

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, March 23, 2016
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes – *Wednesday,*

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

#162010C

Norman & Josette Nofrada

Zoned: R3

Bulk C Variance

Block: 12807 Lot: 1

Location: 60 Argyle Ave., Blackwood

20' x 13' Sunroom (260 sq. ft.) w/20'.6" setback from 2nd F

#162011C

Denise & Al Wolf

Zoned: R3

Bulk C Variance

Block: 17502 Lot: 19

Location: 36 Sherri La., Erial

30' x 20' x 14' Pole Barn w/6' setback

#162012C
Keith Quigley
Zoned: R3

Bulk C Variance
Block: 9502 Lot: 8
Location: 364 Hartford Rd., Somerdale

16' x 36' in ground pool with Rear 5' setback to concrete/8' side setback to water's edge

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #162012C**
Keith Quigley
364 Hartford Road
BLOCK 9502, LOT 8

DATE: March 8, 2016

The Applicant requests approval to install a 16' x 36' in-ground swimming pool with 3-foot 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	±9,755 sf	yes
Minimum lot frontage	75 ft.	78.66 ft.	yes
Minimum lot depth	125 ft.	130 ft.	yes
Maximum building coverage	20%	±20.3% ¹	enc
Maximum lot coverage	40%	±40.2%¹	no[*]
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (dwelling)	30 ft.	32.08 ft.	yes
Side yard	10 ft.	14.01 ft. / 11.90 ft.	yes / yes
Rear yard	30 ft.	±53 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a
RESIDENTIAL SWIMMING POOL REQUIREMENTS			
Front yard (apron) ²	30 ft.	±105 ft.	yes
Side yard ²	10 ft.	±24 ft.	yes
Side yard²	10 ft.	±5 ft.	no[*]
Rear yard²	10 ft.	±5 ft.	no[*]
Distance from dwelling	10 ft.	±29 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: (±40.2% provided v. 40% maximum allowed).

§422.K, Residential Swimming Pools and Cabana

2. Side Yard: (±5 ft. provided v. 10 ft. min. required).
3. Rear Yard: (±5 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 and two tenths (40.2) percent (40% maximum allowed) and from Section 422.K(2) to permit an in-ground swimming pool apron approximately five (5) feet from the side and rear property lines (10 ft. minimum required).

IV. RECOMMENDATIONS

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

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

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date: _____ Application No. #162012C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 1600⁰⁰ Project # 10707

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

Escr. 150⁰⁰ Escr. # 10707

LAND DEVELOPMENT APPLICATION

1. Applicant

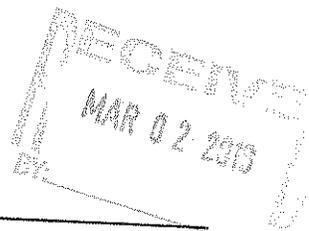
Name: Keith Forsley
 Address: 364 Hartford Rd.
 City: Jomerdale
 State, Zip: NJ 08063
 Phone: (856) 309-1046 Fax: () -
 Email: _____

2. Owner(s) (List all Owners)

Name(s): _____
 Address: SAME
 City: _____
 State, Zip: _____
 Phone: () - Fax: () -

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Toni Williamson / The Pool Store
Address: 288 Egg Harbor Rd
Profession: pool installer
City: Sewell
State, Zip: NJ 08080
Phone: 609 863 3400 Fax: _____
Email: Toni@thepoolstore.com

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

7. Location of Property:

Street Address: 304 Hartford Rd Block(s): 9502
Tract Area: _____ Lot(s): 8

8. Land Use:

Existing Land Use: SFD
Proposed Land Use (Describe Application): Inground pool in rear yard w/ 5' setbacks to concrete 8' to waters edge (16x36)

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 <i>for CONCRETE</i>	5'
Side setback 1 <i>to water's edge</i>	8'
Side setback 2	_____
Lot frontage	78.66
Lot depth	130.00
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 <i>1 R</i>	5'
Setback from property line <i>2 S</i>	8'
Distance from dwelling <i>to water edge</i>	32'

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

Kath [Signature]
Signature of Applicant

03-02-16
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

3-2-16
Date

Keith Awigley
Signature

Sworn and Subscribed to before me this

2nd day of March
2016 (Year).

Keith Awigley
Print Name

Judith A. Calabrese
Signature

JUDITH A. CALABRESE
Print Name

NOTARY

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

Keith A. Awigley
Signature of Applicant

03-02-16
Date

Keith Awigley
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 3-2-16, shows and discloses the premises in its entirety, described as Block _____ Lot 8 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.

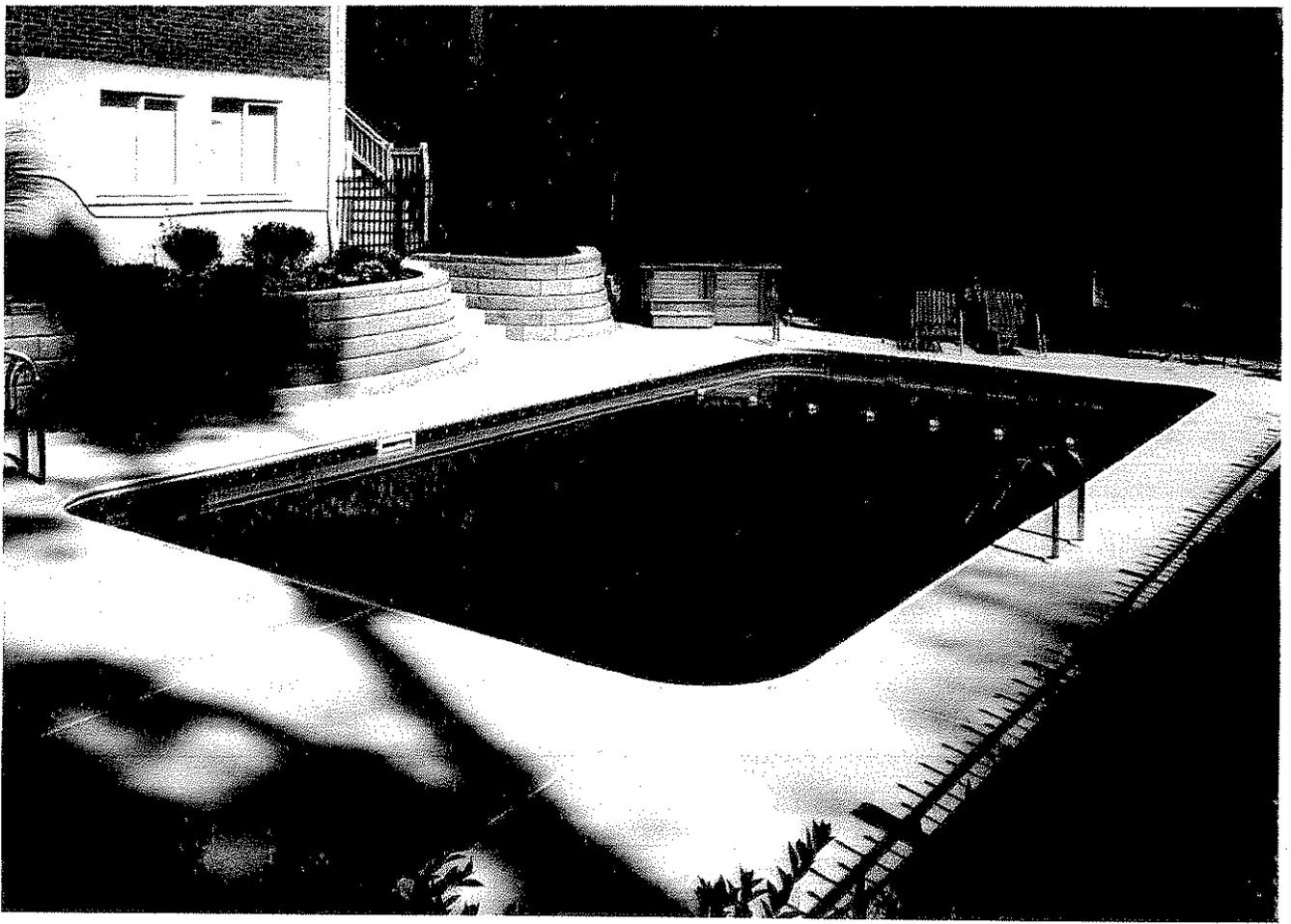
State of New Jersey,
County of Camden:

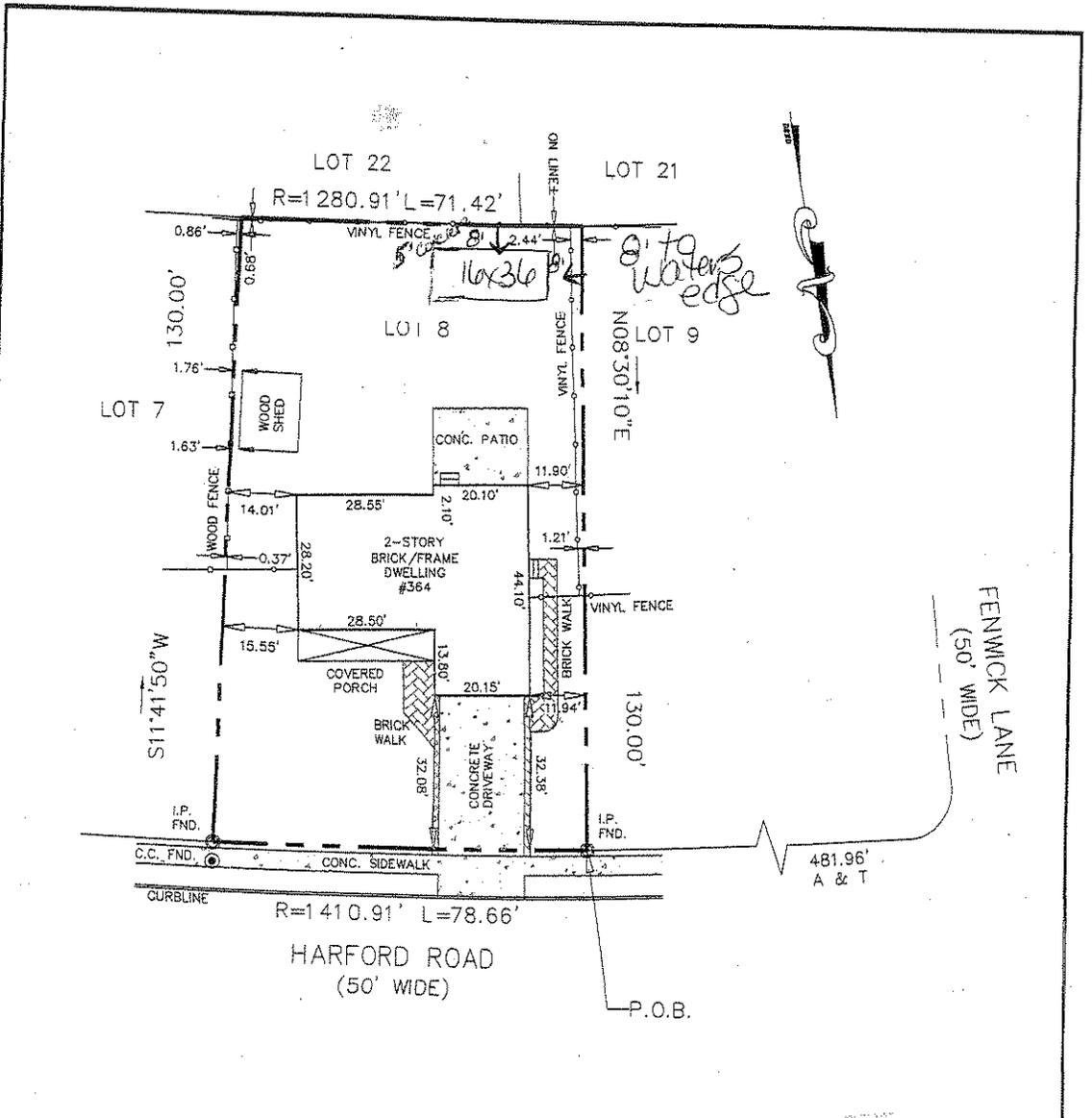
Sworn and subscribed to
On this 2nd day of March
2016 before the following authority.

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

Keith Awigley
Name of property owner or applicant

Judith A. Calabrese
Notary public





To:
 KEITH T. QUIGLEY AND KELLY QUIGLEY
 WEICHERT TITLE AGENCY
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 SUSQUEHANNA BANK;
 its successors and/or assigns, ATIMA

RECEIVED
 MAR 02 2016

TO ALL PERSONS AND PARTIES OF INTEREST:
 I HEREBY DECLARE THAT THIS SURVEY WAS
 ACTUALLY MADE ON THE GROUND AS PER
 RECORD DESCRIPTION AND IS CORRECT AND
 THERE ARE NO ENCROACHMENTS EITHER WAY
 ACROSS PROPERTY LINES EXCEPT AS SHOWN.

THIS SURVEY WAS PREPARED ONLY FOR THE
 ABOVE NAMED PARTIES FOR PURCHASE AND/
 OR MORTGAGE FOR HEREIN DELINEATED
 PROPERTY BY ABOVE NAMED PURCHASER.
 NO RESPONSIBILITY OR LIABILITY IS
 ASSUMED BY SURVEYOR FOR USE OF SURVEY
 FOR ANY OTHER PURPOSE INCLUDING, BUT
 NOT LIMITED TO USE OF SURVEY FOR SURVEY
 AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY
 OTHER PERSON NOT LISTED HEREIN, EITHER
 DIRECTLY OR INDIRECTLY. SURVEY MAY NOT
 BE USED FOR CONSTRUCTION OR SUBDIVISION
 PURPOSES WITHOUT WRITTEN CONSENT OF
 THIS SURVEYOR.

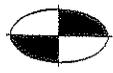
THIS SURVEY PLAN, FLAGS AND/OR PINS
 SET ARE NOT VALID UNTIL FEE IS PAID IN
 FULL. IF FEE NOT PAID, THIS SURVEY IS
 INVALID. ANY OTHER USE OF THIS PLAN OR
 A COPY OR ALTERATION OF IT NOT SIGNED
 AND SEALED BY THE SURVEYOR WHO
 PREPARED THIS PLAN IS NOT THE
 RESPONSIBILITY OF THE UNDERSIGNED.

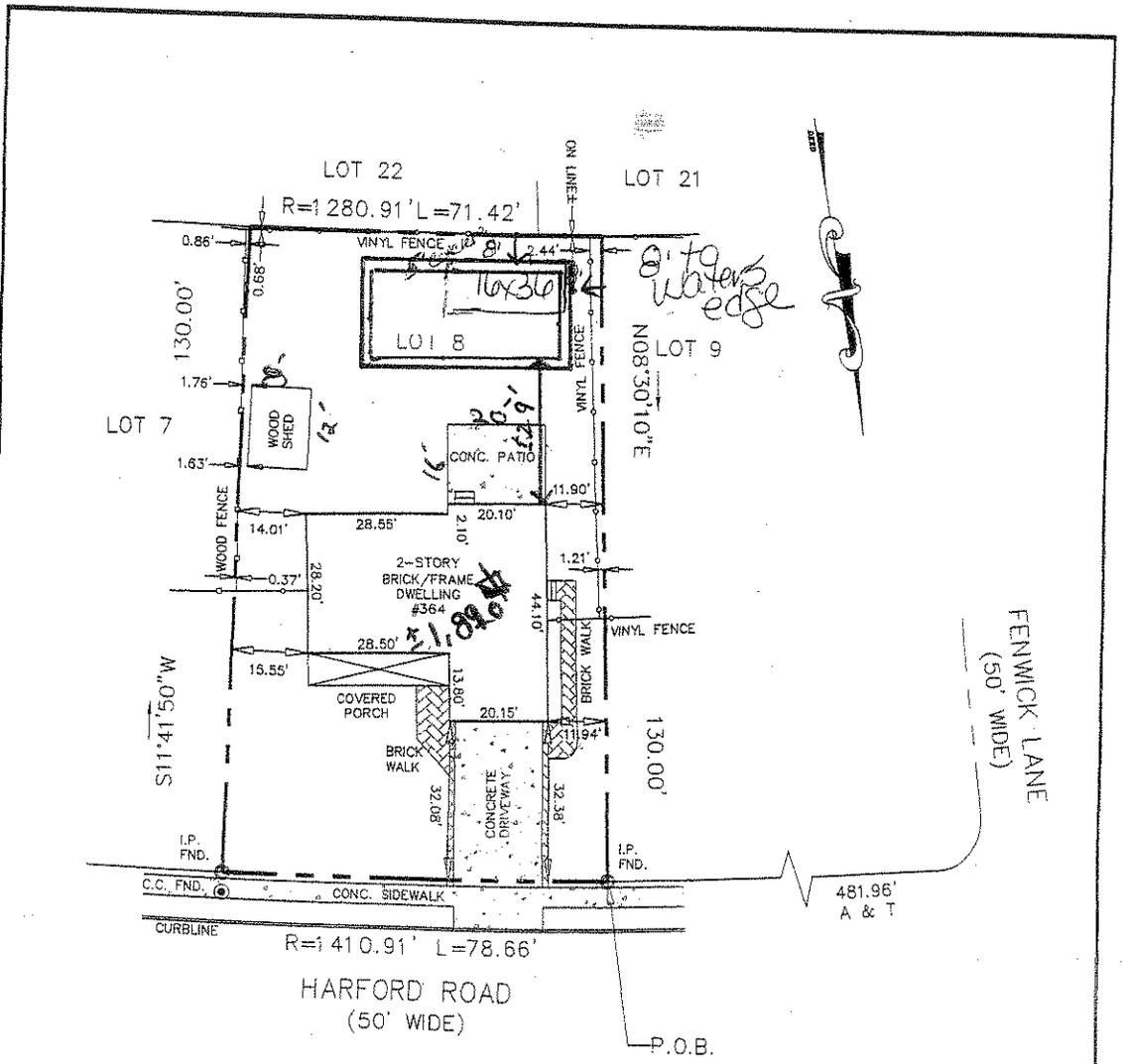
SURVEYOR RESERVES THE RIGHT TO REVISE
 THIS SURVEY AT ANY TIME AFTER SUBMISSION
 IF ADDITIONAL PERTINENT INFORMATION IS
 RECEIVED.

THIS PLAN OF SURVEY IS NOT AN ALTA
 SURVEY.

- NOTES:
- 1) TAX MAP REFERENCE:
TOWNSHIP OF GLOUCESTER,
BLOCK 9502, LOT 8
 - 2) MAP REFERENCE:
BEING KNOWN AS BEING KNOWN AS LOT 8,
BLOCK 106-A1 PLAN OF ROBERTS FARM,
DATED MARCH 12, 1971.
 - 3) CONTAINING: 9,755 +/- SF.
 - 4) THIS SURVEY WAS PREPARED WITHOUT
THE BENEFIT OF A TITLE REPORT.
 - 5) SUBJECT TO SUCH EASEMENTS AND
RESTRICTIONS THAT MAY BE REVEALED
BY A TITLE REPORT.
 - 6) PLAN DEPICTS CONDITIONS AS OF: 10/23/2014

PLAN OF SURVEY
 OF
 BLOCK 9502 LOT 8
 LOCATED IN
 TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY, NEW JERSEY

REVISION/DATE	 DATE 10/24/14 AVI LUZON PROFESSIONAL LAND SURVEYOR N.J. LICENSE # 36745	 AVI LUZON PROFESSIONAL LAND SURVEYOR 83 KENSINGTON DRIVE MT. HOLLY, NEW JERSEY 08060 (609) 261-4947	DESIGNED:	DRAWN: CC	CHECKED: AL
	SCALE: 1"=30'		DATE: 10/24/2014	DWG. NO.: 14AL2321	



To:
 KEITH T. QUIGLEY AND KELLY QUIGLEY
 WEICHERT TITLE AGENCY
 FIDELITY NATIONAL TITLE INSURANCE COMPANY
 SUSQUEHANNA BANK;
 its successors and/or assigns, ATIMA

MAR 02 2016

TO ALL PERSONS AND PARTIES OF INTEREST:
 I HEREBY DECLARE THAT THIS SURVEY WAS
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 OR MORTGAGE FOR HEREIN DELINEATED
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 FOR ANY OTHER PURPOSE INCLUDING, BUT
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 AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY
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 DIRECTLY OR INDIRECTLY. SURVEY MAY NOT
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THIS SURVEY PLAN, FLAGS AND/OR PINS
 SET ARE NOT VALID UNTIL FEE IS PAID IN
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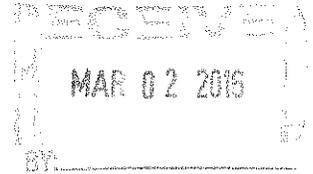
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NOTES:

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 BLOCK 9502, LOT 8
- 2) MAP REFERENCE:
 BEING KNOWN AS BEING KNOWN AS LOT 8,
 BLOCK 106-A1, PLAN OF ROBERTS FARM,
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- 6) PLAN DEPICTS CONDITIONS AS OF: 10/23/2014

PLAN OF SURVEY
 OF
 BLOCK 9502 LOT 8
 LOCATED IN
 TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY, NEW JERSEY

REVISION/DATE	 DATE 10/24/14 AVI LUZON PROFESSIONAL LAND SURVEYOR N.J. LICENSE # 36745		AVI LUZON PROFESSIONAL LAND SURVEYOR 83 KENSINGTON DRIVE MT. HOLLY, NEW JERSEY 08060 (609) 261-4947
	DESIGNED: SCALE: 1"=30'		DRAWN: CC DATE: 10/24/2014



TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

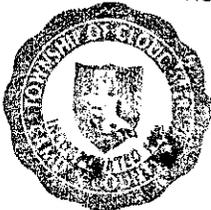
Name: Kelly & Keith Quigley
Address: 364 Harford Road
Block: 9502 Lot: 8

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

3-2-16
Date

Karen Bonelli
Gloucester Township Tax Collector
(tax clerk)

OFFICIAL VERIFICATION



Tax Collector
Gloucester Township
Camden County



Printed on recycled paper

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 3, 2016

APPLICATION No. #162012C

APPLICANT: The Pool Store, Inc.

PROJECT No. 10207

BLOCK(S): 9502 Lot(S): 8

OWNER: Keith Quigley

LOCATION: 364 Hartford Rd., Somerdale, NJ 08083

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

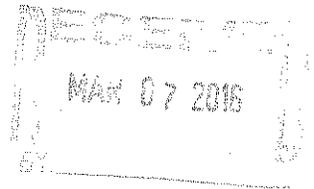
PURPOSE OF TRANSMITTAL:

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

ENCLOSED:

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

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



Signature: *[Handwritten Signature]*

*No Issue &
3/7/16*

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #162011C**
Denise & Al Wolf
36 Sherri Lane
BLOCK 17502, LOT 19

DATE: March 8, 2016

The above application is to permit a second 20' x 30' detached private garage within the R-3 Residential district as per the attached sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	9,375 sf ¹	yes
Minimum lot frontage	75 ft.	75 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±17.2% ¹	yes
Maximum lot coverage	40%	±27.3 % ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	29.71 ft.	enc
Side yard	10 ft.	15.38 ft. / 19.61 ft.	yes / yes
Rear yard (deck)	30 ft.	±60 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	N.P.	±71 ft. ¹	yes
Side yard	10 feet	±49 ft. ¹	yes
Side yard	10 feet	20 ft.	yes
Rear yard	10 feet	6 ft.	no
Maximum garage height	20 feet	14 ft.	yes
Maximum other building height	15 feet	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.

OFF-STREET PARKING AND PRIVATE GARAGES			
Maximum area	800 sf	600 sf	yes
Less than area of principal building	< ±1,008 sf ¹	600 sf	yes
Maximum stories	1	1	yes
Maximum number of garages	1	1	yes

II. VARIANCE COMMENTS

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

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

1. Accessory Building – side yard: (6 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 variances:

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F Area, Yard, Height and Building Coverage to permit a detached garage with six (6) feet from the side property line (10 ft. minimum required).

cc: Denise & Al Wolf
Anthony Costa, Esq.
James Mellett, PE

Zoning Permit Denial

36 SHERRI LA
Block/Lot 17502/19

Applicant

WOLF, ALFRED & KRENKLER, DENIS
36 SHERRI LANE
SICKLERVILLE, NJ 08081

Real Estate Owner

WOLF, ALFRED & KRENKLER, DENISE
36 SHERRI LANE
SICKLERVILLE, NJ 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed rear yard 20'X30' detached garage.. This application for approval is hereby denied

Zone

R3

Application is

Denied

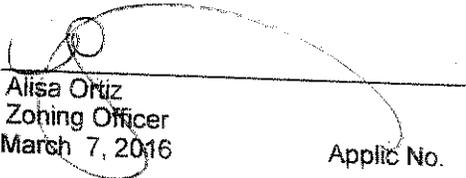
Comments on Decision:

Garage is to be located a minimum of 10' from any property line. A Variance approval is required 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
March 7, 2016

Applic No. 10222

Cut Here

Deliver to...

WOLF, ALFRED & KRENKLER, DENIS
36 SHERRI LANE
SICKLERVILLE, NJ 08081

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: 2/29/16 Application No.: #162011C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160.00 Project # 10201

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

Escr. 150.00 Escr.# 10201

LAND DEVELOPMENT APPLICATION

1. Applicant

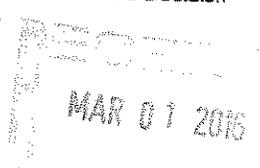
Name: Denise Wolf
 Address: 36 Sherri Lane
 City: ERIAL
 State, Zip: NJ 08081
 Phone: 856 309 5949 Fax: 856 227 3619
 Email: dewolf@bhprsd.org

2. Owner(s) (List all Owners)

Name(s): Denise / AL Wolf
 Address: 36 Sherri Lane
 City: ERIAL (wk)
 State, Zip: NJ 08081 227
 Phone: 856 309 5949 Fax: () - 4100
 xt. 4014

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: PIONEER POLE BUILDINGS
Address: 716 Pa 183
Profession: _____
City: Schuylkill Haven
State, Zip: Pa 17972
Phone: (570) 739 0078 Fax: _____
Email: Shannon d @ ppb1.com

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

7. Location of Property:

Street Address: 36 Sherpi Lane Block(s): 17502
Tract Area: _____ Lot(s): 19

8. Land Use:

Existing Land Use: SPD
Proposed Land Use (Describe Application): Building garage 6' from property line - Pole barn structure - 30' x 20' x 14' - 14' height -

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications

	Proposed
Front setback 1	73' App rd
Front setback 2	N/A
Rear setback	20'
Side setback 1	6'
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application

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

Pool Requirements

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

Garage Application

Garage Area	PROPOSED 30' x 20'
Garage height	14'
Number of garages (Include attached garage if applicable)	1
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

Denise Wolf
Signature of Applicant

2/29/16
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

2/29/16
Date

Denise Wolf
Signature
Denise Wolf
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

Denise Wolf
Signature of Applicant
Denise Wolf
Print Name

2/29/16
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 2/29/16, shows and discloses the premises in its entirety, described as Block 17502 Lot 19 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Sworn and subscribed to
On this 29 day of February
20 16 before the following authority.

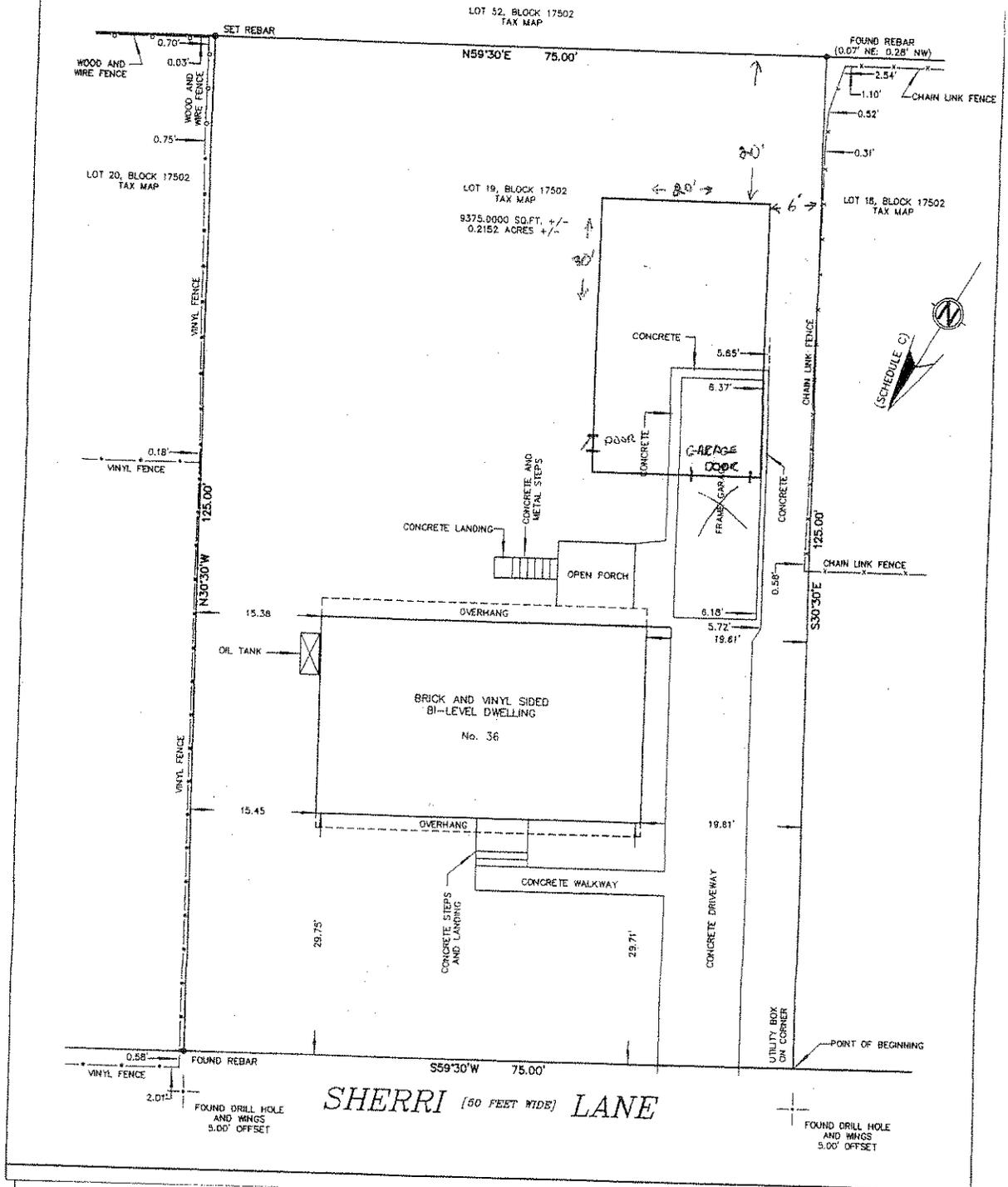
Denise Wolf
Name of property owner or applicant

Michele Lyn Tregger
Notary public

MICHELE LYN TREGGER

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

BEING KNOWN AS LOT 21, BLOCK 454, PLAN OF LOTS, SECTION #1, TINA-KAY HOMES.
 ALSO KNOWN AS LOT 19, BLOCK 17502 AS SHOWN ON THE TOWNSHIP OF GLOUCESTER TAX MAP



To: ALFRED WOLF AND DENISE WOLF

Any insurer of title relying hereon and any other party in interest, in consideration of the fee paid for making this survey, I hereby declare to the best of my knowledge, information and belief, and in my professional opinion, this survey is accurate (except such encumbrances, 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.

[Signature]
 27 APRIL 2015
John Leon
 N.J. PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER 42466

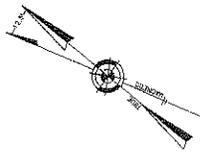
Leon Land Surveying, LLC
 Certificate of Authorization No. 24GA28094800
 3 Sprague Landing, Turnersville, NJ 08012
 856.232.8800

Survey of Premises:
 MAR 01 2015
 No. 36 SHERRI LANE
 TOWNSHIP OF GLOUCESTER
 CAMDEN County, New Jersey

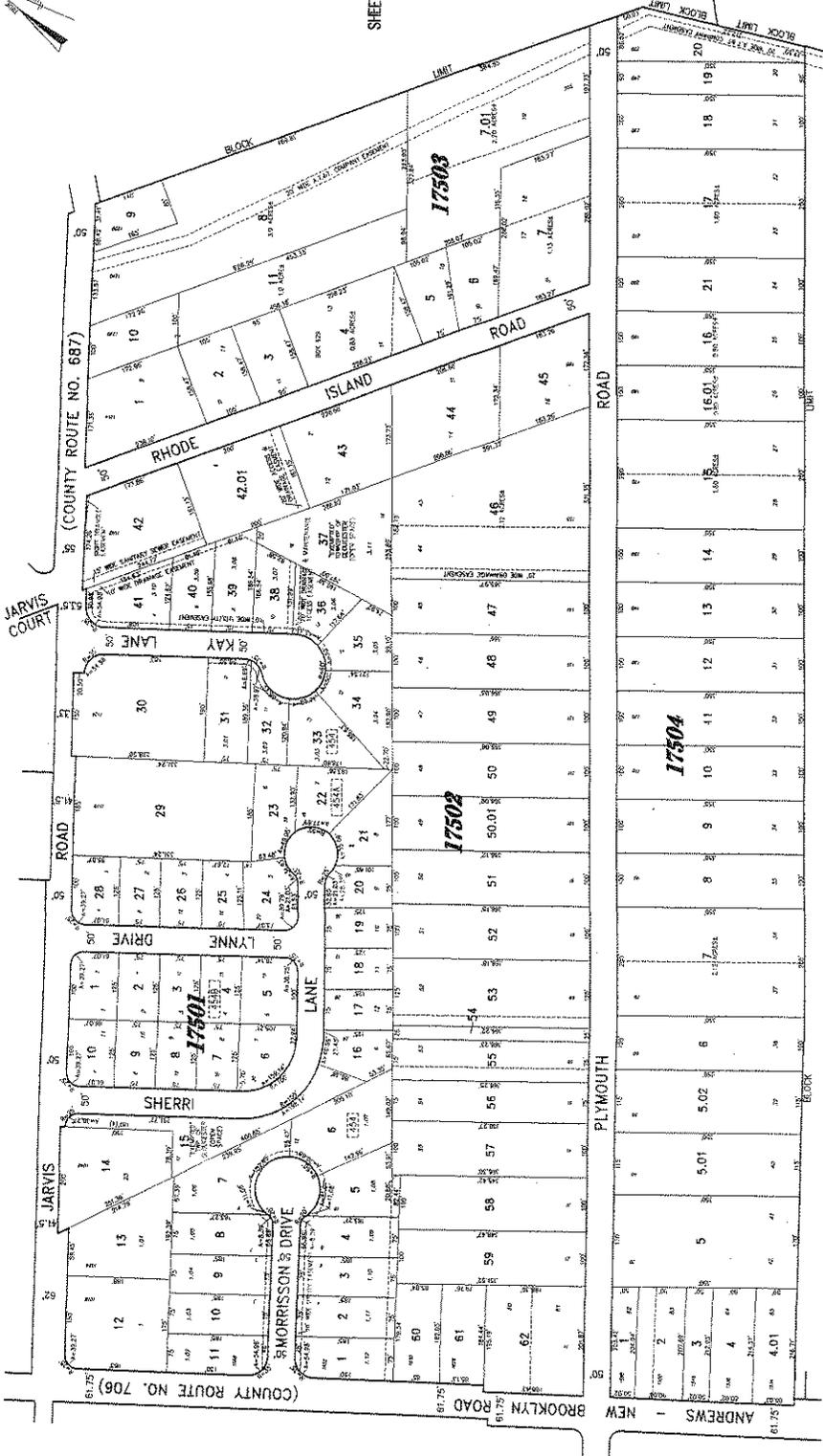
DATE: 21 APRIL 2015 SCALE: 1" = 15' JOB No. 93 - 40

NO.	DATE	DESCRIPTION
1	01/15/2004	PREPARED FOR THE TOWNSHIP
2	02/15/2004	REVISIONS
3	03/15/2004	REVISIONS
4	04/15/2004	REVISIONS
5	05/15/2004	REVISIONS
6	06/15/2004	REVISIONS
7	07/15/2004	REVISIONS
8	08/15/2004	REVISIONS
9	09/15/2004	REVISIONS
10	10/15/2004	REVISIONS
11	11/15/2004	REVISIONS
12	12/15/2004	REVISIONS

NOTE: THIS SHEET WAS REVISED FROM LATEST COMPLETE AERIAL PHOTOGRAPHY (2003) AND COMPASS SURVEY (2003)



SHEET 165



SHEET 174

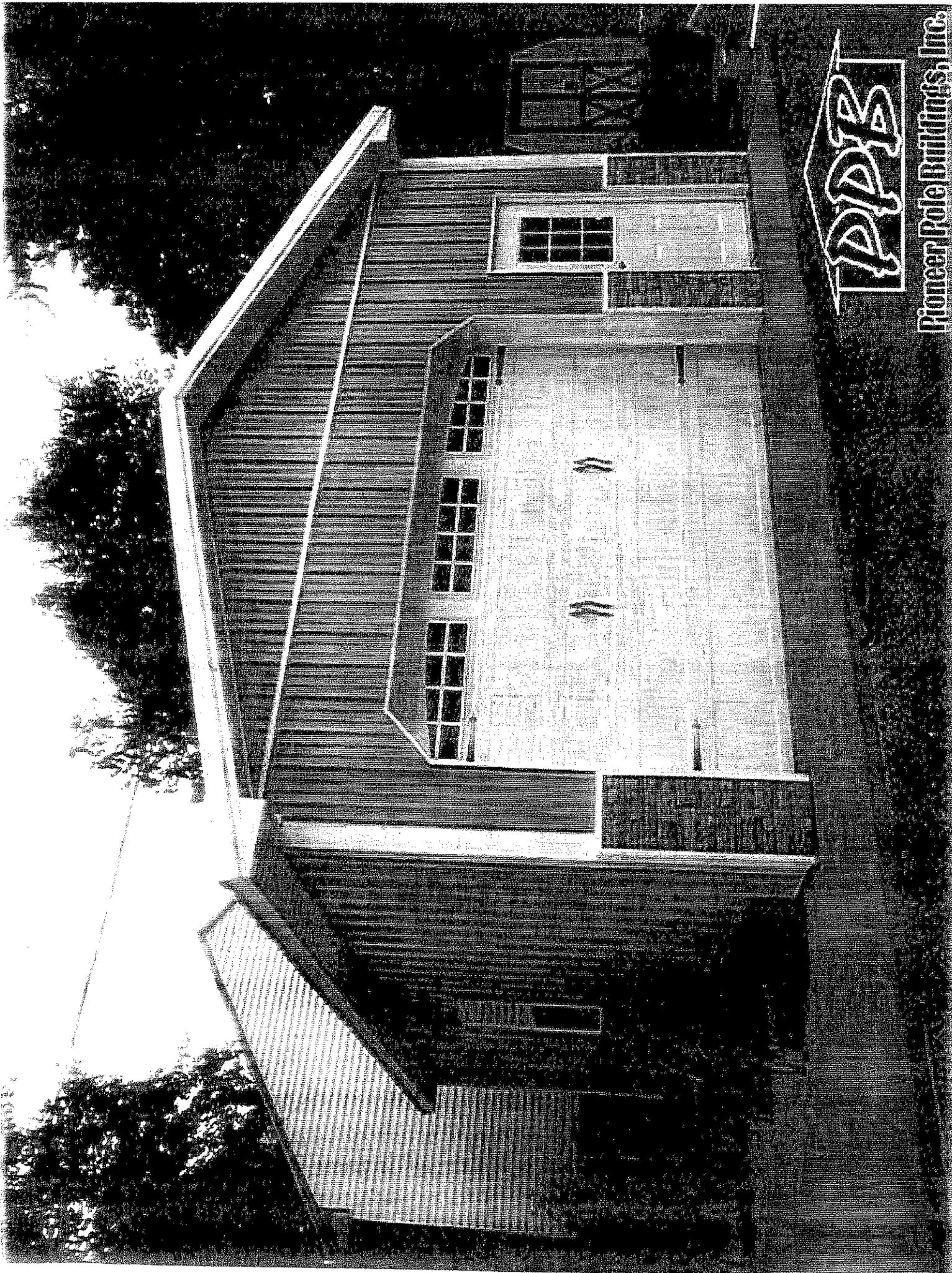
SHEET 177

SHEET 197

SHEET 176

TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY NEW JERSEY
 SCALE: 1" = 100' DATE: 11-04-2004
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23324
REMINGTON & VERNICK ENGINEERS
 250 WEST WYOMING AVENUE
 WYOMING, DELAWARE 19383

THIS IS A PRELIMINARY TAX MAP. IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO IDENTIFY THE GENERAL LOCATION OF THE TAX MAP. THE TOWNSHIP ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE TAX MAP AND HAS FOUND IT TO BE CORRECT. THE TOWNSHIP ENGINEER HAS NOT CONDUCTED A SURVEY OF THE TAX MAP AND DOES NOT WARRANT THE ACCURACY OF THE TAX MAP. THE TOWNSHIP ENGINEER HAS NOT CONDUCTED A SURVEY OF THE TAX MAP AND DOES NOT WARRANT THE ACCURACY OF THE TAX MAP. THE TOWNSHIP ENGINEER HAS NOT CONDUCTED A SURVEY OF THE TAX MAP AND DOES NOT WARRANT THE ACCURACY OF THE TAX MAP.



P.P.B.

Pioneer Pole Buildings, Inc.



ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
MICHELLE L. WINTERS

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

March 1, 2016

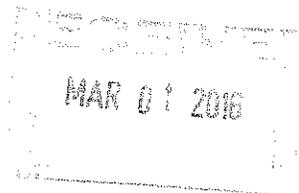
To Whom It May Concern:

Our records indicate that the below referenced property is current on taxes as of today.

Name: **Alfred Wolf & Denise Krenkler**
Address: 36 Sherri Lane
Block 17502, Lot: 19

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

Sandra L. Ferguson
Gloucester Township Tax Collector



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 2, 2016

APPLICATION No. #162011C

APPLICANT: Denise & Al Wolf

PROJECT No. 10201

BLOCK(S): 17502 Lot(S): 19

LOCATION: 36 Sherri Lane, Erial, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C
 Revision to Prior Application

PURPOSE OF TRANSMITTAL:

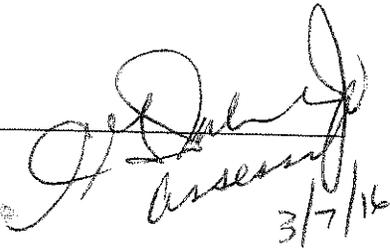
- For Your Review.
 Please Forward Report by March 14, 2016
 For Your Files.

ENCLOSED:

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

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

RECEIVED
 MAR 07 2016
 BY: _____

Signature  3/7/16

*Very tall & large structure
for small, standard residential
lot in neighborhood*

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #162010C**
Norman & Josette Nofrada
60 Argyle Avenue
BLOCK 12807, LOT 1

DATE: March 8, 2016

The above application is to permit a 13' x20' sunroom addition 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.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±9,152 sf ¹	enc
Minimum lot frontage			
Argyle Avenue	75 ft.	74.22 ft.	enc
Braemar Avenue	75 ft.	120.71 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±16.6% ¹	yes
Maximum lot coverage	40%	±30.y% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)			
Argyle Avenue	30 ft.	37.72 ft.	yes
Braemar Avenue (sunroom)	30 ft.	20.6 ft.	no*
Side yard (dwelling)	10 ft.	11.63 ft.	yes
Rear yard (dwelling)	30 ft.	±47 ft.	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: (20.6 ft. provided v. 30 ft. minimum required).

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a sunroom addition twenty and six tenths (20.6) feet from the front property line along Braemar Avenue (30 ft. minimum required).

cc: Norman & Josette Nofrada
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

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

For Office Use Only

Submission Date: _____ Application No. #162010C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 110⁰⁰ Project # 10176
 Escr. 150⁰⁰ Escr. # 10176

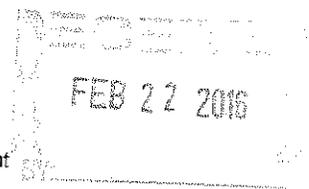
Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>NORMAN & JOSETTE NOFRADA</u> Address: <u>60 ARGYLE AVE</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>(267) 984-2962</u> Fax: () - Email: <u>NNOFRADA@HOTMAIL.COM</u>	2. Owner(s) (List all Owners) Name(s): <u>NORMAN NOFRADA</u> <u>JOSETTE NOFRADA</u> Address: <u>60 ARGYLE AVE</u> City: <u>BLACKWOOD,</u> State, Zip: <u>NJ 08012</u> Phone: <u>(267) 984-2962</u> Fax: () -
---	--

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

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



²Legal 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: _____	Firm: _____
Address: _____	State, Zip: _____
City: _____	Phone: () - Fax: () -
	Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: JOSEPH M. LOMBARDI

Address: 1500 E LANCASTER AVE PAOLI, PA 19301

Profession: ARCHITECT

City: PAOLI

State, Zip: PA 19301

Phone: (610) 993-9111 Fax: (610) 993-0510

Email: jm.lombardi@ARCHITECTRA.COM

Name: SCOTT WIGHTMAN

Address: 604 WM. LEIGH DR.

Profession: PROJECT MANAGER

City: BRISTOL

State, Zip: PA 19007

Phone: (215) 816-8224 Fax: (215) 269-1333

Email: swightman@YAHOO.COM

7. Location of Property:

Street Address: 60 ARGYLE AVE Block(s): 12807

Tract Area: _____ Lot(s): 1

8. Land Use:

Existing Land Use: RESIDENTIAL 20.6 from 2nd front property line along *Braemarway NW 2/19/11*

Proposed Land Use (Describe Application): RESIDENTIAL. WE WOULD LIKE TO BUILD A 20' WIDE X 13' PROJECTION, SINGLE STORY glass & aluminum sunroom addition to the rear of our property. It would be 260 SQUARE FEET.

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	37.72'	Setback from E.O.P. #1	_____
Front setback 2	20' 6"	Setback from E.O.P. #2	_____
Rear setback	45'	Fence type	_____
Side setback 1	42'	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

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

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

16. Signature of Applicant



Signature of Applicant

02/04/2016

Date

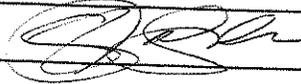
Signature of Co-applicant

Date

17. Consent of Owner(s):

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

2-4-16
Date


Signature

NORMAN F. NOFRADA
Print Name

Sworn and Subscribed to before me this

4 day of February
2016 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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


Signature of Applicant

NORMAN F. NOFRADA
Print Name

02/04/2016
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 3/17/06, shows and discloses the premises in its entirety, described as Block 12807 Lot 1 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,

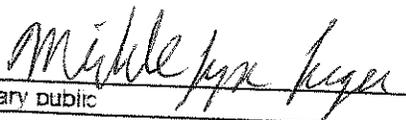
County of Camden:

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

Sworn and subscribed to

On this 4 day of February
2016 before the following authority.

NORMAN NOFRADA
Name of property owner or applicant


Notary public

MICHELE LYN TREGER

ID # 2439109

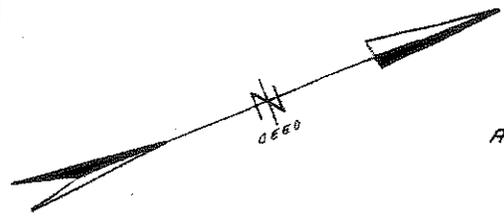
NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires October 1, 2018

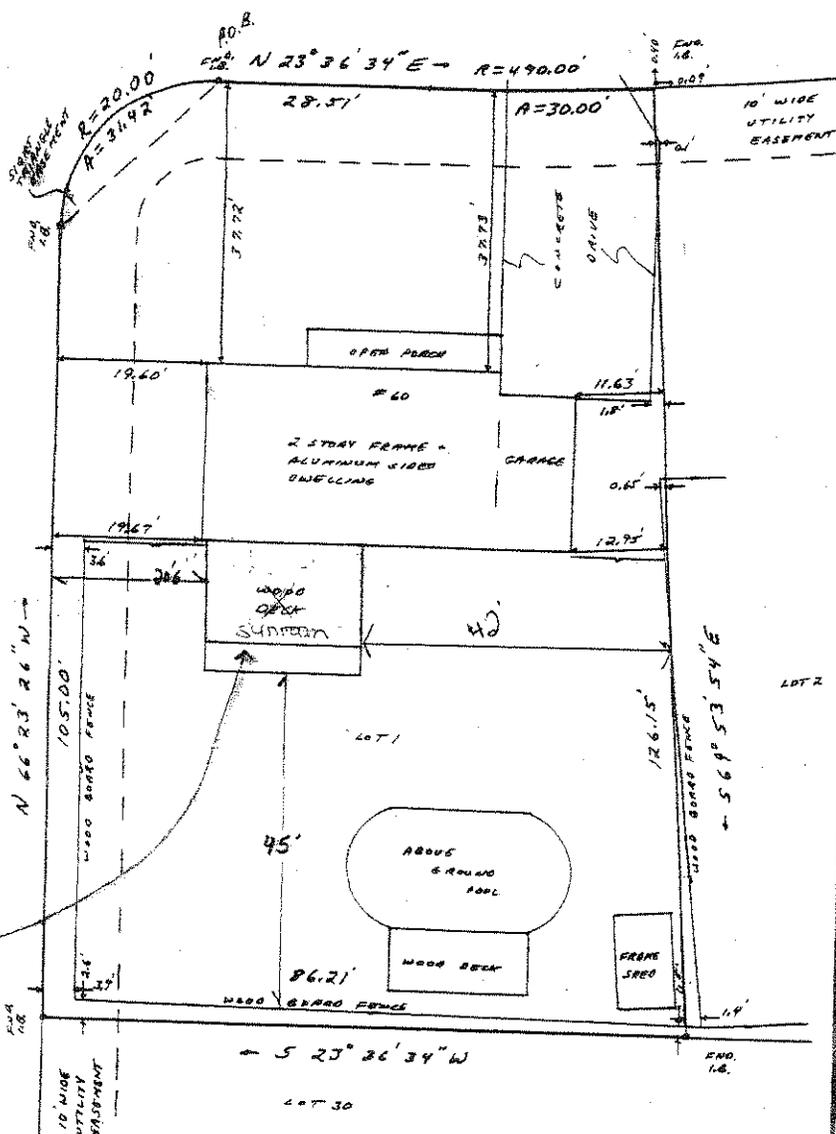
FEB 22 2016

ARGYLE (60) AVENUE



FEB 22 2016
1/16/2016C

BRAEMAR (60) AVENUE



PROPOSED SUN ROOM ADDITION
20' 0" X 13' 0"
PROJECTION

NORMAN NDEFRADA & JOSETTE NDEFRADA
CONGRESS TITLE DIVISION

FIRST HORIZON HOME LOAN CORPORATION,
ITS SUCCESSORS AND/OR ASSIGNS, ATIMA

P.L.O. BEING LOT 1, BLOCK 12007,
HIGHLAND VILLAGE, SECTION 58,
FILED MAY 14, 1985, MAP 703-E

A.R.T. LOT 1, BLOCK 12007,
GLOUCESTER TWP, TAX MAP

TO _____ ANY INSUROR OF TITLE
RELYING HEREON AND ANY OTHER PARTY IN INTEREST:
"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS
SURVEY, I HEREBY CERTIFY TO ITS ACCURACY, EXCEPT
SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW
THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE
LANDS AND NOT VISIBLE AS AN INDUCEMENT FOR ANY
INSUROR OF TITLE, TO INSURE THE TITLE TO THE LANDS
AND PREMISES SHOWN THEREON THIS RESPONSIBILITY
LIMITED TO THE CURRENT MATTER AND INITIAL USE FOR
WHICH IT IS BEING USED."

Thomas M. Ellis
(LAND SURVEYOR)
NEW JERSEY LICENSE NO. 23145

MAP
Showing Survey of Property
Situata in
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY
Scale: 1" = 20' MARCH 17, 2006
THOMAS M. ELLIS
Land Surveyor Lic. No. 23145
40 Branch St., Medford N. J.
654-7431

TAX MAP

TOWNSHIP OF GLOUCESTER

CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 11-08-2009

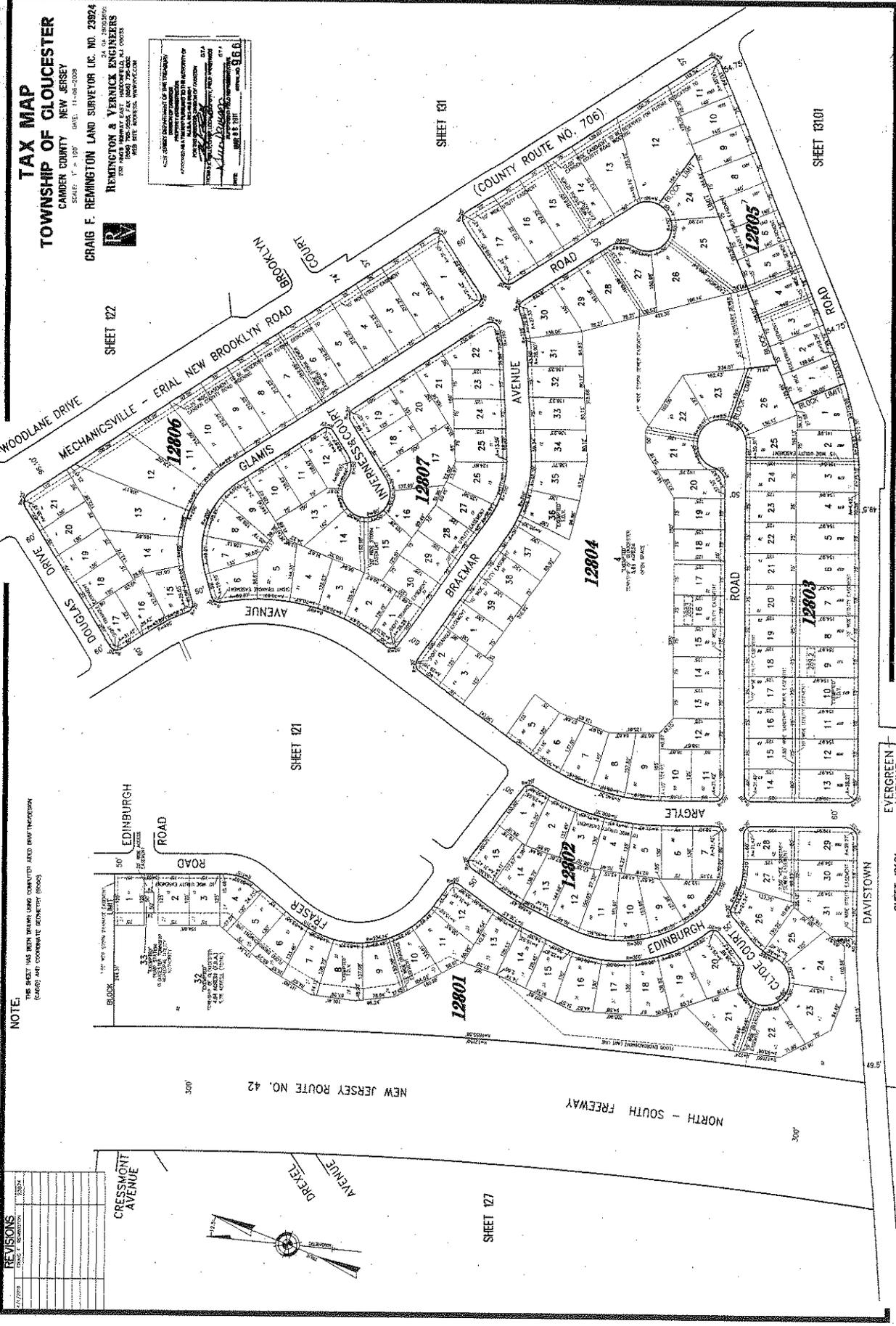
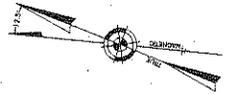
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & YERNICK ENGINEERS
24 0A 28002000
1000 WOODLAND DRIVE SUITE 200
WINDY HILL NJ 08088
WWW.REMINGTON-SURVEYING.COM



NOT A LEGAL INSTRUMENT OF THE TOWNSHIP
APPROVED AS A PUBLIC INSTRUMENT BY THE TOWNSHIP CLERK
CRAIG F. REMINGTON
11/08/09
SHEET 128

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPANET AECI MAP TRANSDRAWN
(CADD) FOR CONFORMANCE WITH THE TOWNSHIP

NO.	DATE	DESCRIPTION
1	11/08/09	ISSUED



SHEET 131

SHEET 122

SHEET 121

SHEET 127

SHEET 13101

EVERGREEN AVENUE

DAVISTOWN

SHEET 13101



FEB 04 2016
[Signature]

GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

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

TOWNSHIP OF GLOUCESTER

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

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

CINDY RAU-HATTON
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To whom it may concern:

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

Name Norman + Josette Nofrada
Address 60 Argyle Ave. Blackwood
Block 12807 Lot 1

10/29/15
Date

Maryann Bussa
Asst. Gloucester Township Tax Collector

FEB 22 2016
#162010C

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 12807

Lot: 1

Qualifier:

Owner: JONELDA NORMAN F JOSEPH

Prop Loc: 60 ARGYLE AVENUE

Tax Bill

Restricted Edit

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

Year	Qty	Type	Billed	Principal Balance	Interest	Total Balance
2016	2		1,747.60	1,747.60	.00	1,747.60
2016	1		1,747.60	.00	.00	.00
2016		Total	3,495.20	1,747.60	.00	1,747.60
2015	4		1,761.04	.00	.00	.00
2015	3		1,761.04	.00	.00	.00
2015	2		1,734.16	.00	.00	.00
2015	1		1,734.16	.00	.00	.00

Other Delinquent Balances:

.00

Interest Date: 02/09/16

Interest Date

Interest Detail

Other APR2 Threshold Amt:

.00

Per Diem:

.0000

Last Payment Date: 02/08/16

TOTAL TAX BALANCE DUE

Principal:

.00

Penalty:

.00

Misc Charges:

.00

Interest:

.00

Total:

.00

RECEIVED
FEB 22 2016

Commissioners
Richard P. Calabrese
Chairman
Frank Simirighia
Vice Chairman

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



Raymond J. Carr
Executive Director

Mariene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

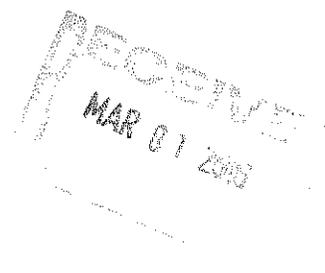
**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

February 25, 2016

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

Re: Application #162010C
Norman & Josette Nofrada
60 Argyle Avenue, Blackwood, NJ 08012
Block 12807, Lot 1



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray J. Carr". The signature is fluid and cursive, written over a faint, illegible stamp.

Raymond J. Carr
Executive Director

RJC:mh

