

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

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes – *Wednesday, February 26, 2014*

RESOLUTIONS FOR MEMORIALIZATION

#132042C Gregory & Darlene Ribbaudo	Bulk C Variance Block: 10705 Lot: 21
#132032C Franklin & Catherine Schmidt	Bulk C Variance Block: 20502 Lot: 10
#132046C Kimberly Vittorio	Bulk C Variance Block: 3001 Lot: 5
#132044C Mark C. Felts	Bulk C Variance Block: 17802 Lot: 7
#142002C Scott Owens	Bulk C Variance Block: 15001 Lot: 11
#132008CD Sierra International	Bulk C & Use "D" Variances Block: 6801 Lot: 21, 22, 23 & 24
#142005CDSPW Joseph Federico	Bulk C & Use "D" Variance & Site Plan Waiver Block: 6502 Lot: 8

#092008CDPFSPa1
Blackwood Plaza, LLC

Bulk C & Use "D" Variance & Prelim & Final Major Site Plan
Block: 13104 Lot: 3

APPLICATIONS FOR REVIEW

#142006C
Anthony Rodriquez
Zoned: R3

Bulk C Variance
Block: 8103 Lot: 32 & 33
Location: 1701 Hider Lane, Laurel Springs

6' fence; above ground pool & deck w/setbacks

#142007D
Savdeep Bhullar
Zoned: R3

Use "D" Variance
Block: 18310 Lot: 60
Location: 51 Mullen Drive, Sicklerville

2nd kitchen (summer kitchen – gas stove & kitchen sink)

#112039CDMa
Edward Pine
Zoned: GI

Bulk C & Use "D" Variance; Minor Site Plan
Block: 8301 Lot: 17
Location: Warsaw Ave., Blackwood

Erection of 60' (16' x 60') double digital billboard adjacent to the NJ State Highway Route 42 right of way

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT WEDNESDAY, FEBRUARY 26, 2014

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	Present
Mr. Rosati	Present
Mr. Acevedo	Present
Mr. Treger	Absent
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

Minutes For Adoption

Zoning Board Minutes for February 12, 2014

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

Roll Call:

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

Minutes approved.

Resolutions will be adopted on March 12, 2014.

APPLICATIONS FOR REVIEW

#09008CDPFSPal
Blackwood Plaza, LLC
Zoned: NC
Bulk C & Use "D" Variance
Preliminary Final Major Site Plan
Block: 13104 Lot: 3
Location: Route 168 @ Davistown Rd.

Expansion of retail shopping center which is pre-existing non-conforming use to include addt'10,374 retail building. Expansion with sit-down restaurant and fast food restaurant w/drive in; Applicant will also be seeking variances for non-conforming uses as well as parking and signage.

Mr. Costa swears in Mr. James Whittaker (architect) and Mr. Ted Wilkenson (engineer PE).

Mr. Kennedy (lawyer for applicant) explains and reviews the application for the board.

Mr. Wilkenson explains the planning that has taken place over the last 5 years with Mr. Greco who is the owner and applicant.

-the site is approx. 9.5 acres, and the applicant would like to expand the retail by 11,000 sq. ft..

-there will be a reduction of impervious coverage.

Item A – color rendering of the site

Item B – Site Plan

Mr. Wilkenson continues: They wanted to create more green space and more buffering for the residents (trees, bushes etc..).

- 45ft. buffer from the state highway (168 Blackhorse Pike), with a 4ft wide sidewalk
- Removing old lights
- Removing old storm drains
- Installing 4 basins for water and rooftop run off
- Separating the water run off
- Found Great permeability
- These facts will help with the flooding issues in the front of the mall
- Water will go into a gentle sloped swale in front (3ft swale)
- Basins will be dry within 2 to 3 hours after a rain
- Shoe box lighting will be added
- Shade trees and ornamental shrubbery will be added
- 18' to 24' tall shrubs along Davistown Rd.
- They will comply with all of Mr. Lechner's suggestions and requests in his review letter
- They will also comply with all of Mr. Mellett's suggestions and requests in his review letter
- There is no negative impact and only sees positive impact
- Drainage analysis for Mr. Mellett will be done if the application is approved

Mr. Rosati questions Mr. Wilkenson on the flooding issues.

Mr. Wilkenson states the flooding w/in 30 ft. green space will now flow into the new swale that leads to the bigger basin (6 in. per hour permeability w/in 3 to 4 hours all water will dissipate).

Vice Chairman Simiriglia asks about drainage and parking concerns; also is wants to know if all the basins meet the DEP standards.

Mr. Wilkenson states they are reducing the impervious area by 5% and will improve the "groundwater recharge" by creating the basins.

Vice Chairman Simiriglia asks if the run off goes into the storm water system.

Mr. Wilkenson states "yes" right now it does. It will go into the state system now. A discussion of a 24" pipe adding the water to drain ensues.

Mr. Mellett states Mr. Wilkenson has been in touch with him. Mr. Mellett states the new swale in the front of the property will be a big help in getting the water to the basin. Qualitative analysis is needed and has to be performed.

Mr. Mellett's office can work with Mr. Wilkinson's' office to make sure the drainage works and make sure no problems are created on other parts of the site.

Mr. Whitaker (architect):

- The existing building has many additions
- They will be adding 3 new units on to the end of the current buildings
- New façade on the whole building
- Dunkin Donuts already a done deal
- Pad site for a large box restaurant such as a Ruby Tuesdays (size comparison only).

Vice Chairman Simiriglia states there are trucks running over grass and curbs in the back of the building.

Mr. Whittaker states there will be a truck turnaround added and opened up.

Mr. Whittaker lists the reasons for the variances:

- Aesthetics
- Impervious coverage improved
- Drainage improved
- Site very suitable

- Serve the community better
- Revitalize that section of Rt. 168 (Blackhorse Pike)
- No detriment
- Driveways improved
- More green space

Mr. Kennedy explains variances:

- 2 extra signs are needed for Dunkin Donuts: National requirements for the building signs.
- Increase square footage of signs
- Larger pillar sign, necessary for safety and to identify all stores
- Gloucester Township sign

Parking Variance:

- 344 spaces
- Dunkin Donuts drive thru
- Drive thru reduces parking need

Mr. Lechner requests setbacks for free standing signs.

Mr. Kennedy states the pylon signs will be 20ft.

Mr. Lechner requests the letter size on the sign.

Mr. Kennedy states greater than 10'.

PUBLIC PORTION:

Mr. Chris Kolluri, part of the Gloucester Township Economic Development Corp., states reasons why the improvement to the existing mall will be a positive for Gloucester Township.

- Aesthetic and significance to the corridor
- Concerns of speeding cars when the mall is left empty
- Potential to reduce traffic hazard
- Development to for the town we have all been focused on
- Current mall is functionally aged
- Improves the facility
- Brings good business to town
- Positive change to the look of the corridor
- Adds growth to the Gloucester Township

Professional Comments:

No Additional:

A motion to approve the above mentioned Use Variance; which includes, fast food restaurant with a drive thru, expansion of the non-conforming use, D3 number of establishments more than 6, was made by Mr. Bucceroni and by Chairman McMullin.

Roll Call:

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

Use Variance Application Approved.

Mr. Mellett refers to his engineer letter from 2/20/2014:

Mr. Wilkenson has sent a letter to the Mr. Melletts' office and agreeing to all suggestions and requests. In addition; there will be improvement to the circulation of truck traffic around the mall. Mr. Wilkenson states he has witnessed the trash truck being the culprit in the rear of the mall running over curbs. The garbage trucks will no longer be coming into this area of the site because there will be no loading docks in the back. Mr. Mellett requests the radius.

Mr. Wilkenson states there will be a pull in drive with a 35' radius for trash trucks and fire engines.

Mr. Mellett reviews page 5 of his review referencing the waiver for the curb in the rear of the site.

Mr. Wilkenson states they will be cutting the asphalt by 25ft. and will not be keeping the curb in the back. They realize the township uses this area as a staging area for the Blackwood parade and would like to keep it a nice wide open area for that use.

Mr. Mellett asks if there will be any need for shopping carts in the new mall.

Mr. Mark Greco is sworn in by Mr. Costa and answers the above question: There will probably not be a need for shopping carts, the businesses they have been talking with wouldn't have that need.

Mr. Mellett discusses the 344 parking spots and the parking variance. Mr. Mellett states there isn't really enough information on the site plan to figure out the parking requirements. He states the applicant and himself have addressed the parking as far as they could. The only other place for parking would be in the back of the mall.

Mr. Lechner states shopping centers have 4 ½ spaces for 1000 sq. ft.

- You would normally go through specifics for each type of store but that is an unknown at the moment.
- 15 space variance
- They may have to re-evaluate later (tenant)

Mr. Lechner is not objectionable to the parking variances because it is rarely used.

Mr. Wilkenson requests the parking stalls remain at 9' x 18' with bumper strips as they seem adequate.

Mr. Mellett states the loading site for the restaurants must be large enough for truck maneuverability.

Mr. Wilkenson agrees to Mr. Mellett's request.

Mr. Mellett understands the paving proposed is to use the existing for a base with a 2" or 3" overlay. Mr. Mellett would like to see a demolition review.

Mr. Wilkenson will submit a demolition review.

Mr. Mellett discusses Title 39 on the property (traffic)

Mr. Wilkenson states they welcome the enforcement of Title 39.

Mr. Lechner states new signage is requested and enforcement of Title 39.

Mr. Mellett asks Mr. Wilkenson if there will be additional sidewalk access from Davistown Rd.

Mr. Wilkenson states "yes, laterally off Davistown Rd."

Mr. Mellett discusses drainage and grading; there is a basin in the rear and the design for overflow with a 24" pipe and inlet.

Mr. Wilkenson states they will do what they can, maybe a 12 in. pipe because there are water and gas lines that may cause a conflict with the basin.

Mr. Mellett discusses the design waiver:

- Detention basin bottom (existing)
- Fencing around basin

Mr. Wilkenson states the current basin (free drain) has worked for 30 years, also a 100% draining basin that will not hold water for more than 24 hours.

Mr. Mellett questions the size of any new irrigation pipes.

Mr. Wilkenson states there will be a new 6" line with new 2" line for irrigation.

Mr. Mellett questions the buffering and lighting along Davistown Rd.

Mr. Wilkenson states there will be Halophane acorn lighting that will be shielded with a 2ft to 5 ft. candle.

Mr. Mellett asks about any lighting restrictions.

Mr. Greco states for safety the lights usually all stay on; but he will do as the board requests.

Mr. Lechner states most malls leave some lights on but not all; this saves them money and still leaves enough light for security and accomplished with timers. A discussion about street scape and signs with Mr. Greco follows.

Mr. Greco states he has had many meetings with neighbors about Sam's bar, lights being on more or less, and more or less trees. He is trying very hard to keep everyone happy.

Mr. Mellett has no objections to the waivers but has a question about the wetlands delineation map and the wetlands adjacent to the property.

Mr. Wilkenson states in 2005 when the Rt. 42 interchange was being planned, there is a finger piece from the farm that is wetlands. This finger piece is 80 ft. from the Greco's property. They will add the outlay number on the plans.

Mr. Mellett requests a note on the plan.

Vice Chairman Simiriglia requests that Mr. Mellett have the chance to give final approval and inspect.

Mr. Wilkenson states they will come back in 90 days for board approval with the perfected and final plans.

Mr. Lechner requests parking and ambient air quality facts.

Mr. Wilkenson states the air quality is decreasing since they are decreasing their footprint, less travel circulation of cars and reduced trips.

Mr. Lechner requests:

- the applicant provide PSE&G signature lights
- Municipal bike path and sidewalk connector
- Premium outlets will be connected with the bike path and pedestrian paths thus this mall should be connected too.
- Pedestrian walks with pavers or stamped concrete, something more than just striping. Keep this mall uniform with the Premium Outlets.

A motion to approve the above mentioned application variances, with the condition the applicant come back in 90 days for final site approval was made by Mr. Rosafi and seconded by Mrs. Chimento.

Roll Call:

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

Variances 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

APPLICATION # 132042C

GREGORY RIBBAUDO

Block 10705, Lot 21

WHEREAS, Gregory Ribbaudo, is the owner of the land and premises located at 22 Deborah Place in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a driveway 1' from the property line instead of the required 3 feet and to permit lot coverage of 51% instead of the required 40%, for the property located upon Block 10705, Lot 21, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 8, 2014 and February 12, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Gregory Ribbaudo is the owner of the land and premises located at 22 Deborah Place, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10705, Lot 21, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that the driveway has been there for over 15 years and there have been no complaints by the neighbor until now. The Board continued the application and on February 12th 2014, the applicant and the neighbor stated they had reached an agreement. The applicant agreed to construct a 4" block wall as per Exhibit A attached hereto. The applicant also agreed to plant shrubs and plants along the wall to reduce tripping hazard. The applicant agreed to place in the deed a restriction that the wall must remain.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a driveway setback of 1 foot and lot coverage of 51% the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 12th day of February that the applicant, Gregory Ribbaudo, is hereby granted the aforesaid variances for the property located upon Block 10705, Lot 21 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
Carmen Scarduzzio	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 12th Day of March, 2014.

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 # 132032C

FRANKLIN SCHMIDT

Block 20502, Lot 10

WHEREAS, Franklin Schmidt, is the owner of the land and premises located at 1841 Downs Ave. in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 2nd garage 24x32' where only one is permitted, for the property located upon Block 20502, Lot 10, as shown on the Official Map of the Township of Gloucester, located in an R-2 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 12, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Franklin Schmidt is the owner of the land and premises located at 1841 Downs Ave., in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 20502, Lot 10, on the Official Tax Map of the Township of Gloucester, located in an R-2 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 need his present garage made accessible for a wheelchair for his mothering the future and the new garage will be used for his vehicles and storage. The lot is only large enough to accommodate the 24x32' pole barn and there is sufficient room for water runoff.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 2nd garage the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 12th day of February that the applicant, Franklin Schmidt, is hereby granted the aforesaid variances for the property located upon Block 20502, Lot 10 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
Carmen Scarduzzio	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 12th Day of March, 2014.

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 # 132046C

KIMBERLY VITTORIO

Block 3001, Lot 5

WHEREAS, Kimberly Vittorio, is the owner of the land and premises located at 4 North Betsy Ct. 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 an addition 8 feet from the side property line instead of the required 10 feet and 8 feet from the rear property line instead or the required 30 feet, for the property located upon Block 3001, Lot 5, 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 12, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Kimberly Vittorio is the owner of the land and premises located at 4 N. Betsy Ct., in the Glendora section of Gloucester Township, New Jersey, as shown on Block 3001, Lot 5, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified that she has an irregular shaped lot and she needs the 33'6 x 26' addition as living space for her mother as shown on exhibit A. The addition will have a bath, bedroom and family room and no kitchen.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct an addition with rear and side yard setback of 8 feet the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 12th day of February that the applicant, Kimberly Vittorio, is hereby granted the aforesaid variances for the property located upon Block 3001, Lot 5 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

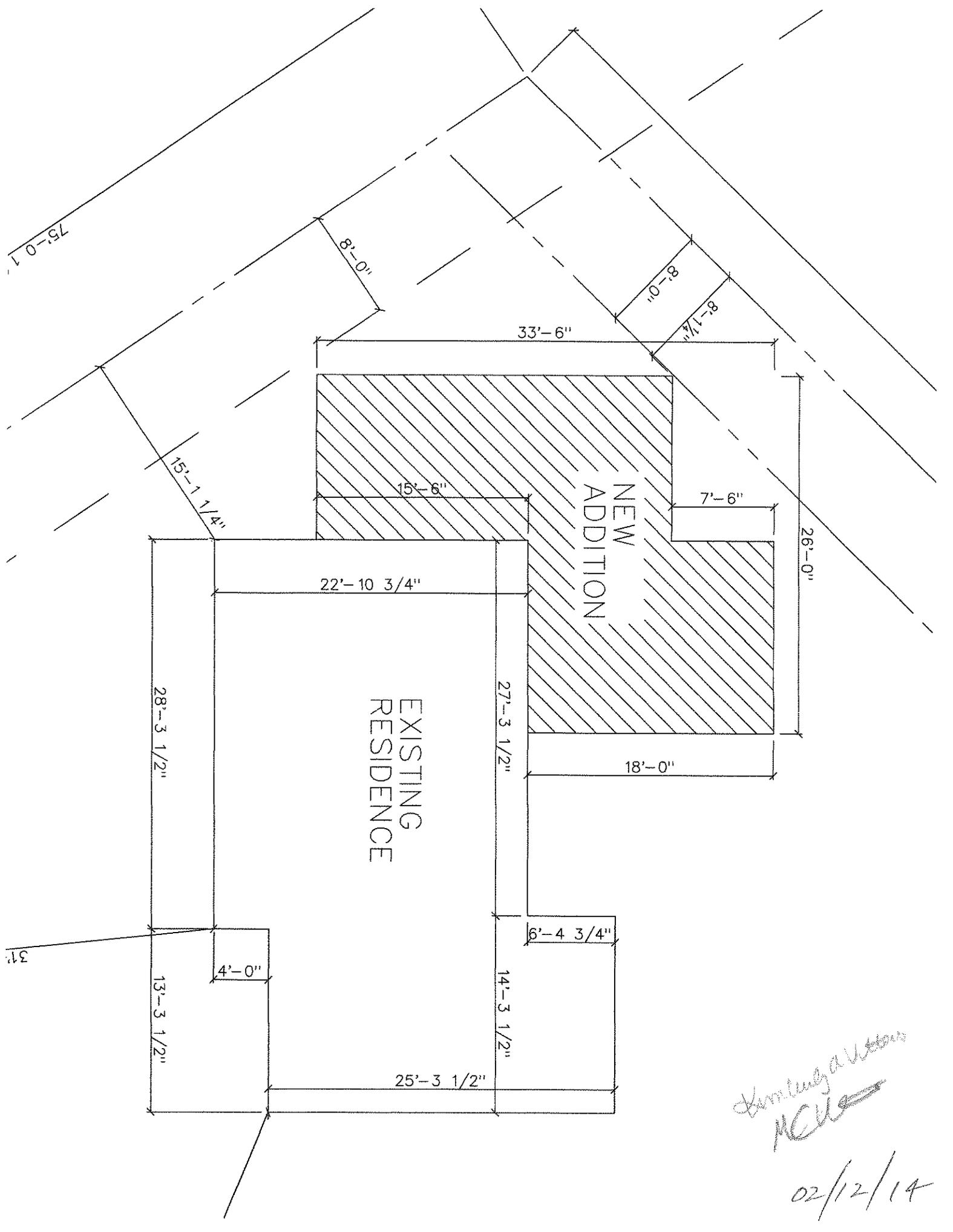
**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

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 12th Day of March, 2014.

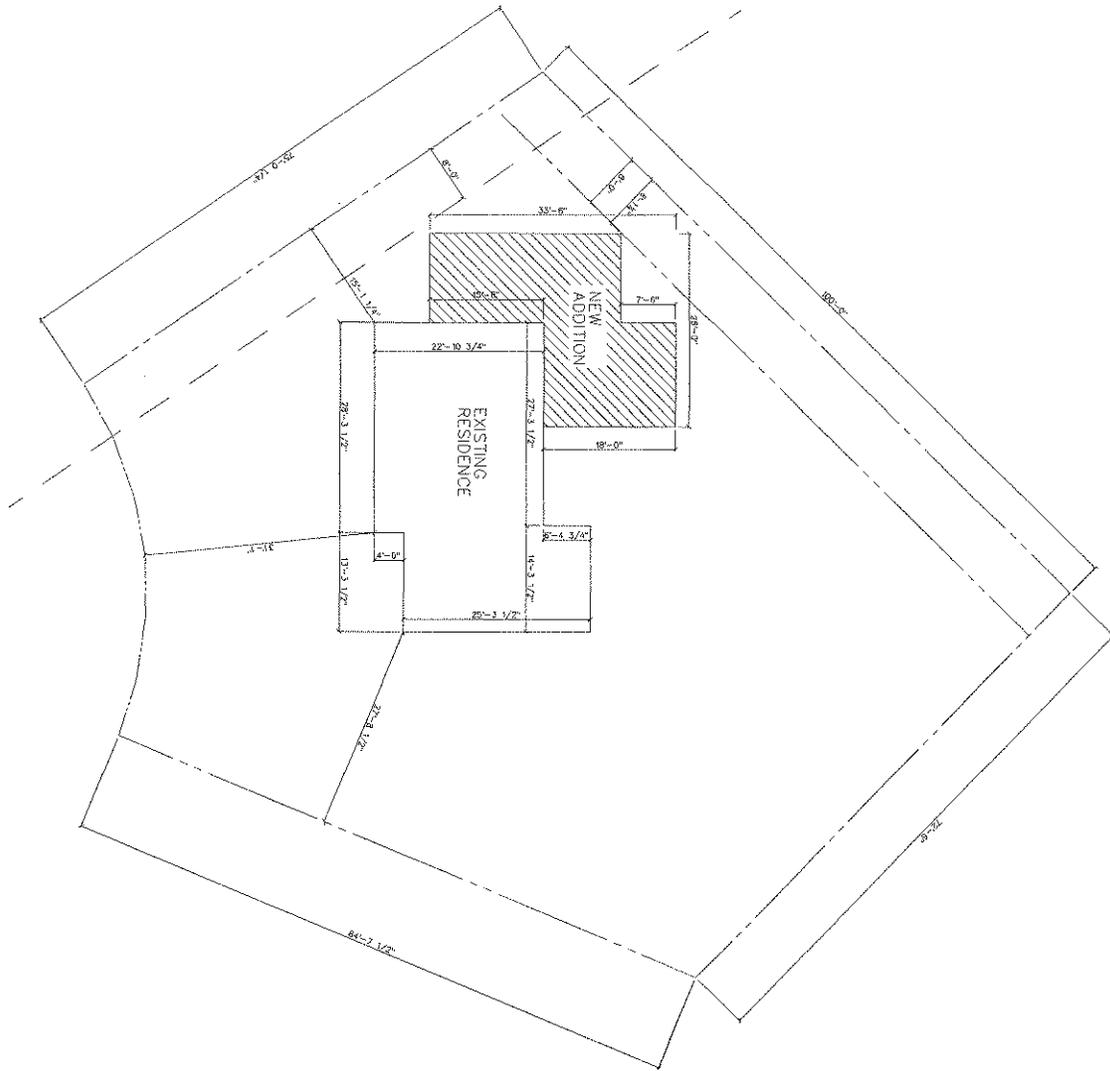
Ken Lechner, Secretary

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



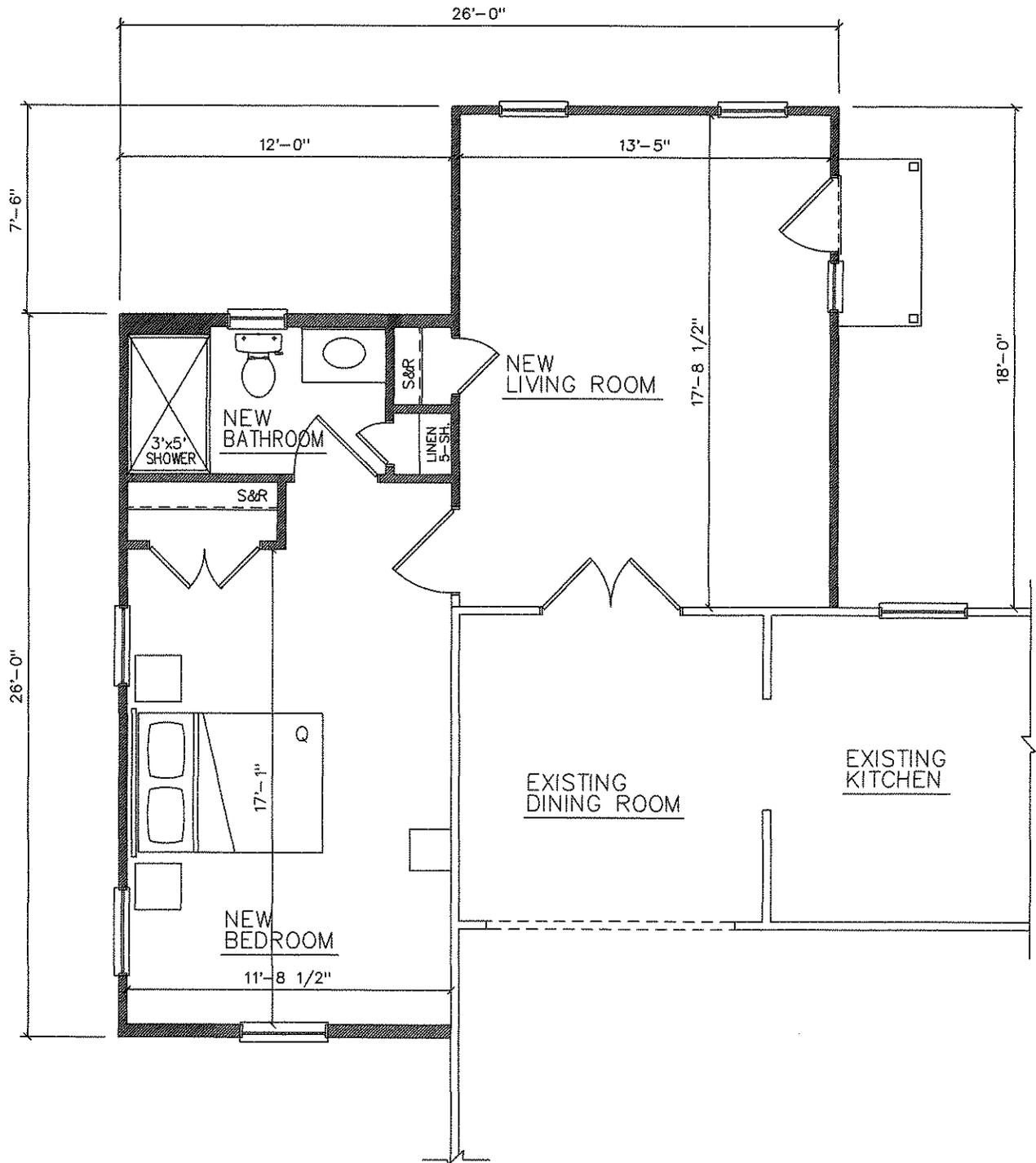
Kimberly A. Wilson
 ACE

02/12/14



Humbly Water
MCW

02/12/14



FLOOR PLAN 'F'

SCALE: 1/4" = 1'-0"

Kimberly Watson
MLV

02/12/14

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132044C

MARK FELTS

Block 17802, Lot 7

WHEREAS, Mark Felts, is the owner of the land and premises located at 20 Skyline Drive 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 second shed 2.25 feet between accessory buildings instead of the required 10 feet , for the property located upon Block 17802, Lot 7, as shown on the Official Map of the Township of Gloucester, located in an SCR 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 12, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Mark Felts is the owner of the land and premises located at 20 Skyline Drive, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 17802, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an SCR 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 moved from a larger house and he needs storage space for his tools and other personal items'. The shed is 8x12 and 7'6" tall and is behind the house.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a second shed 2.25 feet between accessory buildings Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 12th day of February that the applicant, Mark Felts, is hereby granted the aforesaid variances for the property located upon Block 17802, Lot 7 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	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 12th Day of March, 2014.

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 # 142002C

SCOTT OWENS

Block 15001, Lot 11

WHEREAS, Scott Owens, is the owner of the land and premises located at 1 Bellissimo Ct. in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' vinyl fence 5' from the front property line instead of the required 40 feet, for the property located upon Block 15001, Lot 11, 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 12, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Scott Owens is the owner of the land and premises located at 1 Bellissimo Ct., in the Erial section of Gloucester Township, New Jersey, as shown on Block 15001, Lot 11, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.
4. After being sworn, the applicant testified that he has a corner lot with 2 front yards. He needs the fence to have a larger yard for his children. As a condition of approval the

applicant agreed to keep the fence outside of the site triangle. He 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 5 feet the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 12th day of February that the applicant, Scott Owens, is hereby granted the aforesaid variance for the property located upon Block 15001, Lot 11 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	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 12th Day of March, 2014.

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

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

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

1. The applicant, Sierra International, is the record owner of the property located at Block 6801, Lots 21, 22, 23, & 24, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

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

3. All property taxes were paid to date.

4. Guide Barbone, attorney for the applicant explained the need for a Use variance and Bulk variances for the twin homes. He indicated if this application was approved his applicants would need to come back to the Board for a major subdivision and the applicant would have to follow stricter rules while developing the land. Introduced into evidence were (A1) aerial photograph, (A2) a Site Plan; and (A3) a propose rendering of the units.

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

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

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

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

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

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

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

ROLL CALL:

LIST NAMES

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

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on 12th Day of March 2014.

Ken Lechner, Secretary

Prepared by:

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 142005CDSPW

JOSEPH FEDERICO

Block 6502 , Lot 8

WHEREAS, Joseph Federico, is the record owner of the property located at 1000 Black Horse Pike in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a decision as to whether or not the doctrine of "Res Judicata" would apply and for a Use Variance in conjunction with a Site Plan Waiver and numerous bulk variances as enumerated in Mr. Lechner's report to allow a two sided billboard 14 ft. X 48 ft. and 50 ft. high and 3 ft. rear set back for the property located upon Block 6502, Lot 8 as shown on the official Map of the Township of Gloucester, located in a CR Zone, said application being presented by John D. Wade, Esq.; and

WHEREAS, the Board after carefully considering the representations, that meeting was February 12, 2014.

1. The applicant, Joseph Federico, is the record owner of the property located at 1000 Black Horse Pike in the Blackwood Section of the Blackwood section of the Township of Gloucester, New Jersey, as shown on Block 6502, Lot 8, on the Official Tax Map of the Township of Gloucester, located in an CR Zone.

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

3. All property taxes were paid to date.

4. The first issue to be addressed is whether or not the doctrine of Res Judicia would be applicable in this case. Mr. Wade, the attorney for the applicant was of the opinion that the changes were significant and the doctrine of Res Judicia would not apply. He indicated the billboard has changed in size from 960 sq. ft. to 672 sq. ft. and the height has changed from 91 ft. to 50 ft. He was of the opinion that the reductions of overall size and height is substantial enough to hear the application. Mr. Wade also submitted a letter dated January 28, 2014 expressing his opinion and citing law on this particular matter and is incorporated herein.

After hearing the discussion and reviewing the plan, the six members of the Board were of the opinion that the Doctrine of Res Judicia would not apply since it was their opinion that the reduction in size was significant and that this is a new application. One member opposed of the opinion that the Doctrine should apply because the changes were not substantial.

5. As the Use Variance and Bulk Variances, the applicant produced Tiffany Cuviello, a Professional Planner and Bruce McKenna, Professional Engineer. Introduced into evidence were (A1) A site plan overview; (A2) a profile – North-South Freeway; (A3) Aerial photo; (A4) a copy of the current permit for the billboard from the State of New Jersey. Mr. MKenna reviewed the site plan, and explained there would be a V shaped sign with center pole which would be constructed according to safety standards. He also indicated the sign would be approximately 180 ft from the Black Horse Pike.

Tiffany Cuviello, Professional Planner, testified on behalf of the applicant. The first issue she addressed was the Swedish study mentioned earlier and she was of the opinion this study doesn't mention the size or distances and was of no value. She went on to say billboards are a permitted use along Route 42; however, this particular property is the only one in the area in a CR Zone. She also indicated the applicant cannot buy more land to meet the requirement

for lot size or lot depth. She stated in her opinion the separation the Ordinance required 3000 ft., the applicant has provided 2800, the Ordinance also requires 1000 ft. from the interchange and the applicant is providing 500, that this would not be significant. She went on to say larger signs have already been approved by the Board and the only reason that a variance is needed is that this small piece of property is in a CR Zone as opposed to highway commercial or industrial where billboards would be permitted. Ms. CuvIELLO stated that purposes of zoning N.J.S.A. 40: 55D -1(a)(b)(g) would be applicable to this application. She testified in her opinion the site is suitable for the billboard, that they met all New Jersey Department of Transportation standards, that the CR Zone fronts Route 42 and that the site was particularly suited and would advance the State's policy and the sign would only affect Route 42 and could not be seen from Black Horse Pike traffic. She went on to say that the sign would also be used for an emergency alert, that local businesses can advertise and she did not see any adverse negative impact. She also said the owner would allow the Municipality to advertise for Municipal Activities.

The Board reviewed the letter of Ken Lechner and Churchill Engineers, dated February 7, 2014 and incorporate same herein and the applicant was in agreement with same.

7. There were no objections from the public.

UPON MOTION duly made and seconded to grant the applicant a Use Variance to permit a digital billboard 14x48, 50 ft. high, 3' from the property line and minor Site Plan and Bulk Variances mentioned in Mr. Lechner's report, the Board voted seven (6) in favor, zero (1) against and zero (0) abstentions, thereby granting the relief requested; and

WHEREAS, the Majority of Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise would

not impair the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the benefits exceed any detriment; and the majority of the Board was of the opinion that because the billboard only faces Route 42, that it serves the Municipal and State purpose and would not have any significant impact; and

WHEREAS, the statutory purposes will be advanced by the granting of the variance and site plan waiver and bulk variances requested and only one member opposed;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 12th Day of February, 2014 that the applicant, Joseph Federico's request for the aforesaid variances is hereby granted for the property located upon Block 6502, Lot 8 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

LIST NAMES

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

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin, Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th of March, 2014.

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
1405 Chewslanding Road, Suite 28
Laurel Springs, New Jersey 08021

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP Of GLOUCESTER #092008CDPFSPa1

BLACKWOOD PLAZA LLC

Block 13104, Lot 3

WHEREAS, Blackwood Plaza, LLC, is the record owner of the property located at 4501 Route 168 and Davistown Road, in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a “Use variance & Bulk variances, setback variances” as described in Ken Lechner’s report dated 2-23-14, in the applicant’s exhibit A and the waivers listed in Churchill’s report, dated 2-23-14 and preliminary and major site plan approval for an “expansion of retail shopping center”, including an additional 10534 sq. ft. retail building expansion, 6990 sq. ft. pad site restaurant, and a 1964 sq. ft. Dunkin Donuts fast food restaurant with drive thru in the neighborhood commercial district for the property located upon Block 13104, Lot 3, as shown on the Official Map of the Township of Gloucester, located in a NC Zone, said application being represented by John S. Kennedy, Esq.: and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on February 24 2014 meeting 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, Blackwood Plaza, LLC, is the record owner of the property located at Rt. 168 & Davistown Road, in the Blackwood Section of Gloucester Township, New Jersey, as shown on Block 13104, Lot 3, on the Official Tax Map of the Township of Gloucester, located in an NC Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Theodore Wilkinson, a Professional Engineer and James Whittacker, an architect.

Mr. Wilkinson went to explain the site and said the applicant was revitalizing the 9.5 acres site. He said they would be reducing the pervious area; they would be removing the old lights and storm drainage and would install 3 small basins and plant shade trees and oriental shrubs, 18 to 25 ft. high around the perimeter. He said the pervious would be reduced by 5%, and a new façade would be placed on the old building. The Dunkin Donuts and restaurant would be on the pad site and the site is suitable for the use. It is in a redevelopment area and this would be revitalizing the corridor. As far as the signs are concerned, it was stated that they are national requirements of Dunkin Donuts and safety is the reason for the sizes of the signs. The parking although 344 spaces would be enough, and that the drive thru reduces the need for parking.

Introduced into evidence (A1) Rendering of the site, (A2) site plan.

The Board discussed the numerous variances and the applicant agreed to the conditions in Ken Lechner's letter, dated 2-23-14 and also Churchill's letter dated 2-20-14.

As a condition of approval the applicant agreed that within 90 days of the hearing date, they would come back to the Board to make sure that the engineer is satisfied with any of the outstanding issues and that the plans would not be signed until then.

5. Chris Kolluri, Chairman of the GTEDC testified on behalf of the application. Mr. Kolluri is chairman of the Gloucester Township Economic Development Committee and he was of the opinion this would be an asset for the corridor. He is of the impression this would

improve the facility; it would bring new business into the area and would improve the corridor aesthetically.

UPON MOTION duly made and seconded to grant the applicant preliminary and final approval the Use variance, the Bulk variances and waivers enumerated previously the Board voted seven (7) in favor, zero (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 the benefits exceed any detriment; and the Board was also of the opinion that this new project would improve the facility, would bring business into the Township, would improve the corridor, and would also reduce the pervious coverage..

WHEREAS, the statutory purposes will be advanced by the granting of the requested variances and site plan;

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th Day of February, 2014 that the applicant, Blackwood Plaza, LLC request for the aforesaid variances, site plan and waivers, is hereby granted for the property located upon, Block 13104, Lot 3 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

LIST NAMES

Jay McMullin	Yes
Frank Simiriglia	Yes
Michelle Scully	Yes
Kevin Bucceroni	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Arelene Chiumento	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 12th Day of March, 2014.

Ken Lechner, Secretary

Prepared by:

ANTHONY P. COSTA, Esquire
1405 Chewslanding Road, Suite 28
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 #142006C**
Anthony Rodriguez
1701 Hider Lane
BLOCK 8103, LOTS 32 and 33

DATE: February 25, 2014.

The Applicant requests approval to install a 15' x 32' above ground swimming pool with attached deck and six (6) foot high wooden 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	±23,257 sf	yes
Minimum lot frontage			
Hider Lane	75 ft.	150.93 ft.	yes
Maurer Avenue	75 ft.	139.66 ft.	yes
Minimum lot depth	125 ft.	150 ft.	yes
Maximum building coverage	20%	±7.46% ¹	yes
Maximum lot coverage	40%	±16.41% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Hider Lane (dwelling)	30 ft.	34.63 ft.	yes
Maurer Avenue (swimming pool)	30 ft.	20 ft.	no*
Side yard	10 ft.	10.65 ft.	yes
Rear yard	30 ft.	46.56 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

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.

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

1. Above ground swimming pool: (20 ft. provided v. 30 ft. min. required).

§425.C(3), Fences

2. To install a six (6) foot high wood fence approximately ten (10) feet from the front property line along Maurer Avenue (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height and Building Coverage to install an above ground swimming pool with attached deck twenty (20) feet from the front property line along Maurer Avenue (30 ft. minimum required) and from Section 425.C(3) to construct a six (6) foot high wooded fence approximately ten (10) feet from the front property line along Maurer Avenue (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

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

K:\ZBA Reviews\Year 2014\Fences\Rodriguez-R3-142006\Rpt\R_142006C-R3-Anthony Rodriguez.docx

APPLICATION #142006C
Anthony Rodriguez
1701 Hider Lane
BLOCK 8103, LOTS 32 and 33

TOWNSHIP OF GLOUCESTER

Donna

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: 2-4-14 Application No.: 142006C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 8317
 Escr. 130⁰⁰ Escr. # 8317

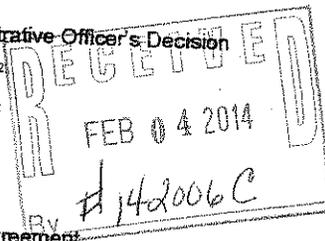
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Anthony Rodriguez</u> Address: <u>1701 Hider Lane</u> City: <u>Laurel Springs</u> State, Zip: <u>N.J. 08021</u> Phone: <u>(856) 426-2511</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Anthony Rodriguez</u> Address: _____ City: _____ State, Zip: _____ Phone: () - Fax: () -
---	--

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Anthony Rodriguez
Address: 1701 Hider LN
Profession: Truck Driver
City: Lawrel Springs
State, Zip: 08021
Phone: (856) 424-2511 Fax: () - -
Email: _____

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

7. Location of Property:

Street Address: 1701 Hider LN Block(s): 8103
Tract Area: 08021 Lot(s): 32 & 33

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): Install a 6 ft wooden fence along the second front yard - appr. 20 ft from the side rear of home " 10 ft from property line (2nd front yard); 130 ft fence along the rear property line; install pool above ground 15x30x52; (12x10 Deck)

SEE ATTACHED *

9. Property:

Number of Existing Lots: 2 & 3
Number of Proposed Lots: _____
Proposed Form of Ownership:
 Fee Simple Cooperative
 Condominium Rental
Are there *existing* deed restrictions? No Yes
Are there *proposed* deed restrictions? No Yes
(If yes, attach copies)

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

* Pool Deck will be 85ft from the Dwelling 10ft from the second front fence 20 ft from property line and 15 ft Set Back from property line - fence.

Anthony Kishy
D

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	<u>10 ft</u>
Setback from E.O.P.*2	<u>10 ft</u>
Fence type	<u>wood</u>
Fence height	<u>6</u>

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

Pool Requirements

Setback from R.O.W.1	<u>20 ft</u>
Setback from R.O.W.2	<u>15 ft</u>
Setback from property line 1	_____
Setback from property line 2	<u>20 ft</u>
Distance from dwelling	<u>15 ft</u>

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

Anthony Madonia
Signature of Applicant

2-4-14
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

2-4-14
Date

Anthony Rodriguez
Signature

Sworn and Subscribed to before me this

Anthony Rodriguez
Print Name

2 day of 4

Signature

14 (Year).

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

Anthony Rodriguez
Signature of Applicant

2-4-14
Date

Anthony Rodriguez
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 2-4-14, shows and discloses the premises in its entirety, described as Block 8103 Lot 243 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:

PATRICIA McLAUGHLIN

Sworn and subscribed to

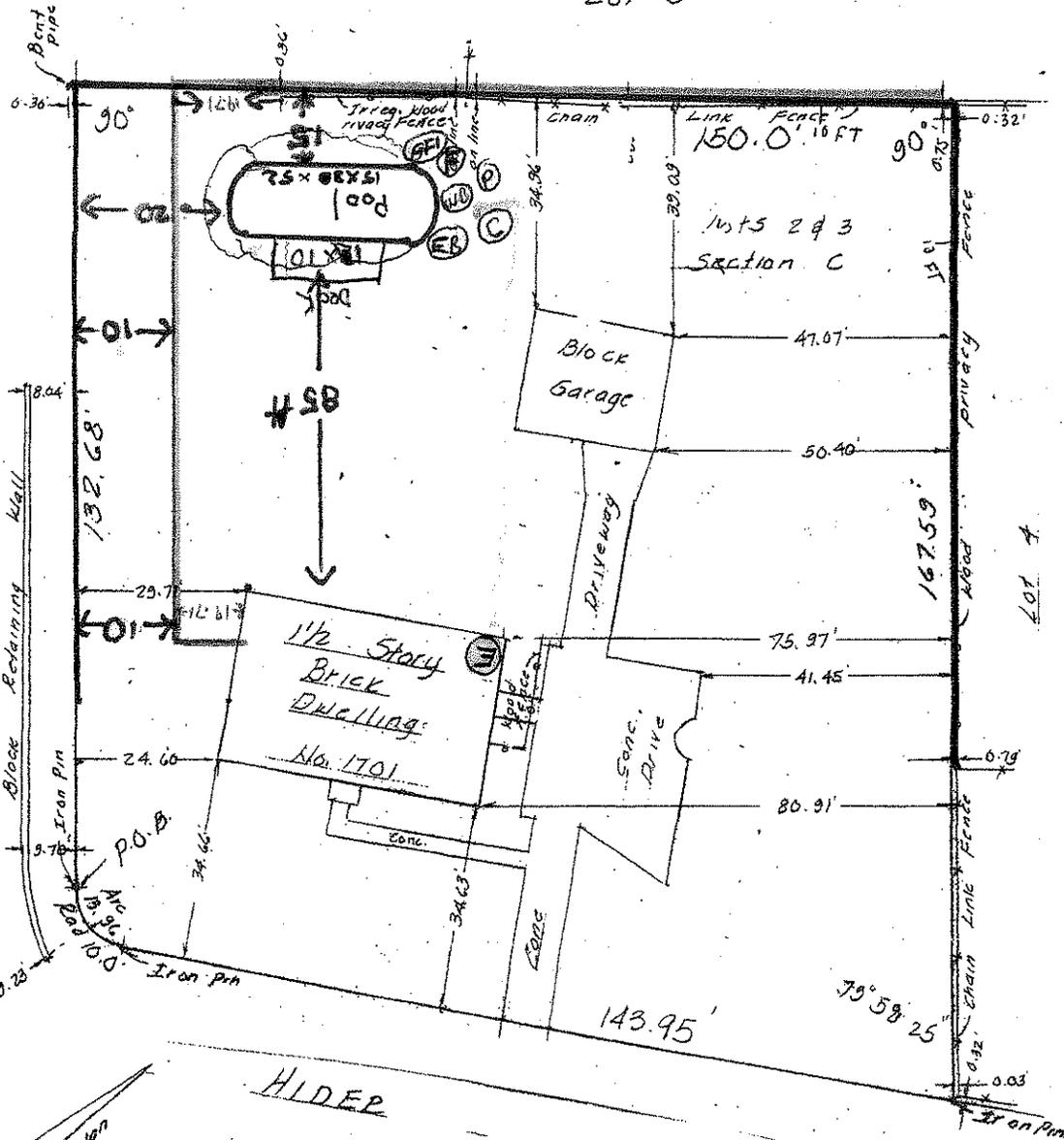
Anthony Rodriguez Notary Public of New Jersey
law, on oath and says that all of the above statement
herein is true.

On this 4th day of Feb
20 14 before the following authority.

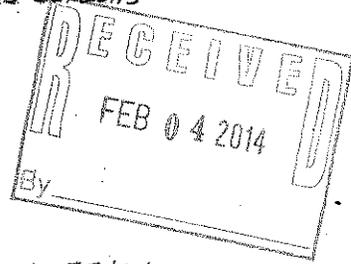
Anthony Rodriguez
Name of property owner or applicant

Patricia McLaughlin
Notary public

MALIBU AVENUE (50' wide)



P.I.P. Being Lots 2 & 3, Section C, Laurel Springs Gardens
 Also Being Tax Map Lots 32 & 33, Block 8103



- GF1 - Ground Fault
- F - Fitter (12 Amp)
- P - Pump
- C - Electrical conduit
- WB-EB - Bonding
- ⊖ - Electric panel
- ⊙ - Continues/complaint 6 ft or 4 ft wood stockade

To: Surety Title Company, LLC
 Sun Home Loans a division of Sun National Bank, ISAOA

<p>TO: <u>Anthony Rodriguez</u> any insurer 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 insurer of title to insure the title to the lands and premises shown hereon. Responsibility limited to current transaction. <u>Richard S. Humphries</u> RICHARD S. HUMPHRIES P.L.S. N.J. LIC. 34859 DATE OF SURVEY <u>JAN. 11, 2013</u></p>	<p>Walter H. Macnamara Assoc., Inc. Professional Land Surveyors Certificate of Authorization 24GA28052300 813 Haddon Ave., Collingswood, NJ 08108</p> <p>Survey of Premises <u>No. 1701 HIDER LANE</u> <u>GLOUCESTER TOWNSHIP</u></p> <p><u>CAMDEN</u> Co., New Jersey Scale - 1" = 20' 541-70 856-854-5229</p>
--	--

Commissioners

RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

RICHARD EDGAR

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

KEN GARBOWSKI



GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012

P.O. Box 216, Glendora, NJ 08029-0216

Phone: (856) 227-8666 • FAX: (856) 227-5668

February 11, 2014

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

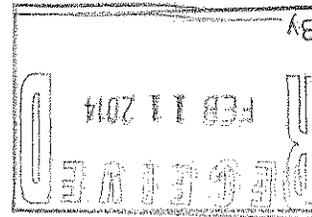
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #142006C
Anthony Rodriguez
1701 Hider Lane, Laurel Springs, NJ 08021
Block 8103, Lots 32 & 33



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
Robert C. Benson
Executive Director

RCB:mh

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: B103

Lot: 33

Qualifier: []

Owner: RODRIGUEZ ANTHONY

Prop Loc: 1701 HIDER LANE

Tax Bill Restricted Edit

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

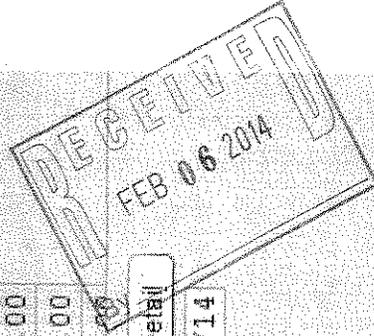
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,485.85	1,485.85	.00	1,485.85
2014	1		1,485.86	.00	.00	.00
2014		Total	2,971.71	1,485.85	.00	1,485.85
2013	4		1,510.38	.00	.00	.00
2013	3		1,048.23 *	.00	.00	.00
2013	2		1,461.32	.00	.00	.00
2013	1		1,461.32	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 02/06/14 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .00000 Last Payment Date: 02/03/14

TOTAL TAX BALANCE DUE

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



Current - No lot proceeds 32

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 #142007D** **Escrow #8330**
Savdeep Bhullar
51 Mullen Drive
BLOCK 18310, LOT 60

DATE: February 25, 2014

The above application is to permit an "summer kitchen" or a second housekeeping unit within the R-3 – Residential District as indicated on the attached sketch.

Applicant: Savdeep Bhullar, 51 Mullen Drive, Sicklerville, NJ 08081
 (telephone #856-203-5518).
Owner: Lovedeep Bhullar, 51 Mullen Drive, Sicklerville, NJ 08081
 (telephone #856-986-0620).

I. INFORMATION SUBMITTED

1. Land Development Application Form with exhibits dated 02/18/14.
 - a. Floor plan.
 - b. Copy of property survey (reduced), as prepared by James Sassano Associates, Inc. comprising one (1) sheet dated 10/19/06.

II. ZONING INFORMATION

1. Zone: R-3 ~Residential District (§405.F).

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±29,836 sf ¹	yes
Minimum lot frontage	75 ft.	98.75 ft.	yes
Minimum lot depth	125 ft.	333.89 ft.	yes
Maximum building coverage	20%	±11.26% ¹	yes
Maximum lot coverage	40%	±19.04% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	32.4 ft.	yes
Side yard	10 ft.	10.5 ft. / 34.9 ft.	yes / yes
Rear yard (deck)	30 ft.	±220 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

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.

III. VARIANCE COMMENTS

The application as submitted requires the following variance:

§405.B, R3 – Residential District, Permitted Uses

1. A "Summer Kitchen" where a second housekeeping unit is not listed as a permitted use in the R-3 Residential District.

POSITIVE CRITERIA ("D1")

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

NEGATIVE CRITERIA

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

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 405.B, a Summer Kitchen where a second housekeeping unit is not a listed permitted use in the R-3, Residential District.

V. RECOMMENDATIONS

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

cc: Savdeep Bhullar
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: 1/29 Application No. #142007D Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 260⁰⁰ Project # 8330
 Escr. 1200⁰⁰ Escr. # 8330

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

LAND DEVELOPMENT APPLICATION

1. Applicant

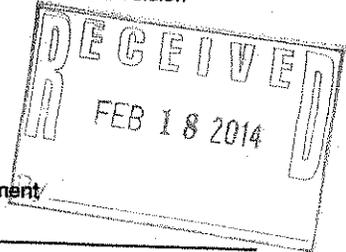
Name: SAVDEEP S. BHULLAN
 Address: 51 MULLEN DRIVE
SICKLERVILLE COBELSTONE
 City: SICKLERVILLE
 State, Zip: NJ 08081
 Phone: (856) 203-5518 Fax: () -
 Email: BSAVDEEP@YAHOO.COM

2. Owner(s) (List all Owners)

Name(s): LOVEDEEP BHULLAN
 Address: 51 MULLEN DRIVE
COBELSTONE
 City: SICKLERVILLE
 State, Zip: NJ 08081
 Phone: (856) 986-0620 Fax: () -

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

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



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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: SAVDEEP S BHULLAR
Address: 51 MOLLEN DRIVE
Profession: BUSINESS
City: SICKLERVILLE
State, Zip: NJ 08081
Phone: (856) 263-5518 Fax: () -
Email: BSANDEEP@YAHOO.COM

Name: LOVEDEEP BHULLAR
Address: 51 MOLLEN DRIVE
Profession: _____
City: SICKLERVILLE
State, Zip: NJ 08081
Phone: (856) 986-0620 Fax: () -
Email: LOVEDEEP B@YAHOO.COM

7. Location of Property:

Street Address: 51 MOLLEN DRIVE SICKLERVILLE NJ 08081 Block(s): 18310
Tract Area: _____ Lot(s): 60

8. Land Use:

Existing Land Use: RESIDENTIAL
Proposed Land Use (Describe Application): Summer kitchen - adding
Gas stove & oven & kitchen sink.
15 X 13

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

14. Parking and Loading Requirements:

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

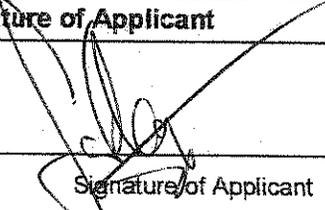
Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

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

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

16. Signature of Applicant



 Signature of Applicant



 Signature of Co-applicant

2/18/14

 Date

2/18/14

 Date

17. Consent of Owner(s):

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

2/18/14
Date

[Signature]
Signature
SAVDEEP S BHUJAN
Print Name

Sworn and Subscribed to before me this

18 day of February
2014 (Year)
DOUGLAS JONES
Notary Public
State of New Jersey
My Commission Expires Sep 5, 2017

[Signature]
Signature
LOVEDEEP BHUJAN
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

[Signature] 2/18/14
Signature of Applicant
SAVDEEP S BHUJAN / LOVEDEEP BHUJAN
Print Name

No Yes
2/18/14
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.

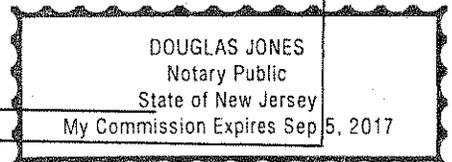
State of New Jersey,
County of Camden:

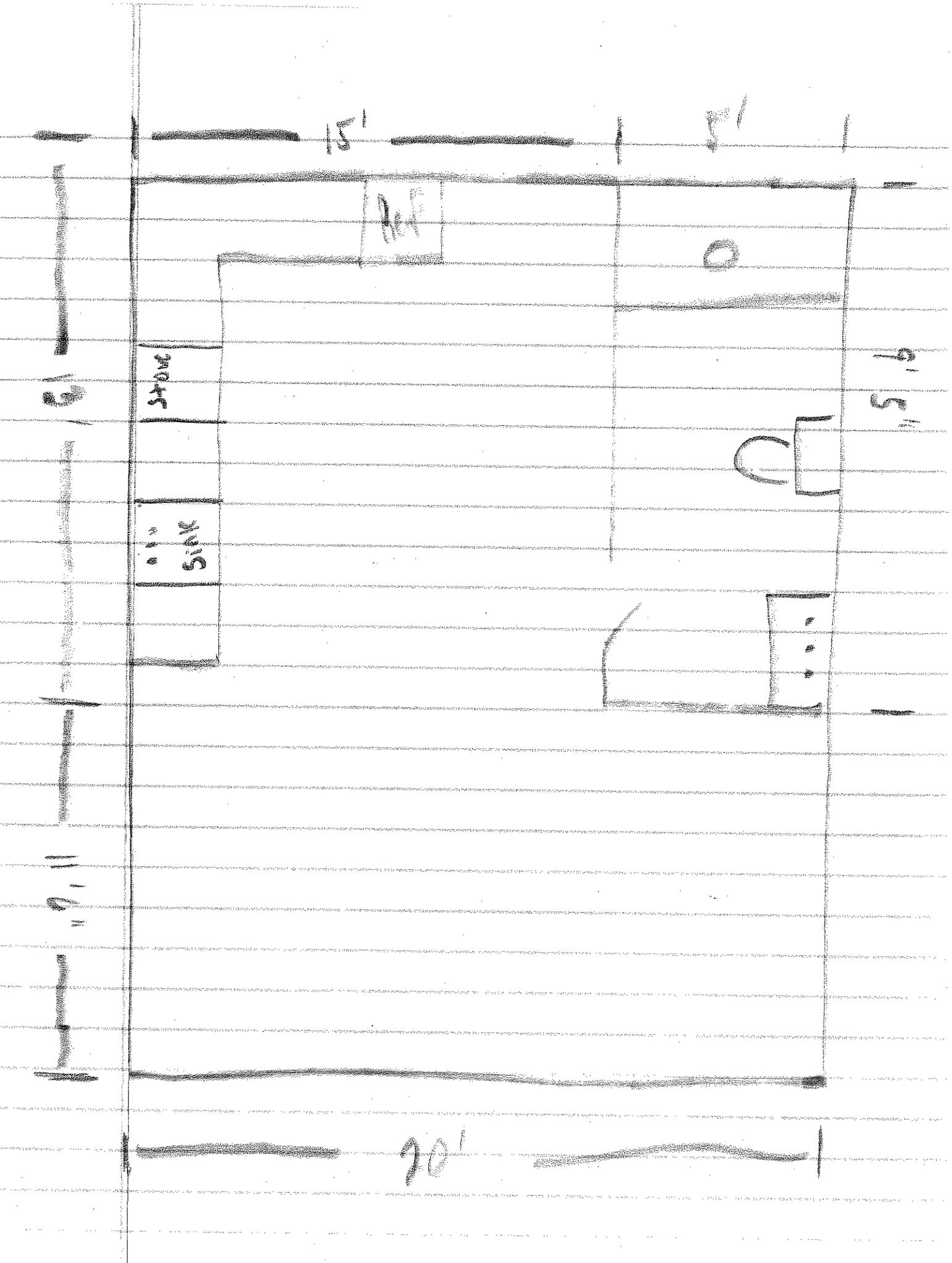
Savdeep and Lovdeep Bhujana of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

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

SAVDEEP S BHUJAN / LOVEDEEP BHUJAN
Name of property owner or applicant

[Signature]
Notary public





15'

5'

REF

6'

STOVE

9" SINK

9' 5"

9' 11"

20'

REFERENCE:

BEING KNOWN AS LOT 60, BLOCK 18310, ON A PLAN ENTITLED "FINAL PLAN-COBBLESTONE FARMS-SECTION 15", PREPARED BY LAND DIMENSIONS ENGINEERING, DATED APRIL 2003.

COBBLESTONE FARMS

SURVEY INFORMATION OBTAINED FROM A FIELD SURVEY PERFORMED BY JAMES SASSANO ASSOCIATES, DATED 10/18/06

ISSUED TO:

JANEEN MACRILLO
 TITLE AMERICA AGENCY CORP.
 FIRST AMERICAN TITLE INSURANCE COMPANY
 HOME AMERICAN MORTGAGE, ITS SUCCESSORS
 AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

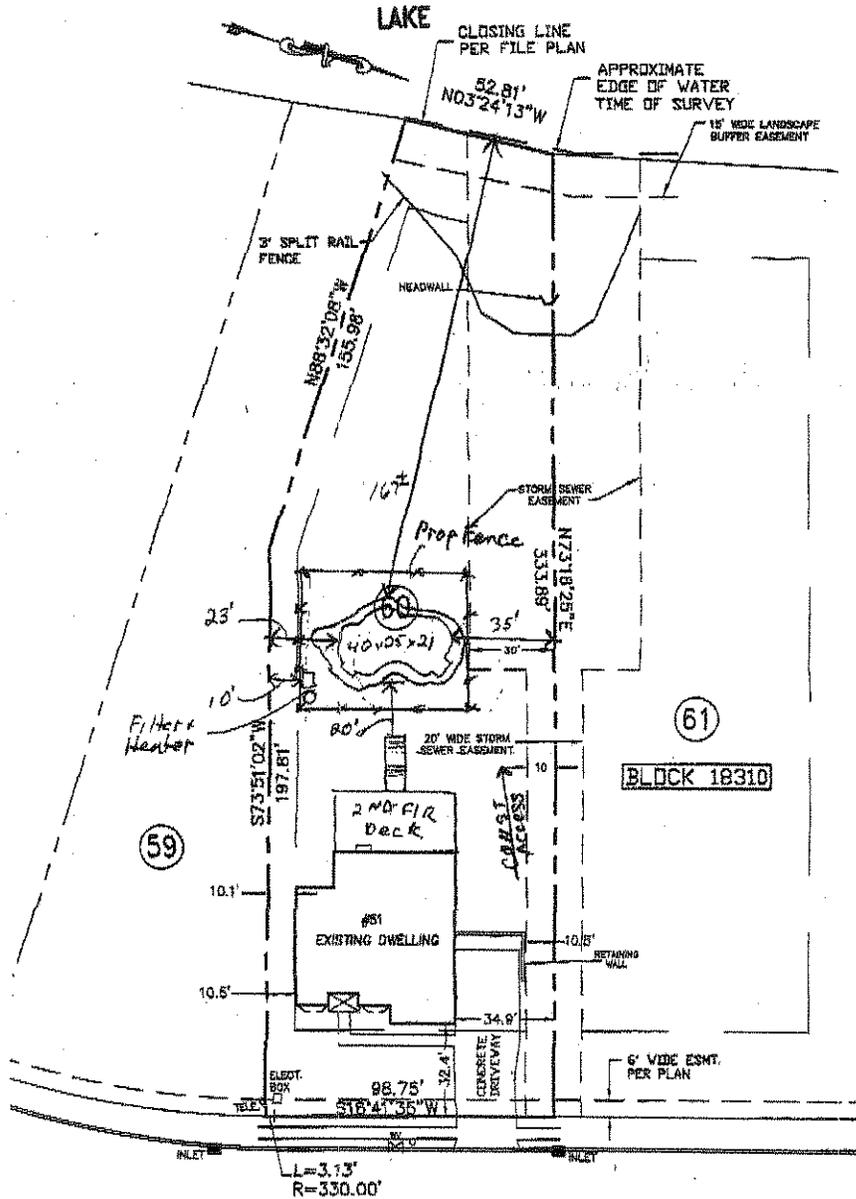
THIS SURVEY WAS PERFORMED TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEFS OF THE PROPERTY IN QUESTION, AND IN MY PROFESSIONAL OPINION, IS REPRESENTATIVE OF THE EXISTING CONDITIONS AS OF 12/13/06 (EXCEPT ANY EASEMENTS RECORDED AND/OR UNRECORDED WHICH MAY NOT BE VISIBLE ON THE SURFACE OF THE LAND.) ONLY COPIES FROM THE ORIGINAL OF THIS PLAN BEARING THE PROFESSIONAL LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED VALID COPIES.

SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF JAMES SASSANO ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN.

IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A COMPLETE TITLE REPORT.

SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND/OR COVENANTS OF RECORD EITHER WRITTEN OR IMPLIED THAT MAY NOT APPEAR ON THIS SURVEY.

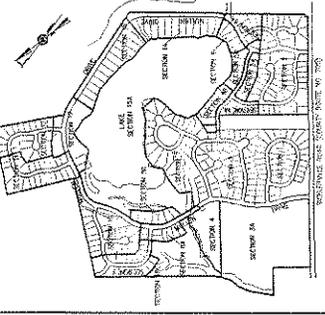
ENVIRONMENTAL CONDITIONS WERE NOT INVESTIGATED OR CONSIDERED AS PART OF THIS PLAN. JAMES SASSANO ASSOCIATES MAKES NO REPRESENTATION AS TO THE PRESENCE OR ABSENCE OF ANY ENVIRONMENTAL CONDITIONS ABOVE OR BELOW THE LAND (INCLUDING WETLANDS) THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.



JSA PROJECT #1905
 R.A.H.# 60

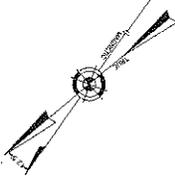
MULLEN DRIVE (60' WIDE)

<p>FINAL SURVEY LOT 60, BLOCK 18310 GLOUCESTER TOWNSHIP CAMDEN COUNTY, NEW JERSEY</p>		<p>JAMES SASSANO ASSOCIATES, INC. SURVEYING-PLANNING-CONSTRUCTION LAYOUT 26 NORTH ROUTE 73, SUITE 200 PO BOX 330 CEDAR BROOK, NJ 08018 PHONE: (609) 704-1155 FAX: (609) 704-1166 CERTIFICATE OF AUTHORIZATION NO. 24ES28017800</p>	
<p>SCALE: 1"=40'</p>	<p>DRAWN BY: LD</p>	<p>REVISIONS: 10/31/06 FOR SETTLEMENT</p>	<p>JAMES A. SASSANO PROFESSIONAL LAND SURVEYOR NJ LIC. NO. 35401</p>
<p>DATE: 10/19/06</p>	<p>APPROVED:</p>		



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY
NEW JERSEY

DATE: 04-14-08
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & YERNICK ENGINEERS
232 792-2588 FAX (856) 792-1897
WWW.REMENG.COM

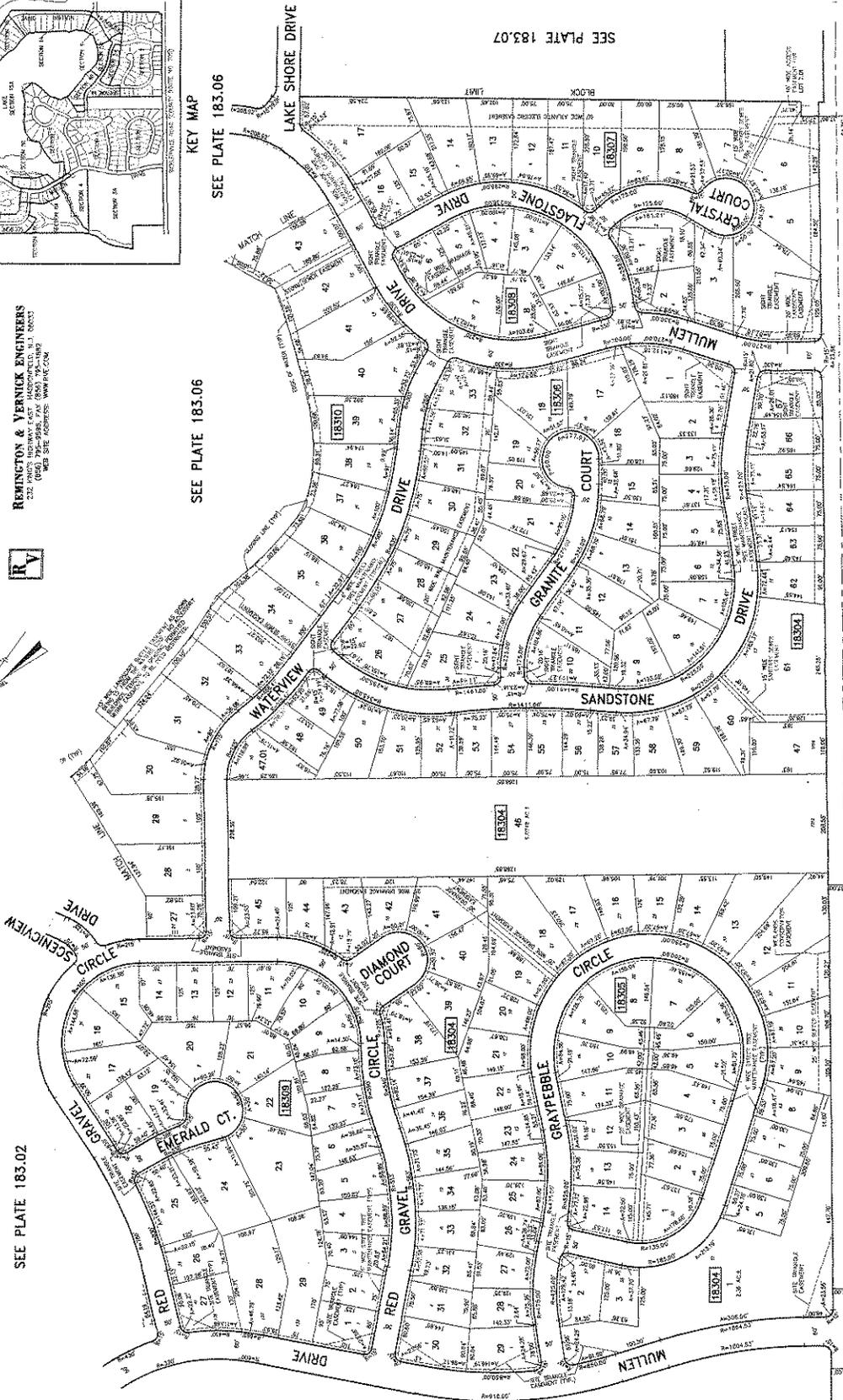


SEE PLATE 183.02

SEE PLATE 183.06

SEE PLATE 183.07

SEE PLATE 210



SEE PLATE 183.03

(COUNTY ROUTE NO. 705)

ROAD

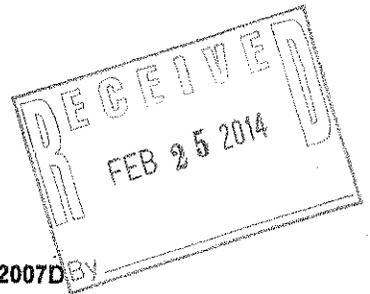
SICKLERVILLE

SEE PLATE 186

SEE PLATE 210

THIS MAP IS A PUBLIC RECORD AND IS SUBJECT TO THE PUBLIC RECORDS ACT, N.J.A.C. 17:27. IT IS THE POLICY OF THE STATE OF NEW JERSEY TO MAKE ALL PUBLIC RECORDS AVAILABLE TO THE PUBLIC. ANY PERSON WHO HAS A QUESTION CONCERNING THIS MAP SHOULD CONTACT THE CAMDEN COUNTY CLERK'S OFFICE AT 1000 MARKET STREET, CAMDEN, NJ 08102. (609) 992-2000.

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**



DATE: February 19, 2014

APPLICATION No. #142007D BY

APPLICANT: Savdeep Bhullar

PROJECT No. #8330

BLOCK(S): 18310 Lot(S): 60

LOCATION: 51 Mullen Drive, Sicklerville, NJ 08081

TRANSMITTAL TO:

- | | | |
|---|---|---|
| <input type="checkbox"/> Township Engineer | <input type="checkbox"/> Zoning Board Planner | <input type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> Camden County Planning Board | <input type="checkbox"/> Traffic Officer | <input type="checkbox"/> G.T.M.U.A. |
| <input type="checkbox"/> N.J. American Water Co. | <input type="checkbox"/> Aqua N.J. Water Co. | <input checked="" type="checkbox"/> Fire District 1 23456 |
| <input type="checkbox"/> Taxes | <input type="checkbox"/> Construction | |

STATUS OF APPLICATION:

- New Application – Use "D" Variance (2nd cooking kitchen)
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by March 1, 2014**
- For Your Files.

ENCLOSED:

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

*REVIEWED WITHOUT COMMENT
GLOUCESTER TWP. ZONING BOARD
SI. # 5
FILE MARSHALL
2/25/2014*

**REVIEWED WITHOUT COMMENT
RE DIST. # 5**

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

Signature

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block:

Lot: 60

Qualifier:

Owner: MACRILLO JOHN & JENINE

Prop Loc: 51 MULLEN DRIVE

Tax Bill

Restricted Edit

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

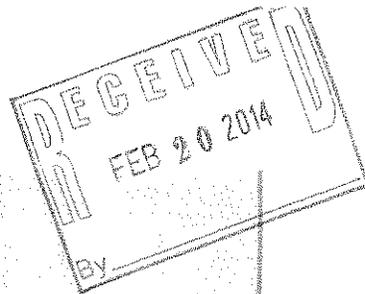
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		4,399.65	4,399.65	.00	4,399.65
2014	1		4,399.66	.00	.00	.00
2014		Total	8,799.31	4,399.65	.00	4,399.65
2013	4		4,477.77	.00	.00	.00
2013	3		4,477.77	.00	.00	.00
2013	2		4,321.53	.00	.00	.00
2013	1		4,321.53	.00	.00	.00

Other Delinquent Balances: Interest Date: 02/20/14 Interest Detail

Other APR2 Threshold Amt: Per Diem: Last Payment Date: 02/06/14

TOTAL TAX BALANCE DUE

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



Current

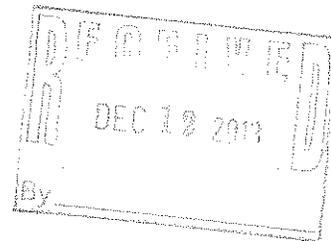


Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Ext. 50 Fax 856-767-0272
E-mail jmellett@churchillengineers.com

December 12, 2013

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

Re: Edward Pine
Proposed Billboard
Use Variance and Minor Site Plan Amended
Block 8301, Lot 17
Warsaw Avenue
Gloucester Township, Camden County, New Jersey
Application No. 112039CDMa1
Our File No.: GX13012-ME



Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated November 26, 2013.
- B. Township of Gloucester Land Development Application for Minor Site Plan Use Variance and Bulk Variance.
- C. Minor Site Plan for Edward Pine, Sheets 1 and 2 of 2 prepared by Civalier Engineering & Surveying, Inc. dated August 31, 2011, revised to November 25, 2013.

We offer the following comments with regard to the application:

I. Project Description

1. The site is known as Block 8301, Lot 17 and is approximately 1.2 acres in size.
2. The lot has approximately 99 feet of frontage along Warsaw Avenue, approximately 202 feet of frontage along Coles Road and approximately 394 feet of frontage along New Jersey State Highway Route 42.

3. The site is located in the General Industrial (GI) Zoning District.
4. The site currently contains a 1^{1/2} story single-family dwelling along with an associated two-car masonry garage and outbuildings (sheds). Additionally, there is a commercial facility along with its associated improvements located on the property.
5. The applicant is proposing to erect a double-sided digital billboard adjacent to New Jersey State Highway Route 42. The billboard is proposed to be approximately 100 feet in height and have two sign faces (16 feet high by 60 feet wide) for a total sign area of 1,920 square feet.
6. The applicant previously gained Use Variance and Minor Site Plan approval from the Board for a 60 feet high billboard on the property. The application has been revised to propose a 100 feet tall billboard instead of a 60 feet tall billboard. It appears that all other aspects of the project remain unchanged.

II. Zoning

1. The project site is located in the General Industrial (GI) Zoning District. Section 417 of the Land Development Ordinance indicates that the purpose of the General Industrial (GI) District is intended for individual manufacturing, assembly and contracting uses for a wide variety of small industries but excluding nuisance and heavy industries.
2. Section 417C, Accessory Uses and Structures Permitted in the General Industry (GI) District, lists signs in accordance with Section 513.
3. We defer review of the bulk, area and yard requirements to your office.
4. The applicant should address the variance request for the increase in height from 60 feet to 100 feet.
 - a. The applicant should address the impact to motorists on NJ Route 42 as well as Coles Road.
 - b. The applicant should address the visual impact of the billboard to the surrounding neighborhood. The impact of the digital effects of the billboard should be considered in the analysis.
 - c. It should be indicated how tall the billboard will be in comparison to surrounding structures, tree lines, etc.

5. The applicant should provide testimony regarding whether the increase in height will have any effect on the justification for the variances that were granted in the previous application, i.e. separation from an interchange, separation from other billboards, setback, etc.
6. It appears that Lots 17 and 18 have been consolidated since the previous application. This should be confirmed by the applicant.

III. Site Plan

1. The correct dimensions of the billboard should be specified on the plans.
2. The site plans do not include any details of the sign. This should be provided, including a profile of the billboard.
3. The plan should be revised to more adequately show the extents of the demolition:
 - a. Utility poles within the extents of the overhead wire to be removed should be removed as well. Notation should be added.
 - b. It should be indicated if any of the existing concrete surrounding the garage/dwelling is to remain. Extents of removal should be added to the plan.
 - c. It should be indicated if the existing sheds and block ruins along the western property line are to remain or be removed.
7. The applicant should indicate if the existing septic system and well are to be abandoned. If so, the systems should be abandoned in accordance with the applicable standards. Notes relating to the same should be added to the plans.
8. It was indicated in the previous application that the foundation would be shown on the plan. The plan has no reference to the foundation. If the design is being finalized, a note should be added to the plan and minimum distances of the foundation to the property lines should be specified.
9. It does not appear that there is any clearing proposed. This should be confirmed.
10. We defer review of landscaping to your office.

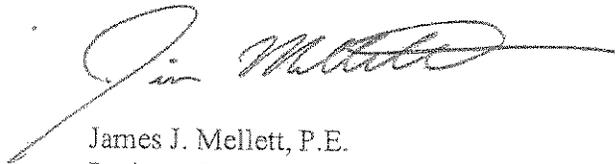
11. The General Notes reference Lot 18. This should be revised.
12. Notes should be added to the plans to address the performance standards of section 426.DD.2 of the Township of Gloucester Land Development Ordinance.
13. Notes should be added to the plans to address the illumination standards of section 426.DD.4 of the Township of Gloucester Land Development Ordinance.
14. A note should be added to the plans indicating that all proposed electric lines will be run underground.
15. A note should be added to the plans stating the billboard shall comply with all the appropriate NJDOT standards required as part of the state permit.

IV. Miscellaneous

1. A copy of the NJDOT permit should be submitted to our office. It should be indicated if the permit was updated to reflect the proposed height.

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

Very truly yours,
Churchill Consulting Engineers

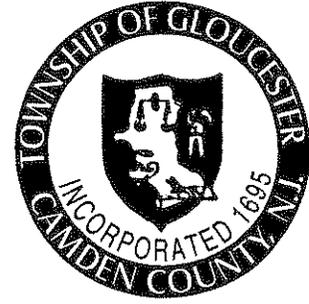


James J. Mellett, P.E.
Project Manager

JJM:jm

- C: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
Mr. Edward Pine, Applicant (via mail)
Mr. Gary R. Civalier, P.E., P.L.S., P.P. (via fax)
Mr. John Wade, Esq. (via email)
Mr. Addison G. Bradley (via fax)

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Department of Community Development & Planning
RE: **APPLICATION #112039CDMa Escrow #6451**
Edward Pine
BLOCK 8301, LOT 17
DATE: December 5, 2013

The Applicant request use variance and amended minor site plan approval to allow a proposed 16' x 60' double digital off-premise commercial sign (Billboard), 100 feet high, 2 feet from the front property line along NJSR 42 within the GI – General Industrial District (Special Restrictions).

The Applicant previously received a use variance in conjunction with a minor site plan to allow a proposed 16' x 60' double digital off-premise commercial sign (Billboard), 60 feet high, 2 feet from the front property line along NJSR 42 by Zoning Board of Adjustment Resolution #112039-CDM adopted December 11, 2008.

Applicant/Owner: Edward Pine, 47 Coles Road, Suite 6, Blackwood, NJ 08012 (telephone #856-228-3761).
Engineer: Gary Civalier, PE, PLS, Civalier Engineering & Surveying, Inc., 12 West Mantua Avenue, Wenonah, NJ 08090 (telephone #856-464-0224).
Surveyor: Gary Civalier, PE, PLS, Civalier Engineering & Surveying, Inc., 12 West Mantua Avenue, Wenonah, NJ 08090 (telephone #856-464-0224).
Attorney: John Wade, Esq., Wade, Long, Wood & Kennedy, LLC, 1250 Chews landing Road, Suite 1, Gloucester Township, Laurel Springs, NJ 08021 (telephone #856-346-2800).

I. INFORMATION SUBMITTED

1. Township of Gloucester Land Development Application and Checklist and variance list dated 11/26/13.
2. Minor Site Plan as prepared by Civalier Engineering & Surveying, Inc. comprising the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	8-31-11 / 11-25-13
2	Minor Site Plan	8-31-11 / 11-25-13

II. ZONING REVIEW

1. Billboards and Outdoor Advertising Sign is a listed permitted use in the GI – General Industrial District.
2. The following variances are approved by Zoning Board of Adjustment Resolution #112039-CDM adopted December 08, 2011.

ZONE: GI – Institutional District [§419].

Description	All Uses	Proposed	Complies
Lot size (min.)	30,000 sf	18,250.717sf	no*
Lot Width (min.)	100 ft.	±17ft. ¹	no*
Lot depth (min.)	150 ft.	393.62 ft.	yes
Building coverage (max.)	30%	8.9%	yes
Lot Coverage (max.)	60%	13.9%	yes
Front yard (min.) - Garage	15 ft.	±212 ft.	yes
Side yard (min.) - Garage	15 ft.	18.34 ft.	yes
Rear yard (min.) - Dwelling	15 ft.	4.09	enc
Building height (min.)	35 ft.	n/a	n/a

¹ = Scaled data.

enc = Existing nonconformance.

n/a = Not applicable.

* = Variance required.

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

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

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

NEW COMMENT

- i. It's recommended the Applicant provide a photo study or the functional equivalent that depicts how the billboard would look on at least two locations along the northerly and southerly approaches of NJSA Route 42 and the easterly and westerly approaches of Coles Road.

1. This recommendation is to address the community character requirements especially considering the instant application increases the billboard height to 100', which 40% higher than the previously approved 60' height.

- b. Performance.

- i. The Applicant is advised no billboard may be utilized to advertise tobacco or any tobacco products or consumption and alcohol advertisement must comply with applicable laws as per §426.DD(2)(a).

- ii. The Applicant is advised billboards shall conform with §426, parts A, C, D, E, I-1, L and DD and shall not utilize prohibited components in accordance §426.L Prohibited signs as per §426.DD(2)(b).
 - 1. An electronic message board except for time and temperature display is a prohibited sign as per §426.L(1).
 - a. The application is to allow a digital display.
- iii. Billboards shall not be attached to any building as per §426.DD(2)(c).
- iv. The Applicant must provide testimony to address to the Board's satisfaction that materials utilized in the construction of the proposed billboard are permanent as per §426.DD(2)(d).
 - 1. Should the Board approve the instant application it's recommend the plans be revised to provide construction details and elevations for the proposed billboard.
- v. The Applicant must provide testimony to the Board's satisfaction that access is limited to the structure to avoid climbing upon or unauthorized entrance to the structure as per §426.DD(2)(e).
 - 1. The plans must be revised to provide construction details for the proposed billboard indicating the location and materials for limited access.
- vi. The Applicant is advised that a blank or unused face is not permitted to exceed sixty (60) days as per §426.DD(2)(f).
- c. The Applicant provided testimony to address the permitting requirements as per §426.DD(3), Billboard permits.
 - i. The Applicant must provide a copy of New Jersey Department of Outdoor Advertising Permit for the instant application, if applicable.
- d. The Applicant must provide testimony to address illumination of the proposed billboard as per §426.DD(4), Illumination.
- e. §426.DD(5), Area, Height, Yard and Other Bulk Requirements.
 - i. The instant application requires the following use variance.

Description	All Other Uses	Proposed	Complies
Billboard Height (max.) - §426.DD(5)(a)	30 ft.	100 ft.	no*

* Variance required.

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

- ii. The following variances are approved by Zoning Board of Adjustment Resolution #112039-CDM adopted December 08, 2011.

Description	All Other Uses	Proposed	Complies
Number face or sides (max.) - §426.DD(5)(b)	1	2	no*
Billboard area (max.) - §426.DD(5)(c)	301 sf	960 sf	no*
Billboard side height (max.) - §426.DD(5)(c)	12.25 ft.	16 ft.	no*
Billboard side length (max.) - §426.DD(5)(c)	24.5 ft.	60 ft.	no*
Setback (min.) - §426.DD(5)(d)	60 ft.	2 ft.	no*
Setback from other billboards (min.) - §426.DD(5)(e)	3,000 ft.	< 3,000 ft.	no*
Setback from interchange (min.) - §426.DD(5)(f)	1,000 ft.	< 1,000 ft.	no*

III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for minor site plan and variance requirements. The Applicant must provide the following omitted checklist items or request a waiver.

We do not recommend waiving underlined comments

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a. The Applicant's engineer provided a letter indicating an absence determination based on map references.
 - i. The plan is revised providing General note #8 stating a field investigation indicates the absence of freshwater wetlands or wetland buffer areas.
2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
3. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
 - a. The plan must be revised to provide a grading plan in vicinity of the proposed billboard to ensure proper site development and impacts to adjacent properties.
 - i. General Note #10 is insufficient for compliance with this requirement.
4. Driveway aisles with dimensions [Checklist #78].
 - a. The plan must be revised to indicate the existing driveway aisles.
5. Parking spaces with size, number, location and handicapped spaces [Checklist #79].
 - a. The plan must be revised to indicate the designated parking area.

6. Loading areas and number thereof [Checklist #80].
 - a. The plan must be revised to indicate the designated loading area.
7. Proposed grades [Checklist #95].
 - a. The plan must be revised to provide a grading plan in vicinity of the proposed billboard to ensure proper site development and impacts to adjacent properties.
8. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].
 - a. We would defer to the Board engineer.

IV. WAIVER COMMENTS

The Applicant previously received a waiver from the following checklist requirements.

1. Four (4) copies of the Recycling Report [Checklist #8].
2. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
3. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and trailer traffic emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution. [Checklist #40].
4. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
5. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
6. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
7. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
8. Location of each inlet, manhole or other appurtenance [Checklist #67].
9. Slope of line [Checklist #68].
10. Pipe material type [Checklist #69].
11. Strength, class or thickness [Checklist #70].
12. Erosion control and soil stabilization method [Checklist #71].
13. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
14. Within a distance of 200 feet of the 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].
15. Fire lanes [Checklist #77].
16. Curbs [Checklist #81].
17. Ramps for the handicapped [Checklist #82].

18. Sidewalks and bike routes [Checklist #83]
19. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].
20. Directional signs with scaled drawings [Checklist #85].
21. Radii at curblines [Checklist #87].
22. Traffic control devices [Checklist #89].
23. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
24. Fencing, railroad ties, bollards and parking bumpers [Checklist #92].
25. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
26. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].
27. Size and types of pipes and mains [Checklist #98].
28. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].
29. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].

V. VARIANCE COMMENTS

The instant application as submitted requires the following variance:

Use Variances

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

1. Billboard height: (100 ft. provided v. 30 maximum allowed).
 - a. The height of the proposed principal structure billboard exceeds 10 feet of the maximum height permitted by ordinance.

POSITIVE CRITERIA ("D6" use variance)

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

NEGATIVE CRITERIA

3. 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).

The following variances are approved by Zoning Board of Adjustment Resolution #112039-CDM adopted December 08, 2011.

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

4. Billboard height: (60 ft. provided v. 30 maximum allowed).
 - a. The height of the proposed principal structure billboard exceeds 10 feet of the maximum height permitted by ordinance.

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

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

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

6. Billboard area: (960 sf provided v. 301 maximum allowed).
7. Billboard side height: (16 ft. provided v. 12.25 ft. maximum allowed).
8. Billboard side length: (60 ft. provided v. 24.5 ft. maximum allowed).

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

9. Setback (property line): (2 ft. provided v. 60 ft. minimum required).
 - a. The minimum setback shall be 30 ft. or equal to the overall height of the billboard and its support structure.

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

10. Setback (other billboards): (< 3,000 ft. provided v. 3,000 ft. min. required).
 - a. *The Applicant provided testimony indicating the location of the other billboards within 3,000 feet and the distance.*

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

11. Setback (interchange): (< 1,000 v. 1,000 ft. minimum required).
 - a. *The Applicant provided testimony indicating the location of the interchange within 1,000 feet of the proposed billboard and the distance.*

VI. SITE PLAN REVIEW

1. The plan must be revised to provide the metes and bounds for a proposed easement on Block 8301, Lot 17 as per §503.D, Easements/Restricted Covenants.
 - a. *The Applicant provided a copy of the recorded deed of consolidation combining Block 8301, Lots 17 and 18.*
2. The Applicant must provide testimony regarding the instant application to address the following section of Article V, Performance and Design Standards associated with land development or request a waiver:
 - b. §507, Landscaping.
 - c. §506, Grading.
 - i. As recommend the plans must be revised to provide the proposed grading to ensure proper site development and impacts to adjacent properties.
 - d. §508, Lighting.
 - e. §509, Off-Street Loading.
 - f. §510, Of-Street Parking.
 - g. §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.
 - h. §517, Stormwater Collection and Management.
 - i. We would defer to the Board Engineer.

3. *The plan is revised to provide Construction Note #8 to indicate utilities to the proposed billboard shall be underground as per §518.D, Underground Wiring.*
 - a. *The Applicant provided testimony to address impacts from the proposed development on the existing overhead wiring, if any.*
 - i. *The plan is revised indicating removal of existing overhead electric and/or telephone lines as per §518.D(2).*

VII. GENERAL REVIEW COMMENTS

1. As recommended the plan must be revised to provide an enlarged details of the proposed site development including site clearing, existing and proposed grades, stormwater managements, and other requirements of site plan approval.

NEW COMMENT

2. The plan must be revised to accurately depict the proposed billboard size and height.

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

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

cc: Edward Pine
John Wade, Esq.
Gary Civalier, PE, PLS
Anthony Costa, Esq.
James J. Mellett, PE

TOWNSHIP OF GLOUCESTER

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

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

For Office Use Only

Submission Date: _____ Application No. #112039CDM(a-1) Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 400.00 Project # 6451
 Escr. 1750 Escr. # 6451
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Edward Pine</u> Address: <u>47 Coles Rd</u> <u>Suite 6</u> City: <u>Blackwood</u> State, Zip: <u>N.J. 08012</u> Phone: <u>(856) 228-3761</u> Fax: <u>228-7722</u> Email: <u>edpine99@hotmail.com</u>	2. Owner(s) (List all Owners) Name(s): <u>same as applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: () - - Fax: () - -																																			
3. Type of Application. Check as many as apply:																																				
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<small>² Legal advertisement and notice is required to all property owners within 200 feet.</small>																																				
4. Zoning Districts (Circle all Zones that apply)																																				
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						IR																														
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership																																				
Name of Attorney: <u>John Wede Esq.</u> Address: <u>1250 Chews Landing Rd</u> City: <u>Land Springs N.J.</u>	Firm: <u>Wede Long Ward Kennedy</u> State, Zip: <u>N.J. 08012</u> Phone: (<u>856</u>) - <u>2800</u> Fax: (<u>856</u>) - <u>1910</u> Email: _____																																			

6. Name of Persons Preparing Plans and Reports:

Name: Gary R. Cavalieri P.E.
Address: 12 West Montua Ave
Profession: P.E. & L.S.
City: Wenonah
State, Zip: N.J. 08090
Phone: 609-464-0224 Fax: 609-464-0106
Email: _____

Name: Addison G. Bradley
Address: 1585 Hider Lane
Profession: Planner
City: Leard Springs
State, Zip: N.J. 08021
Phone: 856-228-4848 Fax: 856-228-9507
Email: _____

7. Location of Property:

Street Address: Warsaw Ave Block(s): 8301
Tract Area: 0.41 Ac Lot(s): 18

8. Land Use:

Existing Land Use: Vacant
Proposed Land Use (Describe Application): Erection of a 100 ft high 16x60 double digital billboard adjacent to the N.S. Route 42

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

Previous Application for 60'-0" high sign

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	<u>N/A</u>
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	Pool Requirements	_____
Lot depth	_____	Setback from R.O.W.1	<u>N/A</u>
Lot area	_____	Setback from R.O.W.2	_____
Building height	<u>100'</u>	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	_____
		R.O.W. = Right-of-way.	_____
		Setback = Measured from edge of pool apron.	_____
Garage Application		Shed Requirements	
Garage Area	<u>N/A</u>	Shed area	<u>N/A</u>
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)	_____	Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

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

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

16. Signature of Applicant


Signature of Applicant

11/20/13
Date

Signature of Co-applicant

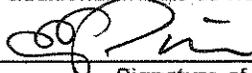
Date

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).

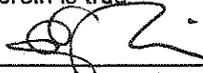
<p style="text-align: center;"><u>11/20/13</u> Date</p> <p>Sworn and Subscribed to before me this _____ day of _____ (Year).</p>	<p style="text-align: center;"> Signature</p> <p style="text-align: center;"><u>Edward P 11/13</u> Print Name</p> <p style="text-align: center;">_____ Signature</p> <p style="text-align: center;">_____ Print Name</p>
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18. Disclosure Statement (Pursuant to N.J.S.A. 40:55D-48.1 and 48.2):

<p>Complete each of the following sections:</p> <p>A. Is this application to subdivide a parcel of land into six or more lots? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>C. Is this application for approval on a site or sites for commercial purposes? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>D. Is the applicant a corporation? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>E. Is the applicant a limited liability corporation? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>F. Is the applicant a partnership? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	
<p>IF YES TO ANY OF THE ABOVE:</p> <p>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).</p> <p>2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	
<p>IF YES:</p> <p>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).</p>	
<p style="text-align: center;"> Signature of Applicant</p> <p style="text-align: center;"><u>Edward P 11/13</u> Print Name</p>	<p style="text-align: center;">_____ Date</p>

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 6301 Lot 18 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

<p>State of New Jersey, County of Camden:</p> <p>_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true</p> <p style="text-align: center;"> Name of property owner or applicant</p>	<p>Sworn and subscribed to On this _____ day of _____ 20____ before the following authority.</p> <p style="text-align: center;">_____ Notary public</p>
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