

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, March 25, 2015  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

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

**RESOLUTIONS FOR MEMORIALIZATION**

**APPLICATIONS FOR REVIEW**

#152014C  
Glenn W. LaBove  
Zoned: R3

Bulk C Variance  
Block: 9204 Lot: 19  
Location: 333 Roberts Cir., Somerdale

Detached 2<sup>nd</sup> garage 20' x 40' with setbacks

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#152012D  
Lance's Tavern, LLC t/a Skeeter's Pub  
Zoned: NC

Use "D" Variance  
Block: 906 Lot: 6, 7, & 8  
Location: 7 Coles Rd., Blackwood

45" x 71" LED Sign

**\*NOTICES INCOMPLETE R/S 4/8/2015**

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#152005DCM  
1743 Farmhouse, LLC  
Zoned: R3

Bulk C & Use "D" Variance/Minor Subdivision  
Block: 3306 Lot: 11 & 12  
Location: 1010 E. Evesham Rd., Magnolia

Use-residential & catering/wedding facility to be constructed & carriage house/barn renovated;  
catering/food for scheduled events; 1 story cottage proposed; Minor Subdivision (Lot 12 –  
Commercial – Lot 11 Residential)

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#152003DPMFM  
Old Country, LLC  
Zoned: R1

Use "D" Variance/Prelim/Final Subdivision  
Block: 19702 Lot: 6.14  
Location: Kearsley Road, Sicklerville

4 Lots

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Meeting Adjourned

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### PENDING APPLICATIONS

- 1) Timbercreek Liquors #142001DSPW  
**Extension until April 26, 2015**
  
- 2) 1840 P. Cheeseman Road, LLC #142050BD  
**Extension for 90 days to May 13, 2015**
  
- 3) Puff & Pipes, LLC #152002BD  
**Extension Waived on March 11, 2015**

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

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

**Roll Call:**

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

Chairman McMullin had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor  
Mr. James Melleff, P.E., Churchill Engineering  
Mr. Ken Lechner, Township Planner

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**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday February 11, 2015.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

Minutes Approved.

\*Mr. Costa states the resolution #142050BD was changed to read "hospital like, 100 beds facility", no residences approved.

#142001DSPW Timber Creek Liquors will be postponed until 4/18/15 or 4/22/15 with re-noticing. The applicant waves the 120 day action date for the Zoning Board.

#152002BD Puffs & Pipes will be issued a new date while they await a decision from the state. The applicant waves the 120 day action date for the Zoning Board and will re-notice before a new date is set (April 26th a possibility).

**RESOLUTIONS FOR MEMORIALIZATION**

Zoning Board of Adjustment 2014 Annual Report.

#142038C  
Michael Mignone  
Bulk C Variance  
Block: 18609 Lot: 20

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

#132008  
Sierra International  
Prelim/Final/ Major Subdiv.  
Block: 6801 Lot: 21/22/23/24

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

#142050BD  
1840 Peter Cheeseman Rd., LLC  
B & Use "D" Variance  
Block: 14003 Lot: 13, 13X, 14, 15 & 23

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

Roll Call:

Vice Chairman Simiriglia	Abstain
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

Resolution Approved.

APPLICATIONS FOR REVIEW

#152007C  
James J. Gordon, Sr.  
Zoned: R3  
Bulk C Variance  
Block: 6201 Lot: 3  
Location: 995 Cummings Ave., Blenheim  
Detached 2nd garage 768 st. (24' x 32') with setbacks

Mr. Costa swears in Mr. Gordon.

Mr. Gordon states he has no basement and needs the 2nd garage for storage of household items. He has an acre that is over 1 acre and has plenty of room. The garage will sit on the right side of the yard and will be 50' to 60' away from any neighbor. It will be 18' high pole barn.

Vice Chairman Simiriglia asks the applicant if he will have garage doors on the front of the pole barn.

Mr. Gordon states "yes".

Vice Chairman Simiriglia asks the applicant if he will be paving a driveway to the garage.

Mr. Gordon states he will have a stone drive for now.

Vice Chairman Simiriglia asks how far from the road the garage will be located.

Mr. Gordon states it will be approximately 60' from the road.  
Mr. Bucceroni asks the applicant if the garage will be 18' to the peak or dormer.  
Mr. Gordon states 18' to the door and the doors will be 9' x 11'.

Mr. Rosati asks if any combustibles will be stored in the garage.  
Mr. Gordon states "no" just lawnmowers and other yard equipment.

Mr. Lechner states he calculates the garage is 120' from he property line.

Mr. Mellett asks the applicant if he will be installing gutters on the garage.  
Mr. Gordon states "no gutters because they have no drainage issues".

Mr. Bucceroni asks the applicant, who is a fireman, if there would be any trouble getting a fire truck back to garage in an emergency.  
Mr. Gordon states "no problem, he is 20 ft. from a hydrant".

Mr. Lechner states everything is in compliance with the ordinances except for the fact it is a 2nd garage.

Open to Professionals:  
No Additional Comments.

Open to the Public:  
No Comments.

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

**Roll Call:**

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

**Application Approved.**

**#152008C**

**Marc & Carmen Argentieri**

**Zoned: R2**

**Bulk C Variance**

**Block: 19306 Lot: 3.14**

**Location: 12 Erika Ct., Sicklerville**

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

Mr. Costa swears In Mr. and Mrs. Argentieri.

Mr. and Mrs. Argentieri state they would like to install an in ground pool with a 5' rear and 5' side setback or the pool would be too close to the house.

Mr. Lechner states there is no variance needed for the shed, the pool apron is the only variance and the fence complies with the ordinance.

Mr. Bucceroni asks if the pool is 9' away from the water line.

Mr. Argentieri states the coping will be surrounded with landscaping and no sidewalk, just a retaining wall.

Mr. Lechner states the setback is 5' from the concrete.

Mr. Mellett states the lot is a little more than a 1/4 of an acre.

Mr. Lechner state it is a 10,000 sq. ft. lot.

Mr. Mellett asks the applicants if they know where the lot drains.  
Mr. Argentieri states the home is new construction.  
Vice Chairman Simiriglia states it seems to drain left to right according to the TOPO mark.  
Mr. Mellett asks if the lot drains to a back lot.  
Mr. Argentieri states the house backs to a park and Tiger Lily Rd..  
Mr. Mellett tells the applicants to make sure any drainage isn't directed towards any neighbors.  
Mr. Lechner states the applicants will have to sign a statement that holds them responsible for the drainage of their property when they get a construction permit.

Open to Professionals:  
No Additional Comments.

Open to the Public:  
No Comments.

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

**Roll Call:**

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

**Application Approved.**

**#152010C  
William Weiserth, Jr.  
Zoned: R3  
Bulk C Variance  
Block: 8501 Lot: 24  
89 Lamp Post Lane, Somerdale  
4' to 6' vinyl fence w/14' setback.**

Mr. Costa swears in Mr. Weiserth.  
Mr. Weiserth his back property line runs along trees that are going to be removed and angles along a transformer; the last 16' will be 4' high.  
Vice Chairman Simiriglia asks the applicant if there is an existing fence.  
Mr. Weiserth state "yes, on the right side towards the cul de sac.  
Vice Chairman Simiriglia asks if the driveway of his neighbor will be blocked by his fence.  
Mr. Weiserth states the driveway is on the opposite side.  
Vice Chairman Simiriglia inquires if it is next to the fence.  
Mr. Weiserth state "yes".

Mr. Mellett states he didn't see any site issues and clarifies with Mr. Weiserth where the fence will be: back to the cul de sac, up the property line, toward the intersection.  
Mr. Weiserth states the fence won't be towards the intersection.

Open to Professionals:  
No Additional Comments.

Open to the Public:  
No Comments.

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

Roll Call:

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

Application Approved.

#152001DSPW

Larry Mauriello

Zoned: R3

Use "D" Variance/Site Plan waiver

Block: 4708 Lot: 25 & 26

Location: 1850 Chews Landing Rd., Blackwood

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

Mr. Costa swears in Mr. Larry Mauriello (owner), Mr. Addison Bradley (planner), Mr. Bruce McKenna (planner, PE).

Mr. Bradley explains the application:

A1- Site Plan- Laurel Mowers addition in back of the single family home that is next door. The addition will store equipment and repair equipment. The lot is zoned R3 but the master plan states it is a commercial use & the land use map states it is a small business area.

- Preservation of the historic houses  
- Access to property is already established and won't impact traffic, the business closes at 4:30pm.

Mr. Costa asks what size the addition will be.

Mr. Bradley states 40' x 60'.

Mr. Bradley continues with the site plan waiver.

-bulk variance - side 24.8  
-parking retail 570' - everything else is storage and repair space.  
-already has 9 parking spaces  
-historic vacant house (owned by applicant & family)  
-wood shed will be removed  
-there is some existing outside storage but the addition would eliminate that.

Mr. Mauriello states he may have to store some plows in that spot until they are sold.

-the mowers are 6,000, 7,000 to 10,000 dollars are need to be stored and repaired inside. His employees need to work on them inside too. The roof will help keep the mowers years.

-there is some outside storage but this addition would get rid of that.

-plows may be there before he sells them

Mr. Addison discusses the lighting. The business closes at 4:30pm, safety lighting is already installed.

-will repair the handicap sign and parking,

-sidewalk will be repaired,

-the engineers letter is discussed and the absence of a grading plan because the property is flat.

Mr. Mellett discusses the addition blocking the drainage pattern from front to back as the water won't go through the building.

Mr. Addison states they will create grading on that side \*\* condition of the construction permit.

Mr. Mellett questions the buffering between the home next to the business.

Mr. Addison requests a waiver to the buffer since the applicant owns the vacant residence.  
 Mr. Bucceroni asks the applicant how long they have owned that residence.  
 Mr. Mauriello states the home has been empty for about 10 to 15 years.  
 Mr. Mauriello stated the renting of the home interrupts the business to much.  
 Vice Chairman Simiriglia asks about the ADA Compliance.  
 Mr. Addison states there are markings in the parking lot but they need to be striped again,  
 Mr. Mauriello explains the trash is kept mostly inside and consists of cardboard and a lot of  
 recycled items like batteries. Most of the trash is recyclable and they do that.  
 Mr. Lechner discusses the front display of mowers outside.  
 Mr. Mauriello states there may be 2 or 3 2nd hand mowers outside on display.  
 \*\*Mr. Lechner states the display should be part of the application. \*\*  
 Mr. Meillett states the display can't create a site issue for the driveway.

Mr. McKenna discusses flood hazard:  
 -tributary to the pump station,  
 -FEMA shows a 13' flood area (4,000 yr. flood),  
 -addition is 15' higher than the flood area.

Open to Professionals:  
 No Additional Comments.

Open to the Public:  
 No Comments.

**A motion to approve the above mentioned application:** grading will be a condition of the construction permit and the display is part of the application, **was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>
<b>Mrs. Chimento</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#152004DM**  
**Edward Pine**  
**Zoned: G1**  
**Use "D" Variance/Minor Subdivision**  
**Block: 8301 Lot: 15 & 17**  
**Location: 47 Coles Rd., Blackwood**  
**Two (2) twins - residential use on two lots and one remaining lot for existing Ind. building.**

Mr. Costa swears in Mr. Edward Pine (applicant), Mr. Leonard Wood (attorney), Mr. Addison Bradley (planner) & Mr. Gary Civilier (engineer, surveyor).

Mr. Addison discusses the application:  
 -A1 - plan overview - minor subdivision,  
 -A2 - detail of twins:

The front of the twins are even with the twins next to them. suggestion to push them back 10' to add parking spaces. Landscape the corridor and expand the row in front of the twins and sidewalk. A cherry tree will be 40' on center to enhance the corridor, the lot 15 - 8'5" row, top dress stone driveway, landscaping, 22 parking spaces

(facility only needs 11), use variance for 2 twins, R5 zone permitted (Blackwood redevelopment zone), the twins are great for filling in spots in town, less impervious coverage, offers good mix of population, site coverage particularly suited, larger lots than in a RA zone, only sees positive impact.

Mr. Wood discusses the variances and waivers on site plans.

Mr. Addison states the waiver, 25' buffer will be on the industrial side with a double row of juniper trees.

Mr. Wood discusses the subdivision of the twins and the other side of the property merging into current Pine's property.

Mr. Lechner states a waiver is necessary for the crushed stone in lieu of pavement.

Mr. Bradley states the stone area can handle a larger truck that may have to park there overnight.

Mr. Lechner states this area is not part of the standard parking lot.

Mr. Mellett discusses the paved driveways for the twins and a concrete apron.

Vice Chairman Simiriglia and Mr. Bradley discuss the parking for the twin homes and the 10' setback allowing for 3 parking spaces for each home.

Mr. Bucceroni states the twins are nice and clean and inquires if they will be for sale.

Mr. Pine states "yes, they will be for sale."

Mr. Civilier:

- minor subdivision plan
- grading plan will be a condition
- legal's prior to construction

Mr. Mellett inquires if they will not disturb more than 1 acre.

Mr. Civilier states "no, they will not be disturbing more than 1 acre.

Mr. Mellett asks if they can save mature trees in the tree line, if any are present.

Mr. Civilier states they may not be the type to save but will save any trees over 6 inches in diameter.

Mr. Mellett states if they can keep some trees in the rear it would help some issues going from commercial to residential.

Mr. Civilier discusses soil conservation when disturbing more than 5000ft. The applicant will comply to all conditions.

Mr. Lechner:

- comments put on revised plans,
- escrows needed,
- prior to deeds being signed,
- 1 deed for both.

Open to Professionals:  
No Additional Comments.

Open to the Public:  
No Comments.

**A motion to approve the above mentioned application with the following conditions: variance for the buffer, waiver for the crushed stone drive, grading plan, revised plan, bonding, agreement w/engineer's letter, was made by Mr. Bucceroni and seconded by Mr. Scarduzio.**

**Roll Call:**

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

Application Approved.

A motion to Adjourn was made by Mr. Bucceroni and seconded by Mrs. Chimento.

Respectfully Submitted, Jean Gomez, Recording Secretary.

**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 #152014C**  
**Glenn W. LaBove**  
**333 Roberts Court**  
**BLOCK 9204, LOT 19**  
**DATE:** March 10, 2015

The above application is to permit a second 20' x 40' 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):**

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Complies</b>
Minimum lot size	9,375 sf	±17,820 sf <sup>1</sup>	yes
Minimum lot frontage (cul-de-sac)	56.25 ft.	57.50 ft.	yes
Minimum lot depth	125 ft.	110.21 ft.	enc
Maximum building coverage	20%	±15.7% <sup>1</sup>	yes
Maximum lot coverage	40%	±21.3 % <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard	30 ft.	31.31 ft.	yes
Side yard	10 ft.	28.32 ft. / 14.57 ft.	yes / yes
Rear yard (deck)	30 ft.	±87 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
<b>ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard	N.P.	±135 ft. <sup>1</sup>	yes
Side yard	10 feet	±82 ft. <sup>1</sup>	yes
<b>Side yard</b>	<b>10 feet</b>	<b>6 ft.</b>	<b>no*</b>
<b>Rear yard</b>	<b>10 feet</b>	<b>6 ft.</b>	<b>no*</b>
Maximum garage height	20 feet	11 ft. 5 in.	yes
Maximum other building height	15 feet	n/a	n/a

<sup>1</sup> = Scaled data.  
 enc = Existing nonconformance.  
 = Variance required

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

OFF-STREET PARKING AND PRIVATE GARAGES			
Maximum area	800 sf	800 sf	yes
Less than area of principal building	< ±1,890 sf <sup>1</sup>	800 sf.	yes
Maximum stories	1	1	yes
<b>Maximum number of garages</b>	<b>1</b>	<b>2</b>	<b>no</b>

## 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).
2. Accessory Building – rear yard: (6 ft. provided v. 10 ft. minimum required).

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

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

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

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

4. 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)).
5. 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 and rear property lines (10 ft. minimum required) and from Section 422.H(6) to permit a second garage (1 maximum allowed).**

cc: Glenn W. LaBove  
Anthony Costa, Esq.  
James Mellett, PE

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APPLICATION #152014C  
Glenn W. LaBove  
333 Roberts Ct.  
BLOCK 9204, LOT 19

Donna  
# 3275

- surveys  
- Chews (2)

# 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: # 152014C Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 9197

<sup>1</sup> Upon receipt of all fees, documents, plans, etc. Escr. 150<sup>00</sup> Escr. # 9197

### LAND DEVELOPMENT APPLICATION

#### 1. Applicant

Name: Glenn W. Labove  
 Address: 333 Roberts Ct.  
 City: Somerdale  
 State, Zip: NJ 08083  
 Phone: 609 929 1843 Fax: ( ) -  
 Email: GLL139@YAHOO.COM

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

Name(s): SAME AS APPLICANT  
RANDI L. Labove  
 Address: SAME  
 City: \_\_\_\_\_  
 State, Zip: \_\_\_\_\_  
 Phone: ( ) - Fax: ( ) -

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

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

**RECEIVED**  
 MAR 03 2015  
 BY: \_\_\_\_\_

<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

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

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

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

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

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

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

**7. Location of Property:**

Street Address: 333 ROBERTS CT. Block(s): 9284  
 Tract Area: \_\_\_\_\_ Lot(s): 19

**8. Land Use:**

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): CONSTRUCTION OF A 20' W X 40' L X 20' H DETACHED GARAGE (2<sup>ND</sup>) SHALL BE "POKE BARN" TYPE CONSTRUCTION, WITH CORRUGATED STEEL WALLS, AND A SINGLE 10' W X 14' H GARAGE DOOR ON ONE END. THERE SHALL BE A DOUBLE ENTRY DOOR ON THE OTHER SIDE, PLUS 3 WINDOWS. TO BE USED FOR STORAGE AND AS A WORKSHOP/HOBBY AREA. (SEE ATTACHMENT)

**9. Property:**

Number of Existing Lots: 1 Proposed Form of Ownership:

Number of Proposed Lots: \_\_\_\_\_

Are there existing deed restrictions?  Fee Simple  Cooperative

Are there proposed deed restrictions?  Condominium  Rental

No  Yes (If yes, attach copies)

No  Yes

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

### 13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback ✓	6'	Fence type	_____
Side setback 1 ✓	6'	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	<b>Pool Requirements</b>	_____
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	22'	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	_____
		R.O.W. = Right-of-way.	_____
		Setback = Measured from edge of pool apron.	_____
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	20' x 40'	Shed area	_____
Garage height	22'	Shed height	_____
Number of garages	1	Setback from R.O.W.1	_____
(include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	1	Setback from property line 1	_____
		Setback from property line 2	_____

### 14. Parking and Loading Requirements:

Number of parking spaces required: 0      Number of parking spaces provided: \_\_\_\_\_

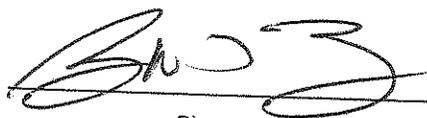
Number of loading spaces required: 0      Number of loading spaces provided: \_\_\_\_\_

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

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

2/26/15  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

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

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

2/26/15 Date  
 Signature [Signature]  
 Sworn and Subscribed to before me this Maria E Coogan Print Name  
26<sup>th</sup> day of Feb  
2015 (Year) Signature Gloria W. Labore  
 MARIA E. COOGAN ID # 2390762  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires 11/4/2019 Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

[Signature]  
 Signature of Applicant  
Gloria W. Labore  
 Print Name

2/26/15  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 2/26/15, shows and discloses the premises in its entirety, described as Block 9287 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:

Gloria W. Labore 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 26<sup>th</sup> day of Feb  
2015 before the following authority.

[Signature]  
Name of property owner or applicant

Maria E Coogan  
Notary public

MARIA E. COOGAN  
ID # 2390762  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 11/4/2019

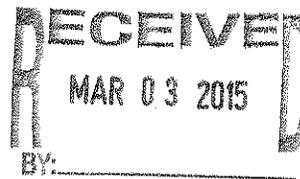
DETACHED 2nd GARAGE SPECIFICATIONS, 333 ROBERTS CT.

-Construction of a detached "pole-barn" type building, 20'w by 40'l, with a vertical wall height of 14'. Walls shall be sheathed with vertically-oriented corrugated steel material, and the roof shall be of ordinary plywood/tar shingle construction, with a 4/12 pitch. Overall height will not exceed 20'. There shall be 12" overhangs with gutters on the sides, and flush gables. The upper gables may have static air vents, and an attic area exhaust fan may be installed. A single 12'w by 13'h garage door shall be installed on one end (facing 329 Roberts Ct.), with a double entry door on the side facing the existing house. That side shall also have two (2) windows, and the opposite gable end (facing Fenwick Ln.) shall have one (1) window. The structure will be oriented such that it relatively parallels the existing residence. An insulated ceiling may be installed under the horizontal beams of the roof trusses utilizing similar corrugated steel material as the walls.

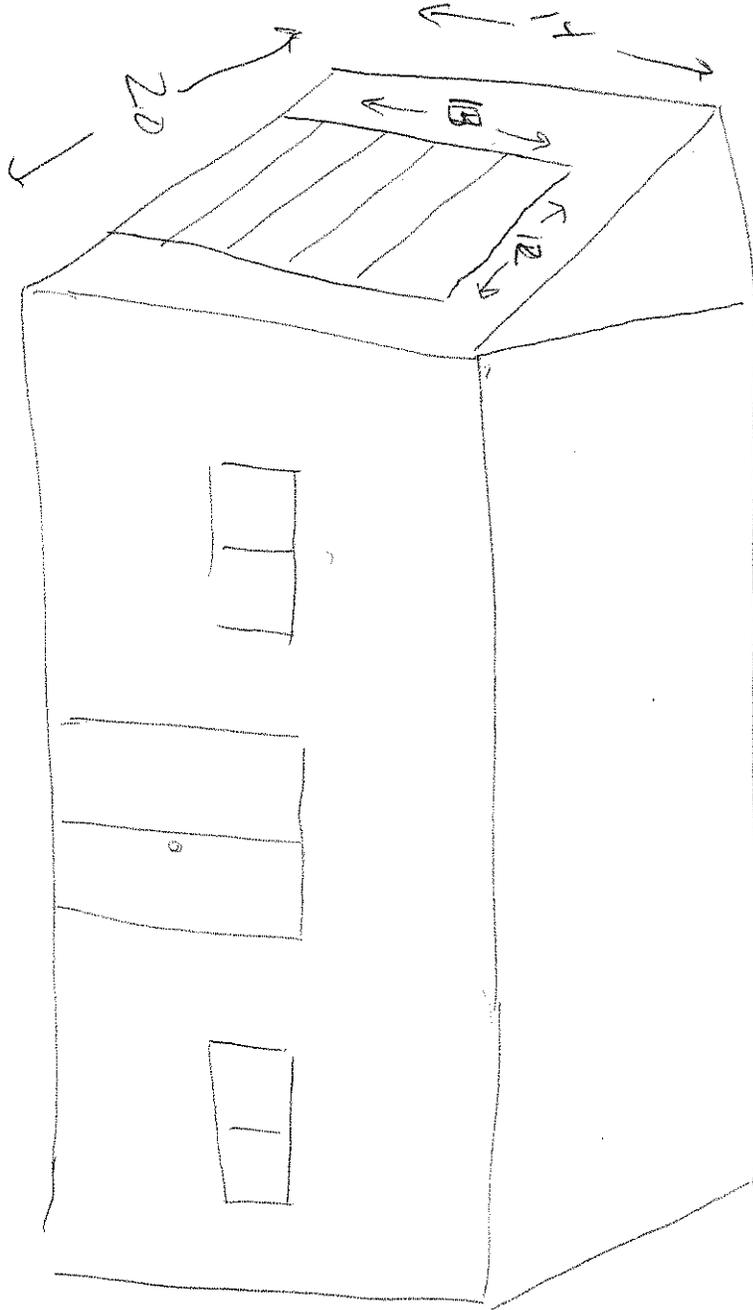
-Request for authorization to have a *minimum* setback of 6' from the property lines at the rear, which are in line with both Upton Way and Fenwick Ln. (see survey and map).

-Building shall have 100 amp electric service to code, with a dedicated breaker panel.

-Sealed engineer's plans with materials and construction techniques to code shall be provided upon approval of the project.

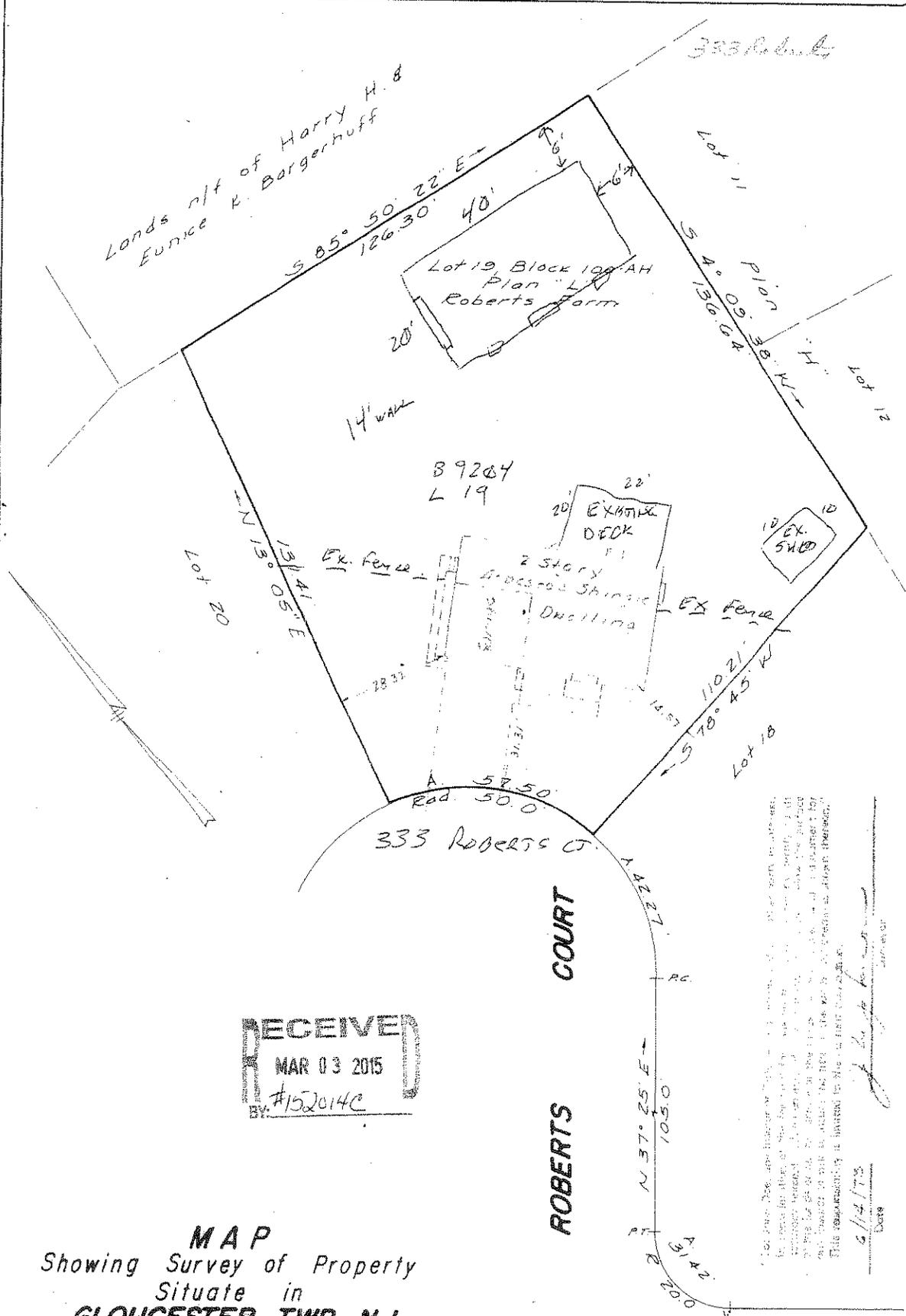


RECEIVED  
MAR 03 2015  
BY: \_\_\_\_\_



← 40 →

← 2550  
DIAGONAL ON



**MAP**  
 Showing Survey of Property  
 Situate in  
**GLOUCESTER TWP., N.J.**  
 Scale: 1" = 30' May. 2, 1973  
**ROBERTSON & JOHNSON**  
 Civil Engineers & Surveyors  
 221 Clements Br. Rd., Barrington, N.J.

**ROBERTS DRIVE**  
 (50' Wide)

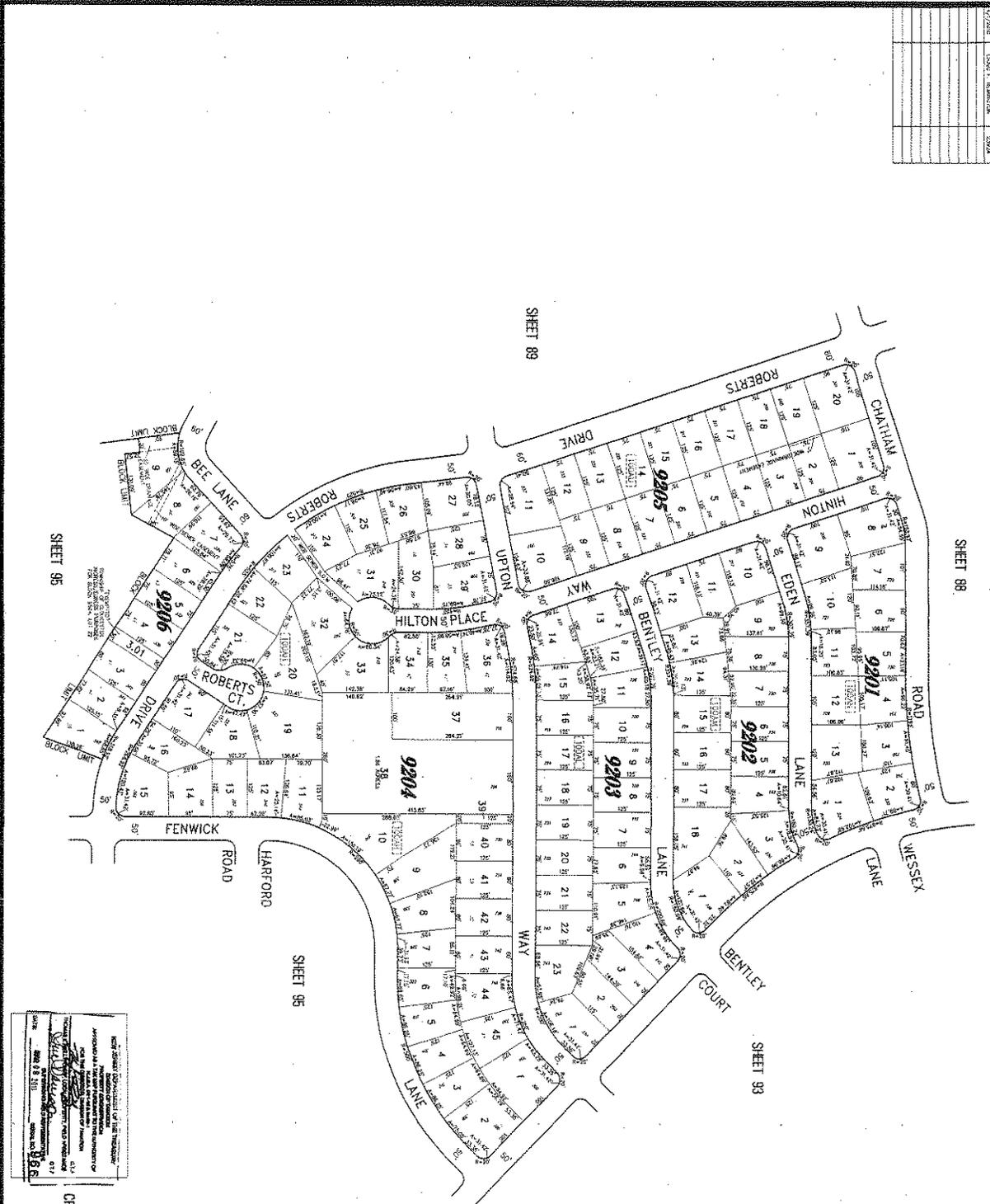
Resurveyed 6/14/73 & Map Revised to Date *J. Johnson*

This map was prepared by the undersigned in accordance with the provisions of the Act of March 22, 1906, and the Act of March 22, 1907, and the Act of March 22, 1908, and the Act of March 22, 1909, and the Act of March 22, 1910, and the Act of March 22, 1911, and the Act of March 22, 1912, and the Act of March 22, 1913, and the Act of March 22, 1914, and the Act of March 22, 1915, and the Act of March 22, 1916, and the Act of March 22, 1917, and the Act of March 22, 1918, and the Act of March 22, 1919, and the Act of March 22, 1920, and the Act of March 22, 1921, and the Act of March 22, 1922, and the Act of March 22, 1923, and the Act of March 22, 1924, and the Act of March 22, 1925, and the Act of March 22, 1926, and the Act of March 22, 1927, and the Act of March 22, 1928, and the Act of March 22, 1929, and the Act of March 22, 1930, and the Act of March 22, 1931, and the Act of March 22, 1932, and the Act of March 22, 1933, and the Act of March 22, 1934, and the Act of March 22, 1935, and the Act of March 22, 1936, and the Act of March 22, 1937, and the Act of March 22, 1938, and the Act of March 22, 1939, and the Act of March 22, 1940, and the Act of March 22, 1941, and the Act of March 22, 1942, and the Act of March 22, 1943, and the Act of March 22, 1944, and the Act of March 22, 1945, and the Act of March 22, 1946, and the Act of March 22, 1947, and the Act of March 22, 1948, and the Act of March 22, 1949, and the Act of March 22, 1950, and the Act of March 22, 1951, and the Act of March 22, 1952, and the Act of March 22, 1953, and the Act of March 22, 1954, and the Act of March 22, 1955, and the Act of March 22, 1956, and the Act of March 22, 1957, and the Act of March 22, 1958, and the Act of March 22, 1959, and the Act of March 22, 1960, and the Act of March 22, 1961, and the Act of March 22, 1962, and the Act of March 22, 1963, and the Act of March 22, 1964, and the Act of March 22, 1965, and the Act of March 22, 1966, and the Act of March 22, 1967, and the Act of March 22, 1968, and the Act of March 22, 1969, and the Act of March 22, 1970, and the Act of March 22, 1971, and the Act of March 22, 1972, and the Act of March 22, 1973, and the Act of March 22, 1974, and the Act of March 22, 1975, and the Act of March 22, 1976, and the Act of March 22, 1977, and the Act of March 22, 1978, and the Act of March 22, 1979, and the Act of March 22, 1980, and the Act of March 22, 1981, and the Act of March 22, 1982, and the Act of March 22, 1983, and the Act of March 22, 1984, and the Act of March 22, 1985, and the Act of March 22, 1986, and the Act of March 22, 1987, and the Act of March 22, 1988, and the Act of March 22, 1989, and the Act of March 22, 1990, and the Act of March 22, 1991, and the Act of March 22, 1992, and the Act of March 22, 1993, and the Act of March 22, 1994, and the Act of March 22, 1995, and the Act of March 22, 1996, and the Act of March 22, 1997, and the Act of March 22, 1998, and the Act of March 22, 1999, and the Act of March 22, 2000, and the Act of March 22, 2001, and the Act of March 22, 2002, and the Act of March 22, 2003, and the Act of March 22, 2004, and the Act of March 22, 2005, and the Act of March 22, 2006, and the Act of March 22, 2007, and the Act of March 22, 2008, and the Act of March 22, 2009, and the Act of March 22, 2010, and the Act of March 22, 2011, and the Act of March 22, 2012, and the Act of March 22, 2013, and the Act of March 22, 2014, and the Act of March 22, 2015, and the Act of March 22, 2016, and the Act of March 22, 2017, and the Act of March 22, 2018, and the Act of March 22, 2019, and the Act of March 22, 2020, and the Act of March 22, 2021, and the Act of March 22, 2022, and the Act of March 22, 2023, and the Act of March 22, 2024, and the Act of March 22, 2025.

Date 6/14/73

19/100-AH  
 (61058-63)

NO.	DATE	REVISIONS



SHEET 88

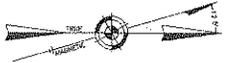
SHEET 89

SHEET 95

SHEET 93

SHEET 96

NOTE:  
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED SURVEILLANCE  
(CAD) AND IS SUBJECT TO THE FOLLOWING NOTES:



NEW JERSEY DEPARTMENT OF TREASURY  
 TAX MAP DIVISION  
 100 WEST WASHINGTON STREET  
 TREASURY BUILDING  
 NEWARK, NEW JERSEY 07102-5000  
 TEL: 973-486-2000 FAX: 973-486-2001  
 WWW.NJDEP.TREASURY.NJ.GOV

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 SCALE: 1" = 100'  
 DATE: 12-14-2004  
 CRAIG F. REMINGTON LAND SURVEYOR, L.C. NO. 28924  
 REMINGTON & YERINICK ENGINEERS  
 211 W. 10TH STREET  
 NEWARK, NJ 07102  
 (908) 761-1111 FAX (908) 761-1112  
 WWW.REMINGTON-ENGINEERS.COM



RECEIVED  
MAR 03 2015  
BY: \_\_\_\_\_

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

**TAXES PAID CERTIFICATION**

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

DATE: 3/2/2015

APPLICATION#: #152014C

APPLICANT: GLENN W. LaBOVE

PROPERTY LOCATION: 333 Robert's Court, Somersdale, NJ 08083

BLOCK(S): 9204 LOT(S): 19 QUALIFIER: \_\_\_\_\_

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

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

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

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

  
SANDRA L. FERGUSON  
GLOUCESTER TWP. TAX COLLECTOR

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County



Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

Board Members

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



RAYMOND J. CARR  
Executive Director

MARLENE HRYNIO  
Administrative Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
March 6, 2015

MAR 09 2015

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

Re: Application #152014C  
Glenn LaBove  
333 Roberts Court, Blackwood, NJ 08012  
Block 9204, 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**

A handwritten signature in black ink, appearing to read "Ray J. Carr", is written over the typed name of the Executive Director.

Raymond J. Carr  
Executive Director

RJC:mh





March 23, 2015

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

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

Re: 1743 Farmhouse, LLC  
Use Variance and Minor Subdivision w/ Bulk Variance  
1010 E. Evesham Road  
Block 3306, Lots 11 & 12  
Township of Gloucester, Camden County, NJ  
Application No. 152005DC & 152005DCM  
Our File No. GX15006-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal, dated February 9, 2015;
- B. Copy of Township of Gloucester Land Development Application;
- C. A copy of a Township of Gloucester Tax Map Sheet 33;
- D. A copy of the Land Development Ordinance Submission Checklist;
- E. A copy of a plan entitled "Use Variance Plan 1743 Farmhouse LLC" prepared by Consulting Engineer Services, dated January 6, 2015;
- F. A copy of a plan entitled "Minor Subdivision Plan 1743 Farmhouse LLC" prepared by Consulting Engineer Services, dated January 29, 2015;

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

**I. Project Description**

1. The project site is located on the south side of Evesham Road (C.R. 544) between Hollywood Drive and Malibu Drive, opposite of Wilson Road.

2. The site is known as Block 3306, Lots 11 & 12 as shown on the Township of Gloucester Tax Map sheet 33.
3. The referenced tract consists of approximately 5.9± acres with approximately 415 feet of frontage on Evesham Road.
4. The property is located in the R-3 Residential District.
5. The site currently has a historic 2-1/2 story single family dwelling with a barn and other miscellaneous buildings. The property is forested with many specimen trees.
6. The applicant is proposing to convert and add on to the existing residence and barn, in order to create a catering/wedding facility.
7. The applicant is also proposing to construct a one story residential cottage on a separate lot.
8. The applicant is also proposing to subdivide the property. Currently, there are two lots (11 & 12) proposed to be reconfigured as follows:
  - a. Proposed Lot 11 would have an area of 0.724± acres and contain the proposed one story residential cottage.
  - b. Proposed Lot 12 has would have an area of 5.010± acres. The converted 2-1/2 story residence and barn are proposed to be located on Lot 12, along with all associated site improvements.

## II. Land Use / Zoning

1. The project site is located in the R-3 Residential District. The R-3 Residential District is intended for single-family detached uses at a density of three (3) units per acre.
2. The applicant is proposing a catering/wedding facility with associated site improvements. Catering/food service for scheduled events is not a permitted use within the zone as per Section 405 of the Gloucester Township land development Ordinance. Therefore, a Use "D" Variance is required.
3. The applicant should discuss the operations of the proposed facility, i.e. hours, amount of guests, etc.
4. The applicant should indicate if there will be activities taking place outside of the buildings.

5. The applicant should discuss the potential impact of the proposed facility on such things as noise, traffic, sight lighting, etc.
6. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
7. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.
8. The applicant has listed a number of variances on the submitted plan. Our office defers review of all variances as well as conformance with the area, yard and bulk requirements of the Ordinance to your office.

### III. Use Variance Plan

1. The applicant is proposing to convert and add on to the existing residence and barn in order to create a catering/wedding facility. The applicant is also proposing to construct a one story residential cottage on a separate lot.
2. The applicant proposes to retain a 3,136 sq. ft. portion of the existing 2-1/2 story dwelling, and construct a 7,910 sq. ft. one-story addition with some modifications. This building will have a total of 11,046 sq. ft. of floor area. A catering venue with associated site improvements is proposed for this structure.
3. The existing 1,080 sq. ft. barn is proposed to be renovated with a proposed 2,400 sq. ft. addition. This building will have a total of 3,480 sq. ft. of floor area. Ceremonies and small gatherings with associated site improvements are proposed for this building.
4. The catering/wedding facility would have a combined total floor area of 14,526 sq. ft.
5. A separate 1,400 sq. ft. one-story residential cottage with associated site improvements is proposed and located on a separate lot (II). The applicant should indicate how the cottage is part of the overall project, e.g. honeymoon suite, property management residence, private residence.
6. The Variance Plan proposes two areas of ingress/egress off of Evesham Road (County Route 544) with a total of 100 parking spaces. Sidewalks, walkways and loading areas are also shown on the plan.

7. The Variance Plan proposes a 25' wide landscape buffer area surrounding the site. A 6' high board on board fence and significant plantings are proposed within the buffer area.
8. Freshwater wetlands are indicated on the plan as delineated by Consulting Engineer Services in September of 2013. The freshwater wetlands line must be verified by the NJDEP.
9. A 150 feet wide riparian zone is shown on the plan. The extent of the riparian zone shall be verified by the NJDEP.
10. The extent of the regulated flood hazard area should be shown on the plan. Verification should be obtained by the NJDEP.
11. We defer review of the engineering issues associated with the site until the time of Site Plan submittal.

#### **IV. Minor Subdivision Plan**

1. Pursuant to 46:26B-2(4) the basis of bearing needs to be labeled (deed, NAD 83, etc.).
2. Pursuant to 46:26B-2(2) the ingress/egress easement at Evesham Road needs to be labeled with bearings, distances, and the area of the easement.
3. Pursuant to 46:26B-2(2) the 10 feet wide sanitary easement along the rear of the property needs to be labeled with bearings, distances, and area.
4. Pursuant to 46:26B-2(8) a minimum of three (3) corners distributed around the tract shall indicate their coordinate values.
5. Pursuant to 46:26B-2(13)c the endorsement pertaining to monumentation to be set should be added to the map.
6. The applicant should set all property corners for the newly formed Lot 11.
7. The applicant is requesting a waiver of contours being shown on the plan (check list item 57). We support this waiver until the time of a formal site plan submittal for the project.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
1743 Farmhouse, LLC,  
March 23, 2015  
Page 5 of 5

8. The applicant is requesting a waiver of submittal of proposed grades being shown on the plan (check list item 58). We support this waiver until the time of a formal site plan submittal for the project.
9. The applicant is requesting a waiver of utility information being provided from utility companies (check list items 105 & 106). We would support this waiver until the time of a formal site plan submittal for the project.

#### V. Miscellaneous

1. Should the Board approve the requested variances, we recommend that the applicant submit a Site Plan Application. The application would be reviewed for conformance with Township of Gloucester Land Development Ordinance.

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

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

Very truly yours,

Churchill Consulting Engineers



James J. Mellett, P.E.  
Project Manager

JJM:tjb:gaw

cc: Gloucester Township Zoning Board Chairman and Members (via email)  
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)  
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)  
1743 Farmhouse, LLC, Applicant (via email)  
Mr. Dennis L. Riley, Esq. (via email)  
Mr. Norman K. Rogers, III, P.E. (via fax)  
Ms. Tiffany A. CuvIELLO, P.P. (via email)

# TOWNSHIP OF GLOUCESTER

## Interoffice Correspondence

---



**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #1152005DCM Escrow #9113**  
**1743 Farmhouse, LLC**  
**BLOCK 3306, LOTS 11 & 12**

**DATE:** March 16, 2015

The Applicant requests a use variance for a "mixed use residential catering/wedding facility" and re-subdivision approval of Lot 11 and Lot 12 within the R-3, Residential District. The project is located on the south side of Evesham Road east of Hollywood Avenue.

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

- Applicant: 1743 Farmhouse, LLC, 1010 E. Evesham Road, Magnolia, NJ 08049 (Telephone#609-820-5472).
- Owner: Stephen D. Crea and Denise Harker, 1010 E. Evesham Road, Magnolia, NJ 08049 (Telephone#609-820-5472).
- Engineer: Norman K. Rodgers, PE, PLS, Consulting Engineers Services, 645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081 (telephone #856-228-2200).
- Planner: Tiffany A. CuvIELLO, PP, 7 Equestrian Drive, Galloway, NJ 08025 (telephone #856—912-4415)
- Attorney: Dennis L. Riley, Esq., Riley & Shovlin, P.A., 200 Golfview Drive, Blackwood, NJ 08012 (telephone #856-232-3800).

### **I. INFORMATION SUBMITTED**

1. Riley & Shovlin, P.A. Transmittal Letter dated 01/06/15.
2. Land Development Application Form and checklist dated 02/09/15.
3. Use Variance plan, as prepared by Consulting Engineers Services comprising one (1) sheet dated 01/06/15.
4. Minor subdivision plan, as prepared by Consulting Engineers Services comprising one (1) sheet dated 01/29/15.

## II. ZONING REVIEW

1. mixed use residential catering/wedding facility is not a listed permitted use [§405.B].

### §405.F –R3 –Residential District.

Description	Required (Other Uses)	Existing (Proposed Lot 12)	Conforms
Lot size (min.)	2 acres	5.010 ac.	yes
Lot frontage (min.)	100 ft.	339.49 ft.	yes
Lot depth (min.)	300 ft.	707 ft.	yes
Building Coverage (max.)	30%	5.7% <sup>1</sup>	yes
Lot coverage (max.) <sup>1</sup>	75%	24% <sup>1</sup>	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	30 ft.	347 ft.	yes
Side yard (min.) – (Barn addition)	30 ft.	30 ft.	yes
Side yard (min.) – (Catering addition)	30 ft.	57.3 ft.	yes
Rear yard (min.) (deck)	50 ft.	±162 ft. <sup>1</sup>	yes
Building Height (max.)	40 ft.	< 40 ft.	yes
Buffer	25 ft.	25 ft.	yes
Parking			
Restaurant (270 seats)			
1 space / 3 seats	90 spaces		
Employees (20 employees), plus			
1 space / 2 employees	<u>10 spaces</u>		
Total	100 spaces	100 spaces	yes

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

2. Single-family detached dwelling is a permitted use [§405.B].  
**§405.F –R3 –Residential District.**

Standard	Required	Proposed (Lot 11)	Complies
Lot size (min.)	9,375 sf	31,547 sf	yes
Lot frontage (min.)	75 ft.	76.10 ft.	yes
Lot depth (min.)	125 ft.	309.60 ft.	yes
Building coverage	20%	≤ 20%	yes
Lot coverage	40%	≤ 40%	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (min.) – deck	30 ft.	≥ 30 ft.	yes
Side yard (min.)	10 ft.	≥ 10 ft.	yes
Rear yard (min.)	30 ft.	≥ 30 ft.	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.)	35 ft.	≤ 35 ft.	yes
<b>Buffer</b>	<b>25 ft.</b>	<b>0 ft.</b>	<b>no</b>

\* Variance required.

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

### III. APPLICATION SUBMISSION CHECKLIST

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for minor subdivision requirements.

The Applicant must provide the following omitted checklist items or request a waiver.

**It's not recommend waiving underlined requirements**

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
  - a. The applicant must provide a certification from an appropriate professional on the absence of freshwater wetlands and transition areas based on a field investigation In lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation.
2. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

#### IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following required checklist items for subdivision and variance applications.

##### **It's not recommend waiving underlined requirements**

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
  - a. It appears the applicant has delineated the existing wetlands and transition areas; therefore, should explain the request for a waiver.
2. Four (4) copies of any additional reports. [Checklist #10].
  - a. The must provide any additional reports that may be required.
3. Existing and proposed street and lot layout, with dimensions correct to scale, showing that portion proposed for development in relation to the entire tract. [Checklist #46].
4. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
5. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
  - a. In lieu of providing the proposed grading the plan must be revised providing a general note indicating a grading plan shall be provided in accordance with the requirements of §814, Grading Approval.
6. Show evidence that plan meets with Ordinance requirements for septic systems. [Checklist #72].
7. If private utilities are proposed, they shall fully comply fully with all township, county and state regulations. [Checklist #105].
8. If service is to be provided by an existing water or sewer utility company, a letter from that company shall be submitted, indicating that service shall be available before occupancy of any proposed structures. [Checklist #106].
9. When on-lot water or sewerage disposal, the concept for such system shall be reviewed by the appropriate township, county and state agencies. [Checklist #107].

#### V. VARIANCE COMMENTS

The application as submitted requires the following variances:

##### **§405.B, Permitted Uses – R-3, Residential District**

1. A "mixed use residential catering/wedding facility" is not listed as a permitted use in the R-3 - Residential District.

##### **§507.B(3), Buffering**

2. Buffer: (0 ft. provided v. 25 ft. minimum required).
  - a. It appears the applicant is requesting a variance from the requirement to provide a buffer of the proposed mixed use residential catering/wedding facility from the proposed residential Lot 11.

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

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

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)).

POSITIVE CRITERIA ("D1" use variance)

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

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

NEGATIVE CRITERIA

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

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

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

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

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

1. Master Plan
  - a. Consistency of the proposed mixed use residential catering/wedding facility use with the following criteria of the Residential 3 (R-3) land use classification of the master plan.

“Most of the single family residential neighborhoods in Gloucester Township are in the Residential 3 classification. It constitutes the largest land use classification of the sixteen categories of the Land Use Plan. The category is intended for single family detached residential uses at three units per acre. Generally, the Residential 3 areas have already been developed, however, small infill areas still exist where a minor number of units could be developed. Open space and small scale institutional uses not individually mapped have been placed in this land use classification.”

2. Zoning

- a. Consistency of the proposed mixed use residential catering/wedding facility use with the R-3 Residential District and character of the built environment.

3. Use Variance

Operational Comments

- a. Provide a description of proposed business operations such as number of employees, hours of operation, etc.
- b. Provide a description of parking areas for wedding parties, guests, employees, etc.
- c. Provide the location and proposed measures to be implemented for maintenance of grounds including control of weeds and obnoxious growths, littering, trash pick-up, etc.
  - i. It's recommended to relocate trash enclosure away from adjacent residential properties.
- d. Describe any proposed locations for outdoor dining, photography, etc.
- e. Security measures for the catering facility and parking areas, etc.

Building Comments

- f. Provide building elevations of existing dwelling and barn and proposed additions.

Site Comments

- g. Number of parking spaces and location of parking areas for the proposed uses.
- h. Adequacy of proposed 25-foot buffer for parking area adjacent residential properties that have frontage on Hollywood Drive and Malibu Drives.
- i. Proposed topography of the site after development and its impact on sight lines from residential properties, if any.
- j. Proposed access drive and westerly gates providing "emergency access if required."
- k. Proposed site lighting for parking areas and impact to residential properties, if any.
- l. Provide building elevations of proposed streetscape, fencing, and "masonry entrance walls"

4. Site Plan Approval

- a. Should the Board approve the use variance application an application for preliminary and final major subdivision approval is required.

## **VII. SUBDIVISION REVIEW COMMENTS**

1. The minor subdivision plan must be revised to provide a concrete monument to be set between proposed Lots 11 & 12 along Evesham Road as per §503.C(2), Monuments.
2. The minor subdivision plan must be revised to show the metes and bounds of the proposed "24' wide ingress/egress access easement" as per §503.D, Easements/Restricted Covenants.
3. The minor subdivision plan must be revised to provide a notation that a deed restriction would be provided for proposed Block 3306, Lot 11 preventing a drive-opening onto Evesham Road and limiting ingress/egress from the proposed "24' wide ingress/egress access easement" as per §503.D, Easements/Restricted Covenants.

## **VIII. LAND DEVELOPMENT ORDINANCE COMMENTS**

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

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

## **IX. RECOMMENDATIONS**

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

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

cc: 1743 Farmhouse, LLC  
Dennis L. Riley, Esq.  
Norman K. Rodgers, PE, PLS  
Tiffany Cuvillo, PP, AICP  
Anthony Costa, Esq.  
James Mellett, PE

AMENDED 2/9/2015

# 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: JAN 27 2015 Application No.: 152005DCM Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment Fees 350 Project # 9113

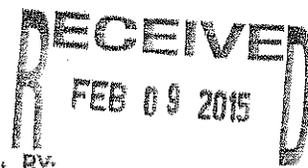
Upon receipt of all fees, documents, plans, etc. add'l fees \$360 escrow \$1200 Escr. 1350 Escr. # 9113

### LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b>	<b>2. Owner(s) (List all Owners)</b>
Name: <u>1743 Farmhouse, LLC</u>	Name(s): <u>Stephen D. Crea and Denise Herker</u>
Address: <u>1010 E. Evesham Road</u>	Address: <u>1010 E. Evesham Road</u>
City: <u>Magnolia</u>	City: <u>Magnolia</u>
State, Zip: <u>New Jersey 08049</u>	State, Zip: <u>New Jersey 08049</u>
Phone: <u>(609) 820 5472</u> Fax: <u>(856) 232 3880</u>	Phone: <u>(609) 820 5472</u> Fax: <u>(856) 232 3880</u>
Email: <u>sdcrea6961@netscape.net</u>	

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

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



<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

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

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
(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: <u>Dennis L. Riley, Esquire</u>	Firm: <u>Riley &amp; Shovlin, P.A.</u>
Address: <u>200 Golfview Drive</u>	State, Zip: <u>New Jersey 08012</u>
City: <u>Blackwood</u>	Phone: <u>(856) 232 3800</u> Fax: <u>(856) 232 3880</u>
	Email: <u>dennislriley@aol.com</u>

6. Name of Persons Preparing Plans and Reports:

Name: N. R. Rodgers, III PE  
 Address: 645 Berlin-Cross Keys Rd Suite 1  
 Profession: Engineer  
 City: Sicklerville  
 State, Zip: N.J. 08080  
 Phone: (856) 228-2200 Fax: (856) 228-2346  
 Email: \_\_\_\_\_

Name: Tiffany A. Cuvellio, PPR  
 Address: 7 Equestrian Drive  
 Profession: Planner  
 City: Galloway  
 State, Zip: New Jersey 08205  
 Phone: (856) 912-4418 Fax: ( ) \_\_\_\_\_  
 Email: \_\_\_\_\_

7. Location of Property:

Street Address: 1010 E Evesham Ave Glantz Trp Block(s): 3306  
 Tract Area: 5.9 ac Lot(s): 11 and 12

8. Land Use:

Existing Land Use: Residential and Barn  
 Proposed Land Use (Describe Application): Previous Application for Use Variance  
minor subdivision: Lot 12 existing 2.3 ac, proposed 5.0 ac  
Lot 11 existing 3.6 ac, proposed 0.7 ac  
Financing and Insurance Lot 12 Commercial lot 11 residential

9. Property:

Number of Existing Lots: 2 Proposed Form of Ownership:  
 Number of Proposed Lots: 2  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.)

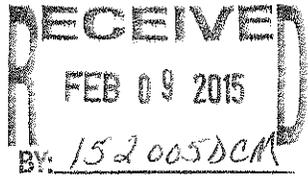
Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. Minor Subdivision Plan

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. Use Variance Plan



**13. Zoning**

All Applications		Proposed	Fence Application	Proposed
Front setback 1		>30'	Setback from E.O.P.*1	N/A
Front setback 2			Setback from E.O.P.*2	
Rear setback		>30'	Fence type	
Side setback 1		>10'	Fence height	
Side setback 2			*E.O.P. = Edge Of Pavement.	
Lot frontage		76.10	Pool Requirements	
Lot depth		300'	Setback from R.O.W.1	N/A
Lot area		21,547	Setback from R.O.W.2	
Building height		<35'	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		N/A	Shed area	N/A
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:**

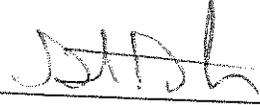
Number of parking spaces required: 3      Number of parking spaces provided: 3  
 Number of loading spaces required: N/A      Number of loading spaces provided: \_\_\_\_\_

**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.**

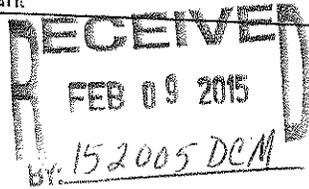
**16. Signature of Applicant**

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

\_\_\_\_\_  
 Date

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

2/19/15  
Date

[Signature]  
Signature

Sworn and Subscribed to before me this  
9th day of February  
2015 (Year).

Stephen D Crea  
Print Name

[Signature]  
Signature

RAYMOND M. PICCOLO  
NOTARY PUBLIC STATE OF N.J.  
MY COMMISSION EXPIRES 11/22/16  
Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots?
  - B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
  - C. Is this application for approval on a site or sites for commercial purposes?
  - D. Is the applicant a corporation?
  - E. Is the applicant a limited liability corporation?
  - F. Is the applicant a partnership?
- IF YES TO ANY OF THE ABOVE:**
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
  2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

- No  Yes

**IF YES:**

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

- No  Yes

[Signature]  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of \_\_\_\_\_, 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:

Stephen Crea 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 9th day of February  
20 15 before the following authority.

[Signature]  
Name of property owner or applicant

[Signature]  
Notary public

RECEIVED  
FEB 09 2015  
BY: 152005DCM

RAYMOND M. PICCOLO  
NOTARY PUBLIC STATE OF N.J.  
MY COMMISSION EXPIRES 11/22/16

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

Name: Norman K. Rodgers, III, PE  
Address: 645 Berlin-Cross Keys Rd., Suite 1  
Profession: Engineer  
City: Sicklerville  
State, Zip: New Jersey 08080  
Phone: (856) 228 2200 Fax: 856 232 2346  
Email: nrodgers@ces-1.com

Name: Tiffany A. CuvIELLO, PP, AICP  
Address: 7 Equestrian Drive  
Profession: Planner  
City: Galloway  
State, Zip: New Jersey, 08205  
Phone: (856) 912 4415 Fax: ( ) -  
Email: tcuviello@verizon.net

**7. Location of Property:**

Street Address: 1010 Evesham Avenue, Magnolia Block(s): 3306  
Tract Area: 5.9 acre Lot(s): 11 and 12

**8. Land Use:**

Existing Land Use: Residential & Barn  
Proposed Land Use (Describe Application): mixed use residential and catering /wedding facility to be constructed and carriage house/barn to be renovated for ceremonies and small gatherings. Catering/food service for scheduled events is not permitted use and therefore need for use variance. Also, one (1) story residential cottage is proposed.

**9. Property:**

Number of Existing Lots: <u>2</u>	Proposed Form of Ownership:
Number of Proposed Lots: <u>2</u>	<input type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes      (If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

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

Public Water       Public Sewer       Private Well       Private Septic System

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

List all additional materials on an additional sheet.

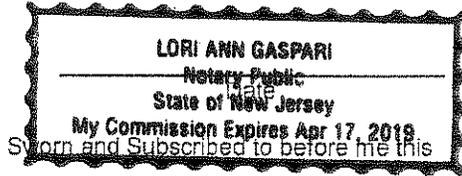
**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

13. Zoning			
All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>220'</u>	Setback from E.O.P.*1	<u>n/a</u>
Front setback 2	<u>                    </u>	Setback from E.O.P.*2	<u>                    </u>
Rear setback	<u>157' (exist) 164' (prop)</u>	Fence type	<u>                    </u>
Side setback 1	<u>25' (exist)</u>	Fence height	<u>                    </u>
Side setback 2	<u>30' (prop)</u>	*E.O.P. = Edge Of Pavement.	<u>                    </u>
Lot frontage	<u>420'</u>	<b>Pool Requirements</b>	
Lot depth	<u>634'</u>	Setback from R.O.W.1	<u>n/a</u>
Lot area	<u>5.9 acres</u>	Setback from R.O.W.2	<u>                    </u>
Building height	<u>less than 40'</u>	Setback from property line 1	<u>                    </u>
		Setback from property line 2	<u>                    </u>
		Distance from dwelling	<u>                    </u>
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	<u>n/a</u>	Shed area	<u>n/a</u>
Garage height	<u>n/a</u>	Shed height	<u>                    </u>
Number of garages	<u>n/a</u>	Setback from R.O.W.1	<u>                    </u>
(Include attached garage if applicable)		Setback from R.O.W.2	<u>                    </u>
Number of stories	<u>n/a</u>	Setback from property line 1	<u>                    </u>
		Setback from property line 2	<u>                    </u>
<b>14. Parking and Loading Requirements:</b>			
Number of parking spaces required:	<u>102</u>	Number of parking spaces provided:	<u>104</u>
Number of loading spaces required:	<u>1</u>	Number of loading spaces provided:	<u>1</u>
<b>15. Relief Requested:</b>			
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input checked="" type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> 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].			
<b>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.</b>			
<b>16. Signature of Applicant</b>			
 Stephen D. Crea Signature of Applicant		<u>1/7/15</u> Date	
 Denise Herker Signature of Co-applicant		<u>1/7/15</u> 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).



\_\_\_\_\_ day of \_\_\_\_\_  
 \_\_\_\_\_ (Year).

Stephen D. Crea  
 Signature Stephen D. Crea

Stephen D. Crea  
 Print Name

Denise Herker  
 Signature Denise Herker

Denise Herker  
 Print Name

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

Complete each of the following sections:

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

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

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

**IF YES:**

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

No  Yes

Stephen D. Crea Signature of Applicant

\_\_\_\_\_ Date

Stephen D. Crea Stephen D. Crea  
 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 1-16-15, shows and discloses the premises in its entirety, described as Block 11412 Lot 3306; 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.

Sworn and subscribed to  
 On this 16<sup>th</sup> day of January  
 20 15 before the following authority.

Denise Herker  
 Name of property owner or applicant

Lori Gaspari  
 Notary public

#18 - Stephen D. Crea  
1010 E. Evesham Road  
Magnolia, NJ 08049

Denise L. Herker  
1010 E. Evesham Road  
Magnolia, NJ 08049

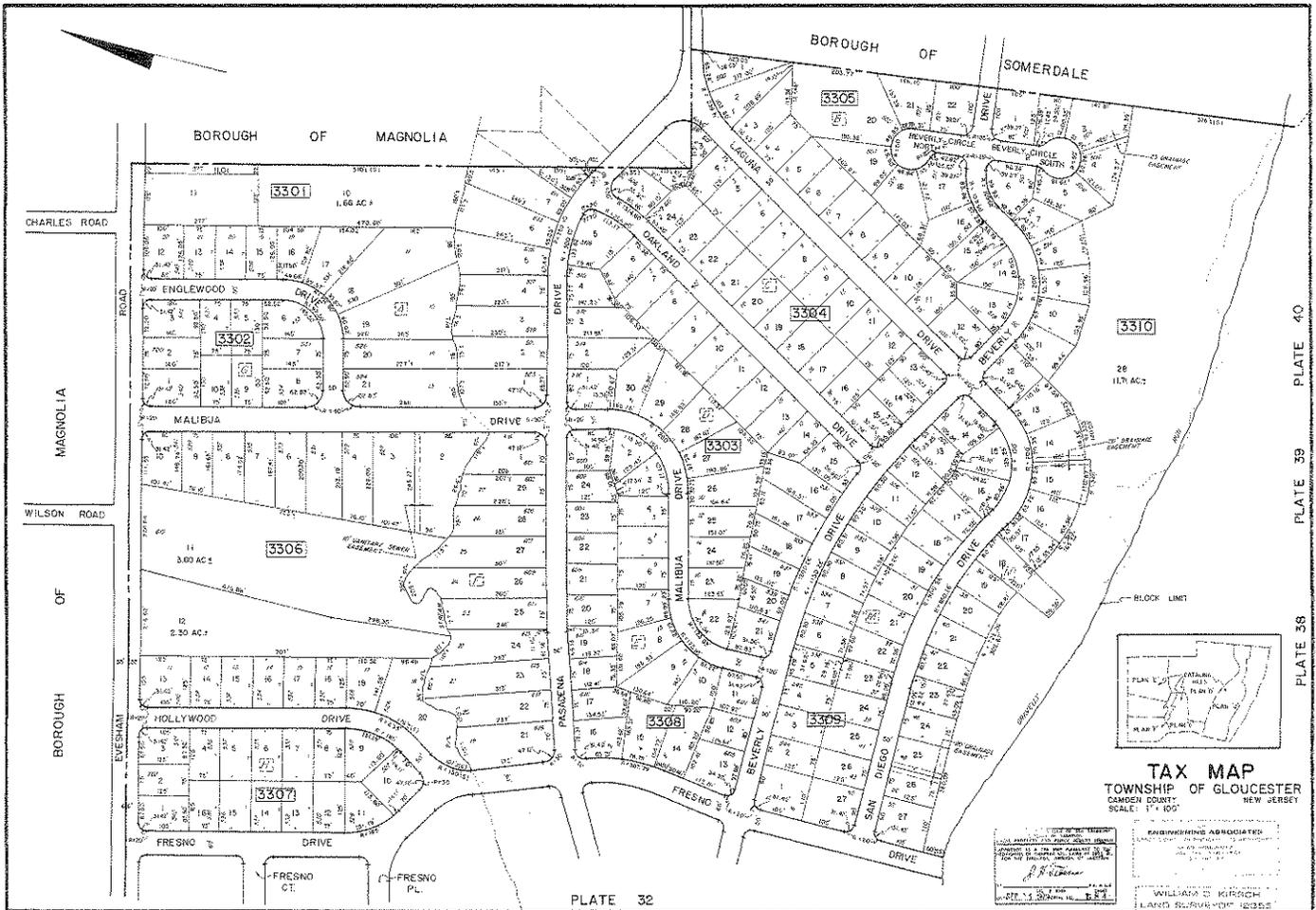


PLATE 39  
PLATE 40  
PLATE 38

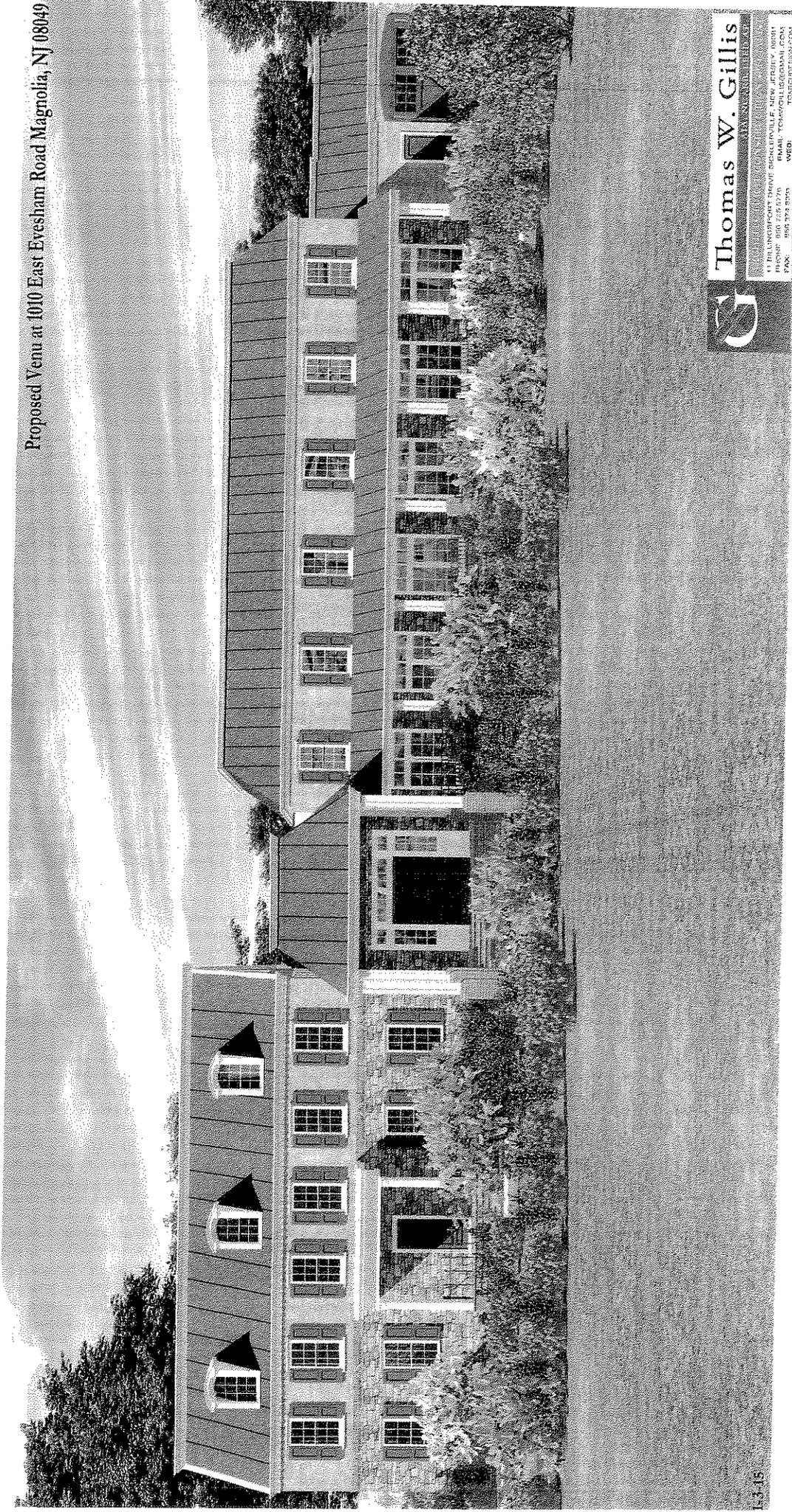
PLATE 32

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

SCALE: 1" = 100'  
ENGINEERING ASSOCIATED  
LAND SURVEYORS  
WILLIAM B. KIRCH  
LAND SURVEYOR

REVISIONS:  
REV. 01: BY J. J. BROWN, 01/15/01, TO CORRECT THE PROPERTY LINES AND AREA CALCULATIONS.  
REV. 02: BY J. J. BROWN, 01/15/01, TO CORRECT THE PROPERTY LINES AND AREA CALCULATIONS.  
REV. 03: BY J. J. BROWN, 01/15/01, TO CORRECT THE PROPERTY LINES AND AREA CALCULATIONS.  
REV. 04: BY J. J. BROWN, 01/15/01, TO CORRECT THE PROPERTY LINES AND AREA CALCULATIONS.  
REV. 05: BY J. J. BROWN, 01/15/01, TO CORRECT THE PROPERTY LINES AND AREA CALCULATIONS.  
REV. 06: BY J. J. BROWN, 01/15/01, TO CORRECT THE PROPERTY LINES AND AREA CALCULATIONS.  
REV. 07: BY J. J. BROWN, 01/15/01, TO CORRECT THE PROPERTY LINES AND AREA CALCULATIONS.  
REV. 08: BY J. J. BROWN, 01/15/01, TO CORRECT THE PROPERTY LINES AND AREA CALCULATIONS.  
REV. 09: BY J. J. BROWN, 01/15/01, TO CORRECT THE PROPERTY LINES AND AREA CALCULATIONS.  
REV. 10: BY J. J. BROWN, 01/15/01, TO CORRECT THE PROPERTY LINES AND AREA CALCULATIONS.

Proposed Venu at 1010 East Evesham Road Magnolia, NJ 08049



Thomas W. Gillis

11 MILLINGTON DRIVE  
MILLINGTON, NJ 08061  
PHONE: 609 232 0776  
FAX: 609 232 0075



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #152005DC

1010 E Evesham Rd

Block:3306 lot 11,12

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

Other

RECEIVED  
JAN 29 2015  
BY: 1743  
Farmhouse LLC

Reviewed By:  Lt. Brian McKendry

Signature: \_\_\_\_\_

Date Submitted: 1/29/14





Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

KEN GARBOWSKI



RAYMOND J. CARR  
Executive Director

MARLENE HRYNIO  
Administrative Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

## THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012

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

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

January 22, 2015

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

Re: Application #152005DC  
1743 Farmhouse, LLC  
1010 E. Evesham Road, Magnolia, NJ 08049  
Block 3306, Lots 11 & 12

JAN 22 2015

Gentlemen:

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

New construction will require a Form "A" Application.

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

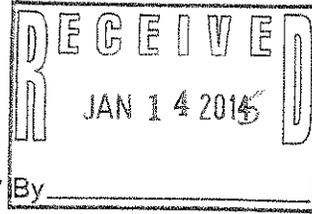
Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

A handwritten signature in black ink, appearing to read "Ray J. Carr", written over a horizontal line.

Raymond J. Carr  
Executive Director

RJC:mh



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 13, 2015

APPLICATION No. #152005DC

APPLICANT: 1743 FARMHOUSE, LLC

PROJECT No. 9113

BLOCK(S): 3306 Lot(S): 11 & 12

LOCATION: 1010 E. EVESHAM RD., MAGNOLIA, NJ 08049

TRANSMITTAL TO:

- Checkboxes for recipients: 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:

- Checked: New Application - Bulk C & Use "D" Variance
Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- Checked: For Your Review. Please Forward Report by JANUARY 24, 2015
For Your Files.

ENCLOSED:

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

- Checked: Variance Plan, Bulk (C) Variance, Use (D) Variance

Variance Plan Attached

Signature [Handwritten Signature] 1/13/15

PROP IS ON COMMERCIAL ROAD AND STS BACK. BEST USE OF ALL THIS PROP IS PROB. MIXED USE. IF THE TRAFFIC (# of PATRONS) IS LIMITED IT MIGHT NOT IMPACT NEIGHBORING PROPS. I WOULD BE CONCERNED ABOUT LIGHTING NEG. AFFECT. NEIGHB.



*Amended*

*Br # 16*

~~B~~

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 9, 2015

APPLICATION No. #152005DC/M

APPLICANT: 1743 FARMHOUSE, LLC

PROJECT No. 9113

BLOCK(S): 3306 Lot(S): 11 & 12

LOCATION: 1010 E. EVESHAM RD., MAGNOLIA, NJ 08049

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

- New Application - Bulk C / Use "D" Variance / Minor Subdivision
- Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by February 20, 2015***
- For Your Files.

### ENCLOSED:

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

- Bulk (C) Variance
- Use (D) Variance
- Minor Subdivision

RECEIVED  
FEB 23 2015

*2-23-15 JLG Dldg OK*

Signature



*Amended*

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 9, 2015

APPLICATION No. #152005DCM

APPLICANT: 1743 FARMHOUSE, LLC

PROJECT No. 9113

BLOCK(S): 3306

Lot(S): 11 & 12

LOCATION: 1010 E. EVESHAM RD., MAGNOLIA, NJ 08049

### 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 / Use "D" Variance / Minor Subdivision
- Revision to Prior Application

**RECEIVED**  
**FEB 18 2015**  
 BY: \_\_\_\_\_

### PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by February 20, 2015**
- For Your Files.

### ENCLOSED:

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

- Bulk (C) Variance
- Use (D) Variance
- Minor Subdivision

Signature \_\_\_\_\_  
*J. Dabney*  
 assessor  
 2/18/15

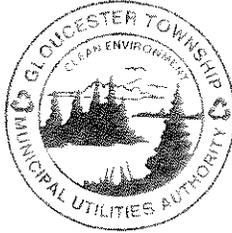
ISSUE  
 HOUSE IS CURRENTLY  
 BILLED TO LOT 11  
 SO BUILDING MUST  
STAY AS LOT 11.

NEW VACANT LOT  
WILL BE LOT 12  
PLEASE FIX BEFORE FILING

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



RAYMOND J. CARR  
Executive Director

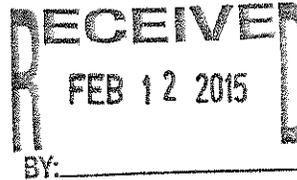
MARLENE HRYNIO  
Administrative Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
February 12, 2015



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

Re: Application #152005DCM  
1743 Farmhouse, LLC  
1010 E. Evesham Road, Magnolia, NJ 08049  
Block 3306, Lots 11 & 12

Gentlemen:

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

New construction will require a Form "A" Application.

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 "R. Carr".

Raymond J. Carr  
Executive Director

RJC:mh

Tax Account Maintenance

Block: 3306  
 Lot: 11  
 Qualifier:  
 Owner: CREA STEPHEN D & HERKER DENISE L  
 Prop Loc: 1010 E EVESHAM RD

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		2,643.68	2,643.68	.00	2,643.68
2015	1		2,643.69	.00	.00	.00
2015		Total	5,287.37	2,643.68	.00	2,643.68
2014	4		3,026.32	.00	.00	.00
2014	3		3,026.32	.00	.00	.00
2014	2		2,261.05	.00	.00	.00
2014	1		5,287.05	.00	.00	.00

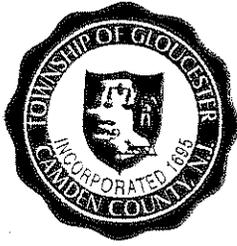
Other Delinquent Balances: .00 Interest Date: 02/12/15  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/10/15  
 TOTAL TAX BALANCE DUE

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

\* Indicates Admitted Billing in a Tax Quarter

**RECEIVED**  
 FEB 12 2015  
 BY:

*Handwritten signature*



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

**FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE**

DATE: \_\_\_\_\_

APPLICATION#: 152005 DCM

APPLICANT: CREA

PROPERTY LOCATION: 1010 E EVESHAM AVE MAGNOLIA 08049

BLOCK: 3306

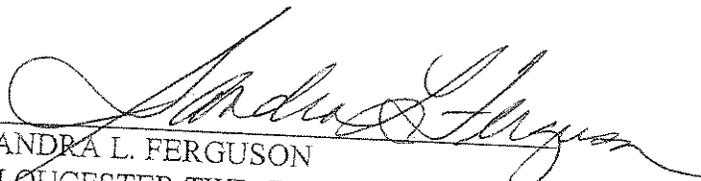
LOT: 11A12

Our records indicate that the above referenced property is current with taxes and there are no outstanding liens. *Feb 2015 taxes are open due.*

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

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

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

  
SANDRA L. FERGUSON  
GLOUCESTER TWP. TAX COLLECTOR

RECEIVED  
FEB 09 2015  
BY: \_\_\_\_\_



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

March 23, 2015

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

Re: Old Country, LLC  
Use "D" Variance and  
Preliminary and Final Major Subdivision  
Gable Court (Kearsley Road Tract II)  
T.M. 197.01, Block 19702, Lot 6.14  
Gloucester Township, Camden County, NJ  
Application No. 152003DPMFM  
Our File No. GX15009-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated January 15, 2015;
- B. Copy of Township of Gloucester Land Development Application;
- C. A copy of the Township of Gloucester Tax Map Sheet 197.01;
- D. A copy of "Amended Drainage Calculations and Engineers Report," prepared by RWD Consultants, LLC, dated December 22, 2014;
- E. A copy of plans entitled "Variance Site Plan for Old Country, LLC," prepared by RWD Consultants, LLC, dated December 12, 2014:
  - 1) Sheet C-1 – Title Sheet
  - 2) Sheet C-2 – Variance Site Plan
  - 3) Sheet C-3 – Blow up of Proposed Lots
  - 4) Sheet C-4 – Previously Approved Site Plan

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

**I. Project Description**

1. The project parcel is shown as Lot 6.14 located at the end of Gable Court (not improved) and is part of the previously approved Kearsley Road Tract II Major Subdivision. The Kearsley Road Tract II Major Subdivision is a previously approved fourteen (14) lot residential cul-de-sac (Gable Court) located along Kearsley Road, just south of Moritz Drive.
2. The Kearsley Road Tract II Major Subdivision was approved in 2007. The subdivision included Block 19702, Tax Map Lots 4, 5 & 6.
3. It appears that Block 19702, Lot 6.14 was created in the 2007 subdivision as dedicated open space. Lot 6.14 is shown as an open space lot dedicated to Township of Gloucester 3.78± "Exempted" as per Tax Map Plate 197.01.
4. It appears that Lot 6.14 along with the associated subdivision is currently vacant and partially wooded.
5. The referenced lot consists of 3.78 acres.
6. The referenced lot is located in the R-1 Residential district.
7. The applicant has applied for a Use "D" Variance along with Preliminary and Final Major Subdivision. However, the applicant has not submitted the application information required for Preliminary and Final Major Subdivision. Therefore, we have reviewed the application for Use Variance purposes only at this time.

**II. Land Use / Zoning**

1. The project site is located in the R-1 Residential district.
2. The purpose of the R-1 Residential district is intended for single family detached uses on one acre lots. Clustering of dwellings to promote the retention of open space is encouraged.
3. It appears the applicant is seeking to remove the open space lot shown on the previously approved Kearsley Road Tract II Major Subdivision and create four (4) additional residential lots for a total of eighteen (18) residential lots.

4. The previously approved Kearsley Road Tract II Major Subdivision of fourteen (14) residential lots conformed to the density requirement of the R-1 Residential District of one (1) dwelling unit per acre.
5. The proposed subdivision of eighteen (18) residential lots would create a density of 1.25 dwelling units per acre exceeding the 1 dwelling unit per acre density requirement of the R-1 Residential zone.
6. The applicant must provide professional testimony that demonstrates special reasons in accordance with Municipal Land Use Law Section No. 40:55D-70 in order for the Board to consider the Use Variance.
7. The applicant must demonstrate that such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Gloucester Township Zoning Ordinance.
8. Our office defers review of conformance with the area yard and bulk requirements of the Ordinance to your office.

### **III. Subdivision Plan**

1. The applicant is proposing to subdivide Lot 6.14 into four single family dwelling lots, referenced as lots 6.14, 6.15, 6.16 & 6.17 on the Variance Site Plan.
2. The Variance Site Plans erroneously refer to Tax Map 197, Block 19702, Lots 4, 5 & 6. This should be reviewed.
3. To accommodate the addition of the four lots, the applicant is proposing to lengthen the proposed roadway (Gable Court) and reconfigure the proposed cul-de-sac. It appears that the reconfiguration of the roadway also requires changes to three or four of the previously approved residential lots.
4. The applicant has submitted Amended Drainage Calculations and Engineers Report for the proposed subdivision.
5. The amended report indicates that the construction of the project will not cause an increase in runoff, although the existing wooded coverage will be reduced and impervious surfaces will be increased.
6. The amended report indicates that the stormwater management system for the previously approved development was designed to meet the New Jersey Stormwater Management Rules, and the proposed addition of four lots will not impact the previously approved drainage system.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
Old Country, LLC  
March 23, 2015  
Page 4 of 4

7. The addition of four lots will create an increase of impervious area and the amount of stormwater runoff produced by the site. To address the increase in stormwater runoff, the applicant is proposing to use porous pavement for the driveways.
8. If the Board approves the Use Variance, A revised stormwater report should be submitted that quantitatively addresses compliance with all applicable requirements of the New Jersey Stormwater Management Rules, NJAC 7:8-5.
9. We defer review of the engineering issues associated with the redesign to the time of submittal of an Amended Major Subdivision Plan.

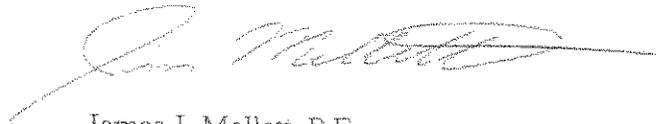
#### IV. Miscellaneous

1. Should the board approve the Use Variance, we recommend that the applicant submit an amended Major Subdivision Application. The application would be reviewed for conformance with Township of Gloucester Land Development Ordinance and the Residential Site Improvement Standards.

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

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

Very truly yours,  
Churchill Consulting Engineers



James J. Mellett, P.E.  
Project Manager

JJM:tjb:gaw

cc: Gloucester Township Zoning Board Chairman and Members (via email)  
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)  
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)  
Mr. Guido Barbore, Esq. (via email)  
Mr. Joseph Raday, P.E. (via email)  
Mr. Addison G. Bradley, P.P., L.A. (via email)  
Old Country, LLC, Applicant (via mail)

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence

---



**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #152003DPMFM**                      **Escrow #9104**  
**Old Country, LLC**  
**BLOCK 19702, LOT 4, 5 and 6**  
**Kearsley Road**

**DATE:** March 09, 2015

The Applicant requests a density use variance approval to create eighteen (18) new lots for single-family residences, one (1) lot for open space and one (1) lot for a stormwater management basin within the R-1 – Residential District. The project is located on the north side of west side of Kearsley Road south of Saint Moritz Drive.

The Board should note the subject property previously received preliminary and final major subdivision approval from the Planning Board to create fourteen (14) new lots for single-family residences, four (4) lots for open space, and one (1) lot for a stormwater management basin within the R-1 – Residential District. The project is located on the north side of west side of Kearsley Road south of Saint Moritz Drive.

The plans have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and Planning Board Resolution #041013P adopted March 23, 2004. The following comments are offered for your consideration.

Should you have any questions regarding this application, do not hesitate to contact me at 374.3511.

- Applicant: Old Country, LLC, 1 Surry Court, Mt. Laurel, NJ 08054 (Telephone #856-577-8518).
- Owner: Kearsley, LLC, 1 Surry Court, Mt. Laurel, NJ 08054 (Telephone #856-577-8518).
- Engineer: Joseph J. Raday, PE, RWD Consultants, LLC, 2 Aquarium Drive, Suite 320, Camden, NJ 08103 (telephone #856-668-8600).
- Planner: Addison G. Bradley, CLA, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).
- Attorney: Guido Barbore, Esq., 44 W. Cedar Avenue, Merchantville, NJ 08109 (telephone #856-723-1618).

### **I. INFORMATION SUBMITTED**

- 1.) Township of Gloucester Land Development Application Form dated 01/15/15.
- 2.) Township of Gloucester Land Development Ordinance, §817 Submission Checklist.
- 3.) Amended Drainage Calculations and Engineers report, as prepared by RWD Consultants, LLC dated 12/22/14.

- 4.) Variance plan, as prepared by RWD Consultants, LLC consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
C-1	Title Sheet	01-15-15
C-2	Variance Site Plan	01-15-15
C-3	Blow Up of Proposed Lots	01-15-15
C-4	Previously Approved Site Plan	01-15-15
C-5	Site Plan	01-15-15

## II. ZONING REVIEW

1. Bulk Zoning Requirements:

Zone: "R-1" ~ Residential District [§403]

Use: Residential Cluster is permitted as a conditional use [§403.D(2)]

### **Residential Cluster – R1 - Residential District**

Description	Required	Proposed	Conforms
Lot size (min.)	20,000 sf	≥ 21,593 sf	yes
Lot frontage (min.)	100 ft.	≥ 100 ft.	yes
Lot frontage (min.) – cul-de-sac	75 ft.	≥ 75 ft.	yes
Lot depth (min.)	175 ft.	≥ 186.46 ft.	yes
Building coverage (max.)	20%	≤ 20%	yes
Lot coverage (max.)	35%	≤ 35%	yes
Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.)	50 ft.	50 ft.	yes
Side yard (min.)	20 ft.	20 ft.	yes
Rear yard (min.)	50 ft.	50 ft.	yes
Useable yard area (min.)	25%	25%	yes
Building Height (max.)	35 ft.	35 ft.	yes
<b>Density (max.)</b>	<b>1 du/acre</b>	<b>1.249 du/ac.</b>	<b>no*</b>

Condition Use Requirements			
Tract Size (min.)	5 acres	14.41 acres	yes
<b>Open Space (min.) – 30%</b>	<b>4.32 ac.</b>	<b>0.25 ac.</b>	<b>no*</b>
Public water and sewer	Available	Provided	yes

\* Variance required.

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

## III. APPLICATION SUBMISSION CHECKLIST

The Applicant has provided the checklist items in accordance with §817, Submission Checklist for a variance.

#### IV. VARIANCE COMMENTS

The instant application as submitted requires the following variances:

##### **§403.E – R-1 Residential District, Density**

1. Density: (18 du/ac provide v. 14 du/ac maximum allowed).

##### **403.D(2)(b) – R-1 Residential District, Open space (Residential Cluster)**

2. Open Space: (0.25 ac. provided v. 4.32 ac. minimum required).

##### POSITIVE CRITERIA (“D3” deviation from a conditional use)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested “D3” variance:

3. The Board has the power to grant a variance for a deviation from a specification or standard pertaining solely to a conditional use (basis N.J.S.A. 40:55-70d(3)).
  - a. The Applicant must prove the site will accommodate the proposed use even though the application does not comply with the conditions of the ordinance [basis Coventry Square v. Westwood Zoning Bd. Of Adjustment, 138 N. J. 284 (1994)].

##### POSITIVE CRITERIA (“D5” density)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested “D5” variance:

4. The Board has the power to grant a variance for an increase in the permitted density (basis N.J.S.A. 40:55-70d(5)).
  - a. A use variance must meet the statutory “special reasons” standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis *Medici v. BPR Co.*, 107 N.J. 1 (1987)).
    - i. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
    - ii. The Applicant must provide testimony addressing the “enhanced quality of proof and clear specific findings” that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
    - iii. Furthermore, “such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance’s continued omission of the proposed use from those permitted in the zone.”

##### NEGATIVE CRITERIA

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

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

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

## V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

1. Master Plan
  - a. Consistency of the proposed increase in density of 1.29 du/ac with the (PR) Parks and Recreation land use classification of the master plan.
2. Zoning
  - a. Consistency of the proposed increase in density of 1.29 du/ac with the R-1 – Residential District and character of the built environment.
3. Density Variance
  - a. The Applicant must provide testimony addressing existing conditions including but not necessarily limited to the following:
    - i. Impact to the neighborhood character of the proposed development and the adjacent neighborhood.
4. Conditional Use Variance
  - a. The Applicant must provide testimony addressing the impact to the neighborhood character of the proposed development and the adjacent neighborhood by reducing the required open space for a residential cluster development.

## VI. SUBDIVISION REVIEW COMMENTS

1. Should the Board approve the instant application the applicant is required to submit preliminary and final major subdivision plans in accordance with ordinance O-03-03, Land Development.

## VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

## VIII. RECOMMENDATIONS

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

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

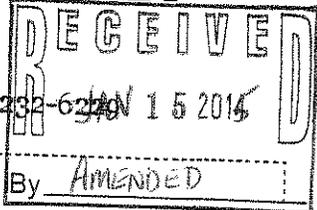
cc: Old Country, LLC  
Guido Barbore, Esq.  
Joseph J. Raday, PE  
Addison G. Bradley, PP, CLA  
Anthony Costa, Esq.  
James Mellett, PE

S:\Planning Board Reviews\041013\R\_041013fnlmajsubkeasrleyllrev05.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) 332-6270



## For Office Use Only

Submission Date: DEC 30 2014 Application No.: #152003DPMFM  
 Planning Board  Zoning Board of Adjustment

Taxes Paid Yes/No \_\_\_\_\_ (initial)  
 Fees: \$1460 Project # 9104

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

Escr. \$8000.00 Escr. # 9104

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Old Country, LLC</u> Address: <u>1 Sarry Ct</u> City: <u>Mt Laurel</u> State, Zip: <u>N.J. 08054</u> Phone: <u>(856) 577 8518</u> Fax: ( ) - Email: <u>856-319-7433</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Kearsly LLC</u> <u>Old Country</u> Address: <u>1 Sarry Ct</u> City: <u>Mt Laurel</u> State, Zip: <u>N.J. 08054</u> Phone: ( ) - Fax: ( ) -
--	---

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

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

<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

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

EP	R4	GCR	CR	BP	G-RD	LP-1
<u>R1</u>	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: Guido Barbore Esq. Firm: The Webster Law Firm  
 Address: 2 Aquarium Dr South 380 State, Zip: N.J. 08103  
 City: Camden N.J. 08103 Phone: 856-668-8600 Fax: 856-668-8610  
 Email: \_\_\_\_\_

# Amended Application

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

Name: <u>Joseph Roddy P.E.</u> Address: <u>2 Aquarum Dr. Suite 200</u> Profession: <u>Engineer</u> City: <u>Camden</u> State, Zip: <u>N.J. 08103</u> Phone: <u>856 668-8600</u> Fax: ( ) - Email: _____	Name: <u>Adrian C. Brully</u> Address: <u>1585 Hiden Lane</u> Profession: <u>Planner</u> City: <u>Glaumont Twp.</u> State, Zip: <u>N.J. 08021</u> Phone: <u>856 320-4440</u> Fax: ( ) - Email: _____
---	--

**7. Location of Property:**

Street Address: Keensley Rd Block(s): 19702  
 Tract Area: 3.78 ac Lot(s): 6.14

**8. Land Use:**

Existing Land Use: Vacant  
 Proposed Land Use (Describe Application): 4 lots

**9. Property:**

Number of Existing Lots: <u>1</u> Number of Proposed Lots: <u>4</u>	<b>Proposed Form of Ownership:</b> <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes    (If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input type="checkbox"/> No <input type="checkbox"/> Yes

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

Public Water       Public Sewer       Private Well       Private Septic System

**11. List of Application Submission Materials:** C-1 thru C-4 Keensley Rd II  
 List all additional materials on an additional sheet. Amended Design Cal 12/24/10

**12. List Previous or Pending Applications for this Parcel:** Pre Approved Plan 10/17/07  
 List all applications on a separate sheet.



**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).

12/30/14

Date

Signature

*[Handwritten Signature]*

Print Name

Joe Parzelschian

Signature

*[Handwritten Signature]*

Print Name

RAYMOND M. PICCOLO  
NOTARY PUBLIC STATE OF N.J.  
MY COMMISSION EXPIRES 11/22/19

Sworn and Subscribed to before me this

30th day of December

2014 (Year).

**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

*[Handwritten Signature]*

Signature of Applicant

Joe Parzelschian

Print Name

12/30/14  
Date

**19. Survey waiver certification:**

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

State of New Jersey,  
County of Camden:

\_\_\_\_\_ 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 30th day of December  
2014 before the following authority.

*[Handwritten Signature]*  
Name of property owner of applicant

*[Handwritten Signature]*  
Notary public

RAYMOND M. PICCOLO  
NOTARY PUBLIC STATE OF N.J.  
MY COMMISSION EXPIRES 11/22/19



**Proposed Major Subdivision  
Kearsley Road Tract II  
Gloucester Township, Camden County**

**Amended Drainage Calculations  
And  
Engineers Report**

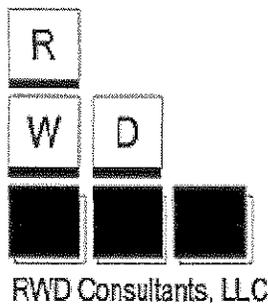


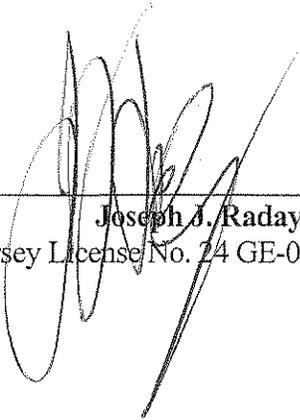
Prepared for  
**Old Country, LLC**  
1 Surrey Court  
Mt. Laurel, NJ 08054

Prepared By:

**RWD Consultants, LLC**  
2 Aquarium Drive, Suite 320  
Camden, New Jersey 08103

December 22, 2014



  
\_\_\_\_\_  
**Joseph J. Raday, P.E.**  
New Jersey License No. 24 GE-043768

# Table of Contents

A. Introduction

B. Site Description

C. Soil Types

D. Stormwater Management

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E. Run-off for Present Condition (Previously Approved)

F. Run-off for Developed Condition (Previously Approved)

G. Appendices

- Rainfall Intensity Curve
- 24 hr Rainfall Amounts
- Tax Map
- Quad map
- Location Map
- Soils map
- Soils Legend

## A. Introduction

Old Country, LLC proposes to add an additional four (4) lots to a previously approved fourteen (14) lot subdivision presently referred to as the Kearsley Road Tract II. Improvements include the extension of the asphalt cul-de-sac, water, and sanitary sewer. The parcel of land is designated as Block 19702, Lots 4, 5, and 6 located in Gloucester Township, Camden County, New Jersey. The subject property is presently a 14.4 acre wooded residential lot with a one and a half story frame dwelling.

## B. Site Description

The subject site is located on Kearsley Road between Saint Moritz Drive and Washington Avenue, Gloucester Township, Camden County, New Jersey. The parcel of land was identified on the Gloucester Township Tax map as Block 19702, Lots 4, 5, and 6. The parcel is roughly rectangular in shape with approximately 500' of road frontage in the easterly direction on Kearsley Road. The topography of the site divides the site into two drainage areas. A high point through the site causes two thirds (Pre-Dev. Area 'B') of the site to runoff the Southwest corner and the other third (Pre-Dev. Area 'A') to runoff the Northeast corner of the parcel. The flow to the Northeast is collected by a curb inlet located at the intersection of St. Moritz Drive and Kearsley Road, owned by the Township of Gloucester. The property to the North, West and South are existing residential homes.

## C. Soil Types

### SOIL TYPES on SITE

Symbol	Series	Type	Slope %	Hydraulic Soil Group
AmB	Aura	Loamy Sand	2-5%	B
DoA	Downer	Loamy Sand	0-5%	B

#### **D. Stormwater Management**

The construction of this project will not cause an increase in run off, although the existing wooded site coverage will be reduced and impervious surfaces will be increased. The site was designed using the newly adopted NJAC Stormwater Management Regulations, Best Management Practices and proper soil erosion prevention measures. The run off to adjoining sites was designed using the assumptions outlined in NJAC 7:8-5.4, 3.

The site was designed/approved with four curb inlets and associated storm water piping proposed to convey runoff to the detention/infiltration basin. The 1yr, 2yr, and 10yr storm events were designed so that it is infiltrated into the soil and the 25 and 100 yr storm event is detained. The NJAC water quality storm is 1.25 inches of rainfall in two (2) hours and this storm must be infiltrated to meet the 80% reduction in suspended solids.

Post-developed area "B" was designed so that the post-developed flows do not exceed the pre developed flows.

**The following is a summary of the pre-developed flows from the previously approved subdivision site:**

#### **Pre-Developed Runoff**

<b>Area</b>	<b>Storm Event (yr)</b>	<b>Runoff (cfs)</b>
Pre-Dev. Area 'A'	2 year	1.72
	10 year	5.39
	100 year	13.18
Pre-Dev. Area 'B'	2 year	2.39
	10 year	7.45
	100 year	18.25

The following is a summary of the post-developed flows from the previously approved site:

### Runoff To Basin

Year	Pre-Dev Runoff (cfs)	NJAC Reduction	Discharge from Basin (cfs)	Volume Infiltrated	Elevation	Peak Volume Stored
				Basin (ac-ft)	Basin (ft)	Basin (ac-ft)
2 hr	N.A.	N.A.	0	0.037	166.77	0.030
1	0.88	N.A.	0	0.254	168.36	0.220
2	1.72	50%=0.86	0.31	0.285	168.67	0.284
10	5.39	75%=4.04	2.41	0.315	169.46	0.491
25	7.66	N.A.	3.76	0.326	169.83	0.612
100	13.18	80%=10.54	6.98	0.350	170.56	0.886

Post-developed areas A and C are combined and conveyed to the curb inlet at the intersection of St. Moritz Drive and Kearsley Road. The following chart demonstrates that the combined areas A & C and area B runoffs are significantly reduced when compared to their respective pre-developed runoffs.

### Cumulative Post-Developed Runoff from the Previously Approved Subdivision

Area	Year	Pre-Dev. Runoff	Post-Dev. Runoff
A + C	2	1.72 cfs	0.52 cfs
	10	5.39 cfs	3.37 cfs
	100	13.18 cfs	9.90 cfs
B	2	2.39 cfs	1.42 cfs
	10	7.45 cfs	4.49 cfs
	100	18.25 cfs	11.04 cfs

As it is denoted in the above charts the stormwater management system for the previously approved development was designed to meet the newly adopted NJAC stormwater management regulations. In some cases it exceeded the regulations. The basin infiltrates stormwater and detains higher storm events to regulate flows offsite. In short no flows from the site will cause any erosion or damage off-site.

The proposed addition of four (4) additional lots will not impact the previously approved drainage system. The impervious coverage for the previously approved subdivision consisted of the following:

1. Residential Dwellings ( 14)	26,950 sf
2. Driveway Aprons (14)	1,134 sf
3. Asphalt Driveways (14)	12,731 sf
4. Sidewalk Area	9,929 sf
5. Basin Entrance	433 sf
6. Road & Curb	32,841 sf
<b>Total</b>	<b>84,018 sf</b>

The addition of the four (4) additional lots will increase the impervious coverage as follows:

1. Residential Dwellings ( 18)	34,650 sf
2. Driveway Aprons (18)	1,458 sf
3. Asphalt Driveways (18)	12,074 sf
4. Sidewalk Area	10,498 sf
5. Basin Entrance	433 sf
6. Road & Curb	34,449 sf
<b>Total</b>	<b>93,562 sf</b>

The difference between the previously approved subdivision and the proposed four (4) lot addition equates to an increase of 9,544 sf of impervious area. To address the stormwater management for the increase we are proposing to use the methods outlined in the New Jersey Stormwater Best Management Practices Manual (BMP). For this situation the best design to address this increase is the method outlined in the BMP manual

“Standards for Pervious Paving Systems”. This method recommends the use of porous paving for single family residential driveways. The porous paving will be designed with a storage bed so that all storm events including the 100 yr storm will be collected and infiltrated into the soil, therefore it will not impact the basin.

The entire 12,074 sf of driveway surface will be designed so that it infiltrates all surface water which means the impervious coverage will be decreased by 2,530 sf (81,488 sf total). Since there will be a decrease in impervious coverage no impact to the previously designed basin is anticipated.

The stormwater management plan has been designed in accordance with the following criteria:

1. The Gloucester Township Ordinance

The storm drainage system is designed with the criteria set forth on the Ordinance Establishing and Adopting Land Development Regulations in and for the township of Gloucester, County of Camden, State of New Jersey, Article VIII, Section 9 titled Storm Drainage.

2. The Residential Site Improvement Standards of New Jersey

---

Where the Criteria for design is not addressed in the Township Ordinance the Residential Site Improvement Standards, New Jersey Administrative Code, Title 5, Chapter 21, Subchapter 7 standards for design will be used.

3. The New Jersey State Soil Conservation Committee and the Local Camden County Soil Conservation District.

The Soil Erosion and Sediment Control measures for the storm drainage system will be designed in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey and with the approval of the Camden County Soil Conservation District.

4. Design Method

All Hydraulic computations were accomplished using the USDA TR-55 in conjunction with the NRCS-NJ 24 hour rainfalls and the Rational Formula in conjunction with the rainfall intensity-duration-frequency curve for New Jersey

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**E. Run-off for Present Condition (Previously Approved)**  
a. Drainage Area Map



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F. Run-off for Developed Condition (Previously  
Approved)

a. Drainage Area Map



**G.**

**Appendices**

FIGURE 7.2 RAINFALL INTENSITY CURVE

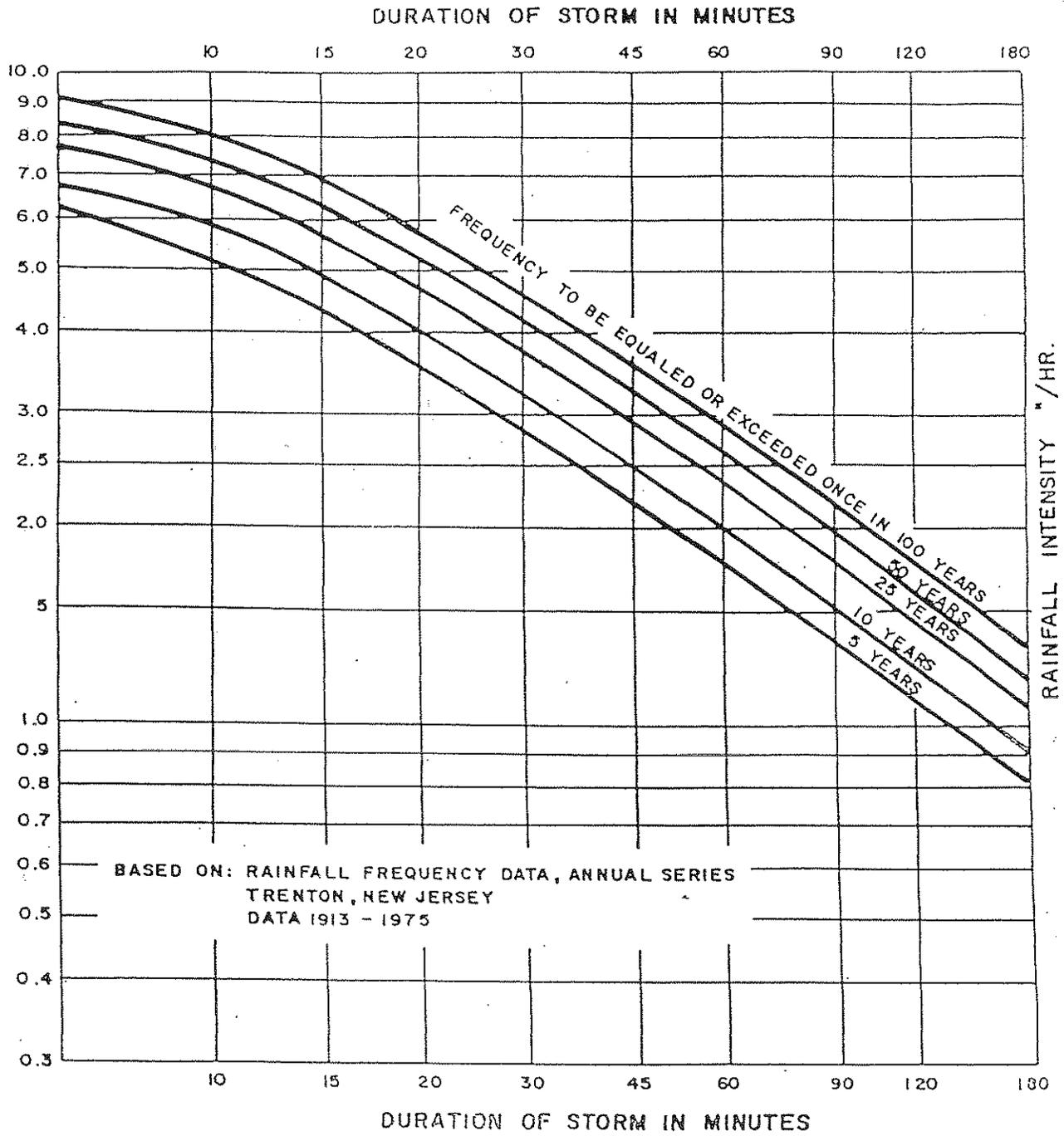
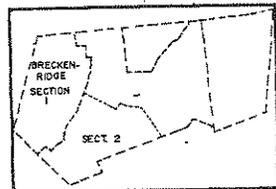
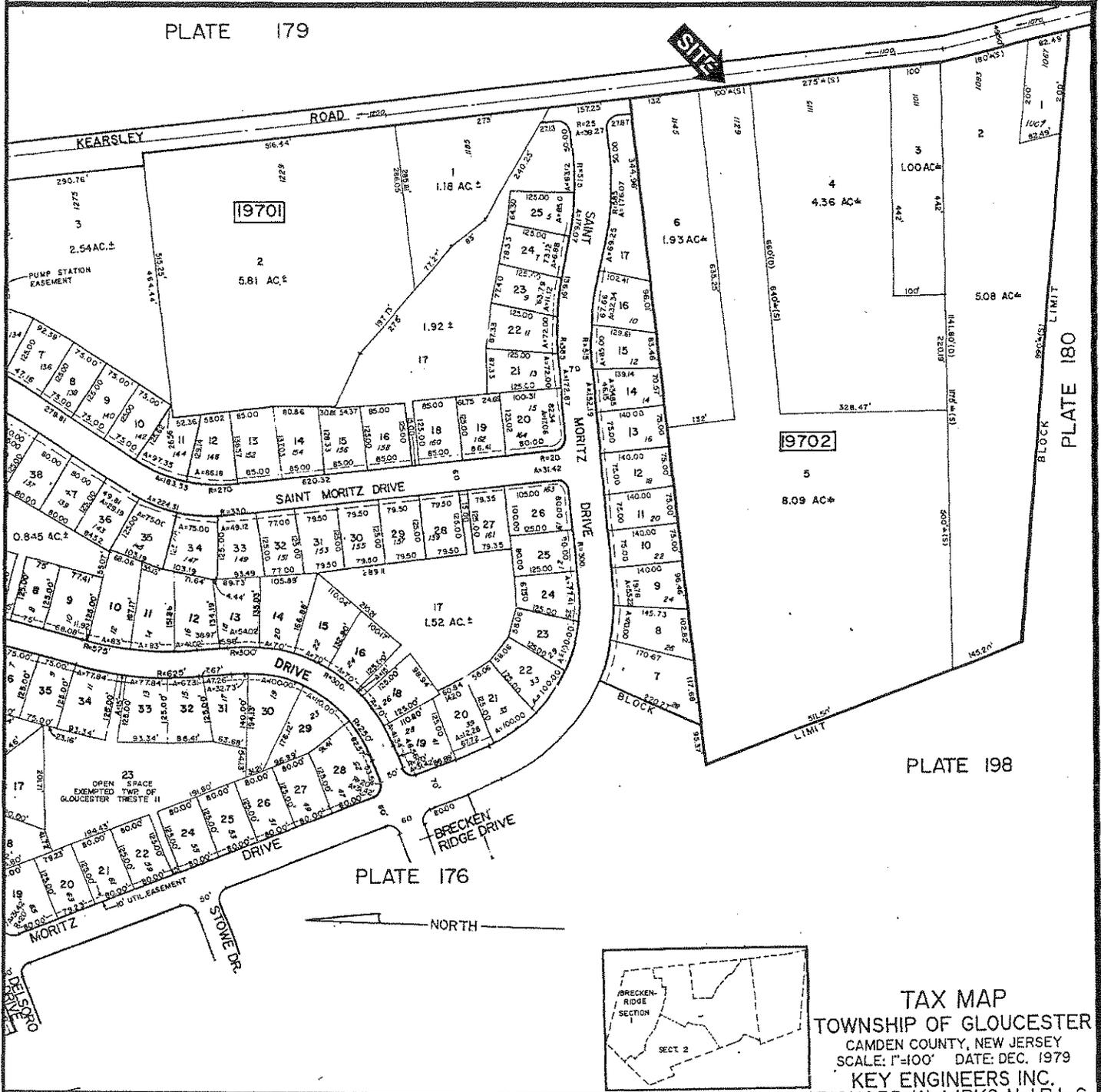


PLATE 179



TAX MAP  
 TOWNSHIP OF GLOUCESTER  
 CAMDEN COUNTY, NEW JERSEY  
 SCALE: 1"=100' DATE: DEC. 1979  
 KEY ENGINEERS INC.

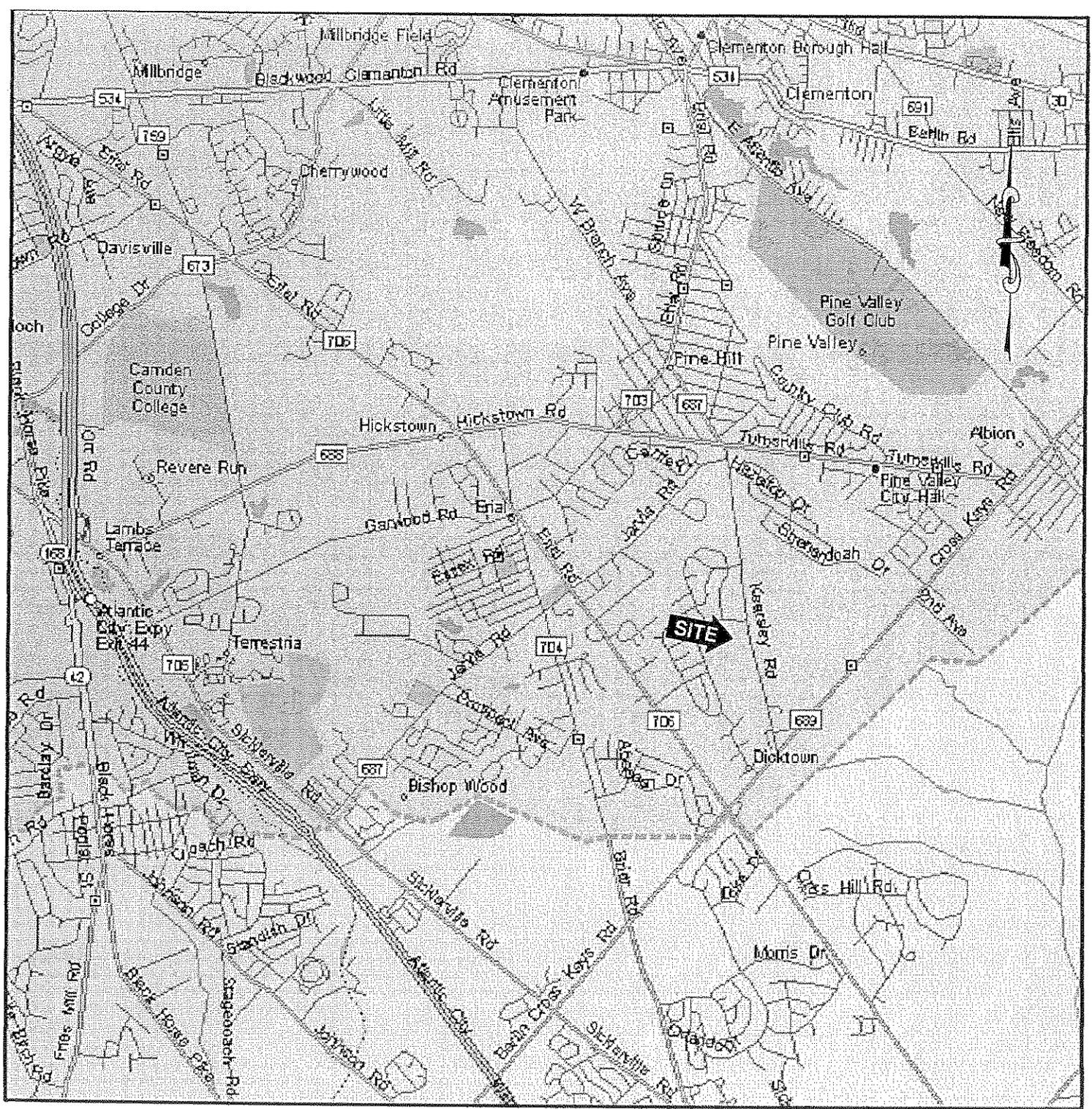
# TAX MAP

PLATE 197, BLOCK 19702, LOTS 4, 5 & 6  
 GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NJ  
 SCALE 1"=300'

GRAPHIC SCALE



( IN FEET )



# ROAD MAP

GLOUCESTER TOWNSHIP  
 CAMDEN COUNTY, NJ  
 SCALE 1"=4,000'

GRAPHIC SCALE



( IN FEET )

1 inch = 4000ft



# SOIL MAP

GLOUCESTER TOWNSHIP  
CAMDEN COUNTY, NJ  
SCALE 1"=1,000'

TABLE 6.—Engineering

Soil type	Sampling site			Depth	Test results				
	Site number	Latitude	Longitude		Sieve analysis				
					Cumulative percentage passing—				
					¾ inch	No. 4 (4.7 mm.)	No. 10 (2 mm.)	No. 40 (0.42 mm.)	No. 200 (0.074 mm.)
Lakewood sand.	26	Degrees, minutes, seconds 39°40'21''	Degrees, minutes, seconds 74°53'28''	Inches 0 to 4 4 to 18 18 to 72	100 100 100	100 94 98	98 84 90	62 40 51	8 6 9
Lakewood sand.	47	39°52'15''	74°57'10''	0 to 16 16 to 70 70 to 84	98 100 100	94 98 98	91 95 95	18 21 21	5 3 3
Shrewsbury fine sandy loam.	48	39°51'35''	75°04'30''	0 to 8 8 to 68 68 to 120	100 100 100	100 100 100	98 100 100	83 95 96	36 48 38

<sup>1</sup> NL used in this column means nonliquid.

<sup>2</sup> NP used in this column means nonplastic

TABLE 7.—Brief description of the soils and

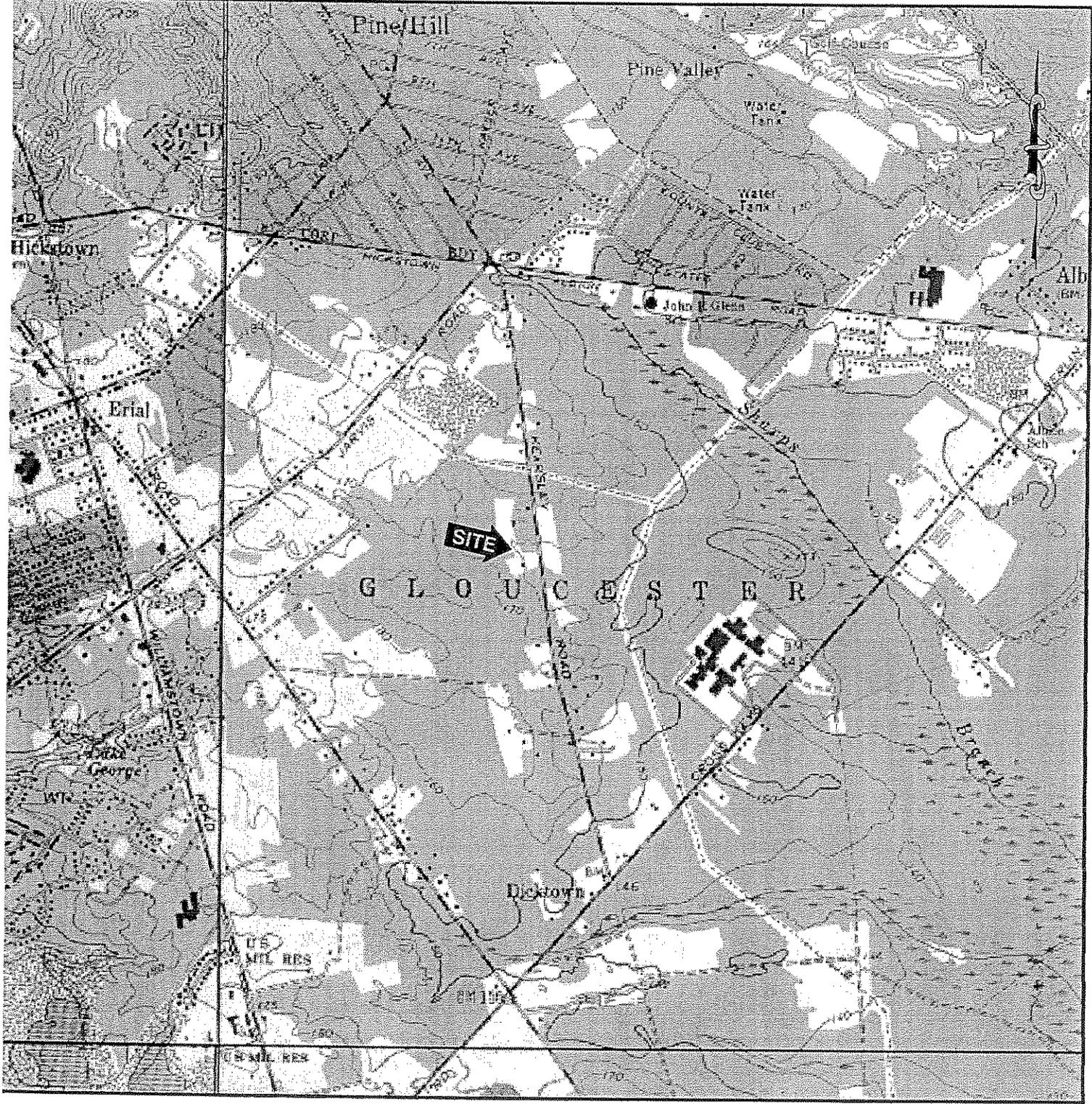
Map symbol	Soil name <sup>1</sup>	Depth to seasonally high water table	Description of soil	Depth from surface
AmA AmB ArA ArB	Aura loamy sand, 0 to 2 percent slopes. Aura loamy sand, 2 to 5 percent slopes. Aura sandy loam, 0 to 2 percent slopes. Aura sandy loam, 2 to 5 percent slopes.	5 to 10 feet.	About 1 to 1½ feet of loamy sand or sandy loam over 1 to 2½ feet of firm sandy clay loam; underlain by stratified sandy loam; contains rounded quartzose gravel up to 2 inches in diameter and from 2 to 20 percent by volume; normally in high positions.	Inches 0-15 15-40 40-60
AtB AvB	Aura-Downer loamy sands, 0 to 5 percent slopes. Aura-Downer sandy loams, 0 to 5 percent slopes.	-----	For data on the Aura soils, see Aura loamy sand and Aura sandy loam; for data on the Downer soils, see Downer loamy sand and Downer sandy loam.	
Ax	Aura-Urban land complex (Urban part).	5 to 10 feet.	Urban land consists of variable material that ranges from sandy loam to sandy clay loam; normally in high positions; slope generally ranges from 0 to 5 percent. For data on Aura part, see Aura sandy loam and Aura loamy sand.	0-60
Cm	Colemantown loam.	1 foot.	About 1 foot of highly organic loam over 2 feet of sandy clay; underlain by stratified sandy clay and sandy loam; in very low positions; slope ranges from 0 to 1 percent.	0-10 10-36 36-60
CoA CoB	Collington fine sandy loam, 0 to 2 percent slopes. Collington fine sandy loam, 2 to 5 percent slopes.	5 to 10 feet or more.	About 1 foot of fine sandy loam over 1½ feet of fine sandy clay loam; underlain by stratified loamy sand and sandy loam; in high positions.	0-13 13-32 32-60

See footnotes at end of table.

TABLE 7.—*Brief description of the soils and their*

Map symbol	Soil name <sup>1</sup>	Depth to seasonally high water table	Description of soil	Depth from surface  Inches
DoA DsA DsB DtC DxC	Downer loamy sand, 0 to 5 percent slopes. Downer sandy loam, 0 to 2 percent slopes. Downer sandy loam, 2 to 5 percent slopes. Downer soils, 5 to 10 percent slopes. Downer-Aura complex, 5 to 10 percent slopes (Downer part).	5 to 10 feet.	About 1 to 1½ feet of loamy sand or sandy loam over 1 foot of sandy loam; underlain by stratified, loose loamy sand or sand; in places, contains rounded quartzose gravel up to 2 inches in diameter and 1 to 5 percent by volume; in intermediate positions. For data on the Aura part of Downer-Aura complex, see Aura loamy sand and Aura sandy loam.	0-18 18-30 30-60
DrA	Downer loamy sand, clayey substratum, 0 to 5 percent slopes.	5 to 10 feet.	About 1½ feet of loamy sand over 1 foot of sandy loam; underlain by stratified loamy sand and sandy loam that contain layers of sandy clay; in intermediate positions.	0-16 16-30 30-60
Fd	Fallsington sandy loam.	1 foot.	About 2 feet of sandy loam over stratified loamy sand and sandy loam; in places, contains small amount of rounded quartzose gravel up to 2 inches in diameter; soil is in low positions; slope ranges from 0 to 2 percent; soil originally ponded from late in fall until early in spring.	0-24 24-60
FfA FfB FfC FhB FhC FsE FtD	Freehold fine sandy loam, 0 to 2 percent slopes. Freehold fine sandy loam, 2 to 5 percent slopes. Freehold fine sandy loam, 5 to 10 percent slopes. Freehold loamy fine sand, 0 to 5 percent slopes. Freehold loamy fine sand, 5 to 10 percent slopes. Freehold soils, 15 to 30 percent slopes. Freehold and Collington soils, 10 to 15 percent slopes (Freehold part).	5 to 10 feet or more.	Freehold soils have about 1 or 1½ feet of fine sandy loam or loamy fine sand over loamy sand or sandy loam; underlain by stratified loamy fine sand and sandy loam, weakly cemented with iron in places; in high positions. For data on Collington soil in Freehold and Collington soils, see Collington fine sandy loam.	0-15 15-42 42-60
FnB	Freehold sand, thick surface variant, 0 to 5 percent slopes.	5 to 10 feet or more.	About 2½ feet of loose sand over 1 to 1½ feet of fine sandy loam; underlain by stratified loamy fine sand and fine sandy loam; in high positions.	0-30 30-40 40-60
FxB FxC	Freehold and Downer-Urban land complex, gently sloping (Urban land part). Freehold and Downer-Urban land complex, sloping (Urban land part).	5 feet or more.	About 5 feet of mixed loamy sand and sandy loam; in high positions; slope ranges from 0 to 5 percent. For data on Freehold part of this complex, see Freehold fine sandy loam and Freehold loamy fine sand. For data on Downer part, see Downer loamy sand and Downer sandy loam.	0-60
Fy	Freehold and Downer, clayey substrata, Urban land complex (Urban land part).	3 feet or more.	About 2 to 3 feet of mixed loamy sand or sandy loam underlain by layers of sandy clay; in high positions. For data on Freehold part of this complex, see Freehold fine sandy loam. For data on Downer part, see Downer loamy sand, clayey substratum.	0-30 30-60
HdA HfA	Holmdel fine sandy loam, 0 to 3 percent slopes. Holmdel loamy fine sand, 0 to 3 percent slopes.	2 to 3 feet.	About 10 inches to 1½ feet of fine sandy loam or loamy fine sand over 1½ to 2 feet of fine sandy loam or fine sandy clay loam; underlain by stratified fine sandy loam and loamy fine sand; in intermediate positions.	0-10 10-34 34-60

See footnotes at end of table.



# KEY MAP

U.S.G.S. QUADRANGLE (CLEMENTON)  
 7.5 MINUTE SERIES  
 SCALE 1"=2,000'

GRAPHIC SCALE



( IN FEET )

1 inch = 2,000ft.

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 6, 2015

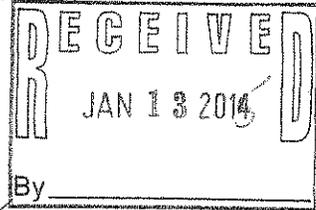
APPLICATION No. 152003DPM/FM

APPLICANT: OLD COUNTRY LLC

PROJECT No. 9104

BLOCK(S): 19702 Lot(s): 4, 5 & 6

LOCATION: Kearsley Road, Sicklerville, NJ



**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 - **Use D Variance & Preliminary & Final Major Subdivision**
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

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

**ENCLOSED:**

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 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       Prelim & Final Major Subdivision       Use D Variance

HOLD!!

THIS SHOULD NOT BE HEARD UNTIL THIS ENTIRE TRACT TAXES ARE CLEARED. LIENS EXIST ON THE MASTER LOTS THAT SHOULD BE CLEARED BEFORE ANY ACTION TO ReSubdivide THIS PROPERTY!!

Signature Assessor

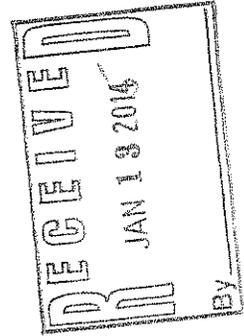
1/13/15

Tax Account Maintenance

Block: 19702     Municipal Lien     Outside Lien  
 Lot: 4  
 Qualifier:  
 Owner: **EMMANUA HASSAN**       

Total Municipal Charges		Liens	Sp Charges	Violations		
Certificate	Type	Sale Date	Status	Cert/Assign Amt	Fees	Subsequents
11-02977	Municipal	12/20/11	Open	64.58	11.00	14,838.00
831790	Outside	06/25/08	Open	2,854.43	52.00	.00
Total Open				Count: 2	2,919.01	63.00
						14,838.00

*Liens on all 3 properties*



Tax Account Maintenance

Block: 19702    
  
 Lot: 5

Qualifier:

Owner: SUSANNA HASSAN
  
   

Certificate	Type	Sale Date	Status	Cert Assign Amt	Fees	Subsequents
932915	Municipal	06/24/09	Open	123.32	6.00	28,296.74
<b>Total</b>	<b>Open</b>	<b>Count:</b>	<b>1</b>	<b>123.32</b>	<b>8.00</b>	<b>28,296.74</b>

**RECEIVED**  
 JAN 18 2015  
 BY

Tax Account Maintenance

Add

Edit

Delete

<<

>>

Detail

Notes

Letter

Block: 19702

Lot: 6

Qualifier:

Owner: RANDEN STATE INVESTMENT GROUP

Prop Loc: 8 GABLE COURT

Tax Bill

Restricted Edit

Outside Lien

General

Assessed Values

Additional

Billing

Deductions

Balance

All Charges

Add/Omit

Total Municipal Charges

Liens

Sp Charges

Violations

Certificate

Type

Sale Date

Status

Cent/Assign Amt

Fees

Subsequents

14-07528

Outside

12/30/14

Open

668.13

55.00

.00

932916

Outside

06/24/09

Foreclosed

1,300.17

8,963.15

8,558.99

Total

Open

Count:

668.13

55.00

.00

Total

Foreclosed

Count:

1,300.17

8,963.15

8,558.99

RECEIVED  
JAN 13 2016  
BY

Bmt 71

B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 6, 2015

APPLICATION No. 152003DPFMS

APPLICANT: OLD COUNTRY LLC

PROJECT No. 9104

BLOCK(S): 19702 Lot(s): 4, 5 & 6

LOCATION: Kearsley Road, Sicklerville, NJ

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

New Application - **Use D Variance & Preliminary & Final Major Subdivision**

Revision to Prior Application

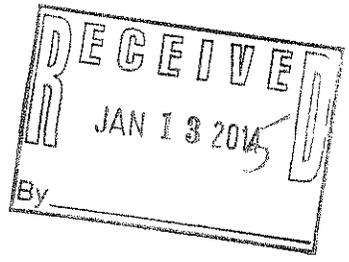
### PURPOSE OF TRANSMITTAL:

For Your Review. **Please Forward Report by January 20, 2015**

For Your Files.

### ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report



- Variance Plan       Prelim & Final Major Subdivision       Use D Variance

1-9-15 JTE [Signature] - [Signature] OK

Signature

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

KEN GARBOWSKI



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

January 8, 2014

RAYMOND J. CARR  
Executive Director

MARLENE HRYNIO  
Administrative Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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

JAN 12 2014

Re: Application #152003DPMFM  
Old Country, LLC  
Kearsley Road, Sicklerville, NJ 08081  
Block 19702, Lots 4, 5 & 6

Gentlemen:

In response to your letter regarding the above application, a Form "A" Application is required.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Executive Director

RJC:mh



# GLOUCESTER TOWNSHIP POLICE

## TRAFFIC SAFETY UNIT

### SITE PLAN REVIEW

Application #152003DPMFM  
lot 4,5,6

Kearsley Rd (Gable Crt)

Block:19702

- 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

-if not a township road, need LO 81-35 application submitted for enforcement.

JAN 12 2015

Reviewed By:  Lt. Brian McKendry

Signature: \_\_\_\_\_

Date Submitted: 1/9/15  
10/14/14



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

**FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE**

DATE: 2/5/15

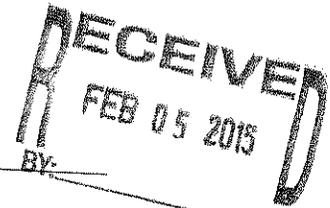
APPLICATION#: #152003DPMFM

APPLICANT: Old Country, LLC.

PROPERTY LOCATION: 1 Gable Ct.

BLOCK: 19702

LOT: 4



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

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

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

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

Maryann Busa

~~SANDRA L. FERGUSON~~ Maryann Busa

Asst. GLOUCESTER TWP. TAX COLLECTOR

RECEIVED  
FEB 06 2015  
BY: \_\_\_\_\_

TOWNSHIP OF GLOUCESTER

02/05/15 11:41 Lien Pymt

BLQ: 19702. 4.  
Cert: 831790

15 Lien Fees-Prin	52.00
15 Tax-Prin	2,854.43
15 Tax-Int	3,472.42
	-----
	6,378.85

Chk#: 408417  
Ref Num: 7654 Seq: 69 to 70

Cash Amount:	0.00
Check Amount:	6,378.85
Credit Amount:	0.00
	-----
Total:	6,378.85

February 5, 2015  
11:40 AM

TOWNSHIP OF GLOUCESTER  
Lien Redemption Work Sheet

Certificate: 831790  
Prop Loc: 1 GABLE COURT

Owner: ELBANNA HASSAN  
Address: 374 GANTTOWN ROAD  
SEWELL NJ 08080

Type of Lien: Outside  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

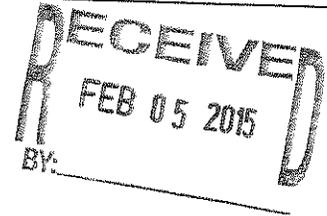
Block/Lot/Qual: 19702.  
Sale Date: 06/25/08  
Redemption Calculation Date: 02/18/15  
Include Current Charges: N

4.  
Holder Name: THE JEFFERSON GROUP, LLC  
Address: c/o Superior Bank  
17 20th St. N, Suite 310  
BIRMINGHAM, AL 35203

Holder Id: 223

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	2,854.43	0.00	2,854.43
		Cost: 0.00	
		Total Certificate:	2,854.43
#Days: 2393 Per Diem: 1.427215		Int on Cert:	3,415.33
		Redemption Penalty ( 2.00 %):	57.09
		Total:	6,326.85



SUBSEQUENT CHARGES:

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
--------------	----------	------	--------------	---------------	----------	-------	----------	-------

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	2,854.43	3,415.33	6,269.76
Total Tax	2,854.43	3,415.33	6,269.76

LIEN REDEMPTION:

Principal:	2,854.43
Redemption Penalty ( 2.00 %):	57.09
Interest:	3,415.33
Recording Fees:	52.00
TOTAL REDEMPTION:	6,378.85

Total Per Diem: 1.427215

RECEIVED  
FEB 05 2015

BY: \_\_\_\_\_

TOWNSHIP OF BLOUCESTER

02/05/15 11:46 Lien Pymt

BLQ: 19702. 4.  
Cert: 11-02977

15 Lien Fees-Prin	11.00
15 Cost-Int	22.50
15 Tax-Prin	14,862.58
15 Tax-Int	4,092.21
15 Cost-Prin	40.00

-----  
19,028.29

Chk#: 409417

Ref Num: 7654 Seq: 72 to 87

Cash Amount:	20.29
Check Amount:	19,008.00
Credit Amount:	0.00

-----  
Total: 19,028.29

February 5, 2015  
11:45 AM

TOWNSHIP OF GLOUCESTER  
Lien Redemption work sheet

Certificate: 11-02977  
Prop Loc: 1 GABLE COURT

Owner: ELBANNA HASSAN  
Address: 374 GANTTOWN ROAD  
SEWELL NJ 08080

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 19702. 4.

Sale Date: 12/20/11

Redemption Calculation Date: 02/05/15

Include Current Charges: N

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	23.99	0.59	24.58

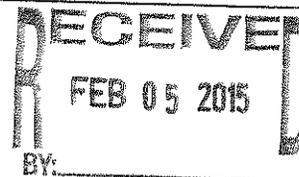
Cost: 40.00

Total Certificate: 64.58

#Days: 1125 Per Diem: 0.032290 Int on Cert: 36.33

Redemption Penalty ( 0.00 %): 0.00

Total: 100.91



SUBSEQUENT CHARGES:

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2012 1	02/01/12	23.62	18.00	0.011810	1084	12.80	36.42
Tax	2012 2	05/01/12	23.62	18.00	0.011810	994	11.74	35.36
Tax	2012 3	08/01/12	2,376.38	18.00	1.188190	904	1,074.12	3,450.50
Tax	2012 4	11/01/12	2,376.38	18.00	1.188190	814	967.19	3,343.57
Tax	2013 1	02/01/13	1,200.00	18.00	0.600000	724	434.40	1,634.40
Tax	2013 2	05/01/13	1,200.00	18.00	0.600000	634	380.40	1,580.40
Tax	2013 3	08/01/13	1,242.00	18.00	0.621000	544	337.82	1,579.82
Tax	2013 4	11/01/13	1,242.00	18.00	0.621000	454	281.93	1,523.93
Tax	2014 1	02/01/14	1,221.00	18.00	0.610500	364	222.22	1,443.22
Tax	2014 2	05/01/14	1,221.00	18.00	0.610500	274	167.28	1,388.28
Tax	2014 3	08/01/14	1,356.00	18.00	0.678000	184	124.75	1,480.75
Tax	2014 4	11/01/14	1,356.00	18.00	0.678000	94	63.73	1,419.73
		Total:	14,838.00				4,078.38	18,916.38

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	24.58	13.83	38.41
Subseq Tax	14,838.00	4,078.38	18,916.38
Total Tax	14,862.58	4,092.21	18,954.79
Certificate Cost	40.00	22.50	62.50

LIEN REDEMPTION:

Principal: 14,902.58

February 5, 2015  
11:45 AM

TOWNSHIP OF GLOUCESTER  
Lien Redemption Work Sheet

Page No: 2

---

Redemption Penalty ( 0.00 %):	0.00	
Interest:	4,114.71	
Recording Fees:	<u>11.00</u>	
TOTAL REDEMPTION:	19,028.29	Total Per Diem: 7.451290

(Note: Current Charges must be met on Municipal Liens.)

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 19702

Lot: 6.14

Qualifier:

Owner: KERRISLEY 2 INC C/O GARBORE ESG

Prop Loc: 18 GABRIE COURT

Tax Bill

Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		1.72	1.72	.00	1.72
2015	1		1.72	-24.16	.00	-24.16
2015		Total	3.44	-22.44	.00	-22.44
2014	4		1.80	.00	.00	.00
2014	3		1.61	.00	.00	.00
2014	2		1.63	.00	.00	.00
2014	1		1.63	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 01/20/15 Interest Detail

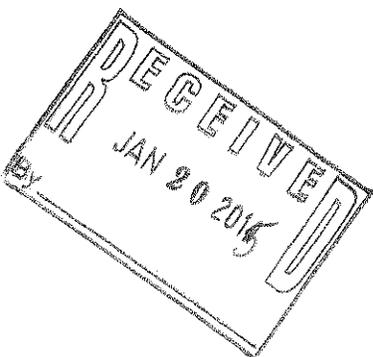
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 04/01/10

TOTAL TAX BALANCE DUE

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

\* Indicates Adminstrd Pdlion in a Tax Quarter

*QWERTY*



Tax Account Maintenance

Block: 19702    Municipal Lien: Outside Lien  
 Lot: 4  
 Qualifier:  
 Owner: **DEANNA HASSAN**    Prop Loc: 1 GABLE COURT    Restricted Edit

Certificate	Type	Sale Date	Status	Cert/Assign Amt	Fees	Subsequents
11-02977	Municipal	12/20/11	Open	64.58	11.00	14,838.00
831790	Outside	06/25/08	Open	2,854.43	52.00	.00
Total Open				2,919.01	63.00	14,838.00

*Yours on all 3 properties*

**RECEIVED**  
 JAN 13 2015  
 By:

Tax Account Maintenance

Block: 19702

Lot: 5

Qualifier:

Owner: **BISENA, HASSAN**

Certificate	Type	Sale Date	Status	Cert/Assign Amt	Fees	Subsequents
932915	Municipal	06/24/09	Open	123.32	8.00	28,296.74
Total	Open		Count: 1	123.32	8.00	28,296.74

**RECEIVED**  
 JAN 13 2016  
 By \_\_\_\_\_

Tax Account Maintenance

Block: 19702  Outside Lien  
 Lot: 6  
 Qualifier:  
 Owner: **CARDEN STATE INVESTMENT GROUP**  Prop Loc: 8 GABLE COURT

Certificate	Type	Sale Date	Status	Cert/Assign Amt	Fees	Subsequents
14-07528	Outside	12/30/14	Open	668.13	55.00	.00
932916	Outside	06/24/09	Foreclosed	1,300.17	8,963.15	8,558.99
Total	Open		Count: 1	668.13	55.00	.00
Total	Foreclosed		Count: 1	1,300.17	8,963.15	8,558.99

**RECEIVED**  
 JAN 13 2016  
 By \_\_\_\_\_



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 6, 2015

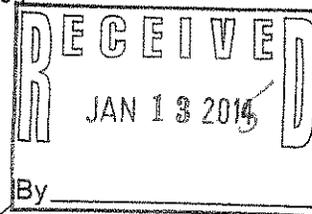
APPLICATION No. 152003DPMFM

APPLICANT: OLD COUNTRY LLC

PROJECT No. 9104

BLOCK(S): 19702 Lot(s): 4, 5 & 6

LOCATION: Kearsley Road, Sicklerville, NJ



**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 - **Use D Variance & Preliminary & Final Major Subdivision**
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

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

**ENCLOSED:**

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 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       Preim & Final Major Subdivision       Use D Variance

HOLD!!

THIS SHOULD NOT BE HEARD UNTIL THIS ENTIRE TRACT TAXES ARE CLEARED. LIENS EXIST ON THE MASTER LOTS THAT SHOULD BE CLEARED BEFORE ANY ACTION TO ReSubdivide THIS PROPERTY!!

Signature Assessor

1/13/15



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #152003DPMFM

Kearsley Rd

Block:19702 lot 6,14

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

Other

RECEIVED  
JAN 29 2015  
BY: Old Country LLC

Reviewed By:  Lt. Brian McKendry

Signature: \_\_\_\_\_

Date Submitted: 1/29/14



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #152003DPMFM  
lot 4,5,6

Kearsley Rd (Gable Crt)

Block:19702

- 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

-if not a township road, need LO 81-35 application submitted for enforcement.

JAN 12 2015

Reviewed By:  Lt. Brian McKendry

Signature: \_\_\_\_\_

Date Submitted: 1/9/15  
10/14/14

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

Board Members

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



RAYMOND J. CARR  
Executive Director

MARLENE HRYNIO  
Administrative Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
January 22, 2015

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

Re: Application #152003DPMFM  
Old Country, LLC  
Kearsley Road, Sicklerville, NJ 08081  
Block 19702, Lots 6.14

JAN 22 2015

Gentlemen:

In response to your letter regarding the above application, a Form "A" Application is required.

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", written over a horizontal line.

Raymond J. Carr  
Executive Director

RJC:mh

Commissioners  
RICHARD P. CALABRESE  
Chairman  
FRANK SIMIRIGLIA  
Vice Chairman  
Board Members  
AMY TARVES  
DORA M. GUEVARA  
JOSEPH PILLO  
DOROTHY BRADLEY  
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Consulting Engineer

**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

January 8, 2014

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

JAN 12 2014

Re: Application #152003DPMFM  
Old Country, LLC  
Kearsley Road, Sicklerville, NJ 08081  
Block 19702, Lots 4, 5 & 6

Gentlemen:

In response to your letter regarding the above application, a Form "A" Application is required.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Raymond J. Carr", is written over the typed name.

Raymond J. Carr  
Executive Director

RJC:mh

