

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, February 24, 2016  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes – *Wednesday, January 27, 2016*  
*Wednesday, February 10, 2016*

**RESOLUTIONS FOR MEMORIALIZATION**

Zoning Board of Adjustment 2015 Annual Report

#162003D  
Arthur Steiner

Bulk C Variance  
Block: 16102 Lot: 32

#162001BD  
Brahin Properties, Inc.

B “Interpretation” / Use “D” Variances  
Block: 16504 Lot: 10, 11, 12

**APPLICATIONS FOR REVIEW**

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

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

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

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#162009C  
James & Bryce Nelson  
Zoned: R3

Bulk C Variance  
Block: 18306 Lot: 1  
Location: 2 Sandstone Dr., Sicklerville

240 sq. ft. storage shed; 5' fence with setbacks

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#162006C  
Lisa Crowley  
Zoned: R3

Bulk C Variance  
Block: 21002 Lot: 18  
Location: 18 Persimmon St., Sicklerville

10' x 16' wood shed w/ setbacks

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#162008C  
Susan L. Fago  
Zoned: R3

Bulk C Variance  
Block: 16004 Lot: 1  
Location: 30 Kendrick Ave., Erial

4' chain link fence w/setbacks  
6' wood fence w/setbacks

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#152041PMSFMSa1DM  
1840 P Cheeseman Road, LLC  
Zoned: IN

Minor Subdiv; Prelim & Final Major Site Plan; Use "D" Variance  
Block: 14003 Lot: 13  
Location: 1840 Peter Cheeseman Rd., Blackwood

Residential Healthcare Facility/Drug & Alcohol Rehab Facility

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Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JANUARY 27, 2016

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

Roll Call:

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

Chairman Simiriglia 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

Vice Chairman Simiriglia will be sitting in as Chairman and Ms. Scully will sit in for Chairman McMullin.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday January 13, 2016.

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

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman Simiriglia	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#152059DSPW  
Pilot Services, Inc.  
Use "D" Variance/Site Plan Waiver  
Block: 20101 Lot:19

A motion to approve the above mentioned resolution 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
Chairman Simiriglia	Yes

**Resolution Approved.**

#152064CDSPW

David J. McCloskey

Zoned: G1

Bulk C/Use D Variance, Site Plan Waiver

Block: 11001 Lot: 52

Location: 340 Erial Rd., Blackwood

16' x 60' 2 sided Digital Billboard

Mr. Costa swears in Mr. Norm Rogers (engineer), Ms. Tiffany CuvIELLO (Planner), Mr. David McCloskey (applicant).

Mr. McCloskey is a commercial plumber and heating contractor by trade. He had put in an application to build his warehouse and office building on the site in 2009. They haven't moved forward with the plan because of the downturn in the economy that started in 2008. Right now the cost of building of the office/warehouse would be prohibitive, the financial cost per square foot has doubled. Mr. McCloskey has been paying his taxes for 10 years on the property. The taxes are about 20,000 dollars a year and he was hoping the billboard would help defray the cost. Mr. McCloskey obtained a building permit in 2009 for his G1 zone but hadn't realized the billboard use was removed until 3 weeks ago.

Mr. Rogers (engineer):

A1- prepared exhibit/variance plan for bill board.

- front and side setbacks will be followed: 10' front and 10' side,

A2- enlarged detail of the billboard,

AMENDMENT:

- changes from the original plan,

- from 5' to 10' front setback and from 5' to 10' side setback (from edge of billboard to property line),

All of the above releases the applicant from the need of the bulk variance.

- height 98' of billboard:

issues: property slopes from rear to front at Rt. 42 from 93' to 83'slope. The height allows the billboard to be seen from NB and SB Rt. 42.

- a double sided "V" style billboard; the billboard sits at an acute angle to Rt. 42, usually they are perpendicular.

- The townhouses (Knoll Run) will be looking at the rear of the billboard, the back of the billboard is not illuminated. The lights will be visible but the glare will not illuminate backwards.

A2- chain link fence, single style column support with a steel frame that supports the billboard face, ladder wrung to the column are 12' high, a 12' fence around the billboard to act as an extra climbing deterrent. The billboard will have a large access drive 10' wide with 6" thick (stone aggregate) graveled drive to Erial Rd..

- there will be very little need to access the billboard,

- does not impede future use of the property,

- revision to easement to lot #52,

- easement for the billboard,

A3 - billboard location map:

- provide visual for planning letter,

- 3 billboards within location for proposed billboard,

- closest billboard is WB on Rt. 42 NB Coles Rd. is greater than 3000'.

## Address Churchill Report:

## Site Plan Waiver:

- Item 2 - plan in 2009 clearly shows lots 52 and 53, request accepting that plan as the most recent plan and no changes have been made.

item 1 - no existing underground utilities and the electric will be underground for the billboard,

item 4 - application to NJDOT if the trees need to be trimmed ROW trimming may be necessary.

Mr. Mellett suggests the security fence be 8' high not 6' high.

Mr. Rogers: no problem, landscaping will be done, maintaining easements no problem, no other lighting on site.

Mr. Mellett asks about the visual impact on area: apartment complex and subdivisions.

Mr. Rogers discusses the line distance with the center of Rt. 42 and the acute angle in relation to north and south bound Rt. 42.

- distance from the apartments is 479' to the rear property line and the billboard is over 500' away from both condos and apartment buildings.

Chairman Simiriglia asks about Willow Cedar Way and the distance between the closest home to the billboard.

Mr. Rogers states the billboard is 593' away and the billboard is actually 5' below grade in comparison to the residence.

Mr. Rogers and Vice Chairman Simiriglia discuss the billboard grade in much detail.

Mr. Lechner asks Mr. Rogers about the measurement from the closest edge of the pavement.

Mr. Rogers states the billboard will be going into a 5' hole so the height of the billboard from the closest edge of the pavement is 93'.

Chairman Simiriglia discusses the height of the road and the 93' height being twice as high as the ordinance allows.

Mr. Mellett discusses the road impact with Mr. Rogers.

Mr. Rogers states they are consistent with DOT requirements so there shouldn't be any traffic issues.

Mr. Mellett inquires about the billboard detail is 3' x 60' ?

Mr. Rogers "Yes".

Mr. Rogers and Mr. Mellett discuss: the height of the platform, man way and illumination and the foundation.

Mr. Rogers states they agreed to any specifications.

Chairman Simiriglia discusses the debris mentioned on page 6 along the access road.

Mr. Rogers states it will be cleaned up.

Mr. Bucceroni discusses taxes being paid by the billboard and how expensive it is to build a billboard.

Chairman Simiriglia states the Zoning Board can not use ratables as a reason for approval.

Ms. Tiffany CuvIELLO (Planner):

## Justification for D Variance:

- the zoning changed and no longer allows billboards in a G1 zone,

- height 93',

- maximum 45' ...Rocco's is 47',

- signs to 117' on the other side of the highway,

- none of the billboards meet the ordinance on Rt. 42,

- exit 41 may conform because they are higher up,

## Special Reasons:

- promote general welfare,

- development of individual and municipality,

- sufficient space for a variety of uses,

- site suited for various reasons, limited access to highway, within a commercial zone, need to improve infrastructure to property, property has history (fires, skating rink), area is multi use (apartments, storage units), ordinance is 400' from residences; billboard is 300' on the east side and 400' on the other side. The billboard is set on a acute angle to the highway and the town houses will only see the back of the billboard where there is no illumination. residential 593' away.

Public Welfare:

- a state policy DOT regulates signs and they are all met,
- balance and control roadside signs and advertisement,
- with their sign the total of signs will be 5,
- billboards allow you to advertise local businesses in Gloucester Township,
- Mr. Wade was already approached to advertise on the sign by the apartment complex,
- DOT standards for commercial property; no more billboards or digital billboards in this area.

Negative Criteria:

- no substantial detriments,
- 2005 master plan reviewed,
- purpose and intent was to minimize sight blight,
- find areas that can use commercial uses without blight,
- reason for height is because of tree line,
- not inconsistent with any other billboard on Rt. 42 with 47' to 117' range in height,

Variances:

- separation between signs,
- 2 state billboards before Coles Rd.

Negative Criteria cont...

- You don't see the two signs on Rt. 42 SB because the overpass obscures your view,
- Don't "agree" there is a "clutter" of signs in this area,
- no substantial impact,
- no impact to apartment building,
- townhouses face the dark back of the "v" shaped billboard,
- over 500' from closest residence,
- therefore not a detriment to public good.

An additional benefit is that Mr. McCloskey is going to be living in town and is a resident who wants to stay here in town. In addition, there are practical incentives and the use and site are particularly suited for the use.

Mr. Lechner wanted to note that the Master Plan was re visited on June 23, 2013.

Mr. Bucceroni asks if there are any complaints about the existing billboards.

Chairman Simiriglia states not that anyone knows about.

Mr. Scarduzio asks how the billboard will survive high winds and precautions involved.

Ms. CuvIELLO states the construction code standards take into account wind speeds. The billboard is 98' high and won't hit anything if it does fall..

Mr. Rosati asks Ms. CuvIELLO if she knows of any billboards collapsing.

Ms. CuvIELLO states "no".

PUBLIC PORTION:

Ms. Joan Scott - 250 Knoll dr,

Ms. Scott is concerned about the 14 townhouse units that have sky lights and face the back of the billboard. Originally the billboard was described as 2 sided and now that they know it is a "V" shape if the angle could be increased to reduce any glare.

Mr. Rogers states the angle of the billboard is angled to meet the center of the road which is thousands of feet away.

Mr. Wade stated he had asked Mr. Rogers to increase the angle of the billboard as much as possible for the application.

Mr. Scott discusses the vacant units in the Knoll Run will have a harder time selling with this billboard. He states they are already having a hard time selling the units and wonders if this

billboard will have an additional impact. He also questions how a car can see the billboard thousands of feet away but they won't be able to see it?

Mr. Wade explains the pixels on the billboard are angled directly at the roadway.

Mr. Bucceroni asks if the illumination will be the same.

Mr. Wade states the township ordinance doesn't differentiate between illumination.

Mr. Scott states he feels closed in by all these billboards and is still worried about the impact on the condos.

Mr. Mike Cotton - 150 Frasier Rd. but is an owner of a unit in Knoll Run.

Mr. Cotton asks what the back of the sign will look like.

Mr. Rogers states it will be open with no illumination, there will be supports for the sign in the "v" shape that are not illuminated.

Mr. Cotton asks how far from the highway the billboard will be.

Mr. Rogers states it is 10' from the property line and 100' from the edge of the pavement.

Mr. Cotton asks if the billboard makes any noise.

Mr. Rogers states "no".

Mr. Cotton asks if there is a road to the sign.

Mr. Rogers states "yes, with gravel."

Ms. Viterelli asks what happens when the plumbing and heating building goes up with the billboard on the property.

Mr. Bucceroni states when Knoll Run was built there was a skating rink behind them and there was a likelihood something else was going to be built.

Mr. Costa points out that when the plumbing building gets built he will be permitted a sign.

Ms. Viterelli states you get used to it after its built.

Mr. Costa states it is an industrial zone.

Mr. Bucceroni states those type of businesses keep an pretty nice clean property.

**A motion to approve the above mentioned application with the following conditions: Mr. Mellett and Mr. Lechner's letters, access easement, board engineer approval before the certificate of approval, 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
Ms. Scully	Yes
Chairman Simiriglia	No

**Application Approved.**

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

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

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, FEBRUARY 10, 2016**

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

**Roll Call:**

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

Chairman Simiriglia 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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Ms. Scully will sit in for Mrs. Chiumento.

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday January 13, 2016.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosafi	Yes
Chairman McMullin	Yes

Minutes Approved.

**RESOLUTIONS FOR MEMORIALIZATION**

January 13, 2016:

#152060C  
Loren Dale Anderson  
Bulk C Variance  
Block: 1307 Lot: 5

#1520061C  
Pamela & William Farrell  
Bulk C Variance  
Block: 8201 Lot: 7

#152063C  
Ronald E. Green Jr.  
Bulk C Variance  
Block: 11402 Lot: 29

#152065C  
Al Belmont  
Bulk C Variance  
Block: 8302 Lot: 7

#152041A  
1840 Peter Cheeseman Rd., LLC  
Appeal  
Block: 14003 Lot: 13

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosafi	Yes
Chairman McMullin	Yes

Resolutions Approved.

#152064DSPW  
David J. McCloskey  
Bulk C/Use D Variance, Site Plan Waiver  
Block: 11001 Lot: 52

A motion to approve the above mentioned resolution was made by Mr. Scarduzio and seconded by Mr. Rosafi.

Vice Chairman Simiriglia	Abstain
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Ms. Scully	Yes
Chairman McMullin	Abstain

Resolution Approved.

Adoption of Annual Report:

A motion to approve the Zoning Board of Adjustment Annual Report was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Annual Report Approved.

APPLICATIONS FOR REVIEW

#152057C

James F. Clark, Jr.

Zoned: NVBP

Bulk C Variance

Block: 18301 Lot: 10:01

Location: 863 Williamstown-Erial Rd. Sicklerville  
30' x 14' (420 sw. ft) wood shed.

The above mentioned application will be table until the February 24, 2016 Zoning Of Adjustment meeting; No notice necessary (advertisement).

#162003D

Arthur Steiner

Zoned: NC

Bulk C Variance

Block: 16102 Lot: 32

Location: 2143 Garwood Rd., Erial

Rebuilding a SFD (rancher) after a fire.

Mr. Costa swears in Mr. Arthur Steiner and Mrs. Arlene Steiner.

Mr. Steiner states the fire was on August 29, 2015 and the house had been there for 51 years.

The house will be the same style (rancher) with the same footprint, no difference from the previous home.

Mr. Lechner states the Master Plan rezoned the neighborhood to "neighborhood commercial" in 2003, this is the reason for the need for the variance.

Vice Chairman Simiriglia asks if the setbacks would fit into the NC zone?

Mr. Lechner states "yes, they are all pre existing", this creates an "other" classification and under that classification all setbacks need variances and use variance, even with the same foot print. Mr. Steiner was a pre-existing / non-conforming property.

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

Roll Call:

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

Application Approved.

**#162001BD****Brahn96 Properties, Inc.****Zoned: R1****B "Interpretation" / Use "D' Variances****Block: 16504 Lot: 10, 11, 12****Location: 1289/1271/1263 Jarvis Rd. Sicklerville****50 Single Family Homes**

Mr. Costa swears in Mr. Michael Weisberg (representing applicant), Ms. Tiffany CuvIELLO (planner),  
Mr. Brian Peterman ( PE).

Mr. Mintz (Esq.) gives an overview of the application:

The property in question is zoned R1 and the applicant is requesting a R3 density. The property is on Jarvis Rd. across from Union Valley Elementary School. The applicant is seeking a density of 50 units (3.1 density per acre) for 53 acres. 1 acre for the basin, 2 acres for open space and 50 acres for homes. They are requesting an interpretation of section 9024A2 section of the ordinance.

The town may consider 6% vs. 1.5% ; discretionary formula assist with 1.5% determination.

Mr. Costa states the ordinance states 1.5% or up to 6%, the state is "up to 6%". There is no guideline how you get from 1.5% to 6%, there may be some confusion because of COAH.

The board and Mr. Lechner agreed on a 1.5% fee approval.

Mr. Weisberg:

Has worked with the developer for 30 years and is authorized to speak tonight for the applicant.

A1 - elevations and entry to the property,

A2- looking down the street behind the entryway,

A3 - aerial of same general area (open space),

A4 - aerial of site,

A5 - pictures of elevations of homes.

The applicant is developing an attractive entryway that would seem beneficial to the community. Open space area is to be used by the community along with park benches and walking paths. Kids could walk to school with the walking paths. The walking path could be eliminated if the board wishes. These homes could be seen in Elk Township off Rt. 55. The price point is 270,000 to 310,000, but they aren't sure the numbers will be the same in this area but 250,000 and up. They aren't sure of any environmental conditions or contamination since the site was a salvage yard from 1930; initially they see a lot of car trash that needs to be cleaned up.

Phase I ; research concerns:

- ground water contamination? There was none,
- barrels of oil will be cleaned up.

Mr. Costa requests the square footage of then new homes:

Mr. Weisberg states 2400 sq. ft. to 2600 sq. ft.; right now they are in the phase I gathering data and phase II where they went into the field.

Mr. Lechner asks if site remediation is recommended.

Mr. Weisberg states "Yes, definitely."

Mr. Melletti requests a copy of the Phase I reports.

Vice Chairman Simiriglia asks if they meet the bulk variance for R3.

Mr. Mintz (Esq.) states the specifics would require a variance because it is a R1 zone. They will design for a R3 zone but may still need variances for 60' x 125' lots. The open space lots acreage could be used and added to the home lots incrementally.

Mr. Lechner states R4 frontage is 50' and R3 frontage is 75'.

Vice Chairman Simiriglia states 60' frontage seems small for that size house.

Mr. Mintz states the side and rear yards would be what anyone would want.

Vice Chairman Simiriglia asked if the applicant tried to design the homes with the R3 sizes.

Mr. Mintz states no, they didn't try that standard; R4 small lot with small homes.

Vice Chairman Simiriglia asks about an R4 being proposed.

Mr. Lechner states we have R4's in town ex: Clementon and Glendora.

Vice Chairman Simiriglia states they were pre-existing lots from back in the 30's so they were allowed to build on them.

Mr. Bucceroni asks who is going to maintain the basin and open space.

Mr. Mintz states an HOA will maintain basin, and adds; if they use the open space for the lots they will get close to R3 size on some but not all lots.

Mr. Bucceroni discusses the community using the path to get to the pond in back.

Mr. Brian Peterman (PE):

- 16.08 lot area; lots 10, 11, & 12,
- alignment to school driveway,
- no cul de sacs / loop instead,
- eyebrows in back,
- unique development for transition in the neighborhood,
- basin will be at the lower end of the lot where the water drains already,
- the open space in front is in the front of the development because the property is narrower in front and not as conducive to development.
- create a development that creates a neighborhood feel with the walkway,
- 940' from the back house to open space,
- benches and decorative lighting to create neighborhood feel,
- basin is HOA if the open space is still there it will be maintained by the HOA.

A7 - enlargement of the zoning map.

- RSIS 10.1 trips per day = 500 trips per day,
- county road is a little busier from the volume,
- 35 mph availability to work with for 2 entrances, which should be comfortable to egress and ingress and they will go to the county for approval.

Mr. Lechner brings up a subdivision issue with ROW to accommodate the bike lane.

Mr. Peterman states they will go to the county.

Mr. Mellett discusses site distance issue that needs to be reviewed if approved.

Mr. Peterman continues:

A4 - one of the main issues is the structure that needs to be removed and there will be adequate room out there.

Mr. Mellett states the traffic impact report will be supplied at the major subdivision; constrained area in lot?

Mr. Peterman states there are no wetlands on the property or in the vicinity and nothing on the DOA.

Mr. Lechner suggests an access road to the 9 acres that the town owns south of the lot.

Mr. Peterman states; yes, they can accommodate an access road to the township land.

Ms. Tiffany CuvIELLO (planner):

D5 Variance:

- use is a permitted use,
- density permissible,
- standards of proof and proceeds to quote law cases,
- despite "D" (density) the project serves zoning,
- Intends to answer the question why the "D" restriction was put there in the first place and are they hurting the original reason.
- The property was used as a auto recycling facility; in 1999 it was an industrial use, in 1957 automotive use, in 1957 it was zoned residential but the cars were already there, the cars pre-dated the residential.

Ms. CuvIELLO reads Mr. Lechner's letter which is a quote from the Master Plan.

- Environmental rules were different in the 50's, 60's and 70's. Environmental clean up needs to occur which benefits the community. Especially since the property is next to town owned property; which may be used as recreation space in the future.
- 1983 R1 - county road frontage,

- property is the largest = 16 acres
  - across from school
  - abuts town land that is permanently preserved,
  - maintains rural character by being setback 200',
  - across from school so residents can enjoy walking or biking to school,
  - R1 zone with "D" restriction; oversize not a cul de sac.
  - Balance Density 3.1,
  - if the permanently preserved lot of 8 acres (owned by the town) was combine with the parcel of 24 acres this would create 2 units per acre.
  - this development would give residents a place to move up to a 3 or 4 bedroom home,
  - not many houses for sale in this area,
  - this area is stable,
  - will add value to the neighborhood,
  - demographics tells us there is very little housing growth,
  - 2015 plans show 2 family houses not single homes,
  - provide more expensive homes for the community,
  - "D" variance serves a purpose,
- Discussion in great detail about A.C.E.G.I..

Detriments:

- no impairment to the Zoning Plan,
  - if you included the open space next door it would be a 2 density,
  - no substantial impairment to the zoning ordinance,
  - 2015 re examined Master Plan single homes decline,
  - Master Plan goals, land use, preserve and promote redevelopment,
- Over all Goals: getting rid of auto yard and gaining residential,
- more traffic, more population; existing school and road system should be able to accommodate both.

The developer will be donating 500.00 dollars per lot for the towns endeavor to build a handicap park (Field of Dreams), giving back to the community.

5 MINUTE RECESS:

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Present</b>
<b>Mr. Bucceroni</b>	<b>Present</b>
<b>Mr. Scarduzio</b>	<b>Present</b>
<b>Mr. Rosafi</b>	<b>Present</b>
<b>Mr. Acevedo</b>	<b>Present</b>
<b>Ms. Scully</b>	<b>Present</b>
<b>Chairman McMullin</b>	<b>Present</b>
<b>Mr. Costa</b>	<b>Present</b>
<b>Mr. Mellett</b>	<b>Present</b>
<b>Mr. Lechner</b>	<b>Present</b>

PUBLIC PORTION:

Mr. Costa swears in Ms. Cindy Daly 126 Sturbridge:

Ms. Daly feels 3 to 4 bedroom homes will lead to over crowding of our schools and worried about 1/2 sessions returning to the high schools. She has observed homes in Cobblestone vacant. 50 homes is too many for the acreage and she has been in her home 30 years and feels one way in and one way out will over crowd the roads. Will the EPA test the land or the state, who will be responsible. She just wants to know how she can stop this development from being built.

Mr. Costa explains that the density variance, if approved, the applicant would have to come back again with the exact dimensions and Ms. Daly will be re noticed for the subdivision.

Mr. Lechner states the subdivision would include civil designs, sidewalks etc..

Ms. Daly wants to know why the walkway is necessary and wants to know how to stop it.

Mr. Mintz states if the walkway is inappropriate it can be eliminated or installed.

Ms. Daly wants to make sure it's done right in addition to her worry over so many vacant homes in the area still.

Mr. Bucceroni states schools use a formula .5 children per home. 9 homes on his own cul de sac and the formula does work, in addition there are no split sessions at any schools. There is room at the schools. A plus to the development is that they will remediate the land.

Mr. Costa swears in Mr. Thomas Tyler 1257 Jarvis Rd.:

Mr. Tyler lives next to the old Bleeker house and is worried about all the wild life in the area and where it will all go when these homes are built. He believes its nice and rural now, with this development it will be like Cherry Hill. He has to back into his driveway now to get out safely. More traffic will be created and more foot traffic across his property which will require fences to keep people out.

Mr. Costa swears in Mr. Ray Camp:

People speed on the county road with a lot of traffic and believes there are a lot of homes for sale in the area that can't sell.

Mr. Bucceroni states there will be a large buffering between his home and the development.

Mr. Camp asks if the development could be fenced in, when he bought it was all woods.

Mr. Bucceroni states the woods will still be there because there will be a 15' buffer.

Mr. Camp doesn't think the driveway to the development right across from the school driveway is a good idea.

Mr. Costa swears in Mr. Michael Cimer 21 Pinewood Ct.:

Mr. Cimer states the southwest corner are woods and not an eyesore. Extra traffic with an already busy road won't be good. There has been houses for sale for 6 months to 1 year, there is plenty of inventory. The pond on Sturbridge overflows onto that property, what will happen with that water. He is worried about water on his property and the raccoon infestation. He doesn't want to deal with the wild raccoons.

Mr. Bucceroni states the pond issue is being addressed and the owner will have to meet the grade.

Mr. McMullin states the buffer will have to stay.

Mr. Bucceroni states they will have to put in trees.

Mr. Cimer is worried the water will drain downhill towards him.

Vice Chairman Simiriglia states Mr. Cimer has a valid point.

Mr. Costa states if approved for density the subdivision will come back Mr. Mellett will make sure it doesn't come onto town property or become a mosquito breeding danger.

Mr. Lechner states in town they will have to show a grading plan reviewed by engineers.

Mr. Mellett states the applicant will submit a storm water management report in NJ. They will compare to all property lines and reduce flow to peak run off; there are very strict guidelines in NJ.

Mr. Cimer thinks those "eyebrows" are just for adding more homes.

Mr. Costa swears in Mr. Paul Molitzer 1220 Jarvis Rd.

When he purchased his home 15 years ago he had a raccoon problem and he doesn't want to deal with that again, it took him a year to get rid of them. He also states that they aren't really using 16 acres but really 11 acres because of the pond and open space.

Mr. Scarduzio poses a question: the homes are beautiful but what if they are a flop, can they turn into low income housing?

Mr. Mintz states the homes will be built in groups; 5, 7, 10 at a time with contracts. Sales re-crafting would be necessary in that kind of emergency.

Mr. Scarduzio asks if a small gap doesn't sell can they go low income.

Mr. Mintz states the lenders wouldn't allow that more than likely.

Mr. Rosati asks about a sales units and how many you will see.

Mr. Mintz states that is how it is usually done, samples will be built. Right now the lot is being used for dumping and needs to be cleaned up.

Mr. Rosati asks if it gets off the ground will the neighborhood increase in price.

Chairman McMullin asks if the new owner could address the animal problem (raccoons).

Mr. Mintz states they will address but he's not sure what they are allowed or not allowed to do.

**A motion to approve the above mentioned application with the following conditions: R3 std as close as possible, approve the density up to a certain number, traffic study, environmental impact report, "up to 50 lots", 1 1/2 % to pay affordable house fee, cut off walkway, 50 homes and 3 lots, most lots 125' deep, R3 frontage 75' w/majority are 60' and re-advertise for subdivision was made by Mr. Bucceroni and seconded by Mr. Scarduzio.**

**Roll Call:**

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

**Application Approved.**

**A motion to Adjourn was made by Mr. Acevedo and seconded by Mr. Scarduzio.**

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**ANNUAL REPORT 2015**

**WHEREAS**, NJSA 40:55d-70.1 requires that at least once a year, a board of adjustment shall review its decision on applications and appeals for variances and prepare and adopt by resolution a report on the findings on the zoning ordinance provisions that were the subject of the variance requests and its recommendation for zoning ordinance amendments or revisions, if any; and

**WHEREAS**, the Gloucester Township Zoning Board of Adjustment desires to adopt the Annual Report of 2015 attached hereto.

**NOW, THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of February, 2016 that the Annual Report of 2015 of the Zoning Board of Adjustment as set forth in this resolution is approved. A copy of this resolution shall be information pursuant to NJSA 40:55D-70.1.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Mike Acevedo	Yes
Carmen Scarduzzio	Yes

Jay McMullin      Yes

Michelle Scully      Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

\_\_\_\_\_  
Jay McMullin

**Chairperson**

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

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162003D**

**ARTHUR R. STEINER**

**Block16102, Lot 32**

**WHEREAS**, Arthur Steiner, is the owner of the land and premises located at 2143 E. Garwood Road in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a single family home, for the property located upon Block 16102, Lot 32, as shown on the Official Map of the Township of Gloucester, located in an NC Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on February 10, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Arthur Steiner is the owner of the land and premises located at 2143 Garwood Road., in the Erial section of Gloucester Township, New Jersey, as shown on Block 16102, Lot 32, on the Official Tax Map of the Township of Gloucester, located in an NC Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that the house has been there for 51 years and was totally destroyed by fire on 8-29-15. He stated the house was pre-existing and he is building the same house in the exact location as before the fire.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a single family house, the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of February, 2016, the applicant Arthur Steiner is hereby granted the aforesaid variances for the property located upon Block 16102, Lot 32 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Mike Acevedo	Yes
Carmen Scarduzzio	Yes
Jay McMullin	Yes
Michelle Scully	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 24<sup>TH</sup> day of February.

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Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**Donna Barrett**

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**To:** Anthony Costa  
**Cc:** Ken Lechner  
**Subject:** Resolutions

Hi Tony,

Please let me know if Brahlin Resolutions is completed? I have to scan my agenda today.

Thank you,

Donna Barrett

2/22/16  
Tony called OK to  
proceed!

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162001BD  
BRAHIN PROPERTIES, INC.  
Block 16504, Lot 10, 11, and 12**

**WHEREAS**, Brahin Properties, is the contract purchaser of the land and premises located at 1289, 1271, and 1263 Jarvis Road, in the Sicklerville 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 an interpretation as to whether or not the 1½ COAH fee would be applicable to this project and also for a Density Variance to provide up to 50 single family homes within the R-1 district for the property located upon Block 16504, Lots 10, 11, and 12 as shown on the Official Map of the Township of Gloucester, said application being represented by Robert D. Mintz, Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on February 10, 2016, as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Brahin Properties, Inc. is the contract purchaser of the land and premises located at 1289, 1271, and 1263 Jarvis Road, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16504, Lot 10, 11, and 12, on the Official Tax Map of the Township of Gloucester, located in an R-1 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 Brian Peterman, Professional Engineer, Tiffany CuvIELLO, Professional Planner, and Michael Weisberg, Real Estate agent. Introduced into evidence were (A1) an entry elevation drawing, (A2) drawing looking down the street, (A3) an aerial of the open space, (A4) an aerial of the entrance area, (A5) a 50 lot layout, (A6) photos of proposed homes, and (A7) a zoning map. Mike Weisberg, Real Estate agent for the applicant, testified that the development would have an attractive entrance way as shown on A1. It would have Belgian block curbing, open space, walking paths and the homes they are now building in Elk Township range from \$270,000 to \$310,000. He was of the opinion this would be good for the environment since the site was a former auto salvage yard since the 1930's. They have performed a phase 1 environmental study and there are 5 areas of concern that they have to deal with. He testified there is no ground water contamination, however they did find barrels on the site and they have no remediation cost as of yet. He agreed at the time of subdivision they would submit a traffic study. Brian Peterman, Professional Engineer, explained the conceptual plan. He explained the ingress to the site that the driveway would line up with the school driveway across the street, he explained the open space, the decorative lighting and also the Belgian curbing. He indicated the basin and open space would be under the control of a home owners association.

Tiffany CuvIELLO, Professional Planner, testified that the applicant was applying for a D-5 Use Variance. She indicated that residential is permitted in this zone, however they are looking to increase the density from 1 unit per acre to approximately 3.1 units per acre. She went on to say that the site is close to the school and it is surrounded by 8 acres of township property and also by R-3 Zoning. She was of the opinion that the environmental concerns and that the applicant would be cleaning up the property would be a benefit to the township and to township

land next door. She was also of the opinion this development would be good for families and the children can walk to school. She also went on to say the adjoining 8 acres owned by the township would never be developed and if you put those 8 acres plus the 16 acres would equal 24 acres, or almost 2 homes per acre. She was also of the opinion there is a demand for housing in the area and this development would be more attractive than an auto yard. She went on to say that the purposes of zoning would be advanced N.J.A. 40:55D-2 (a) (c) (e) (g) (i). She went on to say there was no substantial detriment to the zone plan or the master plan and that they would also make a voluntary contribution of \$500 per lot to the township "Field of Dreams". The applicant also agreed to withdraw the walkway to the other development.

Approximately 5 members of the public spoke in opposition to the application. Among their concerns were overcrowded schools, there are already too many houses for sale and 50 homes on this site would be too much. They were also concerned about the wildlife in the area, the traffic in the bend in the road, and that the new development would increase traffic onto Jarvis Road. After discussion with the applicant and the board, the applicant agreed as a condition of approval

1. That they would receive approval for up to 50 lots and t they would try to conform as closely as possible to the R-3 frontage requirement,
2. They would eliminate the walkway to the neighbors
3. They would submit a traffic study
4. They would submit an environmental impact study.

**UPON MOTION** duly made and seconded to grant the applicant a Use Variance to construct up to 50 lots that conform as closely as possible to the R-3 frontage requirements and

that the applicant would pay a 1½ COAH fee, the Board voted seven (7) in favor, none (0) against; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th day of February that the applicant, Brahin Properties, Inc., is hereby granted the aforesaid Use Variance and 1 ½ COAH fee for the property located upon Block 16504, Lot 11, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Jay McMullin	Yes
Frank Simiraglia	Yes
Michelle Scully	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Andrew Rosati	Yes
Michael Acevedo	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin

**Chairperson**

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

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Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**TOWNSHIP OF GLOUCESTER**  
**INTER-OFFICE CORRESPONDENCE**



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

**DATE:** December 17, 2015

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

**I. ZONING INFORMATION**

**New Vision Business Park (NVBP) REDEVELOPMENT PLAN REQUIREMENTS:**

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

<sup>1</sup> = scaled data.  
 n/a = not applicable.

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

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

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

## II. VARIANCE COMMENTS

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

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

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

#### **§422.L, Residential Tool Shed**

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

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

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

#### POSITIVE CRITERIA ("D2")

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

NEGATIVE CRITERIA

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

**III. NOTICE REQUIREMENTS**

The applicant must notice for the following variance:

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

**IV. RECOMMENDATIONS**

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

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

# TOWNSHIP OF GLOUCESTER

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

**For Office Use Only**

Submission Date: \_\_\_\_\_ Application No. A152057C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 9999  
 Escr: 150<sup>00</sup> Escr. # 9999

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

**LAND DEVELOPMENT APPLICATION**

**1. Applicant**

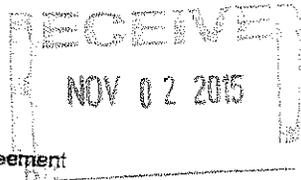
Name: JAMES F Clark JR  
 Address: 863 Williamstown -  
Erial Rd  
 City: Sicklerville  
 State, Zip: N.J. 08081-9543  
 Phone: (856) 589-0341 Fax: ( ) -  
 Email: CLARKJAMES863@COMCAST.NET

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

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

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

- |   |  |
|---|--|
| <input type="checkbox"/> Informal Review <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	IP-1
R1	RA	BWD	NC	IN	M-RD	<b>INVBP</b>
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	G	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

Name: William J Volpe  
Address: 863 Williston-Erial Rd  
Profession: \_\_\_\_\_  
City: Sicklerville  
State, Zip: N.J. 08081-9543  
Phone: (856) 889-0341 Fax: ( ) \_\_\_\_\_  
Email: CLARKJAMES863@COMCAST.NET

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

7. Location of Property:

Street Address: 863 Williston-Erial Rd Block(s): 18301  
Tract Area: \_\_\_\_\_ Lot(s): 10-01

8. Land Use:

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

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	<u>20 FT</u>	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	<u>200'</u>	<b>Pool Requirements</b>	
Lot depth	<u>435'</u>	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	<u>12 FT</u>	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	<u>420 sqft</u>
Garage height	_____	Shed height	<u>12 FT</u>
Number of garages	_____	Setback from R.O.W.1	_____
(include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	<u>20 FT</u>
		Setback from property line 2	_____

**14. Parking and Loading Requirements:**

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

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

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

James F. Clark Jr  
Signature of Applicant

10-29-2015  
Date

William J. Volpa  
Signature of Co-applicant

2 NOV 2015  
Date

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

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

29 OCT 2015  
Date

James F Clark Jr  
Signature

JAMES F CLARK JR  
Print Name

Sworn and Subscribed to before me this

29 day of October

William J Volpe  
Signature

2015 (Year).

2 NOV 2015  
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

James F Clark Jr  
Signature of Applicant

JAMES F. CLARK JR  
Print Name

29 OCT 2015  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 2001, shows and discloses the premises in its entirety, described as Block 18301 Lot 10 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,

County of Camden:

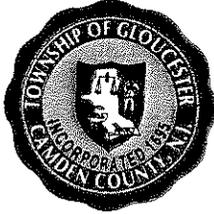
James F Clark Jr of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to

On this 29 day of October 2015 before the following authority.

JAMES F Clark Jr  
Name of property owner or applicant

Sarah L Baker  
Notary public



GLEN V. BIANCHINI  
Council President

ORLANDO MERCADO  
Council Vice President

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

## TOWNSHIP OF GLOUCESTER

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

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

CINDY RAU-HATTON  
Mayor

THOMAS C. CARDIS  
Business Administrator

DAVID F. CARLAMERE, ESQ.  
Solicitor

ROSEMARY DIJOSIE  
Township Clerk

To whom it may concern:

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

Name James Clark Jr.

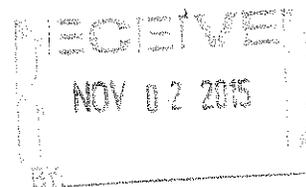
Address 863 Williamstown Rd. Sicklerville

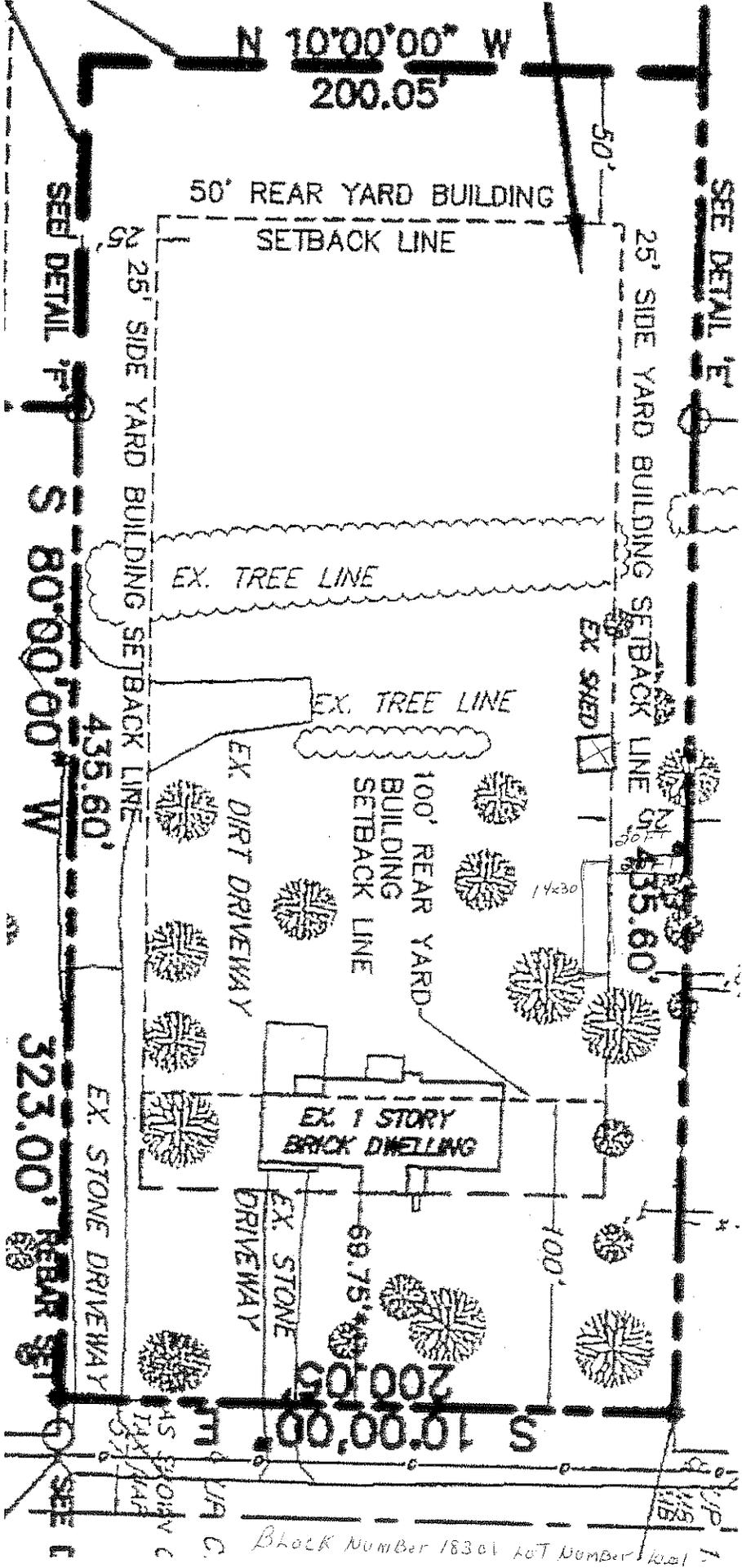
Block 18301 Lot 10.01

Date

11/2/15

Maryann Balsa  
Asst. Gloucester Township Tax Collector





Block Number 18301 Lot Number 1





Commissioners  
**RICHARD P. CALABRESE**  
Chairman  
**FRANK SIMIRIGLIA**  
Vice Chairman

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

**RAYMOND J. CARR**  
Executive Director

**MARLENE HRYNIO**  
Administrative Secretary

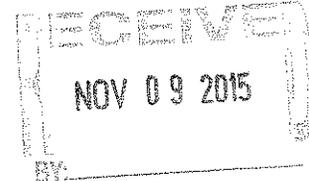
**HOWARD C. LONG JR, ESQ.**  
Solicitor

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

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

November 5, 2015



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

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

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Executive Director

RJC:mh





**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 #162009C**  
**James & Bryce Nelson**  
**2 Sandstone Drive**  
**BLOCK 18306, LOT 1**

**DATE:** February 9, 2016

The Applicant requests approval to construct a 10' x 24' Residential Tool shed and a five (5) foot high aluminum 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	22,527 sf	yes
Minimum lot frontage			
Sandstone Drive	75 ft.	72.37 ft.	yes
Mullen Drive	75 ft.	245.47 ft.	yes
Minimum lot depth	125 ft.	180.13 ft.	Yes
Maximum building coverage	20%	±8.81% <sup>1</sup>	yes
Maximum lot coverage	40%	±25.7% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Sandstone Drive	30 ft.	44.60 ft.	yes
Mullen Drive	30 ft.	32.0 ft.	yes
Side yard	10 ft.	10.8 ft.	yes
Rear yard	30 ft.	±93 ft.	yes
Minimum Useable Yard Area	25%	25%	yes
Maximum Height	35 ft.	n/a	n/a

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	240 sf	no*
Number	1	1	yes
Maximum shed height	12 ft.	10 ft.	yes
Distance between adjacent buildings	10 ft.	±60 ft.	yes
Front yard	N.P.	no	yes
Side yard	5 ft.	±30 ft.	yes
Rear yard	5 ft.	±20 ft. <sup>1</sup>	yes

<sup>1</sup> = tax map data.    <sup>2</sup> = scaled data.    N.P. = Not Permitted.  
 \* = Variance required.

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

## II. VARIANCE COMMENTS

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

### **§422.L, Residential Tool Shed**

1. Area: (240 sf provided v. 168 sf maximum allowed).

### **§425.C(3), Fences**

2. To install a five (5) foot high aluminum fence twenty five (25) feet from the front property line along Mullen Drive (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 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 422.L, Residential Tool Shed to construct a shed two hundred forty (240) square feet (168 sf maximum allowed) and from Section 425.C(3) to install a five (5) foot high aluminum fence twenty five (25) feet from the front property line along Mullen Drive (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: James & Bryce Nelson  
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

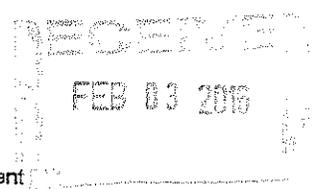
Submission Date: \_\_\_\_\_ Application No. #162009C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 10157  
 Upon receipt of all fees, documents, plans, etc. Escal. 150<sup>00</sup> Escal. # 10157

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b>				<b>2. Owner(s) (List all Owners)</b>			
Name: <u>James + Bryce Nelson</u>				Name(s): <u>Bryce E. Nelson</u>			
Address: <u>2 Sandstone Drive</u>				Address: <u>2 Sandstone Drive</u>			
City: <u>Sicklerville</u>				City: <u>Sicklerville</u>			
State, Zip: <u>New Jersey</u>				State, Zip: <u>New Jersey</u>			
Phone: <u>(856) 242-1331</u> Fax: <u>(856) 242-1331</u>				Phone: <u>(856) 242-1331</u> Fax: <u>(856) 242-1331</u>			
Email: <u>Djames427@yahoo.com</u>							
<b>3. Type of Application. Check as many as apply:</b>							
<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input 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			
<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.							
<b>4. Zoning Districts (Circle all Zones that apply)</b>							
ER	R4	GCR	CR	BP	G-RD	LP-1	
R1	RA	BWD	NC	IN	M-RD	NVBP	
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	
<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay	
						IR	
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>							
Name of Attorney: _____				Firm: _____			
Address: _____				State, Zip: _____			
City: _____				Phone: ( ) - - Fax: ( ) - -			
				Email: _____			

(H) 8-262-1331

(C) 8-340-3116



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

Name: American Sheds  
Address: 1401 N Black Horse Pike  
Profession: Backyard Sheds  
City: Williamstown, NJ 08094  
State, Zip: New Jersey 08094  
Phone: 86728-5567 Fax: 86728-5565  
Email: Chris@AmericanSheds.net

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

**7. Location of Property:** 2 Sandstone Drive

Street Address: 2 Sandstone Drive Block(s): 18306  
Tract Area: \_\_\_\_\_ Lot(s): 1

**8. Land Use:** Storage Shed

Existing Land Use: Back yard

Proposed Land Use (Describe Application): Storage Shed  
shed size 240 sq ft. wood

**9. Property:**

Number of Existing Lots: 1 Proposed Form of Ownership: N/A  
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
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	_____

**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	240 SF
Shed height	10 Feet
Setback from R.O.W.1	67 Feet
Setback from R.O.W.2	13
Setback from property line 1	67
Setback from property line 2	13

**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**

Bruce E. Neher  
Signature of Applicant

James E. Neher

Feb 3 2016  
Date

FR 3 2016

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).

Feb 3, 2016  
Date

Bryce E. Nelson  
Signature

Bryce E. Nelson  
Print Name

Sworn and Subscribed to before me this

3 day of February

2016 (Year).

+ James E Nelson  
Signature

JAMES E NELSON  
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

No  Yes

No  Yes

No  Yes

No  Yes

No  Yes

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

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

**IF YES:**

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

No  Yes

Signature of Applicant

Date

Print Name

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 2-3-16, shows and discloses the premises in its entirety, described as Block 18306 Lot 1 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,

County of Camden:

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

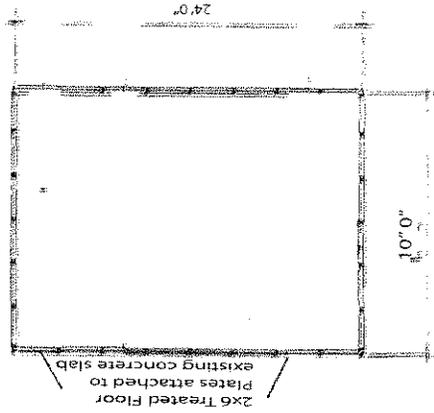
Sworn and subscribed to

On this 3 day of February 20 16 before the following authority.

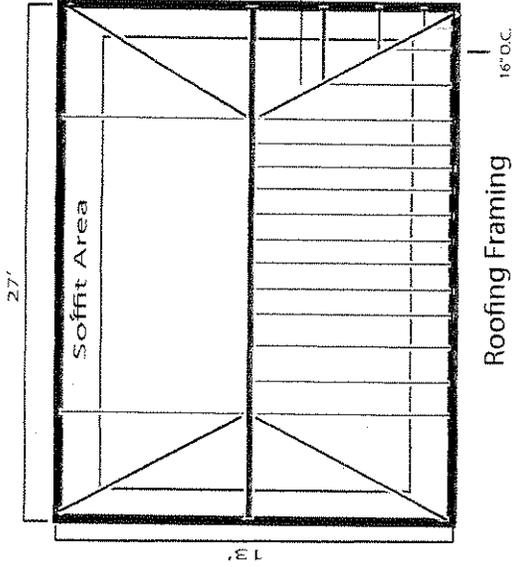
James E Nelson  
Name of property owner or applicant

Michelle Lynn Tregger  
Notary public

**MICHELLE LYNN TREGGER**

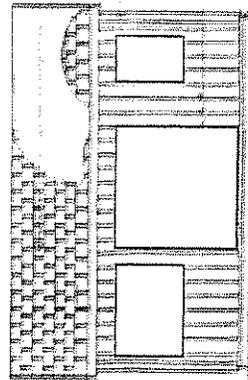


FLOOR PLAN

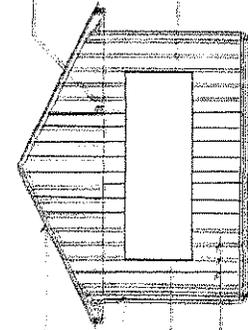


Roofing Framing

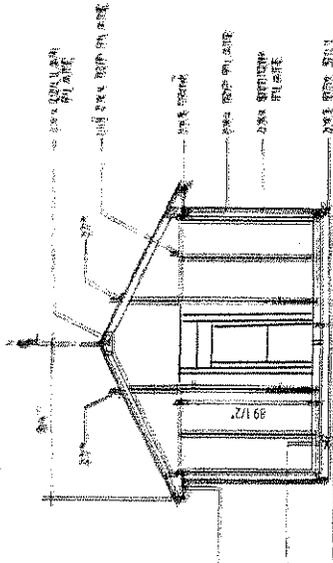
RECEIVED  
FEB 03 2016



FRONT-SIDE ELEVATION



SIDE ELEVATION



BUILDING SECTION



1000

Order By  
PHIL S. GORDON, JR. PAUL

Date  
02/12/05

Checked By  
C. H. ...

Manufactured by American Sheds  
1401 N. Black Horse Pike  
Williamstown, NJ 08094  
856-728-5561

Home Improvement License #  
13VH02509500  
Federal ID# 83-0444990

10 x 24 x 10 SHED

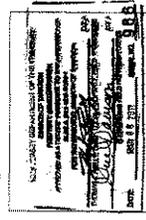
REMARKS

Address: 18382 66TH AVENUE, CHRYSLER, NJ 07003-1200

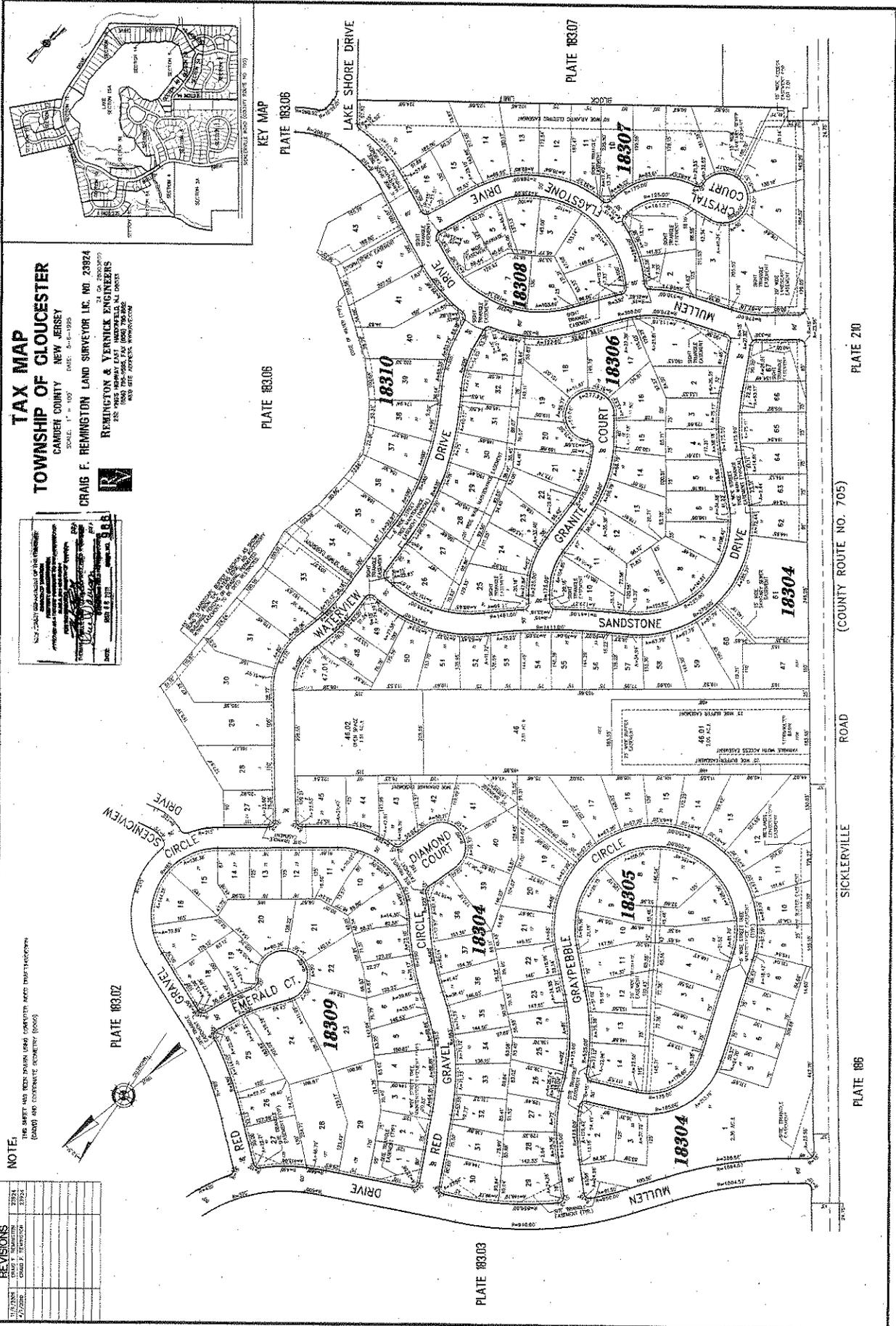
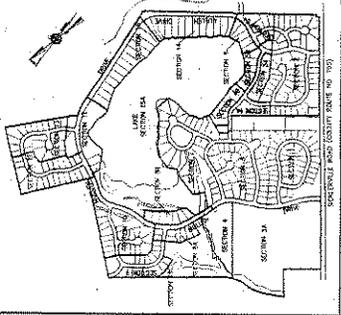
Sheet: 1 of 1

REVISIONS	DATE	BY	DESCRIPTION
1	03/20/00	CRAIG F. REMINGTON	ISSUED
2	03/20/00	CRAIG F. REMINGTON	ISSUED
3	03/20/00	CRAIG F. REMINGTON	ISSUED
4	03/20/00	CRAIG F. REMINGTON	ISSUED
5	03/20/00	CRAIG F. REMINGTON	ISSUED
6	03/20/00	CRAIG F. REMINGTON	ISSUED
7	03/20/00	CRAIG F. REMINGTON	ISSUED
8	03/20/00	CRAIG F. REMINGTON	ISSUED
9	03/20/00	CRAIG F. REMINGTON	ISSUED
10	03/20/00	CRAIG F. REMINGTON	ISSUED

**NOTE:**  
THIS MAP HAS BEEN DRAWN FROM PARCELS AND DISTRICTS  
(ROAD) AND EXISTING GEOMETRY (ROADS)



**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
CAMDEN COUNTY NEW JERSEY  
SCALE: 1" = 100'  
DATE: 3-16-1998  
CRAIG F. REMINGTON LAND SURVEYOR INC. NO. 23924  
REMINGTON & YERNICK ENGINEERS  
845 OCEAN HWYWAY EAST, MONTICELLO, N.J. 08058  
609-396-5565 FAX 609-396-7840  
WWW.REMINGTON-SURVEYORS.COM



(COUNTY ROUTE NO. 705)

ROAD

PLATE 186

PLATE 183.03

PLATE 20

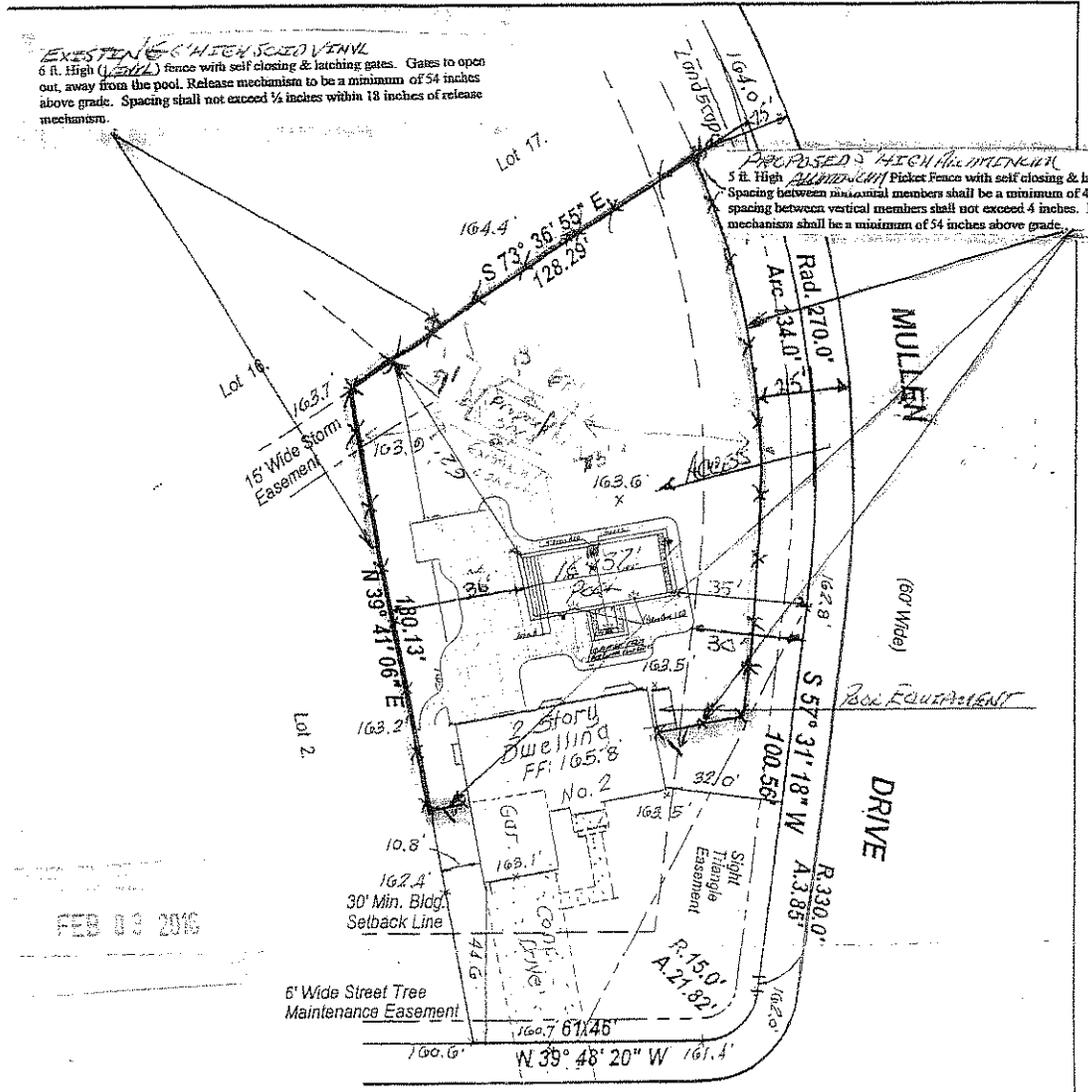
PLATE 183.07

PLATE 183.06

PLATE 183.02

**EXISTING 6' HIGH SOLID VINYL**  
 6 ft. High (1.25" dia) fence with self closing & latching gates. Gates to open out, away from the pool. Release mechanism to be a minimum of 54 inches above grade. Spacing shall not exceed 1/2 inches within 18 inches of release mechanism.

**PROPOSED 5' HIGH ALUMINUM PICKET FENCE**  
 5 ft. High ALUMINUM PICKET FENCE with self closing & latching gates. Spacing between horizontal members shall be a minimum of 45 inches & spacing between vertical members shall not exceed 4 inches. Release mechanism shall be a minimum of 54 inches above grade.



FEB 09 2016

**SANDSTONE (50' Wide) DRIVE**

AMERICAN MORTGAGE INC., ITS SUCCESSORS AND/OR ASSIGNS, AMERICAN TITLE ABSTRACT CORP., & JAMES E. NELSON

TO ANY INSUROR OF TITLE RELYING HEREON AND ANY OTHER PARTY IN INTEREST, IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT ARE NOT RECORDED, 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 INSUROR OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON.

*James S. Gugel* 0-15-05  
 JAMES S. GUGEL, P.L.S., N.J. LIC. NO. 33102 DATE

A written waiver and direction not to set corner markers has been obtained from the ultimate user pursuant to P.L. 2003, c. 14 (C. 45:8-36.3) and N.J.A.C. 13:40-5.1(d).

Property being Lot 1, Block 18306, Final Plat, "The Villages of Lakeside-Phase II," prepared Allan M. Kammerer Inc., dated 10-9-95, last revised 5-8-96.

Filed 6-14-96  
 Map 833-2

Lot 1, Block 18306, Tax Map.

Area: 22,5027 s.f./0.52 Acres

Job No. 2238

**PLAN OF SURVEY**  
 SITUATE IN  
 GLOUCESTER TWP., CAMDEN CO., N.J.  
 DATE: SEPT, 2005 SCALE: 1" = 40'

*James S. Gugel* 0-15-05  
**JAMES S. GUGEL** DATE  
 PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 33102  
 PROFESSIONAL LAND SURVEYOR, PA. LIC. NO. SU-048522-R  
 PROFESSIONAL PLANNER, N.J. LIC. NO. 3881

PREPARED BY  
**LAND DIMENSIONS ENGINEERING**  
 PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS  
 6 EAST HIGH STREET  
 GLASSBORO, NEW JERSEY 08028  
 (856) 307-7800

1/18306  
 NO. 1370



Commissioners  
Richard P. Calabrese  
Chairman  
Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

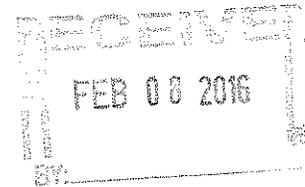
Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

February 5, 2016

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



Re: Application #162009C  
James & Bryce Nelson  
2 Sandstone Drive, Sicklerville, NJ 08081  
Block 18306, Lot 1

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". The signature is fluid and cursive.

Raymond J. Carr  
Executive Director

RJC:mh

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 3, 2016

APPLICATION No. #162009C

APPLICANT: JAMES & BRYCE NELSON

PROJECT No. 10157

BLOCK(S): 18306 Lot(S): 1

LOCATION: 2 SANDSTONE DR., SICKLERVILLE, NJ 08081

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

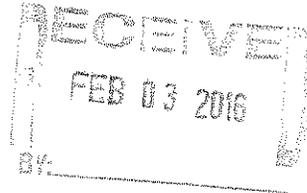
- New Application - Bulk C       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.      ***Please Forward Report by February 14, 2016***  
 For Your Files.

**ENCLOSED:**

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



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

*Maryann Busa*  
 Signature *Maryann Busa*

**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 #162006C**  
**Lisa Crowley**  
**18 Persimmon Street**  
**BLOCK 21002, LOT 18**

**DATE:** February 9, 2016

The Applicant requests approval to construct a 10' x 16' Residential Tool shed 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	9,375 sf <sup>1</sup>	yes
Minimum lot frontage	75 ft.	75 ft. <sup>1</sup>	yes
Minimum lot depth	125 ft.	125 ft. <sup>1</sup>	Yes
Maximum building coverage	20%	±18.1% <sup>2</sup>	yes
Maximum lot coverage	40%	±21.3% <sup>2</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard	30 ft.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	n/a	n/a
Maximum Height	35 ft.	n/a	n/a
<b>RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Maximum shed area	168 sf	160 sf	yes
Number	1	1	yes
<b>Maximum shed height</b>	<b>12 ft.</b>	<b>16 ft.</b>	<b>no*</b>
<b>Distance between adjacent buildings</b>	<b>10 ft.</b>	<b>2 ft. 1 in.</b>	<b>no*</b>
Front yard	N.P.	no	yes
Side yard	5 ft.	±64 ft.	yes / yes
<b>Side yard</b>	<b>5 ft.</b>	<b>10 in..</b>	<b>no*</b>
Rear yard	5 ft.	±49 ft. <sup>1</sup>	yes

<sup>1</sup> = tax map data. <sup>2</sup> = scaled data.

n/a = not applicable.

N.P. = Not Permitted.

\* = Variance required.

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

## **II. VARIANCE COMMENTS**

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

### **§422.L, Residential Tool Shed**

1. Height: (16 ft. provided v. 12 ft. maximum allowed).
2. Distance between adjacent buildings: (2 ft. 1 in. provided v. 10 ft. min. required).
3. Side yard: (10 in. provided v. 5 ft. minimum required).

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

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

**From Section 422.L, Residential Tool Shed to construct a shed, height sixteen (16) feet (12 ft. maximum allowed), Distance between buildings two (2) feet one (1) inch (10 ft. minimum required), and side property line setback ten (10) inches (5 ft. 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: Lisa Crowley  
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.: #162006C  
 Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment  
 Fees: 160<sup>00</sup> Project # 10126  
 Escr. 150<sup>00</sup> Escr. # 10126

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

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b>	<b>2. Owner(s) (List all Owners)</b>
Name: <u>Lisa Crowley</u>	Name(s): <u>Lisa Crowley</u>
Address: <u>18 Persimmon St</u>	Address: <del>18 Persimmon St</del> <u>same</u>
City: <u>Sicklerville</u>	City: _____
State, Zip: <u>NJ 08081</u>	State, Zip: <u>cell</u>
Phone: <u>(609) 707-4979</u> Fax: ( ) -	Phone: <u>(609) 707-4966</u> Fax: ( ) -
Email: <u>lisacrow@yandex.com</u>	

### 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"/> _____                                       |

JAN 19 2015

<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: Lisa/Chris Crowley  
Address: 18 Persimmon St  
Profession: Teacher  
City: Sicklerville  
State, Zip: NJ 08081  
Phone: (609) 707-4966 Fax: ( ) -  
Email: lisac610@yahoo.com

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

**7. Location of Property:**

Street Address: 18 Persimmon St Block(s): 21002  
Tract Area: \_\_\_\_\_ Lot(s): 18

**8. Land Use:**

Existing Land Use: Residential  
Proposed Land Use (Describe Application): Shed 10x16 - wood  
Variance for shed - 2ft in from dwelling  
10m - from side property line  
purchased home w/shed there.

**9. Property:**

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

### 13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	103 FT	Setback from E.O.P.*1	_____
Front setback 2	0	Setback from E.O.P.*2	_____
Rear setback	67.6 FT	Fence type	_____
Side setback 1	104 FT 7 IN	Fence height	_____
Side setback 2	10 IN	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	75 FT 6 IN	<b>Pool Requirements</b>	
Lot depth	1,500 FT	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	10 by 16
Garage height	_____	Shed height	16 ft
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 F	63 FT 3 IN
		Setback from property line 2 S	10 IN

Survey

### 14. Parking and Loading Requirements:

Number of parking spaces required: 1      Number of parking spaces provided: \_\_\_\_\_

Number of loading spaces required: 0      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

Rose Crowley

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

12/15

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_ Date \_\_\_\_\_  
 Sworn and Subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_ (Year).  
 \_\_\_\_\_ Signature \_\_\_\_\_  
 \_\_\_\_\_ Signature \_\_\_\_\_  
 \_\_\_\_\_ Print Name \_\_\_\_\_  
 \_\_\_\_\_ Signature \_\_\_\_\_  
 \_\_\_\_\_ Print Name \_\_\_\_\_

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

Complete each of the following sections:

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

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

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

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

\_\_\_\_\_ Signature of Applicant \_\_\_\_\_  
 \_\_\_\_\_ Print Name \_\_\_\_\_

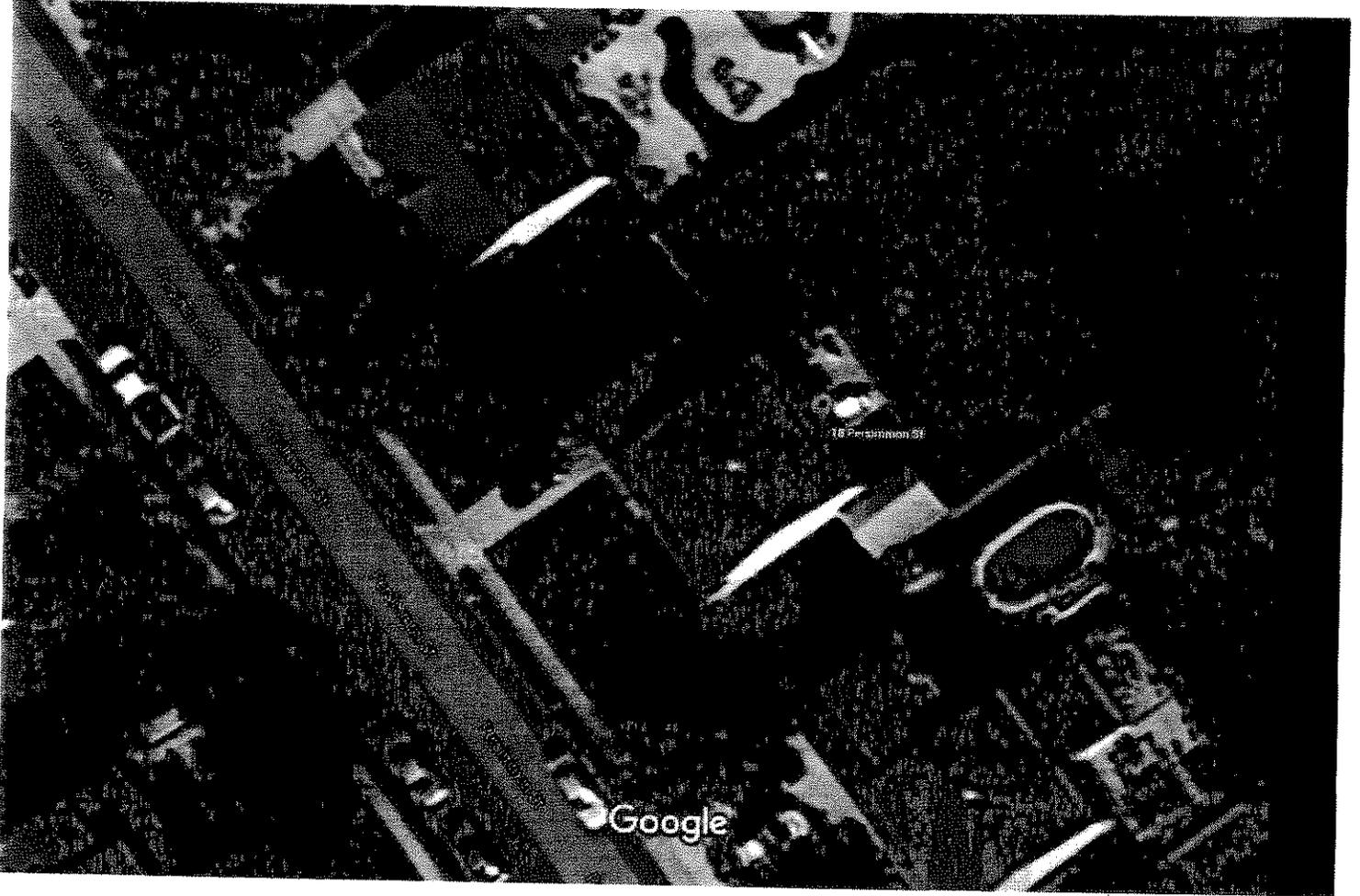
\_\_\_\_\_ Date: 12/15 \_\_\_\_\_

**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 1-19-16, shows and discloses the premises in its entirety, described as Block 21002 Lot 18 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
 County of Camden:  
Michele Lyn Tregar of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.  
 \_\_\_\_\_ Name of property owner or applicant

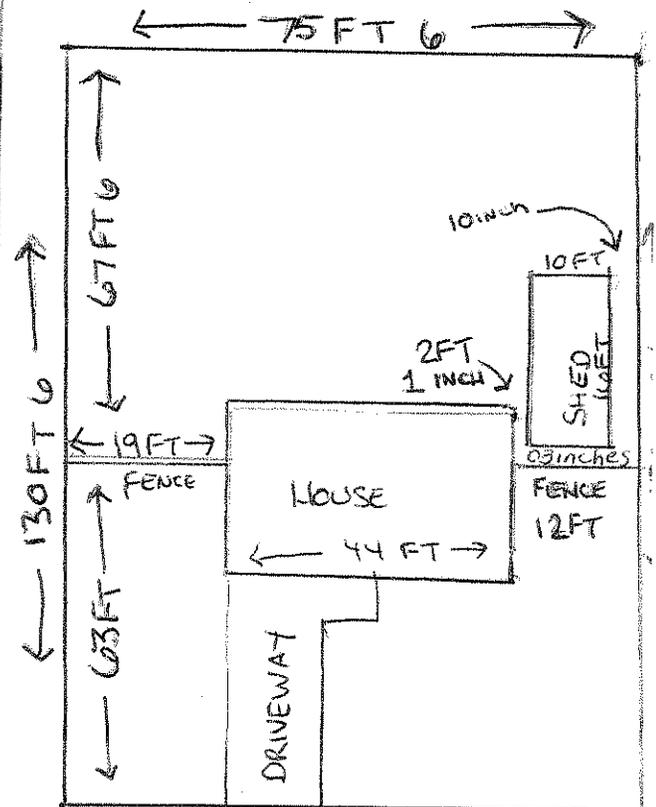
Sworn and subscribed to  
 On this 19 day of January  
20 16 before the following authority.  
 \_\_\_\_\_  
 Notary public



Map data ©2016 Google 20 ft



18 Persimmon St  
Gloucester Township, NJ 08081

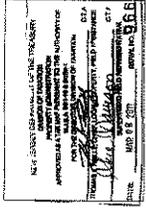


# TAX MAP

## TOWNSHIP OF GLOUCESTER

CAMDEN COUNTY NEW JERSEY  
SCALE: 1" = 100' DATE: 11/09/2009

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23024  
REMINGTON & VERNICK ENGINEERS  
232 PINE HURST EAST, HADDONFIELD, NJ 08033  
WWW.RVAE.COM WWW.REMINGTONVAE.COM



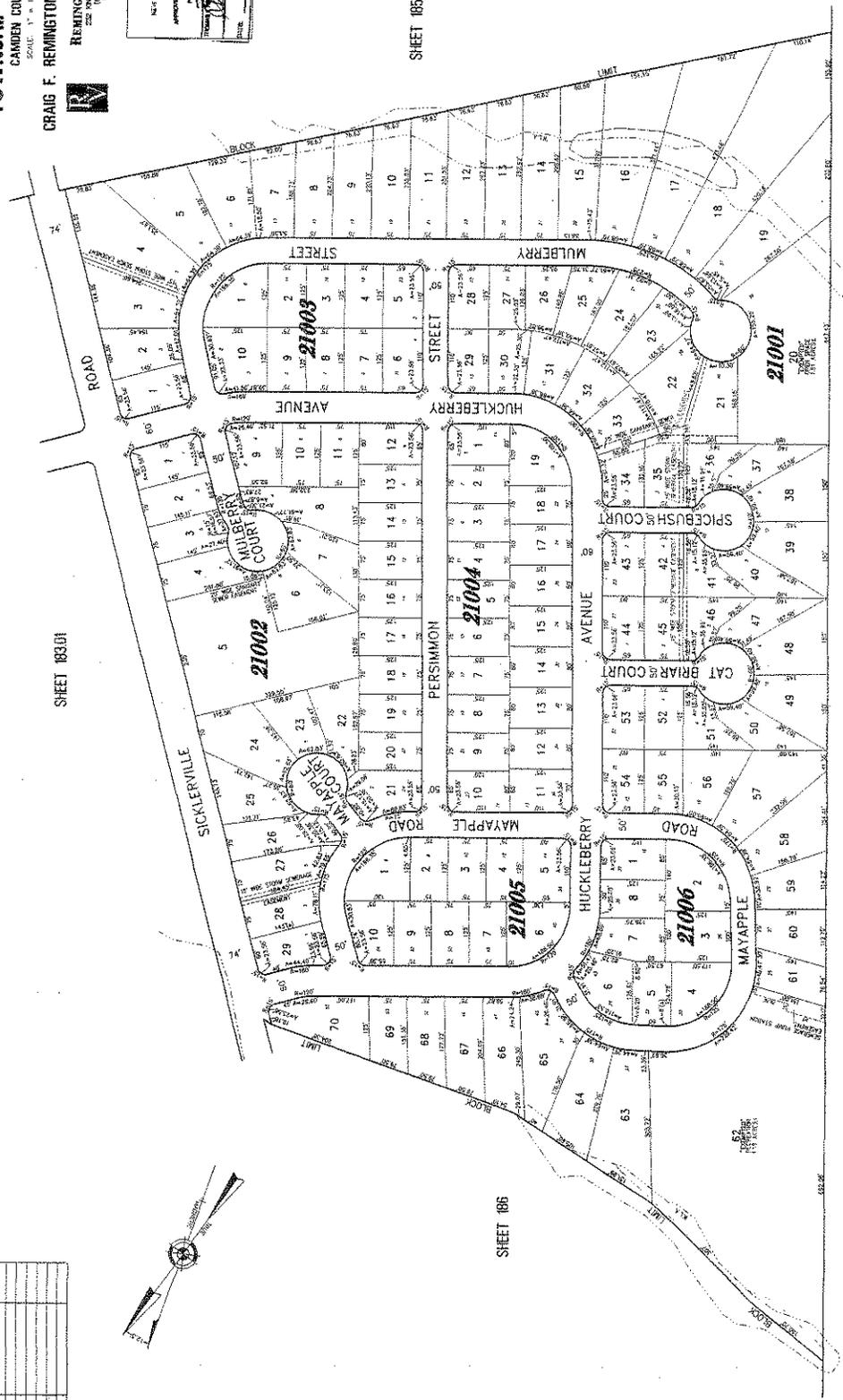
NO.	DATE	DESCRIPTION
1	11/09/2009	ISSUED

NOTE:  
THIS MAP HAS BEEN DRAWN USING COORDINATE AND DISTANCE DATA  
(GARD) AND COORDINATE GEOMETRY (GCS)



SHEET 185

SHEET 186



300

EXPRESSWAY

CITY

ATLANTIC

300

SHEET 186

# 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.: #162006C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 10126  
 Esc: 150<sup>00</sup> Esc: # 10126

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

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

Name: Lisa Crowley  
 Address: 18 Persimmon St  
 City: SICKLEVILLE  
 State, Zip: NJ 08081  
 Phone: (609) 707-4977 Fax: ( ) -  
 Email: lsc@lsc-land.com

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

Name(s): Lisa Crowley  
 Address: ~~18 Persimmon St~~ same  
 City: \_\_\_\_\_  
 State, Zip: cell  
 Phone: (609) 707-4966 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"/> _____                                       |
- JAN 19 2010

<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: Lisa/Chris Crowley  
Address: 18 Persimmon St  
Profession: Teacher  
City: Sicklerville  
State, Zip: NJ 08081  
Phone: (609) 707-4962 Fax: ( ) -  
Email: lisac610@yahoo.com

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

**7. Location of Property:**

Street Address: 18 Persimmon St Block(s): A1002  
Tract Area: \_\_\_\_\_ Lot(s): 18

**8. Land Use:**

Existing Land Use: Residential  
Proposed Land Use (Describe Application): Shed 10x16 - wood  
variance for shed - 2ft in from dwelling  
10 in - from side property line  
purchased home w/shed there.

**9. Property:**

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

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

Public Water       Public Sewer       Private Well       Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

### 13. Zoning

#### All Applications

	Proposed
Front setback 1	123 FT
Front setback 2	
Rear setback	67.6 FT
Side setback 1	64 FT 7 IN
Side setback 2	10 in
Lot frontage	75 FT 6 in
Lot depth	150 FT
Lot area	
Building height	

Survey

#### Fence Application

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

#### 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	10 by 16
Shed height	16 ft
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1 F	63 ft 3 in
Setback from property line 2 S	10 in

### 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

Lisa Crowley  
Signature of Applicant

12/15  
Date

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

\_\_\_\_\_  
Date

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

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

\_\_\_\_\_ Date  
 \_\_\_\_\_ Signature  
 Sworn and Subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_  
 \_\_\_\_\_ (Year).  
 \_\_\_\_\_ Signature  
 \_\_\_\_\_ Print Name

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

Complete each of the following sections:

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

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

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

D. Is the applicant a corporation?  No  Yes

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

F. Is the applicant a partnership?  No  Yes

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

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

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

**IF YES:**

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

\_\_\_\_\_ Signature of Applicant  
 \_\_\_\_\_ Print Name

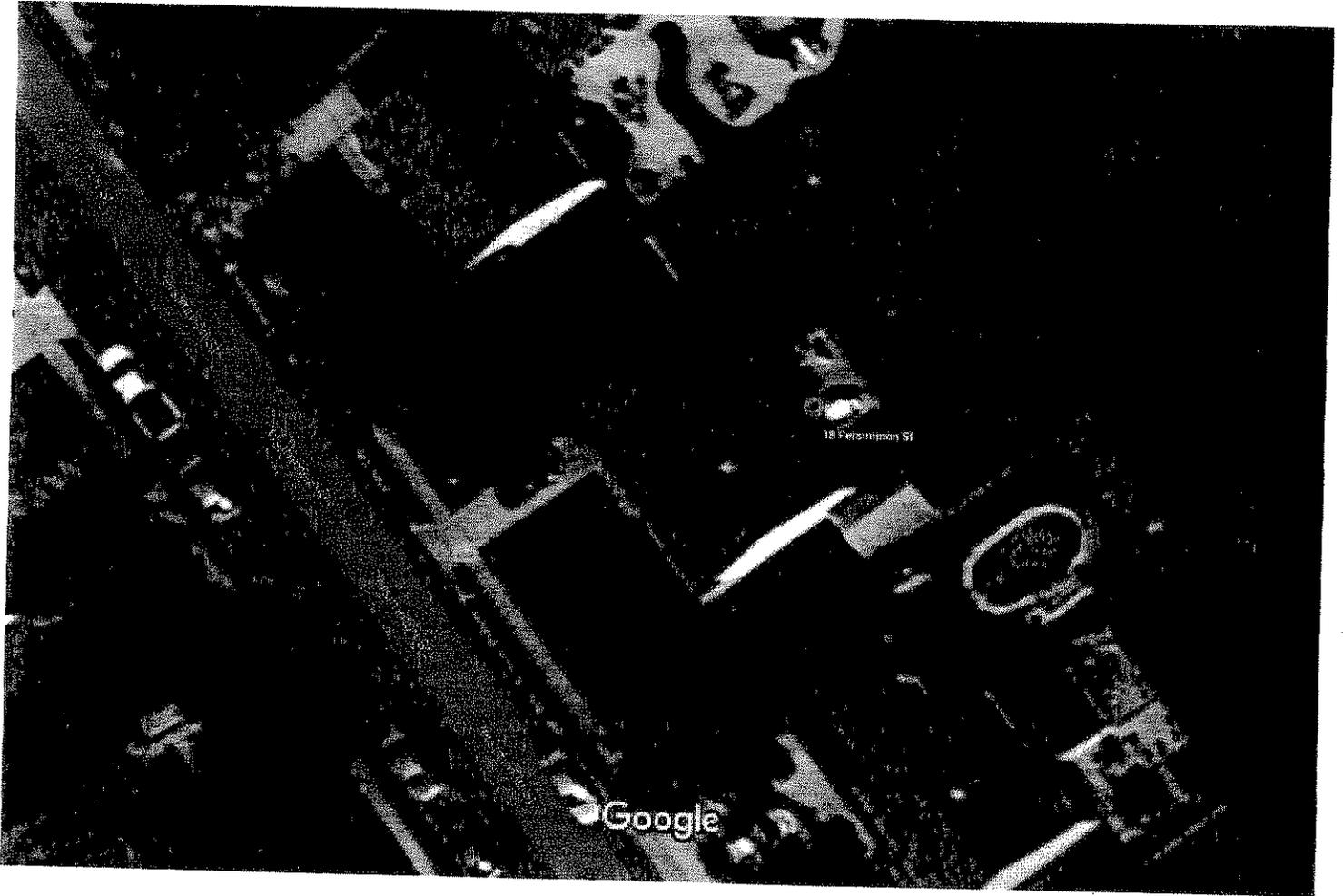
\_\_\_\_\_ Date

**19. Survey waiver certification:**

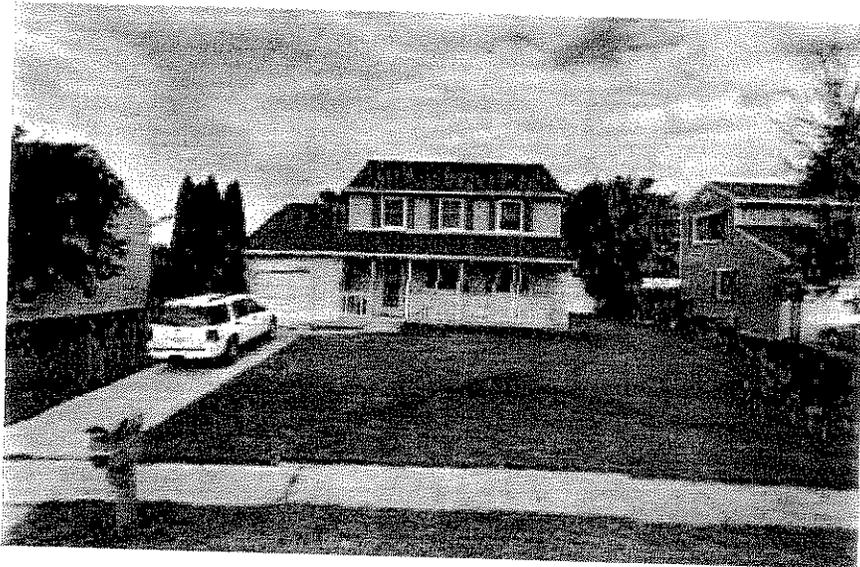
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 1-19-16 shows and discloses the premises in its entirety, described as Block 21007 Lot 18 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
 County of Camden:  
Michele Lyn Tregger of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.  
 \_\_\_\_\_ Name of property owner or applicant

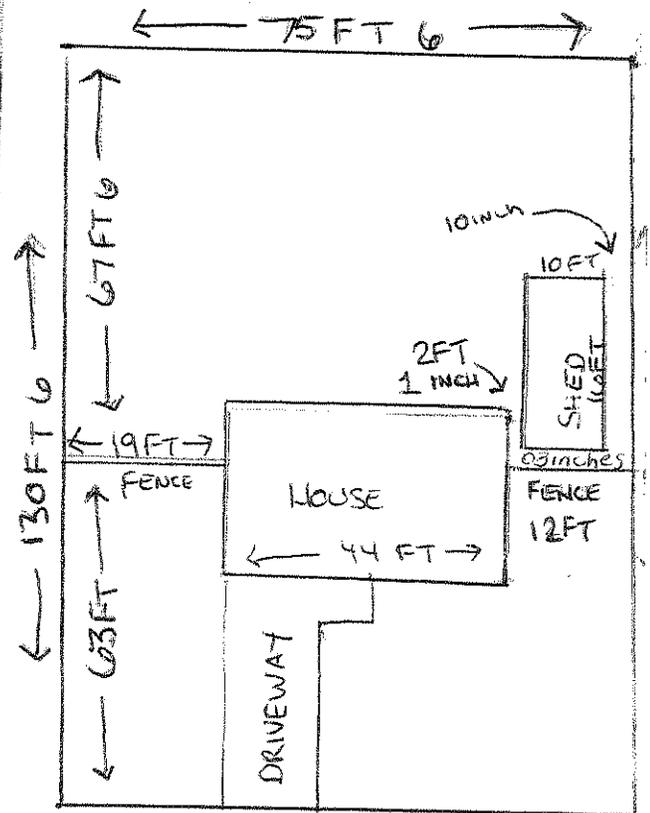
Sworn and subscribed to  
 On this 19 day of January  
20 16 before the following authority.  
 \_\_\_\_\_ Notary public



Map data ©2016 Google 20 ft



18 Persimmon St  
Gloucester Township, NJ 08081



# TAX MAP

## TOWNSHIP OF GLOUCESTER

CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-05-2008  
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924  
REMINGTON & YERNICK ENGINEERS  
200 W. STATE ST. SUITE 200  
NEW BRUNSWICK, NJ 08901  
WWW.REY-ENGINEERS.COM



NEW JERSEY DEPARTMENT OF TREASURY  
PROPERTY TAX MAPS  
MAY BE REPRODUCED FOR  
OFFICIAL USE ONLY  
DATE: 11-05-2008  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

NO.	DATE	DESCRIPTION
1	11-05-2008	ISSUED

### NOTE

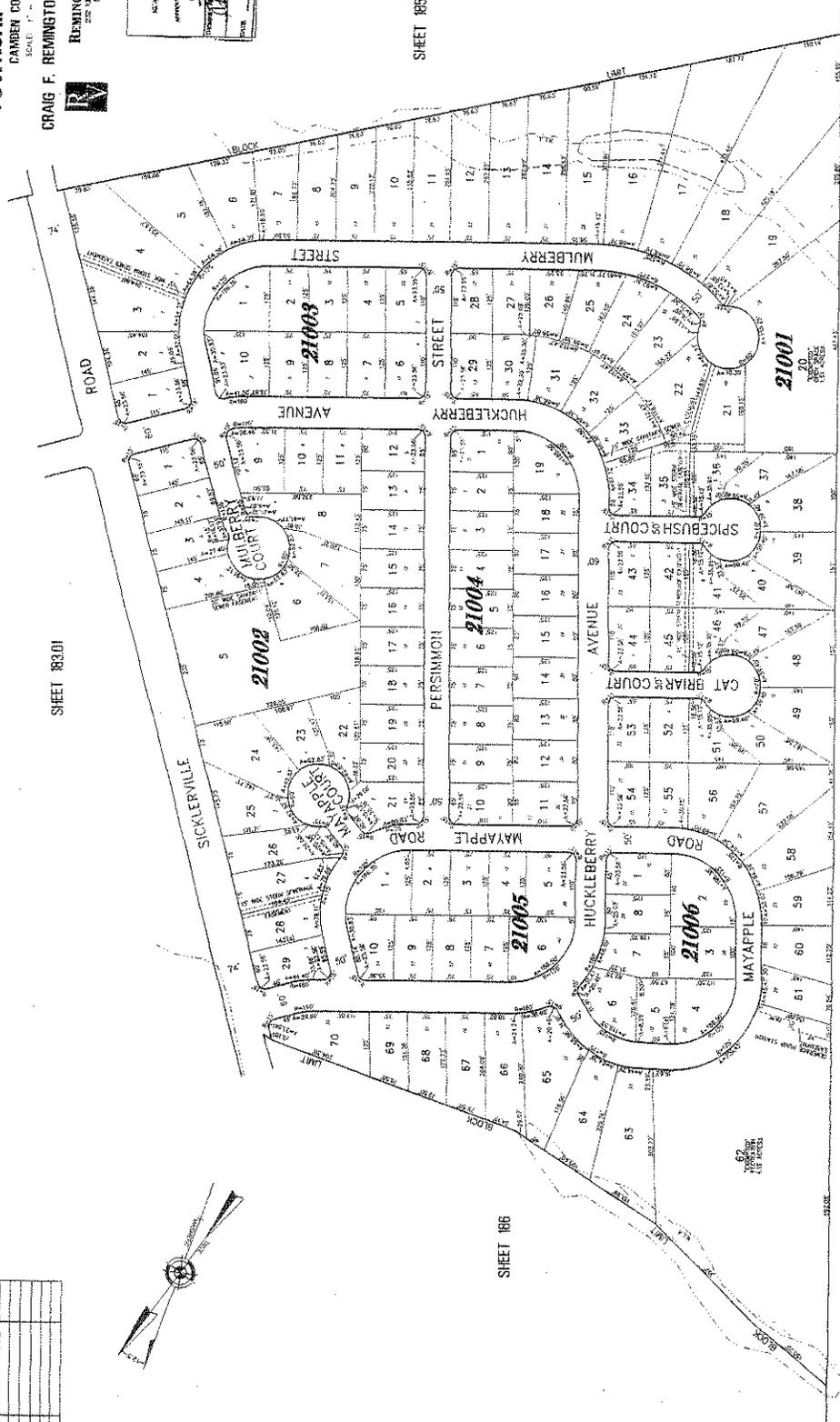
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING TECHNOLOGY (CAD) AND COMPUTER AIDED SURVEYING (CAS)



SHEET 185

SHEET 183.01

SHEET 186



300

ATLANTIC

CITY

EXPRESSWAY

300

SHEET 186



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 19, 2016

APPLICATION No. #162006C

APPLICANT: LISA CROWLEY

PROJECT No. 10126

BLOCK(S): 21002 Lot(S): 18

LOCATION: 18 Persimmon St., Sicklerville, 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

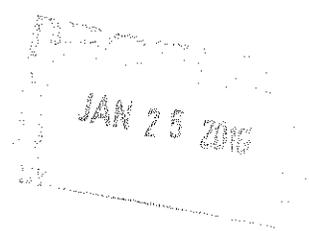
**PURPOSE OF TRANSMITTAL:**

- For Your Review.                      ***Please Forward Report by January 31, 2016***  
 For Your Files.

**ENCLOSED:**

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - 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   
 1/21/16

*No Issues*

Commissioners  
Richard P. Calabrese  
Chairman  
Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

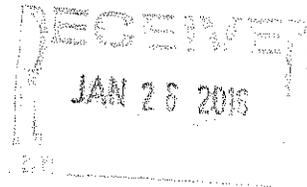
Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

January 22, 2016

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



Re: Application #162006C  
Lisa Crowley  
18 Persimmon Street, Sicklerville, NJ 08081  
Block 21002, Lot 18

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "RJC", written over the printed name of the Executive Director.

Raymond J. Carr  
Executive Director

RJC:mh

311# 65

B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 19, 2016

APPLICATION No. #162006C

APPLICANT: LISA CROWLEY

PROJECT No. 10126

BLOCK(S): 21002 Lot(S): 18

LOCATION: 18 Persimmon St., Sicklerville, NJ 08081

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.      **Please Forward Report by January 31, 2016**  
 For Your Files.

### ENCLOSED:

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  - 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

RECEIVED  
FEB 09 2016

Jeanne  
Please type  
this for  
Ken  
Thanks  
Junk

2-1-16 - JUC Blag - The exterior wall + any roof overhang must be fire rated for 1 hr.

Signature

Please Note the exterior wall must be rated from both the inside + outside when less than 5' from the property line. 2009 IRC Section R 302.1.



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

Date: February 4, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Lisa Crowley

Block: 21002 Lot: 18

Application #: 162006C

RECEIVED  
FEB 09 2016

Note to applicant:

1. The exterior wall & any roof overhang must be fire-rated for 1 hr. Please note: the exterior wall must be rated from both the inside & outside when less than 5' from the property lines, per 2009 IRC section R302.1.

Thank you,

Jim Gallagher  
Building SubCode Official

**TOWNSHIP OF GLOUCESTER**  
**INTER-OFFICE CORRESPONDENCE**



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #162008C**  
**Susan Fago**  
**30 Kendrick Avenue**  
**BLOCK 16004, LOT 1**

**DATE:** February 9, 2016

The Applicant requests approval to install a six (6) foot high wood fence and four (4) foot high chain link fence within the R-1 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-1 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	1 ac.	±0.44 ac. <sup>1</sup>	enc
Minimum lot frontage Kendrick Avenue Orth Avenue	125 ft. 125 ft.	120.28 ft. ±148 ft.	enc yes
Minimum lot depth	200 ft.	±148 ft.	enc
Maximum building coverage	15%	±15% <sup>1</sup>	yes
Maximum lot coverage	30%	±18% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard Kendrick Avenue Orth Avenue	50 ft. 50 ft.	34.77 ft. 10.41 ft.	enc enc
Side yard	25 ft.	±68 ft.	yes
Rear yard	75 ft.	±55 ft. <sup>1</sup>	enc
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 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 wood fence approximately one (1) foot from the front property line along Orth Avenue and a four (4) foot high chain link fence approximately one (1) foot from Kendrick Avenue (40 feet from the cartway is the minimum required).

**§425.M, Limitations on Chain Link**

2. Chain Link Fence: (Provided v. Not permitted)
  - a. "LIMITATIONS ON CHAIN LINK. Chain link fences shall only be permitted in conjunction with utility, telecommunications, manufacturing or warehousing operations, recreational facilities, and institutional uses. Landscaping may be required in conjunction with such fencing."

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:
  - b. 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)).
  - c. 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 variance:

**From Section 425.C(3) to construct a six (6) foot high wood fence approximately one (1) foot from the front property line along Orth Avenue and a four (4) foot high chain link fence approximately one (1) foot from Kendrick Avenue (40 feet from the cartway is the minimum required) and from Section 425.M, Limitations on chain link to a permit a chain link fence (Not permitted).**

**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: Susan Fago  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

K:\ZBA Reviews\Year 2015\FENCES\Reynolds-R3-152016\Rpt\IR\_152016C-R3-Frank and Jeanette Dewar Reynolds.docx

**APPLICATION #162008C**

Susan Fago  
30 Kendrick Avenue  
BLOCK 16004, LOT 1

---

APPLICATION #162008C  
Susan Fago  
30 Kendrick Avenue  
BLOCK 16004, LOT 1

# 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.: 162008C Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 160.00 Project # 10151

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

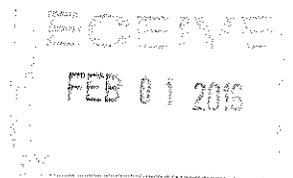
Escr. 150.00 Escr. # 10151

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Susan L. Fago</u> Address: <u>30 Kendrick Ave</u> City: <u>Erial</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 287-7131</u> Fax: ( ) Email: <u>Trehawkids@comcast.net</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Susan L. Fago</u> <u>Kurt F. Fago</u> Address: <u>30 Kendrick Ave</u> City: <u>Erial</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 287-7131</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: R.M Family Contracting  
Address: 6 POTTERSON LANE  
Profession: RAY  
City: SICKLERVILLE  
State, Zip: MO 65751  
Phone: (660) 397-8880 Fax: ( ) -  
Email: \_\_\_\_\_

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

**7. Location of Property:**

Street Address: 30 Kendrick Ave Block(s): 16004  
Tract Area: \_\_\_\_\_ Lot(s): 1

**8. Land Use:**

Existing Land Use: Single family home  
Proposed Land Use (Describe Application): ADD Fencing around back and side yards needed for security of 2 dogs and grandchildren. To allow (chain link fence for back portion and <sup>allow</sup> side fence less than 40' from the road. 1 Foot SET BACK

**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 type="checkbox"/> Condominium <input type="checkbox"/> Rental
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes      (If yes, attach copies)
	<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
Front setback 1	34
Front setback 2	10.41
Rear setback	113
Side setback 1	2 FT
Side setback 2	N/A
Lot frontage	120
Lot depth	125
Lot area	15000 sq ft
Building height	

**Fence Application**

	Proposed
Setback from E.O.P.*1	(2) - Front 1 foot
Setback from E.O.P.*2	BEAR - 1 Foot
Fence type	(Charlinsky) Wood
Fence height	4'

**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.
- 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**

Susan L. Fago  
Signature of Applicant

1/20/16  
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).

1/20/16  
Date

Susan L. Fago  
Signature

Susan L. Fago  
Print Name

Sworn and Subscribed to before me this

20<sup>th</sup> day of January  
2016 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

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

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

**IF YES:**

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

Susan L. Fago Susan L. Fago  
Signature of Applicant

Susan L. Fago  
Print Name

1/28/16  
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 2/24/97, shows and discloses the premises in its entirety, described as Block 16004 Lot 1 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:

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

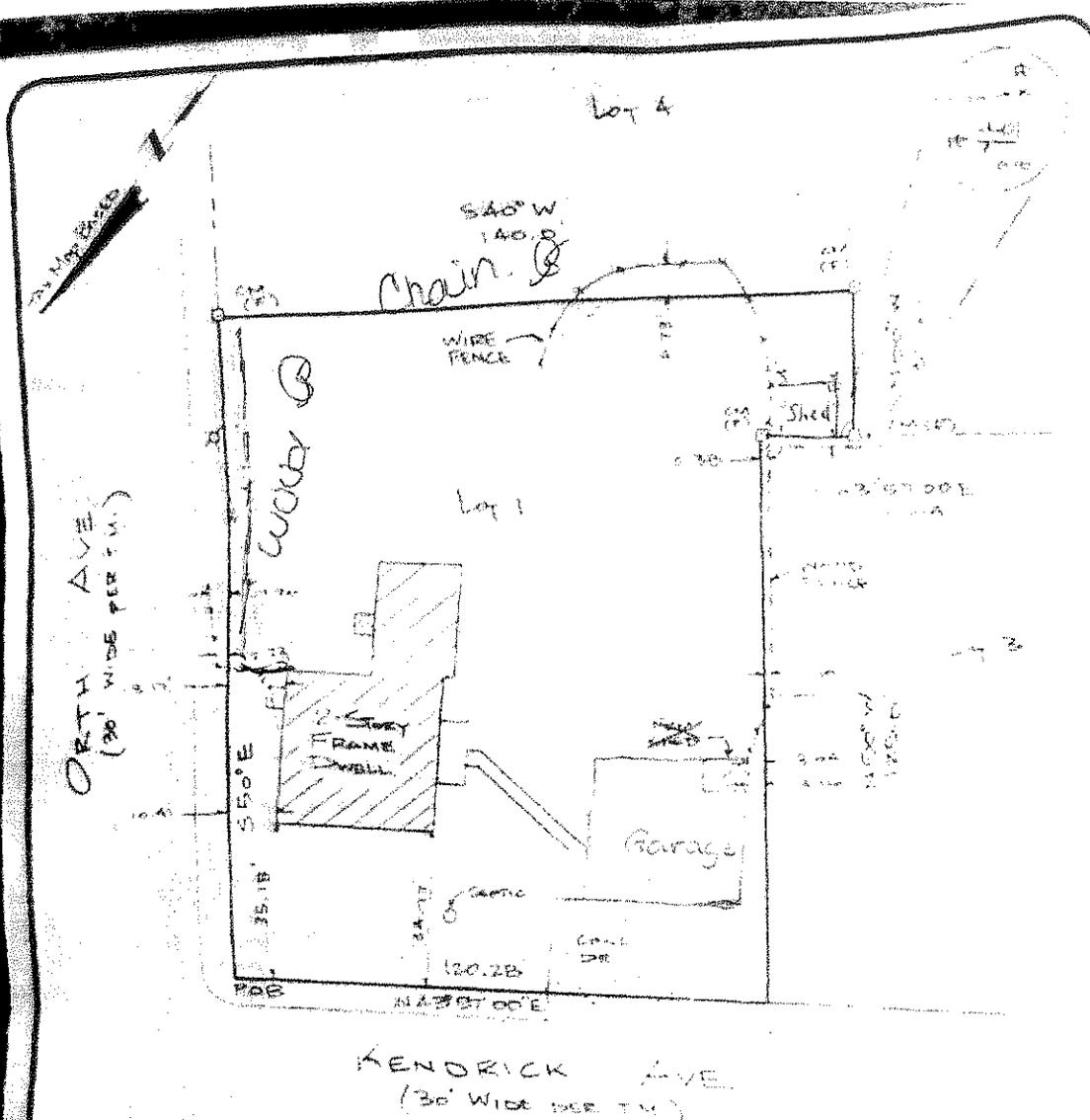
Sworn and subscribed to

On this 20 day of January  
2014 before the following authority.

Susan L Fago  
Name of property owner or applicant

Nancy Lynn Shrader  
Notary public





- OUTBOUND BASED ON LEGAL DESCRIPTION PROVIDED BY OWNER
- BEING LOT 1, BLK 110004, P. 1100, THE MAP.
- NO CORNERS SET AS PER CONTRACT

FEB 01 2001

**Design Land Surveying**

Box 204-B Lakeside Plaza  
 200 RTE 163 Turnersville, N.J. 08012  
 Toll Free Phone 1-800-418-9373  
 Phone (609) 374-1184 - Fax (609) 374-1061

DATE: 2.24.01 SURVEY NO:  
 SEAL: 1-2-Box 1978-10-10  
 DRN: J.L.

SITUATE IN:  
 Twp of Gloucester  
 County of Camden  
 State of New Jersey

CONVEYANCE TITLE GOOD

BY SURVEYOR AND/OR DESIGNER

I, the undersigned, being a duly qualified and licensed Surveyor in the State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the original plat as shown to me, and that the same was prepared by me or under my direct supervision and that I am a duly qualified and licensed Surveyor in the State of New Jersey. The amount of the fee for this plat is \$100.00. I have received the fee for this plat. My commission expires on 12/31/01.

*[Signature]*



# Zoning Permit Denial

30 KENDRICK AVE  
Block/Lot 16004/1

Applicant  
6 Patterson Lane  
Sicklerville, NJ 08081

Real Estate Owner  
FAGO, KURT F. & SUSAN L.  
30 KENDRICK AVENUE  
SICKLERVILLE NJ 08081

*This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard fence.. This application for approval is hereby denied*

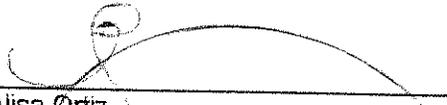
Zone  
R3  
Application is

**Denied**

**Comments on Decision:**

Any fencing along a corner property shall have a setback equal to the existing front yard setback of the principal structure, or forty feet perpendicular from the edge of the cartway or pavement, whichever is greater. A Variance is required by the Zoning Board of Adjustment prior to issuance of permit for the location of fence along Orth Ave.

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

  
Alisa Ortiz  
Zoning Officer  
January 6, 2016

Applic No. 10089

Cut Here

RECEIVED  
FEB 01 2016

**Deliver to...**

6 Patterson Lane  
Sicklerville, NJ 08081





Commissioners  
Richard P. Calabrese  
Chairman

Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara

Joseph Pillo  
Glen Bianchini  
Dorothy Bradley  
Ken Garbowski



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

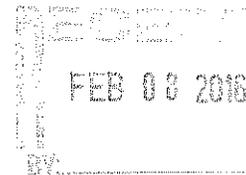
Thomas Leisse, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

February 5, 2016

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



Re: Application #162008C  
Susan L. Fago  
30 Kendrick Avenue, Erial, NJ 08081  
Block 16004, Lot 1

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 "Raymond J. Carr".

Raymond J. Carr  
Executive Director

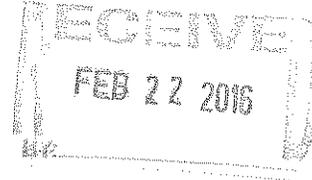
RJC:mh



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

February 19, 2016

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



Re: 1840 P. Cheeseman Road, LLC  
Preliminary/Final Site Plan Use "D" Variance/Minor Subdivision  
Block 14003, Lots 13 & 14  
1840 Peter Cheeseman Road  
Gloucester Township, NJ  
Gloucester File No.: 152041PMSFMSa1DM  
Our File No.: GX16004-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated January 16, 2016.
- B. Township of Gloucester Land Development Application.
- C. A copy of correspondence from Adams, Rehmann & Heggan dated February 3, 2016 with the Township of Gloucester Land Development Ordinance Submission Checklist.
- D. A copy of Stormwater Management and Storm Sewer Design Report and Calculations prepared by Adams, Rehmann and Heggan, dated July 2015 revised January 2016.
- E. Architectural plans for Recovery Centers of America prepared by Thomas E. Hall & Associates dated January 25, 2016.
- F. A copy of a Traffic Impact Study for Recovery Centers of America prepared by Maser Consulting P.A. dated February 5, 2016.
- G. Preliminary and Final Site Plan for Recovery Centers of America prepared by Adams, Rehmann and Heggan, date, July 2015 last revised January 18, 2016.

- H. A copy of the review letter from the Township Fire Chief Rich Donato dated February 10, 2016.
  
- I. A copy of the review letter from the Township EMS Chief/Director Francis W. Pagurek date February 10, 2016.
  - a) Sheet 1 of 16, Cover Sheet;
  - b) Sheet 2 of 16, Information Sheet;
  - c) Sheet 3 of 16, Site Plan;
  - d) Sheet 4 of 16, Grading & SCD Plan;
  - e) Sheet 5 of 16, Drainage & Utility Plan;
  - f) Sheet 6 of 16, Profiles - Storm Sewer;
  - g) Sheet 7 of 16, Profiles Storm & Sanitary Sewer;
  - h) Sheet 8 of 16, Landscaping Plan;
  - i) Sheet 9 of 16, Lighting Plan;
  - j) Sheet 10 of 16, Roadway & Details;
  - k) Sheet 11 of 16, Drainage Details;
  - l) Sheet 12 of 16, Utility Details - Sewer;
  - m) Sheet 13 of 16, Utility Details - Water;
  - n) Sheet 14 of 16, Miscellaneous Details;
  - o) Sheet 15 of 16, Lighting & Landscaping Details;
  - p) Sheet 16 of 16, Soil Erosion & Sediment Details & Notes
  
- J. **We have not received a Minor Subdivision plan in accordance with Section 805 of the Township of Gloucester Land Development Ordinance (LDO) or the New Jersey Title Recordation Act. The Minor Subdivision would also include Lot 14 and needs to be part of the application. This needs to be addressed.**

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

**I. Project Description**

1. The project site is located at 1840 Peter Cheeseman Road (C.R. 759) between College Drive (C.R. 673) and Hickstown Road (C.R. 688) across from Camden County College.
2. The site is known as Block 14003, Lots 13 & 14 as per the Tax Map of the Township of Gloucester.
3. The site is known as St. Pius X Retreat House, which was owned by the Diocese of Camden.
4. The application indicates that the applicant 1840 Peter Cheeseman Road, LLC is the current owner of the properties.
5. The applicant is proposing a Minor Subdivision of Lots 13 & 14 (lot line adjustment) to add 1.19 acres to the existing 26.67 acres of Lot 13.
6. The proposed improvements will be located on the reconfigured Lot 13 of Block 14003.
7. The subdivided Lot 13 will consist of approximately 27.8 acres with frontage on Peter Cheeseman Road (C.R. 759). The lot is located within the Institutional (IN) Zoning District and the Residential (R2) Zoning District.
8. The applicant is seeking Preliminary and Final Site Plan approval along with a use "D" Variance and Minor Subdivision for a two-phase development of a Residential Healthcare Facility / Drug Rehabilitation Facility.
9. The proposed development consists of two phases with the following breakdown:

**Phase One**

- Includes the renovation and expansion of the existing main building to include 125 patient beds, clinical rooms, therapy rooms, offices, kitchen and dining facility, and a cyber cafe. The construction of a treatment center to include additional clinical rooms, therapy rooms, meeting rooms, offices for in-patient services and construction of a gymnasium for physical therapy and treatment.
- Site improvements include the demolition of existing site improvements and creation of a new access onto Peter Cheeseman Road, 130 paved parking spaces along with sidewalks, loading area and stormwater management area.

### Phase 2

- Includes the construction of four treatment center buildings. Each building will consist of four three-story units. The first floor of each unit will contain a group meeting area, a small kitchenette with limited appliances, and a bedroom for the onsite supervisor. The second and third floors of each unit will be comprised of six rooms with two patient beds per room and bathroom facilities. This results in four buildings with a total of 208 patient beds.
  - The applicant is proposing to utilize an existing parking area, constructed of recycled crushed concrete, at the southern extent of the project. This area is proposed to be utilized as overflow parking (116 spaces) for visitors and extra parking for Phase 2 development.
10. The proposed two-phase project consists of 317 patient beds and 16 supervisor beds, totaling 333 beds.
  11. The applicant proposes two access driveways onto Peter Cheeseman Road for the facility. The site plan proposes to eliminate the existing main driveway servicing St Pius Retreat House and construct a new main driveway access onto Peter Cheeseman Road (C.R. 759) for Phase 1 of the project. The Site Plan also proposes to utilize an existing driveway along C.R. 759 as secondary access for Phase 2 of the project. A Traffic Impact Study has been submitted as part of the application.

## II. Zoning/Land Use

1. The site is located within the Institutional (IN) Zoning District and the Residential (R2) Zoning District.
2. The Institutional (IN) district is intended for governmental, educational, charitable, health care and religious uses presently existing within the municipality. Buildings with the IN district are often in a complex or campus form integrating residential, office, recreational, health care, houses of worship, and other ancillary uses with its primary function.
3. The Residential (R2) district is intended for single family detached uses on lots of about a half an acre. Clustering of dwellings to promote the retention of open space is encouraged.
4. The applicant, 1840 P. Cheeseman Road, LLC seeks a Use "D" variance for Phase 2 of the project for the development of the four treatment center buildings in

connection with a residential healthcare facility/drug and alcohol rehabilitation facility and Major Site Plan Approval for Phases 1 and 2 of the project.

5. The applicant should provide a breakdown of site coverage with respect to Phases 1 and 2.
6. We defer review of the Use "D" Variance and conformance with the area, yard, and bulk requirements of the Ordinance to your office.

### III. Traffic and Parking

1. The existing site has two ingress/egress driveways located along C.R. 759. The site plan proposes to eliminate the existing main driveway servicing St Pius Retreat House and construct a new main driveway access onto C.R. 759 as part of Phase 1 of the project. The Site Plan also proposes to utilize an existing driveway along C.R. 759 as secondary access for Phase 2 of the project.
2. In accordance with Section 510.K.4 of the LDO, all entrance and exit drives are to be designed to allow for the turning movements of the AASHTO WB-50 design vehicle, without encroaching on opposing lanes of traffic in the public streets. A reduced design standard may be allowed when it can be demonstrated that said type vehicles will not access site at a specific driveway. This should be reviewed.
3. The applicant should include an existing conditions plan and demolition plan as part of the application.
4. The applicant should provide concrete curb and sidewalk along the entire frontage of the project in accordance with Section 516 of the LDO.
5. As part of the removal and relocation of the main entrance driveway to the site, the applicant is proposing pavement widening, curb and modified striping along C.R. 759. We defer review to the Camden County Division of Engineering.
6. The applicant should review the circulation of delivery trucks throughout the site. It appears that it will be difficult for delivery and trash trucks to maneuver around the loading area and trash enclosure at the "dead end" driveway at the proposed gym. This should be addressed.
7. Section 509.A of the LDO indicates that off-street loading spaces be a minimum width of 12 feet and length of 60 feet. The site plan indicates a loading area of 8 feet and length of 60 feet. This should be addressed.

8. Section 510.J.1 indicates that curbing is required around the perimeter of all parking. Portions of the parking areas are not curbed. This would require a design waiver.
9. The applicant is proposing to construct Belgian Block Curb for the proposed islands throughout the proposed parking area in Phase 1.
10. Section 507.C.4 of the LDO indicates that an eight foot wide landscaped median shall be provided. Dimensioning of the proposed landscaped medians should be provided.
11. The applicant should provide additional details for the proposed handicapped parking stalls and handicap ramps.
12. The applicant indicates 130 parking spaces (7 handicapped) are proposed as part of the Phase 1 improvements; however, the site plan show 129 spaces. This should be addressed.
13. The applicant indicates that there are 116 parking spaces behind the proposed Phase 2 treatment buildings; however the site plan shows 129 spaces. This should be addressed.
14. The applicant indicates that the 116 parking spaces consist of an existing recycled concrete parking lot, constructed by Camden County College. A site visit indicates that this area is in very poor condition and has vegetation growth. This parking area should be revised to meet the requirements of Section 510 of the LDO.
15. There are no dimensions or details for Performance Standards, Grading, Landscaping and Buffering, Lighting, Sidewalks, Curbs, Gutters, Pedestrian Ways, Stormwater Collection and Management for the 116 space parking area. Additionally, it appears that the access driveway for some of the spaces will be located on the adjoining lot. This parking area needs to be in conformance with Article V, Performance and Design Standards of the Township of Gloucester Land Development ordinance.
16. The applicant should indicate if the remainder of the existing parking lot on Lot 14 will remain or if it will be removed and stabilized.
17. The applicant indicates that there are a total of 246 parking spaces for full build out of the project including Phase 1 & Phase 2. The applicant has provided a parking space analysis for the site as listed on Sheet 2, Note 9 as follows:
  - a. Employees = 94 employees (max) 3 shifts – provide 97 parking spaces.
  - b. Visitors = 1 parking space per five (5) occupants – provide 25 parking spaces.

- c. Patients of treatment center Phase 2 = 1 parking space per two (2) beds = provide 96 parking spaces.
  - d. Staff member in each treatment center = 1 parking space per member (12) – provide 12 parking spaces.
  - e. Total required parking to operate the facility = 230 spaces.
18. The Traffic Impact Study also provided a breakdown for required parking (233 total parking spaces) based on site characteristics as follows:
- a. Hospital = 1 parking stall per 3 beds =  $120 \text{ beds} / 3 = 40$  parking spaces required;
  - b. Employees = 1 parking stall per employee = 97 employees = 97 parking spaces required;
  - c. Treatment Buildings = 1 parking stall per 2 beds =  $192 \text{ beds} / 2 = 96$  parking spaces required;
19. The Traffic Impact Study indicates that the proposed parking supply of 257 parking spaces exceeds the 233 parking spaces required based upon Municipal Requirements and Site Characteristics.
- a. The applicant should address the parking space inconsistencies between the plans and the Traffic Impact Study.
  - b. The Traffic Impact Study should indicate what reference material was used to determine the projected “Site Characteristics” parking calculation.
20. The applicant should provide separate a parking schedule for the Phase 1 improvements and the Phase 2 improvements.
21. Based on previous testimony regarding the proposed use of the Treatment Facility, the applicant should consider providing 1 parking space per bed when calculating proposed parking.
22. The Traffic Impact Study includes Manual Turning Movement Counts (MTCs) for the following four intersections:
- a. Peter Cheeseman Road (C.R. 759) and Hickstown Road C.R. (688)
  - b. Peter Cheeseman Road (C.R. 759) and College Road (C.R. 673)

- c. Peter Cheeseman Road (C.R. 759) and Madison Drive (CCC access)
  - d. Peter Cheeseman Road (C.R.) 759) and Ring Road (CCC access)
23. The MTCs were conducted on a typical weekday in April 2015, between the hours of 7 AM and 9 AM and then from 4 PM to 6 PM.
  24. The Traffic Impact Study concludes that in full-build conditions the studied intersections will operate near no-build conditions with Level of Service of "B" and "C".
  25. The Traffic Impact Study concludes that the proposed intersection of C.R.759 and the Site Driveway will operate at Level of Service "B" for AM peak hours and Level of Service "C" for PM peak hours.
  26. The Traffic Impact Study concludes that the proposed intersection of C.R.759 and the Overflow Parking Driveway will operate at Level of Service "B" for both AM peak hours and PM peak hours.
  27. The applicant is proposing to relocate the main driveway entrance and reconfigure the proposed parking areas. The proposed pavement design exceeds the ordinance requirements (Section 510.H.3) for areas to be used for automobile traffic except for infrequent small truck deliveries.
  28. The applicant is proposing to utilize the existing pavement as a base course where feasible. Where the existing pavement is to be utilized, a surface course is to be overlaid with an average depth of two inches.
  29. The applicant should indicate how they have determined the existing pavement conditions (thickness), since they are proposing to utilize the existing pavement as a base course.
  30. We recommend that a demolition plan be prepared which shows the extent of pavement removal proposed. The demolition should consider areas of existing pavement and light standards which are to be removed as well as areas that need to be removed for the proposed improvements.
  31. The applicant is proposing a ten foot wide emergency access path using 6" of course aggregate with 2" of topsoil and grass cover behind two of the Phase 2 treatment buildings.
  32. The applicant should address comments listed in the review letters from the Township Fire Chief and the Township EMS Director.

33. The applicant should indicate the status of Title 39 on the property.

#### IV. Grading and Drainage

1. It appears that the existing site does not have structural stormwater management measures. Portions of the site drain overland towards Peter Cheeseman Road and other portions drain towards the Holly Run stream corridor.
2. The applicant is proposing a stormwater management system consisting of a series of manholes, inlets and pipes discharging into a proposed infiltration/detention basin located at the northerly side of the site.
3. Runoff flow out of the basin will discharge through the proposed outfall structure into an existing ravine channel, which outlets into Holly Run.
4. The applicant's calculations estimate that the water in the basin will be approximately 3 feet deep during the 100-year storm event.
5. Section 517.H.3 of the LDO requires that side slopes of 4:1 or flatter shall be provided where practical. It appears that the applicant meets this requirement; however a detail of the basin construction should be provided.
6. A portion of the stormwater management basin is located with the Residential (R2) Zoning District. We defer any associated implications to your office.
7. The applicant is proposing a berm along the southern property line, which will impound runoff in order to attenuate runoff flow on to the adjacent property and roadway. Any proposed system utilized to attenuate runoff should be designed to meet the design requirements of the LDO and New Jersey Stormwater Best Management Practices (BMP) Manual, including but not limited to soils analysis, drain time, freeboard, etc. This should be addressed.
  - a. The path of overflow should be indicated.
  - b. The applicant should review the feasibility of connecting this area to the larger basin.
8. The stormwater management calculations should be revised to address the following items:

- a. The hydrologic calculations should be revised to separate the runoff produced by impervious surfaces and pervious surfaces separately for the water quantity and water quality analyses. It is unclear whether this was done.
  - b. The minimum time of concentration should be six minutes.
  - c. The maximum length of sheet flow shall be 150 feet, in accordance with the NJ stormwater BMP manual.
  - d. The stormwater management analysis should be revised to account for all portions of the development, including the parking lot on the southern portion of the site.
  - e. Drainage areas DA-2, DA-3 and DA-4, in pre- and post-development conditions, should be revised to only include areas affected by the project.
9. The pre- and post-development drainage area maps should be revised as follows:
- a. The time of concentration paths should be shown.
  - b. Drainage Areas 1 and 3 (Undetained) vs. (Detained) should be more clearly delineated on the plan.
  - c. Sub-drainage areas should be shown on the plans.
  - d. These plans should be revised to be full scale (24 x 36 inch plans).
10. It is unclear which portions of the buildings will drain to the proposed basin and which will drain directly offsite. This should be clarified. Additionally, details should be added to the plans to detail how this will be accomplished.
11. Section 517.J.4 of the LDO requires that fencing be provided for the full perimeter of the basin. There is no fencing proposed around the proposed basin. A design waiver would be required.
12. The Stability Analysis discussion in the stormwater management report indicates that erosion matting will be added downstream of the basin outfall, from the outlet protection down to the wetlands line at the bottom of the ravine channel. However, the plans do not appear to indicate the same. This should be clarified.
13. We offer the following comments with regard to the soils analysis within the proposed basin:

- a. There are multiple test pits indicated as "TP-A" and "TP-C. Additional data should be provided to distinguish the test pits in the soils data portion of the stormwater management report.
  - b. It appears that the elevations provided for each test pit do not correspond with the base map data. This should be reviewed.
  - c. There are a number of test pits that exhibited hydraulically restrictive soil. This should be addressed.
  - d. It appears that there is no permeability data for "TP-E." This should be confirmed.
14. The stormwater management report should address compliance with NJAC 5:21-7.8(d)4, including but not limited to berm height, stability and seepage.
  15. The applicant should address compliance with the nonstructural stormwater management strategies provisions of the stormwater management rules, NJAC 7:8-5.3.
  16. The applicant should provide calculations to support compliance with the groundwater recharge provisions of the stormwater rules, i.e. a groundwater recharge spreadsheet or a runoff volume summary table.
  17. Since there are multiple drainage areas with multiple points of discharge on site, the applicant should address compliance with the water quality provisions of the stormwater rules, in accordance with NJAC 7:8-5.5(d).
  18. The applicant should submit a stormwater management maintenance plan in accordance with NJAC 7:8-5.8.
  19. The plans indicate that the basin will include a 6" layer of "septic sand." Specifications for the sand should be added to the plan in accordance with the NJ BMP Manual.
  20. We recommend that the stormwater piping be added to the Grading Plan.
  21. The stormwater management report (Page 4) discusses the impact of the proposed stormwater management system on Holly Run. This should be expanded to address any potential impact on surrounding structures, etc.
  22. A trash rack (with a detail) in accordance with NJAC 7:8-6.2 and Section 517.M of the LDO should be provided for the proposed outlet structure.

23. The notation for the scour hole on the Grading Plan indicates a 12" depth. This is inconsistent with the thickness indicated on the plan and detail. This should be reviewed.
24. Section 506.A.1 of the LDO requires that improved surface areas have a minimum grade of 1.0%. There are some areas in the proposed parking area where grades are less than 1%. This should be reviewed.
25. Finished grade elevations should be provided at the corners of the proposed treatment center buildings.
26. It appears that low areas will be created by the proposed improvements, specifically between the proposed Cyber Café addition and the parking area and between the proposed building addition, the circle and the proposed parking area. This should be reviewed.
27. The applicant is proposing polyethylene pipe, 12" or larger, to manage stormwater throughout the site. According to Section 517.C.3, a design waiver would be required.
28. It appears that the applicant is specifying sanitary pipe to be used for the stormwater system. This should be reviewed. Any corrugated polyethylene pipe should have a smooth interior wall.
29. The proposed handicap accessible parking spaces throughout the site should be reviewed for compliance with ADA requirements. Additional detail is required at all locations.
30. The inlet grate details should be revised to be consistent with the NJDEP Phase II stormwater management rules, i.e. opening sizes, markings.
31. In accordance with Section 517.H of the LDO, an easement should be provided to allow the Township to enter, inspect, and maintain the basin in an emergency situation, with the costs being charged to the owner.
32. A post-construction percolation or permeability test is required to verify the design infiltration rates have been obtained. A note should be added to the plan stating the same.
33. A note should be added to the plans to address the requirements of Section 517.J.8.

#### V. Buffering, Landscaping, and Lighting

1. The applicant has provided Lighting and Landscaping Plans. The landscaping plan proposes shade trees, evergreen trees, ornamental trees, shrubs, grasses and groundcover.
2. Proposed lighting consists of typical "shoebox" type lighting as well as decorative "acorn" style lighting in the parking areas. "Wall Sconce" type lighting is also proposed on the treatment center building to illuminate pedestrian walkways.
3. In accordance with Ordinance Section 508.F.2, the maximum average illumination on the pavement within the parking lot shall not exceed two foot-candles. The applicant should indicate the maximum average illumination in foot-candles on site.
4. In accordance with Ordinance Section 508.F.4, a maximum of 0.24 foot-candles is permitted at any property line and/or right of way. The applicant should address this, especially along Peter Cheeseman Road.
5. In accordance with Ordinance Section 508.F.6, the lighting plan should take into consideration the hours of operation of the proposed use. Lights should be designed so that they can be reduced or turned off when they are not necessary. The applicant should comment on this and lighting restrictions at off peak hours.
6. Portions of the pedestrian walkways are shown to have 0.0 foot-candles illumination. This should be reviewed.
7. In accordance with Ordinance Section 507.4.b, an underground irrigation shall be provided. A design waiver may be required.
8. The plans indicate that the owner will mark all specimen trees to be saved during construction and that the Township Engineer and Township Planner shall be present.
9. We defer further review of buffers, lighting and landscaping to your office.

#### VI. Miscellaneous

1. Since the applicant is proposing to phase the project, a complete phasing plan should be submitted to address all components of the site plans. The plan should provide detail in order to fully engineer the phases of the project, so that each phase can be constructed independent of the other phase.
2. We defer review of signage to your office.

3. The following required items have not been submitted as part of the application:
  - a. An Environmental Impact Report;
  - b. Approval and documentation from the New Jersey Department of Environmental Protection;
  - c. A Minor Subdivision Plat prepared by a licensed New Jersey Land Surveyor;
  - d. A Boundary Survey prepared by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission;
  - e. Submittal of an Environmental Constraints Map.
4. It appears that the applicant has not addressed compliance with the Flood Hazard Area Control Act. There is a regulated flood hazard area and riparian zone associated with the Holly Run stream corridor. The extent of these areas should be determined and verified by the NJDEP. It is possible that the riparian zone impacts the development. This should be addressed.
5. Note 5 under "Watershed Wetlands Data" indicates that the applicant is pursuing a General Permit 10 from the NJDEP for a new stormwater outfall, presumably placed within the wetlands. Although the plans do not show an outfall extending to the wetlands area. This should be clarified.
6. It appears that the project will require approval from the Camden County Planning Board, Camden County Conservation District and NJDOT. Copies of approval should be provided to our office once received.
7. The applicant should discuss other approvals currently being sought and the status of those approvals.
8. In accordance with Section 801C, the removal of soil for sale or use other than for the premises from which the soil shall be taken in conjunction with site plan (whether the same be minor or major) shall be subject to the provisions of the Gloucester Township Soil Removal Ordinance, Chapter 71 of the Code of the Township of Gloucester. A note should be added to the plan, indicating that "No topsoil shall be removed from site or to be used as spoil, unless pursuant to a Soil Removal Permit."
9. The project site has access to existing municipal sewer and water facilities. Extension and connection to these facilities are proposed as part of the application. It should be noted that our office did not review any aspect of the proposed water or

Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
1840 P. Cheeseman, LLC  
February 19, 2016  
Page 15 of 15

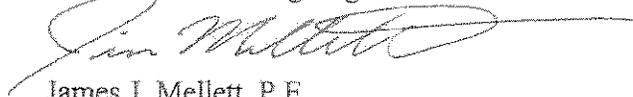
sanitary sewer connections. Approval of the same is required from the Gloucester Township Municipal Utilities Authority.

10. Prior to commencement of any site work, the applicant must schedule a pre-construction meeting with the Township Engineer's Office. A note stating the same should be added to the plans.
11. Based upon the concerns noted in our letter, we reserve the right to provide further review of the Site Plans and calculations upon submission of revised documents.

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

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

Very truly yours,  
Churchill Consulting Engineers



James J. Mellett, P.E.  
Associate

JJM:gw:tb

cc: Gloucester Township Zoning Board Chairman and Members (via email)  
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)  
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)  
1840 Peter Cheeseman Road, LLC, Applicant  
Mr. Jack Plackter, Esq. (via email)  
Mr. Theodore Wilkinson, PE (via email)  
Mr. Matthew Zochowski, Camden County (via email)

# TOWNSHIP OF GLOUCESTER

## Interoffice Correspondence

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**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #152041PMSFMSa1DM Escrow #9708**  
**1840 P. Cheeseman Road, LLC**  
**BLOCK 14003, Lot 13 and 14**  
**1840 Peter Cheeseman Road**

**DATE:** February 16, 2016

The Applicant requests use variance preliminary and final major site plan, and minor subdivision approval to renovate the existing St. Pius Retreat House for a "Residential Healthcare Facility/Drug & Alcohol Rehabilitation Facility" within the IN – Institutional District. The project is located on the east side of Peter Cheeseman Road south of College Drive.

The plans have been reviewed and the following comments are offered for your consideration.

- Applicant/Owner: 1840 P. Cheeseman Road, LLC, 2701 Renaissance Boulevard, King of Prussia, PA 19406.
- Engineer: Theodore Wilkinson, PE, Adams, Rehmann & Heggan Associates, Inc., 850 South White Horse Pike, P.O. Box 579, Hammonton, NJ 08037-2019 (telephone #609-561-0482).
- Traffic Engineer: S. Maurice Rached, PE, PTOE, Maser Consulting, P.A., 1000 Waterrview Drive, Suite 201, Hamilton, NJ 08691 (telephone#609-587-8200).
- Environmental: Penn E&R, Environmental & Remediation, Inc., 2755 Bergey Road, Hatfield, PA 19440 (telephone #215-997-9000).
- Architect: Thomas E. Hall, Thomas E. Hall & Associates, Inc., 240 Conestoga Road, Wayne, PA 19087 (telephone #610-293-9900).
- Attorney: Jack Plackter, Esq., Fox Rothschild, Midtown Bldg., Ste. 400, 1301 Atlantic Avenue, Atlantic City, NJ (telephone #856-572-2236).

### **I. INFORMATION SUBMITTED**

1. Adams, Rehmann & Heggan Associates, Inc. Traffic Study Transmittal Letter dated 02/08/16.
2. Adams, Rehmann & Heggan Associates, Inc. Revised Checklist Transmittal Letter dated 02/03/16.
3. Adams, Rehmann & Heggan Associates, Inc. Application Transmittal Letter dated 01/25/16.
4. Adams, Rehmann & Heggan Associates, Inc. Original Application Transmittal Letter dated 7/15/15.
5. Traffic Impact Statement, as prepared by Maser Consulting, P.A. dated 02/05/16.
6. Summary Report of Environmental Conditions, as prepared by Penn E&R dated 7/29/15.
7. Stormwater Management and Storm Sewer Design, as prepared by Adams, Rehmann & Heggan Associates, Inc. dated July 2015, last revised January 2016.

8. Alta Survey, as prepared by Land Dimensions Engineering comprising one (1) sheet dated December 2014, last revised 6/05/15.

9. Floor plans, as prepared by TEH Architects consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
A-1.0	Floor Plan and Font Elevation: Main Building	01-25-16
A-1.1	Floor Plan and Font Elevation: Patient Wing, Out-Patient Center, and Fitness Center	01-25-16
SK-1.0	Floor Plan: Out-Patient Center – Option A	01-11-16
SK-1.1	Elevations: Out-Patient Center – Option A	01-11-16

10. Engineering plans, as prepared by Adams, Rehmann & Heggan Associates, Inc. consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	01-18-16
2	Information Sheet	01-18-16
3	Site Plan	01-18-16
4	Grading Plan & SCD Plan	01-18-16
5	Drainage & Utility Plan	01-18-16
6	Profiles – Storm Sewer	01-18-16
7	Profiles – Storm & Sanitary Sewer	01-18-16
8	Landscaping Plan	01-18-16
9	Lighting Plan	01-18-16
10	Roadway and Details	01-18-16
11	Drainage Details	01-18-16
12	Utility Details – Sewer	7-20-15
13	Utility Details – Water	7-20-15
14	Miscellaneous Details	7-20-15
15	Lighting & Landscaping Details	7-20-15
16	Soil Erosion & Sediment Details & Notes	9-18-15

## II. ZONING REVIEW

1. A Residential Substance Abuse Treatment Facility is a permitted use in the IN - Institutional District as approved by Zoning Board of Adjustment resolution #142050BD adopted March 11, 2015.

2. The proposed four residential treatment centers were determined not a permitted use as per Zoning Board of Adjustment Resolution #152041A, adopted February 10, 2016.

ZONE: IN – Institutional District [§419].

Description	Other Use	Proposed	Complies
Lot size (min.)	5 acres	27.86 acres	yes
Lot frontage (min.)	400 ft.	1,292.60 ft.	yes
Lot width (min.)	400 ft.	1,214.00 ft.	yes
Lot depth (min.)	400 ft.	921.86 ft.	yes
Tract Perimeter Setback (min.)	100 ft.	100 ft.	yes

Front yard (min.) – Treatment Center	100 ft.	100 ft.	yes
Side yard (min.)	10 ft.	481 ft.	yes
Side yard (min.)	10 ft.	100 ft.	yes
Rear yard (min.)	10 ft.	493 ft.	yes
Building coverage (max.)	20%	7.2%	yes
Lot Coverage (max.)	55%	< 15%	yes
Building height (min.)	4 stories or 60 ft., whichever is less	3 stories	yes
<b>Parking (min.)</b> 1 sp/3 beds – out-patient (150) 1 sp/1 bed – Treatment Center (208) <sup>1</sup> plus 1 per employees on a shift, plus 1 per visiting doctor <b>Total</b>	<b>50 spaces</b> <b>208 spaces</b> <b>94 spaces</b> n/p <b>&gt; 352 spaces</b>	<b>246 spaces</b>	<b>no*</b>
From any right-of-way (min.)	50 ft.	50 ft.	yes
From Side Property Line (min.)	50 ft.	> 50 ft. <sup>2</sup>	yes
From Rear Property Line (min.)	50 ft.	> 50ft. <sup>2</sup>	yes

<sup>1</sup> = Recommendation based on proposed bedroom occupancy.

<sup>2</sup> = Based on scaled data.

n/p = Not provided.

### 1. Free-Standing Signs

SIGN STANDARDS (FREE-STANDING)			
Description	Required	Proposed	Conforms
Number (max.) - §426.BB(2)	1	1	yes
Area (max.) - §426.R(1) – Adjacent residential	20 sf	20 sf	yes
Height (max.) - §426.BB(2)	6 ft.	n/p	---
Property line setback - §426.BB(3)	10 ft.	15 ft. <sup>1</sup>	yes

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

n/p = Not provided.

### 2. Facade Signs

- a. The instant application does not include façade signs.

### III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with preliminary and final major site plan, minor subdivision, and variance as per §817, Submission Checklist. The Applicant must provide the following required checklist items or request a waiver.

#### **Waiving underlined comments is not recommended**

1. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
  - a. The Applicant must provide professional testimony and a complete Environmental Impact Statement as per §816, Environmental Impact Statement.
    - i. The submitted Summary Report of Environmental Conditions, as prepared by Penn E&R dated 7/29/15 provides limited information that is required by the Land Development Ordinance.
2. Four (4) copies of the Recycling Report. [Checklist #8].
  - a. The Applicant must provide testimony and report to address recycling requirements for the proposed development.
3. "Minor Subdivision Plat for (*Name Development*)" [Checklist #14(b)].
  - a. The plan title shall be revised to include "minor subdivision."
4. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].
  - a. The ALTA Survey by Land Dimensions Engineering was completed on December 15, 2014.
5. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
  - a. The plan shall be revised to update the list, which includes property owners within 200-feet of Lot 14.
6. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].
  - a. The plan shall be revised to provide the number of visiting doctors, if any, to determine required parking as per §510, Off-Street parking (Hospital).
7. 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].
  - a. The plans shall be revised to label the sign height of the proposed free-standing sign.
  - b. The plans must be revised to provide correct dimensions for a 20 sf sign.
8. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
  - a. The plans shall be revised to label the "Zoning Board of Adjustment."
9. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
  - a. The plans must be revised to provide two (2) permanent benchmarks.

10. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
11. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
  - a. Defer to the Board Engineer.
12. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
  - a. Defer to the Board Engineer.
13. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations. [Checklist #65].
  - a. The Applicant shall provide testimony regarding this checklist requirement as it applies to Holly Lake, which appears to be within 500 feet of the proposed development.
14. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system. [Checklist #66].
  - a. Defer to the Board Engineer.
15. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
16. Acceleration/deceleration lanes. [Checklist #75].
  - a. The applicant shall provide professional testimony to address the requirement, if any, for acceleration/deceleration lanes.
17. Fire lanes [Checklist #77].
  - a. Defer to Fire Marshal.
18. Sidewalks and bike routes [Checklist #83].
  - a. The plan shall be revised to provide concrete sidewalks along the frontage of Peter Cheeseman Road.
19. Streetlights. [Checklist#90].
  - a. The plans shall be revised to provide location of existing and proposed streetlights.
20. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
  - a. Defer to the Board engineer.
21. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
  - a. Defer to Board Engineer.

#### **IV. VARIANCE COMMENTS**

The application as submitted requires the following variances:

1. A use variance for the proposed four residential treatment centers as per Zoning Board of Adjustment Resolution #152041A, adopted February 10, 2016.
2. Parking: (246 spaces provided v. > 352 spaces or more minimum required).

- a. The Applicant must clarify the number of bedrooms in the Main Building where the support documents provide conflicting data: Narrative 125 beds, Architect 150 beds, and Traffic Engineer 120 beds.

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

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested bulk 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)).

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

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

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

#### NEGATIVE CRITERIA

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

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

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

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

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

YEAR	ZONING DISTRICT
June 17, 1957	Industry
April 07, 1961	Industry
August 25, 1967	Industry
June 01, 1969	B – Residential (1 acre)
January 1978	INS – Institutional
September 21, 1983 (O-83-26)	I - Institutional
September 1999	I - Institutional
December 10, 2002	I - Institutional
January 27, 2003 – Present (O-03-03)	IN - Institutional

2. The following is a description of the Public/Quasi-Public (P) Land Use Classification within the Master Plan, adopted June 29, 1999.

“Governmental, educational, religious, fraternal, and other institutional uses are included in the Public and Quasi-Public land use category. Religious and fraternal uses on one acre or less lots have been included in the surrounding land use, rather than being mapped individually. All of these uses are mapped on the Community Facilities Plan. This category does not include land proposed for parks or conservation purposes. These are included in the following two land use categories.”

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

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

1. Master Plan
  - a. Consistency of the proposed “Residential Healthcare Facility/Drug & Alcohol Rehabilitation Facility” with the criteria of the aforementioned Public/Quasi-Public (P) land use classification of the master plan.
2. Zoning
  - a. Consistency of the proposed “Residential Healthcare Facility/Drug & Alcohol Rehabilitation Facility” with the specific intent of the IN - Institutional Zoning District.
3. General Planning
  - a. The Applicant should provide professional testimony to address the licensing requirements of the State for the proposed Treatment Centers, namely, the applicable license(s) and what is permitted and prohibited by the license to understand the proposed use (Narrative page 3, para 1).
  - b. The Applicant should provide professional testimony to address how use of the proposed Treatment Centers provide “long-term rehabilitation of disabled persons suffering from addiction” (Narrative page 3, para 4).

- c. The Applicant should provide professional testimony to address the general occupancy of the Treatment Centers, including but not necessarily limited to the proposed "Group Area," Dining Area," "Servery Area," minimum and maximum length of stay, personal vehicle access, visitors, curfews, if any, and other information the Applicant may deem appropriate to describe the proposed land use.

## **V. MINOR SUBDIVISION PLAN REVIEW COMMENTS**

1. There is insufficient information to complete a review of the proposed minor subdivision (re-subdivision).
  - a. The plan must be revised to provide the Land Development Ordinance and NJAC 13:40 et. seq. requirements, including signed and sealed by a NJ Licensed Land Surveyor, for the proposed minor subdivision.

## **VI. PRELIMINARY AND FINAL MAJOR SITE PLAN REVIEW COMMENTS**

1. The plans must be revised to address landscaping to enhance the appearance of the Phase 2 area after site clearing and grading and before development as per §507.A, Landscaping.
2. The plans must be revised to provide a minimum of 278 on-site trees (10 trees/ac.) as per §507.A(5)(a), Location of Plantings.
  - a. The plans only provide 139 deciduous and evergreen trees.
2. The Applicant shall provide testimony to the Board's satisfaction that sufficient natural buffer exists between the proposed development and existing residential uses and zoning districts as per §507.B, Buffering.
  - a. Residential uses and the R-2 Residential District exist adjacent the proposed development; however, the submitted plan does not address the buffer requirement.
3. The plans must be revised to provide street shade trees along the frontage of Peter Cheeseman Road forty (40) feet on-center as per §507.D(4), Recommended Plantings.
4. The plans shall be revised to provide information regarding lighting within 100-feet of the subject property as per §508.G(1), Lighting.
5. The plans shall be revised to provide a minimum loading area of 12' x 60' as per §509.A, Off-Street Loading.
6. The plans must be revised to provide all performance and design standards including pavement, landscaping, lighting, curbing, stormwater management, etc. for existing the DGA parking area as per §510, Off-Street Parking.
7. The Applicant must address and the plans revised to identify the number of visiting doctors to confirm adequacy of the proposed number of parking spaces as per §510.A, Off-Street Parking.
8. The plans must be revised to provide curbing around the perimeter of all parking areas and traffic circulation areas as per §510.J, Curbing.
  - a. It's recommended the Applicant consider using Belgian block curb, which, is compatible with the existing natural environment, proposed ornamental lighting, and landscaping.
9. The proposed trash enclosure/recycling areas must be designed in accordance with §510.L, Refuse/Recyclable Storage Areas.
  - a. The Applicant must provide testimony that the trash enclosure is sufficiently sized to accommodate the proposed uses.

10. The plan must be revised to provide concrete curb and sidewalks along the frontage of Peter Cheeseman Road as per §516, Sidewalks, Curbs, Gutters, & Pedestrian Ways.

## **VII. GENERAL COMMENTS**

It's recommended the following items be provided in a revised major site plan and subdivision plan for a project of this complexity:

1. An Overall Plan sheet that incorporates the entire site development.
2. A Demolition Plan that clearly depicts all areas to be cleared and demolished.
3. A revise Minor Subdivision Plan that includes all property boundaries, new lot lines, lot lines to be removed, lot areas, front, side, rear yards, etc. (See Land Development Ordinance and NJAC 13:40 et. seq.).
  - a. It would appear the minor subdivision boundary line must be revised to include the DGA parking area, which is required to have pavement, landscaping, lighting, curbing, stormwater management, etc. for existing DGA parking area as per §510, Off-Street Parking.
  - b. The plan must be revised to address reclamation of remainder of DGA parking area following site development.
    - i. Parking as a principal use requires a use variance.
4. The Applicant should clearly address site development of Phase 2.

## **VIII. TRAFFIC IMPACT STATEMENT COMMENTS**

The applicant must provide professional testimony and revise the Traffic Impact Statement to address the following omitted items as per §815, Traffic Impact Report.

1. The location of transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).
5. Schematic plan for any recommended improvements as per §815.A(4)(d).

## **IX. ENVIRONMENTAL IMPACT STATEMENT COMMENTS**

1. The submitted Environmental Conditions report only provides limited information and does not adequately address the requirements of §816, Environmental Impact Statement.
  - a. The applicant must provide professional testimony and provide an Environmental Impact Statement as per §815, Traffic Impact Statement.

## **X. 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.*

## **XI. RECOMMENDATIONS**

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

There are no further comments regarding the application at this time; however, I reserve the right to provide additional comments during the Planning Board meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review these concerns, please contact our office at (856) 374-3511.

cc: Jack Plackter, Esq.  
Theodore Wilkinson, PE (via e-mail)  
Anthony Costa, Esq. (via e-mail)  
James Mellett, PE (via e-mail)

# 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. # 152041 PMS PMS a1 DM Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees \$ 520.00 Project # 9708  
<sup>1</sup> Upon receipt of all fees, documents, plans, etc. Escr. \$ 2400.00 Escr # 9708

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>1840 P Cheeseman Road, LLC</u> Address: <u>2701 Renaissance Blvd</u> City: <u>King of Prussia</u> State, Zip: <u>PA</u> Phone: ( ) <u>239</u> - <u>6100</u> Fax: ( ) _____ Email: <u>jlombardo@rocoverycoa.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>1840 P Cheeseman Road, LLC</u> Address: <u>2701 Renaissance Blvd</u> City: <u>King of Prussia, PA</u> State, Zip: <u>PA</u> Phone: ( ) _____ - _____ Fax: ( ) _____ - _____					
<b>3. Type of Application. Check as many as apply:</b>						
<input type="checkbox"/> Informal Review <sup>2</sup> <input checked="" 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 checked="" type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input checked="" type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>						
<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input checked="" type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____						
<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.						
<b>4. Zoning Districts (Circle all Zones that apply)</b>						
ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	(IN)	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>						
Name of Attorney: <u>Jack Plackter, Esq.</u> Address: <u>Midtown Building, Suite 400, 1301 Atlantic Ave</u> City: <u>Atlantic City</u>				Firm: <u>Fox, Rothschild</u> State, Zip: <u>NJ 08401</u> Phone: ( ) <u>572</u> - <u>2236</u> Fax: ( ) _____ - _____ Email: <u>jplackter@foxrothschild.com</u>		

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

Name: Theodore Wilkinson, PE, Adams, Rehmann, Heggan  
Address: 850 S White Horse Pike  
Profession: Engineer  
City: Hammonton  
State, Zip: NJ 08037  
Phone: ( ) 561 - 0482 Fax: ( ) 567 - 8909  
Email: twilk@arh-us.com

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

**7. Location of Property:**

Street Address: 1840 Peter Cheeseman Road Block(s): 14003  
Tract Area: 27.80 acres Lot(s): 13

**8. Land Use:**

Existing Land Use: Institutional - Religious Retreat House  
Proposed Land Use (Describe Application): Residential Healthcare Facility / Drug & Alcohol Rehabilitation Facility, consisting of 333 beds, 246 parking spaces, therapy unit, treatment centers, drainage system, utilities, lighting, landscaping, etc.

**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. Application Rider, Plans, Reports,

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

List all applications on a separate sheet. July 2015 Submission

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	100'	Setback from E.O.P.*1	_____
Front setback 2	75'	Setback from E.O.P.*2	_____
Rear setback	493'	Fence type	_____
Side setback 1	>200'	Fence height	_____
Side setback 2	481'	*E.O.P. = Edge Of Pavement.	
Lot frontage	1292'	<b>Pool Requirements</b>	
Lot depth	921'	Setback from R.O.W.1	_____
Lot area	27.86 ac	Setback from R.O.W.2	_____
Building height	<60'	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:**

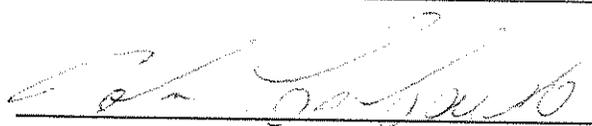
Number of parking spaces required: 234      Number of parking spaces provided: 246  
 Number of loading spaces required: 1      Number of loading spaces provided: 1

**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

01-25-2016  
 \_\_\_\_\_  
 Date

JOHN LOMBARDO  
 DIRECTOR, CONSTRUCTION  
 RESOURCE CENTERS OF AMERICA

\_\_\_\_\_  
 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).

01-25-2016

Date

[Signature]

Signature

John R. Lombardo

Print Name

Sworn and Subscribed to before me this

26<sup>th</sup> day of January

2016 (Year).

Signature

Deborah A. Maccarella

Print Name

DEBORAH A. MACCARELLA  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES FEB-18, 2020

**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?

- No  Yes

IF YES:

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

[Signature]

Signature of Applicant

JOHN R. LOMBARDO

Print Name

RECOVERY CENTERS OF AMERICA

1/27/2016  
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 June 2015, shows and discloses the premises in its entirety, described as Block 14003 Lot 13; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

~~State of New Jersey~~, Commonwealth of Pennsylvania

County of ~~Garden~~: Mt. Somers

John R. Lombardo 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 27<sup>th</sup> day of January, 2016 before the following authority.

[Signature]

Name of property owner or applicant

JOHN LOMBARDO  
RECOVERY CENTERS OF AMERICA

[Signature]  
Notary public

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

**1840 P. CHEESEMAN ROAD, LLC**  
**A Delaware Limited Liability Company**

JANUARY, 2016

**DISCLOSURE STATEMENT**

LISTS OF NAMES AND ADDRESSES OF STOCKHOLDERS  
OR INDIVIDUALS OWNING 10% OF THE CORPORATION  
STOCK OR 10% INTEREST IN THE PARTNERSHIP  
(N.J.S.A. 40:55D-48.1 AND 48.2)

The following entity is the owner of 100% of the beneficial interests in **1840 P. Cheeseman Road, LLC**, a Delaware Limited Liability Company, with an address at 2701 Renaissance Boulevard, 4<sup>th</sup> Floor, King of Prussia, PA 19406:

**TRE-RE, LLC**  
A Delaware Limited Liability Company  
2701 Renaissance Boulevard  
4<sup>th</sup> Floor  
King of Prussia, PA 19406

The sole shareholder and 100% owner of TRE-RE, LLC is:

**Recovery Center of America Holdings, LLC**  
A Delaware Limited Liability Company  
2701 Renaissance Boulevard  
4<sup>th</sup> Floor  
King of Prussia, PA 19406

The sole shareholder and 100% owner of Recovery Center of America Holdings, LLC is:

**Recovery, LLC**  
A Delaware Limited Liability Company  
2701 Renaissance Boulevard  
4<sup>th</sup> Floor  
King of Prussia, PA 19406

The following individual owns a greater than 10% interest in Recovery, LLC:

**J. Brian O'Neill, an individual**  
2701 Renaissance Boulevard  
4<sup>th</sup> Floor  
King of Prussia, PA 19406

**1840 P. CHEESEMAN ROAD, LLC**

**APPLICATION RIDER**

Applicant, 1840 P. Cheeseman Road, LLC (“Applicant”) seeks a Use Variance for Phase Two of the Project (hereinafter defined) pursuant to N.J.S.A. 40:55D-70(d)(1) for development of four (4) treatment buildings in connection with a residential healthcare facility/drug and alcohol rehabilitation facility (the “Project”) and Major Site Plan Approval for Phases One and Two of the Project.

The Project will be developed in two (2) separate Phases. The Use Variance is only necessary and requested for Phase Two of the Project, consisting of the four (4) free-standing treatment buildings shown on the Site Plan.

The request for a Use Variance and Major Site Plan Approval is made with a full reservation of rights. Applicant does not admit, concede or believe that the buildings or their uses in Phase Two require a Use Variance, and Applicant fully reserves its rights to assert that it obtained an automatic approval of its Major Site Plan by Gloucester Township’s Land Use Board’s failure to act within the time requirements set forth under the New Jersey Municipal Land Use Law (“MLUL”).

The Use Variance for Phase Two includes the construction of four (4) treatment buildings that are an integral part of the Project, and are inherently beneficial.

Phase One of the Major Site Plan will include renovation and expansion of the existing Main Building to include 125 patient beds, clinical rooms, therapy rooms, offices, a kitchen and dining facility, and a cyber café; construction of a treatment center to include additional clinical

rooms, therapy rooms, meeting rooms, and offices for in-patient and out-patient services; and construction of a gymnasium for physical therapy and treatment.

Phase One of the Project complies with all bulk requirements for the IN (“Institutional”) Zone. All of the uses in Phase One are permitted in the IN Zone as components of a residential healthcare facility/drug and alcohol rehabilitation facility. The gymnasium, cyber café, and offices are permitted as accessory uses under the Ordinance as athletic and leisure facilities or facilities customarily incidental to a residential healthcare facility/drug and alcohol rehabilitation facility. Phase One will also include a new parking lot, stormwater management facility and new entrance driveway. All utility lines needed for the Phase Two buildings will be completed during Phase One.

Phase Two will include the construction of four treatment buildings for which Applicant requests a Use Variance. Each building will consist of four (4) three (3)-story units. The first floor of each unit will contain a group meeting area, a small kitchenette with limited appliances, and a bedroom for the on-site supervisor. The second and third floors of each unit will be comprised of six (6) rooms with two (2) patient beds per room, and bathroom facilities. This results in four (4) buildings with a total of one hundred and ninety-two (192) patient beds. Phase Two complies with all bulk requirements in the IN Zone.

The Project contains a total of 317 patient beds and 16 supervisor beds for a project total of 333 beds.

The purpose of the treatments buildings is to provide a continuum of care to patients after they complete the first stage of intensive detox treatment. The goal of the program is to reduce the likelihood of relapse by maintaining treatment for an extended period of time, as patients become more independent and transition back to normal activity.

The patients residing in the four (4) treatment buildings are required to undergo treatment as a condition of continuing to be a patient at the facility. Receiving treatment, including counseling, group sessions, living with individuals in similar stages of recovery and other healthcare services, in a supportive environment, is essential to the ongoing treatment and care of these patients as they progress in their recovery. The treatment buildings will be licensed and regulated by the State of New Jersey. Because the treatment buildings are an integral part of the Project and because they are necessary to provide a continuum of care for disabled persons, they are “Inherently Beneficial” under the MLUL.

The Use Variance for the treatment buildings satisfies the positive criteria because, as a component of the residential healthcare facility/drug and alcohol rehabilitation facility, the treatment buildings are an “Inherently Beneficial” use. The MLUL and case law defines the Project as an inherently beneficial use because it is: “a use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare. Such use includes but is not limited to, a hospital, a school, a childcare center, a group home, wind, solar or photovoltaic energy facility or structure.” Drug and rehabilitation centers have been analogized to hospitals, which are considered inherently beneficial under the express but not exhaustive list of uses enumerated above.

It has been held that a residential narcotic rehabilitation and treatment center, under the supervision of the Commissioner of Health, was a hospital and qualified as an institutional use under a local zoning ordinance. See Scerbo v. Orange Bd. Of Adj., 121 N.J. Super. 378 (Law Div. 1972) as cited in New Jersey Zoning and Land Use Administration, Section 32, 5.2.

The treatment buildings are an integral component of the overall residential healthcare facility/drug and alcohol rehabilitation facility, and are used for long-term rehabilitation of

disabled persons suffering from addiction. The use of the treatment buildings themselves also fundamentally serves the public good and promotes the general welfare by treating persons suffering from a disability that, as a result, contribute to the overall health, welfare, morals and safety of the community. Here, the interest is great. There is a significant heroin and drug epidemic in the State of New Jersey and in the Gloucester Township area. The need for facilities that offer extended treatment is high because the longer persons are in treatment, the less likely those disabled persons are to suffer a relapse. The extended treatment buildings are lifesaving. For these reasons, Phase Two is "Inherently Beneficial" and meets the positive criteria under N.J.S.A. 40:55D-70(d)(1).

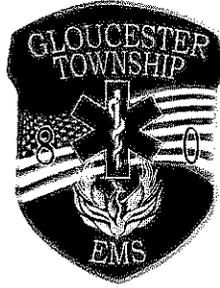
Because the positive criteria is met as the use is inherently beneficial, the Board should next analyze whether there is any negative impact. For an inherently beneficial use, the negative impact is determined by using the SICA four-part test. First, the Board must identify the public interest at stake. Second, the Board must identify the detrimental effects, if any, that would ensue from the grant of the variance. Third, the Board should determine whether it can reduce any detrimental effect by imposing reasonable conditions on the use and, if so, whether the weight accorded to the adverse effect should be reduced by the anticipated effect of those restrictions. Fourth and finally, the Board should weight the public interest against the public detriment and determine, on the balance, whether a grant of the variance would cause substantial detriment to the public good.

Here, there is no detrimental effect on the surrounding neighborhood. The property is already in the Institutional Zone that permits hospitals, drug and alcohol rehabilitation facilities and residential treatment facilities. The four treatment buildings have no negative impact on the Zone Plan or Zoning Ordinance. The public interest in treating disabled persons suffering from

drug and alcohol addiction is high. Moreover, any slight increase in traffic does not rise to the level of substantial detriment, particularly when such traffic is consistent with other uses permitted in the Institutional Zone. When the above factors are weighed, the variance is justified because, on the balance, there is no substantial detriment to the public good.

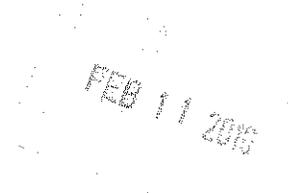
Under the law, because the Project and Phase Two serve disabled persons who are protected under the law, the Project and its use are entitled to a reasonable accommodation. The Project provides treatment to persons suffering from drug and alcohol addiction. New Jersey law regards addiction as a qualifying disability. The law requires reasonable accommodations be made for such disabled persons. Accordingly, any strict application of the Zoning Ordinance must be relaxed, so as to accommodate these disabled persons. This is an additional reason, justifying a variance for Phase Two of the Project.

FRANCIS W. PAGUREK  
EMS CHIEF/DIRECTOR  
856-481-4829  
856-481-4930 FAX



109 N. BLACK HORSE PIKE  
SUITE 5-D  
PO BOX 1658  
BLACKWOOD, NJ 08012

Township of Gloucester  
Community Development  
PO Box 8  
Blackwood, NJ 08012



February 10, 2016

RE: Application # 152041PMSFMSa1DM

To the Zoning Board:

We have reviewed the application submittals for the proposed Recovery Centers of America, Blackwood Facility located at 1840 Peter Cheeseman Road, Blackwood

The following are our recommendations for this applicant:

- A three story building with in-patient rooms on the second and third floors without an elevator causes challenges for EMS with moving non-ambulatory patients down the stairs. Our recommendation is that any multi-story building with patients above the ground level should be equipped with an elevator capable of fitting an ambulance stretcher. If the facility is not equipped with an elevator then the staircases must have a width and turning radius to accommodate the movement of a patient flat on an 80.5" stretcher being carried by an EMT at the foot and head end.
- Ambulance Stretcher turning radiuses must be considered in accessing all rooms, especially patient rooms and bathrooms, from the hallways. Based on the submittals we cannot determine if stretcher turning radius is adequate from the hallway into patient rooms or bathrooms. Typically these measurements are not taken into consideration when these facilities are constructed and ultimately hinder EMS ability to get ambulance stretchers into rooms to transfer patients onto ambulance stretchers. Ambulance Stretchers have a maximum length of 80.5", minimum length of 62" with head elevated at 45 degrees and carriage folded (not ideal for all patient conditions) and a width of 23".
- The facility should be equipped with AED Stations on each floor and in the fitness center.
- The facility should consider emergency generator power. The emergency power should be tied to heating, air conditioning, water/Sewer pumps, fire monitoring and suppression systems, phones, cooking and refrigeration equipment, elevator if so equipped, emergency lighting, etc. Essentially, providing emergency power will allow the facility to keep its patients safe and comfortable in a local power outage and prevent the need for the facility to have to relocate its patients in a prolonged power outage. With an anticipated future 333 beds this facility must be

able to sustain itself (shelter in place) in a local emergency that results in a power outage and not become an additional burden on local emergency services for evacuation or sheltering.

- An ambulance entrance to each facility building should be designated and marked with the appropriate signage and reserved designated parking area. Appropriate curb cuts or flush ramp should be provided at each designated ambulance entrance to facilitate patient movement on a rolling stretcher.
- Before the facility opens the facility managers should contact Gloucester Township EMS to arrange facility walkthroughs for EMS personnel and for emergency medical response planning.

If you have any questions or concerns please feel free to contact me.

Respectfully,

Francis W, Pagurek  
Chief Director of EMS Operations

# *Bureau of Fire Prevention*

## **Fire District # 5**

*Gloucester Township  
1781 Sicklerville Road  
Sicklerville, New Jersey 08081  
Phone: (856) 228-0678  
Fax: (856) 374-0424*

February 10, 2016

Gloucester Township Zoning Board  
1261 Chews Landing Road  
Laurel Springs, NJ 08021

FEB 10 2016

To Whom It May Concern:

After careful review of the plans for 1840 P. Chessman Road LLC, I have denied the application for the following:

1. Access to the Buildings for the Fire Department needs to have 360 degree access to all buildings.
2. All access roads need to be wide enough( at least 12 feet) to support emergency vehicles with no obstructions(IE. all landscaping, islands)
3. Hydrant locations are not on the plans and must be noted as to they are existing or new.
4. New proposed buildings should be sprinkled and include the Fire Department connections.

Once these issues are resolved, please send me revised plans for review.

Sincerely,



Rich Donato  
Fire Marshall

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 26, 2016

APPLICATION No. #152041PMSFMSa1DM

PROJECT No. #9708

APPLICANT: 1840 P. Cheeseman Road LLC

OWNER: SAME

BLOCK(S): 14003

LOCATION: 1840 Peter Cheeseman Rd., Blackwood

Lot(S): 13

FEB 10 2016

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"/> | Texas                        | <input type="checkbox"/> | Construction         | <input type="checkbox"/>            | GEMS                      |

STATUS OF APPLICATION:

New Application - Prelim/Final Major Site Plan(s) / Use D Variance / Minor Subdivision

PURPOSE OF TRANSMITTAL:

- For Your Review.
- For Your Files.

Please Forward Report by February 6, 2016

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps, 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision & Lot Consolidation Plan
- 3 Copies - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps, 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Prelim/Final Site Plan; County App; *Approval*
- 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

- Use D Variance     Prelim & Final Major Site Plan     Minor Subdivision

*Denied*  
*RML*  
*2-10-15*  
*see attached*  
*memo*

Signature

Const

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 26, 2016

APPLICATION No. #152041PMSFMSa1DM

PROJECT No. #9708

APPLICANT: 1840 P. Cheeseman Road LLC

OWNER: SAME

BLOCK(S): 14003

LOCATION: 1840 Peter Cheeseman Rd., Blackwood

Lot(S): 13

### 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         | <input type="checkbox"/>            | GTEMS                     |

### STATUS OF APPLICATION:

New Application - Prelim/Final Major Site Plan(s) / Use D Variance / Minor Subdivision

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- Recycling Report

- Use D Variance     Prelim & Final Major Site Plan     Minor Subdivision

*SORRY I DID NOT SEE ANY S/D INFO IN PLANS. All I received was site plan.*

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Signature *[Handwritten Signature]*  
 2/8/16

**TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL**

*Ben # 13*

*[Handwritten mark]*

DATE: January 26, 2016

APPLICATION No. #152041PMSFMSa1DM

PROJECT No. #9708

APPLICANT: 1840 P. Cheeseman Road LLC

OWNER: SAME

BLOCK(S): 14003

LOCATION: 1840 Peter Cheeseman Rd., Blackwood

Lot(S): 13

**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 checked="" 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"/> | <b>Construction</b>  | <input type="checkbox"/> | GTEMS                     |

**STATUS OF APPLICATION:**

New Application – Prelim/Final Major Site Plan(s) / Use D Variance / Minor Subdivision

**PURPOSE OF TRANSMITTAL:**

- For Your Review.  
 For Your Files.

**Please Forward Report by February 6, 2016**

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

**RECEIVED**  
FEB 03 2016

- Use D Variance     Prelim & Final Major Site Plan     Minor Subdivision

*SK 2-1-18 JTG DLS*

Signature

For Assessed Valuations

Block: 14003  
 Lot: 13

Owner: 1840 P CHEESEMAN ROAD LLC  
 Prop Loc: 1840 PETER CHEESEMAN ROAD

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2016	2		72.87	72.87	.00	72.87
2016	1		72.88	-14,402.73	.00	-14,402.73
2016		Total	145.75	-14,329.86	.00	-14,329.86
2015	4		-44.12	.00	.00	.00
2015	3		-44.13	.00	.00	.00
2015	2		189.97	.00	.00	.00
2015	1		190.89	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 01/27/16 Interest Date: Interest Detail

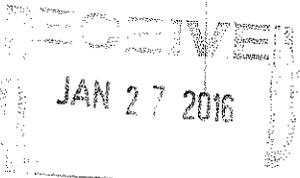
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 04/14/15

TOTAL TAX BALANCE DUE

Principal:	-14,402.73	Penalty:	.00
Misc. Charges:	.00	Interest:	.00
Total:		-14,402.73	

Indicates Adjusted Billings in a Tax Order

*Values are correct  
 Don't know if they are getting billed the  
 full year the second half of 2016.*



PRESS(Q)uery, (N)ext, (P)revious, (A)dd, (U)pdate, (R)emove, (O)utput (B)ye  
 (S)creen  
 \*\* 1: prc file\*\*

Screen: 1 of 5

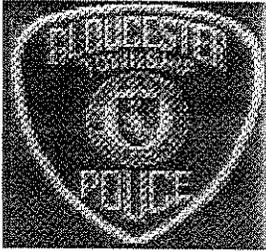
0415 Block: 14003 Lot: 13 Q: M  
 Prior Block: 14003 Lot: 13 Q: X  
 Loc: 1840 PETER CHEESEMAN ROAD 15 GLOUCESTER TWP, NJ 12/19/15  
 Owner: 1840 P CHEESEMAN ROAD 08029  
 Street: 2701 RENAISSANCE BLVD  
 Town: KING OF PRUSSIA PA Zip: 19406  
 Class: 4A Deductions: S 0 V 0 W 0 R 0 D 0 Own: 0 Amt: 0  
 Saled: 06/03/15 Bk: 10247 Pg: 1674 Price: 63000000 NU#: 24 Cd: R: 22.19

	2016	2017	Taxes	2015	Exemptions/Abatements	NetCalc
Land:	418500	418500	(57):	0.00	1	0
Impr:	979500	979500		2016	2	0
Net:	1398000	1398000	(58):	0.00	3	0
			Partial:		4	0

Land Dim: 10 AC  
 Bldg Desc: OLDSTPIUS H/O/R  
 Addl Lots: SOLD-NOT EXEMPT  
 Class4Cd: YRBlt: Neigh: 55C  
 BidgClass: SF: 0  
 Type/Use: PrCSF 0 UCD: 2  
 Style: Zone: 55C Map:







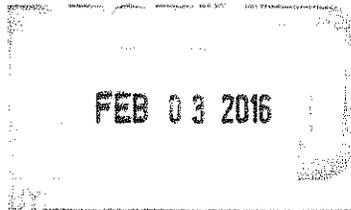
# GLOUCESTER TOWNSHIP POLICE

## TRAFFIC SAFETY UNIT

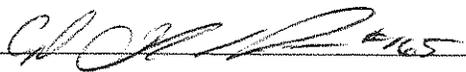
### SITE PLAN REVIEW

Application #152041PMSFMSA1DM 1840 P. Cheeseman Rd, Blackwood Block:14003 Lot 13

- 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: Request 81-35 application be submitted for parking enforcement due to lot size and location. Signs will be required at all entrances. Application attached



Reviewed By:  Lt. Jason Gittens  Cpl. Frank Pace

Signature:  Date Submitted: 2/2/16

**APPLICATION TO HAVE NEW JERSEY MOTOR VEHICLE  
STATUTES AND CHAPTER 81 MUNICIPAL ORDINANCE MADE  
APPLICABLE TO PRIVATE PROPERTY**

<b>1. FROM:</b>		<b>2. DATE:</b>
<b>TO:</b>	Township of Gloucester, Gloucester Township Police	

**3. SUBJECT:** Application to have motor vehicle statutes and chapter 81 Municipal Ordinance made applicable to:

**4. By authority of N.J.S.A. 39:5A-1, application is hereby made by:**

Requesting that the provision of Subtitle 1, Title 39, of the Revised Statutes and Chapter 81 Municipal Ordinance shall be made applicable to the semipublic roadways, driveways, parking areas and other areas used for vehicular traffic on property shown on the enclosed map or site plan and know as:

<b>Comments</b>	<b>5.</b>
	<b>6.   ↑ Authorized Signature</b>
	<b>↑ Print Name</b>