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

# Agenda

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.
No applications will be heard after 10:00P.M.
All persons testifying before the board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order.

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## MINUTES FOR ADOPTION

Zoning Board Minutes – ***Wednesday, February 11, 2015***

## RESOLUTIONS FOR MEMORIALIZATION

Zoning Board of Adjustment 2014 Annual Report

| | |
|---|---|
| #142038C<br>Michael Mignone | Bulk C Variance<br>Block: 18609 Lot: 20 |
| #152006C<br>Danielle Kraszewski | Bulk C Variance<br>Block: 401 Lot: 17 & 18 |
| #142050BD<br>1840 P. Cheeseman Road, LLC | B & Use "D" Variance<br>Block: 14003 Lot: 13, 13X, 14, 15 & 23 |
| #132008CDPF<br>Sierra International | Prelim/Final Major Subdiv<br>Block: 6801Lot: 21/22/23/24 |

# APPLICATIONS FOR REVIEW

#152007C
James J. Gordon, Sr.
Zoned: R3

Bulk C Variance
Block: 6201 Lot: 3
Location: 995 Cummings Ave., Blenheim

Detached 2nd garage 768 sf. (24' x 32') with setbacks

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#152008C
Marc & Carmen Argentieri
Zoned: R2

Bulk C Variance
Block: 19306 Lot: 3.14
Location: 12 Erika Ct., Sicklerville

In-ground pool; concrete patio; 4' to 6' vinyl fence; 10' x 10' shed w/setbacks on all

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#152010C
William Weiserth, Jr.
Zoned: R3

Bulk C Variance
Block: 8501 Lot: 24
89 Lamp Post Lane, Somerdale

4' to 6' vinyl fence w/ 14' setback

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#142001DSPW
Timbercreek Liquors
Zoned: CR

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

Storage of trucks & equipment

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#152002BD
Puff & Pipes, LLC
Zoned: HC

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

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

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#152001DSPW
Larry Mauriello
Zoned: R3

Use "D" Variance/ Site Plan Waiver
Block: 4708 Lot: 25 & 26
Location: 1850 Chews Landing Rd. Blackwood

An expansion of non-conforming use & Site Plan Waiver for Lawn Mower Business

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#152004DM
Edward Pine
Zoned: GI

Use "D" Variance/ Minor Subdivision
Block: 8301 Lot: 15 & 17
Location: 47 Coles Rd., Blackwood

Two (2) twins – residential use on two (2) lots and one (1) remaining lot for existing Ind. Bldg.

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT**
**WEDNESDAY, FEBRUARY 11, 2015**

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

**Roll Call:**

| | |
|---|---|
| Vice Chairman Simiriglia | Present |
| Mr. Bucceroni | Present |
| Mr. Scarduzio | Absent |
| Mrs. Chiumento | Absent |
| Mr. Rosati | Present |
| Mr. Acevedo | Absent |
| Mr. Treger | Present (late arrival 8:17 PM) |
| Ms. Scully | Present |
| Chairman McMullin | Present |

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

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

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday February 11, 2015.

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

**Roll Call:**

| | |
|---|---|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mr. Rosati | Yes |
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

**Minutes Approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**#142049C**
**Normita Ramos**
**Bulk C Variance**
**Block: 10006 Lot: 20**

**#142042C**
**David Wolfe**
**Bulk C Variance**
**Block: 4002 Lot: 11**

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

Roll Call:

| | |
|---|---|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mr. Rosati | Yes |
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

Resolutions Approved.

## APPLICATIONS FOR REVIEW

**The following applications have been postponed until March 11, 2015 and NO re-advertising is necessary.**

**#142001DSPW**
**Timbercreek Liquors**
**Zoned: CR**
**Use "D" Variance/Site Plan Waiver**
**Block: 101 Lot: 12**
**Location: 1100 Station Ave., Glendora**
**Storage of trucks & equipment.**

**#152002BD**
**Puff & Pipes, LLC**
**Zoned: HC**
**Interpretation/Use "D" Variance**
**Block: 14402 Lot: 8.01**
**Location: 2001 College Dr., Unit 8A, Laurel Springs.**
**Seeking permits to construct & operate a cigar lounge within its existing tobacco retail establishment.**

**#142038C**
**Michael Mignone**
**Zoned: R3**
**Bulk C Variance**
**Block: 18609 Lot: 20**
**Location: 99 Larkspur Cir., Sicklerville**
**Free standing patio roof (canopy) with setbacks.**

Mr. Costa swears in Mr. Michael Mignone.
Mr. Mignone states the project has been started and was built prior to knowing all the stipulations. The structure has 5 poles with an overhanging roof.
Mr. Lechner states the memo from the construction code requires the structure to be 5ft. from the property line. The applicant will need a building permit and a fire rating for the roof.
Mr. Rosati asks Mr. Mignone what materials were used to build the roof.
Mr. Mignone states they used vinyl and wood to build the roof.

**A motion to approve the above mentioned application, with the stipulation of a building permit, was made by Mr. Rosati and seconded by Mr. Bucceroni.**

| | |
|---|---|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mr. Rosati | Yes |
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

**Application Approved.**

**#152006C**
**Danielle Kraszewski**
**Zoned: R4**
**Bulk C Variance**
**Block: 401 Lot: 17 & 18**

**Location: 804 Station Ave., Glendora**
**6' vinyl fence w/setbacks.**

Mr. Costa swears in Ms. Danielle Kraszewski.
Ms. Kraszewski states she would like the fence 8" from the property line. If they followed the ordinance they would cut off half their yard.
Vice Chairman Simiriglia asks if there is an existing fence.
Ms. Kraszewski states they have a chain link fence now.
Vice Chairman Simiriglia asks if the fence is on the creek side or the other side.
Ms. Kraszewski states the creek is behind her.
Mr. Mellett states there is no site issue on the creek side but the 8" will conflict with the adjacent driveway because it will be close to his sidewalk and block his view when the neighbor pulls out; 5 ft. would be more appropriate.
Ms. Kraszewski states she will do that (5ft.).

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

| | |
|---|---|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni | Yes |
| Mr. Rosati | Yes |
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

**Application Approved.**

**#132008CDPF**
**Sierra International**
**Zoned: R3**
**Prelim/Final Major Subdiv.**
**Block: 6801 Lot: 21/22/23/24**
**Location: 415-421 Almonesson Rd., Blenheim**
**4 twins**

Mr. Costa swears in: Mr. Guido Babore (Esq.), Mr. Joseph Raday (engineer), Mr. Addison Bradley (planner).
Mr. Babore explains the application as 4 lots being divided into 8 lots, with a use variance granted about 1 year ago with no other variances.
Mr. Bradley discusses Mr. Lechner's planning letter. The boundary survey, metes and bounds, and the plan was revised for permanent bench marks, shrubbery, and landscaping plan.
- 4 trees per lot
- metes and bounds filed as a plan not a deed.

Mr. Lechner asks if the sidewalks will be across the entire frontage.
Mr. Bradley states "yes".

Mr. Raday (engineer) discusses Mr. Mellett's engineer letter.
- They anticipate 3 bedrooms
- re ordering property lines because they would like to keep them the same.

Mr. Mellett states he would prefer the 1 lot become a flag lot. He wants the property line to be extended in the rear so someone doesn't own property behind someone's else's house.
Mr. Raday would like to keep it as it was previously approved. The storm water system is in a low point in the subdivisions that flows through the lot to the County system. The grading will go towards the back of the lot to drain into the system and towards the front to the added inlets to collect any additional water.
Mr. Mellett asks why separate the water pipe line since there is an easement. There are improvements being advised which would be less cost because of less pipe.
Mr. Raday states they will combine the system.
Mr. Mellett states the original dual pipe system is a good design but the single pipe system is easier to maintain. Mr. Mellett asks questions Gloucester Township being responsible for the rear piping in the easement (20') and the individual will be responsible for the basins. He continues with discussing the 20' utility easement and 2 driveways in the easement and the conflict that presents. Mr. Mellett states staggering the houses will give you more room to work on the pipe if it's necessary to dig it up. Push the 2 most western houses back to the north along with more space between the driveways, another 10'. Pipes are replaced all the time and better to plan to make it as easy as possible.
Mr. Raday agrees to the extra 10 feet.
Mr. Lechner states that the easements must be maintained by the property owners not the Township.

Mr. Raday states they would like to allow the town access in case they need access to fix the drainage system or access to the utilities.
Mr. Lechner states if the easement is owned by the township vs. access easement the town will own a drainage pipe in the middle of private property and it has already been an problem issue in town; usually this is a HOA responsibility.
Vice Chairman Simiriglia states the town would also be responsible for replacing shrubbery and anything else that gets dug up while doing a repair.
Mr. Raday states the homeowners will be responsible for the drainage easements.
Mr. Lechner states it must be noted in the deed. The town already has the ability to fix any problems in case there is a default.
Mr. Babore states the 2 property owners will be responsible for the easement.
Vice Chairman Simiriglia states restrict the deeds so the person knows they are being held responsible.
Mr. Lechner states that an underground infiltration system is different than a basin.
Mr. Costa states the owners will be responsible.
Mr. Lechner states the town has to be able to fix the system.
Mr. Raday asks how the town decides there is a problem to come fix.
Mr. Costa states if there is a flooding problem the town would have to step in.
Mr. Mellett states the maintenance of a storm water system to 1 owner is not allowed, it has to be to the whole development. It makes no sense to give the responsibility to 1 portion of a pipe, it must be applicable to the entire development OR to the town. It must be clear and concise for whoever is responsible, it can't be a "if this guy doesn't do it I'll do it" kind of situation. There could be a broken pipe that causes flooding downstream.
Mr. Costa states a blanket easement for the homeowners that states they are all responsible is necessary.
Mr. Lechner states it is one total system.
Mr. Raday states the additional soil boring is unnecessary as the soil is consistent with the lower fill.
Mr. Mellett recommends doing more borings lower in the site.
Mr. Raday asks how many more would Mr. Mellett recommend.
Mr. Mellett recommends 3 additional soil borings.
Vice Chairman Simiriglia states this site was contaminated at one point, as an additional reason to do more soil borings.
Mr. Mellett discusses the Phase I assessment.
Mr. Raday states there is no additional action required by the DEP, they will re-submit.

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

**Roll Call:**

| | |
|---|---|
| Vice Chairman Simiriglia | No |
| Mr. Bucceroni | Yes |
| Mr. Rosati | Yes |
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

**Application Approved.**

**5 MINUTE BREAK:**

**Roll Call:**

| | |
|---|---|
| Vice Chairman Simiriglia | Present |
| Mr. Bucceroni | Present |
| Mr. Scarduzio | Absent |
| Mrs. Chiumento | Absent |
| Mr. Rosati | Present |
| Mr. Acevedo | Absent |
| Mr. Treger | Present (late arrival 8:17 PM) |
| Ms. Scully | Present |
| Chairman McMullin | Present |
| Mr. Anthony Costa | Present |
| Mr. James Mellett | Present |
| Mr. Ken Lechner | Present |

**#142050BD**
**1840 P. Cheeseman Rd. LLC**
**Zoned: R2/IN**
**B & Use "D" Variance**

**Block: 14003 Lot: 13,13X,14,15 & 23**
**Location: 1840 Peter Cheeseman Rd., Blackwood**
**Interpretation/Residential substance abuse treatment facility.**

Mr. Costa swears in: Mr. Mintz (solicitor for applicant), Mr. Brian O'Neil (applicant/owner), Darcy Brazzle (drug and alcohol behavioral field 15yrs), Dr. Denie Carese (has worked in substance abuse for 30 yrs.), Mr. Larry DiVitro (planner).
Mr. Mintz reviews the testimony, from the previous meeting on the interpretation of Use for the applicant.
A1- subdivision plan
A2- conditions plan existing
A3- interpretation of letter
A4- response letter

Mr. Brian O'Neil (applicant/owner) was added to the list of testimonial participants.
Mr. Mintz continues with discussion of Article 419 and the statutes and ordinances similarities: campus setting, uniqueness of site , IZ educational healthcare, residential component.
Mr. O'Neil discusses his background as a businessman who will be investing 20 million dollars in this project; along with helpful facts and information to help the Zoning Board make a positive decision.
- Mr. O'Neil is business friendly
- He is asking for positive interpretation of the statute/ordinance.
- Every 15 minutes there are 20,000 people attending AA meetings.
- Kids getting addicted to synthetic heroin which is akin to taking concentrated heroin, then they graduate to heroin
- These kids suffer from a disease recognized by the government.
- These patients are protected under the Fair Housing and Disability Act.
- Investing 200 million dollars to fix the problem in the USA, issue is too few facilities and people have to ship their kids off to Arizona and Florida.
- This will be a neighborhood facility
-The key to curing these patients is the "continuum of care".
- Fragile care will be all on one campus.
- This will be the first facility of its kind in the world.
- These facilities decrease crime in the area.
- These people want to get better, they aren't out buying and selling drugs.
- The facility will employ local people.
- The campus will be he Harvard of Drug and Alcohol treatment centers. The ability to keep patients from 90 days to 5 years. ( being 60 to 90 days.)
- Interpretation: it is a fairly written code , yet the board has to act on fairness.
- Denie and Brian are the major share holders.

Mr. Costa and Mr. O'Neil discuss the in patient facility w/the 60 to 90 day on site treatment.
Mr. O'Neil discusses the residential structured site , with less structure as you move on in treatment.

Mr. Bucceroni ask Mr. O'Neil how long the patients will be able to stay.
Mr. O'Neil states as long as they can.
Mr. O'Neil states if they had 100 people a month they'd have to build a city.
Mr. Rosati asked the success rate.
Mr. O'Neil states at 30 days: Low 90 days: triple the success rate 1 year: very high success rate and at 5 years the success rate is almost 100%. He also states running out of money is the biggest hurdle.
Mr. Rosati inquires if there are any sex offenders or criminals.
Mr. O'Neil states they try to make sure there aren't any sex offenders but there are a lot of DUI's.
Mr. Rosati asks if a judge could make it mandatory to be sent to this facility.
Mr. O'Neil states they aren't in that business, this is a private facility.
Mr. Bucceroni asks how they intend to keep sex offenders out.
Mr. O'Neil states most times the screening process keeps them out.

Mr. McMullin asks about security.
Mr. O'Neil states there is 24 hour security, their patients have no cars, bed checks hourly, contained recreational facility and it is a self contained facility.
Mr. McMullin asks if there will be fence or what will stop them from walking off the facility's property.
Mr. O'Neil states people walk into his facility not out. There will be impeccable and extensive landscaping. It is not a prison environment because these people are not criminals they have a disease and must be treated with respect.

Mr. Bucceroni asks about the screening process.
Dr. Carese states they use the index history of mental health, referrals (live info), regular sex offenders list, DUI people that go to court.
Mr. Bucceroni asks Ms. Carese if they screen visitors for drugs.
Dr. Carese states they ask who the visitors are (ID necessary along with a preapproved list of visitors), purses are searched and the visitors are never left alone with the patient.
Mr. Bucceroni discusses "lobby guard" that the school district uses. Mr. Bucceroni states it can scan for anything in 6 seconds (instant) and the screen just turns red or green.
Dr. Carese explains the local hiring that will be necessary: RCA training, IT people, new and experienced people to train in the clinical setting.
-The possibilities of over 300 types of treatments,
-working folks 6:30 am to 9:30pm,
- there will be all kinds of workshops all day,
-90 days of engaged treatment will be recommended,
- recovered people do wonderful things.

Mr. Mellett questions the police, fire demand.
Dr. Carese states it is a very low demand to non existent.
-no fights or vandalism
-ambulance maybe 3 times a year
-anxiety attacks and depression more common maladies
- a lot of psychiatry

Mr. Mintz and Ms.Carese discuss:
- no financial burden on town
- NJ has 350,000 people w/substance abuse problems w/ no treatment available.
- nationally: 10% penetration rate
- impairments: they are struggling w/work and socially.

Mr. McMullin asks how the patients are discharged.
Dr. Carese states they will be driven out in a car and there are no private computers or phones available to the patients.
Mr. Bucceroni questions the outpatient services.
Dr. Carese states there will be a separate entrance and if there is suspicious behavior they will be checked.
Mr. Bucceroni questions any availability to refreshments for the patients and visitors, so nothing inappropriate gets snuck in the facility.
Dr. Carese states they will have control of all the products in the facility, there will be a coffee shop for refreshments, no need to bring anything in from the outside.

Mr. Costa asks if Ms. Carese ever worked for a sober living facility.
Dr. Carese states she has worked with therapeutic communities and step downs.
Mr. Costa asks if there are any sober living facilities nearby.
Dr. Carese states she is aware of Philly Fresh Start in Kensington, PA.
Mr. Lechner asks if the coffee shop in the facility will be retail.
Dr. Carese states it is more of a reward for the patients.
Mr. Lechner asks if there will be a barber shop or nail shop.
Dr. Carese states the first 30 days are clinical and more about treatment, clinical programming, yoga and gym privileges.

Mr. Mintz states part of sober living is for the family , to have the family available while the patient goes through treatment.

Mr. DiVitro discusses the intent of 419's definition:
-Institutional district
-Intent: government, healthcare, religious, educational campus, campus form.
- A permitted uses: hospital, sanitarium, academic institution, assisted living, aged facility.
- Residential healthcare facility, long term acute care category, continuum of healthcare.
- Substantial buffer/ secluded site/ well suited to this use.

Mr. Mintz states the town would be turning a tax exempt property into a ratable.

Mr. Lechner asks Mr. Mintz if everything substance abuse oriented along with the residential segment.
Mr. Mintz states "yes" they don't separate the two, they are both part of the continuum plan.
Mr. McMullin asks if anyone who wants to live in a sober community could rent these apartments.
Mr. Mintz states "yes, if they want to live in a sober community only".
Mr. O'Neil states under Fair Housing rules they can be forced to take them (anyone who would want to rent an apartment) but the likelihood is slim.
Mr. McMullin asks if there would be any guarantees to the township.
Mr. O'Neil states they would have to subdivide, they would build the apartments in phases and expand to meet demand. He will have 20 million dollars to invested that will make sure he'll be careful and successful. This will be a very focused enterprise.

Mr. Treger asks if 100 beds will suffice for the initial 30 to 90 day patients.
Mr. O'Neil states ultimately they will have 150 beds with the step down to apartments.

Mr. Rosati asks Mr. O'Neil if he is offered 40 million down the road he could sell with a 20 million dollar profit.
Mr. O'Neil states this is a mission and they couldn't take it if the board wouldn't allow it anyway.
Mr. Rosati states he is just looking out for the township and residents interests.
Mr. O'Neill states he respects that.

Mr. Lechner states the project has a high value to society. The land use interpretation not specifically this program.
- part of the ordinance deals with the campus density and we don't have any specific plans of the physical geography yet. There isn't enough information to meet the campus part setting/residential component.
Mr. O'Neil states the only reason they are building apartments is to continue treatment. They will be sober living housing for continuum of care, not apartments.
Mr. Lechner states if the Zoning Board approved the application there are still no guidelines for density.
Mr. Costa states if the use is permitted the application goes to planning. If the treatment center is approved and the apartments aren't approved the applicant can come back for a use variance.
Mr. O'Neil states this is a special care hospital with acute care buildings on a campus setting, residential, healthcare: the state statute is almost the same.
Mr. Lechner states there are no parameters.
Mr. O'Neil states it is reasonable.

**PUBLIC PORTION:**

Mr. Dennis Palmer is sworn in: Mr. Palmer questions Ms. Brazzle and Mr. O'Brian bout the 3000.00 to 5000.00 rent for the condos and townhouses.

Mr. O'Neil states the rent would be paid for by either health insurance or self pay. She explains that the center would be drawing patients from a 100 mile radius, 75% of the patients would be within 60 miles. A car service would be dropping them off.
- it would be a mid-Atlantic center,

-a licensed facility,
-licensed and regulated by the state,
-apartments won't be regulated or licensed, they will be considered the 3rd stage of the program,
-the apartments will also house families and children,
-average of 6 months to 1 year,

Mr. Palmer states the children of addicts bring their own problems.

Mr. O'Neil states the children will be in the school system and school buses will be picking them up.
Mr. Palmer states a "D" variance does not suit the character of the area. The families will impact the schools and services. Mr. Palmer points out that Mr. DiVitro is not a professional engineer and has been answering questions that need more expertise.
Mr. O'Neil resents being called a liar by Mr. Palmer, and reiterates that the patients are protected under the Fair Housing Act and the ADA.
Mr. Palmer is concerned about the traffic questions going to someone who is not an engineer.
Mr. Costa points out that we are only here for the interpretation of the ordinance tonight not the "D" variance.

Mr. Bucceroni states if Mr. Palmer is a planner and sat on the planning board for 5 years, he would know that the zoning board isn't allowed to make a decision on the "D" variance, as they are only voting on the interpretation tonight.
Mr. Palmer states the residential point worries him, the IZ zone doesn't have families.
Mr. Costa states its not a "D" variance (use) it is an interpretation hearing.
Mr. Palmer sees the interpretation as a slippery slope.
Mr. Costa discusses IZ zones in town.
Mr. Palmer states the ordinance did a good job and this is the wrong project on the wrong site. The old CYO that used to sit on this property was turned down for a cemetery because it doesn't fit the interpretation.

Ms. McConklin is sworn in: She states the nearest sober living being is in PA and she is happy about the sober living being across from the college. Having apartments right there where people can have access to therapy.
Dr. Carese states you can not evict unless you become not sober. The community will keep the sober living going. There will be a staff manager in the house and peers to call.
Ms. McConklin asks if you're single how can you afford this housing.
Dr. Carese states there is a Block Grant and the Affordable Care Act to help with finances.
Ms. McConklin is worried about the traffic because the college traffic is so bad now.

Ms. Susan Romano is sworn in: She would like clarification, she thought that the center didn't need licensing, maybe she misunderstood.
-how many beds available in the area of treatment or is it on a need basis.
-Recidivism: if the first treatment doesn't succeed is there a lot of turn over.
-not serving the Gloucester Township Community the people will be from Camden.
-what population are they really serving.
-patients will end up in Gloucester Township if they fail.
Dr. Carese discusses Sea Brook House in Atlantic City and 350,000 people didn't get treatment.

Mr. Bill Lemon is sworn in: (Pro addiction center)
-its a regional facility not a local one,
-just in our community,
-addiction/ alcohol treatment,
-ratables are great,
-he wants people who need help to get it, no matter how far away they come from,
-He has no problem with the center,
-if its 18 over he feels it will be mostly professionals,
-He has no problem with the use.

Ms. Patricia Kline is sworn in:

Ms. Kline states rehab works if the individual wants it to work,
-asks someone who lives by one of these facilities what they think of them,
-has a friend who lives by Day Top in Upper Pittsgrove and her friend states its been hell. They here gun shots, people run up and down the street, people in her friends backyard looking for runaways.
-This facility will be by a middle school, a daycare, and a high school which is worrisome to her.
-She is a marketing professor and the money invested doesn't justify this facility in this particular area.
Dr. Carese states that Day Top is a criminal mandated facility, this facility is very different.
Dr. Carese continues because of the affordable care act health care has to cover the treatment. These patients will have insurance, licensing will hold this facility to a different standard and accountability. This facility is more like "Fresh Start" in Kensington where they shovel walks and clean parks.

Mr. Costa asks Dr. Carese if there is a limit to the days the patient is covered.
Dr. Carese states they cant' limit the stay according to the Affordable Care Act. The Sober Living will not be covered by healthcare, but the Block Grant can be used for that.

Ms. Kenneth Halhan is sworn in:
-residences are similar to Ronald McDonald House,
-the patients are on the grounds of the facilities,
-what is the definition of Institution,
-Ronald McDonald is allowed in NJ.

Jeffrey Wooten is sworn in:
-sympathy for he people try to get clean,
-lives by the Oxford House and it's a good thing,
-not a good fit for the EMS and police,
-drug court laws and are the court mandated allowed,
-drugs and burglaries are non violent crimes,
-screening process doesn't leave him confident,
-police will be overwhelmed w/missing persons reports which will tie up personnel,
-ambulance service liability,
-Seabrook House has several State Police calls
-Security ratio,
-security guards can not touch people in a lot of cases,
-still too many unanswered questions.
Mr. Costa states these concerns all go towards the Use Variance which the board isn't deciding on this evening.
Mr. Wooten is 100% against this project.

Mr. Sam Garrow is sworn in:
-Sober living - apartments targeting a certain clientele with high rents won't be sustainable and they will end up renting to anyone.
Mr. O'Brian states the apartments and treatment center are tied together.

Mr. Bill Cornwall is sworn in:
-police, EMS interpretation
-Blackwood Clementon Rd is empty, use one of those buildings,
-people need help,
-town needs ratables to lower taxes.

Ms. Linda Musser is sworn in:
- patients won't have access to cars, phones or computers,
-integrate into the community,
-patients don't work during treatment.

Dr. Carese states the residential treatment is just like being in a hospital. People can work during the day and return for treatment by 6 to 9 pm. (30,60,90 residential).

Ms. Musser states the family comes to sober living so they can live by the family and leave within 3 to 6 months. Pilots and Doctors stay 1 year on average. Ms. Musser states sometimes the spouse doesn't allow them to return until they are clean.
Dr. Carese states there will be trained drivers and the facility is obligated to find a place for them to go, there are also halfway homes.
Ms. Musser states that 80% to 90% is unrealistic.
Dr. Carese states there is scholarship care, 48 people promoting the program, patients are referred to places who can serve them, fleet of cars and services.
Ms. Musser states the interpretation is broad.

Mr. Bucceroni asks Mr. Costa about the definition.
Mr. Costa states the board can make a motion to:
interpret the entire use permitted.
or
treatment center permitted or not
or
sober living and it will go to the planning board and Zoning will be finished.

Vice Chairman Simiriglia asks why the 2 boards are making a decision on 1 item. Can't it be split between the 2 boards.
Mr. Mintz states even if the sober living and treatment center is approved it will still have to come back to zoning for density, no bifurcation - single use.
1.) one project all together, use permitted, except density, and site plan.
2.) not permitted and a use variance for everything.
3.)rehab permitted - sober living return for use variance.

Mr. Lechner discusses the use variance and standards on residential use in a IZ zone.
-uniform project w/sober living, doesn't see the product.
Mr. Mintz will return for variances for the sober living part.
Mr. O'Neil 1.) use variance with conditions 2.)bifurcate the 2 patient inclusive.

Vice Chairman Simiriglia discusses the use does not go for the structure. Would Mr. O'Neil build a housing project if there is no treatment facility.
Mr. O'Neil states "no".

**A motion to deny the above mentioned application as a whole (interpretation with sober living and treatment center) was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.**

**Roll Call:**

| | |
|---|---|
| **Vice Chairman Simiriglia** | **No** |
| **Mr. Bucceroni** | **Yes** |
| **Mr. Rosati** | **Yes** |
| **Mr. Treger** | **Yes** |
| **Ms. Scully** | **Yes** |
| **Chairman McMullin** | **Yes** |

**Application "as a whole" interpretation Denied.**

**A motion to approve the treatment center solely (only) was made by Mr. Bucceroni and seconded by Mr. Treger.**

**Roll Call:**

| | |
|---|---|
| **Vice Chairman Simiriglia** | **No** |
| **Mr. Bucceroni** | **Yes** |
| **Mr. Rosati** | **Yes** |
| **Mr. Treger** | **Yes** |

| | |
|---|---|
| Ms. Scully | Yes |
| Chairman McMullin | Yes |

Application for Treatment Center Only Approved.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mr. McMullin.

Respectfully Submitted, Jean Gomez, Recording Secretary.

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**ANNUAL REPORT 2014**

**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 2014 attached hereto.

**NOW, THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 11th day of February, 2015 that the Annual Report of 2014 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 |
| Ken Treger | Yes |
| Michelle Scully | Yes |
| Jay McMullin | Yes |

**ZONING BOARD OF ADJUSTMENT**
**TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of March, 2015.

Ken Lechner, Secretary

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 142038C**
**MICHAEL MIGNONE**
**Block 18609, Lots 20**

**WHEREAS**, Michael Mignone, is the owner of the land and premises located at 99 Larkspur Cir. 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 a variance to construct a cabana/canopy 9.75 feet from the dwelling instead of the required 10 feet, lot coverage of 48.7% instead of 40%, to have the cabana 180 sq. feet instead of permitted 168 sq. feet and 2 feet instead of the allowed 10 ft from the side property line, for the property located upon Block 18609, Lot 20, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on February 11, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Michael Mignone is the owner of the land and premises located at 99 Larkspur Cir., in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18609, Lot 20, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he started the project without knowing he needed variances. He stated his neighbors have no problems with the cabana and he agreed as a condition of approval that he would comply with the Construction Code Official letter of 8-25-14.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct an fence with a front yard setback of 8 feet the Board voted six (6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 11th day of February that the applicant, Michael Mignone, is hereby granted the aforesaid variances for the property located upon Block 18609, Lot 20 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

| | |
|---|---|
| Frank Simiriglia | Yes |
| Andrew Rosati | Yes |
| Kevin Bucceroni | Yes |
| Ken Treger | Yes |
| Michelle Scully | Yes |
| Jay McMullin | Yes |

**ZONING BOARD OF ADJUSTMENT**
**TOWNSHIP OF GLOUCESTER**

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of March, 2015.

_____

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 152006C**
**DANIELLE KRASZEWSKI**
**Block 401, Lots 17&18**

**WHEREAS**, Danielle Kraszewski, is the owner of the land and premises located at 804 Station Ave. in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' vinyl fence 5' from the front property line instead or the required 40 feet, for the property located upon Block 401, Lots 17&18, as shown on the Official Map of the Township of Gloucester, located in an R-4 Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on February 11, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Danielle Kraszewski is the owner of the land and premises located at 804 Station Ave., in the Glendora section of Gloucester Township, New Jersey, as shown on Block 401, Lots 17&18, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that she has a corner lot with 2 front yards and if she conformed to the ordinance it would cut her yard in half. She also agreed to construct the fence as per the sketch submitted and marked as Exhibit A.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct an fence with a front yard setback of 8 feet the Board voted six (6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 11th day of February that the applicant, Danielle Kraszewski, is hereby granted the aforesaid variance for the property located upon Block 401, Lots 17&18 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

| | |
|---|---|
| Frank Simiriglia | Yes |
| Andrew Rosati | Yes |
| Kevin Bucceroni | Yes |
| Ken Treger | Yes |
| Michelle Scully | Yes |
| Jay McMullin | Yes |

**ZONING BOARD OF ADJUSTMENT**
**TOWNSHIP OF GLOUCESTER**

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of March, 2015.

_____

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 132008CDPF**
**SIERRA INTERNATIONAL**
**Block 6801, Lots 21-22-23-24**

**WHEREAS**, Sierra International is, the owner of the land and premises located at Block 6801 Lots 21-22-23-24 415-421 Almonesson Rd., Blackwood in the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for Preliminary and Final Major Subdivision for 4 Twins 8 lots, for the property located upon Block 6801 Lots 21-22-23-24, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being represented by Guido Barbore Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on February 11, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Sierra International is the owner of the land in Gloucester Township, New Jersey, as shown on Block 6801, Lots 21-22-23-24, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Addison Bradley, a Professional Planner. He explained the site is on Almonesson Road and received a Use variance in 2014 to construct 4 Twin Homes consisting of 8 lots. He testified that he would submit a landscaping plan to Mr. Lechner and that he agreed with all the items in Mr. Lechner letter dated 1-8-15.

Joe Radey, a Professional Engineer, explained the Storm drainage and agreed as a condition of approval to stagger the homes and have a blanket easement that all homeowners will be responsible for the drainage easement. He also agreed to supply 3 borings to the Board Engineer and will have a letter of no further action from the DEP. He also agreed with the conditions in the Boards Engineer letter and introduced into evidence A-1 Major Subdivision Plan

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a Preliminary and Final Site Plan the Board voted six (6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

**WHEREAS**, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester; 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 11th day of February that the applicant, Sierra International, is hereby granted the aforesaid Subdivision for the property located upon Block 6801, Lots 21-22-

23-24 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

| | |
|---|---|
| Frank Simiriglia | Yes |
| Andrew Rosati | Yes |
| Kevin Bucceroni | Yes |
| Ken Treger | Yes |
| Michelle Scully | Yes |
| Jay McMullin | Yes |

**ZONING BOARD OF ADJUSTMENT**
**TOWNSHIP OF GLOUCESTER**

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of March, 2015.

_____

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 142050BD**

**1840 P. CHEESEMAN ROAD, LLC**

**Block 14003, Lots 13, 13X, 14, 15 & 23**

**WHEREAS**, 1840 P. Cheeseman Road LLC is the contract purchaser of the land and premises located at 1840 Peter Cheeseman Road in the Blackwood Section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for an interpretation as to whether or not a residential substance abuse treatment facility and a sober living community is a permitted use in the Institutional District; said application being presented Robert Mintz, Esquire; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearings held on January 14, 2015 and February 11, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, 1840 P Cheeseman Road, LLC is the contract purchaser of the land and premises located at 1840 Peter Cheeseman Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 14003, Lots 13, 13X, 14, 15 & 23, on the Official Tax Map of the Township of Gloucester, located in an Institutional Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Larry DiVietro a Professional Planner, Darcy Brazzle, Brian O'Neil, Dr. Denie Carese.

Darcy Brazzle testified she has 15 years as a Drug Rehabilitation Counselor.

Introduced into evidence were (A1) a subdivision plan, (A2) aerial existing conditions, (A3) a letter from Robert Mintz, Esquire and (A4) a response letter dated 10-28.

Ms. Brazzle testified this would be a residential treatment center for detox services, residential inpatient treatment, outpatient treatment, and a sober living community. She testified that this would be a self-pay or insurance paid institution and it would be for profit organization. It will be open 24 hours a day with staff on site 24/7. She indicated the sober living community lends supports for recovery and the rents are double the usual rent and there is a condition in the lease that there will be no drugs or alcohol on the premises. She also testified there is an over-loaded system and there is heroine epidemic in New Jersey. She went on to say the existing structure would be used such as the dining room, kitchen, the dormitory and the chapel and the facility would be licensed by the State. There would be a minimum 30 day residential inpatient treatment, with 100 beds and approximately 110 employees, spaced out over 3 shifts. They would treat addiction for alcohol, drugs and mental health disorders. The meeting was then continued till February 11, 2015.

At February 11th meeting Brian O'Neil, a principal of the facility, testified that he was investing 20 Million Dollars into this project. He indicated there are about 20 thousand people within 15 minutes of this site who are in need of Alcoholic Anonymous or Narcotics Anonymous meetings. There would be a low police and fire demand.

Dr. Carese testified there is a need for this type of medical facility and this would be permitted by the State Statute.

Larry Di Vietro, Professional Planner, testified on behalf of the applicant. He indicated that he reviewed the State Statue and also the Township Ordinance and the Ordinance permits a Hospital or a Sanatorium in the Institutional Zone.

He was also of the opinion the Sober Living Community would be an accessory use to the Residential Treatment Center. He went on to say the Center would be secluded and would have buffering and the site is well suited for this type of operation.

Numerous people spoke regarding the application. Three people supported the application and approximately another 3 people supported the application without the Residential Treatment Center and approximately 7 people opposed the entire application.

After hearing the testimony presented, the Board was of the opinion that the Residential Treatment Center would be a permitted use in the Institutional Zone; however, the Sober Living Community would not be a permitted use and would need a Use variance. The Board found that the Sober Living Community was similar to residential uses and therefore denied the applicants request to the effect that this would be an accessory use to the Residential Treatment Facility.

**UPON MOTION** duly made and seconded to deny the interpretation that the Residential Treatment Facility and Sober Living Community would be a permitted use in an Institutional zone the Board voted six in favor (6), none (0) against, and upon motion to interpret that the Residential Treatment Facility is a permitted use, the Board voted (5) in favor and (1) against.

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 11 Day of March 2015 that the applicant, 1840 Peter Cheeseman

Road, LLC is hereby granted the interpretation that the Residential Treatment Facility would be permitted use in the Institutional Zone and that the Sober Living Community would need a Use Variance.

**MOTION to DENY Interpretation of Sober Living and Treatment Center together**

**ROLL CALL**

**LIST NAMES**

| | |
|---|---|
| Frank Simiriglia | Yes |
| Andrew Rosati | Yes |
| Kevin Bucceroni | Yes |
| Ken Treger | Yes |
| Michelle Scully | Yes |
| Jay McMullin | Yes |

**MOTION to APPROVE Residential Treatment Center Only as a Permitted Use:**

**ROLL CALL**

**LIST NAMES**

| | |
|---|---|
| Frank Simiriglia | No |
| Andrew Rosati | Yes |
| Kevin Bucceroni | Yes |
| Ken Treger | Yes |
| Michelle Scully | Yes |
| Jay McMullin | Yes |

**ZONING BOARD OF ADJUSTMENT**
**TOWNSHIP OF GLOUCESTER**

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of March 2015.

_____

Ken Lechner, Secretary

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

# 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 #152007C***
***John J. Gordon, Jr.***
***995 Cummings Avenue***
***BLOCK 6201, LOT 3***

**DATE:** February 19, 2015

The above application is to permit a second 24' x 32 detached private garage within the R-3 Residential district as per the attached sketch.

**I. ZONING INFORMATION**

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

**R-3 Zone Requirements (§405.F):**

| Standard | Required | Proposed | Complies |
|---|---|---|---|
| Minimum lot size | 9,375 sf | 43,560 sf | yes |
| Minimum lot frontage | 75 ft. | 110 ft. | yes |
| Minimum lot depth | 125 ft. | 396 ft. | yes |
| Maximum building coverage | 20% | ±6.5%[1] | yes |
| Maximum lot coverage | 40% | ±9.0%[1] | yes |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | |
| Front yard | 30 ft. | 48.30 ft. | yes |
| Side yard | 10 ft. | 11.05 ft. / 30.68 ft. | yes / yes |
| Rear yard (screen porch) | 30 ft. | ±314 ft.[1] | yes |
| Minimum Useable Yard Area | 25% | ≥ 25% | yes |
| Maximum Height | 35 ft. | n/a | n/a |
| ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | |
| Front yard | N.P. | ±120 ft.[1] | yes |
| Side yard | 10 feet | 76 ft. / 10 ft. | yes / yes |
| Rear yard | 10 feet | 244 ft. | yes |
| Maximum garage height | 20 feet | 18 ft. | yes |
| Maximum other building height | 15 feet | n/a | n/a |

[1] = Scaled data.
* = Variance required

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

| OFF-STREET PARKING AND PRIVATE GARAGES | | | |
|---|---|---|---|
| Maximum area | 800 sf | 768 sf | yes |
| Less than area of principal building | < ±1,825 sf[1] | 768 sf | yes |
| Maximum stories | 1 | 1 | yes |
| **Maximum number of garages** | **1** | **2** | **no*** |

## II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage in the R-3, Residential District standards:

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

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

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

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

2. 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)).

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

NEGATIVE CRITERIA

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

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

**From Section 422.H(6) to permit a second garage (1 maximum allowed).**

cc: James J. Gordon, Sr.
Anthony Costa, Esq.
James Mellett, PE

# TOWNSHIP OF GLOUCESTER

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

**For Office Use Only**

Submission Date[1]: _____ Application No.: #152007C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: 160.00 Project # 9115

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

Escr. 150.00 Escr.# 9115

## LAND DEVELOPMENT APPLICATION

**1. Applicant**

Name: James J. Gordon, Sr.
Address: 995 Cummings Ave.
City: Blenheim
State, Zip: New Jersey 08012
Phone: 856297-3872 Fax: ( ) - 
Email: jgordon6231@yahoo.com

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

Name(s): James J. Gordon, Sr.
Address: 995 Cummings Ave.
City: Blenheim
State, Zip: New Jersey 08012
Phone: 856297-3872 Fax: ( ) -

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☒ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED JAN 13 2015 By _____

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

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

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

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

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

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

| | |
|---|---|
| Engineer New Jersey<br>Name: Patrick M. McGuire, PE | Name: |
| Address: P.O. Box 10192 | Address: |
| Profession: NJ Prof. Eng 24GE03133800 | Profession: |
| City: South Bend | City: |
| State, Zip: Ind. 46680 | State, Zip: |
| Phone: (574) 367-8305 Fax: ( ) - | Phone: ( ) - Fax: ( ) - |
| Email: www.patmcguirepe.com | Email: |

**7. Location of Property:**

Street Address: 995 Cummings Ave Blenheim, NJ 08012 Block(s): 6201

Tract Area: Lot(s): 3

**8. Land Use:**

Existing Land Use: Residential

Proposed Land Use (Describe Application): Adding detached pole barn (garage)

#2 Garage 24 w x 32 L = 768 SF

no set issues

**9. Property:**

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☒ No ☐ Yes

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

☒ Public Water ☒ Public Sewer ☐ Private Well ☐ Private Septic System

**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 | ±127' |
| Front setback 2 | ~~±127'~~ |
| Rear setback | ±236' |
| Side setback 1 | 76' |
| Side setback 2 | 10' |
| Lot frontage | 110' |
| Lot depth | 396' |
| Lot area | 1 ac. |
| Building height | 18' |

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

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

| Pool Requirements | |
|---|---|
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | |
| Setback from property line 2 | |
| Distance from dwelling | |

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

| Garage Application | |
|---|---|
| Garage Area | 768sf |
| Garage height | 18' |
| Number of garages (include attached garage if applicable) | 2 |
| Number of stories | 1 |

| Shed Requirements | |
|---|---|
| Shed area | |
| Shed height | |
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | |
| Setback from property line 2 | |

## 14. Parking and Loading Requirements:

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

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

## 15. Relief Requested:

☒ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

## 16. Signature of Applicant

[signature] 01/08/15

Signature of Applicant Date

_____ _____

Signature of Co-applicant Date

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

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

1/8/15
Date

Signature

James J. Gordon, Sr.
Print Name

Signature

Deidre Besnick
Print Name

Sworn and Subscribed to before me this 8th day of January 2015 (Year).

DEIDRE A. BESNICK
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 24, 2018

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

James J Gordon
Print Name

01/08/15
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 12/23/14 shows and discloses the premises in its entirety, described as Block 6201 Lot 3 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

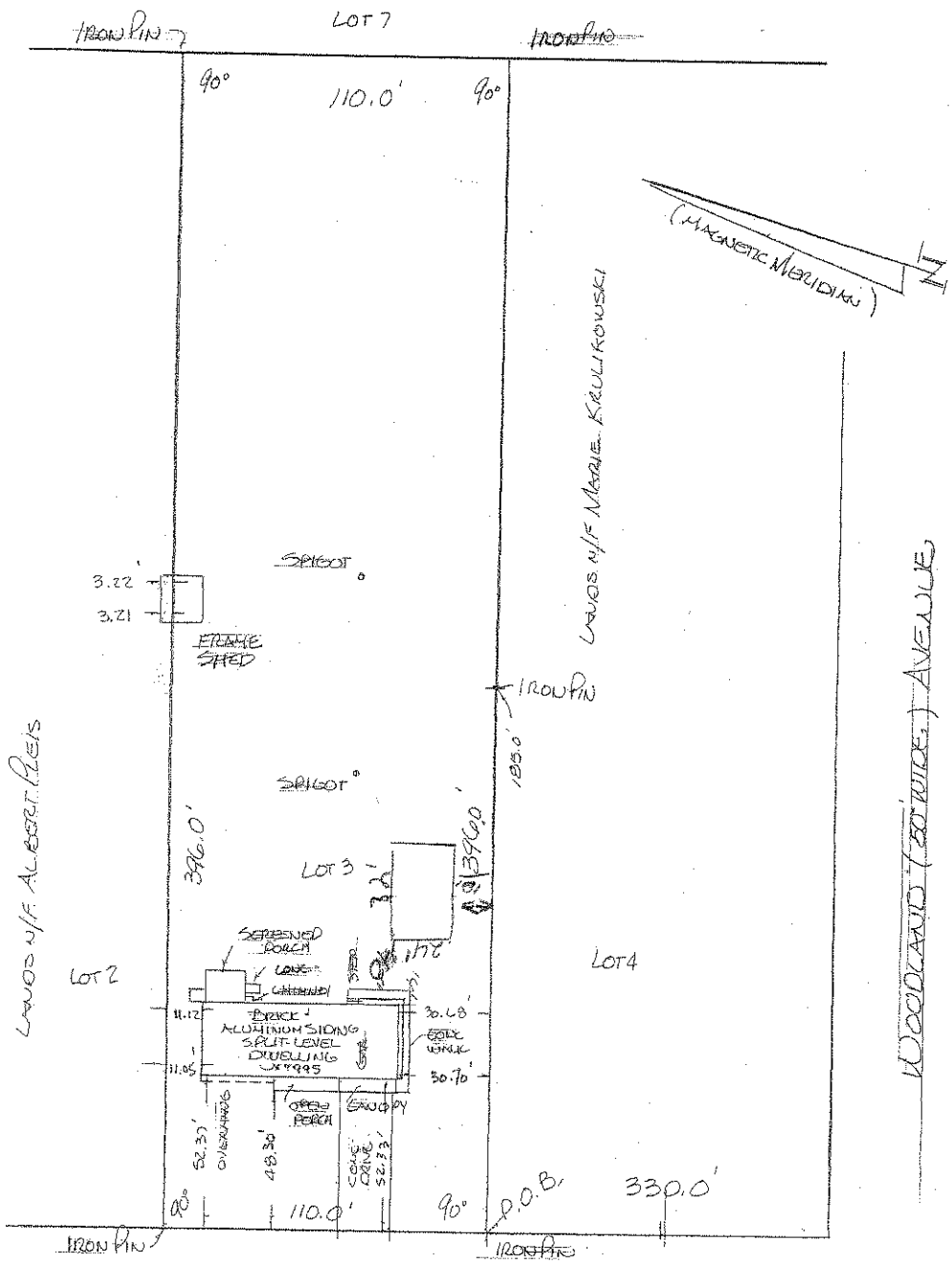
_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this 8th day of January 2015 before the following authority.

Deidre Besnick
Notary public

DEIDRE A. BESNICK
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES JUNE 24, 2018




RECEIVED
JAN 13 2015
By #152007C

NOTE-

PARCEL SURVEYED BEING LOT 3 SECTION II PLAN OF BLENHEIM FARMS ALSO BEING LOT 3 BLOCK 6201 TAX MAP GLOUCESTER TOWNSHIP

JAMES J. GORDON

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 easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insuror of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.

Richard S. Humphries

**RICHARD S. HUMPHRIES**
**P.L.S. N.J. LIC. 34859**
**DATE OF SURVEY** DEC. 23, 2014

**Walter H. Macnamara Assoc., Inc.**
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108

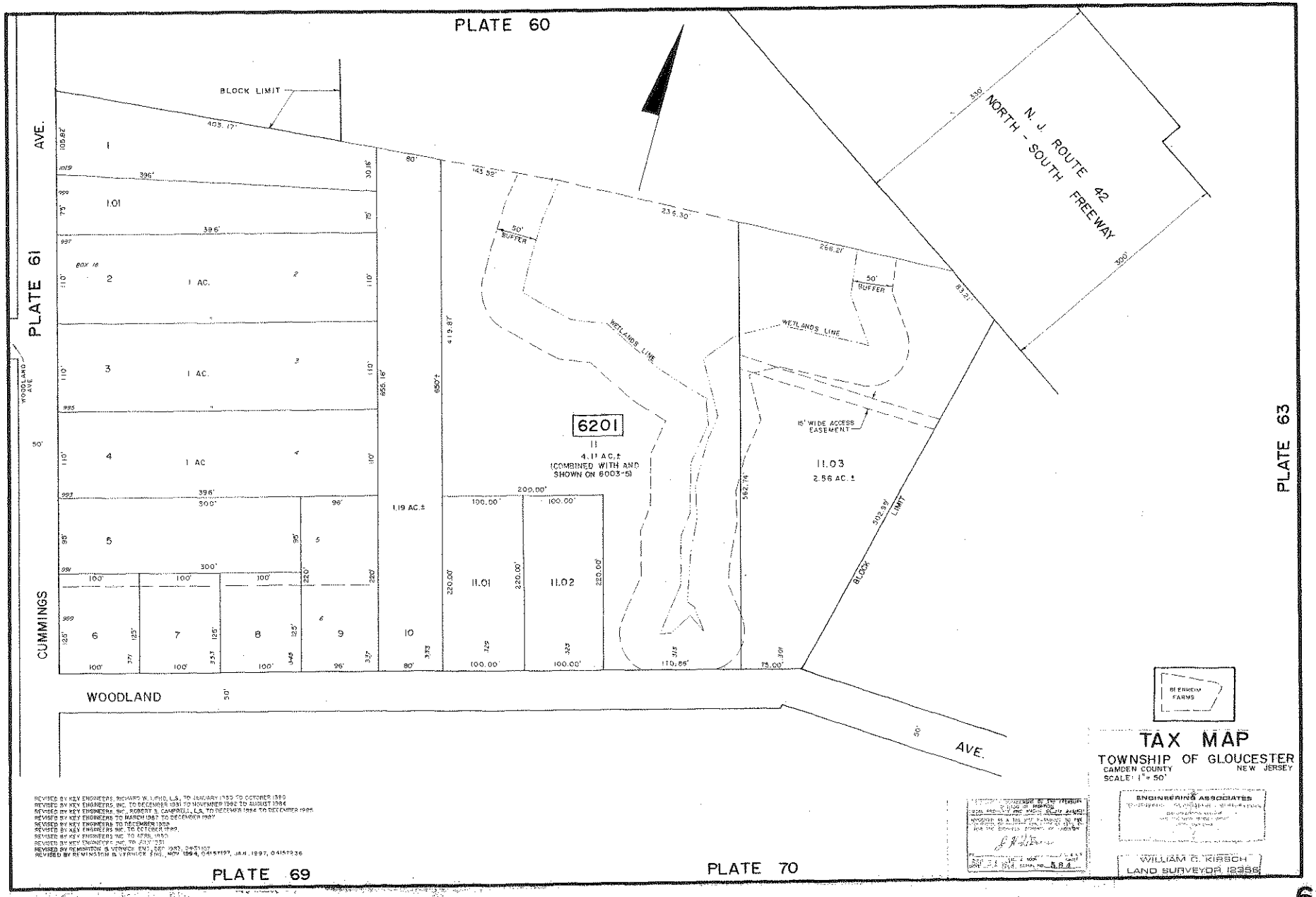
**Survey of Premises**

#995 CUMMINGS AVENUE
GLOUCESTER TOWNSHIP
CAMDEN Co. New Jersey

Scale — 1" = 40'

856-854-5229

564-29




REVISED BY KEY ENGINEERS, RICHARD W. LUND, L.S., TO JANUARY 1987 TO OCTOBER 1990
REVISED BY KEY ENGINEERS, INC. TO DECEMBER 1991 TO NOVEMBER 1992 TO AUGUST 1994
REVISED BY KEY ENGINEERS, INC. ROBERT S. CAMPBELL, L.S. TO DECEMBER 1994 TO DECEMBER 1995
REVISED BY KEY ENGINEERS TO MARCH 1997 TO DECEMBER 1997
REVISED BY KEY ENGINEERS TO DECEMBER 1998
REVISED BY KEY ENGINEERS INC. TO OCTOBER 1999.
REVISED BY KEY ENGINEERS INC. TO APRIL 1950
REVISED BY KEY ENGINEERS INC. TO JULY 1951
REVISED BY REMINGTON & VERNICK ENG., DEC. 1983, 04-51102
REVISED BY REMINGTON & VERNICK ENG., NOV. 1994, 04157197, JAN. 1997, 04157936

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

# 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

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

January 22, 2015

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

JAN 2 2 2015

Re: Application #152007C
James J. Gordon, Sr.
995 Cummings Avenue, Blenheim, NJ 08012
Block 6201, Lot 3

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

Bin# 63

B

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

DATE: January 13, 2015

APPLICATION No. #152007C

APPLICANT: JAMES J. GORDON, SR

PROJECT No. 9115

BLOCK(S): 6201 Lot(S): 3

LOCATION: 995 CUMMINGS AVE., BLENHEIM, NJ 08012

RECEIVED
JAN 20 2015
By

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 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

OK 1-1645 JTG Bldg.

Signature

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

DATE: January 13, 2015

APPLICATION No. #152007C

APPLICANT: JAMES J. GORDON, SR

PROJECT No. 9115

BLOCK(S): 6201 Lot(S): 3

LOCATION: 995 CUMMINGS AVE., BLENHEIM, NJ 08012

JAN 2 1 2015

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

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- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

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***Please Forward Report by January 24, 2015***

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- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

Signature

1/14/15

WHAT WILL BE THE USE FOR AN 18' HIGH 24x32 RESIDENTIAL PROP. POLE BARN?
THIS IS AS LARGE AS MOST HOUSES.
VERY LG FOR RESIDENTIAL AREA.
MAKE SURE NOT FOR COMMERCIAL USE-

# Tax Account Maintenance

Add | Edit | Close | Delete | << | >> | Detail | Notes | Letter

Block: 6201

Lot: 3

Qualifier:

Owner: [illegible]

Tax Bill | Restricted Edit

Prop Loc: 995 CUMMINGS AVENUE

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

| Year | Qtr | Type | Billed | | Principal Balance | Interest | Total Balance |
|---|---|---|---|---|---|---|---|
| 2015 | 2 | | 1,525.60 | * | 1,525.60 | .00 | 1,525.60 |
| 2015 | 1 | | 1,525.61 | * | 1,525.61 | .00 | 1,525.61 |
| 2015 | | Total | 3,051.21 | | 3,051.21 | .00 | 3,051.21 |
| 2014 | 4 | | 679.43 | * | .00 | .00 | .00 |
| 2014 | 3 | | 2,016.67 | | .00 | .00 | .00 |
| 2014 | 2 | | 1,703.15 | | .00 | .00 | .00 |
| 2014 | 1 | | 1,703.15 | | .00 | .00 | .00 |

Other Delinquent Balances: .00 Interest Date: 01/14/15 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/05/14

TOTAL TAX BALANCE DUE

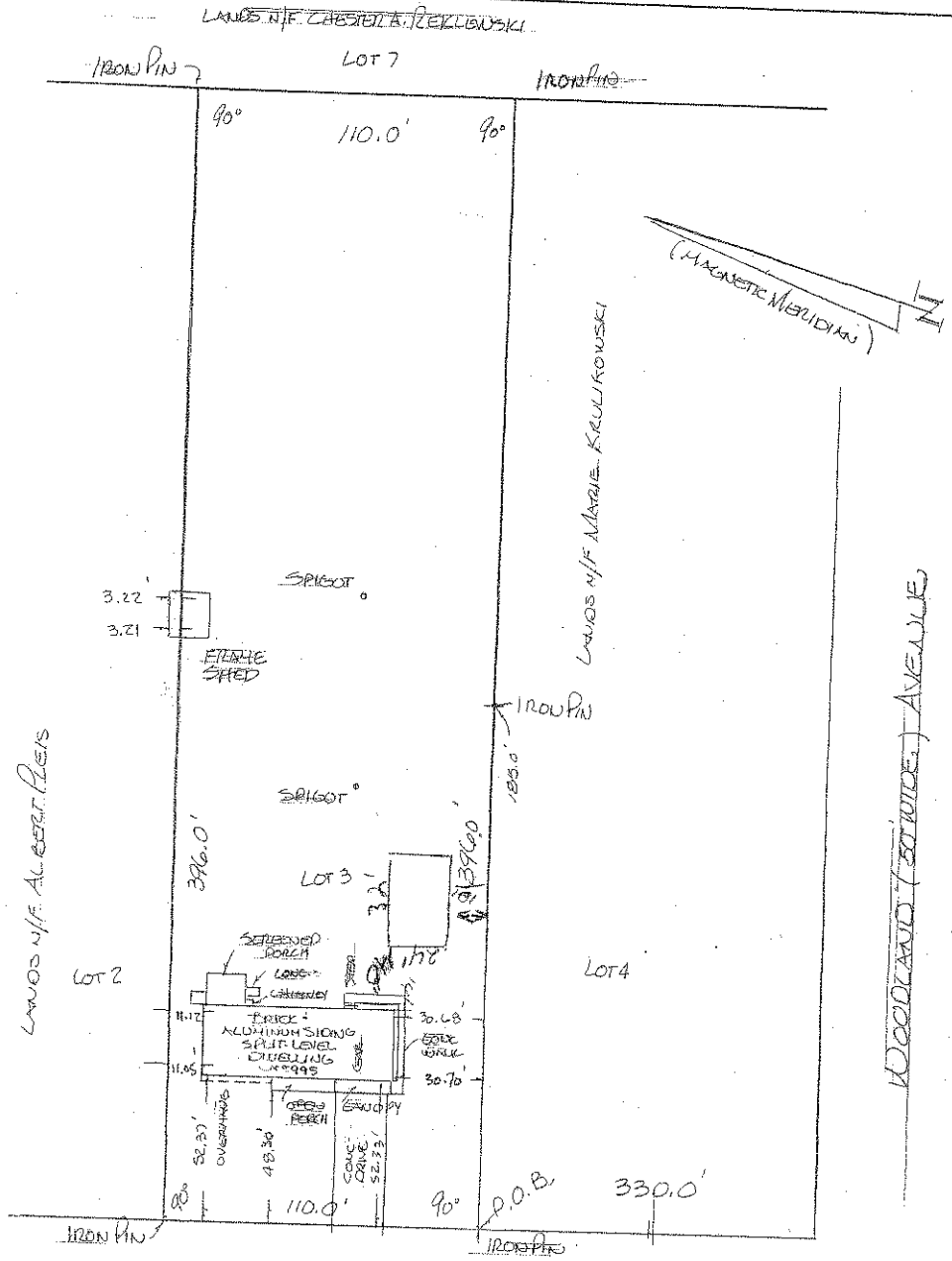
Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total:

* Indicates Adjusted Billing in a Tax Quarter

Current

RECEIVED JAN 14 2015 By




NOTE -

PARCEL SURVEYED BEING LOT 3 SECTION 11 PLAN OF BLENHEIM FARMS ALSO BEING LOT 3 BLOCK 6201 TAX MAP GLOUCESTER TOWNSHIP

RECEIVED
JAN 13 2015
By #152007C

JAMES J. GORDON

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 easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insuror of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.

Richard S. Humphries

**RICHARD S. HUMPHRIES**
**P.L.S. N.J. LIC. 34859**
**DATE OF SURVEY** DEC. 23, 2014

**Walter H. Macnamara Assoc., Inc.**
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108

**Survey of Premises**

#995 CUMMINGS AVENUE
GLOUCESTER TOWNSHIP
CAMDEN Co. New Jersey

Scale — 1" = 40'

856-854-5229

564-29

# TOWNSHIP OF GLOUCESTER
## INTER-OFFICE CORRESPONDENCE

**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #152008C**
**Marc & Carmen Argentieri**
**12 Erik Court**
**BLOCK 19306, LOT 3.14**

**DATE:** February 19, 2015

The Applicant requests approval to install an 18' x 36' in-ground swimming pool and concrete apron within the R-3 Residential District as indicated on the attached sketch.

## I. ZONING INFORMATION

**R-2 ZONE REQUIREMENTS (Residential Cluster):**

| Description | Required | Proposed | Complies |
|---|---|---|---|
| Minimum lot size | 10,000 sf | 10,000 sf | yes |
| Minimum lot frontage | 80 ft. | 80 ft. | yes |
| Minimum lot depth | 100 ft. | 125 ft. | yes |
| Maximum building coverage | 40% | ±17.3%[1] | yes |
| Maximum lot coverage | 50% | ±40.1%[1] | yes |
| **Principal Building Minimum Yard Depths and Height Limitations** | | | |
| Front yard (dwelling) | 40 ft. | 43.9 ft. | yes |
| Side yard | 15 ft. | 22.9 ft. / 19.1 ft. | yes / yes |
| Rear yard | 35 ft. | ±37 ft. | yes |
| Minimum Useable Yard Area | 25% | > 25% | yes |
| Maximum Height | 35 ft. | n/a | n/a |
| RESIDENTIAL SWIMMING POOL REQUIREMENTS | | | |
| Front yard (apron) | 40 ft. | ±100 ft. | yes |
| Side yard[2] | 10 ft. | 10 ft. | yes |
| **Rear yard[2]** | **10 ft.** | **5 ft.** | **no*** |
| Distance from dwelling | 10 ft. | 14 ft. | yes |

[1] = Scaled data. [2] = Inground swimming pool setback is measure from apron.
n/a = not applicable.
* = Variance required.

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

## II. VARIANCE COMMENTS

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

**§422.K, Residential Swimming Pools and Cabana**

1. Rear Yard: (5 ft. provided v. 10 ft. min. required).

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

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

NEGATIVE CRITERIA

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

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

**From 422.K(2) to permit an in-ground swimming pool five (5) feet from the side property line (10 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: Marc & Carmen Argentieri
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[1]: _____ Application No.: #152008C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: 160.00 Project # 9133

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

Escr. 150.00 Escr.# 9133

## LAND DEVELOPMENT APPLICATION

**1. Applicant**

Name: MARC & CARMEN ALGERTIERI
Address: 12 FALK CT.
SICKLERVILLE, NJ
City: SICKLERVILLE
State, Zip: 08081
Phone: (856) 848-4632 Fax: ( ) -
Email: C.ALGERTIERI528@GMAIL.COM

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

Name(s): _____
Address: SAME AS APPLICANT
City: CARMEN
State, Zip: Cell - 856-723-5180
Phone: ( ) - Fax: ( ) -

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☒ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED JAN 28 2015 BY: _____

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

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

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

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

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

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

| | |
|---|---|
| Name: Budds Pool Co., Inc | Name: |
| Address: 950 Cooper Street | Address: |
| Profession: Deptford, NJ 08096 | Profession: |
| City: P: 856-845-9000 F: 856-384-8834 | City: |
| State, Zip: Reg Cert # 13VH01149800 | State, Zip: |
| Phone:(___)___-___ Fax:(___)___-___ | Phone:(___)___-___ Fax:(___)___-___ |
| Email: ChrisV@BuddsPools.Com | Email: |

**7. Location of Property:**

Street Address: 12 ERIK CT. Block(s): 19306

Tract Area: Lot(s): 3.14

**8. Land Use:**

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): INSTALLATION of AN INGROUND POOL w/ Concrete POOL Decking, Pool Code Fence & Shed Ingroundpool size 16 wide x 18 x 36, with 5 ft setback rear Concrete patio 867 sq ft. Pool is 14 ft from house, Fence 6 ft rear 4 ft side vinyl, 10x10 shed @ 5 ft setback

**9. Property:**

Number of Existing Lots:

Number of Proposed Lots:

**Proposed Form of Ownership:**

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☐ No ☐ Yes

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

☐ Public Water ☐ Public Sewer ☐ Private Well ☐ Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

## 13. Zoning

| All Applications | Proposed |
|---|---|
| Front setback 1 (Pool To House) | 14' To house |
| Front setback 2 (Pool To house) | 16' " " |
| Rear setback (To Pool Wall) | 5' |
| Side setback 1 (To Pool Decking) | 10' |
| Side setback 2 (To Pool Decking) | 21' |
| Lot frontage | 80' |
| Lot depth | 125' |
| Lot area (80x125) | 10,000 SF |
| Building height | In ground Pool |

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

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

| Pool Requirements | |
|---|---|
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | |
| Setback from property line 2 | |
| Distance from dwelling | |

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

| Garage Application | |
|---|---|
| Garage Area | |
| Garage height | |
| Number of garages (include attached garage if applicable) | |
| Number of stories | |

| Shed Requirements | |
|---|---|
| Shed area | |
| Shed height | |
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | |
| Setback from property line 2 | |

## 14. Parking and Loading Requirements:

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

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

## 15. Relief Requested: ~~5' Setback for Pool to Rear Property Line~~ *

☒ 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.

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**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 — Date: 1-28-15

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).**

1/28/15
Date

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

Carmen Argentieri
Signature

Carmen Argentieri
Print Name

JUDITH A. CALABRESE
Signature

Judith A. Calabrese
Print Name

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

**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).

Carmen Argentieri
Signature of Applicant

Carmen Argentieri
Print Name

1-28-15
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 19306 Lot 3.14 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

**State of New Jersey,**
**County of Camden:**

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

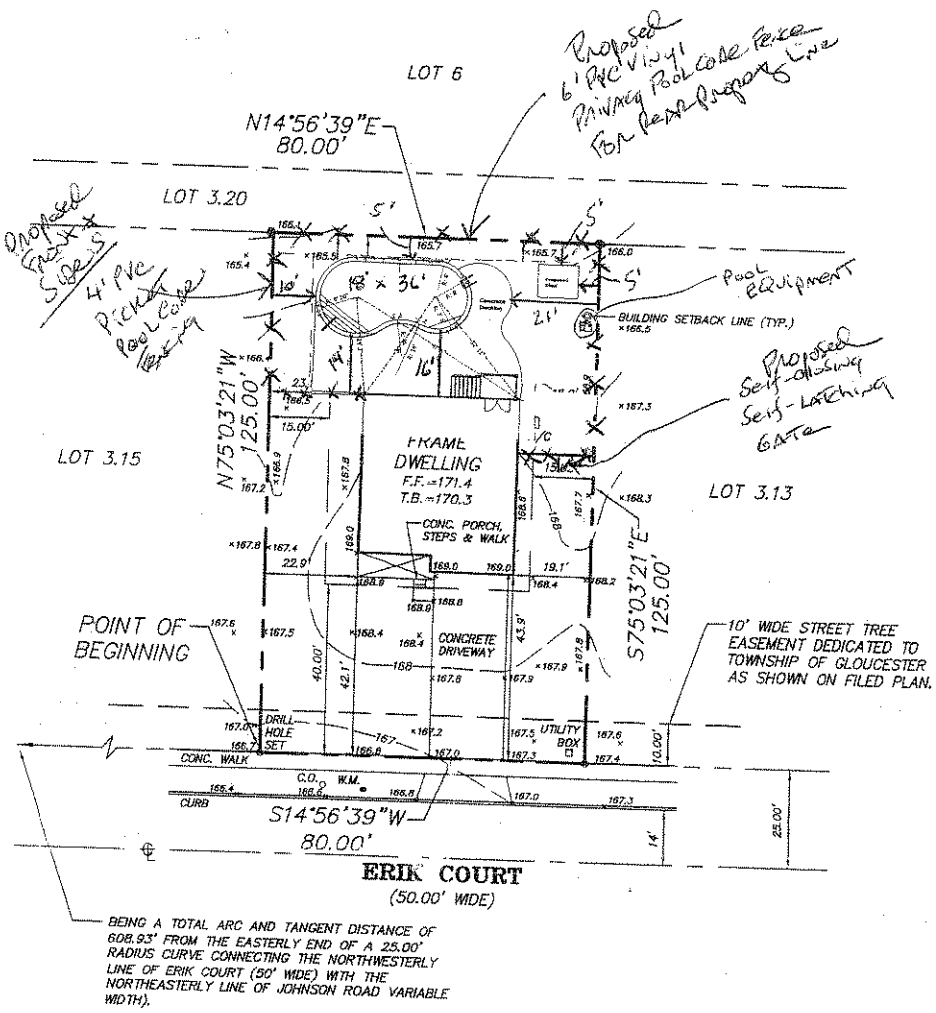
Carmen Argentieri
Name of property owner or applicant

Sworn and subscribed to
On this 28th day of January 20 15 before the following authority.

Judith A. Calabrese
Notary public

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

FILED PLAN




RECEIVED
JAN 28 2015
BY:

THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 8/6/14. ANY ALTERATIONS, ADDITIONS, ETC. DONE ON THE PROPERTY AFTER THAT DATE WILL NOT BE SHOWN.

TO: MARC ARGENTIERI & CARMEN A. ARGENTIERI,
FIRST AMERICAN TITLE INSURANCE COMPANY--LT,
LEGACY TITLE AGENCY, LLC AND
NVR MORTGAGE FINANCE, INC.
IT'S SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS SURVEY HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS, PROMULGATED BY THE NEW JERSEY STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS CERTIFICATION IS ISSUED SOLELY TO THE HEREIN NAMED FOR THIS TRANSACTION ONLY. IF NO FEE IS PAID FOR THIS SURVEY, THIS CERTIFICATION IS INVALID.

## NOTES

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2. DO NOT SCALE FROM PHOTO-COPIED PRINTS OF THIS PLAN.
3. BEARINGS ARE SHOWN IN DEGREES, MINUTES, AND SECONDS.
4. DISTANCES ARE SHOWN IN FEET.
5. THE FOLLOWING INFORMATION WAS USED IN PREPARE SURVEY:
   A. PLAN NOTED DEED DESCRIPTION.

● DENOTES PIN SET AT CORNER.

## DEED DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW JERSEY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEING LOT 3.14, BLOCK 19306 ON A PLAN ENTITLED "SUBDIVISION PLAN, GLOUCESTER CHASE, BLOCK 19306, LOT 3, 908 JOHNSON ROAD, GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY, DATED MARCH 2011, REVISED 12/22/11, PREPARED BY TAYLOR, WISEMAN & TAYLOR AND HAS BEEN FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON 6/11/12 AS FILE NO. 2012039416.

CONTAINING 10,000 SQUARE FEET OF LAND MORE OR LESS.

# PLAN OF SURVEY

12 ERIK COURT
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

"GLOUCESTER CHASE"
BLOCK 19306 – LOT 3.14

| | | | |
|---|---|---|---|
| DATE: | 8/7/14 | | |
| SCALE: | 1"=30' | SHEET: | 1 OF 1 |
| DRAWN BY: | JMM | JOB NO. | 11079 |

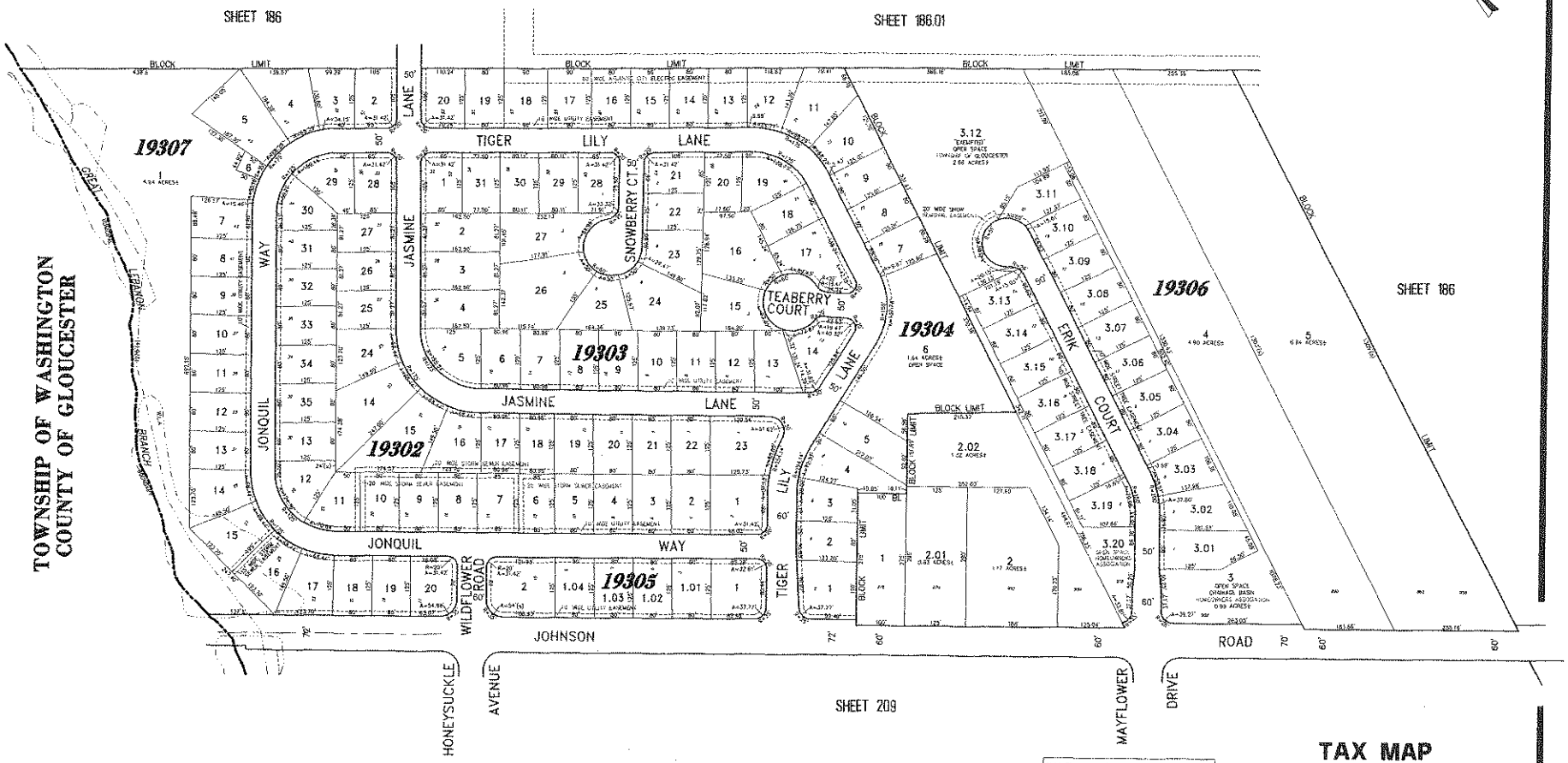
8/7/14
DATE

JOSEPH W. MAXCY
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE No. 32652

PETERMAN • MAXCY ASSOCIATES, LLC
ENGINEERING • SURVEYING • PLANNING
189 S. LAKEVIEW DRIVE, SUITE 101, GIBBSBORO, NJ 08026
PHONE (856) 282-7444 FAX (856) 282-7443
CERTIFICATE OF AUTHORIZATION 24GA28131700

| REVISIONS | | |
|---|---|---|
| 4-7-2010 | CRAIG F. REMINGTON | 23924 |
| 1-11-2013 | CRAIG F. REMINGTON | 23924 |

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (GOGO)




THIS TAX MAP PLATE HAS BEEN DIGITALLY DRAWN USING COMPUTER-AIDED DRAFTING/DESIGN (CADD) & COORDINATE GEOMETRY (GOGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY DIVISION LAXATION APPROVAL STAMP WITH APPROVAL DATE 03-08-2011 SERIAL NUMBER 906 AND SIGNATURES OF SIGNERS: THOMAS J. REILLY, CHIEF, LOCAL PROPERTY, FIELD ASSISTANCE, SUE DAVISON, SUPERVISING FIELD REPRESENTATIVE. THIS TAX MAP PLATE HAS BEEN DIGITALLY UPDATED TO REFLECT CONDITIONS AS OF 1-11-2013. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERNICK ENGINEERS

# TAX MAP
## TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-06-2009

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 CA 28803800

REMINGTON & VERNICK ENGINEERS
230 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-8882
WEB SITE ADDRESS WWW.RVE.COM

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

RECEIVED
FEB 17 2015
BY:

DATE: January 28, 2015

APPLICATION No. #152008C

APPLICANT: MARC & CARMEN ARGENTIERI

PROJECT No. 9133

BLOCK(S): 19306 Lot(S): 3.14

LOCATION: 12 Erik Court, Sicklerville, NJ 08081

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

***Please Forward Report by February 9, 2015***

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 and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

No Issues.

Signature

2/10/15

Bin# 67

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

DATE: January 28, 2015

APPLICATION No. #152008C

APPLICANT: MARC & CARMEN ARGENTIERI

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- ☐ Aqua N.J. Water Co.
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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED FEB 09 2015

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

OK 2-5-15 JKG Bldg

Signature

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

DATE: January 28, 2015

APPLICATION No. #152008C

APPLICANT: MARC & CARMEN ARGENTIERI

PROJECT No. 9133

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TRANSMITTAL TO:

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

RECEIVED
FEB 03 2015
BY:

Signature Stephen Fisher PE

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

# 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

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

February 2, 2015

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

FEB 03 2015

Re: Application #152008C
Marc & Carmen Argentieri
12 Erik Court, Sicklerville, NJ 08081
Block 19306, Lot 3.14

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

RECEIVED
FEB 03 2015
BY:

GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

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

# TOWNSHIP OF GLOUCESTER

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

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

DAVID MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

January 28, 2015

RECEIVED
JAN 29 2015
BY:

Marc & Carmen Argentieri
12 Erik Court
Sicklerville, NJ 08081

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens. We also show the February 2015 quarter open and due by 2/10/15. Verify with this office before scheduling the application.

Name: **Marc & Carmen Argentieri**

Address: 12 Erik Court, Sicklerville, NJ

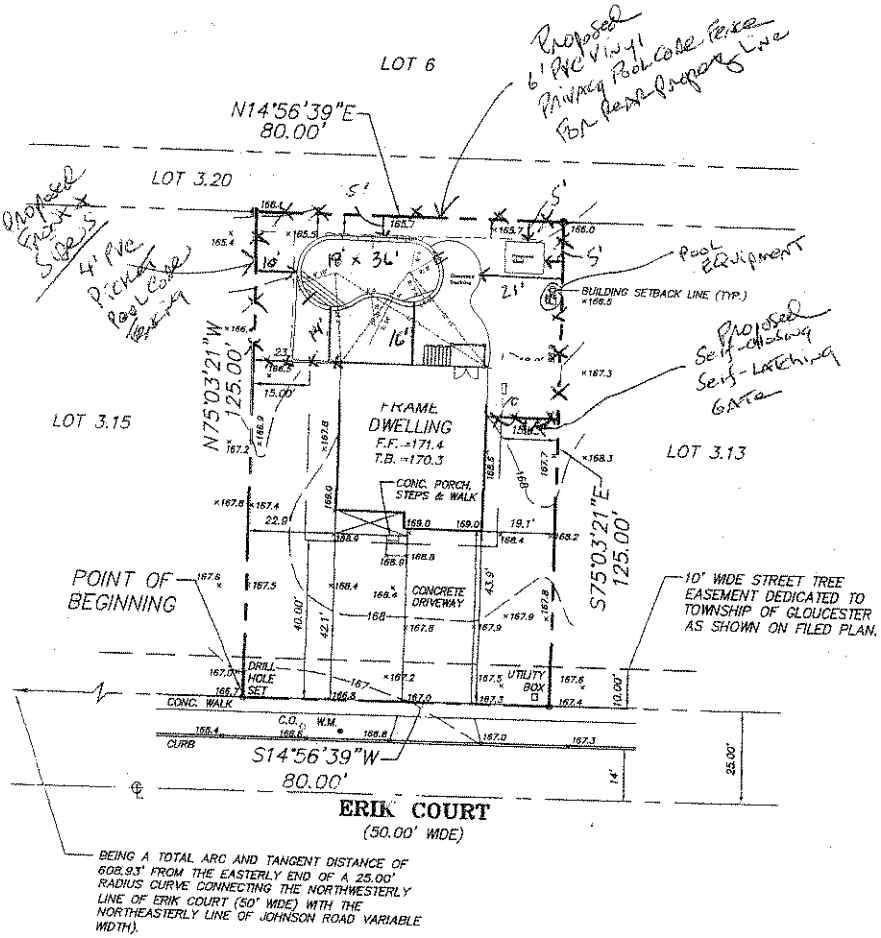
Block: 19306 Lot: 3.14

If you have any questions, please feel free to contact the tax office at 856-228-4000.

Sandra L. Ferguson
Gloucester Township Tax Collector

Printed on recycled paper

FILED PLAN




RECEIVED
JAN 28 2015
BY:

THE FIELD WORK FOR THIS SURVEY WAS PERFORMED ON 8/6/14. ANY ALTERATIONS, ADDITIONS, ETC. DONE ON THE PROPERTY AFTER THAT DATE WILL NOT BE SHOWN.

TO: MARC ARGENTIERI & CARMEN A. ARGENTIERI,
FIRST AMERICAN TITLE INSURANCE COMPANY–LT,
LEGACY TITLE AGENCY, LLC AND
NVR MORTGAGE FINANCE, INC.
IT'S SUCCESSORS AND/OR ASSIGNS
AS THEIR INTEREST MAY APPEAR

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   A. PLAN NOTED DEED DESCRIPTION.

● DENOTES PIN SET AT CORNER.

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BEING LOT 3.14, BLOCK 19306 ON A PLAN ENTITLED "SUBDIVISION PLAN, GLOUCESTER CHASE, BLOCK 19306, LOT 3, 908 JOHNSON ROAD, GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY, DATED MARCH 2011, REVISED 12/22/11, PREPARED BY TAYLOR, WISEMAN & TAYLOR AND HAS BEEN FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON 6/11/12 AS FILE NO. 2012039416.

CONTAINING 10,000 SQUARE FEET OF LAND MORE OR LESS.

# PLAN OF SURVEY

12 ERIK COURT
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

"GLOUCESTER CHASE"
BLOCK 19306 – LOT 3.14

| | | | |
|---|---|---|---|
| DATE: | 8/7/14 | | |
| SCALE: | 1"=30' | SHEET: | 1 OF 1 |
| DRAWN BY: | JMM | JOB NO. | 11079 |

8/7/14
DATE

JOSEPH W. MAXCY
N.J. PROFESSIONAL LAND SURVEYOR
LICENSE No. 32652

PETERMAN • MAXCY ASSOCIATES, LLC
ENGINEERING • SURVEYING • PLANNING
189 S. LAKEVIEW DRIVE, SUITE 101, GIBBSBORO, NJ 08026
PHONE (856) 282-7444 FAX (856) 282-7443
CERTIFICATE OF AUTHORIZATION 24GA28131700

# 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 #152010C**
**William Weiserth**
**89 Lamp Post Lane**
***BLOCK 8501, LOT 24***

**DATE:** February 19, 2015

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

## I. ZONING INFORMATION

**R-3 ZONE REQUIREMENTS:**

| Description | Required | Proposed | Complies |
|---|---|---|---|
| Minimum lot size | 9,375 sf | ±10,707 sf[1] | yes |
| Minimum lot frontage<br>Lamp Post Lane<br>North Lamp Post Lane | <br>75 ft.<br>75 ft. | <br>77.19 ft.<br>144.47 ft. | <br>yes<br>yes |
| Minimum lot depth | 125 ft. | 134.49 ft. | yes |
| Maximum building coverage | 20% | ±12.2%[1] | yes |
| Maximum lot coverage | 40% | ±18.8%[1] | yes |
| **Principal Building Minimum Yard Depths and Height Limitations** | | | |
| Front yard<br>Lamp Post Lane<br>North Lamp Post Lane | <br>30 ft.<br>30 ft. | <br>31.19 ft.<br>23.30 ft. | <br>yes<br>yes |
| Side yard | 10 ft. | 17.40 ft. | yes |
| Rear yard | 30 ft. | ±61 ft.[1] | yes |
| Minimum Useable Yard Area | 25% | > 25% | yes |
| Maximum Height | 35 ft. | n/a | n/a |

[1] = Scaled data.
* = Variance required.

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

## II. VARIANCE COMMENTS

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

**§425.C(3), Fences**

1. To install a six (6) foot high vinyl fence approximately fourteen (14) feet from the front property line at North Lamp Post Lane (40 feet from the cartway is the minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

**From Section 425.C(3) to construct a six (6) foot high vinyl fence fourteen (14) feet from the front property line at North Lamp Post Lane (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: William Weiserth
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[1]: _____ Application No.: #15201C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: 160.00 Project # 9154

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

Escr. 150.00 Escr.# 9154

## LAND DEVELOPMENT APPLICATION

**1. Applicant**

Name: WILLIAM H WEISERTH, JR.
Address: 89 LAMPOST LA.
City: SOMERDALE
State, Zip: NJ. 08083
Phone: 856-346-1408 Fax: ( ) -
Email: WIZARD214@COMCAST.NET

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

Name(s): JUDITH F WEISERTH (WIFE)
Address: 89 LAMPOST LA
City: SOMERDALE
State, Zip: NJ. 08083
Phone: 856-346-1408 Fax: ( ) -

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☒ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED FEB 04 2015 BY: _____

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

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

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

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

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

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

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

**7. Location of Property:**

Street Address: 89 LAMPOST LANE Block(s): 8501

Tract Area: Lot(s): 24

**8. Land Use:**

Existing Land Use: Residential

Proposed Land Use (Describe Application): Installation of approximately 62' of 6' high PVC vinyl fence, inside and along the existing property line at the back of the lot. Fence will start as 6' and terminate at a 4' height. 14' from second frontage

**9. Property:**

Number of Existing Lots:

Number of Proposed Lots:

**Proposed Form of Ownership:**

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☐ No ☐ Yes

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

☐ Public Water ☐ Public Sewer ☐ Private Well ☐ Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

## 13. Zoning

| All Applications | Proposed |
|---|---|
| Front setback 1 | |
| Front setback 2 | 14 Ft |
| Rear setback | 0 |
| 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 | 14 Ft |
| Fence type | PVC (vinyl) |
| Fence height | 6' to 4' |

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

| Pool Requirements | |
|---|---|
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | |
| Setback from property line 2 | |
| Distance from dwelling | |

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

| Garage Application | |
|---|---|
| Garage Area | |
| Garage height | |
| Number of garages (include attached garage if applicable) | |
| Number of stories | |

| Shed Requirements | |
|---|---|
| Shed area | |
| Shed height | |
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | |
| Setback from property line 2 | |

## 14. Parking and Loading Requirements:

Number of parking spaces required: 0
Number of parking spaces provided: 0
Number of loading spaces required: 0
Number of loading spaces provided: 0

## 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

William H Wessard Jr
Signature of Applicant

2/3/15
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).**

Michele Lyn Treger
2-4-15
Date

William H Weiserth Jr
Signature

WILLIAM H WEISERTH, JR.
Print Name

Sworn and Subscribed to before me this

4 day of February

2015 (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). ☒ No ☐ Yes

William H Weiserth Jr
Signature of Applicant

WILLIAM H WEISERTH, JR.
Print Name

2/3/15
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 7-22-82, shows and discloses the premises in its entirety, described as Block 8501 Lot 24 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:**

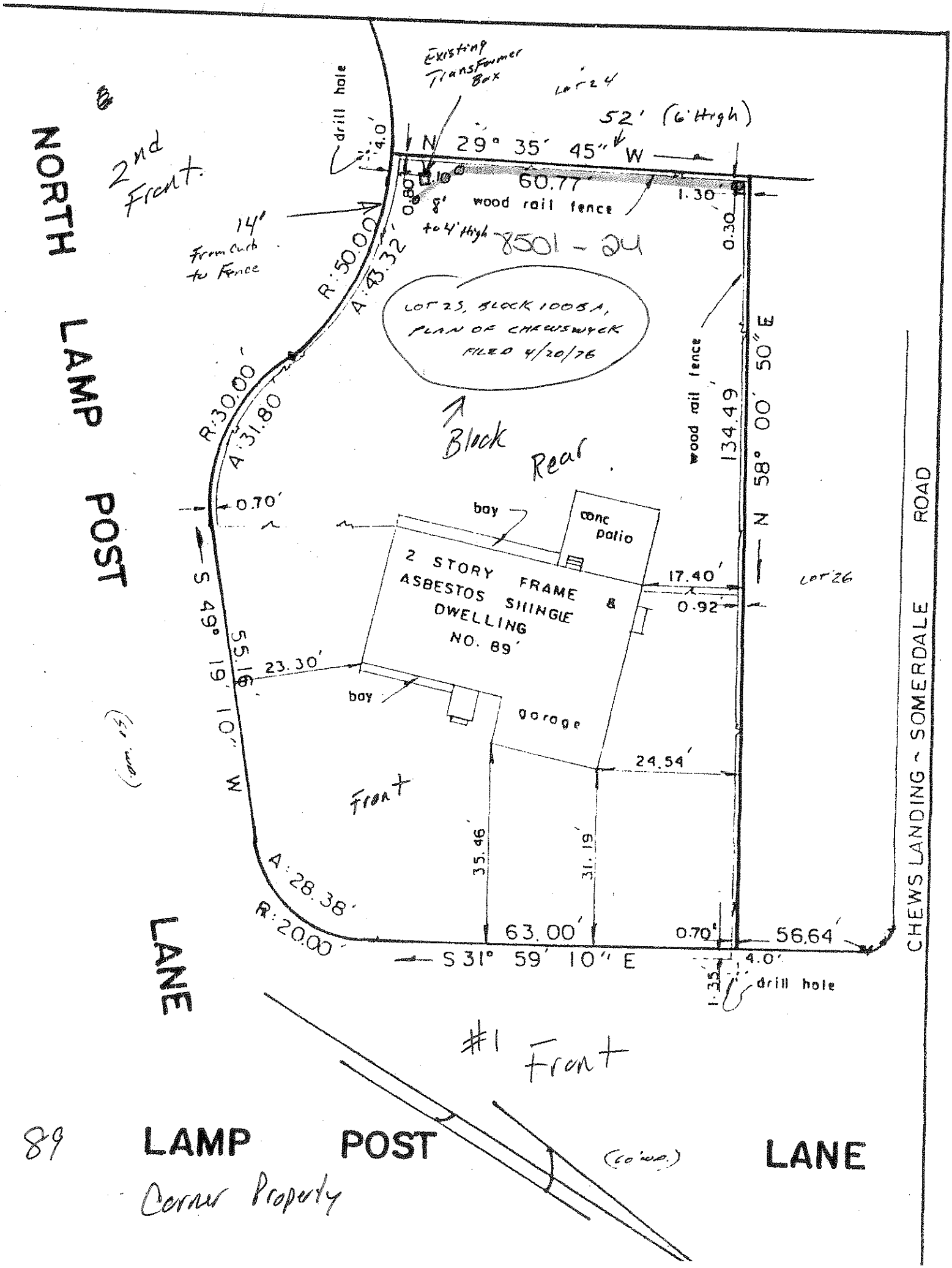
MICHELE LYN TREGER of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

WILLIAM H WEISERTH, JR.
Name of property owner or applicant

Sworn and subscribed to
On this 4 day of February
20 15 before the following authority.

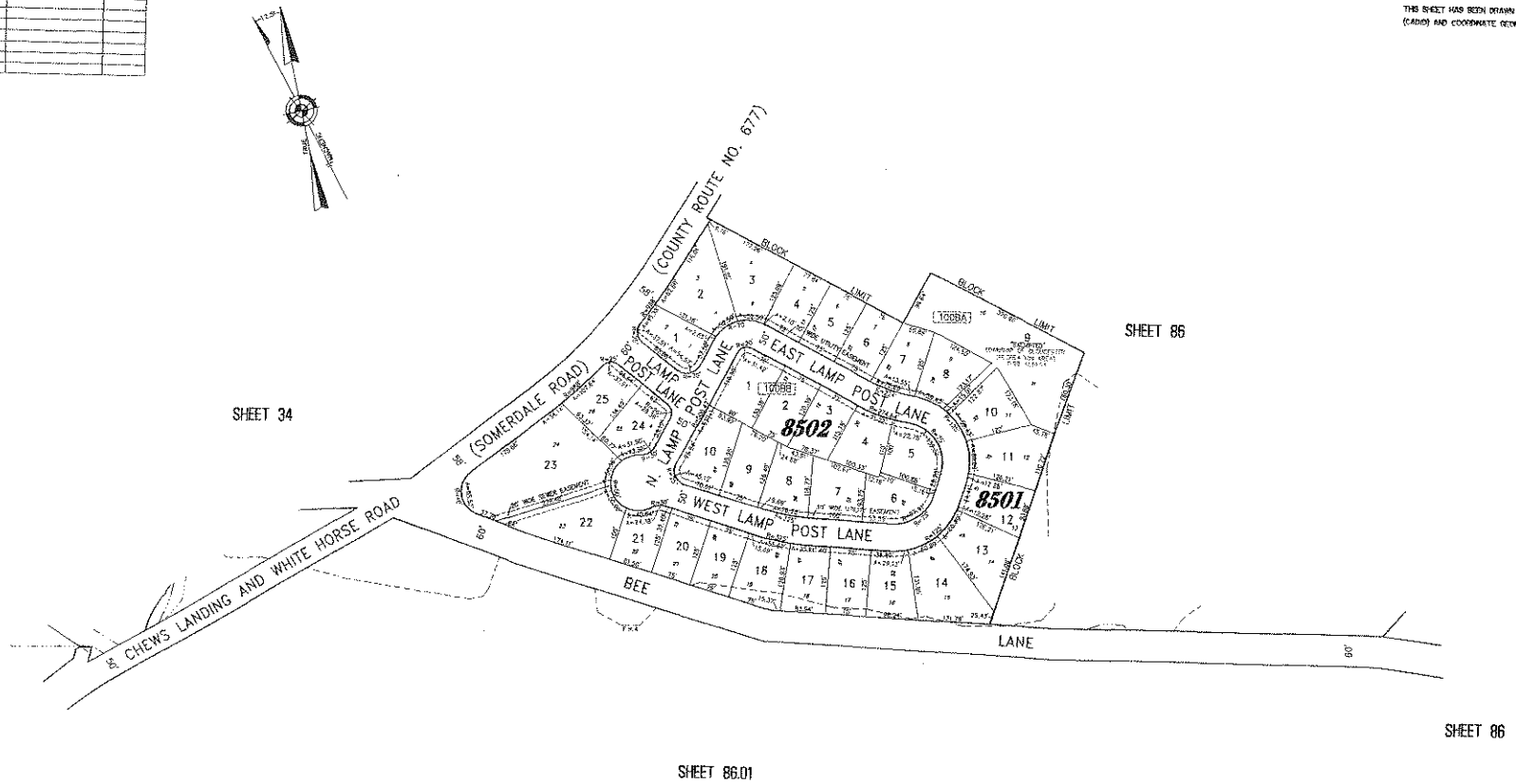
Michele Lyn Treger
Notary public

**MICHELE LYN TREGER**
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018


NORTH LAMP POST
2nd Front
drill hole
4.0'
Existing Transformer Box
Lot 24
52' (6' High)
N 29° 35' 45" W
60.77'
0.80
8' wood rail fence to 4' High
1.30
0.30
14' From Curb to Fence
R: 50.00'
A: 43.32'
8501 - 24
LOT 25, BLOCK 100BA, PLAN OF CHEWSWICK FILED 4/20/76
Block
Rear
wood rail fence
134.49
N 58° 00' 50" E
R: 30.00'
A: 31.80'
0.70'
bay
conc patio
2 STORY FRAME & ASBESTOS SHINGLE DWELLING NO. 89'
17.40'
0.92'
Lot 26
S 49° 19' 01" W
55.16'
23.30'
bay
garage
24.54'
Front
35.46'
31.19'
A: 28.38'
R: 20.00'
63.00'
0.70'
56.64'
S 31° 59' 10" E
4.0'
1.35
drill hole
CHEWS LANDING ~ SOMERDALE ROAD
LANE
#1 Front
(60' wd.)
89
LAMP POST
LANE
Corner Property

| REVISIONS | | |
|---|---|---|
| 4/7/2010 | CRAIG F. REMINGTON | 23924 |
| 4/16/2013 | CRAIG F. REMINGTON | 23924 |

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO)




# TAX MAP
## TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, N.J. 08033
(856) 795-9595 FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

RECEIVED
FEB 04 2015
BY: A

Township Of Gloucester
1261 Chews Landing -Clementon Rd., at Hider Lane
P. O. Box 8
Blackwood, New Jersey 08012
(856) 228-4000

# *TAXES PAID CERTIFICATION*

***FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE AND RETURNED WITH COMPLETED APPLICATION**

**DATE:** 2/3/15

**APPLICATION#:** 152010C

**APPLICANT:** William H. Weiserth, Jr.

**PROPERTY LOCATION:** 89 Lamp Post Lane Somerdale NJ

**BLOCK(S):** 8501 **LOT(S):** 24 **QUALIFIER:** _____

X Our records indicate that the above referenced property is current with taxes and there are no outstanding liens.

_____ Our records indicate the above property is delinquent on taxes (see attached).

_____ Our records indicate the above property has liens (see attached).

If you have any questions, please feel free to contact the Tax Office at 856-228-4000.

*SANDRA L. FERGUSON*
**GLOUCESTER TWP. TAX COLLECTOR**

RECEIVED
FEB 17 2015
BY:

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

DATE: February 5, 2015

APPLICATION No. #152010C

APPLICANT: WILLIAM WEISERTH

PROJECT No. 9154

BLOCK(S): 8501 Lot(S): 24

LOCATION: 89 LAMP POST LANE, SOMERDALE, NJ 08083

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

***Please Forward Report by February 16, 2015***

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 and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

Signature

No Issues.

2/10/15

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

DATE: February 5, 2015

APPLICATION No. #152010C

APPLICANT: WILLIAM WEISERTH

PROJECT No. 9154

BLOCK(S): 8501 Lot(S): 24

LOCATION: 89 LAMP POST LANE, SOMERDALE, NJ 08083

RECEIVED
FEB 17 2015
BY:

TRANSMITTAL TO:

- [ ] Township Engineer
- [ ] Camden County Planning Board
- [ ] N.J. American Water Co.
- [ ] Taxes
- [ ] Zoning Board Planner
- [ ] Traffic Officer
- [ ] Aqua N.J. Water Co.
- [ ] **Construction**
- [ ] Tax Assessor
- [ ] G.T.M.U.A.
- [x] Fire District 1 (2) 3 4 5 6

STATUS OF APPLICATION:

- [x] **New Application - Bulk C**
- [ ] Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- [x] For Your Review.
- [ ] For Your Files.

***Please Forward Report by February 16, 2015***

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- [ ] 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

REVIEWED
[✓] APPROVED [ ] NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL:
DATE: 2-13-15

- [ ] Variance Plan
- [x] Bulk (C) Variance
- [ ] Use (D) Variance

W o/c 2-13-15

Signature

Bunt 63

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

DATE: February 5, 2015

APPLICATION No. #152010C

APPLICANT: WILLIAM WEISERTH

PROJECT No. 9154

BLOCK(S): 8501 Lot(S): 24

LOCATION: 89 LAMP POST LANE, SOMERDALE, NJ 08083

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

***Please Forward Report by February 16, 2015***

ENCLOSED:

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- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED FEB 09 2015

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

OK 2-5-15 JG Dlg

Signature

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

# 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

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

February 6, 2015

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

FEB 0 ? 2015

Re: Application #152010C
William Weiserth
89 Lamp Post Lane, Somerdale, NJ 08083
Block 8501, Lot 24

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

RECEIVED
FEB 09 2015
BY:

CHURCHILL

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

February 9, 2015

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

Re: Timbercreek Spirits, Inc
Use Variance and Site Plan Waiver
Block 101, Lot 12
1100 Station Avenue
Glendora, Camden County, NJ
Gloucester File No.: 142001DSPW
Our File No.: GX15003-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. Township of Gloucester Zoning Board Transmittal dated January 7, 2014;

B. Township of Gloucester Land Development Application date January 6, 2014;

C. Township of Gloucester Tax Map (Sheet No. 1);

D. A copy of Concept Plan prepared by Rodriguez Consulting, dated October 3, 2014.

We offer the following comments in regard to the application:

## I. Project Description

1. The project site is located at1100 Station Avenue, Glendora, NJ 08029.

2. The site is known as Block 101, Lot 12 as per the tax map of the Township of Gloucester.

3. The referenced property consists of approximately 2.82 acres, based on the Tax Map, with frontage on Station Avenue and Clements Bridge Rd. The lot is located in the Commercial Residential District.

4. The site is currently occupied by an existing liquor store with associated site improvements.

5. The applicant is proposing to utilize a portion of the existing site for truck and equipment storage associated with a landscaping company.

6. It does not appear that there are any site improvements proposed.

## II. Zoning/Land Use

1. The property is located in the Neighborhood Commercial (NC) District.

2. The purpose of the Neighborhood Commercial district is to provide for the development of neighborhood shopping centers, individual retail uses and office facilities which provide for personal services primarily to nearby neighborhoods.

3. Storage of landscaping trucks and equipment is not listed as a permitted use in the zone. The applicant is seeking a use "D" variance and a site plan waiver.

4. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.

5. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.

6. The applicant should indicate what days and times the site is accessed for the landscaping business.

7. The applicant should address storage of materials, such as but limited to topsoil, vegetation, building materials, etc. Based on a site visit, it appears that materials are stored on site.

8. The amount and types of vehicles should be explained to the Board.

9. The applicant should indicate if the trucks and equipment will only be positioned within the fenced area behind the liquor store. The extent of the rear fence line (behind the building) should be shown on a plan.

10. The applicant should discuss what operations other than storage of trucks and equipment will take place on site.

11. The applicant should address impacts of the operations such as noise, odor, aesthetics, traffic, etc.

12. The applicant should indicate what measures, such as landscaping, are proposed to offset any impact of the proposed operations.

13. We defer review for conformance with the bulk requirements of the Ordinance to your office.

## III. Traffic and Parking

1. The existing parking area is utilized by the Timber Creek Spirits building. The applicant is proposing to use the vacant space in the rear of the site for equipment and truck storage associated with a landscape company. The applicant should address the adequacy of parking on site for these uses.

2. The applicant should indicate where employees of the landscaping business will park.

3. The applicant should address the traffic impact of the proposed operations.

## IV. Site Plan Waiver

The applicant has requested a Site Plan waiver. We recommend that following items be addressed.

1. The applicant should discuss drainage patterns on site and the impact that the proposed operations might have.

2. Portions of the existing pavement on site are in need of repair. The Board may wish to consider requiring pavement repair as part of any approval.

3. It appears that there are no handicap accessible parking spaces located on site. This needs to be addressed. We defer the amount and placement of the spaces to the Construction Official.

4. The Board may wish to consider requiring concrete wheel stops at each of the parking spaces located along Clements Bridge Road and Station Avenue.

5. All sidewalk that is in disrepair along the property frontage should be repaired or replaced. It appears that there is at least one section of sidewalk along Station Avenue that needs to be replaced.

6. The applicant should address trash receptacles for the site. Currently, there are none.

7. The applicant should comment on the adequacy of the site's lighting and conformance with the Ordinance.

8. We defer review of any proposed landscaping to your office.

9. We defer review of any proposed signage to your office.

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

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

Very truly yours,

Churchill Consulting Engineers

James J. Mellett, P.E.
Project Manager

JJM:kd

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via mail & email)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
Timbercreek Spirits, Inc., Applicant (via email & mail)
Mr. Mark Carusillo, Esq., Applicant's Attorney (via email)

## Donna Barrett

**From:** Mellett, James <jmellett@churchillengineers.com>
**Sent:** Monday, February 09, 2015 6:48 PM
**To:** timbercreekliquors@gmail.com; mark@carusillolaw.com
**Cc:** Ken Lechner; Donna Barrett
**Subject:** Gloucester Township Zoning Board - Timbercreek Spirits Inc - Use Variance
**Attachments:** Ltr-2015-02-09 - Lechner - 1st Review.pdf

Chirag/Mark:

I have attached our review letter for the referenced application. Please let me know if you have any questions or require any additional information.

Best,
Jim

---

CHURCHILL

James J. Mellett, P.E., Project Manager
Churchill Consulting Engineers
856-767-6901 Ext. 50

---

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2015.0.5646 / Virus Database: 4284/9089 - Release Date: 02/10/15

# TOWNSHIP OF GLOUCESTER
## Interoffice Correspondence

**TO:** Zoning Board of Adjustment

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

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

**DATE:** December 08, 2014

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

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

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

## I. INFORMATION SUBMITTED

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

## II. ZONING REVIEW

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

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

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

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

1 = Tax map data.
2 = Scaled data.
enc = existing nonconformance.
n/a = Not applicable.
N.P. = Not Permitted.
* Variance required.

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

## III. WAIVER COMMENTS

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

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

## IV. VARIANCE COMMENTS

The application as submitted requires the following variances:

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

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

POSITIVE CRITERIA ("D1" use variance)

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

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

NEGATIVE CRITERIA

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

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

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

## V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

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

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

## VI. SITE PLAN WAIVER COMMENTS

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

§507, Landscaping

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

§508, Lighting

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

§510, Off-Street Parking

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

§516, Sidewalks, Curbs, Gutters & Pedestrian Ways

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

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

## VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

## VIII. RECOMMENDATIONS

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

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

cc: Timbercreek Spirits, Inc.
VJ Hurley, Kind Kuts Landscape and Lawn Service, LLC
Mark Carusillo, Esq.
David P. Krek, PE
Anthony Costa, Esq.
James Mellett, PE

# TOWNSHIP OF GLOUCESTER

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

**For Office Use Only**

Submission Date[1]: _____ Application No.: #14200 D SPW

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees: 410.00 Project # 8286

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

Escr. 1950.00 Escr.# 8286

## LAND DEVELOPMENT APPLICATION

**1. Applicant**

Name: Timbercreek Spirits Inc
Address: 1100 Station Ave
City: Glendora
State, Zip: NJ 08029
Phone: (856) 939-1011 Fax: (856) 939-4870
Email: timbercreekliquors@gmail.com

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

Name(s): Chirag Patel
Address: 12 Morgan Way
City: Monroe Township
State, Zip: NJ 08831
Phone: (732) 979-3147 Fax: ( ) -

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☐ Bulk "C" Variance [2]
- ☒ Use "D" Variance [2]
- ☒ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED JAN 06 2014

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

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

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

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

Name of Attorney: Mark Carusillo
Address: 9 Cooper Avenue
City: Marlton, NJ 08053

Firm: Mark Carusillo
State, Zip: NJ 08053
Phone: (856) 267-5325 Fax: ( ) -
Email: _____



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

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

| | |
|---|---|
| Name: Chiras Patel | Name: |
| Address: 1100 Station Ave | Address: |
| Profession: Owner/Attorney | Profession: |
| City: Glenlora | City: |
| State, Zip: NJ 08029 | State, Zip: |
| Phone: (856) 939-1011 Fax: (856) 939-4878 | Phone: ( ) - Fax: ( ) - |
| Email: Timbercreek Liquors@gmail.com | Email: |

**7. Location of Property:**

Street Address: 1100 Station Avenue Block(s): 101

Tract Area: Lot(s): 12

**8. Land Use:**

Existing Land Use: RETAIL

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

**9. Property:**

Number of Existing Lots: 1

Number of Proposed Lots: 0

**Proposed Form of Ownership:**

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☒ No ☐ Yes

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

☒ Public Water ☒ Public Sewer ☐ Private Well ☐ Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

## 13. Zoning

| All Applications | Proposed |
|---|---|
| Front setback 1 | 6' |
| Front setback 2 | N/A |
| Rear setback | 25' |
| Side setback 1 | 4' |
| Side setback 2 | N/A |
| Lot frontage | |
| Lot depth | |
| Lot area | |
| Building height | N/A |

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

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

| Pool Requirements | |
|---|---|
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | |
| Setback from property line 2 | |
| Distance from dwelling | |

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

| Garage Application | |
|---|---|
| Garage Area | |
| Garage height | |
| Number of garages (Include attached garage if applicable) | |
| Number of stories | |

| Shed Requirements | |
|---|---|
| Shed area | |
| Shed height | |
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | |
| Setback from property line 2 | |

## 14. Parking and Loading Requirements:

Number of parking spaces required: Ø N/A  Number of parking spaces provided: Ø N/A

Number of loading spaces required: Ø N/A  Number of loading spaces provided: Ø N/A

## 15. Relief Requested:

☒ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

## 16. Signature of Applicant

Signature of Applicant  11/22/13 Date

Signature of Co-applicant  Date

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

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

11/22/13
Date

Signature

Chirag Patel
Print Name

Sworn and Subscribed to before me this 17th day of December 2013 (Year).

Ashley L Kavalchick
Signature

Ashley L Kavalchick
Print Name

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

Complete each of the following sections:

| | | |
|---|---|---|
| A. Is this application to subdivide a parcel of land into six or more lots? | ☒ 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

Chirag Patel
Print Name

11/22/13
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 11/22/13, shows and discloses the premises in its entirety, described as Block 101 Lot 12; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

**State of New Jersey,**
**County of Camden:**

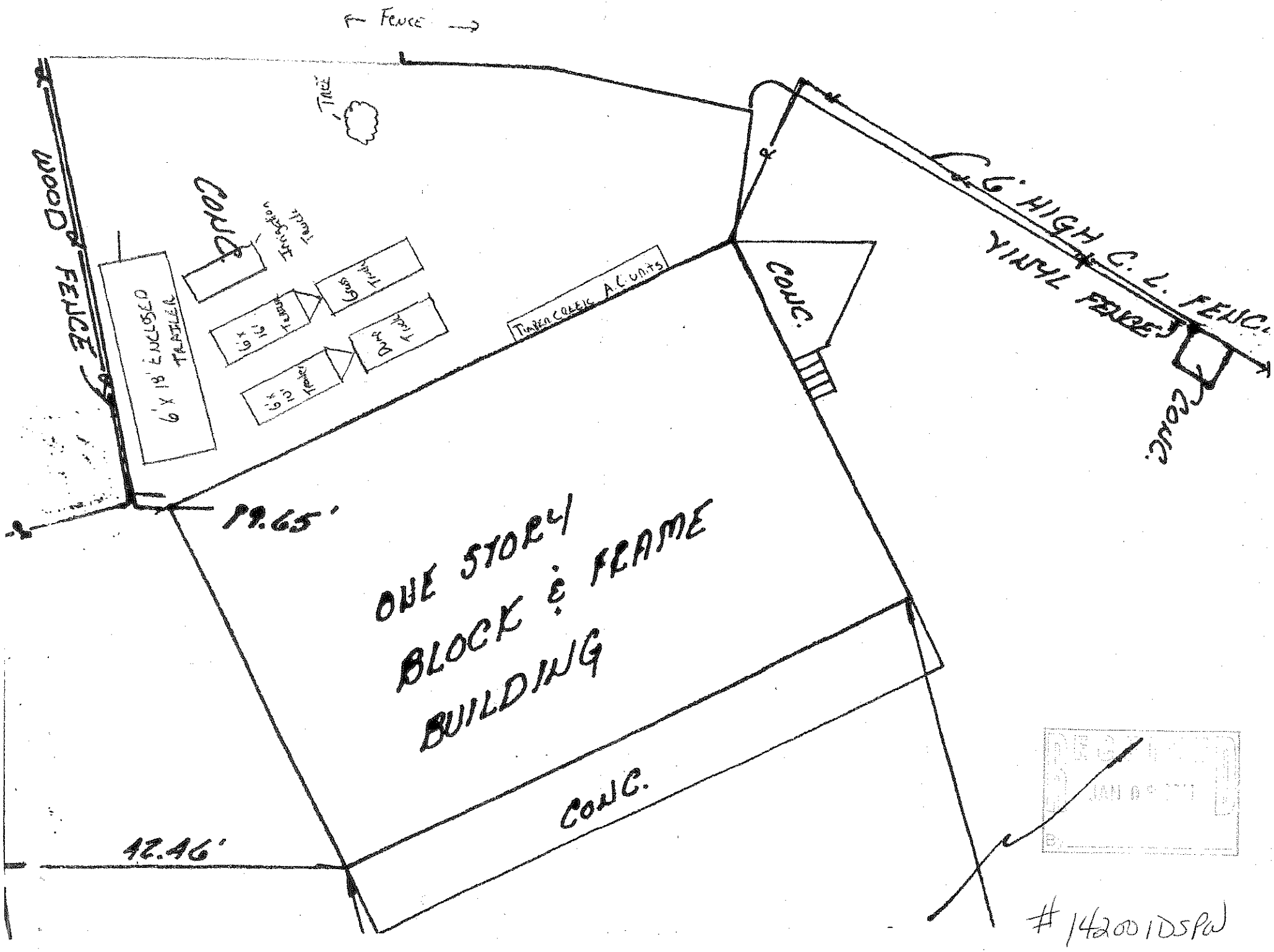
Ashley L Kavalchick of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Timbercreek Spirits, Inc.
Name of property owner or applicant

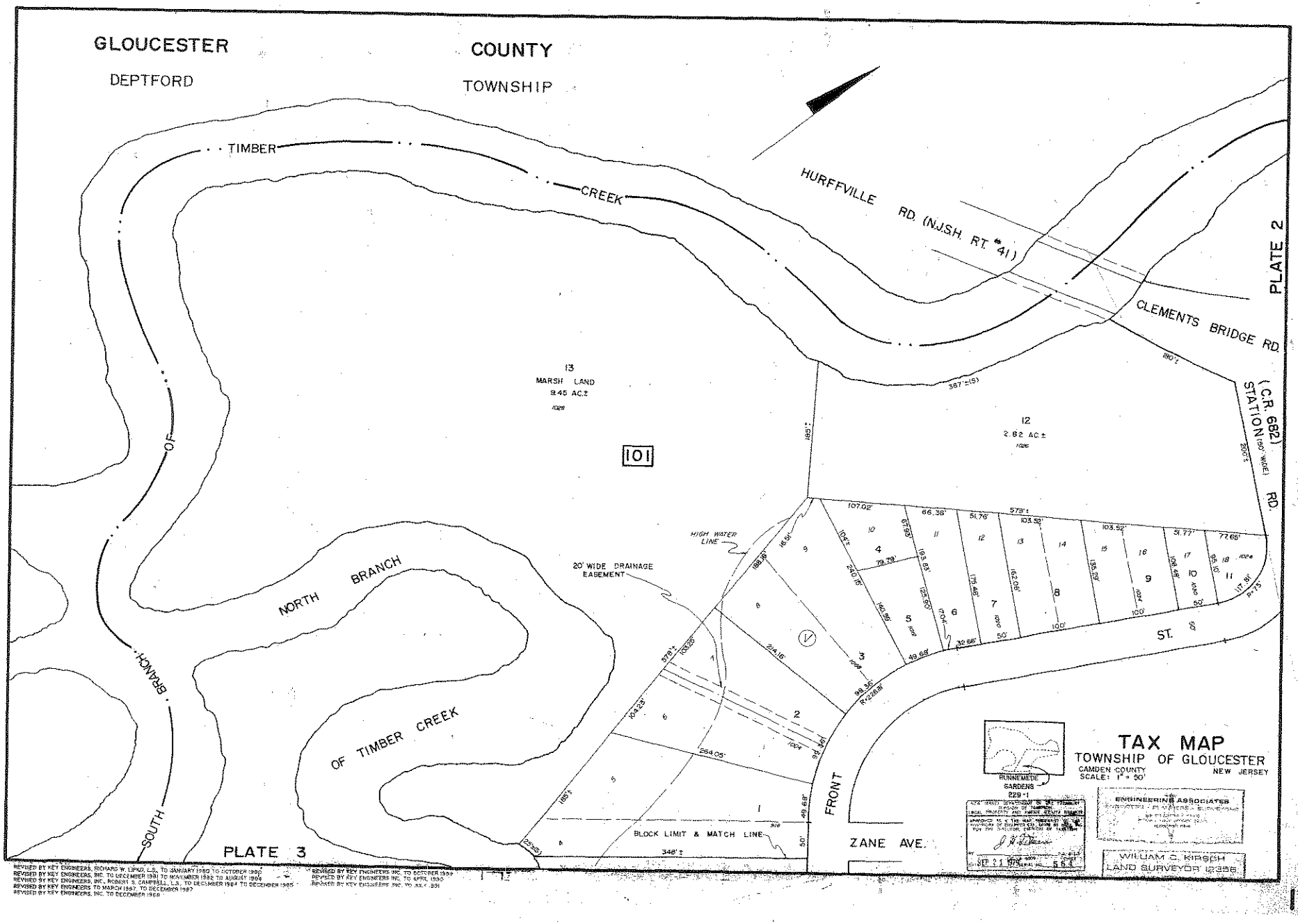
Sworn and subscribed to
On this 17th day of December 20 13 before the following authority.

Ashley L Kavalchick
Notary public

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



← Fence →
Tree
WOOD FENCE
CONC.
Irrigation Truck
6' x 18' ENCLOSED TRAILER
6' x 16' Trailer
Grass Truck
6' x 10' Trailer
Dump Truck
TIMBER CREEK A.C. units
CONC.
6' HIGH C. L. FENCE
VINYL FENCE
CONC.
19.65'
ONE STORY BLOCK & FRAME BUILDING
CONC.
42.46'
#142001DSPW


GLOUCESTER
COUNTY
DEPTFORD
TOWNSHIP
TIMBER
CREEK
HURFFVILLE RD. (N.J.S.H. RT. #41)
CLEMENTS BRIDGE RD.
PLATE 2
(C.R. 682)
STATION (50' WIDE) RD.
13
MARSH LAND
9.45 AC.±
101
12
2.62 AC.±
NORTH BRANCH
OF TIMBER CREEK
SOUTH BRANCH OF
HIGH WATER LINE
20' WIDE DRAINAGE EASEMENT
BLOCK LIMIT & MATCH LINE
FRONT ST.
ZANE AVE.
PLATE 3
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY
NEW JERSEY
SCALE: 1" = 50'
RUNNEMEDE
SARDENS
229-1
ENGINEERING ASSOCIATES
WILLIAM C. KIRSCH
LAND SURVEYOR 12356
REVISED BY KEY ENGINEERS, RICHARD W. LIPKO, L.S., TO JANUARY 1980 TO OCTOBER 1982
REVISED BY KEY ENGINEERS, INC. TO DECEMBER 1981 TO NOVEMBER 1982 TO AUGUST 1984
REVISED BY KEY ENGINEERS, INC., ROBERT S. CAMPBELL, L.S. TO DECEMBER 1984 TO DECEMBER 1985
REVISED BY KEY ENGINEERS TO MARCH 1987, TO DECEMBER 1987
REVISED BY KEY ENGINEERS, INC. TO DECEMBER 1988
REVISED BY KEY ENGINEERS INC. TO OCTOBER 1989
REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS INC. TO JULY 1991

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

DATE: January 7, 2014

APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC

PROJECT No. #8286

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

LOCATION: 1100 STATION AVE., GLENDORA, NJ 08029

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

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

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

No Issues

1/8/14

Signature

## Tax Account Maintenance

Add | Edit | Close | Delete | << | >> | Detail | Notes | Letter

Block: 101

Lot: 12

Qualifier:

Tax Bill | Restricted Edit

Owner: NATASHA LIQUORS LLC

Prop Loc: 1100 STATION AVENUE

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

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

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

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 12/19/13

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

Current

JAN 09 2014

By

Bin# 63

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

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- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
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- ☐ Recycling Report

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

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

Signature

# TOWNSHIP OF GLOUCESTER
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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

**Reviewed**
☑ **Approved** ☐ **Not Approved**
**Gloucester Twp. Fire Dist. 1**
**Fire Official:** [signature]
**Date:** 1/1-/14

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

Signature

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

# GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

January 14, 2014

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

RECEIVED
JAN 15 2014
By

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

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson /mH

Robert C. Benson
Executive Director

RCB:mh

# GLOUCESTER TOWNSHIP POLICE
# TRAFFIC SAFETY UNIT
# SITE PLAN REVIEW

Application #142001DSPW 1100 Station Ave, Timbercreek Spirits Block: 101 Lot:12

☒Plans as shown along with available information do not reveal any anticipated traffic problems.

☐Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

☐Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

☐Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☐Other:

RECEIVED
JAN 16 2014
By

Reviewed By: ☒ Lt. Brian McKendry ☐ Cpl. Richard Worst

Signature: _____ Date Submitted: 1/16/14

KIND KUTS
Landscape and Lawn Service, LLC.

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

November 12, 2014

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

NOV 1 2 2014

Dear Mr. Lechner,

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

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

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

Ownership of Timber Creek Liquors is as follows:

1. Chirag Patel 75% owner

   12 Morgan Way

   Monroe Township, NJ 08832 #732-979-3174

2. Nagin Patel 25% owner

   6 Cleveland Ave

   Monroe Township, NJ 08831 732-979-3174

VJ Hurley
Owner

**Visit www.KindKuts.com to view a complete listing of our services.**

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

DATE: January 7, 2014

APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC

PROJECT No. #8286

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

LOCATION: 1100 STATION AVE., GLENDORA, NJ 08029

**TRANSMITTAL TO:**

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

**STATUS OF APPLICATION:**

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

☐ Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

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

☐ For Your Files.

**ENCLOSED:**

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

No Issues

1/8/14

Signature

## Tax Account Maintenance

Add | Edit | Close | Delete | << | >> | Detail | Notes | Letter

Block: 101

Lot: 12

Qualifier:

Tax Bill | Restricted Edit

Owner: NEPTASHA LIQUORS LLC

Prop Loc: 1100 STATION AVENUE

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

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

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

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 12/19/13

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

Current

MAY 09 2014

By

Bin# 63

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

DATE: January 7, 2014

APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC

PROJECT No. #8286

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

LOCATION: 1100 STATION AVE., GLENDORA, NJ 08029

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

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

☐ Revision to Prior Application

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

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

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

Signature

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

DATE: January 7, 2014 APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC PROJECT No. #8286

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

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- ☐ Recycling Report

**Reviewed**
☑ **Approved** ☐ **Not Approved**
**Gloucester Twp. Fire Dist. 1**
**Fire Official:** [signature]
**Date:** 1/6/14

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

Signature

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

# GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

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Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

January 14, 2014

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

RECEIVED
JAN 15 2014
By

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

Gentlemen:

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson /mH

Robert C. Benson
Executive Director

RCB:mh

# GLOUCESTER TOWNSHIP POLICE
# TRAFFIC SAFETY UNIT
# SITE PLAN REVIEW

Application #142001DSPW 1100 Station Ave, Timbercreek Spirits Block: 101 Lot:12

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☐Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☐Other:

RECEIVED
JAN 16 2014
By

Reviewed By: ☒ Lt. Brian McKendry ☐ Cpl. Richard Worst

Signature: _____ Date Submitted: 1/16/14

CHURCHILL

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 10, 2015

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

Re: Puff & Pipes, LLC
Interpretation B Variance & Use "D" Variance
2001 College Drive, Laurel Hill Plaza
Block 14402, Lot 8.01
Gloucester Township, Camden County, NJ
Application No. 152002BD
Our File No. GX15004-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. Township of Gloucester Transmittal dated January 5, 2015;

B. Copy of Township of Gloucester Land Development Application;

C. Two copies of correspondence from the Law Office of C. Richard Ropka, LLC to Alisa Ortiz and Ken Lechner, dated December 17, 2014, and February 9, 2015, respectively;

D. A set of plans (2 sheets) entitled "Commercial Change of Use for Kevin Shah," prepared by Bishop & Smith, dated September 19, 2014;

We offer the following comments in regard to the referenced application:

## I. Project Description

1. The project site is located along the eastern side of College Drive within an existing building in the Laurel Hill Plaza.

2. The site is known as Block 14402, Lot 8.01 as per the tax map of the Township of Gloucester.

3. The lots are located in the HC Highway Commercial district.

4. Puff and Pipe is an existing tobacco retail shop within Laurel Hill Plaza, an existing strip mall.

5. The applicant is proposing to operate a cigar lounge within the existing tobacco retail establishment.

6. It does not appear that there are any site improvements proposed.

## II. Land Use / Zoning

1. The project site is located in the HC Neighborhood Commercial district.

2. The purpose of the HC District is to provide for the development of commercial activities which are oriented for automotive use and traffic and which constitute the main shopping and service areas within the municipality.

3. The applicant is requesting the Board to make an interpretation regarding whether the use is permitted within the zone. We defer review of the interpretation to your office.

4. If a Use Variance is required, the applicant must demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.

5. The applicant must demonstrate that such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Gloucester Township Zoning Ordinance.

## III. Layout, Access and Parking

1. No changes to the parking lot or access are proposed.

2. The applicant should discuss the adequacy of parking on site.

3. The applicant should discuss the proposed hours of operation as compared to other businesses located within the plaza.

4. We defer review of the ADA standards of site to the Township Construction Official.

## IV. Miscellaneous

1. Since there are no improvements proposed, the project should not have an effect on the site's stormwater management.

2. The applicant should comment on the adequacy of the site's lighting.

3. The applicant should indicate what signage is proposed for the business.

4. The applicant should indicate if the proposed business will utilize the existing trash enclosures for waste.

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

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

Very truly yours,

Churchill Consulting Engineers

James J. Mellett, P.E.
Project Manager

JJM:jm

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
Puff & Pipe, LLC (via mail & email)
Mr. C. Richard Ropka, Esq., Applicant's Attorney (via email)

*Gloucester County*
215 Fries Mill Road
Turnersville, NJ 08012

*Camden County*
1101 Crane Drive, Suite 100
Cherry Hill, NJ 08003

Telephone: (856) 374-1744
Facsimile: (1-866) 272-8505

LAW OFFICE OF
**C. RICHARD ROPKA, LLC**

*C. Richard Ropka, LLM (Tax)*
*Admitted to:*
*State of New Jersey*
*United States Supreme Court*
*United States District Court*
*United States Tax Court*
*United States Court of Claims*

February 9, 2015

Kenneth D. Lechner, Director /Planner
Department of Community Development & Planning
1261 Chews Landing Road
Blackwood, NJ 08012

***Re:*** ***Application #152002BD***
***Puff & Pipes, LLC***
***Block 14402, Lot 8.01***

Dear Mr. Lechner:

In furtherance of our client's application for an interpretation and in the alternative a Use Variance to "construct and operate a cigar lounge within an existing tobacco retail establishment" within the HC – Highway Commercial District located at 2001 College Drive, unit 8A, Laurel Hill Plaza, Clementon, NJ 08021, we submit the following additional information for the Board's consideration.

As provided by the Township, your Inter-Office Correspondence dated on or about January 28, 2015 advised the Zoning Board of Adjustment that certain additional testimony must be provided by the applicant to the Board which "address[es] the operation of the lounge for customers and specified special events." To that end, the applicant's lounge, as an assessor use to its pre-existing tobacco retail establishment, will be open during normal business hours from 10:00 a.m. to 9:00 pm. Monday – Saturday and 11:00 a.m. to 7:00 p.m. on Sunday. Admittance to entry into the designated lounge section will be through the applicant's pre-existing tobacco retail establishment <u>only</u>. There will be no other entry point into this area; however there will be two (2) additional exit points as set forth in the architectural plans. Patrons using the lounge will <u>only</u> be those who are customers of the establishment and those who remit payment of a pre-determined membership fee. Every patron and member will meet all applicable state age requirements. As noted in our client's application package, on certain special occasions the cigar lounge may host events centering on various sporting events (i.e. Super Bowl, World Series, World Cup Soccer, etc.), vendor tasting events and patron pre-scheduled private party events. It is anticipated that no more than 20 persons will be at such events. It is believed that the highest use concentration of the lounge will be during the hours of 3 p.m. and 9:00 p.m. each day and when special events are scheduled, as well as on Saturday and Sunday afternoons.

We look forward to the opportunity to provide additional information as required as the meeting. Thank you for your kind consideration in this matter.

Very truly yours,

Charles R. Ropka, Esq.

C. Richard Ropka, Esquire

# Inter-office Correspondence

**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #152002BD**
**Puff & Pipes, LLC**
**BLOCK 14402, Lot 8.01**

**DATE:** January 28, 2015

The Applicant requests an interpretation and in the alternative a use variance to "construct and operate a cigar lounge within an existing tobacco retail establishment" within the NC – Neighborhood Commercial District.

Applicant: Puff & Pipe, LLC, 2001 College Drive, unit 8A, Laurel Hill Plaza, Clementon, NJ 08021 (telephone #535-5555).
Owner: Chirag Shah, 254 Hurffville Road, Sewell, NJ 08080 (telephone #856-535-5555).
Attorney: Charles J. Ropka, Esq., C. Richard Ropka, LLC, 215 Fries Mill Road, Turnersville, NJ 08012 (telephone #856-374-1744).

## I. INFORMATION SUBMITTED

1. C. Richard Ropka, LLC Transmittal Letter dated 12/17/14.
2. Township of Gloucester Land Development Application dated 01/05/15.
3. Commercial Alteration Architectural Plans, as prepared by Bishop & Smith comprising three (3) sheets dated 9/19/14.

## II. ZONING REVIEW

1. A cigar lounge within an existing tobacco is not a listed permitted use in the HC – Highway Commercial District.

ZONE: HC – Highway Commercial District [§416].

| Description | Other Use | Proposed | Complies |
|---|---|---|---|
| Lot size (min.) | 1 acres | ±140.1 acres | --- |
| Lot frontage (min.) | 100 ft. | ±3,655.28 ft. | --- |
| Lot depth (min.) | 300 ft. | 921.86 ft. | --- |
| Building coverage (max.) | 15% | n/p | --- |
| Lot Coverage (max.) | 50% | n/p | --- |
| Front yard (min.) | 20 ft. | n/p | --- |
| Side yard (min.) | 10 ft. | n/p | --- |
| Rear yard (min.) | 25 ft. | n/p | --- |
| Building height (min.) | 4 stories or 60 ft., whoever is less | n/p | --- |

[1] = Scaled data.
n/p = Not provided.

## III. INTERPRETATION COMMENTS

1. In consideration of the Land Development Ordinance (LDO) being "silent" regarding definitions for "cigar lounge within an existing tobacco retail establishment," the proposed use is therefore prohibited and a use variance is required.
    a. The following comments are provided to the Board for their consideration in support of the above.
        i. The HC – Highway Commercial District lists fifteen (15) permitted uses and eight (8) conditional uses. Also, the LDO provides several definitions for many of the listed permitted uses; however, it excludes any definitions related to a "Cigar Lounge."
        ii. The narrative submitted by the applicant also mentions the proposed lounge is "available to Puffs & Pipe customers during normal business and on pre-determined occasions during specified events."
            1. <u>The Applicant must provide testimony to address the operation of the lounge for customers and specified special events</u>.

## IV. VARIANCE COMMENTS

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

<u>POSITIVE CRITERIA ("D1" use variance)</u>

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. <u>The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application</u>.
            2. <u>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</u>.
            3. <u>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</u>."
    b. Uses determined as "inherently beneficial."
        i. The positive criteria for Inherently beneficial uses are deemed to have been met for inherently beneficial uses (basis *(Smart SMR of New York, Inc. v Fair Lawn, Bd. of Adj., 152, NJ 309, 323 (1998)*.

NEGATIVE CRITERIA

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

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

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

## V. SITE PLAN COMMENTS

1. Regardless of the Board's decision to consider the proposed use as a permitted use or one that requires a use variance, the proposed use is a change of use that may affect existing site conditions.

The Applicant must address and the Board consider the following:

a. Application for a site plan or request as waiver as per §801.A(1), Site Plan.

b. The number of employees and days and hours of the proposed retail and lounge.

c. The number of existing parking spaces and required parking spaces for the existing retail center and proposed use.

## VI. LAND DEVELOPMENT ORDINANCE COMMENTS

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

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*

2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*

3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*

4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*

5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*

6. Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.

7. A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.

## VII. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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

cc: Charles J. Ropka, Esq.
Anthony Costa, Esq.
Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

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

**For Office Use Only**

Submission Date[1]: _____ Application №.: #152002BD

Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees 360.00 Project # 9103

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

Escr. 1450.00 Escr.# 9103

## LAND DEVELOPMENT APPLICATION

| 1. Applicant | 2. Owner(s) (List all Owners) |
|---|---|
| Name: Puff & Pipe, LLC | Name(s): Chirag K. Shah |
| Address: 2001 College Drive, Unit 8A<br>Laurel Hill Plaza | Address: 254 Hurffville Road |
| City: Clementon | City: Sewell |
| State, Zip: New Jersey, 08021 | State, Zip: New Jersey 08080 |
| Phone: (856) 535 - 5555 Fax: (856) ___ - ___ | Phone: (856) 535 - 5555 Fax: (856) ___ - ___ |
| Email: mail4kevinshah@gmail.com | |

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ■ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☐ Bulk "C" Variance [2]
- ■ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

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

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

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

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

| | |
|---|---|
| Name of Attorney: Charles R. Ropka | Firm: Law Office of C. Richard Ropka, LLC |
| Address: 215 Fries Mill Road | State, Zip: New Jersey 08012 |
| City: Turnersville, New Jersey 08012 | Phone: (856) 374 - 1744 Fax: (866) 272 - 8505 |
| | Email: rropka@ropkalaw.com |

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

| | |
|---|---|
| Name: Jack S. Smith | Name: |
| Address: 1344 Chews Landing Road | Address: |
| Profession: Architect | Profession: |
| City: Laurel Springs | City: |
| State, Zip: New Jersey 08021 | State, Zip: |
| Phone: (856) 227 - 1626 Fax: (856) 227 - 0233 | Phone: (856) - Fax: (856) - |
| Email: bishopsmith@comcast.net | Email: |

**7. Location of Property:**

Street Address: 2001 College Drive, Unit 8A Block(s): 14402

Tract Area: Laurel Hill Plaza Lot(s): 8.01

**8. Land Use:**

Existing Land Use: Zone - HC

Proposed Land Use (Describe Application): This application is not seeking an amendment to the property's land use. Rather the applicant is seeking permits to construct and operate a cigar lounge within its existing tobacco retail establishment located at the property location. (See attached additional information).

**9. Property:**

Number of Existing Lots:

Number of Proposed Lots:

**Proposed Form of Ownership:**

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☐ No ☐ Yes

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

☐ Public Water ☐ Public Sewer ☐ Private Well ☐ Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

## 13. Zoning

| All Applications | Proposed |
|---|---|
| Front setback 1 | |
| Front setback 2 | |
| Rear setback | |
| Side setback 1 | |
| Side setback 2 | |
| Lot frontage | |
| Lot depth | |
| Lot area | |
| Building height | |

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

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

| Pool Requirements | |
|---|---|
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | |
| Setback from property line 2 | |
| Distance from dwelling | |

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

| Garage Application | |
|---|---|
| Garage Area | |
| 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

K. Shah

Signature of Applicant — Date: 12/5/2014

Kevin Shah, Manager

Signature of Co-applicant — Date

## 17. Consent of Owner(s):

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

12/5/2014
Date

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Vandana K Shah Member
Signature

Vandana Shah VANDANA K SHAH
Print Name

Signature

Kamlesh Shah
Print Name

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

Complete each of the following sections:

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

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

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

**IF YES:**

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

☐ No ☐ Yes

Signature of Applicant

Kevin Shah, Manager
Print Name

12/5/2014
Date

## 19. Survey waiver certification:

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

**State of New Jersey,**
**County of Camden:**

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

Name of property owner or applicant

Sworn and subscribed to
On this 18 day of Dec.,
2014 before the following authority.

Notary public

MARILYN R. BRABAZON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 14, 2018

**Response to Item 18: Disclosure Statement**

Chirag K. Shah

254 Hurffville Road

Sewell, NJ 08080

Owns 100% interest

Gloucester Township - Application for Interpretation or in the alternative a "Use Variance"

Applicant – Puff & Pipe, LLC

Additional Information:

Item #8 –Land Use

In furtherance of Applicant's request for interpretation, or in the alternative a "Use Variance", Puff & Pipe, LLC operates an existing tobacco retail establishment at the referenced property location. It has determined that in order to meet the demands of its growing customer base and remain competitive in the tobacco retail space with other similar tobacco retail establishments in the geographic area, it is necessary that it offers its customers more than the sampling of its various tobacco products. Puff & Pipe, LLC believes that in order to continue to grow the business, it must accommodate customers who seek to enjoy their purchased Puff & Pipe, LLC tobacco products in a comfortable, casual, self-contained climate-controlled smoking environment. In order to accommodate this environment, it seeks to expand its existing establishment into the rear of an adjoining space as reflected in the accompanying architectural plans. The construction of this self-contained smoking environment is architecturally designed to meet all current applicable regulations of New Jersey's Smoke-Free Air Act (N.J.S.A. 26:3D, et. seq.) as set forth in its regulations found at N.J.S.A. 8.6, et. seq. Puff & Pipe, LLC contemplates that this space will be available to Puff & Pipe customers during normal business and on pre-determined occasions during specified special events. This enclosed space is designed to accommodate up to 15 – 20 persons and will be separately ventilated from its other retail space while also satisfying all other applicable building code requirements.

Puff & Pipe, LLC's expansion will provide a meeting place for like-minded individuals to collaborate on business and social matters in a relaxed environment within the Town of Clementon. Further, this environment will continue to attract the many patrons of the local eateries, hotels, motels, golf courses and area residents in close proximity to this location to enjoy the benefits of the local community. Puff & Pipe, LLC is not an eatery, rather, strictly a place to enjoy a tobacco product which will provide other local merchants an opportunity to offer their services. In addition, Puff & Pipe, LLC plans to employ an additional 5 to 7 employees locally on an ongoing basis to staff its expanded operations.

*Gloucester County*
215 Fries Mill Road
Turnersville, NJ 08012

*Camden County*
1101 Crane Drive, Suite 100
Cherry Hill, NJ 08003

Telephone: (856) 374-1744
Facsimile: (1-866) 272-8505

LAW OFFICE OF
**C. RICHARD ROPKA, LLC**

*C. Richard Ropka, LLM (Tax)*
*Admitted to:*
*State of New Jersey*
*United States Supreme Court*
*United States District Court*
*United States Tax Court*
*United States Court of Claims*

December 17, 2014

***Via Hand Delivery***
Alisa Ortiz, Zoning Officer
Gloucester Township Zoning Board
1261 Chews Landing-Clementon Road
P.O. Box 8
Blackwood, NJ 08012

5

***Re: Puff & Pipe, LLC***
***Block/Lot 14402/8.01***
***Laurel Hill Plaza - #8***
***2001 College Drive, Clementon, NJ 08021***

Dear Ms. Ortiz:

This firm represents Puff & Pipe, LLC the Applicant and, in particular, its application for zoning authorization to construct and operate a cigar lounge at its present business location set forth above. We are in receipt of your "Zoning Permit Denial" in your capacity as Gloucester Township's Zoning Officer, relative to the above referenced parcel and our client's Application No. 9049.

The Applicant objects to your "Zoning Permit Denial" dated November 19, 2014. In particular, the basis of the Township's denial is that the Zoning Ordinance fails to recognize a cigar lounge as a "permitted" use. Accordingly, the basis forming our client's objection, is that the requested use, a "cigar lounge", in a Highway Commercial (HC) zone, where the business will be situate, is a "use" contemplated under the ordinance as a retail sales and service establishment and as such a "Zoning Permit" should be issued.

The Township's "Zoning Permit Denial" suggests that our client file an application for the Board's "Interpretation" on this matter. To this end, attached herewith find our client's application for that interpretation or, in the alternative, an application for a "Use Variance".

Accordingly, enclosed herewith is our client's "Application for Interpretation" or in the alternative "Application for Use Variance".

Thank you for your kind attention to this matter. I look forward to hearing from you shortly.

Very truly yours,

Charles R. Ropka, Esq.

C. Richard Ropka, Esq.

CRR/ab
Enclosure(s)
cc: Client (via email)
Municipal Clerk (via certified mail)

## Donna Barrett

**To:** fax@ropkalaw.com
**Subject:** Puff & Pipe
**Attachments:** Puff & Pipes Fire review.pdf

Rick,

As per our telephone conversation, attached please find the Fire review on the Above application.

Thank you,

Donna Barrett

**From:** fax@ropkalaw.com [mailto:fax@ropkalaw.com]
**Sent:** Tuesday, January 13, 2015 2:27 PM
**To:** Donna Barrett
**Subject:** 010915 Zoning Board transmittal

GLOUCESTER TOWNSHIP FIRE DISTRICT 4
BUREAU OF FIRE PREVENTION
14 WEST CENTRAL AVENUE
BLACKWOOD, N.J. 08012
856-227-7731 / FAX 856-227-2494
www.gtfd4.org

# MEMORANDUM

Date: 01/13/2015

To: Township of Gloucester, Zoning Board

From: Peter J Urso, Fire Marshal

RECEIVED
JAN 13 2015
By

Re: Puff & Pipes, LLC
2001 College Drive
Clementon, NJ 08021

Application #: 152002BD

Date: 01/13/2015

Please see the below comments in reference to the above mentioned property.

Recommended changes:

1. Exit door in main vestibule be changed to swing outward for direction of egress travel
2. Hardwired smoke or heat detectors be installed throughout the business
3. Minimum 36" clearance around fireplace from all combustibles
4. Emergency egress lighting be installed throughout the business

Sincerely,

Peter J Urso
Fire Official

Township Of Gloucester
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 228-4000
Fax (856) 232-6229

January 8, 2015

TO: Charles R. Ropka, Esq.
215 Fries Mill Road
Turnersville, New Jersey 08012

FROM: Donna Barrett

RE: Puff & Pipe, LLC
Location: 2001 College Drive, Unit 8A
Block: 14401 Lot: 8.01

1. Attached please find of a transmittal correspondence on the above matter for your review. Tax Assessor comments.

SIGNATURE

cc: Chirag K. Shah
Puff & Pipe, LLC
Jack S. Smith

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

**DATE:** January 5, 2015

**APPLICATION No.** #152002BD

**PROJECT No.** ~~#9021~~ 9103

**APPLICANT:** Puff & Pipes, LLC

**BLOCK(S):** 14402 **LOT(S):** 8.01

**LOCATION:** 2001 College Dr., Laurel Hill Plaza, Suite 8A, Clementon, NJ 08021

**TRANSMITTAL TO:**

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

**STATUS OF APPLICATION:**

- ☒ New Application – **Interpretation B Variance & Use "D" Variance**
- ☐ Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- ☒ For Your Review. **Please Forward Report by January 20, 2015**
- ☐ For Your Files.

**ENCLOSED:**

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☒ 1 Copy - Minor Subdivision & Lot Consolidation Plan
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
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- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

★ FIRST, Applicant should note this is "TOWNSHIP OF GLOUCESTER" not "town of Clementon as shown in Applic supplement.

★ SECOND – This now makes store 8.01 useless UNLESS IT IS COMBINED WITH LOT ~~8.02~~ Lot 8.01 Should be combined w/ 8.02 Store lot 8.01 will not have bathroom.

☐ Variance Plan ☒ Interpretation (B) Variance ☒ Use (D) Variance

SORRY BUT "BACKROOM" LOOKS SHADY AND RUINS LOT 8.01 AS A STORE UNLESS REMAINDER of LOT 8.01 STORE IS USED AS COMBINED BUSINESS AND SHOWED TO BE A CLEAN TOTAL BUSINESS.

Signature

Assessor

1/6/15

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

**DATE: January 5, 2015**

**APPLICATION No. #152002BD** **PROJECT No. #~~9071~~ 9103**

**APPLICANT: Puff & Pipes, LLC** **BLOCK(S): 14402 LOT(S): 8.01**

**LOCATION: 2001 College Dr., Laurel Hill Plaza, Suite 8A, Clementon, NJ 08021**

**TRANSMITTAL TO:**

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☒ Fire District 1 2 3 4 5 6

**STATUS OF APPLICATION:**

- ☒ New Application – **Interpretation B Variance & Use "D" Variance**
- ☐ Revision to Prior Application

RECEIVED
JAN 13 2015
By

**PURPOSE OF TRANSMITTAL:**

- ☒ For Your Review. **Please Forward Report by January 20, 2015**
- ☐ For Your Files.

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- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
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- ☐ 1 Copy - Amended Site Plan
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- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

REVIEWED
DATE: 1/13/15
BY: P. CRSO
Fire Marshal
WITH COMMENT ☒
WITHOUT COMMENT ☐
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

☐ Variance Plan ☒ Interpretation (B) Variance ☒ Use (D) Variance

Signature

## Tax Account Maintenance

Add | Edit | Close | Delete | << | >> | Detail | Notes | Letter

Block: 14402 ...

Lot: 8.01

Qualifier:

Sp Charges

Tax Bill | Restricted Edit

Owner: MA SHAVANI 9 LLC ... Prop Loc: LAUREL HILL PLAZA #8 ...

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

| Year | Qtr | Type | Billed | Principal Balance | Interest | Total Balance |
|---|---|---|---|---|---|---|
| 2015 | 2 | | 2,025.94 | 2,025.94 | .00 | 2,025.94 |
| 2015 | 1 | | 2,025.95 | 2,025.95 | .00 | 2,025.95 |
| 2015 | | Total | 4,051.89 | 4,051.89 | .00 | 4,051.89 |
| 2014 | 4 | | 2,131.77 | .00 | .00 | .00 |
| 2014 | 3 | | 2,131.78 | .00 | .00 | .00 |
| 2014 | 2 | | 1,920.11 | .00 | .00 | .00 |
| 2014 | 1 | | 1,920.12 | .00 | .00 | .00 |

Other Delinquent Balances: .00 Interest Date: 01/07/15 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/03/14

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

current

RECEIVED
JAN 13 2014
By

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

# GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

January 7, 2015

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

JAN 8 2015

Re: Application #152002BD
Puff & Pipes, LLC
2001 College Drive, Laurel Hill Plaza, Suite 8A, Clementon, NJ 08021
Block 14402, Lot 8.01

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Executive Director

RJC:mh

Bin# 69

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

**DATE: January 5, 2015**

**APPLICATION No. #152002BD** **PROJECT No. ~~#8071~~ 9103**

**APPLICANT: Puff & Pipes, LLC** **BLOCK(S): 14402 LOT(S): 8.01**

**LOCATION: 2001 College Dr., Laurel Hill Plaza, Suite 8A, Clementon, NJ 08021**

**TRANSMITTAL TO:**

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

**STATUS OF APPLICATION:**

- ☒ **New Application – Interpretation B Variance & Use "D" Variance**
- ☐ Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- ☒ For Your Review. **Please Forward Report by January 20, 2015**
- ☐ For Your Files.

**ENCLOSED:**

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

RECEIVED JAN 13 2015 By

☐ Variance Plan ☒ Interpretation (B) Variance ☒ Use (D) Variance

1-8-14 JVG - Bldg - OK - Site Plan Only Review

Signature

# TOWNSHIP OF GLOUCESTER
## Interoffice Correspondence

**TO:** Zoning Board of Adjustment

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

***RE:*** **APPLICATION #152001DSPW** **Escrow #9102**
**Larry Mauriello**
**BLOCK 4708, LOTS 25 & 26**

**DATE:** February 19, 2015

The Applicant requests use variance for an expansion of a nonconforming use and site plan waiver approval for "Expansion of existing use" for an existing "Lawn mower & small equipment repair" within the R-3 – Residential District. The project is located on the south side of Chews Landing Road west of Somerdale Road.

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

- Applicant: Larry Mauriello, 1850 Chews Landing Road, Blackwood, NJ 08012 (Telephone#856-228-2770).
- Owner: Lakeview Associates, 1850 Chews Landing Road, Blackwood, NJ 08012 (Telephone#856-228-2770).
- Engineer: Bruce R. McKenna, PE, Monarch Surveying & Engineering, P.O. Box 177, Pitman, NJ 08071 (telephone #856-582-8200).
- Planner: Addison G. Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).

## I. INFORMATION SUBMITTED

1. Land Development Application Form dated 01/05/15.
2. Plan of Survey, as prepared by Monarch Surveying & Engineering comprising one (1) sheet dated 4/04/08.
3. Site Plan Waiver Exhibit, as prepared by Monarch Surveying & Engineering comprising one (1) sheet dated 4/14/14.

## II. ZONING REVIEW

1. Lawn mower & small equipment repair is not a listed permitted use in the R-3, Residential District [§405.B].

**§405.F –R-3 – Residential District.**

| Description | Required (Other Use) | Proposed (Lots 25 & 26) | Conforms |
|---|---|---|---|
| **Lot size (min.)** | **2 acres** | **1.045 ac.[1]** | **no*** |
| Lot frontage (min.) | 100 ft. | 175 ft. | yes |
| Lot depth (min.) | 200 ft. | 250 ft. | yes |
| Building Coverage (max.) | 30% | ±20%[1] | yes |
| Lot coverage (max.)[1] | 75% | ±36%[1] | yes |

| Principal Building Minimum Yard Depths and Height Limitations | | | |
|---|---|---|---|
| Front yard (min.) - Addition | 30 ft. | 75.8 ft. | yes |
| **Side yard (min.) - Addition** | **30 ft.** | **24.8 ft.** | **no*** |
| Side yard (min.) - Addition | 30 ft. | ±86 ft.[1] | yes |
| Rear yard (min.) - Addition | 50 ft. | ±129 ft.[1] | yes |
| Building Height (max.) - Addition | 40 ft. | n/p | n/p |
| **Parking (9,100 sf)**<br>**Retail – 5 spaces / 1,000 sf** | **46 spaces** | **9 spaces** | **no*** |

1 = Scaled data.
n/p = Not applicable.
* Variance required.

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

## III. WAIVER COMMENTS

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

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

## IV. VARIANCE COMMENTS

The application as submitted requires the following variances:

**§405.B, Expansion of a nonconforming use ("D2" – use variance)**

1. The "Expansion of existing use" for an existing "Lawn mower & small equipment repair" is not listed as a permitted use in the R-3, Residential District.

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

2. Lot area: (1.045 acres provided v. 2 acres minimum required).
3. Side yard: (24.8 ft. provided v. 30 ft. minimum required).

**§510, Off-Street Parking**

4. Parking spaces: (9 spaces provided v. 46 spaces minimum required).

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

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

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

6. 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 Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D2" variance:

7. The Board has the power to grant an expansion of a nonconforming use (basis N.J.S.A. 40:55-70d(2).
    a. 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).

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. MASTER PLAN CLASSIFICATION

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

> "In contrast to the B-1 category, this land use would be a purely commercial district including both retail and office uses. It is intended for small neighborhood shopping centers, stand alone uses such as pharmacies and convenience stores, individual office buildings, gasoline service stations in appropriate locations and similar commercial uses. A floor area ratio of 0.15 and 0.20 is proposed."

## VI. GENERAL USE VARIANCE COMMENTS

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

1. Master Plan
    a. Consistency of the proposed expansion of an existing lawn mower & small equipment repair business with the criteria of the Small Scale Business (B-2) land use classification of the master plan.
2. Zoning
    a. Consistency of the proposed expansion of an existing lawn mower & small equipment repair business with the R-3, Residential District and character of the built environment.

3. Site Plan Waiver Exhibit
    a. The Applicant should provide testimony to address existing changes on the subject property, if any, since the submitted Plan of Survey dated 4/04/08.
    b. The Applicant must provide testimony addressing existing conditions including but not necessarily limited to the following:
        i. Use of existing buildings and proposed addition.
        ii. Use of proposed "Administration Building."
        iii. Relocation of existing "Wood Shed."
    c. The Applicant should provide testimony to address the location of any proposed outside storage and/or display of merchandise, if applicable.

## VII. SITE PLAN WAIVER COMMENTS

The Applicant should address the following performance and design standards.

**§508, Lighting**

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

**§510, Off-Street Parking**

2. The Applicant should provide testimony to address the adequacy of the existing parking for the existing and proposed use as per §510, Off-Street Parking.
3. The Applicant should address parking facilities for handicapped persons.
    a. Parking spaces shall be in accordance with Barrier Free Code of the NJUCC and the ADA as per §510.E, Additional Handicapped Parking Provisions.
4. The Applicant should address solid waste disposal and recycling.
    a. All trash dumpsters and recycling containers shall be located in an appropriate sized masonry trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.

**§516, Sidewalks, Curbs, Gutters & Pedestrian Ways**

5. It's recommended the Applicant repair and/or replace sidewalks and drive-openings at the following locations:
    a. Replace sections along Chews landing Road that are raised and in disrepair.

## VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*

6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*

7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

## IX. RECOMMENDATIONS

1. The applicant must address the underlined items listed above.

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

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

cc: Larry Mauriello
Addison G. Bradley, PP
Bruce McKenna, PE
Anthony Costa, Esq.
James Mellett, PE

# TOWNSHIP OF GLOUCESTER

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

**For Office Use Only**

Submission Date[1]: _____ Application No.: #152001DSPW

Taxes Paid Yes/No _____ (Initial)

Fees: $410.00 Project # 9102

☐ Planning Board ☐ Zoning Board of Adjustment

Escr. $1950.00 Escr.# 9102

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

## LAND DEVELOPMENT APPLICATION

**1. Applicant**

Name: Larry Mauriello
Address: 1850 Chews Landing Rd
City: Blackwood
State, Zip: N.J 08012
Phone: (856) 228-2710 Fax: (856) 228-9407
Email: _____

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

Name(s): Lakeview Associates
Address: 1850 Chews Landing Rd
City: Laurel Springs
State, Zip: N.J.
Phone: (856) 228-2710 Fax: ( ) -

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☐ Bulk "C" Variance [2]
- ☒ Use "D" Variance [2]
- ☒ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

5

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

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

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

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

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

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

| | |
|---|---|
| Name: Addison G. Bradley | Name: Bruce McKenna LS, PE |
| Address: 1585 Hider Lane | Address: P O Box 177 |
| Profession: Planner | Profession: Engineer |
| City: Laurel Springs | City: ~~Glass~~ Pitman, N.J. 08071 |
| State, Zip: N.J. 08021 | State, Zip: N.J. |
| Phone: (865) 228-4848 Fax: (856) 228-8507 | Phone: (856) 582-8200 Fax: ( 582 8204 |
| Email: | Email: |

**7. Location of Property:**

Street Address: 1850 Chews Landing Rd Block(s): 4708

Tract Area: 67,725 SF. or 1.555 ac. Lot(s): 25 & 26

**8. Land Use:**

Existing Land Use: Lawn mower & small equipment repair

Proposed Land Use (Describe Application): expansion of existing Use

**9. Property:**

Number of Existing Lots: 2

Number of Proposed Lots: 1

**Proposed Form of Ownership:**

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☒ No ☐ Yes

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

☒ Public Water ☒ Public Sewer ☐ Private Well ☐ Private Septic System

**11. List of Application Submission Materials:** Plan of Survey & Plan for Use Var. & Site Plan waiver

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 | 77 ft | Setback from E.O.P.*1 | |
| Front setback 2 | | Setback from E.O.P.*2 | |
| Rear setback | 131 ft | Fence type | |
| Side setback 1 | 25 ft | Fence height | |
| Side setback 2 | | *E.O.P = Edge Of Pavement. | |
| Lot frontage | 175' | **Pool Requirements** | |
| Lot depth | 296 ± | Setback from R.O.W.1 | |
| Lot area | 2.08 ac | Setback from R.O.W.2 | |
| Building height | | Setback from property line 1 | |
| | | Setback from property line 2 | |
| | | Distance from dwelling | |
| | | Distance = measured from edge of water. | |
| | | R.O.W. = Right-of-way. | |
| | | Setback = Measured from edge of pool apron. | |

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

## 14. Parking and Loading Requirements:

Number of parking spaces required: 0 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

Signature of Applicant — Date: 4-16-14

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).**

4/28/14
Date

Signature

Larry Mauriello
Print Name

Sworn and Subscribed to before me this 28TH day of April, 2014 (Year).

Signature

MICHAEL JOHN STARKEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 23, 2018

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). ☒ No ☐ Yes

Signature of Applicant

Larry Mauriello
Print Name

4/02/14
Date

**19. Survey waiver certification:**

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

State of New Jersey,
County of Camden:

Larry Mauriello 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 28TH day of April, 20 14 before the following authority.

Notary public

MICHAEL JOHN STARKEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 23, 2018

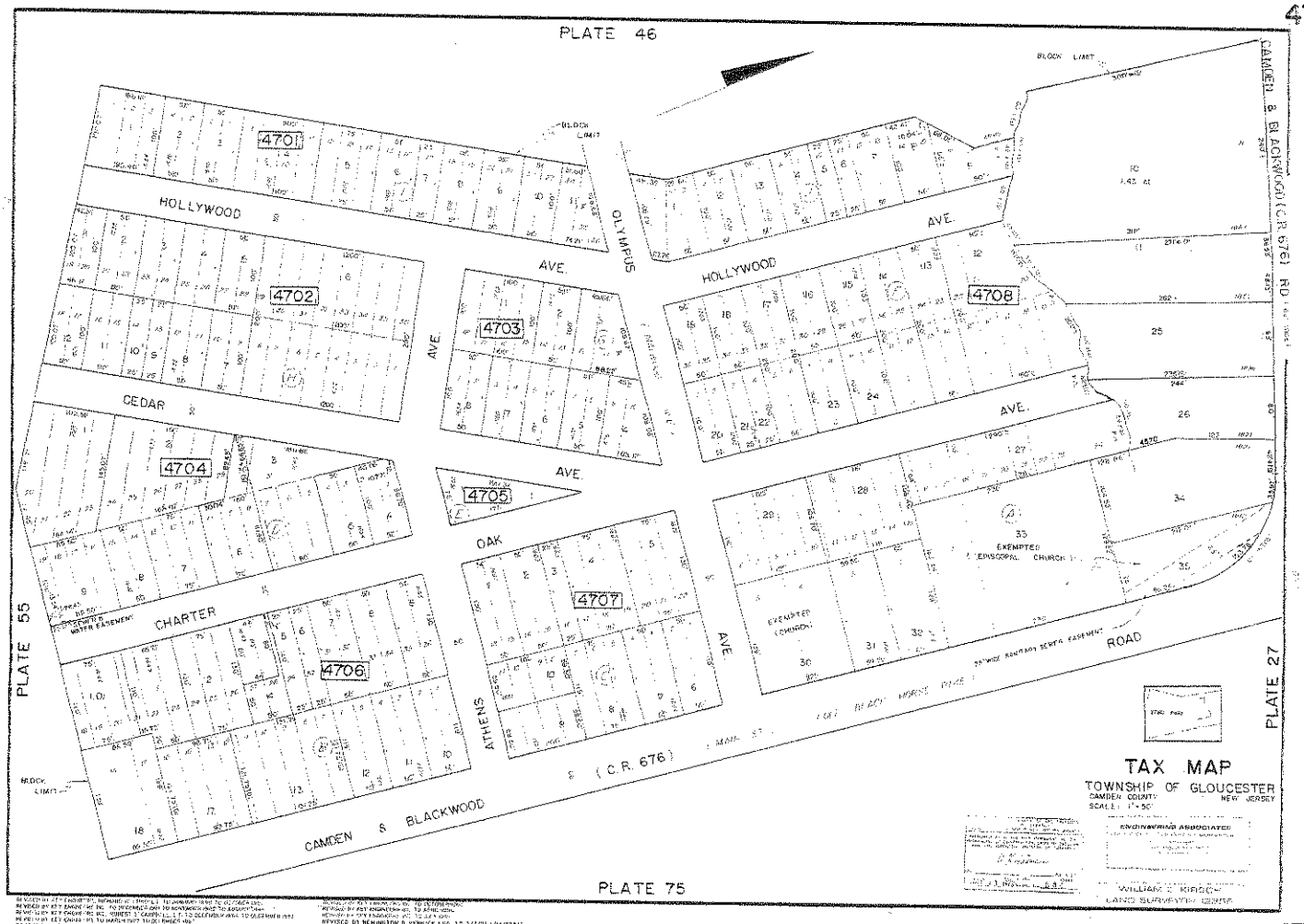
PLATE 46
PLATE 55
PLATE 27
PLATE 75
HOLLYWOOD AVE.
OLYMPUS AVE.
CEDAR AVE.
OAK AVE.
CHARTER
ATHENS AVE.
CAMDEN & BLACKWOOD (C.R. 676) RD.
4701
4702
4703
4704
4705
4706
4707
4708
EXEMPTED EPISCOPAL CHURCH
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 50'
ENGINEERING ASSOCIATES
WILLIAM J. KIRGO
LAND SURVEYOR

Township Of Gloucester
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 228-4000
Fax (856) 232-6229

January 8, 2015

TO: Larry Mauriello
1850 Chews Landing Road
Blackwood, NJ 08012

FROM: Donna Barrett

RE: Mauriello
Location: 1850 Chews Landing Road
Block: 4708 Lot: 25 & 26

1. Attached please find of a transmittal correspondence on the above matter for your review. Tax Assessor comments.

SIGNATURE

cc: Addison Bradley
Lakeview Associates
Bruce McKenna

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

DATE: January 5, 2015

APPLICATION No. #152001DSPW

APPLICANT: Larry Maurielio (Lakeview Assoc)

PROJECT No. #9102

BLOCK(S): 4708 Lot(S): 25 & 26

LOCATION: 1850 Chews Landing Rd., Blackwood, NJ 08012

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ New Application – Use "D" Variance & Site Plan Waiver
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. **Please Forward Report by January 15, 2015**
- ☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat. 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat. 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan. 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

LOOKS LIKE SIMPLE CONSOLIDATION OF LOTS 25+26
WILL THIS BE DONE BY DEED ?
NO OTHER ISSUES – CLEAN BUSINESS.

Signature 1/6/15

## Tax Account Maintenance

Add | Edit | Close | Delete | << | >> | Detail | Notes | Letter

Block: 4708

Lot: 26

Qualifier:

Tax Bill | Restricted Edit

Owner: LAKEVIEW ASSOC C/O L MAURIELLO

Prop Loc: 1840 CHEWS LAND-CLEM ROAD

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

| Year | Qtr | Type | Billed | Principal Balance | Interest | Total Balance |
|---|---|---|---|---|---|---|
| 2015 | 2 | | 1,142.94 | 1,142.94 | .00 | 1,142.94 |
| 2015 | 1 | | 1,142.95 | 1,142.95 | .00 | 1,142.95 |
| 2015 | | Total | 2,285.89 | 2,285.89 | .00 | 2,285.89 |
| 2014 | 4 | | 1,203.19 | .00 | .00 | .00 |
| 2014 | 3 | | 1,203.19 | .00 | .00 | .00 |
| 2014 | 2 | | 1,082.70 | .00 | .00 | .00 |
| 2014 | 1 | | 1,082.70 | .00 | .00 | .00 |

Other Delinquent Balances: .00 Interest Date: 01/07/15 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/05/14

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

current

RECEIVED
JAN 13 2015
By

## Tax Account Maintenance

Add | Edit | Close | Delete | << | >> | Detail | Notes | Letter

Block: 4708

Lot: 25

Qualifier:

Tax Bill | Restricted Edit

Owner: LAKEVIEW ASSO C/O T VAURIELLO

Prop Loc: 1850 CHEWS LAND-CLEM ROAD

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

| Year | Qtr | Type | Billed | Principal Balance | Interest | Total Balance |
|---|---|---|---|---|---|---|
| 2015 | 2 | | 3,444.37 | 3,444.37 | .00 | 3,444.37 |
| 2015 | 1 | | 3,444.37 | 3,444.37 | .00 | 3,444.37 |
| 2015 | | Total | 6,888.74 | 6,888.74 | .00 | 6,888.74 |
| 2014 | 4 | | 3,625.91 | .00 | .00 | .00 |
| 2014 | 3 | | 3,625.91 | .00 | .00 | .00 |
| 2014 | 2 | | 3,262.82 | .00 | .00 | .00 |
| 2014 | 1 | | 3,262.82 | .00 | .00 | .00 |

Other Delinquent Balances: .00 Interest Date: 01/07/15 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/05/14

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Current

RECEIVED
JAN 13 2014
By

Bin# 63

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

DATE: January 5, 2015

APPLICATION No. #152001DSPW

APPLICANT: Larry Mauriello (Lakeview Assoc)

PROJECT No. #9102

BLOCK(S): 4708 Lot(S): 25 & 26

LOCATION: 1850 Chews Landing Rd., Blackwood, NJ 08012

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☑ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

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

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by January 15, 2015**

☐ For Your Files.

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- ☐ 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

RECEIVED
JAN 13 2015
By

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

1-8-15 JTG - Buildup - OK

Signature

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

# GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

January 7, 2015

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

Re: Application #152001DSPW
Larry Mauriello (Lakeview Assoc)
1850 Chews Landing Road, Blackwood, NJ 08012
Block 4708, Lots 25 & 26

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
# ZONING BOARD TRANSMITTAL

DATE: January 5, 2015

APPLICATION No. #152001DSPW

APPLICANT: Larry Mauriello (Lakeview Assoc)

PROJECT No. #9102

BLOCK(S): 4708 Lot(S): 25 & 26

LOCATION: 1850 Chews Landing Rd., Blackwood, NJ 08012

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☑ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

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

☐ Revision to Prior Application

RECEIVED JAN 20 2015 By

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by January 15, 2015**

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat. 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Prelimin. Site Plan. 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat. 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Prelimin. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat. 1 Dev. Plan. 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL: [signature]
DATE: 1-16-15

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

w/o Comment

Signature

# Inter-office Correspondence

**TO:** Zoning Board of Adjustment

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

***RE:*** ***APPLICATION #152004DM*** ***Escrow #9109***
***Edward Pine***
***BLOCK 8301, LOTs 15 & 17***

**DATE:** February 18, 2015

The Applicant requests use variance and minor subdivision approval for "Two Twins – Residential Use" on two (2) lots and one (1) remaining lot for an "existing Ind. Bld." within the GI – General Industrial District. The project is located on the north side of Coles Road west of NJ Route 42.

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

| | |
|---|---|
| Applicant/Owner: | Edward Pine, 47 Coles Road, Suite 6, Blackwood, NJ 08012 (telephone #856-228-3761). |
| Planner: | Addison Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (856-228-4848). |
| Surveyor: | Gary R. Civalier, PE, PLS, Civalier Engineering & Surveying, Inc., 12 West Mantua Avenue, Wenonah, NJ 08090 (telephone #856-464-0224). |

## I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 01/09/15.
2. Plan of Survey (Block 8301, Lot 15), as prepared by Civalier Engineering & Surveying, Inc. comprising one (1) sheet dated 12/03/14.
3. Plan of Survey (Block 8301, Lot 17), as prepared by Civalier Engineering & Surveying, Inc. comprising one (1) sheet dated 5/26/11, last revised 12/12/14.
4. Proposed Subdivision Plan as prepared by Civalier Engineering & Surveying, Inc. comprising one (1) sheet dated 12/15/14.

## II. ZONING DISTRICT COMMENTS

ZONE: GI – General industrial District [§417].

1. Twin Residential Use is not a listed permitted use in the district [§417.B].

| Standard | Required (All Uses) | Proposed (Lot 15) | Proposed (Lot 15.01) | Complies |
|---|---|---|---|---|
| **Lot size (min.)** | **30,000 sf** | **15,150 sf** | | **no*** |
| **Lot size (min.)** | **30,000 sf** | | **15,150 sf** | **no*** |
| **Lot frontage (min.)** | **100 ft.** | **75.75 ft.** | | **no*** |
| **Lot frontage (min.)** | **100 ft.** | | **75.75 ft.** | **no*** |
| Lot depth (min.) | 150 ft. | 202 ft. | 202 ft. | yes / yes |
| Building coverage (max.) | 30% | n/p | n/p | --- / --- |
| Lot coverage (max.) | 60% | n/p | n/p | --- / --- |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | | |
| Front yard (min.) | 15 ft. | ≥ 30 ft. | ≥ 30 ft. | yes / yes |
| **Side yard (min.)** | **15 ft.** | **10 ft.** | | **no*** |
| **Side yard (min.)** | **15 ft.** | | **10 ft.** | **no*** |
| Rear yard (min.) | 15 ft. | ≥ 30 ft. | ≥ 30 ft. | yes / yes |
| Height (max.) | 35 ft. | < 35 ft. | < 35 ft. | yes / yes |

* Variance required.

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

| Standard | Required (All Uses) | Proposed (Lot 17) | Complies |
|---|---|---|---|
| Lot size (min.) | 30,000 sf | 66,357.3801 sf | yes |
| Lot frontage (min.) | | | |
| Coles Road | 100 ft. | 267.39 ft. | yes |
| Warsaw Avenue | 100 ft. | 99.22 ft. | enc |
| Lot depth (min.) | 150 ft. | 202 ft. | yes |
| Building coverage (max.) | 30% | 15.5% | yes / yes |
| Lot coverage (max.) | 60% | 38.7% | yes / yes |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS | | | |
| Front yard (min.) | | | |
| Coles Road | 15 ft. | 29.72 ft. | yes |
| Warsaw Avenue | 15 ft. | 24.77 ft. | yes |
| Side yard (min.) | 15 ft. | 121.24 ft. | yes |
| Rear yard (min.) | 15 ft. | ±256 ft. | yes |
| Height (max.) | 35 ft. | < 35 ft. | yes |

## IV. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for minor subdivision and variance requirements.

The Applicant must provide the following omitted checklist items or request a waiver.

**Waiving the underlined requirements is not recommended**

1. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].

## V. WAIVER COMMENTS

The Applicant requests a waiver from having to provide the following checklist requirements:

**Waiving the underlined requirements is not recommended**

1. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
    a. The minor subdivision plan must be revised to show the proposed twin (two-family dwellings and associated parking areas.
2. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
    a. The minor subdivision plan must be revised to show the proposed twin (two-family dwellings and associated parking areas.
    b. The minor subdivision plan must be revised to show the existing and proposed uses, parking areas, lighting, signs, and other improvements associated with a site plan for the remaining industrial building on Block 8301, Lot 17.
3. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
    a. The minor subdivision plan must be revised to identify the existing uses in the remaining industrial building on Block 8301, Lot 17 in order to determine adequate parking and loading and unloading areas, lighting, signs, and other improvements associated with a site plan.
4. Existing signs including the location, size, and height [Checklist #43].
    a. Consideration should be given to relocating the existing "Business Sign" from the right-of-way of Coles Road.
5. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
    a. The minor subdivision plan must be revised to show relocated "Business Sign," if applicable.
6. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
7. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
8. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
9. 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].

10. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].

## VI. VARIANCE COMMENTS

The instant application as submitted requires the following variances:

**§417.B – GI –General Industrial District, Permitted Uses**

1. *The proposed twin residential use is not a listed permitted use in the district.*

**§417.F – GI –General Industrial District, Area, Yard, Height and Building Coverage**

2. Lot area (Lot 15): (15,150 sf provided v. 30,000 sf minimum required).
3. Lot area (Lot 15.01): (15,150 sf provided v. 30,000 sf minimum required).
4. Lot frontage (Lot 15): (75.75 ft. provided v. 100 ft. minimum required).
5. Lot frontage (Lot 15.01): (75.75 ft. provided v. 100 minimum required).
6. Side yard (Lot 15): (10 ft. provided v. 15 ft. minimum required).
7. Side yard (Lot 15.01): (10 ft. provided v. 15 ft. minimum required).

POSITIVE CRITERIA ("D1" use variance)

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

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

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

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

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

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

NEGATIVE CRITERIA

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

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.

## VII. MINOR SUBDIVISION REVIEW COMMENTS

1. The minor subdivision plan must be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course as per §504.A, Driveways (Residential).
2. The minor subdivision plan must be revised to provide a grading plan showing the proposed twin residential dwellings and parking areas as per §506, Grading.
3. Concrete curb and sidewalks along the frontage of Coles Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.

## VIII. SITE PLAN COMMENTS

It appears the Applicant has historically utilized the stone area of existing Block 8301, Lot 15. It is recommended a site plan be provided to address the following performance and design standards for the proposed remaining lot, Block 8301, Lot 17.

1. Landscaping at the following locations to enhance the aesthetics of the development and the Township as per §507.A(1).
    a. Foundation and parking areas facing Coles Road comprising a mixture of evergreen shrubs.
    b. Single row of Leyland Cypress trees 10-foot on-center along the west side of the outside storage yard.
2. A minimum 25-foor landscaped buffer between the existing industrial use and proposed residential use as per §507.B, Buffering.
    a. A staggered double row of Leyland Cypress trees 10-foot on-center.
3. A lighting plan to enable the safe movement of persons, vehicles, and to provide security including photometric data with isolux lines §508.G.
4. A plan to address off-street loading as per §509, Off-Street Loading.
5. A plan to address off-street parking, as follows:
    a. Including the required number of parking spaces, as per §510.A, Off-Street Parking.
    b. Paving of the existing stone area as per §510.H, Pavement.

c. Storage of solid waste and recyclables as per §510.L, Refuse/Recyclable Storage Area.

6. Concrete curb and sidewalks along the frontage of Coles Road as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.
7. A plan to address stormwater management as per §517, Stormwater Collection and Management.

## IX. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

## X. RECOMMENDATIONS

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

cc: Edward Pine
Addison G. Bradley, PP
Gary Civalier, PE, PLS

# 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[1]: _____ Application No.: #152004DM

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: 610.00 Project # 9109

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

Escr. 2500.00 Escr.# 9109

## LAND DEVELOPMENT APPLICATION

**1. Applicant**

Name: Edward Pine
Address: 47 Coles Road Suite 6
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 228-3761 Fax: (___) ___-___
Email: _____

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

Name(s): Same as Applicant
Address: _____
City: _____
State, Zip: _____
Phone: (___) ___-___ Fax: (___) ___-___

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

- ☐ Informal Review[2]
- ☒ Minor Subdivision
- ☐ Preliminary Major Subdivision[2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan[2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval[2]
- ☐ General Development Plan[2]
- ☐ Planned Development[2]
- ☐ Interpretation[2]
- ☐ Appeal of Administrative Officer's Decision
- ☐ Bulk "C" Variance[2]
- ☒ Use "D" Variance[2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED JAN 06 2016 BY _____

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

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

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

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

Name of Attorney: John Wade
Address: 1250 Chews Landing Rd
City: Laurel Springs

Firm: Wade Long Wood
State, Zip: N.J. 08021
Phone: (856) 346-2800 Fax: (___) ___-___
Email: _____

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

| | |
|---|---|
| Name: Gary R. Cavalier | Name: Addison G. Bradley |
| Address: #12 West Manter Ave | Address: 1585 Hider Lane |
| Profession: Engineer | Profession: Planner |
| City: Wenonah | City: Laurel Springs |
| State, Zip: N.J. 08090 | State, Zip: N.J. 08021 |
| Phone: 856 464-0224 Fax:( ) - | Phone: 856 228-4848 Fax:( ) - |
| Email: | Email: |

**7. Location of Property:**

Street Address: 47 Coles Rd Block(s): 8301

Tract Area: lot 15 - 0.99 ac lot 17 - 1.22 Lot(s): 15 & 17

**8. Land Use:** Vacant and Ind. Bldg.

Existing Land Use: Vacant and Ind. Bldg.

Proposed Land Use (Describe Application):

Two Twins - Residential Use on lot 15 Sub.
lot 17 existing Ind. Bld. moving property line

**9. Property:**

Number of Existing Lots: 2

Number of Proposed Lots: 3

Proposed Form of Ownership:
☒ Fee Simple ☐ Cooperative
☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☒ No ☐ Yes

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

☒ Public Water ☒ Public Sewer ☐ Private Well ☐ Private Septic System

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

List all additional materials on an additional sheet. Survey for lots 15 & 17 Use plan & minor subdivision plan

**12. List Previous or Pending Applications for this Parcel:** none

List all applications on a separate sheet.

## 13. Zoning

| All Applications | Proposed |
|---|---|
| Front setback 1 | 30 |
| Front setback 2 | 30 |
| Rear setback | 30 |
| Side setback 1 | 0 |
| Side setback 2 | 10 |
| Lot frontage | 75' |
| Lot depth | 200 |
| Lot area | 15,000 sq ft |
| Building height | |

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

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

| Pool Requirements | |
|---|---|
| Setback from R.O.W.1 | |
| Setback from R.O.W.2 | |
| Setback from property line 1 | |
| Setback from property line 2 | |
| Distance from dwelling | |

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

| Garage Application | |
|---|---|
| Garage Area | |
| 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: 2½ 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

1/6/15

Signature of Applicant — Date

Signature of Co-applicant — Date

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

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

1/6/15
Date

Signature

Edward Pine
Print Name

Sworn and Subscribed to before me this 6th day of JAN 2015 (Year).

Signature

Atty at Law State of NJ.

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). ☐ No ☐ Yes
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

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

State of New Jersey,
County of Camden:

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

Name of property owner or applicant

Sworn and subscribed to
On this 6th day of JAN, 20 15 before the following authority.

Notary public

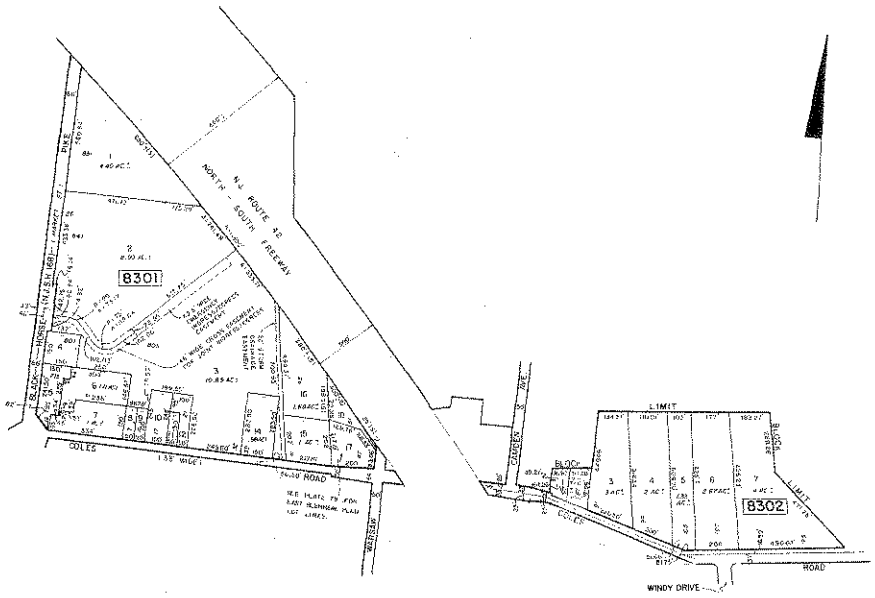
Atty at Law
State of NJ.

PLATE 79

PLATE 71

PLATE 74

PLATE 80




# TAX MAP

TOWNSHIP OF GLOUCESTER

CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 200'

ENGINEERING ASSOCIATES

WILLIAM C. KIRSCH
LAND SURVEYOR

PLATE 110

# TOWNSHIP OF GLOUCESTER
# ZONING BOARD TRANSMITTAL

RECEIVED
JAN 13 2015
By

DATE: January 6, 2015

APPLICATION No. #152004DM PROJECT No. #9109

APPLICANT: EDWARD PINE

LOCATION: 47 COLES RD., BLACKWOOD 08012 BLOCK(S): 8301 Lot(S): 15 & 17

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
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- ☐ Construction
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

☒ New Application – Use "D" Variance & Minor Subdivision (2 twins on lot 15); moving property line on lot 17

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by January 20, 2015**

☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☒ 1 Copy - Minor Subdivision Plat + Plan of Survey
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
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- ☐ Recycling Report

URGENT ISSUES

(1) Warsaw Ave should be vacated (Might have been done years ago).

(2) Where is easement that was sold to Sign co? for billboard? Lot 17 – I do not see it on survey.

(3) What purpose does the 2 car masonry gar serve. So close to billboard?

(4) ~~Lot 15 + 15.01 designation~~ OK will assign addresses on FINAL.

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Minor Subdivision

Signature 1/13/15

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

# GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

January 12, 2015

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

RECEIVED
JAN 13 2015
By

Re: Application #152004DM
Edward Pine
47 Coles Road, Blackwood, NJ 08012
Block 8301, Lots 15 & 17

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
# ZONING BOARD TRANSMITTAL

DATE: January 6, 2015

APPLICATION No. #152004DM PROJECT No. #9109

APPLICANT: EDWARD PINE

LOCATION: 47 COLES RD., BLACKWOOD 08012 BLOCK(S): 8301 Lot(S): 15 & 17

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☒ Taxes current MB
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

☒ New Application – Use "D" Variance & Minor Subdivision (2 twins on lot 15); moving property line on lot 17

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by January 20, 2015**

☐ For Your Files.

RECEIVED
JAN 13 2015
By

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☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Minor Subdivision

Taxes are current as of 1/13/15.

Maryann Bussa

Signature

Bin#69

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RECEIVED
JAN 13 2015
By

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Minor Subdivision

OK 1-9-15 VTG Pldg

Signature

# GLOUCESTER TOWNSHIP POLICE
# TRAFFIC SAFETY UNIT
# SITE PLAN REVIEW

Application #152004DM 47 Coles Rd Blackwood Block: 8301 lot 15/17

☒Plans as shown along with available information do not reveal any anticipated traffic problems.

☐Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

☐Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

☐Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☐Other

JAN 1 2 2015

Reviewed By: ☒ Lt. Brian McKendry

Signature: _____ Date Submitted: ~~10/14/14~~ 1/9/15