Township of Gloucester
Zoning Board of Adjustment
Thursday, March 14, 2013
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 - ***Thursday, January 10, 2012***

RESOLUTIONS FOR MEMORIALIZATION

#122054C Faydeen Mauger	Bulk C Variance Block: 15817 Lot: 9
#122057CD Salvatore & Cono Marchi	Bulk C, Use "D" Variances Block: 17907 Lot: 53
#102006CPFSS Amended Revere Run @ Park Place	Bulk C, PMSP, PMSB, FMSP, FMSB Block: 14102 Lot: 17
#122059DSPW DeNinno Properties	Use "D" Variance & Site Plan Waiver Block: 6502 Lot: 1

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2012 Annual Report

APPLICATIONS FOR REVIEW

#122060C
Martha Shaw
Zoned: R3

Bulk C Variance
Block: 3003 Lot: 15
Location: 50 Lillian Place, Glendora

Relocating 8 x 12 Shed with Zero (0) setback to Property Line

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#122061C
The Pool Store (Condran)
Zoned: R3

Bulk C Variance
Block: 12508 Lot: 10
Location: 310 State Street, Blackwood

Installing in-ground pool 10' from property line1, 20' from property line 2, 11' from dwelling

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#132005C
Patrick McMorrow
Zoned: R3

Bulk C Variance
Block: 12406 Lot: 9
Location: 600 Linda Ave., Blackwood

One story addition 12 x 24

#132006C
Sandra Di Caprio
Zoned: R4

Bulk C Variance
Block: 2003 Lot: 19
Location: 341 5th Avenue, Glendora

Replacing 6' wooden fence w/vinyl w/1 foot setback

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, JANUARY 10, 2013

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

Roll Call:	**Mr. Simiriglia**	**Present**
	Mr. Bucceroni	**Present**
	Mr. McMullin	**Present**
	Mr. Gunn	**Present**
	Mr. Scarduzio	**Present**
	Mrs. Chiumento	**Absent**
	Mrs. Giusti	**Present**
	Mr. Acevedo	**Present**
	Mr. Treger	**Present**
	Mr. Richards	**Present**

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

Mrs. Giusti will sit in for Mrs. Chiumento.

Annual Reorganization

Motion to approve Mr. Robert Richards as Chairman to zoning board was made by Mr. Simiriglia and seconded by Mr. McMullin.

Roll Call:	**Mr. Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**
	Mr. Richards	**Yes**

Motion approved.

Motion to approve Mr. Simiriglia as Vice-Chairman to the zoning board was made by Mr. Bucceroni and seconded by Mr. McMullin.

Roll Call:	**Mr. Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**
	Chairman Richards	**Yes**

Motion approved.

Motion to approve Mr. Ken Lechner as secretary to the zoning board was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**
	Chairman Richards	**Yes**

Motion approved.

Motion to approve Mrs. Jean Gomez as recording secretary to the zoning board was made by Vice-Chairman Simiriglia and seconded by Mr. Gunn.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**
	Chairman Richards	**Yes**

Motion approved.

Motion to approve appointment of Mr. Anthony Costa as solicitor was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**
	Chairman Richards	**Yes**

Motion approved.

Motion to approve appointment of Churchill engineering as engineer was made by Vice-Chairman Simiriglia and seconded by Mr. McMullin.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**
	Chairman Richards	**Yes**

Motion Approved.

Motion to approve zoning board meeting dates; excluding July 25, 2013 and there will be no meeting in February 2013, was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**
	Chairman Richards	**Yes**

Motion Approved.

Motion to approve The Courier Post and the Record Breeze as official newspapers was made by Vice-Chairman Simiriglia and seconded by Mr. Scarduzio.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**
	Chairman Richards	**Yes**

Motion Approved.

Motion to approve adoption of agenda procedures was made by Vice-Chairman Simiriglia and seconded by Mr. Bucceroni.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes (7:45pm arrival)**
	Chairman Richards	**Yes**

Motion Approved.

MINUTES FOR ADOPTION

Zoning Board Minutes for December 13, 2012.

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

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Mr. Acevedo	**Yes**
	Mr. Treger	**Yes**
	Chairman Richards	**Yes**

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

#122053C
Rosemarie Marnell
Bulk C
Block: 15817 Lot: 9

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

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Abstain**
	Mr. McMullin	**Abstain**
	Mr. Gunn	**Abstain**
	Mr. Scarduzio	**Abstain**
	Mrs. Giusti	**Yes**
	Chairman Richards	**Yes**

Resolutions Approved.

#122049C
Ville 2, LLC
Use "D" Variance
Block: 18501 Lot: 2/11

Mr. Mintz was heard by the board to clarify the resolution. Mr. Mintz states they would like to clarify "design" the traffic light. A report will be done and standards will be followed as they seek approval from the county and state. They are at the mercy of government agencies. Clarify the removal of "senior" housing in regards to council. Mr. Costa states he will change the wording in the resolution and add the council amendment to the "wherefore".

Roll Call:	**Vice Chairman Simiriglia**	**Abstain**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**

Resolution Approved w/changes.

Applications for Review

#122054C
Fayden Mauger
Zoned: R3
Bulk C Variance
Block: 11703 Lot: 6
Location: 15 Ohio Ave., Blackwood
2nd floor addition (bedroom)

Mr. Costa swears in Fayden Mauger.
Fayden Mauger states they will make the addition straight and blend with the existing home.
Vice Chairman Simiriglia asks the applicant if gutters and downspouts will be installed.
Fayden Mauger states the downspouts and gutters will be continued.

Open to the Public:
No Comments.

Open to the Professionals:
No Comments.

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

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Chairman Richards	**Yes**

Application Approved.

#122057CD
Salvatore & Cono Marchi
Zoned: R3
Bulk C & Use "D" Variance
Block: 17907 Lot: 53
Location: 1 Highwoods Ave. Sicklerville
Mother-in-Law addition; attached 2nd garage, 2nd driveway, rear & front setback (s) w/2nd floor addition.

Mr. Costa swears in Mr. Sal and Cono Marchi.
Mr. Cono Marchi states he lives in Staten Island and is apartment was destroyed during Super Storm Sandy.
Mr. Sal Marchi explains to the board what will be built. The lot is 15,300 sq. ft.; the addition won't interfere with the neighbors; the closest home to him is the rear neighbor who is about 50 ft. away; the addition will match the rest of the home.
Vice Chairman Simiriglia asks the applicant about the second driveway off of Kearsley Rd…it's not a County Rd. Vice Chairman Simiriglia suggests a deed restriction for the addition to only allow family members to use it.

Mr. Treger asks the applicant if the new driveway will be primary or secondary.
Mr. Marchi states both driveways will go to the 2 car garage. In addition the addition will be one story with one section of it being stories.
Mr. Mellett states an additional variance will be needed for the driveway. Mr. Mellett wouldn't allow the second driveway as it is in an acceleration lane that belongs to the 28 home subdivision next to the property owner. There is a 20 ft. wide easement on Kearsley and the new driveway will be in the easement. If the new driveway is approved it should be constructed of asphalt or concrete and the addition should be constructed with a roof leader system.

Mr. Marchi states that easement is a grass and dirt strip of 6ft. or 7 ft. that the builder left there for some reason. He has to mow and maintain it.

Vice Chairman Siniriglia asks the applicant if the fence along the property line will block their view from the new driveway.

Mr. Mellett states the fence would probably be fine.
Mr. Marchi states he'll remove the fence.
Vice Chairman Simiriglia states he will be required to remove the fence so it's not a sight issue.
Mr. Mellett questions the 18ft. wide driveway.
Mr. Lechner asks if a K turn would be possible in 18ft..
Mr. Marchi asks if a "U" turn drive would be acceptable by the board.
Mr. Bucceroni clarifies Mr. Marchi's statement by asking if he meant shaped like a lollipop.
Vice Chairman Simiriglia states if the applicant had a driveway about 20ft. to 25ft. he would be able to do make a "K" turn.
Mr. Marchi is agreeable to making the driveway 22ft. wide to allow the "K" turn.

Open to the Public:
No Comments.

Open to the Professionals:
No Additional Comments.

A motion to approve the above mentioned application with the following stipulations: 25ft. wide driveway and a deed restriction for family only on the addition, was made by Mr. Bucceroni and seconded by Mr. McMullin.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Chairman Richards	**Yes**

Application Approved.

#102006CPFSS Amended
Revere Run @ Park Place
Zoned: RA
Bulk C, PMSP, PMSB, FMSP, FMSB
Block: 14102 Lot: 17
Location: Melbourne Lane
Administrative Review Amendment for Community Center,

Mr. Costa swears in Mr. Steve Bach.

Mr. Bach would like to amend the resolution to include moving the community center back and adding a portico.
Mr. Lechner has no objections.
Mr. Bach will send Mr. Mellett a revised grading plan.
Mr. Lechner would also like a copy of the grading.

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

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Chairman Richards	**Yes**

Amendment Approved.

#122059DSPW
DeNinno Properties, LLC
Zoned: CR
Use "D" Variance & Site Plan Waiver
Block: 6502 Lot: 1
Location; 1104 N. Black Horse Pike
Commercial; continue existing uses and reconstruct destroyed building and permit service/repair to automobile in new building.

Mr. Costa swears in Mr. Albert Marmero, Esq., Ms. Debbie Anderson (architectural planner), Mr. Frank DeNino III, and Mr. Frank DeNino Jr..
Mr. Marmero gives a history of the site and did receive approval from planning but zoning changed the map, thus leaving an existing non-conforming use. When the previous owner went into foreclosure the current owner bought the property. The current owners were selling and installing equipment on cars. The current owners were renting the auto repair shop that burned down.
Mr. Marmero III states the purchased the property from a foreclosure and prior to the fire the garage was rented to another company; the garage was open to the public prior to the foreclosure. Auto addictions sell after market items and sells cars, all mercantile licenses are active.
Ms. Anderson reviews the use variance:

1. Sell cars
2. Sell accessories, whether or not purchased at site.
3. Repair autos

CR Zone:

1. Low customer activity encouraged.

2. Heavily travelled highway
3. lot is a peculiar shape
4. not a high traffic generator
5. master plan "mixed business/B1"
6. low customer turn over, low volume uses
7. B1 allows service shops
8. General welfare of the area while re-building this burned building is generally good for the area.
9. variance passage will allow the status quo
10. not improving the building would be detrimental

Vice Chairman Simiriglia points out that the activity being done before the fire was not a use that was allowed. The repair shop was really for the used car lot, NOT for the public.

Mr. Lechner discusses the 3/12 2002 approval. Mr. Lechner states from the minutes the prior owner had a lot of property maintenance issues and received approval. The property was bonded, inspected by Remington & Vernick, and approved by the planning board. They did waive the sidewalks and donated to the sidewalk fund and the aluminum fencing was approved.

Vice Chairman Simiriglia states they needed the site plan from 2002.

Mr. Bucceroni states the garage has been used as a car repair shop since about 1978 along with the used car lot.

Mr. Gunn asks the applicant who will be going into the building that is being rebuilt.
Mr. Marmero states the owners are waiting for approval.

Mr. Treger asks he applicant if they will be using the same footprint.
Mr. Marmero states "yes".

Mr. Mellett states there were site plans but they were "as built" plans.

1. the site is in good shape
2. fence is within property
3. drainage and storm water is good
4. there are a lot of lights …well lit
5. Addition of repairing cars brings up parking issue.
6. Nothing on plans about which parking spaces go with the used car lot and which go with the car repair shop.
7. re-striping the lot will be necessary
8. ADA code needs to be updated
9. fire damage to lot needs to be repaired
10. stop signs leaving the site need to be added

Mr. Marmero states the applicant is OK with all engineering requests.
Ms. Anderson:

9A) 15 spaces along the Black Horse Pike for parking display.

9B) auto sales 360 sq. ft.

Commercial sale/accessories 33 spaces are required; there are 50 spaces on the lot, retail is 960 sq. ft.. The showroom has no interior; bays are open, 2 overhead doors, 2 bays and 2 employees. There are 17 spaces for this building and 15 are needed. 3 bays are in the lower building which means 15 spaces are needed.

Mr. Lechner states 32 spaces are required in total without the display spaces, they have 50 spaces, and 11 spaces are left for display. There seems to be enough parking on site.

Mr. Mellett states the auto service cars could be parked anywhere on site. Either the cars are waiting to be fixed or are finished being fixed.

Mr. Lechner reads Mr. Gallagher's (Town construction inspector) letter which states: a handicap spot is necessary in close proximity to the entrance and 3 handicap spaces are necessary.

Mr.Marmero states the applicant will comply.

Mr. Mellett states they will have to add 1 handicap spot to the north side.

Mr. Lechner asks the applicant how they will handle cars that get fixed and people can't afford to pay for them, are the cars just going to "sit" in the lot.

Mr. DeNino III states that would hurt their image as they see themselves as an "upscale" business with "upscale" clientele. He states they will amend the lease so the renter would have to remove the cars. He wants to the lot to look tidy and clean.

Vice Chairman Simiriglia requests a condition to the approval: vehicles have to be removed under their own power. Also, he requests a print of what should be there and a new site plan with revisions.

Mr. Lechner states there are banners that violate the townships flag ordinance in front of the property now.

Mr. DeNino III states they will comply.

Open to the Public:
No Comments.

Open to the Professionals:

No Additional Comments.

A motion to approve the above mentioned application (use variance) with the condition: cars must be removed by their own power, was made by Mr. Bucceroni and seconded by Mr. McMullin.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Chairman Richards	**Yes**

Application Approved.

A motion to approve the above mentioned site plan waiver application was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:	**Vice Chairman Simiriglia**	**Yes**
	Mr. Bucceroni	**Yes**
	Mr. McMullin	**Yes**
	Mr. Gunn	**Yes**
	Mr. Scarduzio	**Yes**
	Mrs. Giusti	**Yes**
	Chairman Richards	**Yes**

Application Approved.

Motion made to adjourn meeting was made by Mr. Bucceroni and seconded by Mrs. Giusti.

Meeting Adjourned.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 122054C
FAYDEEN MAUGER
Block 11703, Lot 6

WHEREAS, Faydeen Mauger, is the owner of the land and premises located at 15 Ohio Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a second story addition with side yard setback of 4.74 feet instead of the required 10 feet, for the property located upon Block 11703, Lot 6, as shown on the Official Map of the Township of Gloucester, located in an R3 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 10th, 2013 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, Faydeen Mauger is the owner of the land and premises located at 15 Ohio Avenue, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11703, Lot 6, 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. After being sworn, the applicant testified the variance already exists for the bottom floor and they only wished to add a second story. The addition would be for a bedroom only and the exterior would match the existing siding. The applicant also agreed to erect gutters so water does not flow onto the neighbor's property.

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

UPON MOTION duly made and seconded to grant the applicant a side yard variance of 4.74 feet 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 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 10thday of January 2013 that the applicant, Faydeen Mauger, is hereby granted the aforesaid variance for the property located upon Block 11703, Lot 6 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
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Jay McMullen	Yes
Phyllis Guisti	Yes
Joseph Gunn	Yes
Robert Richards	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th Day of March, 2013.

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 # 122057CD
SALVATORE & CONO MARCHI
Block 17907, Lot 53

WHEREAS, Salvatore and Cono Marchi are the owners of the land and premises located at 1 Highwoods Avenue 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 permit an in-law suite with front yard setback of 29.92 feet and a rear yard setback of 25 feet instead of the required 30 feet and to permit 2 private garages and to have 2 driveways, for the property located upon Block 17907, Lot53, as shown on the Official Map of the Township of Gloucester, located in an R3 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 10th, 2013 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 applicants, Salvatore and Cono Marchi are the owners of the land and premises located at 1 Highwoods Avenue, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 17907, Lot 53, 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. After being sworn, the applicant testified that Hurricane Sandy destroyed his brother's home and he is now living with him. He wants to build the addition to include a kitchen, living room, 2 car garage and a bedroom above the kitchen. The addition will be 48'x15' and as a condition of approval the applicants agreed to pave the 25' wide driveway and also agreed to a deed restriction that the addition would only be used for immediate family members.

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

UPON MOTION duly made and seconded to grant the applicant a side yard variance of 4.74 feet 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 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 10thday of January 2013 that the applicants, Salvatore& Cono Marchi, are hereby granted the aforesaid variances for the property located upon Block 17907, Lot 53 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
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Jay McMullen	Yes
Phyllis Guisti	Yes
Joseph Gunn	Yes
Robert Richards	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th Day of March, 2013.

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 # 102006CPFSS
REVERE RUN AT PARK PLACE
Block 14102, Lot 17

WHEREAS, Revere Run at Park Place, is the contract purchaser of the land and premises located at Melbourne Lane the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for an amended final site plan to reduce the size of the community center from 2920 square feet to 2650 square feet, for the property located upon Block 14102, Lot 17 it is located in an RA Zone and the application was presented by Al Marmero, Esquire; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 10th, 2013 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, Revere Run at Park Place, is contract purchaser of the land and premises located at Melbourne Laney, as shown on Block 14102, Lot 17, on the Official Tax Map of the Township of Gloucester, located in an RA 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 stated the community was reduced in size and a canopy was added to the front façade and the Center was moved 5 feet further from the curb line of Road B and 10.8 feet away from the easterly property line.

5. There were no objections to the request for the site plan, subdivision and variances.

UPON MOTION duly made and seconded to grant the applicant an amended final site plan 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 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 10th Day of January 2013 that the applicant, Revere Run at Park Place, is hereby granted the aforesaid amended final site plan for the property located upon Block 24102, Lot 17 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

Robert Richards	Yes
Frank Simirigllia	Yes
Kevin Bucceroni	Yes
Jay McMullen	Yes
Joseph Gunn	Yes
Phyliss Gusti	Yes
Carman Scarduzio	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th Day of March, 2013.

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 # 122059DSPW
DE NINNO PROPERITIES, LLC
Block 6502, Lot 1

WHEREAS, De Ninno Properties, LLC, is the record owner of the property located at 1104 North 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 "Site Plan Waiver" to allow the continued use for auto sales, auto accessories and auto repair for the property located upon Block 6502, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a CR Zone, said application being represented by Albert Marmero, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on January 10, 2013 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, De Ninno Properties, LLC, is the record owner of the land and premises property located at 1104 North Black Horse Pike, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 6502, Lot 1, on the Official Tax Map of the Township of Gloucester, located in a CR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, Mr. Marnero, attorney for the applicant gave a history of the site and indicated that the site did receive approval in 2002 and uses were permitted, however, 2003 the Zoning changed thus leaving the site as an existing nonconforming use. When the previous owner went into foreclosure, the current owner bought the property. The current owners were selling and installing equipment on cars, selling cars and they rented the auto repair shop that burnt down. Mr. Marmero stated that fire damaged the garage and this was rented to another company and the garage was open to the public prior to foreclosure. He indicated that the owners sell aftermarket items and sell cars and their mercantile licenses are active.

The applicant produced Debra Anderson, a Professional Planner, who testified on behalf of the applicant. Ms. Anderson stated that the lot is located on a heavy commercial highway and that residential units would be detrimental on this site. She indicated that there is not a high degree of traffic generated by this type of business and that this use meets the intent of the Ordinance because of its low intensity. She went on to say it is compatible with the master plan and a B-1 District where similar uses are permitted. She went on to say she saw no substantial detriment.

The Board reviewed a letter from Churchill Associates, dated 1-4-2013 and the applicant was in agreement with same. The Board also reviewed a letter from Ken Lechner, dated January 7, 2013 and the applicant was also in agreement with that. Mr. Lechner indicated that the applicant had plenty of parking on the site.

As a condition of approval, the applicant agreed that all vehicles must be able to move on its own power and that no junk vehicles can be stored on the property. The applicant also agreed that prior to obtaining a certificate of occupancy all site improvements must be approved by James Mellet, the Board Engineer.

5. There were no objections for the request for the site plan waiver and variances presented at the hearing.

UPON MOTION duly made and seconded to grant the applicant a site plan waiver, a use variance for the selling of cars, aftermarket products and to allow auto repair for cars purchased at other places, 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 of the size and shape of the lot and the fact these were pre-existing uses 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 January 10, 2013 that the applicant, De Ninno Properties, LLC, is hereby granted the aforesaid site plan waiver and use variances for the property located upon Block 6502, Lot 1 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

Robert Richards	Yes
Frank Simirigllia	Yes
Kevin Bucceroni	Yes
Jay McMullen	Yes
Carmen Scarduzio	Yes
Phyllis Gusti	Yes
Joseph Gunn	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on 14th day of March, 2013.

Ken Lechner, Secretary

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

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2012 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
1	#112047C	Robert Jamison	243 Coles Landing Rd. Blackwood	5701	7	Construction of a 100% destroyed SFD	C	Granted	1/26/2012
2	#112049C	James R. Rivell, Jr.	24 Trinity Lane, Blackwood	11803	20	90x19.6 roof addition w/yard setbacks	C	Granted	1/26/2012
3	#112051C	Joseph Trent	2380 Garwood Rd., Erial	15203	9	Detached garage w/yard setbacks	C	Granted	1/26/2012
4	#112031D	Betty & Louis Favieri	1867 New Brooklyn Rd., Erial	16301	5	40x60 Pole Barn & lot smaller than required	D /Bulk	Granted	1/26/2012
5	#112042D	Iron Gate, LLC	Williamstown-Chews Landing & Jarvis Roads, Erial	17499	1	Variance for Townhouse only	D	Granted	1/26/2012
6	#112046C	Glen Kennelly	7 Dorado Rd., Clementon	8204	11	400 sq. ft. in-ground pool	C	Granted	2/23/2012
7	#112054C	Brian & Dawn Leary	221 Orchard Ave., Somerdale	9303	16	Front Porch – 20 x 6'6 (130 sq. ft.)	C	Granted	2/23/2012
8	#122053C	Alida Toledo	52 Fox Chase Dr., Blackwood	14501	6	Lot coverage, pool roof, deck, concrete, Hot tub, etc.	C	Granted	2/23/2012
9	#122059B	Nicholson Land, LLC	221 College Dr., Clementon	13108	1	Comm Develop hotel & nightclub	B	Granted	2/23/2012
10	#112057CDSPW	Joseph Frederico	1000 Black Horse Pike, Blackwood	6502	8	2 sided multi message digital billboard	CDSPW	Denied	2/23/2012
11	#112055CMSD	Anthony Alberto, Inc.	141 & 141A Coles Rd., Blackwood	8010	3	Residential Twin Unit (C & Minor Sub)	CMSD	Granted	2/23/2012
12	##112058C	William McKendry	15 Cloverdale Rd., Blackwood	11803	24	8 x 17 concrete front porch w/setbacks	C	Granted	3/22/2012
13	#112043C	Michael & Joan Seneca	124 Fifth Ave., Glendora	2004	4	5' vinyl fence; corner lot w/setbacks	C	Granted	3/22/2012
14	#122003C	Mark A. Renye	718 Chatham Rd., Somerdale	9201	8	6' vinyl fence w/setbacks	C	Granted	3/22/2012
15	#122004C	Walter R. Lutz, III	626 S. Venetia Ave., Blackwood	10402	16.01	Detached garage 2' from property line	C	Granted	3/22/2012
16	#122001DSPW	Parke Bank @ the Villas @ Broadacres	Emerson Crt & Plaza Dr., Blackwood	13306	1-2-3-4 & 5	Remove age restriction; 6' chain link along Broadacres & white vinyl on West property	DSPW	Granted	3/22/2012
17	#122005C	Thomas R. Schwartz	44 Old Forge Rd., Clementon	11105	13	In-ground pool w/setbacks & lot coverage	C	Granted	4/26/2012

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey
2012 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
18	#122008C	Kazi Elias	1601 Lawncrest Ln., Clementon	13503	55	Enclosed porch – 19' from prop line	C	Granted	4/26/2012
19	#122009C	Charles Holt	9 Sherwick Crt., Sicklerville	16702	10	Detached garage 20' x 28' w/setbacks	C	Granted	4/26/2012
20	#122012C	Cleveland C. Wyche	31 Linden Dr., Blenheim	5801	1	6' vinyl fence w/setback (easement)	C	Granted	5/24/2012
21	#122015C	Richard DeBella	200 Cressmont Ave., Blackwood	12507	1	6' vinyl fence w/setbacks	C	Granted	5/24/2012
22	#122014DSPW	Mary DelBorrello	1464 N Black Horse Pike, Blackwood	5402	7-8-9	Allow car sales; SPW & W on sidewalks	DSPW	Granted w/ conditions	5/24/2012
23	#112042D-aCD	Iron Gate, LLC	Williamstown-Chews Landing & Jarvis Rds.	17499	1	Construct 40 fee simple TWH; Bulk Variances	D CD	Granted w/conditions	5/24/2012
24	#122016C	Joseph Fitzgerald	180 Plymouth Rd., Erial	17504	16.01	Tool shed (384 sq. ft.) 14' high	C	Granted	6/14/2012
25	#122017C	Mark Shipotofsky	70 Larkspur Circle, Sicklerville	18605	24	Tiki Hut 256 sq. ft. w/ setbacks	C	Granted	6/14/2012
26	#122018C	Daryl St. John	302 South Dr., Blackwood	10704	8	256' sq. ft. shed w/setbacks	C	Granted	6/14/2012
27	#122019C	Emidio Bosco	2065 Broadacres Dr., Clementon	13703	30	2nd flr deck(12 x 23) w/setbacks	C	Granted	6/14/2012
28	#122021C	Joseph A. Salimao	14 Greens Way, Blackwood	8012	24	11 x 19.5 deck w/setbacks	C	Granted	6/14/2012
29	#122022C	Fred Feucht	501 Good Intent Rd., Blenheim	10303	30	1280 sq. ft. garage (larger than dwelling)	C	Granted	6/14/2012
30	#122027C	Linsey & Robert Dale,III	1 Carrie Pl., Erial	15908	1	6' vinyl fence w/setbacks	C	Granted	7/12/2012
31	#122028C	Michael & Kristen Nosal	6 Bainbridge Ct., Sicklerville	14802	10	32 x 16 deck w/setbacks	C	Granted	7/12/2012
32	#122030C	Christopher Lucci	514 Chestnut Ave., Glendora	1004	14	2nd flr addition w/setbacks	C	Granted	7/12/2012
33	#122026C	Antonio & Lavone Toplyn	36 Larkspur Cir., Sicklerville	18603	47	Roof pavilion 20 x 9' (.5 from prop line)	C	Granted	8/9/2012
34	#122029C	Edy Ruben Medina	216 Almonesson Rd., Blackwood	10405	5	14 x 22'x 8' carport (2' from prop line)	C	Granted w/conditions	8/9/2012

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey
2012 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
35	#122031C	Rose & George Dugan	60 Essex Ave., Sicklerville	16110	7	192' tool shed	C	Granted	8/9/2012
36	#122032C	Dennis Ferry	18 Holly La., Blackwood	14003	5	12 x 38" deck (4.2 from side lot line)	C	Granted w/conditions	8/9/2012
37	#122038C	Aurelio Pontarelli	28 Shelly St., Sicklerville	15818	9	12 x 20'k (2' side lot & 7.5 rear lot line)	C	Granted	8/9/2012
38	#122039C	Wilbur & Roseann Cornwell, Jr.	310 Hillcrest Ave., Hilltop	7805	3	2nd driveway (permit lot coverage of 50.5%	C	Granted	8/9/2012
39	#122014DSPW	Mary DelBorrello	1464 N. Black Horse Pk., Blackwood	5402	7-8-9	90 day extension on prev. adopted Resolution	D SPW	Granted	9/13/2012
40	#122035C	Norma Ramirez	69 Brown Ave., Blackwood	6605	23-24	30" vinyl fence on Brown along Walnut ;then start 6' fence	C	Granted w/conditions	9/13/2012
41	#122034C	Joseph R. Pomianek	401 S. Otter Branch Dr., Glendora	2906	11	Add 2nd garage, 2nd driveway	C	Granted	9/27/2012
42	#122040C	Patricia Ulrich	1666 Cedar Ave., Blackwood	4703	6	1st floor addition	C	Granted	9/27/2012
43	#122041C	Jacqueline & Stephen Ortiz	9 E. Kennedy Dr., Laurel Springs	9901	50	6' vinyl fence	C	Granted	9/27/2012
44	#122042C	Victoria & Dominic DeVone	154 Strubridge Dr., Erial	16406	5	4' Cedar Fence	C	Granted	9/27/2012
45	#122043C	Michael Cyliax	721 Eden Lane, Somerdale	9201	10	Add roof over front steps (4' x 8')	C	Granted	9/27/2012
46	#122045C	Anthony Trombetta	19 York Terrace, Sicklerville	15402	7	Tiki Hut; 3 pre-existing bldgs. & impervious coverage	C	Granted	9/27/2012
47	#102006CDFSS	Revere Housing Assoc., LLC	Loch Lomond Rd. West & Melbourne Lane West of Erial Road	14102	17	Construct 80 unit affordable housing apt complex	Amended PFMSP	Granted	9/27/2012
48	#122036CMS	Eric D. Githens	1867 New Brooklyn Rd., Erial	16301	5	Construct a motor bike repair shop	CMS	Granted w/ conditions	10/25/2012
49	#122044C	Musa K. Mayyan	500 Black Horse Pike, Glendora	1902	16-17-18	Replacing existing flat roof w/gable roof	C	Granted	10/25/2012
50	#122047C	Mary Miglianccio	46 Hazeltop Dr., Sicklerville	17802	7	Construct 2nd shed 8 x 12	C	Granted	10/25/2012

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2012 Annual Report

	Application	Name	Street	Block	Lot	Description	Type	Decision	Date
51	#122048C	Bob & Penny Melaragni	23 Stratford Rd., Clementon	13701	12	Attached 3 season sunroom 12 x 12	C	Granted	10/25/2012
52	#122050C	Eddie & Annette Jones	9 Blue Jay Dr., Clementon	13605	5	Replacing existing deck 10 x 14	C	Granted	10/25/2012
53	#122051CDSPW	Robert Belins	9 Seventh Ave., Glendora	1207	10	Side access addition	CDSPW	Granted w/conditions	10/25/2012
54	#122046D	James Milazzo	310 S. Black Horse Pk., Blackwood	19101	8	Residential Apt over Commercial space	D	Granted w/conditions	11/08/2012
55	#122049D	Ville 2, LLC	1035 Sicklerville Rd., Sicklerville	18501	2/11	Residential component of integrated commercial /retail/residential proj. proposing 176 TNH & 1 open space lot w/basin, waiver of on-site comm. recreation	D	**Granted** for removal of Age Restriction ; **Denied** for Density	01/10/2013 ***(Revised)***
56	#122052D	Garden Develop c/o Paparone Homes	810 New Brooklyn Rd., Sicklerville	18103	7.01	Seeking approval for Use Variance for "one or a combination" of various permitted uses of the NC w/in OF	D	Granted	12/13/2012
57	#122053C	Rosemarie Marnell	18 Dorothy Drive, Sicklerville	15817	9	Install Deck 13 x 14 w/8 steps	C	Granted	01/10/2013
58									
59									
60									
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64									
65									
66									
67									

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #122060C**
Marth J. Shaw
50 Lillian Place
BLOCK 3003, LOT 15

DATE: January 28, 2013

The above application is to permit an 8' x 12'-season residential tool shed within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±7,286 sf	enc
Minimum lot frontage – cul-de-sac	56.25 ft.	116.3 ft.	yes
Minimum lot depth	125 ft.	125.3 ft.	yes
Maximum building coverage	20%	±15.7%[1]	yes
Maximum lot coverage	40%	±28.7%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	25.25 ft.	enc
Side yard (dwelling)	10 ft.	12.12 ft. / 15.73 ft.	yes / yes
Rear yard (dwelling)	30 ft.	±62 ft.[1]	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	35 ft.	yes

[1] = Scaled data.

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	96 sf	yes
Number	1	1	yes
Maximum shed height	12 ft.	10 ft.	yes
Distance between adjacent buildings	10 ft.	±48 ft.[1]	yes
Front yard	N.P.	no	yes
Side yard	**5 ft.**	**-0.40ft.**	**no***
Side yard	**5 ft.**	**0 ft.**	**no***
Rear yard	5 ft.	±7 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.

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

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

1. Side yard: (-.40 ft. provided v. 3 ft. minimum required).
   a. The submitted survey indicates the proposed residential tool shed encroaches on the side property line 0.40 feet.
      i) It is recommended the shed be relocated within the applicant's property.
2. Side yard: (0 ft. provided v. 3 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.L(3) to permit a residential tool shed with a side yards of zero (0) feet (3 ft. minimum required).

cc: Marth J. Shaw
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №: #122060C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ✓ Zoning Board of Adjustment

Fees: 160.00 Project # 7554

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

Escr. 150.00 Escr.# 7554

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: MARTHA J Shaw
Address: 50 Lillian Place
City: Glendora, NJ
State, Zip: NJ. 08029
Phone: (856) 939-0500 Fax: (856) 236-2978
Email:

2. Owner(s) (List all Owners)

Name(s): MARTHA J Shaw
Address: 50 Lillian Place
City: Glendora
State, Zip: NJ. 08029
Phone: (856) 939-0500 Fax: ( ) -

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

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

RECEIVED DEC 13 2012

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

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

7. Location of Property:

Street Address: 50 Lillian Place Block(s): 3003

Tract Area: Lot(s): 15

8. Land Use:

Existing Land Use:

Proposed Land Use (Describe Application): RELOCATING 8x12 (96 sq) Shed w/ 0' from Property lines

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

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

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

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

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

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

Shed Requirements	
Shed area ✓	96 SQ FT
Shed height ✓	10'
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1 ✓	0'
Setback from property line 2 ✓	0'

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

Martha J. Shaw
Signature of Applicant

December 10, 2012
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

12-13-12
Date

Martha J Shaw
Signature

x MARTHA J Shaw
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

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

x Martha J Shaw
Signature of Applicant

12-13-12
Date

Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 3003 Lot 15; 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:

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

Martha J Shaw
Name of property owner or applicant

Sworn and subscribed to
On this 13th day of December
20 12 before the following authority.

Marilyn Brabazon
Notary public

MARILYN R. BRABAZON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 14, 2013

To whome it may Concern.

The DISTANCE between my

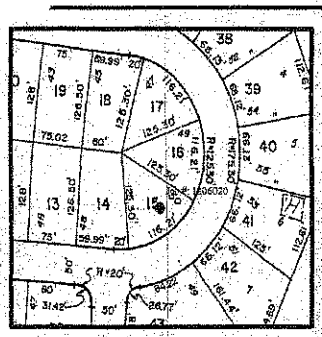
Neighbors shed and my

Fence is No problem

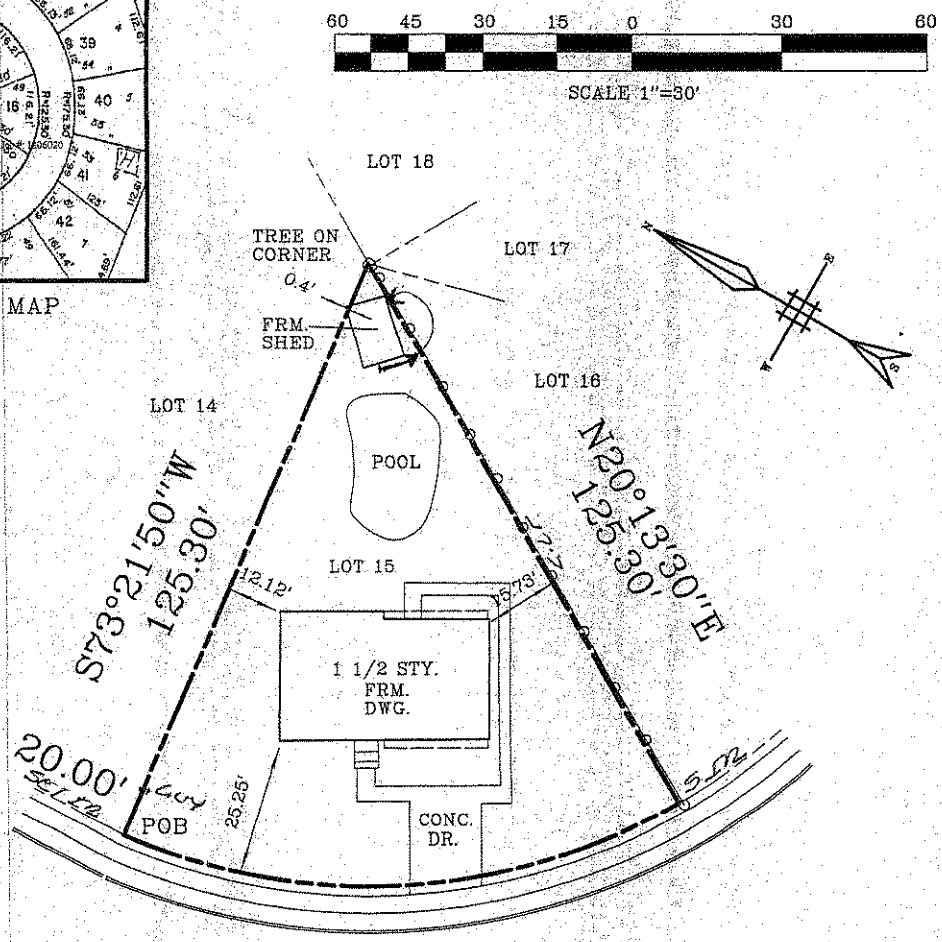
Pete A Gara

49 STEPHEN DR

Glendora NJ. 08029



TAX MAP



R=125.30'
L=116.30'

LILLIAN PLACE
(50' WIDE)

BEING LOT 15, BLOCK 3003, PLATE 30, TAX MAP.

A/K/A LOT 15, BLOCK J, PLAN OF STEHEN VILLA #2, SECTION C

DONOVAN
LAND SURVEYING & PLANNING
Surveyors

19 Hillcrest Road
Stratford, NJ 08084
(856) 627-3550
Fax: (856) 627-0330
DonovanSurveyors@comcast.net

DATE: 6/28/12
SCALE: 1"=30'
DRN. BY: JL

SURVEY NO.
1206020

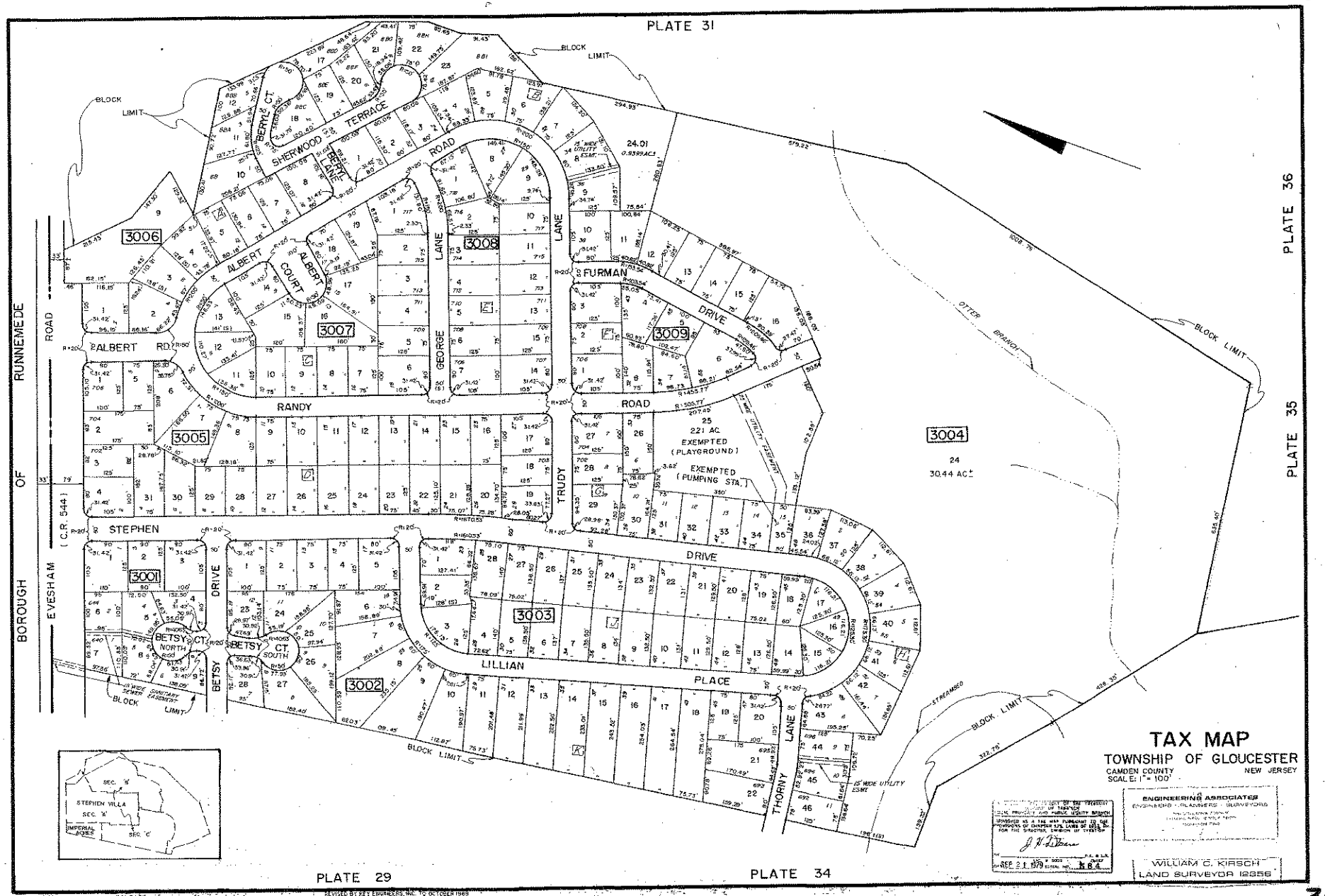
SURVEY OF PREMISES	SITUATE IN
50 LILLIAN PLACE	GLOUCESTER TOWNSHIP CAMDEN COUNTY NEW JERSEY

TO: MARTHA SHAW

I, John Donovan, a New Jersey Licensed Land Surveyor, have prepared a land survey on the above mentioned site, and have found the conditions as shown, that can be seen, except such easement that are not visible and in accordance with a description that has been furnished. This statement runs to the above-mentioned client and companies and this transaction only. All others relying on this survey must have express written permission from this surveyor

JOHN DONOVAN

NJ Prof. Land Surveyor # GS 30736
Prof. Planner #LI 04196



REVISED BY KEY ENGINEERS, RICHARD W. LYONS, L.S., TO JANUARY 1980 TO OCTOBER 1980
REVISED BY KEY ENGINEERS, INC. TO DECEMBER 1981 TO NOVEMBER 1982 TO AUGUST 1984
REVISED BY KEY ENGINEERS, INC., ROBERT S. CAMPBELL, L.S., TO DECEMBER 1984 TO DECEMBER 1985
REVISED BY KEY ENGINEERS TO MARCH 1987, TO DECEMBER 1987
REVISED BY KEY ENGINEERS, INC. TO DECEMBER 1988
REVISED BY KEY ENGINEERS, INC. TO OCTOBER 1989
REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS INC. TO JULY 1991
REVISED BY REMINGTON & VERNICK ENGINEERS, SEPTEMBER 1996, 0451206

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: December 13, 2012 | **APPLICATION No. 122060C**

APPLICANT: MARTHA SHAW | **PROJECT No. 7554**

BLOCK(S): 3003 **Lot(S): 15**

LOCATION: 50 LILLIAN PLACE, GLENDORA, NJ 08029

DEC 26 2012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by December 23, 2012***
- ☐ For Your Files.

ENCLOSED:

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

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

Reviewed

☑ **Approved** ☐ **Not Approved**

Gloucester Twp. Fire Dist. 1

Fire Official:

Date: 12/18/12

Signature

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

December 17, 2012

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

DEC 2 0 2012

RECEIVED
DEC 20 2012
By

Re: Application #122060C
Martha Shaw
50 Lillian Place, Glendora, NJ 08029
Block 3003, Lot 15

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

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: December 13, 2012 **APPLICATION No. 122060C**

APPLICANT: MARTHA SHAW **PROJECT No. 7554**

BLOCK(S): 3003 **Lot(S): 15**

LOCATION: 50 LILLIAN PLACE, GLENDORA, NJ 08029

TRANSMITTAL TO:

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

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- ☐ Recycling Report

RECEIVED
DEC 18 2012
By

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

No Issues
12/17/12

Signature

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #122060C | 50 Lillian Pl Glendora NJ | Block 3003 Lot 15

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

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

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

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

☐Other:

DEC 17 2012

RECEIVED
DEC 17 2012
By

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

Signature: _____ Date Submitted: 12/17/12

Tax Account Maintenance

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

Block: 3003

Lot: 15

Qualifier:

Tax Bill | Restricted Edit

Owner: SHAW, MARTHA J

Prop Loc: 50 LILLIAN PLACE

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,422.00	1,422.00	.00	1,422.00
2013	1		1,422.00	1,422.00	.00	1,422.00
2013		Total	2,844.00	2,844.00	.00	2,844.00
2012	4		1,443.15	.00	.00	.00
2012	3		1,443.15	.00	.00	.00
2012	2		1,400.85	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 12/15/12 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 10/24/12

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

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

Current

RECEIVED DEC 17 2012 By

Bin# 70

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: December 13, 2012 **APPLICATION No.** 122060C

APPLICANT: MARTHA SHAW **PROJECT No.** 7554

BLOCK(S): 3003 **Lot(S):** 15

LOCATION: 50 LILLIAN PLACE, GLENDORA, NJ 08029

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
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STATUS OF APPLICATION:

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RECEIVED JAN 07 2013 By

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

~~1-7-13~~ OK 1-7-13 JJG

Signature

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #122061C**
The Pool Store
310 State Street
BLOCK 12508, LOT 10

DATE: February 12, 2013

The Applicant requests approval to install a 16' x 36' in-ground swimming pool and concrete apron within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±6,250 sf	enc
Minimum lot frontage State Street Grand Avenue	 75 ft. 75 ft.	 125 ft. 50 ft.	 yes enc
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±17.6%[1]	yes
Maximum lot coverage	**40%**	**±43.7%[1]**	**no***
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (dwelling) State Street Grand Avenue	 30 ft. 30 ft.	 12.81 ft. 29.42	 enc enc
Side yard	10 ft.	±54 ft.	yes
Rear yard	30 ft.	13.24 ft.	enc
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a
RESIDENTIAL SWIMMING POOL REQUIREMENTS			
Front yard (apron) **State Street**	 **30 ft.**	 **±14 ft.**	 **no***
Grand Avenue	30 ft.	**±81 ft.**	**yes**
Side yard[2]	**10 ft.**	**±4 ft.**	**no***
Rear yard[2]	10 ft.	±12 ft.	yes
Distance from dwelling	10 ft.	15 ft.	yes

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

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

II. VARIANCE COMMENTS

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

§405, R-3, Residential – Area, Yard, Height and Building Coverage

1. Lot coverage: (±43.7% provided v. 40% maximum allowed).

§422.K, Residential Swimming Pools and Cabana

2. Front Yard: (±14 ft. provided v. 30 ft. min. required).
3. Side Yard: (±4 ft. provided v. 10 ft. min. required).

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

4. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested 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, R-3 Residential District - Area, Yard, Height and Building Coverage to allow a lot coverage of approximately forty three and seven tenths (43.7) percent (40% maximum allowed) and from Section 422.K(2) to permit an in-ground swimming pool approximately fourteen (14) feet from the front property line (30 ft. minimum required) and four (4) feet from the side property line (10 ft. minimum required).

IV. RECOMMENDATIONS

We 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: The Pool Store
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Z:\ZBA Reviews\Year 2012\Pools\Schwartz-R3-122005\Rpt\R_122005C-R3-TSchwartz.doc

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

DEC 26 2012

For Office Use Only

DEC 26 2012

Submission Date[1]: _____ Application No.: #1220610

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: $160.00 Project # 7555

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

Escr. 150.00 Escr.# 7555

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: The Pool Store
Address: 288 Egg Harbor Rd
City: Sewell
State, Zip: NJ 08080
Phone: 856 286 3300 Fax: 856 286 3071
Email: Toni or Cindy

2. Owner(s) (List all Owners)

Name(s): Bridget & Steve Condran
Address: 310 State Street
City: Blackwood
State, Zip: NJ 08012
Phone: 215 668 4666 Fax: 267-973-9652

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

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

DEC 26 2012

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: _____
Address: _____
City: _____

Firm: _____
State, Zip: _____
Phone: (___)____-_____ Fax:(___)____-_____
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Toni Williamson	Name:
Address: 1 Whitman Ter	Address:
Profession: Pool Installations	Profession:
City: Tuckerton	City:
State, Zip: NJ 08012	State, Zip:
Phone: 856-286-3340 Fax: 856-286-3071	Phone: ( ) - Fax: ( ) -
Email: Toni@thepoolstore.com	Email:

7. Location of Property:

Street Address: 310 State Street Block(s): 12508

Tract Area: Lot(s): 10

8. Land Use:

Existing Land Use: Residential Home

Proposed Land Use (Describe Application): In ground Pool 10' from property line 1, 20' from property line 2, 11' from dwelling

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

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

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

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	10'
Setback from property line 2	20'
Distance from dwelling	11'

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

A Williamson Pres — 12/18/12

Signature of Applicant — Date

_____ _____

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

9/20/2012
Date

Bridget A Condran
Signature

Bridget A Condran
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☑ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☑ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☑ No	☐ Yes
D. Is the applicant a corporation?	☑ No	☐ Yes
E. Is the applicant a limited liability corporation?	☑ No	☐ Yes
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IF YES TO ANY OF THE ABOVE:

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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

Williamson/pres
Signature of Applicant

Antoinette Williamson
Print Name

10/2/12
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 9/20/12, shows and discloses the premises in its entirety, described as Block 12508 Lot 10; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Bridget A Condran
Name of property owner or applicant

Sworn and subscribed to
On this 2nd day of October
20 12 before the following authority.

Judith Green
Notary public

JUDITH GREEN
Notary Public
State of New Jersey
My Commission Expires Jun 5, 2017

Zoning Permit Denial

310 STATE ST
Block/Lot 12508/10

Applicant
The Pool Store, Inc
288 Egg Harbor Rd
Sewell , NJ 08080

Real Estate Owner
CONDRAN, BRIDGET A
310 STATE STREET
BLACKWOOD, NJ 08012

This is to certify that the above-named applied for a permit to/authorization fo
a proposed 16'X32' inground pool.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Pool must be located a minimum of 30' from property line along State St. A Variance approval must be granted prior to issuance of permits.

. Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
September 18, 2012

Applic No. 7403

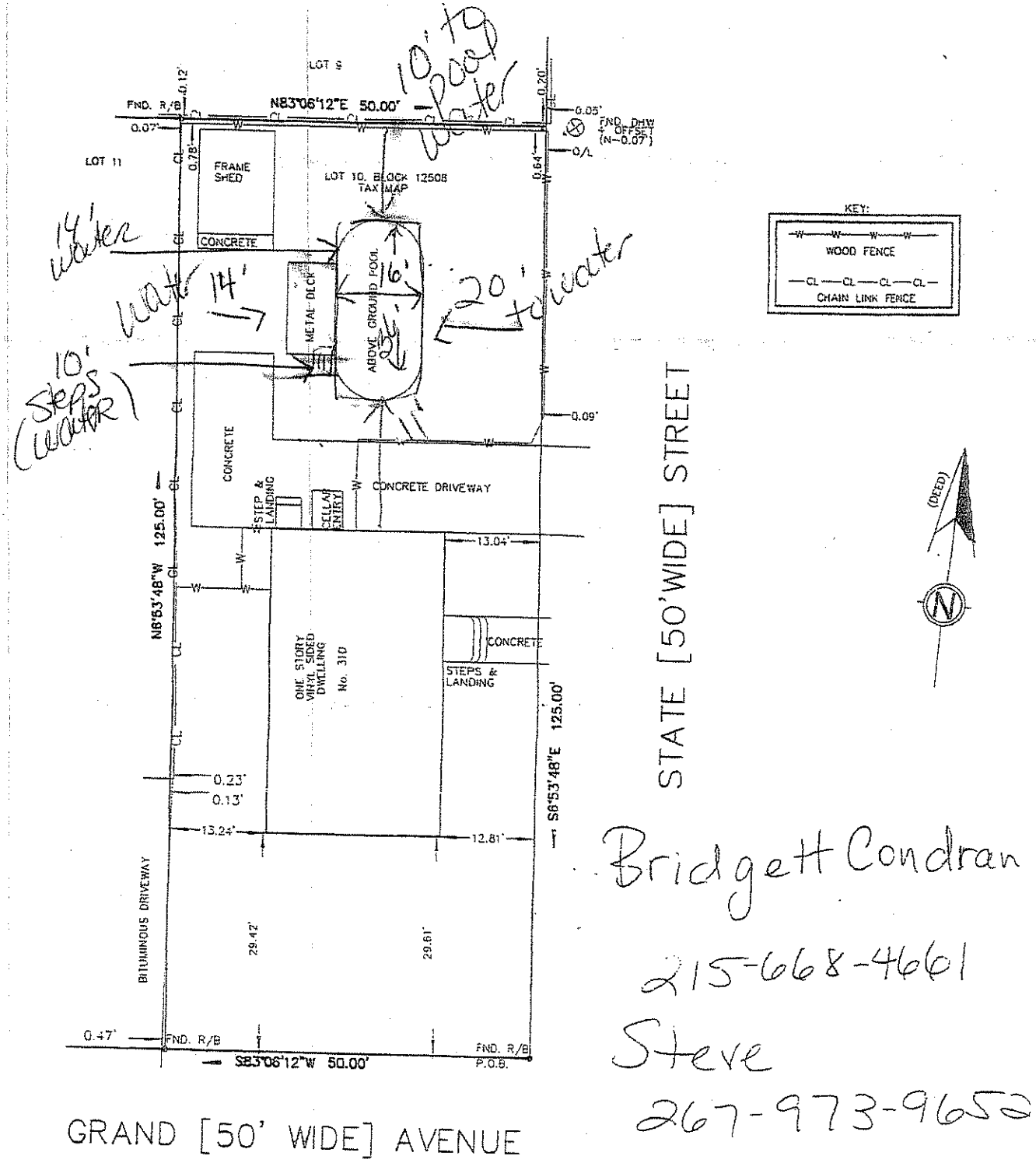
Cut Here

Deliver to...

The Pool Store, Inc
288 Egg Harbor Rd
Sewell , NJ 08080

BEING KNOWN AS LOTS 459AND 460, SECTION 16 ON PLAN No. 1 AND 2, BLACKWOOD ESTATES, FILED.

ALSO KNOWN AS LOT 10, BLOCK 12508ON THE TOWNSHIP OF GLOUCESTER TAX MAP.



Bridgett Condran
215-668-4661
Steve
267-973-9652

CONGRESS TITLE DIVISION
NATIONAL CITY MORTGAGE, DBA EASTERN MORTGAGE SERVICES ITS SUCCESSORS AND/OR ASSIGNS

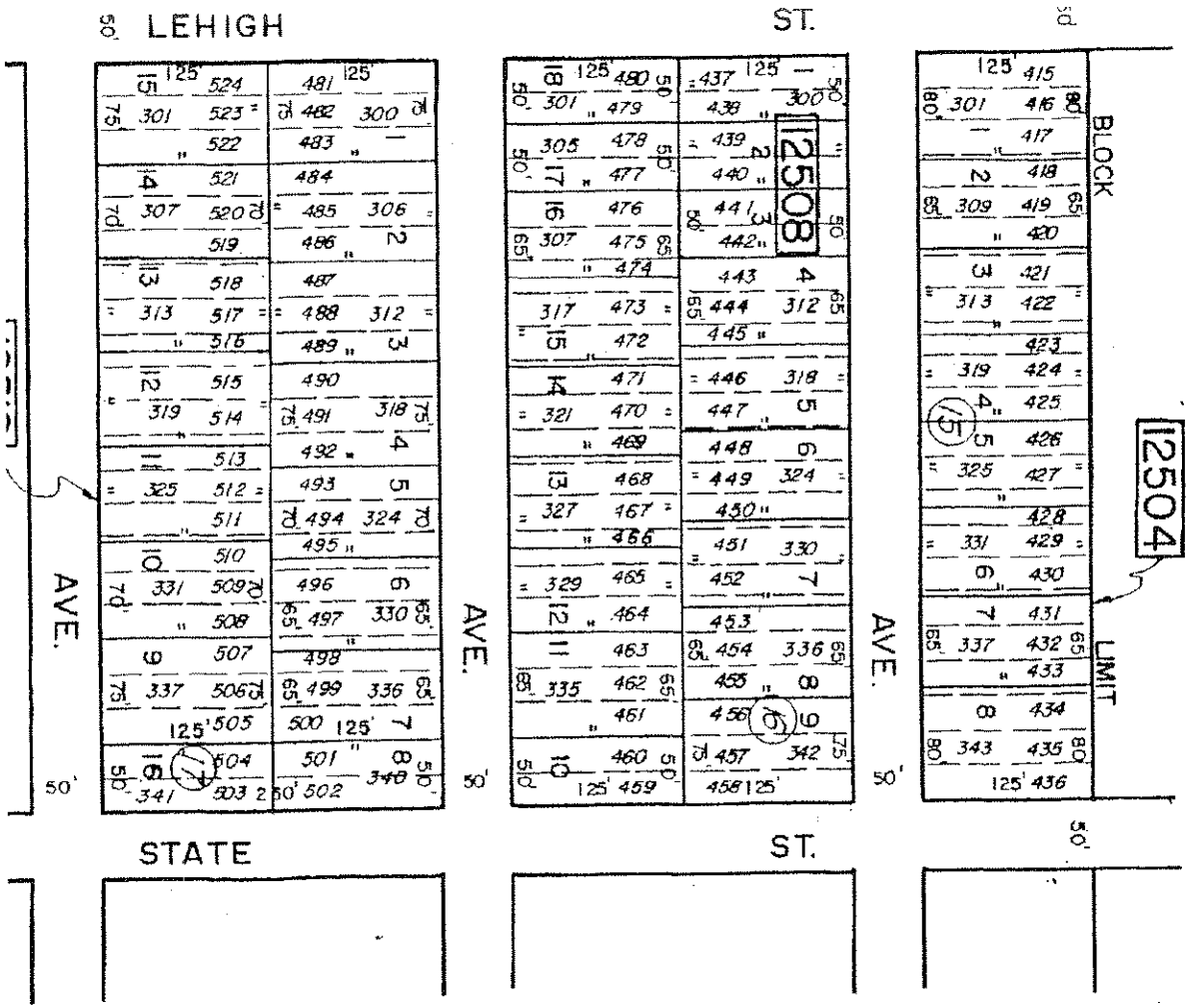
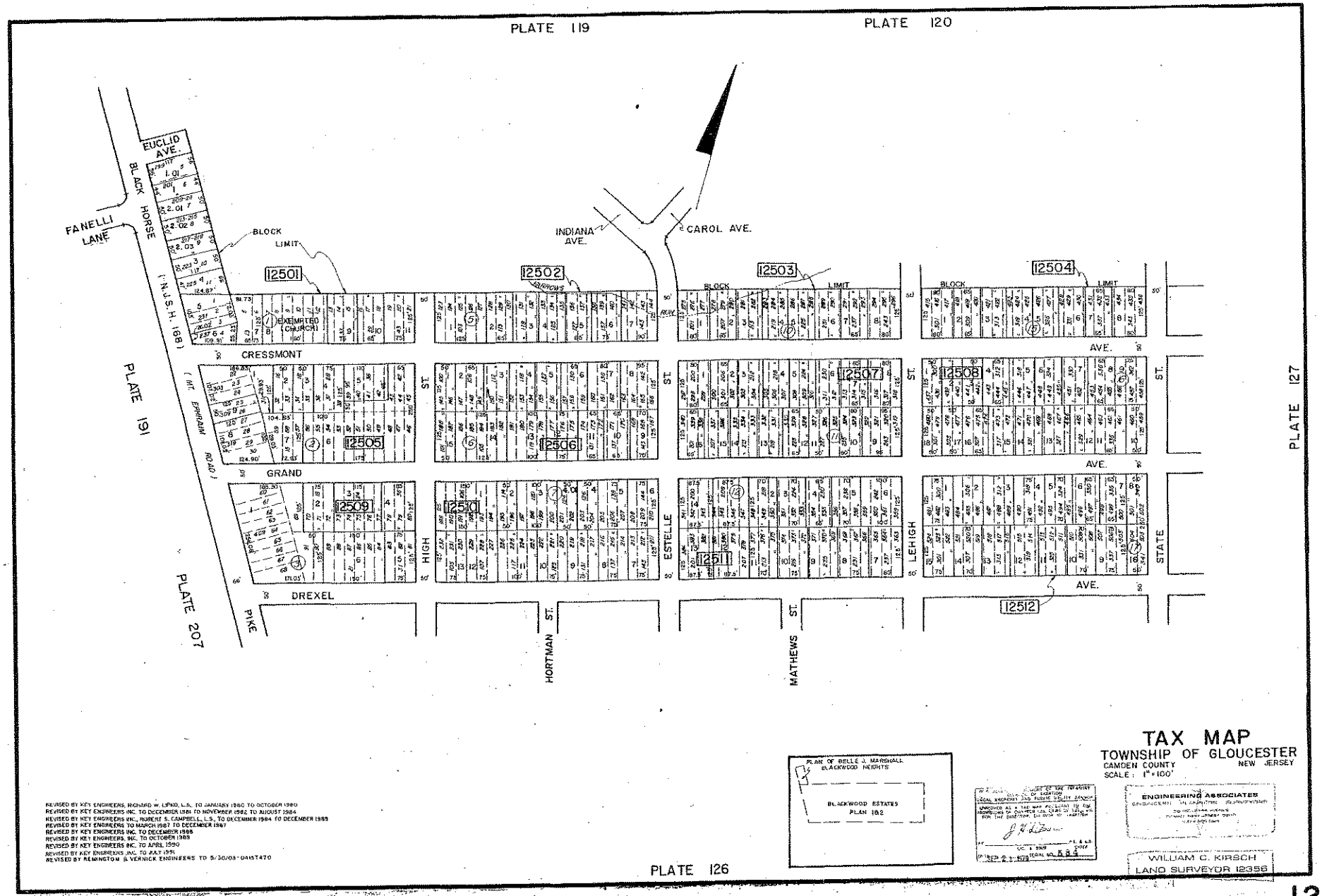


PLATE 127



TAX MAP

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

PLAN OF BELLE J. MARSHALL
BLACKWOOD HEIGHTS

BLACKWOOD ESTATES
PLAN 182

ENGINEERING ASSOCIATES

WILLIAM C. KIRSCH
LAND SURVEYOR 12356

REVISED BY KEY ENGINEERS, RICHARD W. LIPKO, L.S. TO JANUARY 1982 TO OCTOBER 1980
REVISED BY KEY ENGINEERS INC. TO DECEMBER 1981 TO NOVEMBER 1982 TO AUGUST 1984
REVISED BY KEY ENGINEERS INC., ROBERT S. CAMPBELL, L.S. TO DECEMBER 1984 TO DECEMBER 1985
REVISED BY KEY ENGINEERS TO MARCH 1987 TO DECEMBER 1987
REVISED BY KEY ENGINEERS INC. TO DECEMBER 1988
REVISED BY KEY ENGINEERS, INC. TO OCTOBER 1989
REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS INC. TO MAY 1991
REVISED BY REMINGTON & VERNICK ENGINEERS TO 5/30/03-0415T470

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #122061C 310 State St Blackwood Bridget Condran Block 12508 Lot 10

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

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

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

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

☐Other:

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JAN 23 2013
By

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

Signature: _____ Date Submitted: 1/21/13

Bin# 65

B

TOWNSHIP OF GLOUCESTER
~~PLANNING~~ ZONING BOARD TRANSMITTAL

DATE: December 26, 2012 **APPLICATION No: # 122061C**

APPLICANT Bridget & Steve Condran **PROJECT No # 7555**

BLOCK(S): 12508 **Lot(S: 10** **Zoned: R3**

LOCATION: 310 State Street, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

Application: Bulk C – Inground Pool Setback property line 1 – 10'
Setback from property line 2 – 20'
Distance from Dwelling – 11'

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. **January 15, 2012**
- ☐ For Your Files.

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ENCLOSED:

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

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

Signature

OK 1-7-13 JTG

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

January 2, 2013

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

RECEIVED
JAN 07 2013
By

Re: Application #122061C
Bridget & Steve Condran
310 State Street, Blackwood, NJ 08012
Block 12508, Lot 10

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

TOWNSHIP OF GLOUCESTER
~~PLANNING~~ BOARD TRANSMITTAL
ZONING

DATE: December 26, 2012 **APPLICATION No: # 122061C**

APPLICANT Bridget & Steve Condran **PROJECT No # 7555**

BLOCK(S): 12508 **Lot(S: 10** **Zoned: R3**

LOCATION: 310 State Street, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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JAN 07 2013
By

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- ☐ 1 Copy - Preliminary Site Plan
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- ☑ 1 Survey
- ☐ 1 Copy - Major Subdivision - Amended Plat
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- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

No issues

Signature [illegible] 1/4/13

TOWNSHIP OF GLOUCESTER
~~PLANNING~~ BOARD TRANSMITTAL
ZONING

DATE: December 26, 2012 **APPLICATION No: # 122061C**

APPLICANT Bridget & Steve Condran **PROJECT No # 7555**

BLOCK(S): 12508 **Lot(S: 10** **Zoned: R3**

LOCATION: 310 State Street, Blackwood, NJ 08012

TRANSMITTAL TO:

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

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- [ ] For Your Files.

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

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By

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

Signature Maryann Busa 1/2/13

RECEIVED
JAN 02 2012
By

TOWNSHIP OF GLOUCESTER
~~PLANNING~~ ZONING BOARD TRANSMITTAL

DATE: December 26, 2012 **APPLICATION No: # 122061C**

APPLICANT **Bridget & Steve Condran** **PROJECT No # 7555**

BLOCK(S): 12508 **Lot(S: 10** **Zoned: R3**

LOCATION: **310 State Street, Blackwood, NJ 08012**

TRANSMITTAL TO:

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

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PURPOSE OF TRANSMITTAL:

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

REVIEWED
DATE: 12-28-12
BY: F. REISS
WITH COMMENT ☐
WITHOUT COMMENT ☒
BUREAU OF FIRE PREVENTION
FIRE DISTRICT No. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

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

Signature

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #132006C**
Sandra DiCaprio
341 Fifth Avenue
BLOCK 2003, LOT 19

DATE: February 5, 2013

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-4 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-4 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	6,250 sf	±7,841.13 sf	yes
Minimum lot frontage Fifth Avenue Floodgate Road	 50 ft. 50 ft.	 61.03 ft. 128.48 ft.	 yes yes
Minimum lot depth	100 ft.	128.48 ft.	yes
Maximum building coverage	35%	±12.3%[1]	yes
Maximum lot coverage	65%	±22.0%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard Fifth Avenue Floodgate Road	 20 ft. 20 ft.	 27.88 ft. 11.76 ft.	 yes enc
Side yard	10 ft.	17.26 ft.	yes
Rear yard	20 ft.	±59 ft.[1]	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	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.

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.

§505.B(2), Fences

1. To construct a six (6) foot high vinyl fence on a corner lot within the seventy-five (75) foot intersection of curblines, where thirty (30) inches is the maximum allowed.

§425.B(3), Fences

2. To install a six (6) foot high vinyl fence zero (0) feet from the property line along Floogate Road (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 425.B(2) to construct a six (6) foot high vinyl fence on a corner lot within the seventy-five (75) foot intersection of curblines (30 inches is the maximum allowed) and from Section 425.C(3) zero (0) feet from the property line along Floodgate Road (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

We 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: Sandra DiCaprio
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №: 132006C Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☑ Zoning Board of Adjustment Fees: 160.00 Project # 7617

[1] Upon receipt of all fees, documents, plans, etc. Escr. 150.00 Escr.# 7617

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Sandra DiCaprio
Address: 341 5th Ave
City: Glendora
State, Zip: NJ 08029
Phone: (856) 939-8846 Fax: (___) ___-___
Email: N/A

2. Owner(s) (List all Owners)

Name(s): Dominic DiCaprio
Address: 341 5th Ave
City: Glendora
State, Zip: NJ 08029
Phone: (856) 939-8846 Fax: (___) ___-___

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Fence Max	Name:
Address:	Address:
Profession:	Profession:
City:	City:
State, Zip:	State, Zip:
Phone: (856) 845-5570 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email:	Email:

7. Location of Property:

Street Address: 341 5th Ave Glendora NJ 08029 Block(s): 2003

Tract Area: Lot(s): 19

8. Land Use:

Existing Land Use: broken wood fence 6 ft

Proposed Land Use (Describe Application): replace broken wood 6ft fence with 6ft white vinyl

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
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	1'
Setback from E.O.P.*2	
Fence type	vinyl
Fence height	6 ft

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Sandra DiCapria
Signature of Applicant

1/31/13
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).**

1/31/13
Date

Sandra DiCaprio
Signature

Sandra DiCaprio
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Sandra DiCaprio
Signature of Applicant

Sandra DiCaprio
Print Name

1/31/13
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

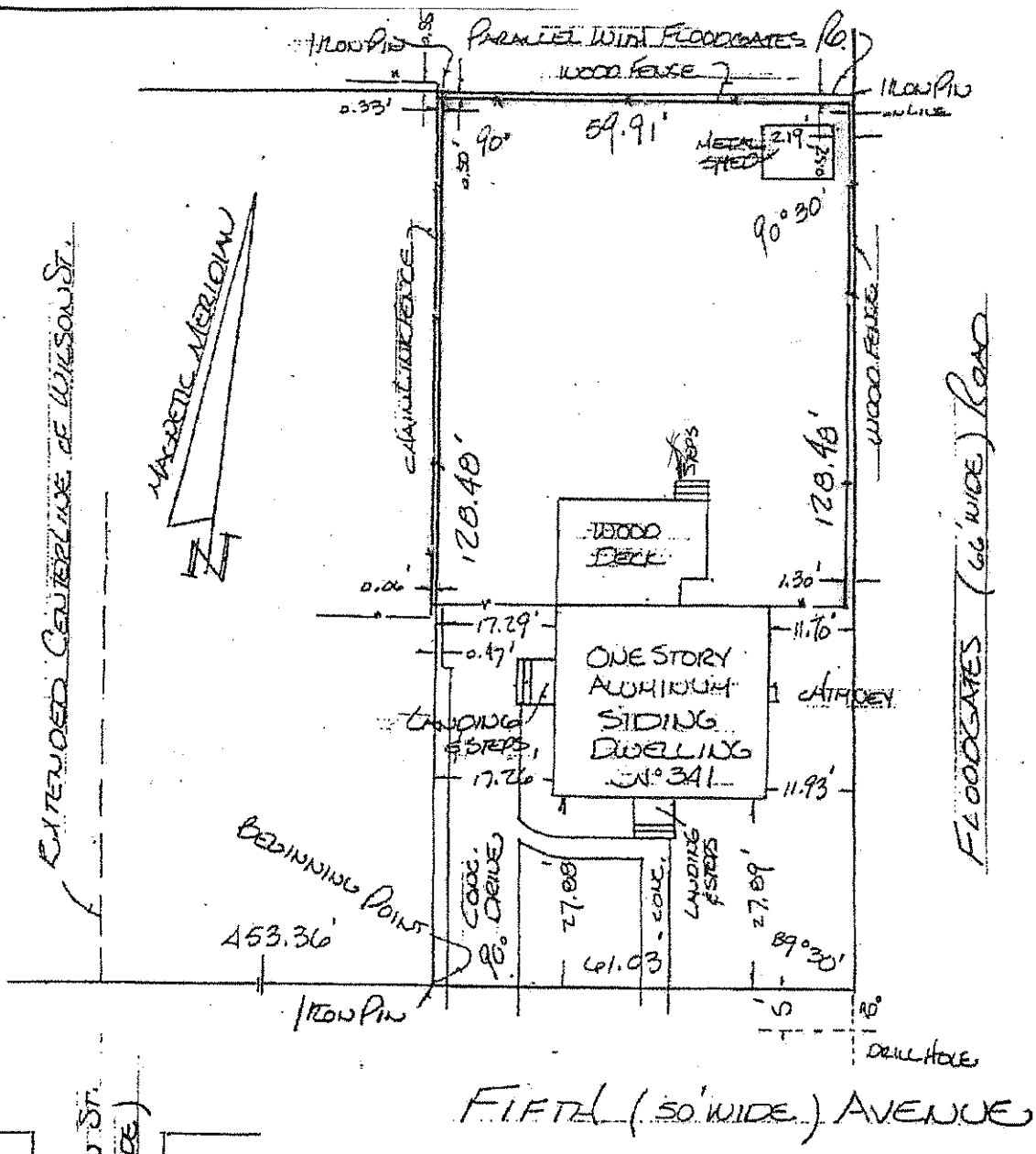
_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sandra DiCaprio
Name of property owner or applicant

Sworn and subscribed to
On this 31 day of January
20 13 before the following authority.

Marilyn Brabazon
Notary public

MARILYN R. BRABAZON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 14, 2013



NOTE:-
PARCEL SURVEYED BEING LOT 19 BLOCK 2003
TAX MAP TOWNSHIP OF GLOUCESTER

WEICHERT FINANCIAL SERVICES, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
GROUP 21 TITLE AGENCY, INC.

TO DOMINIC DICARRIO, JR.

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 thereon. Responsibility limited to current transaction.

Richard S. Humphries

RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34859
DATE OF SURVEY NOV. 29, 2002

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
813 Haddon Ave., Collingswood, N.J. 08108

Survey of Premises

N° 341 FIFTH AVENUE
TOWNSHIP OF GLOUCESTER

CAMDEN Co. New Jersey
Scale — 1" = 20'
A25-19

856-854-5229

Zoning Permit Denial

341 FIFTH AVE
Block/Lot 2003/19

Applicant
DICAPRIO DOMINIC JR & BROOKS S
341 FIFTH AVENUE
GLENDORA, NJ 08029

Real Estate Owner
DICAPRIO DOMINIC JR & BROOKS SANDR
341 FIFTH AVENUE
GLENDORA, NJ 08029

This is to certify that the above-named applied for a permit to/authorization fo
a proposed 6' vinyl fence.. This application for approval is hereby denied

Zone
R4
Application is
Denied

Comments on Decision:
Any fencing along a corner property shall have a setback equal to the existing front yard setback of the principal structure, or forty feet perpendicular from the edge of the cartway or pavement, whichever is greater. Sect. 505.par. 3. A Variance approval is required prior to issuance of permit.

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

Alisa Ortiz
Zoning Officer
January 29, 2013

Applic No. 7613
3141

Cut Here

1/31/13 - H/O will get back to me.

1/31/13 - App. picked up. Variance

Deliver to...

DICAPRIO DOMINIC JR & BROOKS S
341 FIFTH AVENUE
GLENDORA, NJ 08029

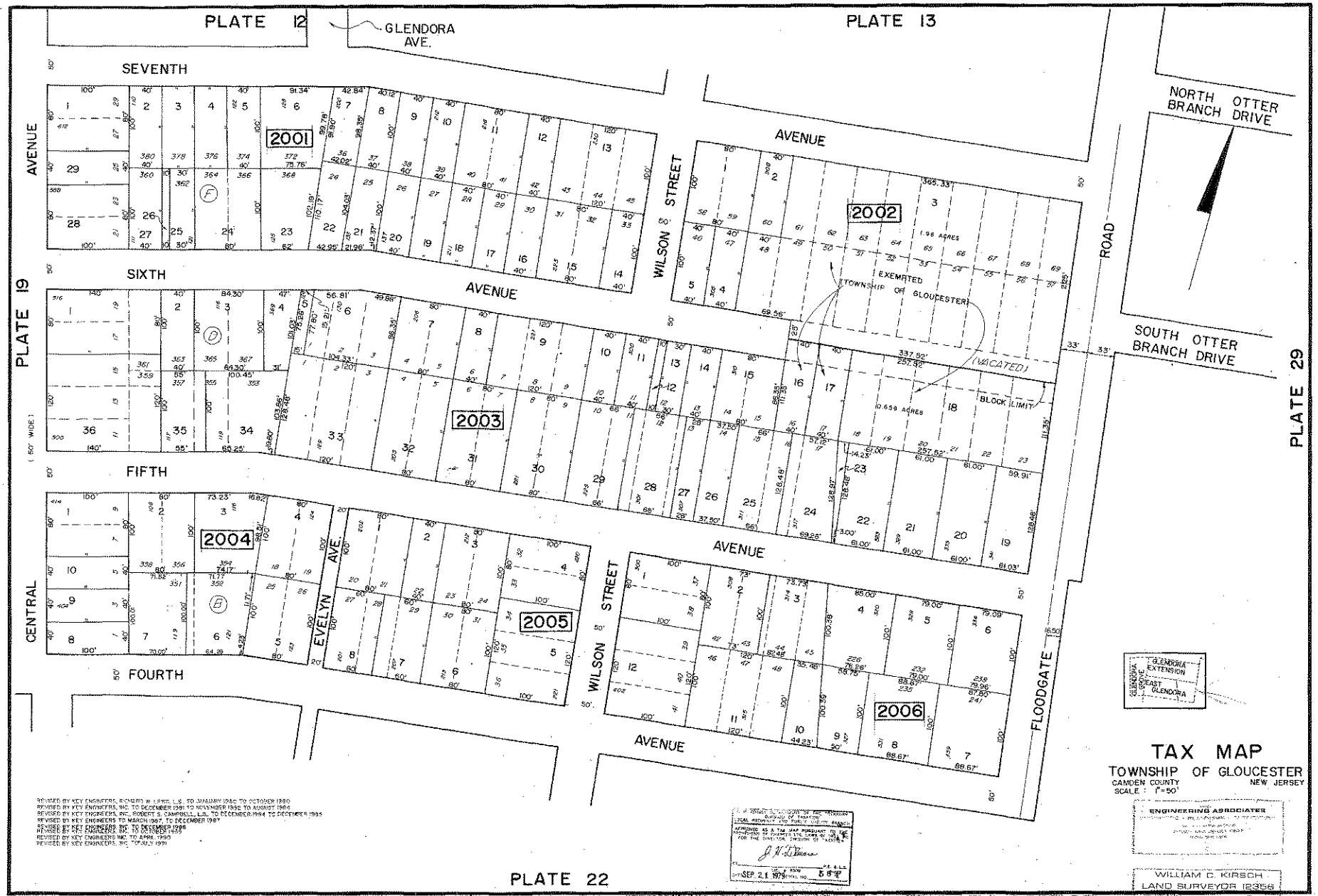


PLATE 12
GLENDORA AVE.
PLATE 13
SEVENTH
AVENUE
SIXTH
AVENUE
FIFTH
AVENUE
FOURTH
AVENUE
CENTRAL
EVELYN AVE.
WILSON STREET
FLOODGATE ROAD
NORTH OTTER BRANCH DRIVE
SOUTH OTTER BRANCH DRIVE
PLATE 19
PLATE 29
PLATE 22
2001
2002
2003
2004
2005
2006
EXEMPTED (TOWNSHIP OF GLOUCESTER)
(VACATED)
BLOCK LIMIT
GLENDORA EXTENSION
EAST GLENDORA
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY
NEW JERSEY
SCALE : 1"=50'
ENGINEERING ASSOCIATES
WILLIAM C. KIRSCH
LAND SURVEYOR 12356

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 4, 2013 APPLICATION No. #132006C

APPLICANT: Sandra DiCaprio PROJECT No. 7617

BLOCK(S): 2003 Lot(S): 19

LOCATION: ~~600 LINDA AVENUE, BLACKWOOD, NJ 08012~~ 341 5th Ave.

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by February 14, 2013***
- ☐ For Your Files.

ENCLOSED:

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

RECEIVED FEB 05 2013 By

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

No issues.

Signature 2/5/13

Tax Account Maintenance

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

Block: 2003

Lot: 19

Qualifier:

Owner: DICAPRIO DOMINIC JR & SANDRA L

Tax Bill | Restricted Edit

Prop Loc: 341 FIFTH AVENUE

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,262.42	1,262.42	.00	1,262.42
2013	1		1,262.42	1,262.42	.00	1,262.42
2013		Total	2,524.84	2,524.84	.00	2,524.84
2012	4		1,281.19	.00	.00	.00
2012	3		1,281.20	.00	.00	.00
2012	2		1,243.64	.00	.00	.00
2012	1		1,243.65	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 02/06/13 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/08/12

TOTAL TAX BALANCE DUE

Principal: 1,262.42 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: 1,262.42

RECEIVED FEB 06 2013 BY

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

February 6, 2013

RECEIVED
FEB 07 2013
By

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

Re: Application #132006C
Sandra DiCaprio
341 5th Avenue, Glendora, NJ 08029
Block 2003, Lot 19

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

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 4, 2013

APPLICATION No. #132006C

APPLICANT: Sandra DiCaprio

PROJECT No. 7617

RECEIVED
FEB 12 2013
By

BLOCK(S): 2003 **Lot(S):** 19

LOCATION: 600 LINDA AVENUE, BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

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

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

Reviewed
☑ **Approved** ☐ **Not Approved**
Gloucester Twp. Fire Dist. 1
Fire Official: [signature]
Date: 2-12-13

Signature

BILL 65 B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: February 4, 2013 **APPLICATION No.** #132006C

APPLICANT: Sandra DiCaprio **PROJECT No.** 7617

BLOCK(S): 2003 **Lot(S):** 19

LOCATION: ~~600 LINDA AVENUE, BLACKWOOD, NJ 08012~~
341 5th Ave Glendora

TRANSMITTAL TO:

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

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

RECEIVED FEB 19 2013 By

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

OK JCG - Bldg 2-14-13

Signature

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #13005C***
Patrick McMorrow
600 Linda Avenue
BLOCK 12406, LOT 9

DATE: February 5, 2013

The above application is to permit a 12' x 24' addition within the R-3 Residential district.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±9,614 sf[1]	yes
Minimum lot frontage Linda Avenue Fay Ann Drive	 75 ft. 75 ft.	 75.71 ft. 150.13 ft.	 yes yes
Minimum lot depth	125 ft.	120.71 ft.	yes
Maximum building coverage	20%	±11.2%[1]	yes
Maximum lot coverage	40%	±36.9%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (addition) **Linda Avenue**	**30 ft.**	**±25 ft.**	**no***
Fay Ann Drive (addition)	30 ft.	±55 ft.	
Side yard (addition)	**10 ft.**	**±1 ft.**	**no***
Rear yard (dwelling)	30 ft.	±48 ft.[1]	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

[1] = Scaled data.
Enc = Existing nonconformance.
* = Variance required.

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

II. VARIANCE COMMENTS

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

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

1. Front yard: (±25 ft. provided v. 30 ft. minimum required).
2. Side yard: (±1 ft. provided v. 10 ft. minimum required).

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit an addition with a front yard setback of approximately tywenty five (25) feet (30 ft. minimum required) and side yard setback of approximately one (1) foot (10 ft. minimum required).

cc: Patrick McMorrow
Anthony Costa, Esq.
James Mellett, PE

- d Chuck

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No.: 132005C Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ✓ Zoning Board of Adjustment Fees: 160.00 Project # 7606

[1] Upon receipt of all fees, documents, plans, etc. Escr. 150.00 Escr.# 7606

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Pat McMorrow McMorrow
Address: 600 Linda Ave
City: Blackwood
State, Zip: N.J. 08012
Phone: 609-220-6195 Fax: 856-227-4604
Email: 609-220-6195 (cell)

2. Owner(s) (List all Owners)

Name(s): Pat McMorrow
Address: 600 Linda Ave
City: Blackwood
State, Zip: N.J. 08012
Phone: 609-220-6195 Fax: 856-227-4604

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

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

RECEIVED JAN 29 2013 By _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Pat McMorrow	Name:
Address: 600 Linda Ave	Address: Same
Profession:	Profession:
City: Blackwood NJ	City:
State, Zip: NJ 08012	State, Zip:
Phone: 609 220 6945 Fax: 856 227 4604	Phone: ( ) - Fax: ( ) -
Email:	Email:

7. Location of Property:

Street Address: 600 Linda Ave Block(s): 12406

Tract Area: Lot(s): 9

8. Land Use:

Existing Land Use: My Home

Proposed Land Use (Describe Application): small family Rm 1 story addition 12 x 24

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	25.0
Front setback 2	
Rear setback	
Side setback 1	2.0
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 1-15-13

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).**

January 28th, 2013
Date

Signature

Print Name

~~Sworn and Subscribed to before me this~~

28th day of January,

2013 (Year).

Signature

Patrick M. Morrow
Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☑ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☑ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☑ No	☐ Yes
D. Is the applicant a corporation?	☑ No	☐ Yes
E. Is the applicant a limited liability corporation?	☑ No	☐ Yes
F. Is the applicant a partnership?	☑ No	☐ Yes
IF YES TO ANY OF THE ABOVE:		
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).	☑ No	☐ Yes
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?		
IF YES:		
List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).	☑ No	☐ Yes

Signature of Applicant

Patrick M. Morrow
Print Name

1/28/2013
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, 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:
Patrick McMorrow of full age, being duly sworn to law, ~~on oath~~ and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this 28th day of January,
2013 before the following authority.

Jane Truax
Notary public

JANE TRUAX
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 1/16/2018

Zoning Permit Denial

600 LINDA AVE
Block/Lot 12406/9

Applicant
MCMORROW PATRICK & ROSEMARIE
600 LINDA AVENUE
BLACKWOOD RD, N J 08012

Real Estate Owner
MCMORROW PATRICK & ROSEMARIE
600 LINDA AVENUE
BLACKWOOD RD, N J 08012

This is to certify that the above-named applied for a permit to/authorization fo
a proposed 23'4"X12' proposed addition.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Addition is being proposed at 26' from the front property line, 30' is required, 2' from side property line, 10' is required, a Variance approval is required by the Zoning Board of Adjustment prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

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

Alisa Ortiz
Zoning Officer
January 14, 2013

Applic No. 7571

Cut Here

Deliver to...

MCMORROW PATRICK & ROSEMARIE
600 LINDA AVENUE
BLACKWOOD RD, N J 08012

-26' from front prop. line
-2' from side P.L.
Exceeds building coverage

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

Telephone: (856) 374-3512 FAX: (856) 232-6229

APPLICATION FOR ZONING PERMIT (RESIDENTIAL)

Date: 1/8/13 Block: 282 E Lot: 9

Name of Applicant: Pat McMorrow Telephone: 6092206195 Cell

Address of Applicant: 600 Linda ave Blackwood

Name of Property Owner: Pat McMorrow Telephone: 6092206195

Address of Property Owner: SAME

Work site street address: SAME

Type of work and/or use: Small Addition

Is the property subject to a Planning Board or Zoning Board of Adjustment Approval? ☐ Yes ☑ No

If yes, provided application number: _____

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

ZONING PERMIT EXEMPTIONS

Siding	Roofing	Replace existing steps	Windows
Doors	Sewer/Septic	Electrical (interior only)	Interior renovations

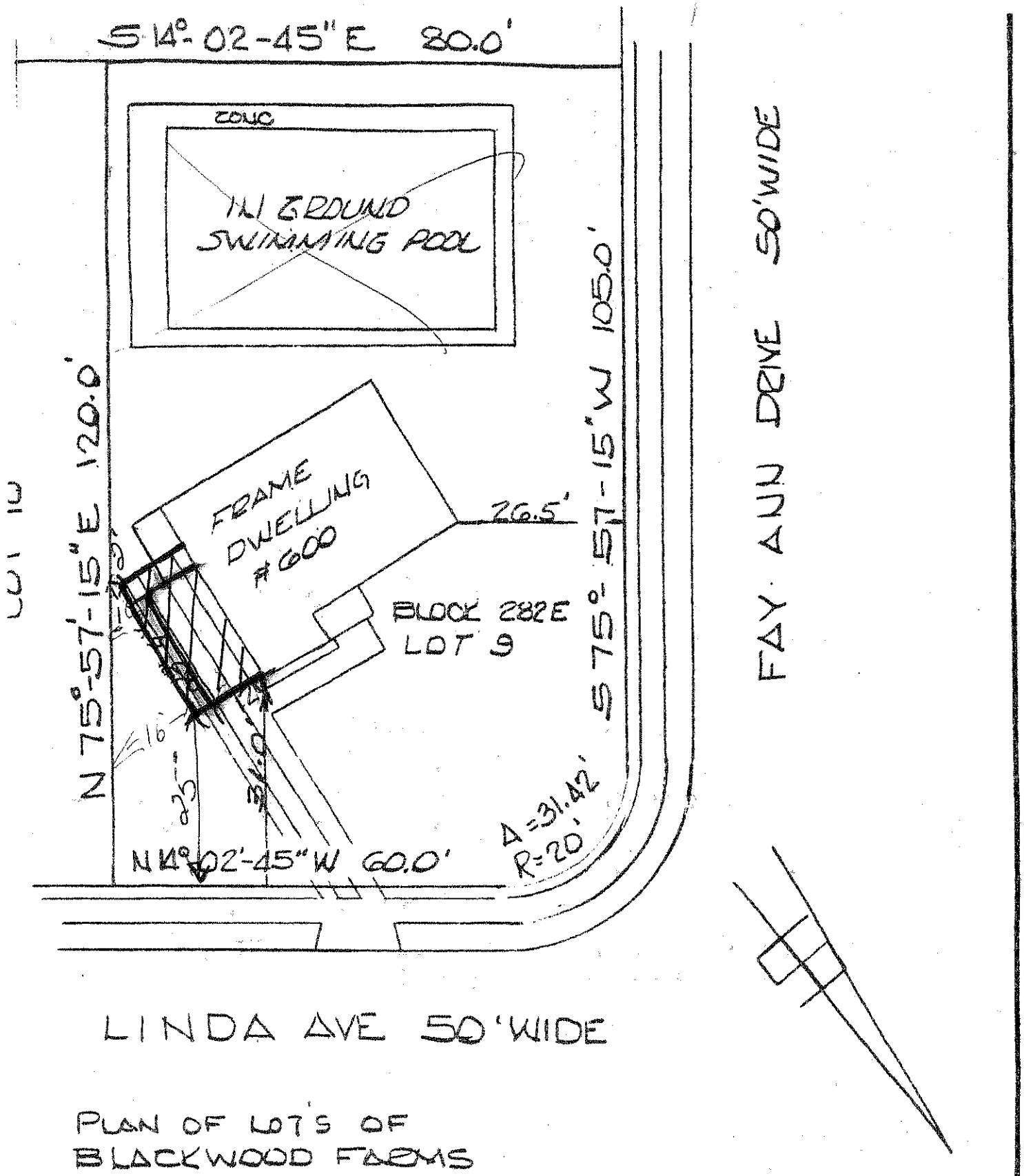
****

1. DWELLING:	Type: Single family (SFD) or Two family (TFD)		Building Area (sq. ft.) 1902	Height 21
2. ADDITION:	L x W and/or sq. ft. 23'4" x 12' 276	Height 12	Stories 1	Use: (i.e., bedroom, bathroom, etc.) Family Rm
3. GARAGE:	L x W and/or sq. ft.	Height	Stories	Second garage (Yes/No)
4. SHED:	L x W and/or sq. ft.	Height	Stories	Second shed (Yes/No)
5. POOL:	L x W and/or sq. ft.		Type (Above ground or Inground)	
6. FENCE:	Style		Height	
7. OTHER:	L x W and/or sq. ft.		Proposed Use/Construction (i.e., deck, patio, driveway, etc.)	

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

Patrick M. Morrow
(OWNER'S NAME)

(OWNER'S SIGNATURE)



PLAN OF LOTS OF
BLACKWOOD FARMS

Azimetric Surveying Services
12 HOLLY ROAD, STRATFORD, NEW JERSEY 08084
Phone 627-3550 - 596-0399

RICHARD B. MORRISON
LAND SURVEYOR
L.S. 20807 (N.J.) P.E. 007851 (PA.)

SURVEY OF PREMISES | SITUATE IN: | DATE Aug 17, 81 | SURVEY NO.

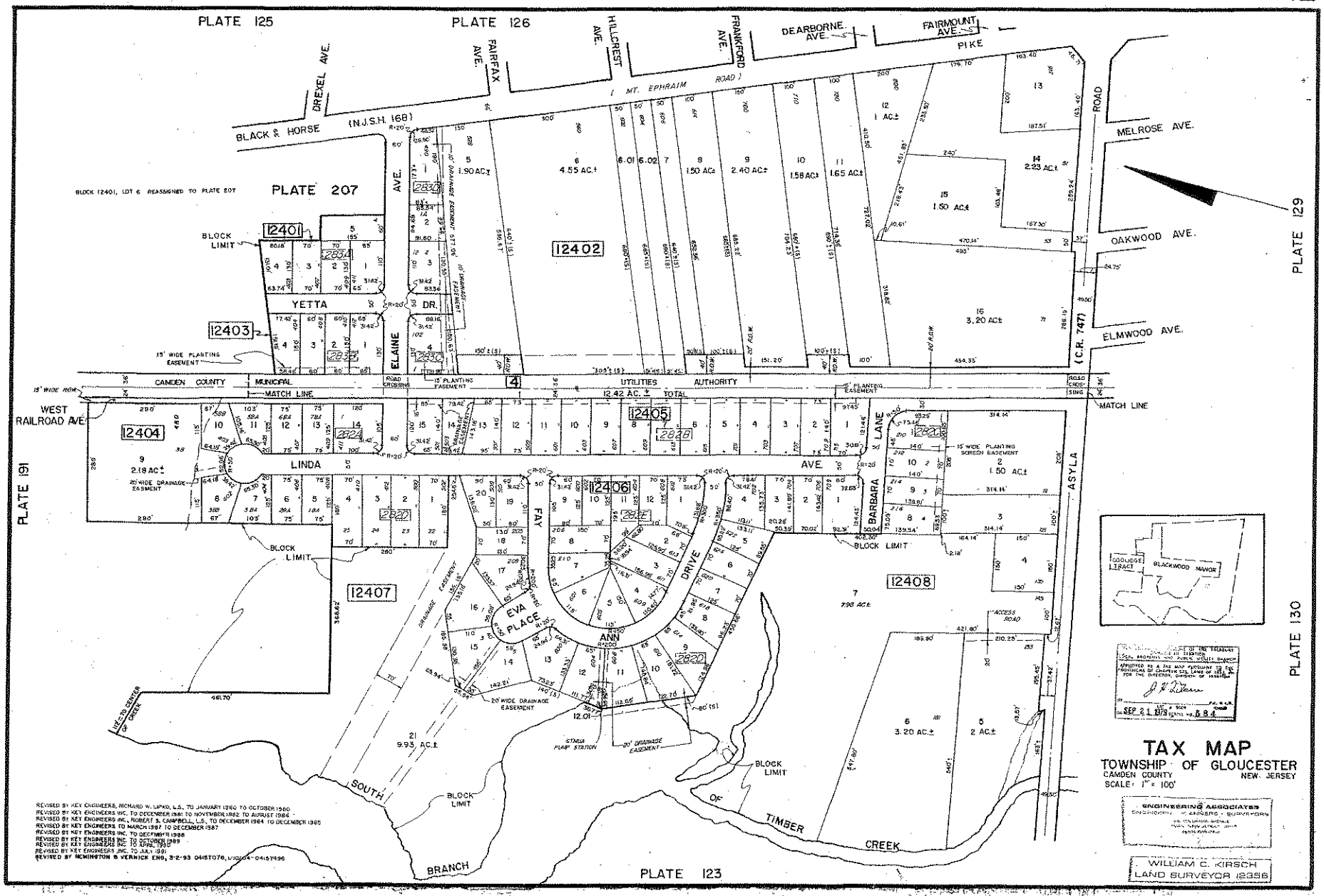


PLATE 125
PLATE 126
PLATE 129
PLATE 130
PLATE 191
PLATE 123
PLATE 207
DREXEL AVE.
FAIRFAX AVE.
HILLCREST AVE.
FRANKFORD AVE.
DEARBORNE AVE.
FAIRMOUNT AVE.
PIKE
MT. EPHRAIM ROAD
BLACK HORSE (N.J.S.H. 168)
MELROSE AVE.
OAKWOOD AVE.
ELMWOOD AVE.
(C.R. 747)
ROAD
YETTA DR.
ELAINE AVE.
CAMDEN COUNTY MUNICIPAL UTILITIES AUTHORITY
MATCH LINE
WEST RAILROAD AVE
LINDA AVE.
FAY PLACE
EVA ANN DRIVE
BARBARA LANE
ASYLA
SOUTH BRANCH OF TIMBER CREEK
BLOCK LIMIT
12401
12402
12403
12404
12405
12406
12407
12408
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100'
ENGINEERING ASSOCIATES
WILLIAM C. KIRSCH
LAND SURVEYOR 12356

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #132005C 600 Linda Ave Blackwood, Patrick McMorrow Block 12406 Lot 9

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

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

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

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

☐Other:

FEB 05 2013

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

Signature: _____ Date Submitted: 2/4/13

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 29, 2013 APPLICATION No. #132005C

APPLICANT: PATRICK McMORROW PROJECT No. 7606

BLOCK(S): 12406 Lot(S): 9

LOCATION: 600 LINDA AVENUE, BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C** 12x24 Addition
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by February 11, 2013***
- ☐ For Your Files.

ENCLOSED:

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

RECEIVED JAN 29 2013 BY

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

No Issues
1/29/13

Signature

Tax Account Maintenance

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

Block: 12406 ...

Lot: 9

Qualifier:

Tax Bill | Restricted Edit

Owner: MCMORROW PATRICK & ROSEMARIE ... Prop Loc: 600 LINDA AVENUE ...

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,449.42	1,449.42	.00	1,449.42
2013	1		1,449.42	.00	.00	.00
2013		Total	2,898.84	1,449.42	.00	1,449.42
2012	4		1,470.83	.00	.00	.00
2012	3		1,470.84	.00	.00	.00
2012	2		1,428.00	.00	.00	.00
2012	1		1,428.01	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 01/31/13 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/24/13

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

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

* Indicates Adjusted Billing in a Tax Quarter

RECEIVED
JAN 31 2013
By

Current

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

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

February 5, 2013

FEB 06 2013

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

Re: Application #132005C
Patrick McMorrow
600 Linda Avenue, Blackwood, NJ 08012
Block 12406, Lot 9

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

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

Date: February 19, 2013

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

RECEIVED
FEB 19 2013
By

Applicant: Patrick McMorrow

Block: 12406 *Lot: 9*

Application #: 132005C

Comments: Building review-

1. *Note: if the structure is within 5' of the property line, structure must comply with IRC 2009 section R302.*

Thank you,

Jim Gallagher
Building SubCode Official

Bin # 65 PB

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 29, 2013 **APPLICATION No.** #132005C

APPLICANT: PATRICK McMORROW **PROJECT No.** 7606

BLOCK(S): 12406 **Lot(S):** 9

LOCATION: 600 LINDA AVENUE, BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

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

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

OK 2-14-13 – Note: If the structure is within 5' of the property line, Structure must comply with IRC 2009 Section R 302.
JTG BSO

Signature