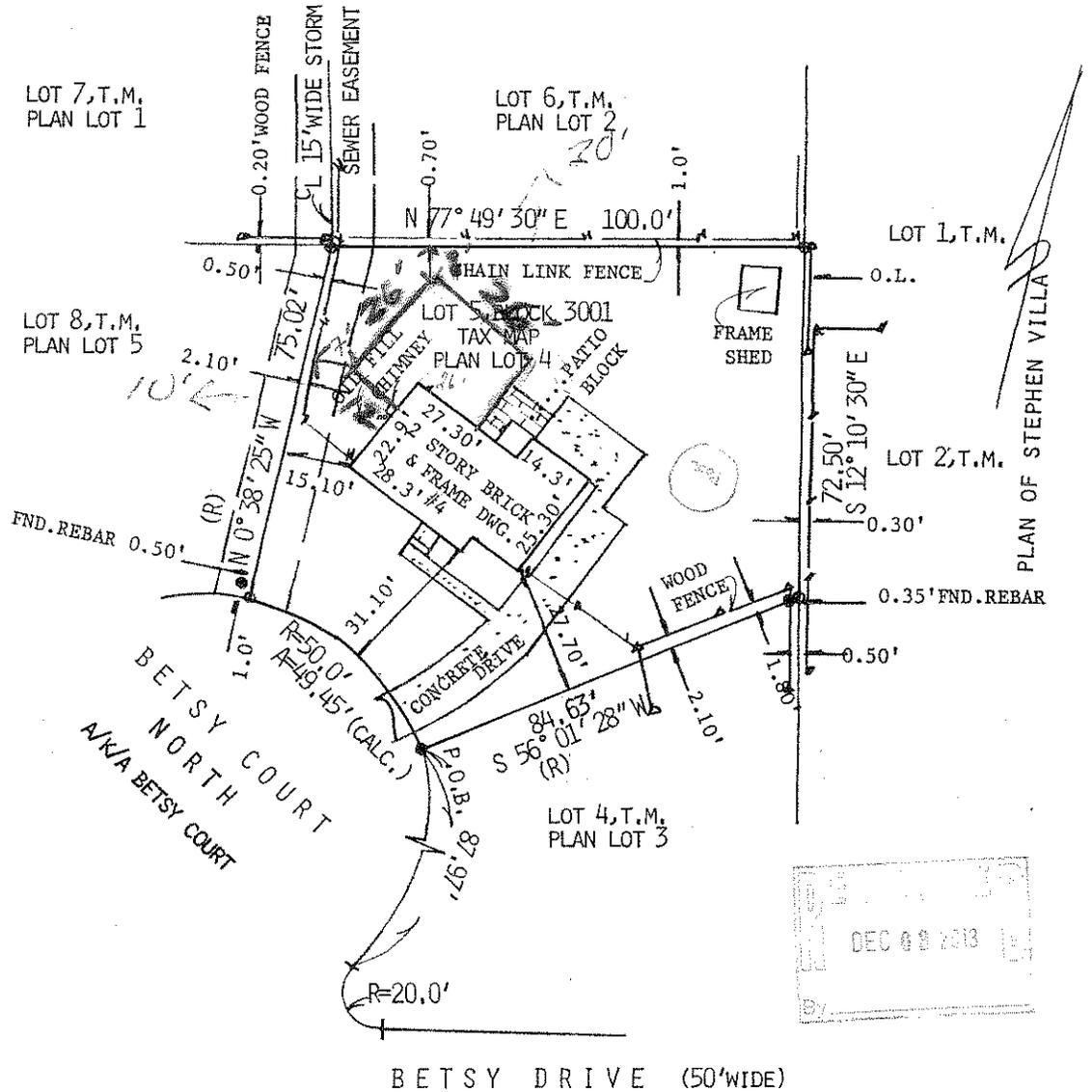
1/4" TO FOOT SCALE

Kimberly A. Vittorio

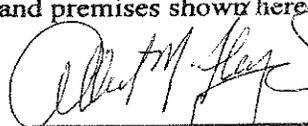
NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE  
 MERIDIAN- DEED BASE XX TAX MAP BASE    PLAN BASE    FORMER SURVEY BASE   

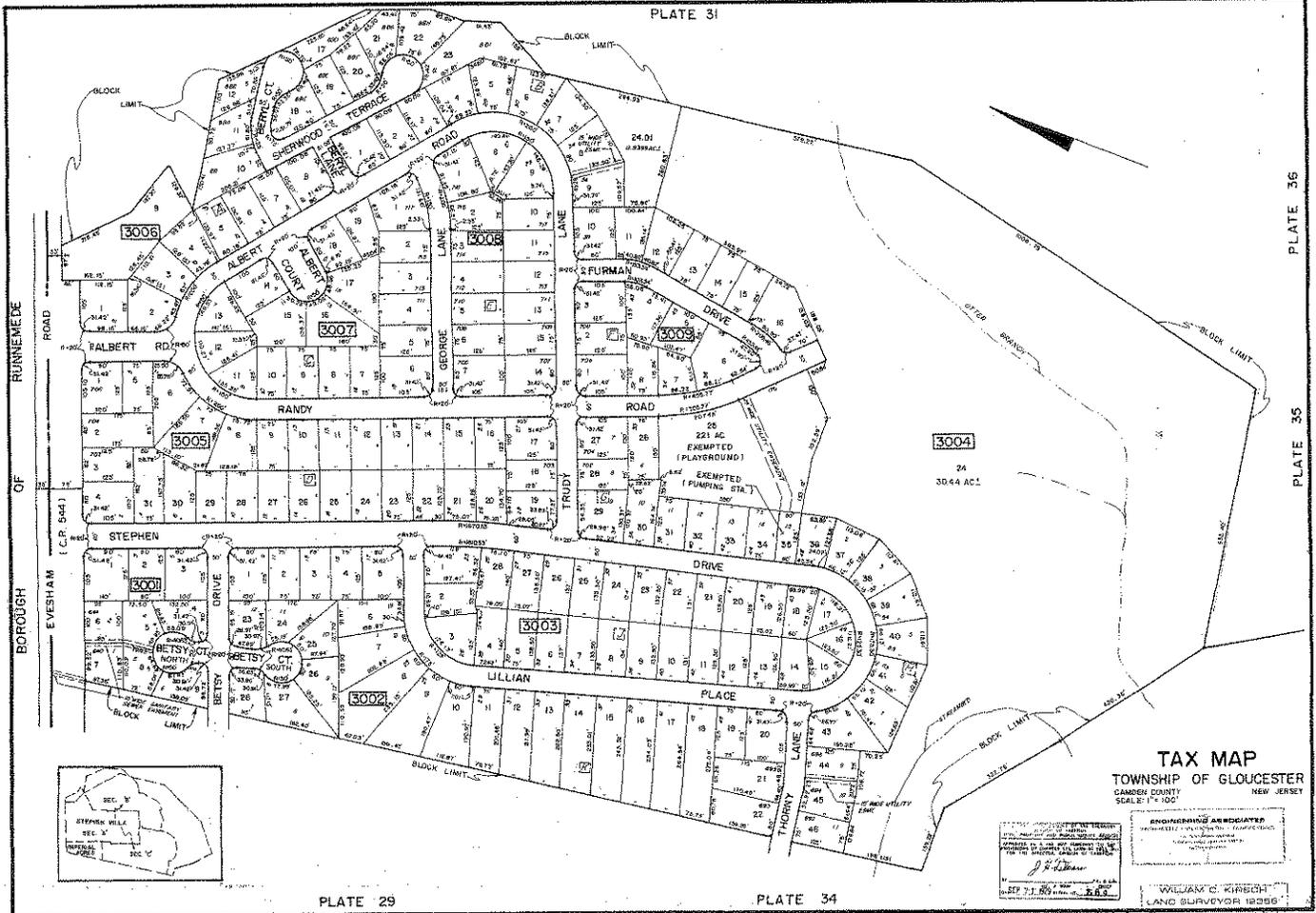
- = REBAR / IRON PIPE SET
- = CONCRETE MONUMENT SET

DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 5, BLOCK 3001 ON THE OFFICIAL TAX MAP, A/K/A LOT 4, BLOCK 101 ON "PLAN OF IMPERIAL ACRES", FILED IN THE CAMDEN COUNTY REGISTER OF DEEDS OFFICE ON 10/25/1972 AS MAP #531-7.  
 AREA=9,419.8± S.F.



TO: WEICHERT TITLE AGENCY  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 GATEWAY FUNDING DIVERSIFIED MORTGAGE SERVICES, L.P.,  
 ITS SUCCESSORS AND/OR ASSIGNS,  
 AS THEIR INTEREST MAY APPEAR

<b>TO THE OWNER:</b> MICHAEL C. VITTORIO & KIMBERLY A. VITTORIO	<b>SURVEY OF PREMISES</b> NO. 4 BETSY COURT										
<b>TO THE INSURER OF TITLE</b> relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inductment for the insurer of title to insure the title to the lands and premises shown hereon.   ALBERT N. FLOYD L.S.	<b>SITUATE</b> TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY										
	<b>ALBERT N. FLOYD &amp; SON</b> LAND SURVEYORS ALBERT N. FLOYD ... N.J. LIC. NO. 21759 ALBERT N. FLOYD, JR. N.J. LIC. NO. 36725 P.O. BOX 903, ELMER, NEW JERSEY 08318										
New Jersey Lic. No 21759	<table border="1"> <thead> <tr> <th>DATE</th> <th>SCALE</th> <th>DRAWN</th> <th>CHECKED</th> <th>NUMBER</th> </tr> </thead> <tbody> <tr> <td>6/1/04</td> <td>1"=30'</td> <td>S.M.F.</td> <td>A.N.F.</td> <td>04-797</td> </tr> </tbody> </table>	DATE	SCALE	DRAWN	CHECKED	NUMBER	6/1/04	1"=30'	S.M.F.	A.N.F.	04-797
DATE	SCALE	DRAWN	CHECKED	NUMBER							
6/1/04	1"=30'	S.M.F.	A.N.F.	04-797							



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

ENGINEERING ASSOCIATES  
 1100 WEST 10TH STREET, SUITE 200  
 PHILADELPHIA, PA 19107  
 SEP 7, 1997  
 WILLIAM C. KIRSHEN  
 LAND SURVEYOR 12286

REVISION BY SET ENGINEERS, INC. TO DISCOVERY 08 TO NOVEMBER 1990 TO OCTOBER 1992  
 REVISION BY SET ENGINEERS, INC. TO DISCOVERY 08 TO NOVEMBER 1990 TO JUNE 1997  
 REVISION BY SET ENGINEERS, INC. TO DISCOVERY 08 TO NOVEMBER 1990 TO JULY 1997  
 REVISION BY SET ENGINEERS, INC. TO DISCOVERY 08 TO NOVEMBER 1990 TO SEPTEMBER 1996, 08/07/2006  
 REVISION BY SET ENGINEERS, INC. TO DISCOVERY 08 TO NOVEMBER 1990 TO SEPTEMBER 1996





Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

## 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 5, 2013

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

DEC 09 2013

Re: Application #132046C  
Kimberly Vittorio  
4 N. Betsey Court, Glendora, NJ 08029  
Block 3001, Lot 5

Gentlemen:

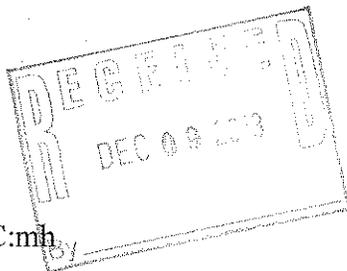
In response to your transmittal regarding the above application, approval will have no effect on the sanitary sewer system.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Deputy Executive Director



RJC:mh



Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 3001  
 Lot: 5  
 Qualifier:  
 Owner: MITORIO, MICHAEL C. & KIMBERLY A. Prop Loc: 4 BEYSY COURT  
 Tax Bill Restricted Edit

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

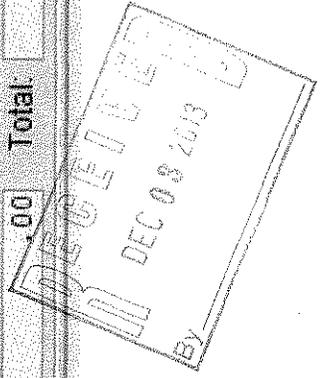
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,670.48	1,670.48	.00	1,670.48
2014	1		1,670.48	1,670.48	.00	1,670.48
2014		Total	3,340.96	3,340.96	.00	3,340.96
2013	4		1,698.54	.00	.00	.00
2013	3		1,698.55	.00	.00	.00
2013	2		1,642.41	.00	.00	.00
2013	1		1,642.41	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 12/03/13 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/06/13

TOTAL TAX BALANCE DUE

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



*Current*

**TOWNSHIP OF GLOUCESTER**  
**Inter-office Correspondence**



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Dept. of Community Development & Planning  
**RE:** **APPLICATION #132044C**  
**Mark Felts**  
**20 Skyline Drive**  
**BLOCK 17802 LOT 7**  
**DATE:** January 6, 2014

The above application is to permit a second 8' x 12' residential tool shed on a lot within the Shenandoah Village in the SCR - Residential district as per the submitted sketch.

**I. ZONING INFORMATION**

1. Zone: SCR ~ Senior Citizen Residential District [\$409].

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	96 sf	yes
<b>Number</b>	<b>1</b>	<b>2</b>	<b>no</b> <sup>1</sup>
Maximum shed height	12 ft.	10 ft.	yes
<b>Distance between adjacent buildings</b>	<b>10 ft.</b>	<b>2.25 ft.</b>	<b>no</b> <sup>1</sup>
Front yard (Skyline Drive)	N.P.	95 ft.	yes
Side yard	3 ft.	n/p	---
Rear yard	3 ft.	n/p	---

<sup>1</sup> = Scaled data.  
 n/p = not provided.  
 = Variance required.

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

**II. VARIANCE COMMENTS**

The application as submitted requires the following variances from §405.F, Area, Yard, Height and Building Coverage and §422.L, Residential Tool Shed:

**§401.E(3), Distance Between Adjacent Buildings**

1. Distance: (2.25 ft. provided v. 10 ft. minimum required).

**§422.L, Residential Tool Shed**

2. Number: (2 provided v. 1 maximum allowed).
  - a. The Applicant must address the sections within the above zoning table indicated as "n/p – not provided" in order to determine if there are other variances associated with the instant application.

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

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

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

3. 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)).
4. 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 401.E(3) to permit the distance between accessory buildings two feet and twenty five hundredths (2.25) feet (10 ft. minimum required) and from Section 422.L(4) to permit a second residential tool shed (1 maximum allowed).**

cc: Mark C. Felts  
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.: 132044C

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

Planning Board  Zoning Board of Adjustment

Fees: 1600<sup>00</sup> Project # 8242

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

Escr. 150<sup>00</sup> Escr.# 8242

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

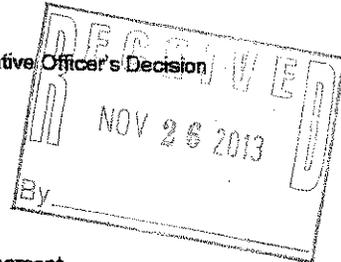
Name: Mark C. Felts  
 Address: 20 Skyline Dr  
(Shenandoah Village)  
 City: Sicklerville  
 State, Zip: NJ 08081  
 Phone: (856) 346-0291 Fax: ( ) -  
 Email: mfelts107@yahoo.com

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

Name(s): Mark C. Felts  
 Address: 20 Skyline Dr  
(Shenandoah Village)  
 City: Sicklerville  
 State, Zip: NJ 08081  
 Phone: (856) 346-0291 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"/> _____                                       |



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

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

Name of Attorney: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_

Firm: \_\_\_\_\_  
 State, Zip: \_\_\_\_\_  
 Phone: ( ) - \_\_\_\_\_ Fax: ( ) - \_\_\_\_\_  
 Email: \_\_\_\_\_

H O A Approval

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

Name: Joe Iervolino  
Address: 620 Walnut Av  
Profession: Builder  
City: Magnolia  
State, Zip: NJ 08049  
Phone: (609) 330-6637 Fax: ( ) -  
Email: Joeier@hotmil.com

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

**7. Location of Property:**

Street Address: 20 skyline Dr. ERIE NJ 02021 Block(s): 17802 Site #  
SK020  
Tract Area: \_\_\_\_\_ Lot(s): 7

**8. Land Use:**

Existing Land Use: RESIDENTIAL  
Proposed Land Use (Describe Application): 2ND shed 8'x12'  
95' From Skyline Drive. 67' From 18 Skyline Dr  
10' 8 inches From House. 2' 3' From 1st Shed.

**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
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.



**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).

11/4/13

Date

Signature

*Mark C Felts*

Print Name

Mark C Felts

Sworn and Subscribed to before me this

2nd day of Nov

2013 (Year).

Signature

Print Name

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

Complete each of the following sections.

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

*Mark C Felts*

Signature of Applicant

Mark C Felts

Print Name

11/4/13

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 11/3/14, 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:

Mark C Felts 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 2nd day of Nov 20 13 before the following authority.

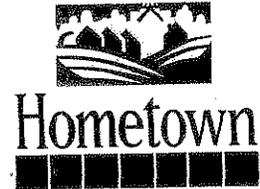
*Mark C Felts*

Name of property owner or applicant

*Kathleen Andress*

Notary Public

KATHLEEN ANDRESS  
NOTARY PUBLIC  
NEW JERSEY  
MY COMMISSION EXPIRES SEPT 4, 2017



### CONSTRUCTION REVIEW AND APPROVAL

Homeowner's Name Mark Felts

Address 20 Skyline Drive - Shenandoah Village

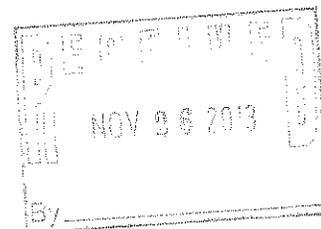
This homeowner in Shenandoah Village has submitted a proposal and or sketch for home improvements they will be performing or having performed at the above stated address. The Management of Shenandoah Village has reviewed the proposed work and found it to be in compliance with the requirements of Shenandoah Village.

- Roof
- Siding
- Room Addition (cannot extend more than 10 feet from the home)
- Deck (cannot extend more than 10 feet from the home)
- Plumbing
- Electrical
- Shed (not to exceed 9 x 12 ft. in size) (Second Shed)
- Other \_\_\_\_\_

The homeowner has been advised that any and all construction (whether new or replacement) must comply with local building codes and must first be submitted to the township for approval.

Winnie Howells - office  
Winnie Howells  
Community Director Manager

10-31-13  
Date

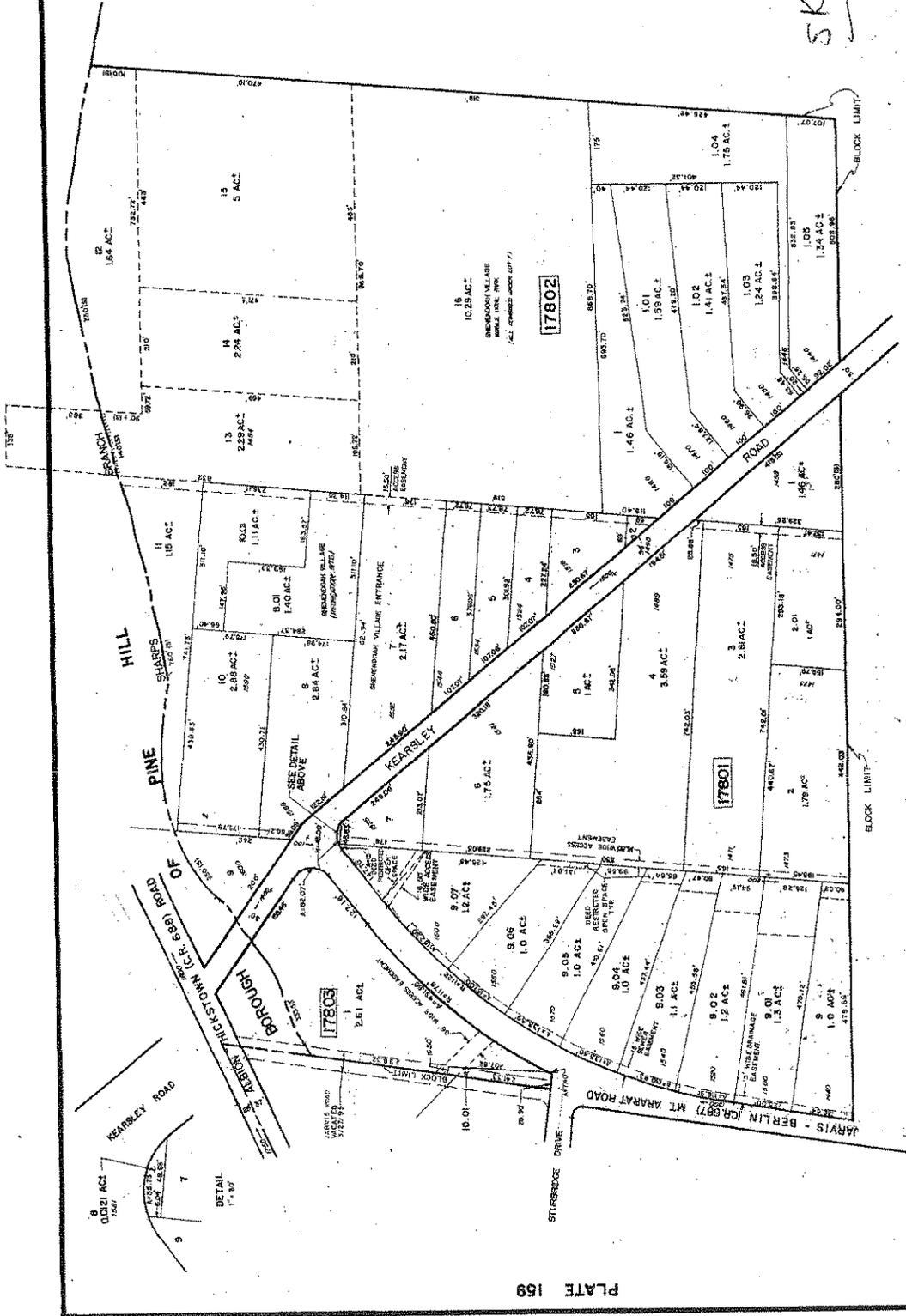


Shenandoah Village

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

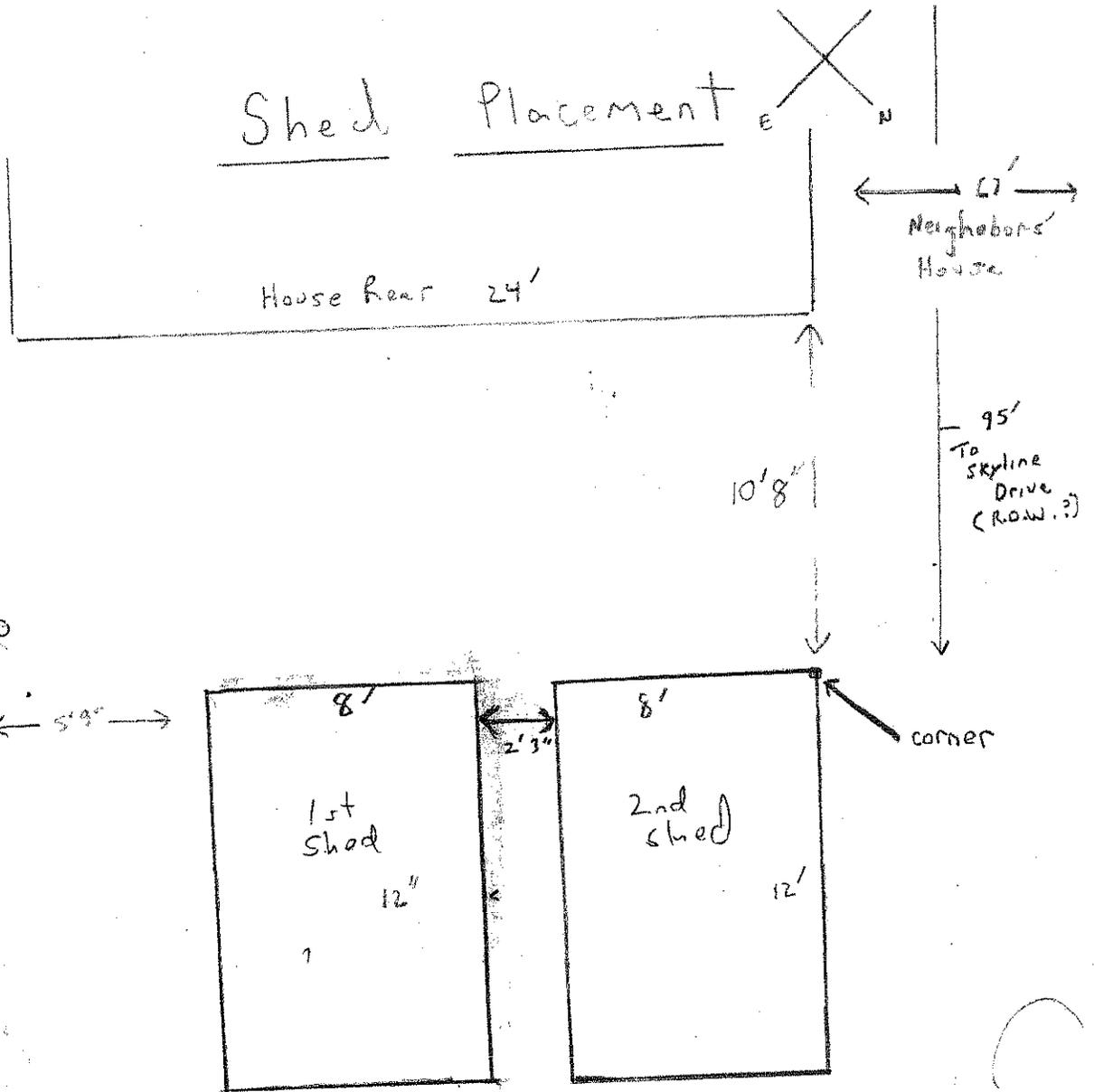
WILLIAM S. KIRSCH  
 LAND SURVEYOR 1893A

5K020

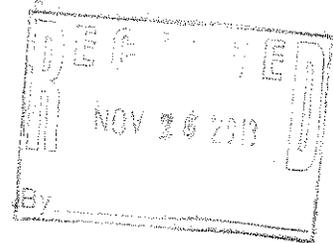


REVISED BY THE ENGINEERS IN ACCORDANCE WITH THE ACT OF APRIL 15, 1926, AND THE ACT OF APRIL 15, 1927, AND THE ACT OF APRIL 15, 1928, AND THE ACT OF APRIL 15, 1929, AND THE ACT OF APRIL 15, 1930, AND THE ACT OF APRIL 15, 1931, AND THE ACT OF APRIL 15, 1932, AND THE ACT OF APRIL 15, 1933, AND THE ACT OF APRIL 15, 1934, AND THE ACT OF APRIL 15, 1935, AND THE ACT OF APRIL 15, 1936, AND THE ACT OF APRIL 15, 1937, AND THE ACT OF APRIL 15, 1938, AND THE ACT OF APRIL 15, 1939, AND THE ACT OF APRIL 15, 1940, AND THE ACT OF APRIL 15, 1941, AND THE ACT OF APRIL 15, 1942, AND THE ACT OF APRIL 15, 1943, AND THE ACT OF APRIL 15, 1944, AND THE ACT OF APRIL 15, 1945, AND THE ACT OF APRIL 15, 1946, AND THE ACT OF APRIL 15, 1947, AND THE ACT OF APRIL 15, 1948, AND THE ACT OF APRIL 15, 1949, AND THE ACT OF APRIL 15, 1950, AND THE ACT OF APRIL 15, 1951, AND THE ACT OF APRIL 15, 1952, AND THE ACT OF APRIL 15, 1953, AND THE ACT OF APRIL 15, 1954, AND THE ACT OF APRIL 15, 1955, AND THE ACT OF APRIL 15, 1956, AND THE ACT OF APRIL 15, 1957, AND THE ACT OF APRIL 15, 1958, AND THE ACT OF APRIL 15, 1959, AND THE ACT OF APRIL 15, 1960, AND THE ACT OF APRIL 15, 1961, AND THE ACT OF APRIL 15, 1962, AND THE ACT OF APRIL 15, 1963, AND THE ACT OF APRIL 15, 1964, AND THE ACT OF APRIL 15, 1965, AND THE ACT OF APRIL 15, 1966, AND THE ACT OF APRIL 15, 1967, AND THE ACT OF APRIL 15, 1968, AND THE ACT OF APRIL 15, 1969, AND THE ACT OF APRIL 15, 1970, AND THE ACT OF APRIL 15, 1971, AND THE ACT OF APRIL 15, 1972, AND THE ACT OF APRIL 15, 1973, AND THE ACT OF APRIL 15, 1974, AND THE ACT OF APRIL 15, 1975, AND THE ACT OF APRIL 15, 1976, AND THE ACT OF APRIL 15, 1977, AND THE ACT OF APRIL 15, 1978, AND THE ACT OF APRIL 15, 1979, AND THE ACT OF APRIL 15, 1980, AND THE ACT OF APRIL 15, 1981, AND THE ACT OF APRIL 15, 1982, AND THE ACT OF APRIL 15, 1983, AND THE ACT OF APRIL 15, 1984, AND THE ACT OF APRIL 15, 1985, AND THE ACT OF APRIL 15, 1986, AND THE ACT OF APRIL 15, 1987, AND THE ACT OF APRIL 15, 1988, AND THE ACT OF APRIL 15, 1989, AND THE ACT OF APRIL 15, 1990, AND THE ACT OF APRIL 15, 1991, AND THE ACT OF APRIL 15, 1992, AND THE ACT OF APRIL 15, 1993, AND THE ACT OF APRIL 15, 1994, AND THE ACT OF APRIL 15, 1995, AND THE ACT OF APRIL 15, 1996, AND THE ACT OF APRIL 15, 1997, AND THE ACT OF APRIL 15, 1998, AND THE ACT OF APRIL 15, 1999, AND THE ACT OF APRIL 15, 2000, AND THE ACT OF APRIL 15, 2001, AND THE ACT OF APRIL 15, 2002, AND THE ACT OF APRIL 15, 2003, AND THE ACT OF APRIL 15, 2004, AND THE ACT OF APRIL 15, 2005, AND THE ACT OF APRIL 15, 2006, AND THE ACT OF APRIL 15, 2007, AND THE ACT OF APRIL 15, 2008, AND THE ACT OF APRIL 15, 2009, AND THE ACT OF APRIL 15, 2010, AND THE ACT OF APRIL 15, 2011, AND THE ACT OF APRIL 15, 2012, AND THE ACT OF APRIL 15, 2013, AND THE ACT OF APRIL 15, 2014, AND THE ACT OF APRIL 15, 2015, AND THE ACT OF APRIL 15, 2016, AND THE ACT OF APRIL 15, 2017, AND THE ACT OF APRIL 15, 2018, AND THE ACT OF APRIL 15, 2019, AND THE ACT OF APRIL 15, 2020, AND THE ACT OF APRIL 15, 2021, AND THE ACT OF APRIL 15, 2022, AND THE ACT OF APRIL 15, 2023, AND THE ACT OF APRIL 15, 2024, AND THE ACT OF APRIL 15, 2025.

# Shed Placement



WOODS



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

December 2, 2013

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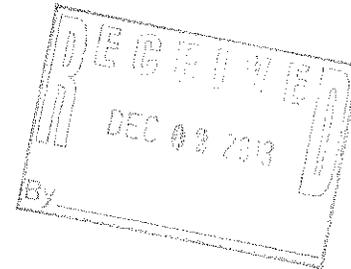
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Township of Gloucester  
Dept. of Community Development  
P.O. Box 8  
Blackwood, New Jersey 08012

Re: Application #132044C  
Mark C. Felts  
20 Skyline Drive, Sicklerville, NJ 08081  
Block 17802, Lot 7



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  
Deputy Executive Director

RJC:mh

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 17802  
 Lot: 7  
 Qualifier:  
 Owner: **CMS COMMUNITIES DEVELOPMENT** Prop Loc: 1552 KEARSLEY ROAD

Tax Bill Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		61,161.52	61,161.52	.00	61,161.52
2014	1		61,161.52	61,161.52	.00	61,161.52
2014		Total	122,323.04	122,323.04	.00	122,323.04
2013	4		62,213.44	.00	.00	.00
2013	3		62,213.44	.00	.00	.00
2013	2		60,109.60	.00	.00	.00
2013	1		50,100.50	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 11/27/13 Interest Date Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 10/28/13

TOTAL TAX BALANCE DUE

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

RECEIVED  
 NOV 27 2013  
 By

RECEIVED  
 NOV 27 2013  
 By

**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 #142002C  
 Scott Owens  
 1 Bellissimo Court  
 BLOCK 15001, LOT 11

**DATE:** January 16, 2014

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	11,831 sf	yes
Minimum lot frontage			
Bellissimo Court	75 ft.	89.73 ft.	yes
Garwood Road	75 ft.	116.81 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±12.65% <sup>1</sup>	yes
Maximum lot coverage	40%	±15.44% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Bellissimo Court	30 ft.	30.44 ft.	yes
Garwood Road	30 ft.	46.66 ft.	yes
Side yard	10 ft.	10.65 ft.	yes
Rear yard	30 ft.	46.56 ft.	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 approximately five (5) feet from the front property line along Garwood Road (40 feet from the cartway is the minimum required).

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

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

#### **NEGATIVE CRITERIA**

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

## **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 425.C(3) to construct a six (6) foot high vinyl fence approximately five (5) feet from the front property line along Garwood Road (40 feet from the cartway is the minimum required).**

## **IV. RECOMMENDATIONS**

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

cc: Scott Owens  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

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

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

## For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No.: # 142002C

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

Planning Board  Zoning Board of Adjustment

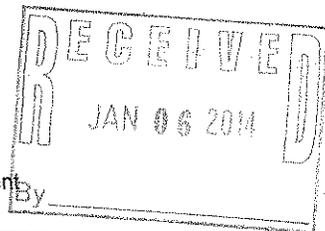
Fees 1600 Project # 8287

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

Escr. 1500 Escr. # 8287

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Scott Owens</u> Address: <u>1 Bellissimo Court</u> _____ City: <u>Erial</u> State, Zip: <u>NJ 08081</u> Phone: <u>(609) 634-0334</u> Fax: <u>( ) -</u> Email: <u>scottdavidowens@gmail.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Scott Owens</u> <u>Jennie Owens</u> Address: <u>1 Bellissimo Court</u> _____ City: <u>Erial</u> State, Zip: <u>NJ 08081</u> Phone: <u>(609) 634-0334</u> Fax: <u>( ) -</u>																																			
<b>3. Type of Application. Check as many as apply:</b>																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none; vertical-align: top;"> <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; vertical-align: top;"> <input type="checkbox"/> Planned Development <sup>2</sup>  <input type="checkbox"/> Interpretation <sup>2</sup>  <input type="checkbox"/> Appeal of Administrative Officer's Decision  <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup>  <input type="checkbox"/> Use "D" Variance <sup>2</sup>  <input type="checkbox"/> Site Plan Waiver  <input type="checkbox"/> Rezoning Request  <input type="checkbox"/> Redevelopment Agreement  <input checked="" type="checkbox"/> Installation of Fence.                 </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 type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input checked="" type="checkbox"/> Installation of Fence.																																	
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<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>																																				
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td>R1</td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>HC</td> <td>PR</td> <td>BW-RD</td> <td>SCR-HC Overlay</td> </tr> <tr> <td><u>R3</u></td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		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
ER	R4	GCR	CR	BP	G-RD	LP-1																														
R1	RA	BWD	NC	IN	M-RD	NVBP																														
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<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: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: ( ) - - Fax: ( ) - - Email: _____																																			



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

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

Name: John Stefani P.E., L.S.  
Address: 3141 Bowman Avenue  
Profession: Engineer  
City: Paoli  
State, Zip: MS 008  
Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_ - \_\_\_\_  
Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 1 Bellissimo Court Block(s): 15001  
Tract Area: \_\_\_\_\_ Lot(s): 11

**8. Land Use:**

Existing Land Use: residential  
Proposed Land Use (Describe Application): Residential. Seeking a variance for height of fence and fence setback. - 30' - Seeking 10' setback  
6' tan vinyl fence 10' setback from property line  
@ 2 front setbacks.

**9. Property:**

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

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	30'
Front setback 2	_____	Setback from E.O.P.*2	10'
Rear setback	_____	Fence type	vinyl
Side setback 1	_____	Fence height	6'
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**

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

x 1/4/2014  
 \_\_\_\_\_  
 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).

1/6/2014  
Date

[Signature]  
Signature

Scott Owens  
Print Name

Sworn and Subscribed to before me this  
6 day of January  
2014 (Year).

[Signature]  
Signature

Tennie Owens  
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).

[Signature]  
Signature of Applicant

Scott Owens  
Print Name

No  Yes

1/6/2014  
Date

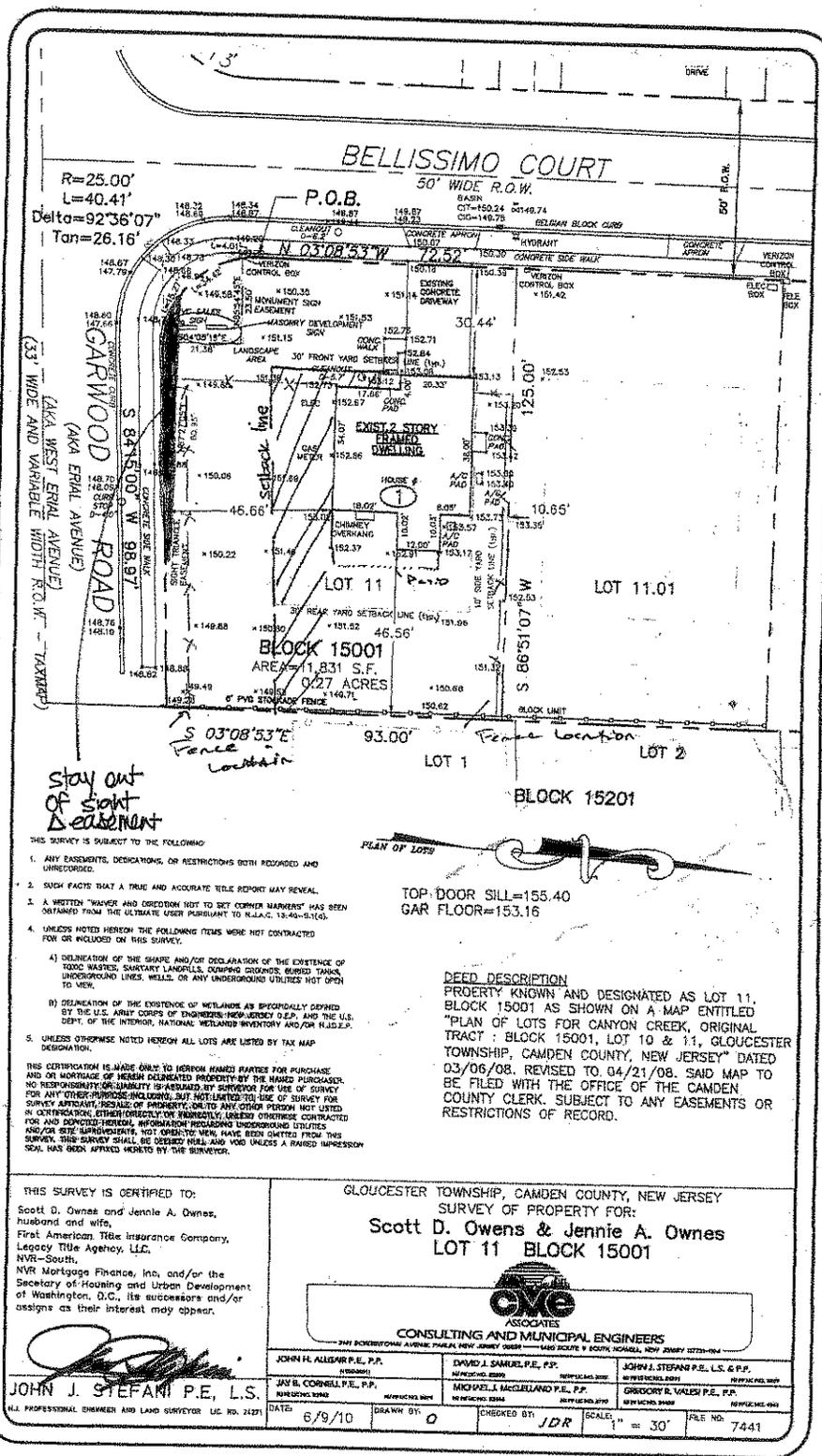
**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 1/6/2014, shows and discloses the premises in its entirety, described as Block 15001 Lot 11; 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, Sworn and subscribed to  
County of Camden: On this 6<sup>th</sup> day of JANUARY  
Scott Owens of full age, being duly sworn to before the following authority.  
law, on oath and says that all of the above statement  
herein is true. **PATRICIA McLAUGHLIN**  
**NOTARY PUBLIC OF NEW JERSEY**  
**MY COMMISSION EXPIRES MARCH 14, 2018**

[Signature]  
Name of property owner or applicant

[Signature]  
Notary public



stay out of sight  
Deedement

- THIS SURVEY IS SUBJECT TO THE FOLLOWING:
1. ANY EASEMENTS, DEDICATIONS, OR RESTRICTIONS BOTH RECORDED AND UNRECORDED.
  2. SUCH FACTS THAT A TRUE AND ACCURATE TITLE REPORT MAY REVEAL.
  3. A WRITTEN "WAIVER AND CEDESION NOT TO SET CORNER MARKS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 17:49-51(G).
  4. UNLESS NOTED HEREON THE FOLLOWING ITEMS WERE NOT CONTRACTED FOR OR INCLUDED ON THIS SURVEY.
    - A) DELINEATION OF THE SHARE AND/OR DECLARATION OF THE EXISTENCE OF TOXIC WASTES, SURFACED LANDFILLS, DUMPING GROUNDS, BURIED TANKS, UNDERGROUND LINES, WELLS, OR ANY UNDERGROUND UTILITIES NOT OPEN TO VIEW.
    - B) DELINEATION OF THE EXISTENCE OF WETLANDS AS SPECIALLY DEFINED BY THE U.S. ARMY CORPS OF ENGINEERS-NEW JERSEY D.E.P. AND THE U.S. DEPT. OF THE INTERIOR, NATIONAL WETLANDS INVENTORY AND/OR N.J.D.E.P.
  5. UNLESS OTHERWISE NOTED HEREON ALL LOTS ARE LISTED BY TAX MAP DESIGNATION.
- THIS CERTIFICATION IS MADE ONLY TO HEREON HANDED PARTIES FOR PURCHASE AND OR MORTGAGE OF HEREIN DESIGNATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSES INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. UNLESS OTHERWISE CONTRACTED FOR AND SPECIFICALLY NOTED HEREON, INFORMATION INCLUDING UNDERGROUND UTILITIES AND/OR SITE IMPROVEMENTS, NOT OPENED TO VIEW, HAVE BEEN OMITTED FROM THIS SURVEY. THIS SURVEY SHALL BE RECORDED HERE AND NOT UNLESS A RAISED IMPRESSION SEAL HAS BEEN AFFIXED HERETO BY THE SURVEYOR.

PLAN OF LOTS

TOP DOOR SILL=155.40  
GAR FLOOR=153.16

**DEED DESCRIPTION**  
PROPERTY KNOWN AND DESIGNATED AS LOT 11, BLOCK 15001 AS SHOWN ON A MAP ENTITLED "PLAN OF LOTS FOR CANYON CREEK, ORIGINAL TRACT : BLOCK 15001, LOT 10 & 11, GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY" DATED 03/06/08, REVISED TO 04/21/08. SAID MAP TO BE FILED WITH THE OFFICE OF THE CAMDEN COUNTY CLERK. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

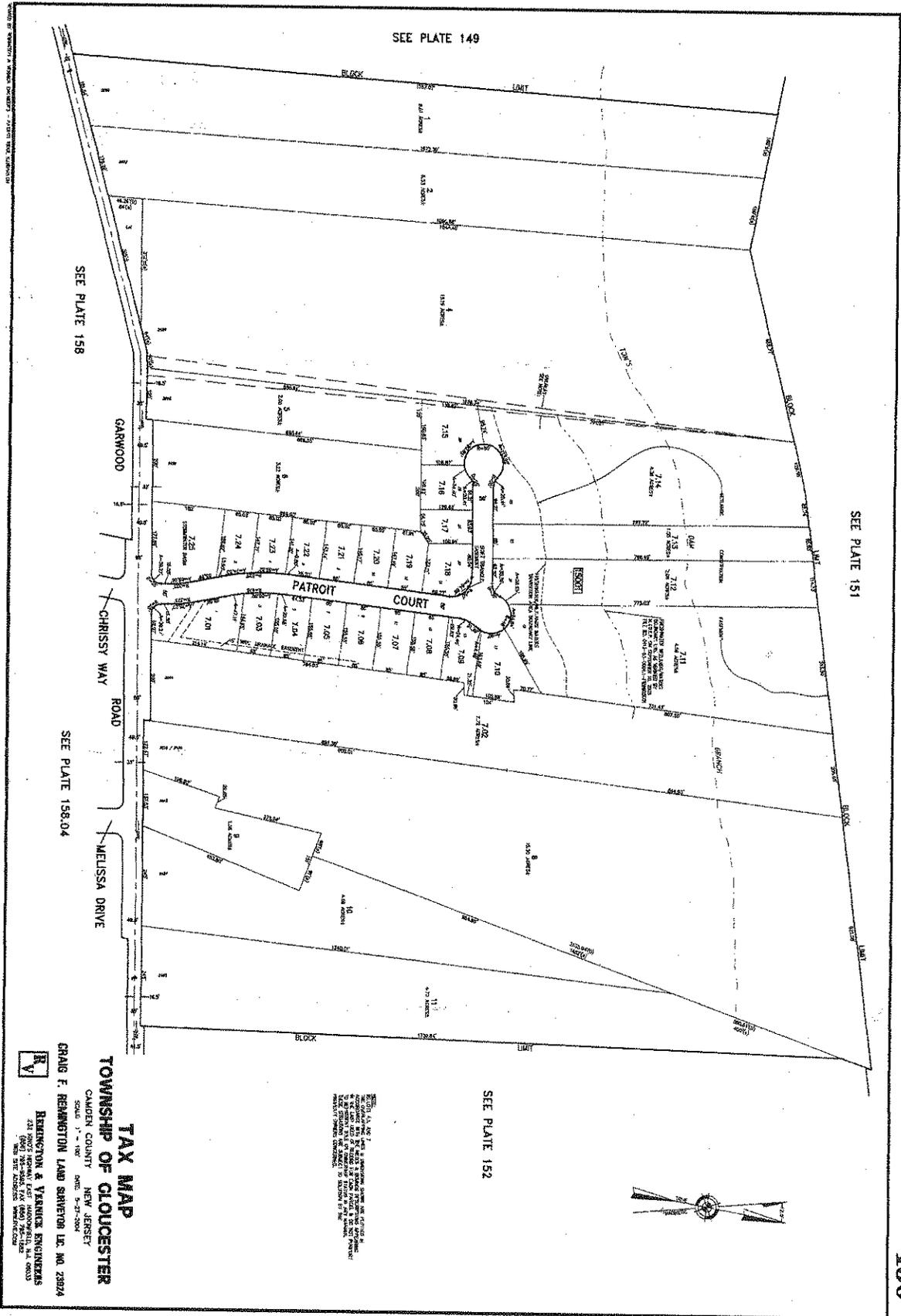
THIS SURVEY IS CERTIFIED TO:  
Scott D. Owens and Jennie A. Owens,  
husband and wife,  
First American Title Insurance Company,  
Legacy Title Agency, LLC,  
NVR-South,  
NVR Mortgage Finance, Inc. and/or the  
Secretary of Housing and Urban Development  
of Washington, D.C., its successors and/or  
assigns as their interest may appear.

GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY  
SURVEY OF PROPERTY FOR:  
**Scott D. Owens & Jennie A. Owens**  
LOT 11 BLOCK 15001



**JOHN J. STEFANI, P.E., L.S.**  
ALL PROFESSIONAL ENGINEERS AND LAND SURVEYORS LIC. NO. 21271

JOHN H. ALLGAR, P.E., P.A. (REGISTERED) REGISTERED NO. 2280	EDMUND J. SAMUEL, P.E., P.P. (REGISTERED) REGISTERED NO. 2280	JOHN J. STEFANI, P.E., L.S. & P.P. (REGISTERED) REGISTERED NO. 2280
JAN B. CORNELL, P.E., P.P. (REGISTERED) REGISTERED NO. 2280	MICHAEL J. MCCLELLAND, P.E., P.P. (REGISTERED) REGISTERED NO. 2280	GREGORY R. VALES, P.E., P.P. (REGISTERED) REGISTERED NO. 2280
DATE: 6/9/10	DRAWN BY: JDR	CHECKED BY: JDR
SCALE: 1" = 30'		FILE NO: 7441



SEE PLATE 149

SEE PLATE 151

SEE PLATE 152

SEE PLATE 158

SEE PLATE 158.04



**CRAIG F. REMINGTON & YANICK ENGINEERS**  
 241 (RD) WASHINGTON TWP (RD) 700, 1000  
 200 WEST WINDSOR, NEW JERSEY 07060

**TAX MAP**  
**TOWNSHIP OF CLOISTER**  
 CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100'

DATE: 5-23-2006

PROJECT: GRANTON LAND SURVEYOR L.P. NO. 23974

NOT TO SCALE  
 THIS MAP IS A REPRESENTATIVE STATE OF AFFAIRS AS OF THE DATE OF THE SURVEY AND IS NOT A GUARANTEE OF ACCURACY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNLAWFUL CONSTRUCTION.



**TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL**

DATE: January 8, 2014

APPLICATION No. #142002C

APPLICANT: Scott Owens

PROJECT No. 8287

BLOCK(S): 15001

Lot(S): 11

LOCATION: 1 Bellissimo Ct., Erial, NJ 08081

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

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

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

Signature

*No Issues.*  
  
*1/8/14*

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 15001  
 Lot: 11  
 Qualifier:  
 Owner: STEVE SCOTT & JENNIE  
 Prop Loc: 1 BELLISSIMO COURT  
 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		2,261.29	2,261.29	.00	2,261.29
2014	1		2,261.30	2,261.30	.00	2,261.30
2014		Total	4,522.59	4,522.59	.00	4,522.59
2013	4		2,300.18	.00	.00	.00
2013	3		2,300.19	.00	.00	.00
2013	2		2,222.40	.00	.00	.00
2013	1		2,222.40	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 01/08/14 Interest Date Interest Detail

Other APR2 Threshold Armt: .00 Per Diem: .0000 Last Payment Date: 10/24/13

TOTAL TAX BALANCE DUE

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

PAID JAN 09 2014

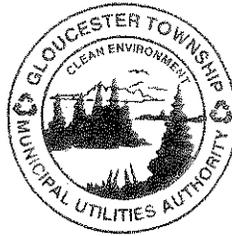
*Current*



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

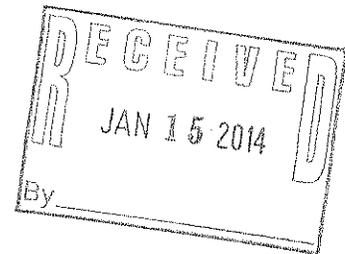
MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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

Re: Application #142002C  
Scott Owens  
1 Bellissimo Court, Erial, NJ 08081  
Block 15001, Lot 11



Gentlemen:

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

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

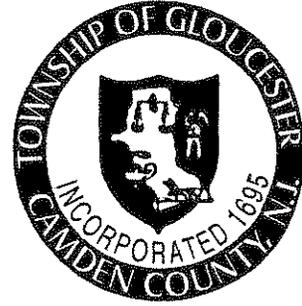
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

*Robert C. Benson / mh*  
Robert C. Benson  
Executive Director

RCB:mh

# Inter-office Correspondence



**TO:** Zoning Board of Adjustment

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

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

**DATE:** April 10, 2013

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

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

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

## I. INFORMATION SUBMITTED

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

## II. ZONING DISTRICT COMMENTS

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

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

\* Variance required.

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

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

\* Variance required.

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

### III. APPLICATION SUBMISSION CHECKLIST

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

### IV. WAIVER COMMENTS

The Applicant has requested waivers from the following checklist items.

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

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

### V. VARIANCE COMMENTS

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

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

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

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

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

#### **§405.E, Density Limitation**

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

#### **§424.D, Driveways (Residential)**

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

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

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

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

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

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

8. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
9. The Board has the power to grant a variance for an increase in the permitted density (basis N.J.S.A. 40:55-70d(5)).
  - a. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis *Medici v. BPR Co.*, 107 N.J. 1 (1987)).
    - i. The Applicant must identify and provide an analysis of those special reasons of zoning that are applicable to the application.
    - ii. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
    - iii. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

#### NEGATIVE CRITERIA

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

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

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

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

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

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

## **IX. RECOMMENDATIONS**

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

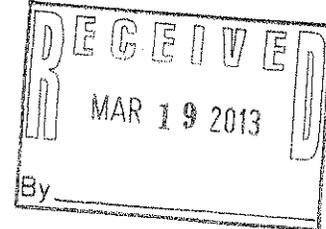
cc: Sierra International  
Guido Barbore, Esq.  
Addison Bradley, PP  
Anthony Costa, Esq.  
James Mellett, PE



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

March 15, 2013

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



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

Dear Mr. Lechner:

We have received the following information for the referenced project:

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

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

## **I. Project Description**

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

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

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

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

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

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

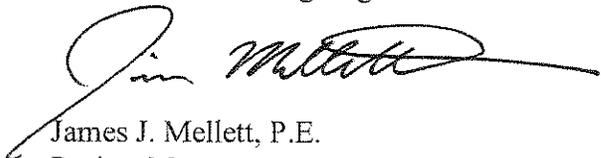
Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc./New Jersey American Water, etc.

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

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

Very truly yours,

Churchill Consulting Engineers



James J. Mellett, P.E.  
Project Manager

JJM:jm

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

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No.: 132008 CD Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 360<sup>00</sup> Project # 7631

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

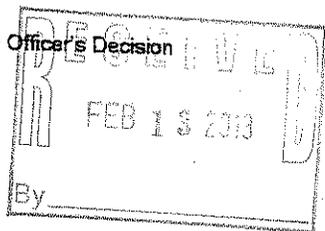
Escr. 1200<sup>00</sup> Escr. # 7631

## LAND DEVELOPMENT APPLICATION

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

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

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



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

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

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<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: <u>Guido Barbore Esq.</u> Address: <u>2 Aquarium Dr. Suite 320</u> City: <u>Camden</u>	Firm: <u>The Wetmore Law Firm</u> State, Zip: <u>N.J. 08103</u> Phone: <u>856-668-8600</u> Fax: <u>856-668-8610</u> Email: _____
--	---

6. Name of Persons Preparing Plans and Reports:

Name: Addison G. Bradley  
Address: 1585 Hider Lane  
Profession: Planner  
City: Gloucester Twp.  
State, Zip: New Jersey 08021  
Phone: 856-728-4444 Fax: 856-728-8507  
Email: thefuneralimmor@comcast.net

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

7. Location of Property:

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

8. Land Use:

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

9. Property:

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

List all additional materials on an additional sheet. Architecture

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

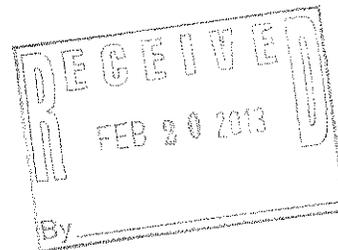
List all applications on a separate sheet. App # 041010 PB

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

Existing Land Use: Vacant  
Proposed Land Use: 4 Twins

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

Addison G. Bradley, Planner



**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>min-70'</u>	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	<u>30'</u>	Fence type	_____
Side setback 1	<u>10'</u>	Fence height	_____
Side setback 2	<u>10'</u>	*E.O.P. = Edge Of Pavement.	
Lot frontage	<u>37.5'</u>	<b>Pool Requirements</b>	
Lot depth	<u>200'</u>	Setback from R.O.W.1	_____
Lot area	<u>6,834 sq ft</u>	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

**14. Parking and Loading Requirements:**

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

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

      2/12/13  
 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).

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

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

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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

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

2/12/13  
 Date

**19. Survey waiver certification:**

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

State of New Jersey,  
 County of Camden:  
Joe Darakhshan of full age, being duly sworn to  
 law, on oath and says that all of the above statement  
 herein is true.

Sworn and subscribed to  
 On this 12<sup>th</sup> day of February  
 20 13 before the following authority.

Joe Darakhshan  
 Name of property owner or applicant

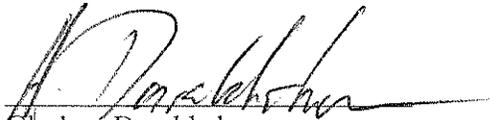
[Signature]  
 Notary public  
 RAYMOND M. PICCOLO  
 NOTARY PUBLIC STATE OF N.J.  
 MY COMMISSION EXPIRES 11 / 22 /

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

February 14, 2013

To whom it may concern,

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

  
Gholam Darakhshan

**Gloucester Township Planning Board  
Regular Meeting**

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

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

**Minor Suidivision  
Block: 6801 Lots:**

**Location: 415 - 421**

**Blenheim, NJ 08012**

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

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

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

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

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

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

**Roll Call:**

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

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

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

Board Members

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

February 19, 2013

ROBERT C. BENSON  
Executive Director

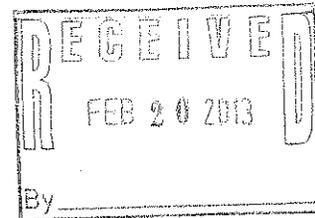
CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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



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

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

RCB:mh



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 14, 2013

APPLICATION No. #132008CD

APPLICANT: Sierra International

PROJECT No. 7631

BLOCK(S): 6801

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

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

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

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

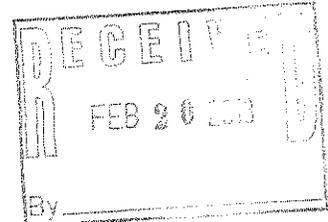
**PURPOSE OF TRANSMITTAL:**

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

**ENCLOSED:**

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

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



2/19/13

*[Handwritten Signature]*  
Signature

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

Bin# 68

B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 14, 2013

APPLICATION No. #132008CD

APPLICANT: Sierra International

PROJECT No. 7631

BLOCK(S): 6801

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

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

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

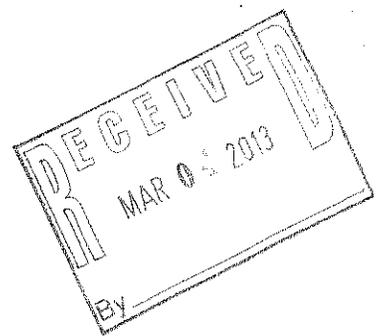
- New Application - Bulk C & Use "D" Variance (4 twin units)
- Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

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

### ENCLOSED:

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



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

OK 2-21-13 JKA

Signature



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #132008CD

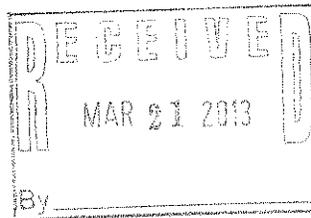
Sierra International 415 Almonesson Rd

Block 6801 Lot 21 to 24

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

Other:

MAR 21 2013



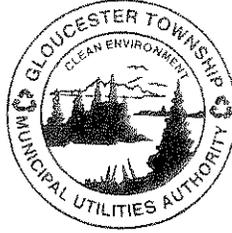
Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

Signature:  Date Submitted: 3/21/13

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

December 4, 2013

ROBERT C. BENSON  
Executive Director

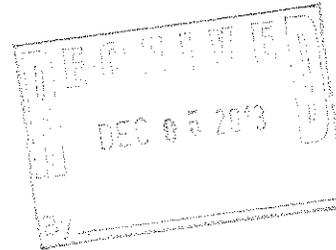
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Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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



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

Gentlemen:

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

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

Very truly yours,

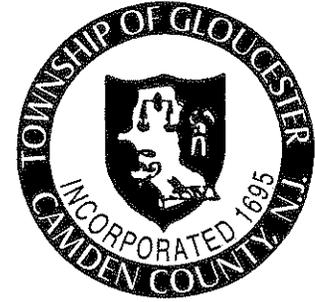
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Deputy Executive Director

RJC:mh

## Inter-office Correspondence

---



**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #142005CDSPW Escrow #8305**  
**Joseph Federico**  
**BLOCK 6502, LOT 8**

**DATE:** February 6, 2014

The Applicant requests that the instant application noted below is substantially different from a previous application #112057CDSPW that was denied and the doctrine of res judicata does not apply:

- a. The instant application is for a use variance in conjunction with a site plan waiver, bulk, and setback variances to allow a 14' x 48' "2 sided digital billboard" off-premise commercial sign (Billboard), 80 feet high (grade),  $\pm 3$  feet from the front property line along NJSR 42 within the CR – Commercial Residential District.
- b. The former application #112057CDSPW was for a use variance in conjunction with a site plan waiver, bulk, and setback variances to allow a proposed 16' x 60' "2 sided multi message digital" off-premise commercial sign (Billboard), 141 feet high (grade),  $\pm 3$  feet from the front property line along NJSR 42 within the CR – Commercial Residential District.

**Applicant/Owner:** Joseph Federico, 1000 Black Horse Pike, Blackwood, NJ 08021.

**Engineer:** Bruce McKenna, PLS, Monarch Surveying & Engineering, P. O. Box 177, Pitman, NJ 08071 (telephone #856-582-8200).

**Planner:** Addison G. Bradley, PP, 1585 Hider Lane, Gloucester Township, NJ 08021 (telephone#856-228-4848).

**Attorney:** John Wade, Esq., Wade, Long, Wood & Kennedy, LLC, 1250 Chews landing Road, Suite 1, Gloucester Township, Laurel Springs, NJ 08021 (telephone #856-346-2800).

### **I. INFORMATION SUBMITTED**

1. Wade, Long, Wood & Kennedy, LLC res judicata letter dated 01/28/14.
2. Township of Gloucester Land Development Application and Checklist and variance list dated 01/21/14.
3. Variance Plan & Exhibit for Site Plan Waiver, as prepared by Monarch Surveying & Engineering comprising one (1) sheet dated 11/28/11, last revised 12/23/13.

**II. ZONING REVIEW**

1. Billboards and Outdoor Advertising Sign is a listed permitted use in the CR – Commercial Residential District.

ZONE: CR – Commercial Residential District [§414].

Description	Other Uses	Proposed	Complies
Lot size (min.)	1 acre	±0.46 ac. <sup>1</sup>	no*
Lot Frontage (min.)	100 ft.	100 ft.	yes
Lot depth (min.)	300 ft.	200 ft.	no*
Building coverage (max.)	15%	±9.5% <sup>1</sup>	yes
Lot Coverage (max.)	50%	±12.8% <sup>1</sup>	yes
Front yard (min.) – Dwelling	20 ft.	±33 ft. <sup>1</sup>	yes
Side yard (min.) - Garage	10 ft.	±27 ft. <sup>1</sup> / ±54 ft. <sup>1</sup>	yes / yes
Rear yard (min.) - Dwelling	25 ft.	±107 ft. <sup>1</sup>	yes
Building height (min.)	35 ft.	n/a	n/a

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

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.

**§414.B, Permitted Use, CR – Commercial Residential District**

2. Off-premises signs (billboards) are not a permitted use in the CR-Commercial Residential District.

**§426.DD(2), Billboards & Outdoor Advertising**

3. Off-premises signs (billboards) are only permitted in the BP – Business Park, GI – General industrial, and HC – Highway Commercial Districts adjacent NJ Route 42.

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

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

a. It's recommended the Applicant provide a photo study or the functional equivalent that depicts how the billboard would look on at least two locations along the northwest and southeast approaches of NJSA Route 42 and the northerly and southerly approaches of the Black Horse Pike, if applicable.

i. This recommendation is to address the community character requirements considering the proposed billboard is not a permitted use in the CR - Commercial Residential District.

- b. Performance.
- i. The Applicant is advised no billboard may be utilized to advertise tobacco or any tobacco products or consumption and alcohol advertisement must comply with applicable laws as per §426.DD(2)(a).
  - ii. The Applicant is advised billboards shall conform with §426, parts A, C, D, E, I-1, L and DD and shall not utilize prohibited components in accordance §426.L Prohibited signs as per §426.DD(2)(b).
    1. An electronic message board except for time and temperature display is a prohibited sign as per §426.L(1).
      - a. The application is to allow a digital display.
  - iii. Billboards shall not be attached to any building as per §426.DD(2)(c).
  - iv. The Applicant must provide testimony to address to the Board's satisfaction that materials utilized in the construction of the proposed billboard are permanent as per §426.DD(2)(d).
    1. Should the Board approve the instant application we recommend the Variance Plan & Exhibit for Site Plan Waiver be revised to provide construction details sufficient to reconcile the above requirement.
  - v. The Applicant must provide testimony to address to the Board's satisfaction that access is limited as per §426.DD(2)(e).
    1. Should the Board approve the instant application we recommend the Variance Plan & Exhibit for Site Plan Waiver be revised to provide construction details sufficient to reconcile the above requirement.
  - vi. The Applicant is advised that a blank or unused face is not permitted to exceed sixty (60) days as per §426.DD(2)(f).
- c. The Applicant must provide testimony to address the permitting requirements as per §426.DD(3), Billboard permits.
- d. The Applicant must provide testimony to address illumination of the proposed billboard as per §426.DD(4), Illumination.

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

Description	All Other Uses	Proposed	Complies
Billboard Height (max.) - §426.DD(5)(a) <sup>1</sup>	30 ft.	50 ft.	no*
Number face or sides (max.) - §426.DD(5)(b)	1	2	no*
Billboard area (max.) - §426.DD(5)(c)	301 sf	672 sf	no*
Billboard side height (max.) - §426.DD(5)(c)	12.25 ft.	14 ft.	no*
Billboard side length (max.) - §426.DD(5)(c)	24.5 ft.	48 ft.	no*
Setback (min.) - §426.DD(5)(d)	80 ft.	±3 ft.	no*
Setback from other billboards (min.) - §426.DD(5)(e)	3,000 ft.	2,800 ft.	no*
Setback from interchange (min.) - §426.DD(5)(f)	1,000 ft.	502 ft.	no*

<sup>1</sup> = Measured from the road surface from which the billboard is viewed.

\* 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:

#### Use "D" Variances

##### **§414.B, Permitted Use, CR – Commercial Residential District**

1. Off-premises signs (billboards) are not a permitted use in the CR-Commercial Residential District.

##### **§426.DD(2), Billboards & Outdoor Advertising**

2. Off-premises signs (billboards) are only permitted in the BP – Business Park, GI – General industrial, and HC – Highway Commercial Districts adjacent NJ Route 42.

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

3. Billboard height: (50 ft. provided v. 30 maximum allowed).
  - a. The height of the proposed principal structure billboard exceeds 10 feet of the maximum height permitted by ordinance.

#### Bulk and Setback "C: Variances

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

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

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

5. Billboard area: (672 sf provided v. 301 maximum allowed).
6. Billboard side height: (14 ft. provided v. 12.25 ft. maximum allowed).
7. Billboard side length: (48 ft. provided v. 24.5 ft. maximum allowed).

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

8. Setback (property line): (±3 ft. provided v. 80 ft. minimum required).
- a. The minimum setback shall be 30 ft. or equal to the overall height of the billboard and its support structure.

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

9. Setback (other billboards): (2,800 ft. provided v. 3,000 ft. min. required).

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

10. Setback (interchange): (502 ft. provided v. 1,000 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 residential district setback variance:

11. 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)).
12. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

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

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

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

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

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

## NEGATIVE CRITERIA

15. 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. WAIVER COMMENTS**

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

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

## **V. SITE PLAN WAIVER COMMENTS**

Should the Board approve the site plan waiver it's recommended the following items be conditions of approval and depicted on the Variance Plan & Exhibit for Site Plan Waiver:

1. Cross section and construction details for the "Proposed Access Road."
2. Construction details and materials utilized in the construction of the proposed billboard as per §426.DD(2)(d).
3. Construction details limiting access in order to avoid climbing upon or unauthorized access as per §426.DD(2)(e)
4. Existing and proposed grades in sufficient numbers to illustrate the grading scheme of the cleared area as per §506, Grading.
5. Construction details of illumination, if any, to enable safe movement of persons, vehicle, and provide for security as per §508.F(1), Lighting.
6. Requirements, if any, for drainage facilities, as per §517, Stormwater Collection and Management.
7. General note indicating electric and other required communication service facilities are below grade as per §518.D, Underground Wiring.

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

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

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

*maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*

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

## **VII. RECOMMENDATIONS**

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

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

cc: Joseph Federico  
John Wade, Esq.  
Bruce McKenna, PE, PLS  
Addison G. Bradley, PP  
Anthony Costa, Esq.  
James Mellett, PE





## STUDY SAYS DIGITAL BILLBOARDS POSE SAFETY THREAT

A new study published in the journal of Traffic Injury Prevention concludes that digital billboards attract and hold the gazes of drivers for far longer than a threshold that previous studies have shown to be dangerous.

The study, conducted by researchers at the Swedish National Road and Transport Research Institute and funded by the Swedish Transport Administration, found that drivers looked at digital billboards significantly longer than they did at other signs on the same stretch of road, with the digital signs often taking a driver's eyes off the road for more than two seconds.

A well-regarded 2006 study by Virginia Tech for the National Highway Traffic Safety Administration found that anything that takes a driver's eyes off the road for more than two seconds greatly increases the risk of a crash. The study also found that nearly 80 percent of all crashes involved driver inattention just prior to (within 3 seconds) of the crash.

"This study validates what is common sense when it comes to digital billboards," said Mary Tracy, president of Scenic America. "Bright, constantly-changing signs on the side of the road are meant to attract and keep the attention of drivers, and this study confirms that is exactly what they do."

The Swedish study's authors reasoned that it's not surprising that digital billboards attract greater attention from drivers: the signs are brighter, visible from greater distances, and display a constantly-changing series of advertisements. They concluded that digital billboards "have the potential ability to keep up the driver's curiosity over an extended period of time." Previous human behavior studies have shown that drivers are hardwired to notice bright, changing lights in their peripheral vision and to anticipate additional motion.

The Swedish government had given temporary authorization to erect digital billboards in 2009, but as a result of this and related studies the government ordered the removal of all digital billboards. Meanwhile in the United States these signs continue to go up at a rapid pace despite a growing body of evidence suggesting they pose a threat to traffic safety.

o low or near-low averages

storms, major wars or production outages, the single biggest influence on gasoline prices is the strength of the U.S. economy. "Stronger than the economy would result in higher gasoline prices in anticipation, while a weaker economy would drive prices down by Congress to reach a goal in months also would result in higher gasoline prices in the U.S. economy and gasoline prices."

The price of gasoline in 2012 was on record at \$3.60 a gallon for motorists is a result of gasoline prices in 2012 were partly as a result of unanticipated disruptions from refinery closures and major hurricanes. Gasoline prices were higher as a result of tensions in the East including new sanctions types of market-moving factors to predict and any forecasts can change as a result of





# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

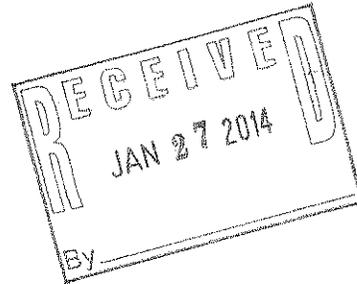
Application #141005CDSPW

1000 Black Horse Pike

Block: 6502 Lot:8

- 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.

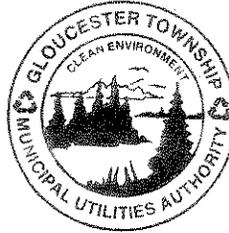
Other:



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

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

Date Submitted: 1/27/14



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 28, 2014

**ROBERT C. BENSON**  
Executive Director

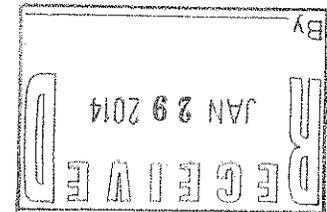
**CAROLINE M. TARVES**  
Administrative Secretary

**MARLENE HRYNIO**  
Recording Secretary

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

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

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



Re: Application #142005CDSPW  
Joseph Federico  
1000 Black Horse Pike, Blackwood, NJ 08012  
Block 6502, Lot 8

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  
Executive Director

RCB:mh

# TOWNSHIP OF GLOUCESTER

Org.

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.: #142005CO5PW Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: \$510<sup>00</sup> Project # 8305  
 Escr. 2100<sup>00</sup> Escr. # 8305

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

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

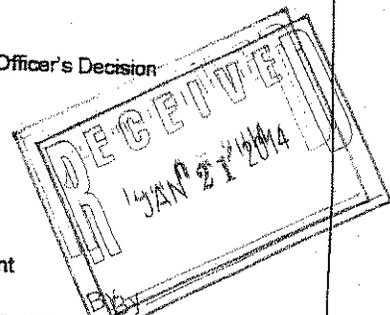
Name: Federico, JOSEPH  
 Address: 1000 Black Horse Pike  
 City: Blackwood  
 State, Zip: New Jersey 08012  
 Phone: ( ) - - Fax: ( ) - -  
 Email: \_\_\_\_\_

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

Name(s): Federico, Joseph  
 Address: Same as Applicant  
 City: \_\_\_\_\_  
 State, Zip: \_\_\_\_\_  
 Phone: ( ) - - Fax: ( ) - -

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

- |   |  |
|---|--|
| <input type="checkbox"/> Informal Review <sup>2</sup>               | <input type="checkbox"/> Planned Development <sup>2</sup>            |
| <input type="checkbox"/> Minor Subdivision                          | <input type="checkbox"/> Interpretation <sup>2</sup>                 |
| <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision                    | <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup>   |
| <input type="checkbox"/> Minor Site Plan                            | <input checked="" type="checkbox"/> Use "D" Variance <sup>2</sup>    |
| <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>   | <input checked="" 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	<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: John Wade Firm: Wade Long Wood Kennedy  
 Address: 1250 Chews Landing Rd. Suite 1 State, Zip: New Jersey 08021  
 City: Gloucester Twp. Phone: (856) 376-2800 Fax: ( ) - -  
 Email: \_\_\_\_\_

6. Name of Persons Preparing Plans and Reports:

Name: Bruce R. McKenna, PE, PLS  
Address: P.O. Box 177  
Profession: Surveying & Engineering  
City: Pitman  
State, Zip: New Jersey 08071  
Phone: 856-582-8200 Fax: 856-582-8204  
Email: monarcheng.com

Name: Addison G. Brudney  
Address: 1585 Hider Lane  
Profession: Planning  
City: Gloucester Twp.  
State, Zip: New Jersey 08021  
Phone: 856-229-4848 Fax: 856-229-8567  
Email: thefuneralmonarch@comcast.net

7. Location of Property:

Street Address: 1000 Black Horse Pike Block(s): 6502  
Tract Area: 24,860 sq ft Lot(s): 8

8. Land Use:

Existing Land Use: Retail Store  
Proposed Land Use (Describe Application): Retail Store with  
2-sided digital Billboard 14' x 48'; 50' Height  
S/B 3' side rear

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. Variance Plan and Exhibit for Site Plan Review

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. Promo application 11/27/11

### 13. Zoning

#### All Applications

	Proposed
Front setback 1	N/A
Front setback 2	N/A
Rear setback	N/A
Side setback 1	N/A
Side setback 2	N/A
Lot frontage	100'
Lot depth	200'
Lot area	0.46'
Building height	N/A

see attached 32

#### Fence Application

	Proposed
Setback from E.O.P. #1	_____
Setback from E.O.P. #2	_____
Fence type	_____
Fence height	_____

E.O.P. = Edge Of Pavement.

#### Pool Requirements

Setback from R.O.W.1	_____
Setback from R.O.W.2	_____
Setback from property line 1	_____
Setback from property line 2	_____
Distance from dwelling	_____
Distance = measured from edge of water.	
R.O.W. = Right-of-way.	
Setback = Measured from edge of pool apron.	

#### Garage Application

Garage Area	_____
Garage height	_____
Number of garages	_____
(Include attached garage if applicable)	_____
Number of stories	_____

#### Shed Requirements

Shed area	_____
Shed height	_____
Setback from R.O.W.1	_____
Setback from R.O.W.2	_____
Setback from property line 1	_____
Setback from property line 2	_____

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

- Check here if zoning variances are required. *See attached 32*
- 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

12/31/13  
Date

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

\_\_\_\_\_  
Date

Variances proposed from Paragraph 426 Signs, Section DD Billboards:

(5) (a) Billboard Ht. (max.)	permitted – 30 ft.	proposed – 50 ft.
(5) (b) Number face or sides	permitted - 1	proposed – 2
(5) (c) Billboard area (max.)	permitted – 301 sf	proposed - 672 sf.
(5) (c) Billboard side ht. (max.)	permitted – 12.5 ft.	proposed – 14 ft.
(5) (c) Billboard side length (max.)	permitted – 24.5 ft.	proposed – 48 ft.
(5) (d) Setback (min.)	permitted – 80 ft.	proposed - 3 ft.
(5) (e) Setback from other Billboards (min.)	permitted – 3,000 ft	proposed – 2800 ft.
(5) (f) Setback from interchange (min.)	permitted – 1,000 ft.	proposed – 502 ft.

**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).

12/31/13  
Date

Joseph Federico  
Signature

Sworn and Subscribed to before me this

31<sup>st</sup> day of DECEMBER

2013 (Year).

JOSEPH FEDERICO  
Print Name

Raymond M. Piccolo  
Signature

RAYMOND M. PICCOLO  
NOTARY PUBLIC STATE OF N.J.  
MY COMMISSION EXPIRES 11/22/14  
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

Joseph Federico  
Signature of Applicant

JOSEPH FEDERICO  
Print Name

12/31/13  
Date

**19. Survey waiver certification:**

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

State of New Jersey,  
County of Camden:

Joseph Federico 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 31<sup>st</sup> day of DECEMBER  
20 13 before the following authority.

Joseph Federico  
Name of property owner or applicant

Raymond M. Piccolo  
Notary public

RAYMOND M. PICCOLO  
NOTARY PUBLIC STATE OF N.J.  
MY COMMISSION EXPIRES 11/22/14

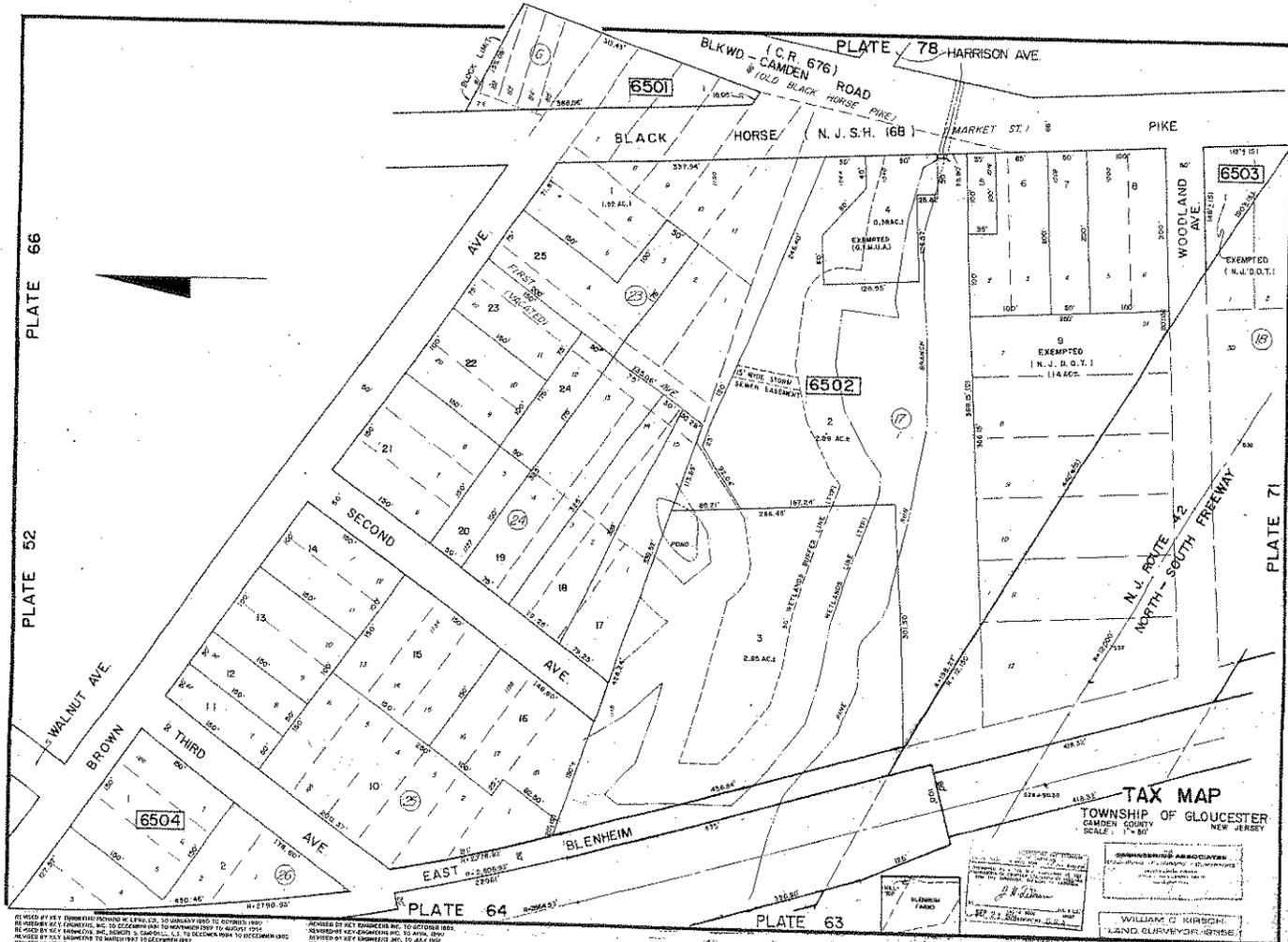


PLATE 52  
PLATE 56

PLATE 71

REVISED BY PEY ENGINEERS INC. TO REFLECT CHANGES TO RECORDS FROM 10/1/2010 TO 10/1/2011  
 REVISED BY PEY ENGINEERS INC. TO REFLECT CHANGES TO RECORDS FROM 10/1/2011 TO 10/1/2012  
 REVISED BY PEY ENGINEERS INC. TO REFLECT CHANGES TO RECORDS FROM 10/1/2012 TO 10/1/2013  
 REVISED BY PEY ENGINEERS INC. TO REFLECT CHANGES TO RECORDS FROM 10/1/2013 TO 10/1/2014  
 REVISED BY PEY ENGINEERS INC. TO REFLECT CHANGES TO RECORDS FROM 10/1/2014 TO 10/1/2015

REVISED BY PEY ENGINEERS INC. TO REFLECT CHANGES TO RECORDS FROM 10/1/2015 TO 10/1/2016  
 REVISED BY PEY ENGINEERS INC. TO REFLECT CHANGES TO RECORDS FROM 10/1/2016 TO 10/1/2017  
 REVISED BY PEY ENGINEERS INC. TO REFLECT CHANGES TO RECORDS FROM 10/1/2017 TO 10/1/2018  
 REVISED BY PEY ENGINEERS INC. TO REFLECT CHANGES TO RECORDS FROM 10/1/2018 TO 10/1/2019  
 REVISED BY PEY ENGINEERS INC. TO REFLECT CHANGES TO RECORDS FROM 10/1/2019 TO 10/1/2020



WILLIAM C. KIRSICH  
 LAND SURVEYOR



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

February 7, 2014

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: Joseph Frederico Proposed Billboard  
Use Variance and Site Plan Waiver  
Block 6502, Lot 8  
1000 Black Horse Pike  
Gloucester Township, Camden County, New Jersey  
Application No.: 142005CDSPW  
Our File No.: GX14002-ME

Dear Mr. Lechner:

We have received the following information with regard to the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated January 21, 2014;
- B. Township of Gloucester Land Development Application;
- C. List of "Variances proposed from Paragraph 426 Signs, Section DD Billboards," sheet 3a;
- D. A copy of a Township of Gloucester Tax Map Sheet 65;
- E. A plan entitled "Variance Plan & Exhibit for Site Plan Waiver, Joseph A. & Brenda C. Frederico," prepared by Monarch Surveying & Engineering, dated November 28, 2011, revised to December 23, 2013.

We have reviewed the application and offer the following comments:

**I. Project Description**

1. The site is known as Block 6502, Lot 8 as per the Tax Map of the Township of Gloucester.
2. The applicant is proposing to erect an 80 feet high double-sided digital billboard adjacent to NJSH 42.
3. The billboard is proposed to be approximately 50 feet in height above NJSH 42. The billboard is proposed to be approximately 80 feet in height above the subject property.
4. The proposed billboard will have two sign faces (14 feet high by 48 feet wide) for a total sign area of 1,344 square feet.
5. The lot has one hundred (100) feet of frontage along the Black Horse Pike (NJSH 168) and approximately 24± feet of frontage along the northbound side of New Jersey State Highway Route 42 (NJSH 42).
6. The site is located in the Commercial Residential (CR) Zoning District.
7. The site currently contains a commercial building (Anchor Pool & Spa) and associated outbuildings (sheds).
8. It is located adjacent to Interchange 9B/10A of the NJSH 42, which provides access to and from the Black Horse Pike.
9. Interchange 9B provides an on/off ramp to/from NJSH 42 northbound from/to the Black Horse Pike northbound.
10. Interchange 10A provides an on/off ramp to/from NJSH 42 southbound from/to the Black Horse Pike southbound.
11. The site is primarily located adjacent to commercial facilities along the Black Horse Pike including "Jersey Devil Tattoo," which is immediately adjacent to the site to the north.
12. It appears that there are two (2) residences located to the north along the Black Horse Pike adjacent to the tattoo parlor.

## II. Zoning/Use Variance

1. An application for a billboard on this property was previously heard before the Zoning Board and denied. We defer to the Board Solicitor whether this application can be heard again.
2. The project site is located in the Commercial Residential (CR) Zoning District.
3. The Commercial Residential (CR) District is intended for older commercialized areas of the Black Horse Pike and Lower Landing Road developed before high levels of car ownership required significant off-street parking. This district retains a mix of residential uses including small apartment buildings. Because of the era in which the uses were established, commercial uses that entail relatively low customer activity are encouraged, while retaining certain personal services uses already established in this area.
4. Section 426DD2 of the Township of Gloucester Land Development Ordinance (LDO) indicates that billboards are not a permitted use within the Commercial Residential (CR) Zoning District. The applicant therefore requires a Use Variance approval from the Board.
5. The applicant must 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 such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Gloucester Township Zoning Ordinance.
7. Our office defers review of conformance with the area yard and bulk requirements of the Ordinance to your office.

## III. Billboard Requirements

1. Section DD of the Township of Gloucester Land Development Ordinance (LDO) addresses the requirements for billboards.
2. The section describes all the bulk sign requirements including height, area and setbacks including setbacks from other billboards and interchanges.

3. The LDO does not permit a billboard more than thirty (30) feet in size, measured from the road surface from which the billboard shall be seen (NJSH 42).
  - a. The proposed billboard is fifty (50) feet in height measured from NJSH 42. A variance would be required.
  - b. The proposed billboard is eighty (80) feet in height from the surrounding area which it is installed. However, this is not regulated by the LDO.
4. The LDO only permits a billboard twelve feet, three inches (12 ft - 3in) in height by twenty four feet, six inches (24 ft - 6in) in width or 301 square feet.
  - a. The proposed billboard has two faces measuring fourteen (14) feet in height by forty eight (48) feet in width with an individual area of 672 square feet. The total area encompassing both faces is 1,344 square feet. A variance would be required.
5. The Proposed Sign Detail notates a Proposed Phase II 42" by 30' Digital Advertising Sign. It appears that this may be a mistake. However, it should be addressed.
6. The LDO requires billboards to have a minimum setback from any property line equal to the overall height of the billboard (80 feet) or a minimum of thirty (30) feet.
  - a. The proposed billboard is approximately one (1) foot from the closest property line. A variance would be required.
  - b. It should be noted that in order to for the applicant to meet this requirement, the billboard would have to be placed along the Black Horse Pike.
7. The LDO requires billboards to be located a minimum of 3,000 feet apart from other billboards located on either side of the same roadway. The applicant should provide a plan showing the proposed billboard and the distance from other billboards.

8. The LDO requires a minimum distance of 1,000 feet between any billboard and an interchange, intersection, rest area or any point of ingress or egress on the roadways where the billboards are permitted.
  - a. The applicant should provide a plan showing the proposed billboard and the distance from the billboard to interchanges, intersections, rest areas, and any points of ingress or egress in the area.
9. The applicant should discuss the foundation/anchoring of the billboard.
10. A note should be added to the plan stating the requirements of section 426.DD.2.a of the LDO.
11. A note should be added to the plan stating the requirements of section 426.DD.2.f of the LDO.
12. The applicant should address the safety aspects and traffic impact of the proposed billboard.

#### **IV. Site Plan Waiver**

1. As per section 426.DD.3.d of the LDO, a Site Plan is required for each billboard application prior to its approval and the issuance of any permits.
2. The applicant is requesting a Site Plan waiver.
3. We do not object to the waiver request, however, we recommend that an updated survey be submitted as part of the application. This should be required in order to indicate the exact location of the proposed billboard, property lines and all setbacks.
4. The applicant should indicate the area proposed to be disturbed as part of the sign support for the billboard.
5. The applicant should address the composition of the proposed access road.
6. The applicant is proposing landscaping to be installed around the base of the billboard. We defer review of the landscaping to your office.
7. The applicant should address any lighting required for the project other than the lighting directed onto the proposed billboard.

V. **Miscellaneous**

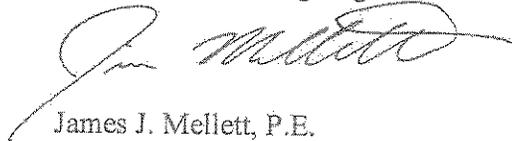
1. A list of variances and design waivers should be added to the plans.
2. The LDO requires that all applications must contain a copy of the State of New Jersey permit which is issued for a billboard. Information submitted to our office does not include this permit. The applicant should address the status of the State of New Jersey permit.
3. The applicant should address the proximity of the proposed billboard to any surrounding wetlands or streams, which may require state permitting.
4. Based on a site visit, there are two (2) sheds located at the rear of the site. They should be shown on the plan. Additionally, the applicant should indicate if they will have to be relocated. If they do require relocating, the new location should be shown.
5. "Planning Board" should be revised to "Zoning Board" in the signature lines.

Any Zoning Board approval should be contingent upon approvals from all other governmental agencies having jurisdiction including but not limited to New Jersey Department of Transportation. Please note that our office did not review any aspect of the existing use (commercial facility and associated improvements). Our review was limited to the proposed billboard. Our review is of the Use Variance and a Site Plan Waiver. We did not complete a review consistent with a Site Plan review.

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

Very truly yours,

Churchill Consulting Engineers



James J. Mellett, P.E.  
Project Manager

JJM;jm:kd

cc: Gloucester Township Zoning Board Chairman and Members (via email)  
Mr. Anthony Costa, Esq., Zoning Board Solicitor  
Mr. Joseph Federico, Applicant  
Mr. Bruce R. McKenna, P.E., P.L.S. (via email)  
Mr. Addison G. Bradley (via fax)  
Mr. John Wade, Esq. (via email)

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 112057-CDSPW**

**JOSEPH FEDERICO**

**Block 6502, Lot 8**

**WHEREAS**, Joseph Federico, is the record owner of the property located at 1000 Black Horse Pike in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a "Use" variance in conjunction with a Site Plan Waiver and numerous Bulk variances to allow a proposed 16 ft. X 60 ft. 2 sided multi message digital off premise commercial sign 141 ft. high and  $\pm$  3 ft. from the front property line along NJSR 42 within the CR Zone for the property located upon Block 6502, Lot 8, as shown on the Official Map of the Township of Gloucester, located in a CR Zone, said application being represented by Robert Mintz, Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on January 26, 2012 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, Joseph Federico, is the record owner of the property located at 1000 Black Horse Pike, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 6502, Lot 8, on the Official Tax Map of the Township of Gloucester, located in an CR 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 produced Bruce McKenna, a Professional Engineer, Barbara Wooley-Dillon, a Professional Planner, and Deanna Drum, a Traffic Engineer. Mr. McKenna testified the site abuts Rt. 42, it is surrounded by wetlands, it is across from a jug handle and the applicant has a State Permit for the billboard. Mr. McKenna went on to explain the site and the drainage and explained that the lot is 100 X 200 and is a Peninsula between two states properties. He requested a Site Plan waiver because there is little impact, if any on drainage and the digital billboard can be operated remotely and therefore it will only require one visit per month by a mechanic. He indicated the height of 141 ft. is needed because of the grade of the property and the sign would be V shaped. He went on to say the billboard would be approximately 660 ft. from the right of way, that they meet all State requirements and the billboard can be used by emergency services. He indicated the Township Ordinance requires 1000 ft. from the interchange and this would only be approximately 600 and is of the opinion that the benefits outweigh any detriment.

5. The applicant admitted into evidence (A1) an aerial photo; (A2) a variance plan and site plan waiver; (A3) existing and proposed billboard photo.

Barbara Wooley-Dillon, a Professional Planner, testified that the site is particularly suited, there was a public benefit in that the billboard could be used for emergency messages, there was no impairment to the Zone Plan and in her opinion the benefits outweigh the detriment. She indicated the use is not permitted and also a Use Variance is needed for the height. Ms. Wooley-Dillon was of the opinion that under N.J.S.A. 40:55-2 the applicant met the special reasons of Sections A, B, C,D,E,G,H, I and J. She was also of the opinion the site was suitable because the lot is in CR Zone which abuts RT. 42 and the reason for the height variance is

because of the topography. She went on to say that the special reasons given also justify the reasons for the bulk variances and a two sided sign would be aesthetically better. She went on to say there would be no negative impact because there is only one trip a month for maintenance and it doesn't produce any noise, trash, etc.

6. Deanna Drum, Traffic Engineer, testified that there was no adverse impact on traffic safety. She went on to say they met the State requirements and it was her opinion there would be no impairment to safety.

7. The majority of the Board disagreed with the expert testimony presented. The majority of the Board was of the opinion that special reasons had not been met and the reasons given were for the benefit of the owner and not for the general welfare. The majority of the Board also felt that there are already 4 billboards in the area and this would be the 5<sup>th</sup> and by adding the 5<sup>th</sup> billboard it would contribute to visual clutter and would not be aesthetically pleasing. The majority of the Board was also of the opinion that the site is not particularly suited because of the need for 15 Bulk variances. In addition, James Mellet, the Board Engineer, disagreed with the traffic engineer on the distances from the interchange. Mr. Mellet indicated the applicant did not show on any plan the exact dimensions from the interchange and there was a lot of confusion as to the exact distances from the interchange. Mr. Mellet in his letter dated January 18, 2012, stated the Land Development Ordinance requires a minimum distance of 1000 ft. between any billboard and an interchange, intersection, rest area, or any point of egress on the roadways where the billboards are permitted. The proposed billboard is located approximately 410 ft. from the gore of the on ramp on Route 42 northbound. The proposed billboard is located approximately 1090 ft. from the gore of the exit ramp on Route 42 northbound, it is located approximately 200 ft. from the gore on the ramp on 42 southbound and is approximately 420 ft.

from the gore of the exit ramp from 42 southbound. He indicated the above noted dimensions are approximate, however, it is clear that the proposed billboard does not meet the requirements for billboards spacing from interchanges. A variance would be required. The Board also disagreed with the findings of the traffic engineer, and although she cited studies saying billboards did not contribute to traffic accidents, she did admit that there are studies to the contrary.

8. There were no objections to the request for the variance presented at the hearing.

**UPON MOTION** duly made and seconded to grant the applicant a Use variance to permit a digital billboard, a height variance, a minor site plan waiver and numerous bulk variances, the Board voted three (3) in favor, four (4) against and zero (0) abstentions, thus denying the relief requested; and

**WHEREAS**, the majority of the Board has determined that the relief requested by the applicant may not be granted without substantial detriment to the public good and otherwise would impair the intended and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the detriment exceeds the benefit and the majority of the Board was of the opinion that traffic safety and aesthetics were a major issue; and

**WHEREAS**, the statutory purposes will not be advanced by the granting of the variance requested;

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 26<sup>th</sup> Day of January, 2012 that the applicant's Joseph Federico's request for the aforesaid variances is hereby denied for the property located upon Block 6502, Lot 8 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:**

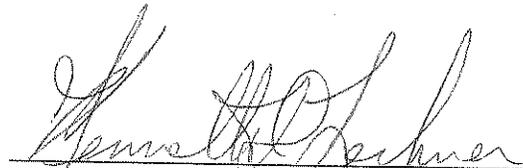
**LIST NAMES**

Frank Simiriglia	No
John Fuscellaro	No
Kevin Bucceroni	Yes
Joseph Gunn	Yes
Jay McMullian	Yes
Arlene Chiumento	No
Robert Richards	No

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

  
\_\_\_\_\_  
Robert Richards **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 23<sup>rd</sup> Day of February 2012.

  
\_\_\_\_\_  
Ken Lechner, Secretary

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