Township of Gloucester
Zoning Board of Adjustment
Thursday, March 28, 2013
7:30 P.M.

Agenda

Salute to the Flag

General Rules

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

MINUTES FOR ADOPTION

Zoning Board Minutes - ***Thursday, March 14, 2012***

RESOLUTIONS FOR MEMORIALIZATION

#122060C Martha Shaw	Bulk C Variance Block: 3003 Lot: 15
#122061C The Pool Store (Condran)	Bulk C Variance Block: 12508 Lot: 10

ADOPTION OF ANNUAL REPORT

Zoning Board of Adjustment 2012 Annual Report

APPLICATIONS FOR REVIEW

#132001DSPW Robert McRae (Cedar Lane Missionary Homes) Zoned: IN	Use "D" Variance, Site Plan Waiver Block: 14401 Lot: 2 Location: 103 Cedar Lane, Laurel Springs

Additional residence to be constructed (SFD) 3 BDR – 1 FLR Ranch Home with crawl

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#132003MC
Anthony Alberto
Zoned: OR

Minor Subdivision/Bulk C Variance
Block: 8201 Lot: 2.01
Location: 1462 Chews Landing-Clementon

Subdivision of lot w/one (1) twin & Bulk C lot size

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, March 14, 2013

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

Roll Call:

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

Chairman Richards had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Ken Lechner, Township Planner

Mr. Acevedo will sit in for Chairman Richards and Mr. Treger will sit in for Vice Chairman Simiriglia.

MINUTES FOR ADOPTION

Zoning Board Minutes for January 10, 2013.

Motion to approve the above-mentioned minutes was made by Mr. Treger and seconded by Mr. Acevedo.

Roll Call:

Mr. McMullin	**Yes**
Mrs. Chiumento	**Abstain**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**

Minutes Approved

RESOLUTIONS FOR MEMORIALIZATION

#122054C
Faydeen Mauger
Bulk C Variance
Block: 15817 Lot: 9

#122057CD
Salvatore & Cono Marchi
Bulk C, Use "D" Variance
Block: 17907 Lot: 53

#102006CPFSS Amended
Revere Run @ Park Place
Bulk C, PMSP, PMSB, FMSP, FMSB
Block: 14102 Lot: 17

#122059DSPW
DeNinno Properties
Use "D" Variance & Site Plan Waiver
Block: 6502 Lot: 1

A motion to approve the above mentioned resolution was made by Mr. Acevedo and seconded by Mr. Treger.

Roll Call:

Mr. McMullin	**Yes**
Mrs. Chiumento	**Abstain**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#122060C
Martha Shaw
Zoned: R3
Bulk C Variance
Block: 3003 Lot: 15
Location: 50 Lillian Place, Glendora
Relocating 8 x 12 Shed with Zero (0) setback to Property Line.

Mr. Costa swears in Ms. Shaw.
Ms. Shaw states she asked a Runnemede code official years ago if she needed a permit for an 8 x 12 shed and the code official had told her she didn't need one. Recently she was informed her shed was 1 inch on her neighbor's property. She asked her adjacent neighbor if she could re-locate her shed up against his fence. The adjacent neighbor gave his permission and therefore she will be moving the shed 6 inches.

Mr. McMullin asked what material the shed is constructed from.
Ms. Shaw states it is an aluminum shed.

Mr. Lechner asks Ms. Shaw if the shed is totally on her property now.
Ms. Shaw answers "yes".

PUBLIC PORTION:

Mr. Costa swears in Mr. Alexander DeMaio.
Mr. DeMaio states Ms. Shaw moved the shed but he's going to put up a fence. If she can't get behind the shed because of his fence how will Ms. Shaw keep the weeds and grass growing behind her shed. If it becomes overgrown Mr. DeMaio is afraid it will become a home for vermin.

Mr. McMullin asks Ms. DeMaio if she would have access to the back of the shed to maintain the strip that is left between the shed and the fence.
Ms. Shaw states she or her daughters could get back there through her adjacent neighbor's yard to keep it cleaned up.
Mr. McMullin asks Ms. Shaw if she could put stone behind the shed to keep the weeds out.
Ms. Shaw agrees to putting the stones behind the shed (by Mr. DeMaio's fence) to keep the weeds out.
Mr. McMullin tells Mr. DeMaio that they will make the stone a condition to the variance.

Open to the Professionals:
No Additional Comments.

A motion to approve the above mentioned application, with the condition that stone be placed behind the shed, was made by Mrs. Chiumento and seconded by Mr. Treger.

Roll Call:

Mr. McMullin	**Yes**
Mrs. Chiumento	**Yes**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**

Application Approved.

#122061C
The Pool Store (Condran)
Zoned: R3
Bulk C Variance
Block: 12508 Lot: 10
Location: 310 State St. Blackwood
Installing in-ground pool 10' from property line 1, 20' from property line 2, and 11' from dwelling

Mr. Costa swears in Ms. Bridgett Condran.
Ms. Condran the original pool size was 16' x 36' and has been changed to 18' x 32'. The fence is already up because there is an existing above ground pool. They are putting in an in ground pool to make the backyard look bigger and aesthetically it will look better.
Mr. Lechner states he wasn't emailed the 18' x 32' pool plan for the yard. Ms. Condran hands Mr. Lechner the new plan and diagram. Mr. Lechner states they still need 55ft. and only have 50ft.

5 minute recess (Mr. Lechner retrieves his scale from his office to help the applicant).

Mr. Lechner states the applicant will be:
-14ft. from the second front yard to the apron of the pool.
-5ft. from the side yard (instead of 10ft.)
-Rear yard setback is within ordinance
-Distance from home is alright
-Impervious coverage is the same

Open to the Public
No Comments.

Open to the Professionals:

No Additional Comments.

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

Roll Call:

Mr. McMullin	**Yes**
Mrs. Chiumento	**Yes**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**

Application Approved.

#132005C
Patrick McMorrow
Zoned: R3
Bulk C Variance
Block: 12508 Lot: 9
Location: 600 Linda Ave., Blackwood
One Story Addition 12' x 24'

Mr. Costa swears in Mr. McMorrow.
Mr. McMorrow stated he wanted to copy an addition that is across the street from his home. All he wanted to do was increase the family room by as much as is allowed.
Mr. McMullin asks for the pictures of the addition Mr. McMorrow stated he has.
Mr. Lechner states he would need to see plans to understand the addition.
Mr. McMullin asks about drainage and runoff from the addition.
Mr. McMorrow states he knows his neighbors are not happy about his addition and he just wants to add what is allowed by the ordinance.

Mr. McMullin asks Mr. Lechner what Mr. McMorrow is allowed by ordinance.
Mr. Lechner states Mr. McMorrow is allowed about 2 ft. by ordinance. Mr. Lechner explains the corner of the existing home is 7ft. from the property line where 10ft. is required, (pre-existing non- conforming), this may be considered a hardship.

PUBLIC PORTION:
Mr. Costa swears in Mr. Earl Hyatt.
Mr. Hyatt states his view down the street will be blocked; his visibility will be blocked and gives the board a picture from his home's window. He states all the family rooms in the development are 12' x 18'. Mr. Hyatt explains the home across the street from Mr. McMorrow has a large family room because the owner used his garage to expand his family room. Mr. Hyatt states he watches his 2 High School age grandsons stand on the bus stop and he wouldn't be able to see them if the addition is built. Mr. Hyatt also states he also keeps an eye on his son's house down the street when they're away and he wouldn't be able to do that any longer. Mr. McMorrow's home being one foot from his neighbor's home Mr.Hyatt sees as a fire hazard and would make it difficult to fight a fire also the drainage would be a problem with homes that close together. Mr. Hyatt thinks the addition will become a site issue for traffic on Linda Ave. which has become a cut through to Lakeland Rd..

Mr. Costa swears in Mr. Richard Abrams.
Mr. Abrams lives next door to Mr. Hyatt and agrees with Mr. Hyatt's statements.

Mr. Costa sweats in Mr. Bert Flatly.
Mr. Flatly thinks the addition would take away any curb appeal. He also Believes no one would want another home 1 foot away from their house. Mr. Flatly believes the addition coming out in the front of the home will be an eyesore.

Mr. Costa swears in Mr. Stephen Marsden. Mr. Marsden lives on the

right side of Mr. McMorrow on Fay Ann dr. He states the addition will block his view also, plus he agrees the 1 ft. off the property line is a fire hazard. Mr. Marsden states the children play in the area all the time and the traffic will be an issue.

Mr. McMorrow is willing to shorten the addition.

Mrs. Chiumento double checks with Mr. McMorrow how big he wanted his family room, 24' x 18'.

Mr. Costa gives Mr. McMorrow his options:

1. Let the board vote on the original variance "as is".
2. Table the application and see if he can re-design the family room and present it to his neighbors before the next meeting.
3. Withdraw the application and start all over again with a new application.

Mr. Lechner reminds Mr. McMorrow if he starts all over again he will have to pay the 300.00 dollar application fee again. Mr. Lechner gives Mr. McMorrow an example of a 5 ft. addition: the addition would be 10ft. from the back corner, 29 ft. from the front (which would be a 1ft. variance), and 10ft. from the back.

A motion to table the above mentioned application was made by Mrs. Chiumento and seconded by Mr. McMullin.

Roll Call:

Mr. McMullin	**Yes**
Mrs. Chiumento	**Yes**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**

Application is Tabled until April 11, 2013 with no need to renotice.

A Motion to Adjourn was made by Mrs. Chiumento and seconded by Mr. Treger.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 122060C
MARTHA SHAW
Block 3003, Lot 15

WHEREAS, Martha Shaw, is the record owner of the property located at 50 Lillian Place in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a residential tool shed with a side yard setback 0 feet instead of the required 3 feet located upon Block 3003, Lot 15, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 14, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Martha Shaw, is the record owner of the land and premises property located at 50 Lillian Place, in the Glendora section of Gloucester Township, New Jersey, as shown on Block 3003, Lot 15, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant stated she moved the shed to the other side of her property and it does not now abut the complaining neighbor's property line. She testified the yard is very narrow and this is the only place to place the shed. She also agreed that as a condition of approval she would place stone in back of the shed and would control the weeds and debris

5. One of the adjoining neighbors complained about weeds and debris and the Board was of the opinion that the stone placed in the rear of the shed would take care of any problem.

UPON MOTION duly made and seconded to grant the applicant a variance to erect a residential tool shed with a 0 foot setback, the Board voted four (4) in favor, zero (0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of March, 2013 that the applicant, Martha Shaw, is hereby granted the aforesaid variance for the property located upon Block 3003, Lot 15 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

LIST NAMES

Michael Acevedo	Yes
Ken Treger	Yes
Arlene Chiumento	Yes
Jay McMullen	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on 28th day of March, 2013.

_____

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 122061C
Bridget Condran(Pool Store)
Block 12508, Lot 10

WHEREAS, Bridget Condran, is the record owner of the property located at 310 State Street in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a pool with a front yard setback14 feet instead of the required 30 feet, a side yard setback of 5 feet instead of 10 feet and impervious coverage of 43.7% for the property located upon Block 12508, Lot 10, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 14, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Bridget Condran, is the record owner of the land and premises property located at 310 State Street, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12508, Lot 10, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant stated she has a small back yard and she is replacing an above ground pool with an 18x32 in ground pool.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to erect an in ground swimming pool with a front yard setback of 14 feet, side yard setback of 5 feet and impervious coverage of 43%7, the Board voted four (4) in favor, zero (0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of March, 2013 that the applicant, Bridget Condran, is hereby granted the aforesaid variance for the property located upon Block 12508, Lot 10 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

LIST NAMES

Michael Acevedo	Yes
Ken Treger	Yes
Arlene Chiumento	Yes
Jay McMullen	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____
Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on 28th day of March, 2013.

_____
Ken Lechner, Secretary

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

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2012 Annual Report

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

ZONING BOARD OF ADJUSTMENT

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

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

ZONING BOARD OF ADJUSTMENT

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

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

ZONING BOARD OF ADJUSTMENT

Township of Gloucester – Camden County – New Jersey

2012 Annual Report

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

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

March 14, 2013

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

RECEIVED
MAR 18 2013
By

Re: Robert McRae
Use Variance & Site Plan Waiver
103 Cedar Lane
Block 14401, Lot 2
Gloucester Township, Camden County, NJ
Application No. 132001DSPW
Our File No. GX13004-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. Township of Gloucester Transmittal dated January 8, 2013;

B. Copy of Township of Gloucester Land Development Application;

C. Correspondence from Cedar Lane Missionaries Homes, LLC dated January 7, 2013;

D. A copy of the Township of Gloucester Tax Map Sheet 144;

E. A copy of a plan (not sealed) entitled "Grading Plan," prepared by Long Engineering & Land Surveying, Inc., dated November 20, 2012, revised to December 28, 2012.

F. A copy of a plan (not sealed) entitled "Map of Survey" prepared by Seifert Geomatics, date unknown.

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

I. Project Description

1. The project site is located along Cedar Lane, which is a roadway which intersects with Blackwood Clementon Road in the vicinity of the existing Shop Rite shopping center.

2. It is unknown if Cedar Lane is a dedicated public right-of-way. It appears that the entire length or a portion of the roadway may be private.

3. The site is known as Block 14401, Lot 2 as per the tax map of the Township of Gloucester.

4. The referenced tract consists of 18.26 acres as per the tax map.

5. The lot is located in the IN Institutional district.

6. The site is currently occupied by fifteen (15) structures according to the referenced correspondence, mostly residences.

7. The applicant is proposing to construct one (1) additional residence.

II. Land Use / Zoning

1. The project site is located in the IN Institutional district.

2. The Institutional (IN) district is intended for governmental, educational, charitable, health care and religious uses presently existing within the municipality. Buildings with the IN district are often in a complex or campus form integrating residential, office, recreational, health care, houses of worship, and other ancillary uses with its primary function.

3. Residential dwellings are not a permitted use within the IN district. Therefore, a Use Variance is required.

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

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

6. The submitted plan indicates multiple proposed/future dwellings. However, the application indicates only one proposed dwelling. The applicant should indicate specifically which dwelling is proposed.

7. The Board may wish to require any future development beyond the proposed dwelling to be addressed in a Master Plan for the overall property.

8. The applicant should indicate a breakdown of buildings/dwellings including an estimation of total residents.

9. Our office defers review of conformance with the area yard and bulk requirements of the Ordinance to your office.

III. Site Plan Waiver

1. It does not appear that the applicant is proposing any improvements other than the proposed building.

2. Based on review of the submitted plan, the site's roadways vary in size from approximately nine (9) to eighteen (18) feet.

3. It is unclear if Cedar Lane is a dedicated right-of-way. It appears as if the entire length or a portion of the roadway might be a private road. This should be clarified.

4. The applicant has requested a Site Plan waiver. We have no objection to the waiver assuming the applicant can meet the following measures:

   a. Obtain an approval from the police and fire departments for the proposed building as well as the layout of the overall facility.

   b. Building permits are obtained from your office.

   c. A signed and sealed copy of the Grading Plan should be submitted.

5. We defer review of water and sewer service to the Gloucester Township Municipal Utility Authority.

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:jm

cc: Gloucester Township Zoning Board Chairman and Members
Mr. Anthony Costa, Esq., Zoning Board Solicitor
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Mr. Robert McRae, Applicant

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #132001DSPW** **Escrow #7565**
Robert McRae
BLOCK 14401, LOT 2

DATE: February 26, 2013

The Applicant requests use variance for an "additional residence," an expansion of a nonconforming use approval of the existing Cedar Lane Missionay Homes within the within the IN - Institutional District. The project is located on the west side of Blackwood-Clementon Road west of Kely Driver Road.

Applicant: Robert McRae, 103 Cedar Lane, Laurel Springs, NJ 08201 (telephone #357-5908).

Owner: Cedar Lane Missonary Homes, Inc., 103 Cedar Lane, Laurel Springs, NJ 08201.

I. INFORMATION SUBMITTED

1. Cedar Lane Missonary Homes, Inc., Transmittal Letter dated 01/07/13.
2. Cedar Lane Missonary Homes, Authorization Letter, no date.
3. Exempt Organization Certificate, Form ST-5.
4. Land Development Application Form and checklist dated 01/08/13.
5. Map of Survey comprising one (1) sheet, as prepared by Seifert Geomatics, Inc.
6. Grading plan comprising one (1) sheet, as prepared by William Toms, PE, LS.

II. ZONING REVIEW

ZONE: IN – Institutional District [§414].

Section 419.F. IN – Institutional District

Description	Other Use	Proposed	Complies
Lot size (min.)	5 acres	18.26 acres[1]	yes
Lot frontage (min.) Blackwood-Clementon Road College Drive	 400 ft. 400 ft.	 40 ft. 748.49 ft.[1]	 enc yes
Lot Width (min.) Blackwood-Clementon Road College Drive	 400 ft. 400 ft.	 40 ft. ±848.49 ft.[1,2]	 enc yes
Lot depth (min.)	400 ft.	14245.41 ft.[1]	yes
Tract Perimeter Setback (min.)	75 ft.	> 75 ft.	yes
Front yard (min.) – proposed dwelling Blackwood-Clementon Road College Drive	 75 ft. 75 ft.	 ±556.98 ft. ±384 ft.	 yes yes
Side yard (min.)	10 ft.	±314 ft.	yes
Rear yard (min.)	10 ft.	±931 ft.	yes

[1] = Tax map data.
[2] = Scaled data.

Building coverage (max.)	20%	±4.23%[1]	yes
Lot Coverage (max.)	55%	±9.45%[1]	yes
Buffer (min.)	25 ft.	> 25 FT.	yes

III. APPLICATION SUBMISSION CHECKLIST

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

IV. WAIVER COMMENTS

The Applicant has not requested waivers.

V. VARIANCE COMMENTS

The Application as submitted requires the following variances from the IN – Institutional District:

§419.B, Permitted Uses

1. A use varaince for an expansion of a nonconforming use of the existing Cedar Lane Missionay Homes within the within in the IN – Institutional District and .

POSITIVE CRITERIA ("D2" expansion of a nonconforming use)

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

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

NEGATIVE CRITERIA

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

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 variances for the following master plan and zoning issues.

1. Master Plan
    a. Consistency of the proposed additional residential use with the criteria of the P – Public/Qusi Public land use classification of the master plan.
2. Zoning
    a. Consistency of the proposed additional residencial use with the IN – Institutional District and character of the built environment.
3. Use Variance
    a. The Applicant must provide testimony addressing existing conditions including but not necessairly limimted to the following:
        i. Number of residential units such as single-familty, two-family, and multi-unit buildings, if applicable.
        ii. Number of offices and maintenance buildings.
        iii. Existing and proposed utilies including water, sanitary sewer, electric, gas, etc.
4. Site Plan Waiver:

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

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

VII. RECOMMENDATIONS

1. The Applicant must address the above 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.

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

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

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No.: #13 2001 DSPW Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment Fees: $410.00 Project # 7565

[1] Upon receipt of all fees, documents, plans, etc. Escr. 1750.00 Escr.# 7565

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: ROBERT MCRAE
Address: 103 CEDAR LANE
City: LAUREL SPRINGS N.J.
State, Zip: 08021
Phone: (856) 357-5908 Fax: (484) 891-7875
Email: CEDARLANE@FURLOUGHHOMES.ORG

2. Owner(s) (List all Owners)

Name(s): CEDAR LANE MISSIONARY HOMES
Address: 103 CEDAR LANE
City: LAUREL SPRINGS N.J.
State, Zip: 08021
Phone: (856) 78 - _____ Fax: (___) ___ - _____

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

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

RECEIVED JAN 08 2013 By _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: ROBERT MCRAE	Name:
Address: 103 CEDAR LANE	Address:
Profession: MISSIONARY	Profession:
City: LAUREL SPRINGS	City:
State, Zip: N.J. 08021	State, Zip:
Phone: (856) 357-5908 Fax: (404) 891-7875	Phone: ( ) - Fax: ( ) -
Email: CEDARLANE@FURLOUGHHOMES.ORG	Email:

7. Location of Property:

Street Address: 133 CEDAR LANE Block(s): 14401

Tract Area: Lot(s): 2

8. Land Use:

Existing Land Use: RESIDENCE HOMES FOR MISSIONARIES ON HOME LEAVE

Proposed Land Use (Describe Application): ADDITIONAL RESIDENCE TO BE CONSTRUCTED. SFD. 3BR 1 FLOOR RANCH WITH CRAWL

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	100.13 ft
Front setback 2	
Rear setback	820.00
Side setback 1	320.0
Side setback 2	310.0
Lot frontage	120.0
Lot depth	
Lot area	
Building height	16.0'

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

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

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

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

Garage Application	
Garage Area	—
Garage height	
Number of garages (Include attached garage if applicable)	0
Number of stories	1

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: JAN 3, 2013

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

1/8/13
Date

Rev. James Callahan
Signature

Rev. James Callahan
Print Name

~~Sworn and Subscribed to before me this~~

8 day of January, 2013 (Year).

Alison Estilow
Signature

ALISON ESTILOW
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:	☑ No	☐ Yes
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).	☑ No	☐ Yes
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?		
IF YES:		
List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).	☐ No	☑ Yes

Signature of Applicant

ROBERT N. MCRAE
Print Name

Date
JAN 3, 2013

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 03/26/02, shows and discloses the premises in its entirety, described as Block 14401 Lot 2; 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:

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

James W Callahan
Name of property owner or applicant

Sworn and subscribed to
On this 8th day of January, 20 13 before the following authority.

Alison Estilow
Notary public

ALISON L. ESTILOW
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 30, 2015

Cedar Lane Missionary Homes, Inc.

103 Cedar Lane, Laurel Springs, NJ 08021
Phone & Fax: 856-783-6525
Email: Cedarlane@furloughhomes.org

RECEIVED
JAN 07 2013
By

Department of Community Development and Planning
Township of Glouster
1281 Chews Landing
Laurel Springs NJ, 08021

January 7, 2013

Attn: Mr. Kenneth D. Lechner, Director Planner

Ref: Zoning Variance for Cedar Lane Missionary Homes; File 135

Dear Mr. Lechner;

The attached application is for a zoning variance for Cedar Lane Missionary Homes for the purpose of constructing an additional residence.

Cedar Lane Missionary Homes is situated on one lot (14401 Lot 2) approximately 17 acres located behind Shop Rite on Blackwood Clementon Road. We presently have 15 structures resulting from construction dated back to 1950.

The requested variance is to construct an additional residence on a plot of land approximately 140 feet by 110 feet and set back from the nearest property line 100 feet.

If you have any questions or require additional information please contact me by phone at 856-357-5908.

Sincerely,

Robert N. McRae
Project Manager

Cedar Lane Missionary Homes, Inc.

103 Cedar Lane, Laurel Springs, NJ 08021
Phone: 856-783-6525 • Fax: 856-783-8538
E-Mail: Cedarlane@juno.com • www.furloughhomes.org

Gloucester Township Zoning Board

Cedar Lane Missionary Homes board of trusties authorizes application for a zoning variance in regards to a zoning permit for an additional modular home to be built at Cedar Lane Missionary Homes, Laurel Springs NJ. The new home, 135 Cedar Lane will be the 15th home on the property.

Charles Gianvito

Chal Gianvito

CLMH Secretary

ST-5 (2-00, R-16)

Invoices and receipts must show exempt organization as purchaser.

State of New Jersey
DIVISION OF TAXATION
SALES AND USE TAX

Read instructions on bottom of form

* EXEMPT ORGANIZATION CERTIFICATE *
FORM ST-5

ISSUED BY: CEDAR LANE MISSIONARY HOMES
103 CEDAR LANE
LAUREL SPRINGS NJ 08021

EXEMPT ORGANIZATION NUMBER **210-717-576/000**
Effective Date: **07/01/66**
Date Issued: **09/26/06**

Transaction Date: _____

TO _____
(Name of Vendor)

The undersigned certifies: that the Division of Taxation has determined this organization is exempt from New Jersey Sales and Use Tax for this transaction; and this purchase is directly related to the purposes for which this organization was formed and is being purchased with the organization's funds.

Description of purchase:

_____

_____

_____

ACTING DIRECTOR
DIVISION OF TAXATION

(Signature of Officer or Trustee of the organization)

James Callahan (Director)
Name and Title of Officer (Please Print)

INSTRUCTIONS FOR EXEMPT ORGANIZATION: Form ST-5 is valid for exemption from sales and use tax on all purchases (except energy and utility service), if the purchase is directly related to the organization's purposes and made with organization (not personal) funds. Retain the original ST-5 (unsigned) in files, make copies and complete and sign them for vendors. Notify the Division of changes in organization name, address or exempt status.

INSTRUCTIONS FOR VENDORS (AND EXEMPT ORGANIZATIONS):
(a) The ST-5 exempt organization certificate must be an official certificate having the signature of a Director of the Division of Taxation (or a photocopy of the certificate) and must have the organization's name, address and exempt organization number pre-printed by the Division on the upper portion of the certificate, with no apparent alterations.
(b) The certificate must be properly completed, dated, and signed by an officer of the organization.
(c) For motel/hotel occupancies, this exemption applies to sales tax, but not the state 'occupancy fee', the 'municipal occupancy tax', or the Atlantic City luxury tax.

Bills or receipts must show the exempt organization as the purchaser. Payment must be from the funds of the the exempt organization. Certificates must be retained by the vendor for a period of not less than four years from the date of the last sale covered by the certificate. Subordinate or affiliated organizations may not use the exemption number assigned to the parent organization.

Additional Purchases - This certificate covers additional similar purchases by the same organization. Each sales slip or invoice must show the organization's name and exempt organization number.

ST-5A PERMIT - This Exempt Organization Certificate (ST-5) also serves as an Exempt Organization Permit (ST5A) for the organization to which the certificate is issued.

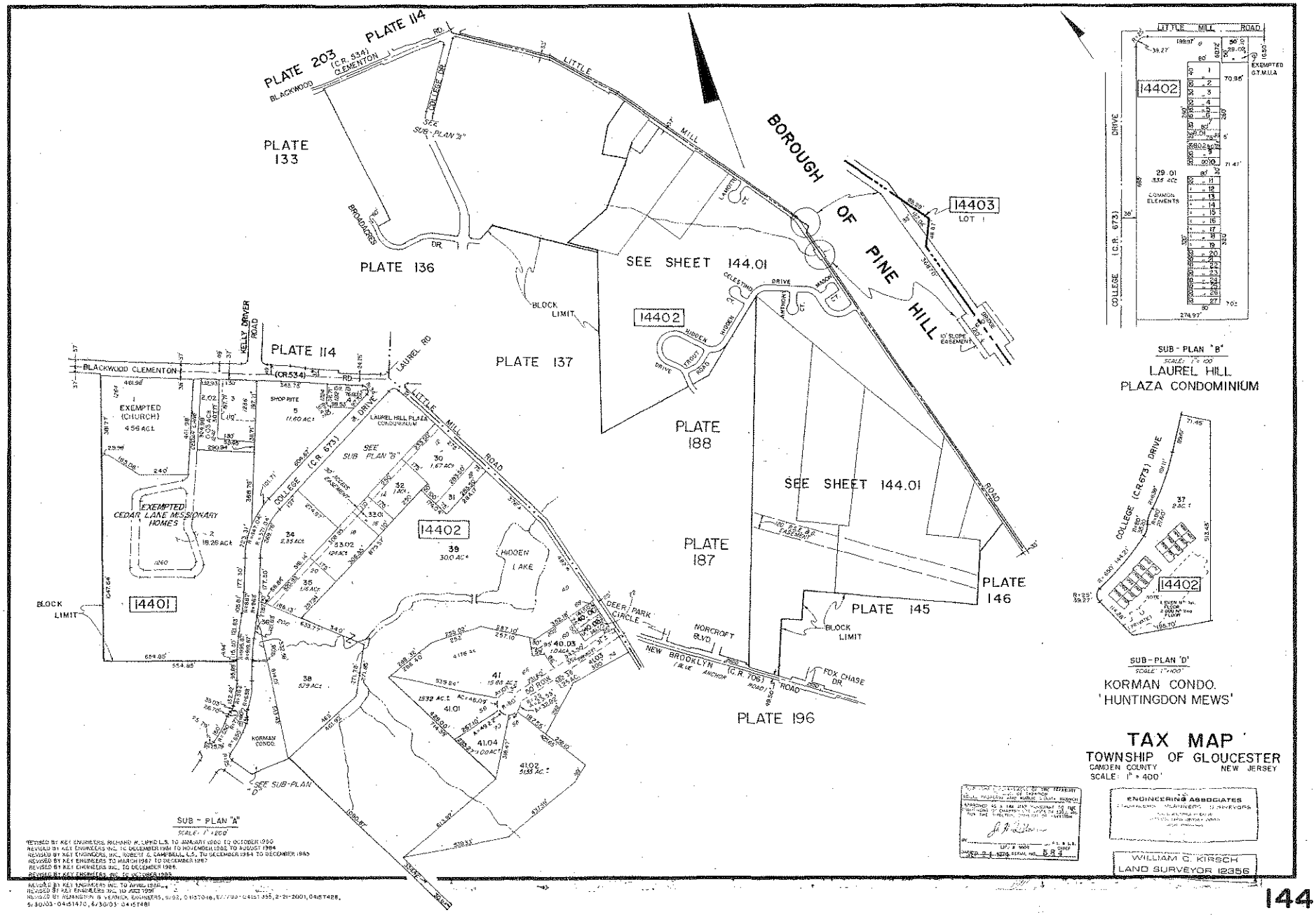
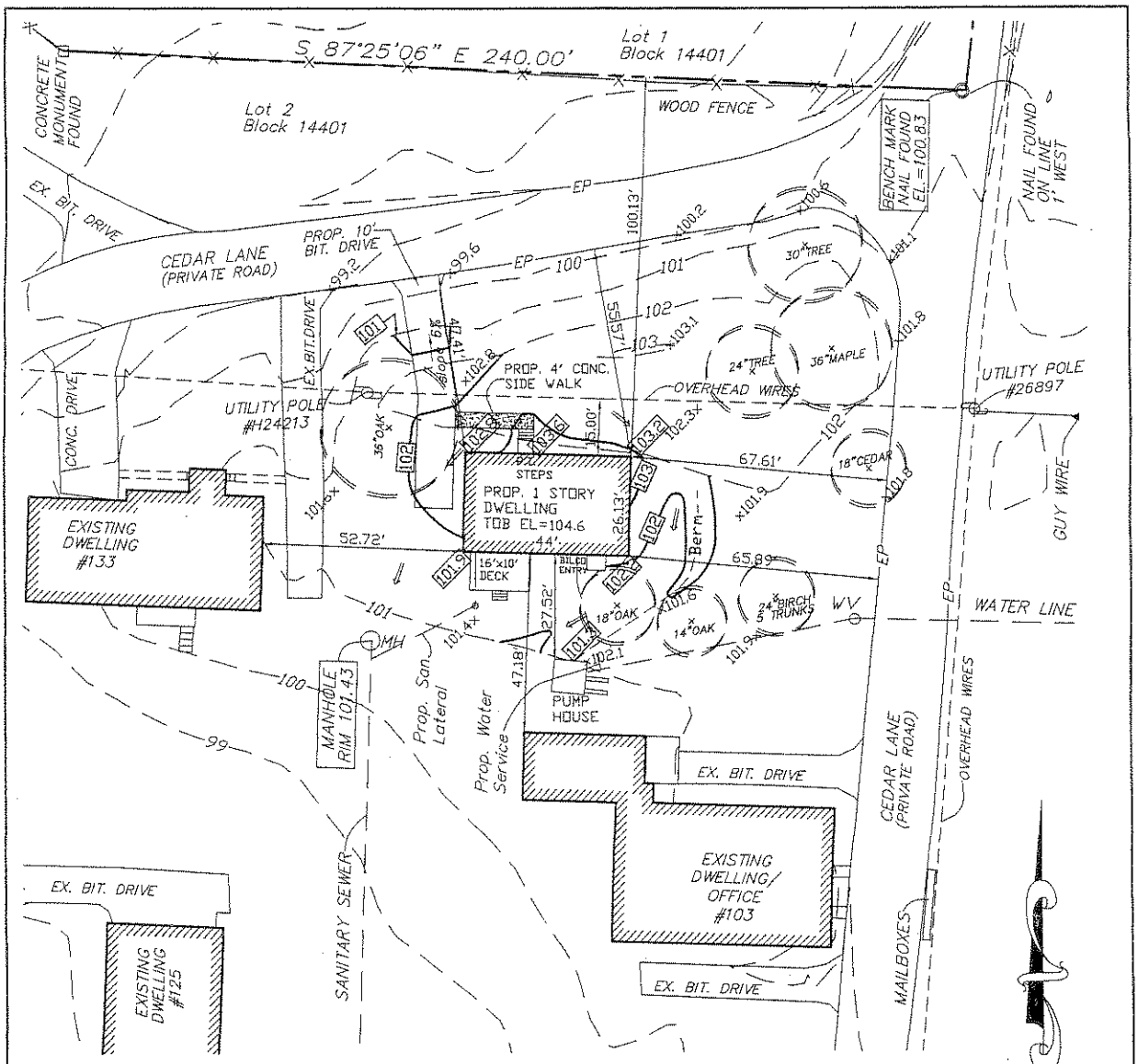


PLATE 203
PLATE 114
BLACKWOOD CLEMENTON RD.
(C.R. 534)
LITTLE MILL ROAD
COLLEGE DR.
SEE SUB-PLAN "A"
PLATE 133
BROADACRES DR.
PLATE 136
BLOCK LIMIT
SEE SHEET 144.01
BOROUGH OF PINE HILL
14403
LOT 1
14402
CELESTINO DRIVE
HIDDEN DRIVE
FROST ROAD
PLATE 137
PLATE 188
PLATE 187
PLATE 146
PLATE 145
PLATE 196
SEE SHEET 144.01
KELLY DRIVER ROAD
PLATE 114
BLACKWOOD CLEMENTON (CR534) RD
LAUREL RD
EXEMPTED (CHURCH)
EXEMPTED CEDAR LAKE MISSIONARY HOMES
14401
LAUREL HILL PLAZA CONDOMINIUM
SEE SUB PLAN "B"
COLLEGE (C.R. 673) DRIVE
HIDDEN LAKE
DEER PARK CIRCLE
NORCROFT BLVD.
NEW BROOKLYN (C.R. 706) ROAD
FOX CHASE DR.
KORMAN CONDO.
SEE SUB-PLAN "D"
SUB - PLAN "A"
SCALE: 1" = 200'
SUB - PLAN "B"
SCALE: 1" = 100'
LAUREL HILL PLAZA CONDOMINIUM
COLLEGE (C.R. 673) DRIVE
SUB-PLAN "D"
SCALE: 1" = 100'
KORMAN CONDO. 'HUNTINGDON MEWS'
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 400'
ENGINEERING ASSOCIATES
WILLIAM C. KIRSCH
LAND SURVEYOR 12356



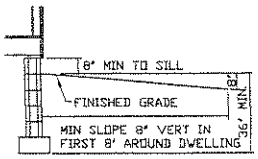
NOTES:

1. Lot and block numbers refer to the Township of Gloucester tax map.
2. Survey information taken from plan of survey by Arthur F. Seifert, Jr., Job number s-12-143, dated 3-26-12 and last updated 11-14-12.
3. Survey of premises performed without benefit of a title report.
4. Survey is subject to agreements, easements, covenants and other restrictions if any.
5. This grading plan is intended to show a portion of Lot 2 Block 14401, in the area of a proposed dwelling to be installed and does not show the entire site.
6. Contractor shall locate underground utilities including gas line, water service and sewer lateral prior to construction.
7. Dwelling shall be constructed on a crawl space.
8. There are no existing or proposed easements within the area of this grading plan.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



PROTECTIVE SLOPE - WOOD FRAME
NTS

COPYRIGHT

THESE DOCUMENTS ARE PROVIDED TO OUR CLIENT AS PER CONTRACT PAYMENT SOLELY IN CONNECTION WITH THIS PROJECT. ANY OTHER USE OR REPRODUCTION WITHOUT THE EXPRESSED WRITTEN CONSENT OF LONG ENGINEERING & LAND SURVEY, Inc IS PROHIBITED IN ACCORDANCE WITH THE FEDERAL COPYRIGHT LAW.

NOTICE TO THE CONTRACTOR

PRIOR TO BIDDING AND/OR CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THIS DRAWING AND ALL FIELD CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

State of New Jersey
Certificate of Authorization
24GA28017000
Expiration Date 08/31/14

REVISION	DATE	MADE BY	APPROVED
Revise grading at driveway and east side of dwelling, add berm and add notes 7 & 8.	12-28-12	WHM	WRT

GRADING PLAN

prepared for Cedar Lane Missionary Homes
135 Cedar Lane
part of Plate 144 Block 14401 Lot 2
Township of Gloucester
Camden County, NJ

William R. Toms
WILLIAM R. TOMS, P.E. & L.S.
PROFESSIONAL ENGINEER AND LAND SURVEYOR
New Jersey No. 24GB02721500

LONG ENGINEERING & LAND SURVEYING, Inc.
2030 N. Black Horse Pike, Williamstown, NJ 08094
EMAIL: info@longarchitecture.com
Tel: 856-629-9400 Fax: 856-875-1948

DATE 11-20-12
SCALE 1" = 30'
DRAWN BY whm
JOB NO. 28356
SHEET 1 OF 1

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #132001DSPW 103 Cedar Ln Missionary Homes Block 14401 Lot 2

☒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 23 2013
By

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

Signature: _____ Date Submitted: 1/21/13

Bn# 65

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 8, 2013 APPLICATION No. #132001DSPW

APPLICANT: ROBERT McRAE PROJECT No. #7565

BLOCK(S): 14401 Lot(S): 2

LOCATION: Cedar Lane Missionary Homes, 103 Cedar Lane, Laurel Springs, NJ 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by January 23, 2013**

☐ For Your Files.

ENCLOSED:

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

RECEIVED JAN 17 2013 By

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

OK 1-17-13 JTC

Signature

RECEIVED
JAN 16 2013
By

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 8, 2013 **APPLICATION No.** #132001DSPW

APPLICANT: ROBERT McRAE **PROJECT No.** #7565

BLOCK(S): 14401 **Lot(S):** 2

LOCATION: Cedar Lane Missionary Homes, 103 Cedar Lane, Laurel Springs, NJ 08021

TRANSMITTAL TO:

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

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

REVIEWED
DATE: 1-16-13
BY: E. Reiss
WITH COMMENT ☒
WITHOUT COMMENT ☐
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

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

~~New construction should comply with applicable construction and fire codes.~~

E. Reiss
Signature 1/16/13

Tax Account Maintenance

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

Block: 14401

Lot: 2

Qualifier:

Tax Bill | Restricted Edit

Owner: CEDAR LANE MISSIONARY HOMES

Prop Loc: 1260 BLCKWOOD-CLEM ROAD

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

Owner Street 1: 1260 BLACKWOOD-CLEM ROAD

Street 2:

City/St: CLEMENTON NJ

Zip: 08021-

Country:

Phone: ( ) -

Email:

Bank Code: 01426 CONTINENTAL BANK

Account Id: 00013278

Additional Lot 1: B14402 L36

Additional Lot 2: :14402,36

Property Class: 15F

Parcel Key:

Unpaid Interest: .00

User Msg Code:

Exclude from Tax Sale:

Do Not Accept Online Payment:

Municipal Lien: Assignment: Bankruptcy: APR 2:

Outside Lien: Install. Plan: Sp Charges:

Pays no taxes - Tax Exempt

RECEIVED JAN 16 2013 By

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

January 11, 2013

RECEIVED
JAN 15 2013
By

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

Re: Application #132001DSPW
Robert McRae
Cedar Lane Missionary Homes
103 Cedar Lane, Laurel Springs, NJ 08021
Block 14401, Lot 2

Gentlemen:

In response to your transmittal regarding the above application, sewer is available. However, sewer connection permits must be obtained through the GTMUA.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson

Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 8, 2013 APPLICATION No. #132001DSPW

APPLICANT: ROBERT McRAE PROJECT No. #7565

BLOCK(S): 14401 Lot(S): 2

LOCATION: Cedar Lane Missionary Homes, 103 Cedar Lane, Laurel Springs, NJ 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by January 23, 2013**

☐ For Your Files.

RECEIVED JAN 14 2013 By

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- ☐ Recycling Report

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

No big issues, except a more precise + readable overall plan should be received by Twp for better ID purposes, esp. for 911 & fire dept.

Signature 1/14/13

CHURCHILL

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

March 12, 2013

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

RECEIVED
MAR 13 2013
By

Re: Anthony R. Alberto
Minor Subdivision
1462 Chews Landing Clementon Road (C.R. 683)
Block 8201, Lot 2.01
Gloucester Township, Camden County, NJ
Application No. 132003M
Our File No. GX13005-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. Township of Gloucester Transmittal dated January 16, 2013;

B. Copy of Land Development Ordinance Submission Checklist;

C. Copy of Township of Gloucester Land Development Application;

D. A copy of the Township of Gloucester Tax Map Sheet 82;

E. A copy of a plan entitled "Minor Subdivision," prepared by Tri State Engineering & Surveying, dated January 7, 2013.

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

I. Project Description

1. The project site is located on the southwest side of Chews Landing Clementon Road (C.R. 683).

2. The site is known as Block 8201, Lot 2.01 as per the tax map of the Township of Gloucester.

3. The referenced tract consists of 1.178 acres.

4. The lot is located in the OR Office Residential district.

5. The site is currently vacant and wooded.

6. The lot was created by a minor subdivision approved by the Board in 2011.

7. A Use Variance was also approved for the lot in order to allow duplex dwellings on the property.

8. The applicant is proposing to subdivide the existing lot into two (2) lots. Two semi-detached single family dwellings (twins) are proposed to be constructed on the subdivided lots.

9. Semi-detached single family dwellings are defined in the Gloucester Township Land Development Ordinance (LDO) as a building containing two dwelling units side by side on adjoining lots and having a common or party wall and having separate individual sewerage and water facilities and connections.

II. Land Use / Zoning

1. The project site is located in the OR Office Residential district.

2. The purpose of the Office Residential district is to permit a combination of single family detached residential uses interspersed with professional offices in areas consisting mainly of residential uses.

3. Semi-detached single family dwellings are not a permitted use within the OR district. We defer to your office whether the previous Use Variance approval covers the proposed use.

4. Our office defers review of conformance with the area yard and bulk requirements of the Ordinance to your office.

III. Minor Subdivision

1. Points of beginning (POB) should be added to the plan for the proposed lots and conservation easements.

2. A tie distance to the point of curvature of Chews Landing Rd should be updated to include the frontage distance of Lot 2.

3. The owner and address should be updated for Lot 2.

4. The side yard setbacks should be revised to be consistent with the proposed subdivision line.

5. Dimensions should be added to the plan for the conservation easements.

6. We recommend that a corner be set at the rear corner of new subdivision line. A note should be added with a type of corner to be set.

7. A minimum of three (3) corners distributed throughout the tract shall be added which indicate coordinate values.

8. The north arrow located in the Tax Map should be moved to be entirely visible.

9. A reference, i.e. deed, tax map, NAD83 should be added to the Subdivision north arrow.

10. Legal descriptions should be submitted for review for the proposed properties. The descriptions of each lot should include language describing the conservation easements.

11. The extent of the conservation easement should be extended to lot 2.

12. The lot numbers shall be assigned by the Tax Assessor. Proof of the same should be provided.

13. A common drive area is shown on the plan. A cross easement should be prepared for this area. A legal description of the same should be submitted.

14. Certifications should be added to the plan in accordance with the map filing law sections 46:23-9.11.n(2). Please note that this requires certification from the surveyor who prepared the original survey.

IV. Miscellaneous

1. It appears that the application is still subject to the requirements of the Site Plan approved in 2012.

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 should 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:jm

cc: Gloucester Township Zoning Board Chairman and Members
Mr. Anthony Costa, Esq., Zoning Board Solicitor
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Mr. Addison G. Bradley, P.P., L.A.
Mr. Anthony R. Alberto, Applicant
Mr. Anthony DiRosa, P.E., P.L.S.

Inter-office Correspondence

TO: Zoning Board of Adjustment

FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Alisa Ortiz, Zoning Officer

RE: ***APPLICATION #132003M*** ***Escrow #7582***
Anthony R. Alberto, Inc.
BLOCK 8201, LOT 2.01

DATE: February 26, 2012

The Applicant requests minor subdivision approval to create two (2) new lots within the OR – Office Residential Districts. The project is located on the southwest side of Chews Landing Road southeast of Little Gloucester Road.

An application by Chews Landing Equities, LLC for minor subdivision to create two lots with a conservation easement and use to allow the construction of two twin units for a total of four (4) dwelling units was approved by Zoning Board of Adjustment Resolution #112023-CDMS adopted 8/11/11.

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

Applicant/Owner:	Anthony R. Alberto, Inc., 189 Pitman Downer Road, Sewell, NJ 08080 (telephone #609-517-6248).
Planner:	Addison Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (856-228-4848).
Surveyor:	Anthony DiRosa, PE, PLS, TriState Engineering & Surveying, P.O. Boc 1304, Blackwood, NJ 08012 (telephone #856-677-8742).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 01/15/13.
2. Proposed Subdivision Plan as prepared by TriState Engineering & Surveying comprising one (1) sheet dated 01/07/13.

II. ZONING DISTRICT COMMENTS

ZONE: OR – Office Residential District [§412].

Standard	Required (All Other Uses)	Proposed (Lot 2.02)	Proposed (Lot 2.03)	Complies
Lot size (min.)	20,000 sf	23,800 sf	27,541 sf	yes / yes
Lot frontage (min.)	**125 ft.**	**46.60 ft.**		**no***
Lot frontage (min.)	**125 ft.**		**46.60 ft.**	**no***
Lot depth (min.)	150 ft.	515.56 ft.	525.30 ft.	yes / yes
Building coverage (max.)	20%	≤ 20%	≤ 20%	yes / yes
Lot coverage (max.)	65%	≤ 40%	≤ 40%	yes / yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	50 ft.	≥ 50 ft.	≥ 50 ft.	yes / yes
Side yard (min.)	**10 ft. one side,**	**0 ft. one side,**		**no***
	25 ft. aggregate			yes
Side yard (min.)	**10 ft. one side,**		**0 ft. one side,**	**no***
	25 ft. aggregate	25 ft. aggregate	25 ft. aggregate	yes
Rear yard (min.)	30 ft.	≥ 30 ft.	≥ 30 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a

* 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.

IV. APPLICATION SUBMISSION CHECKLIST

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

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

We do not recommend waiving underlined requirements

1. 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].
2. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].

V. VARIANCE COMMENTS

The property-in-question previously received variance approvals for minor subdivision to create two lots with a conservation easement and use to allow the construction of two twin units for a total of four (4) dwelling units was approved by Zoning Board of Adjustment Resolution #112023-CDMS adopted 8/11/11.

The instant application as submitted requires the following variances:

§412.F –OR – Office Residential District, Area, Yard, Height and Building Coverage

1. Lot frontage (Lot 2.02): (46.60 ft. provided v. 125 ft. minimum required).
2. Lot frontage (Lot 2.03): (46.60 ft. provided v. 125 minimum required).
3. Side yard (Lot 2.02): (0 ft. provided v. 10 ft. minimum required).
4. Side yard (Lot 2.03): (0 ft. provided v. 10 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

VI. MINOR SUBDIVISION REVIEW COMMENTS

1. The plan must be revised providing a concrete monument between proposed Block 8201, Lots 2.02 and 2.03 along Chewsl landing Road as per §503.D, Easements/Restricted Covenants.
2. The plan must be revised to provide a the metes and boundds for the "common drive area" and deed narrative for maintence as per §503.D, Easements/Restricted Covenants.
3. The plan must be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course as per §504.A, Driveways (Residential).

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.

cc: Anthony R. Alberto, Inc.
Addison G. Bradley, PP
Anthony DiRosa, PE, PLS

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №: 132003MO

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)

Fees: 360.00 Project # 1582

Escr. 1200.00 Escr.# 1585

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Anthony R Alberto
Address: 189 Pitman Downer Rd
City: Sewell
State, Zip: N.J. 08080
Phone: 609 517-6248 Fax: ( ) -
Email:

2. Owner(s) (List all Owners)

Name(s): Anthony R. Alberto
Address: Same
City:
State, Zip:
Phone: ( ) - Fax: ( ) -

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

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

RECEIVED JAN 15 2013 By

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Anthony Di Rosa
Address: P.O. Box 1304
Profession: Engineer
City: Blackwood
State, Zip: N.J. 08012
Phone: (856) 677-8742 Fax: (856) 872-2024
Email:

Name: Addison G Bradley
Address: 1585 Hider Lane
Profession: Planner
City: Gloucester Twp
State, Zip: N.J. 08021
Phone: (856) 228-4848 Fax: (856) 228-8507
Email: TheFuner-(Mann@Comcast.Net

7. Location of Property:

Street Address: 1462 & 1464 Chews Landing Clementon Rd Block(s): 8201
Tract Area: 1.178 ac. Lot(s): 2.01

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): one twin (subdivision of lot)

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 2

Proposed Form of Ownership:
☒ Fee Simple ☐ Cooperative
☐ Condominium ☐ Rental

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. Resolution 8/11/11 App#11203-CDMS

13. Zoning

All Applications	Proposed
Front setback 1	75'
Front setback 2	
Rear setback	100' plus
Side setback 1	min 20
Side setback 2	0
Lot frontage	46.6
Lot depth	284'
Lot area	0.546ac & 0.632ac
Building height	

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 1/14/13

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

11/14/2013
Date

Signature

Anthony Alberto
Print Name

Sworn and Subscribed to before me this 14th day of January, 2013 (Year).

Signature

Print Name

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/2014

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Anthony Alberto
Print Name

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:

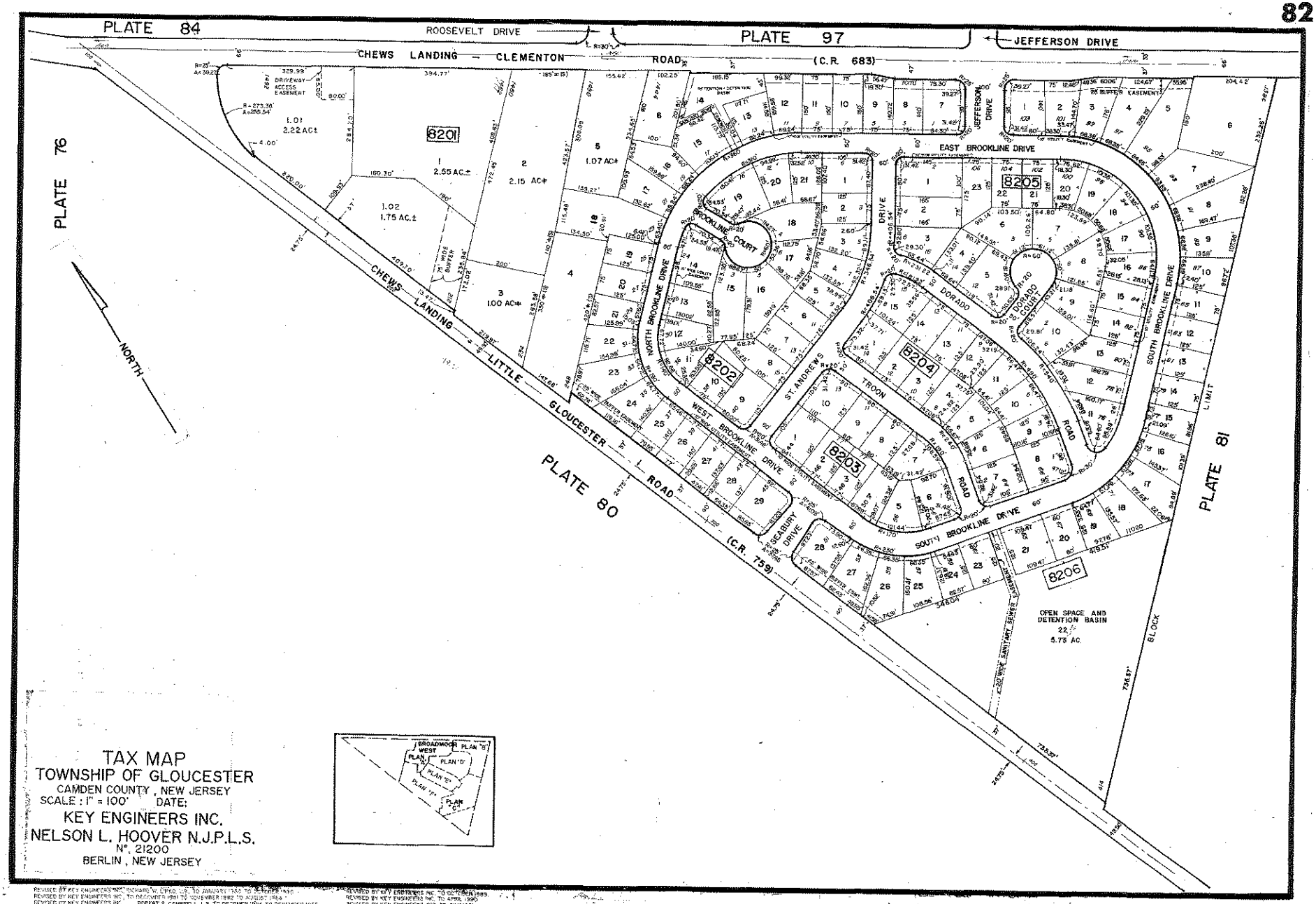
Anthony Alberto of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this 14th day of January, 20 2013 before the following authority.

Name of property owner or applicant

Notary public

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/2014



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY
SCALE: 1" = 100' DATE:
KEY ENGINEERS INC.
NELSON L. HOOVER N.J.P.L.S.
N°. 21200
BERLIN, NEW JERSEY

REVISED BY KEY ENGINEERS INC. RICHARD W. LIPKO, L.S. TO JANUARY 1980 TO OCTOBER 1980
REVISED BY KEY ENGINEERS INC. TO DECEMBER 1981 TO NOVEMBER 1982 TO AUGUST 1984
REVISED BY KEY ENGINEERS INC. ROBERT S. CAMPBELL, L.S. TO DECEMBER 1984 TO DECEMBER 1985
REVISED BY KEY ENGINEERS TO MARCH 1987 TO DECEMBER 1987
REVISED BY KEY ENGINEERS TO DECEMBER 1989
REVISED BY KEY ENGINEERS INC. TO OCTOBER 1989
REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS INC. TO JULY 1991
REVISED BY REMINGTON & VERNICK ENGINEERS TO JANUARY 1997, 04157238, 04157264, 12/31/97 04157297, 5/29/99 04157358

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 16, 2013 **APPLICATION No.** 132003M

APPLICANT: Anthony R. Alberto **PROJECT No.** 7582

BLOCK(S): 8201 **Lot(S):** 2.01

LOCATION: 1462 Chews Landing-Clementon Rd., Blackwood, NJ

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application** - Minor Subdivision
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by***
- ☐ For Your Files.

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JAN 17 2013
By

ENCLOSED:

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

☐ Variance Plan ☒ Minor Subdivision ☐ Use (D) Variance & Site Plan Waiver

ALL NUMBERS ARE CORRECT. NO ISSUE.
EXCEPT MAKE NEW LOT 2.03
ON PLAN STAYS 2.01

Signature 1/17/13

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

January 22, 2013

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

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JAN 28 2013
By

Re: Application #132003M
Anthony R. Alberto
1462 Chews Landing-Clementon Road, Blackwood, NJ 08012
Block 8201, Lot 2.01

Gentlemen:

In response to your transmittal regarding the above application, sewer is available. However, sewer connection permits must be obtained through the GTMUA.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson

Robert C. Benson
Executive Director

RCB:mh

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #132003M 1462 Chews Landing Rd Anthony Alberto Block 8201 Lot 2.01

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

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

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

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

☐Other:

JAN 23 2013

By

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

Signature: _____ Date Submitted: 1/21/13

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By

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 16, 2013 **APPLICATION No.** 132003M

APPLICANT: Anthony R. Alberto **PROJECT No.** 7582

BLOCK(S): 8201 **Lot(S):** 2.01

LOCATION: 1462 Chews Landing-Clementon Rd., Blackwood, NJ

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- ☐ N.J. American Water Co.
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- ☐ Traffic Officer
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- ☐ **Construction**
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- ☐ G.T.M.U.A.
- ☒ Fire District 1 2 3 4 5 6

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REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL: [illegible]
DATE: 1-22-13

☐ Variance Plan ☒ Minor Subdivision ☐ Use (D) Variance & Site Plan Waiver

W/O COMMENT

Signature

Tax Account Maintenance

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

Block: 8201

Lot: 2

Qualifier:

Tax Bill | Restricted Edit

Owner: CHEWS LANDING EQUITIES LLC

Prop Loc: 1462 CHEWS LAND-CLEM ROAD

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

Owner Street 1: 1462 CHEWS LANDING ROAD

Street 2:

City/St: LAUREL SPRINGS NJ

Zip: 08021-

Country:

Phone: ( ) -

Email:

Bank Code:

Municipal Lien: Assignment: Bankruptcy: APR 2:

Outside Lien: Install. Plan: Sp Charges:

Account Id: 00005451

Additional Lot 1:

Additional Lot 2:

Property Class: 1

Parcel Key:

Unpaid Interest: .00

User Msg Code:

Exclude from Tax Sale:

Do Not Accept Online Payment:

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current but lot is 2 - do not have 2.01

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: January 16, 2013 **APPLICATION No.** 132003M

APPLICANT: Anthony R. Alberto **PROJECT No.** 7582

BLOCK(S): 8201 **Lot(S):** 2.01 – no such lot

LOCATION: 1462 Chews Landing-Clementon Rd., Blackwood, NJ

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Signature

Bin# 69 B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

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Signature

OK 2-14-13 JTG Bldg.