

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, April 8, 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.

MINUTES FOR ADOPTION

Zoning Board Minutes – *Wednesday, March 25, 2015*

RESOLUTIONS FOR MEMORIALIZATION

#152007C James J. Gordon, Sr.	Bulk C Variance Block: 6201 Lot: 3
#152008C Marc & Carmen Argentieri	Bulk C Variance Block: 19306 Lot: 3.14
#152010C William Weiserth, Jr.	Bulk C Variance Block: 8501 Lot: 24
#152001DSPW Larry Mauriello	Use "D" Variance/ Site Plan Waiver Block: 4708 Lot: 25 & 26
#152004DM Edward Pine	Use "D" Variance/ Minor Subdivision Block: 8301 Lot: 15 & 17
#152014C Glenn W. LaBove	Bulk C Variance Block: 9204 Lot: 19
#152005DCM 1743 Farmhouse, LLC	Bulk C & Use "D" Variance/Minor Subdivision Block: 3306 Lot: 11 & 12
#152003DPMFM Old Country, LLC	Use "D" Variance/Prelim/Final Subdivision Block: 19702 Lot: 6.14

APPLICATIONS FOR REVIEW

#152013C
Edward Holding
Zoned: R3

Bulk C Variance
Block: 13103 Lot: 40.02
Location: 888 Davistown Rd., Blackwood

Detached 2nd garage 40' x 60'

#152016C
Frank & Jeannette Reynolds
Zoned: R3

Bulk C Variance
Block: 8703 Lot: 10
Location: 3301 High St., Blackwood

6' vinyl fence w/setbacks; 7 x 7 Rubbermaid shed w/setbacks

#152009DM
R.T.A. Investments, LLC
Zoned: R3

Use "D" Variance; Minor Subdivision
Block: 8010/8302 Lot: 1,2 &4/7.02
Location: 109 & 107 Coles Rd., Blackwood

Land swap with Democrat Club and Use Variance for two (2) Twins

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

Use "D" Variance
Block: 906 Lot:5, 6, 7, & 8
Location: 7 Coles Rd., Blackwood

45" x 71" LED Sign

#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)

Meeting Adjourned

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 25, 2015**

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	Absent
Mr. Acevedo	Absent
Mr. Treger	Present
Ms. Scully	Present
Chairman McMullin	Present

Chairman McMullin had the professionals sworn in:

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

*Mr. Treger will sit in for Mr. Rosati and Ms. Scully will sit in for Mr. Acevedo.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday March 11, 2015.

A motion to approve the above-mentioned minutes was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

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

Minutes Approved.

#152012D

Lance's Tavern, LLC t/a Skeeters Pub

Zoned: NC

Use "D" Variance

Block: 906 Lot; 6,7&8

The above mentioned application will be postponed until April 8, 2015 as notices were incomplete.

#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).

****The above mentioned application will be postponed until April 8, 2015 with no re-advertising necessary; notice was given at tonight's meeting.**

APPLICATIONS FOR REVIEW

#152014C
Glenn W. LaBove
Zoned: R3
Bulk C Variance
Block: 9204 Lot: 19
Location: 333 Roberts Cir., Somerdale
Detached 2nd garage 20' x 40' with setbacks.

Mr. Costa swears in Mr. LaBove.

Mr. LaBove states he didn't want to lose that much of his yard because he already has a child's swing set, so he is requesting a 6' side setback instead of 10'. The garage will be used for additional storage for a boat and car along with hobby work space. The garage will not exceed 800 sq. ft. (20' x 40') and will not exceed 19'.5' in height. Mr. LaBove is not encroaching on any nearby neighbors and the construction of the garage will match the home. No business will be conducted from the garage.

Mr. Lechner ask the applicant why he needs 14' walls in the shed.

Mr. LaBove states to fit his boat and trailer in the garage he needs the height for clearance.

Mr. Mellett states Mr. LaBove must make sure the garage doesn't drain on any of his neighbor's property and will need gutters installed.

Vice Chairman Simiriglia asks the applicant if there is an overhang of 12" within the 6' setback, which will equate to a 5' setback.

Mr. LaBove states "yes" there is a 12" overhang in the back where there is nothing and the drainage goes towards the front and he will keep it that way.

****Note in the resolution: 6' setback w/12" overhang = 5ft.**

Vice Chairman Simiriglia asks the applicant if there will be a driveway.

Mr. LaBove states he is not installing a driveway, he will drive around the side of the yard where he has a gate for access to the garage.

Mr. McMullin asks the applicant if he brings the boat home every time he uses it.

Mr. LaBove states: not every time.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#152003DPMFM
Old Country, LLC
Zoned: R1
Use "D" Variance/Prelim/Final Subdivision
Block: 19702 Lot: 6.14
Location: Kearsley Road, Sicklerville
4 Lots

Mr. Costa swears in Mr. Barbore (Esq.), Mr. Raday (engineer), Mr. Addison Bradley (planner).
Mr. Raday explains the application:

A1- Site Plan Variance

- 16 lots, 14 homes
- 2 lots will be a storm water basin
- open space lot in back & construct 4 houses each with 1 acre lots and a 100ft. buffer to other homes.

Mr. Lechner explains the application to the planning board was as a residential cluster and the open space was dedicated to the township, but that didn't happen. Somehow this application was put on the tax records and there was a lot of confusion. The applicant is only asking for a USE VARIANCE under cluster - An open space variance under cluster.

Mr. Barbore explains it is not a residential cluster anymore.

Mr. Raday discusses the one open space lot in front of the development.

Mr. Lechner agrees keeping the lot open space will help the development fit in better with the neighborhood.

Mr. McMullin discusses the buffers in the back and front of the development.

Mr. Raday states the basin will remain the same, driveways will be built w/porous pavement and the sewer lines will be extended 100'.

Vice Chairman Simiriglia asks who will be responsible for the care of the basin and open space.

Mr. Raday state the HOA will take care of the basin and open space.

Vice Chairman Simiriglia asks the design density of the development.

Mr. Raday states it will be 1.25.

Vice Chairman Simiriglia discusses the location to St. Moritz dr.

Mr. Raday explains the development is surrounded by R3 zones.

Mr. Lechner discusses the green areas - deed restricting woods?

Mr. Raday states the norm is 50' in a R1 zone.

Mr. Lechner states they aren't building on the 100' buffer.

Mr. Raday states they can build a 50' permanent buffer.

Mr. Lechner discusses not buffering between the residential developments because the owners won't be able to construct a shed in the buffer zone.

Mr. Mellett continues:

-subject to complete revised plan & revised storm water

-porous pavement pro or con, does it make sense because the home owner will have to bare the expense of maintaining the porous pavement. Mr. Mellett's suggests expanding the basin lot instead of using porous pavement on the driveways.

Mr. Lechner states the board is only deciding on the "use" tonight. If the use is approved the applicant will return for final and subdivision approval .

Mr. Treger requests clarification of number of homes being built.

Mr. Bradley states it will now be 18 homes and 1 open lot.

Mr. Bradley continues:

- no impact on the zoning ordinance,
- using the land exactly how it is zoned (use),
- single family behind a smaller development,
- no maintenance for town (basin, open space),

- generates police calls if there are any disturbances: dealing with the current problems with off road vehicles using the land illegally,
- keep open space - don't need basketball courts, or tot lots since they are already in the area.
- keeping with the master plan and zoning ordinance,
- preserving open space,
- not environmentally sensitive,
- end of cul de sac,
- R1 present: rear yard 50', side yard 20', lots 20,000 sq. ft..

A motion to approve the above mentioned application (Use): applicant will return for final and subdivision approval, was made by Mr. Scarduzio and seconded by Vice Chairman Simiriglia.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiuemento	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 152007C

JAMES J. GORDON

Block 6201, Lot 3

WHEREAS, James J. Gordon, is the owner of the land and premises located at 995 Cummings Ave. in the Blenheim section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a second garage, for the property located upon Block 6201, Lot 3, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 11, 2015 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, James J. Gordon is the owner of the land and premises located at 995 Cummings Ave., in the Blenheim section of Gloucester Township, New Jersey, as shown on Block 6201, Lot 3, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he has over 1 acre of ground and wants to construct a second garage 24'x32'x18'. The garage will be a pole barn and will be for his personal use only for the storage of property. This location will not interfere with any neighbor.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 11th day of March, 2015 that the applicant, James J. Gordon, is hereby granted the aforesaid variance for the property located upon Block 6201, Lot 3 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8th Day of April, 2015.

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 # 152008C
MARC&CARMEN ARGENTIERI
Block 19306, Lot 3.14**

WHEREAS, Marc and Carmen Argentieri are the owners of the land and premises located at 12 Erik Court in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit an in-ground swimming pool 5' from the side property line instead of the required 10 for the property located upon Block 19306, Lot 3.14, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 11, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Marc and Carmen Argentieri are the owners of the land and premises located at 12 Erik Court, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 19306 Lot 3.14, 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 applicants testified he has an irregular shaped lot and the pool need to be in this location because of safety reasons. This location will not interfere with any neighbor.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance for a pool 5' from the side yard the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 11th day of March, 2015 that the applicants, Marc and Carmen Argentieri, are hereby granted the aforesaid variance for the property located upon Block 19306, Lot 3.14 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8th Day of April, 2015.

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 # 152010C

WILLIAM WEISERTH

Block 8501, Lot 24

WHEREAS, William Weiserth is the owner of the land and premises located at 89 Lamp Post Lane in the Somerdale 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 6' vinyl fence 14' from the front property line instead of the required 4' for the property located upon Block 8501, Lot 24, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 11, 2015 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, William Weiserth is the owner of the land and premises located at 89 Lamp Post Lane, in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 8501 Lot 24, 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 applicants testified he has an irregular shaped lot and the fence has been there since the 90's. He is taking down trees and attaching the new fence to the existing one and the last 14' will only be 4' high. This location will not interfere with any neighbor.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 11th day of March, 2015 that the applicant, William Weiserth, is hereby granted the aforesaid variance for the property located upon Block 8501, Lot24 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8th Day of April, 2015.

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 # 152004 DM

EDWARD PINE

Block 8301, Lots 15&17

WHEREAS, Edward Pine is the owner of the land and premises located at 47 Coles Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use variance and minor subdivision for Two Twins on 2 lots and one remaining lot within the GI zone for the property located upon Block 8301, Lots 15&17, as shown on the Official Map of the Township of Gloucester, located in an GI Zone, said application being represented by Leonard Wood Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 11, 2015 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, Edward Pine is the owner of the land and premises located at 47 Coles Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8301 Lot 15&17, on the Official Tax Map of the Township of Gloucester, located in a GI 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, Addison Bradley, a Professional Planner, testified that twin homes are permitted in an R-5 zone and in the Blackwood Redevelopment Zone which are in close proximity to this site. He stated the twin homes fit nicely at this location, this is a nice buffer and good mix of housing type, less coverage than the permitted industrial zone, and the site is particularly suited and would generate less traffic than any permitted use. He also agreed to landscape the corridor with cherry trees 40' on center. He also the applicant would need a buffer and a waiver for crushed stone instead of concrete.

Gary Civalier, a Professional Engineer, introduced A-1 Minor Subdivision Plat and A-2 Twin Home Layout. He explained the Plan and agreed with the letter of Churchill Engineering dated March 7, 2015 as well as Mr. Lechner's letter dated 2-18-15.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Use variance. Minor subdivision , buffer variance and waivers the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 11th day of March, 2015 that the applicant, Edward Pine, is

hereby granted the aforesaid variances, minor subdivision and waivers for the property located upon Block 8301, Lots 15&17 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein conditioned upon the applicant submitting grading plans at time of applying for a permit and the posting of a Bond.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8th Day of April, 2015.

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 # 152001DSPW

Larry Mauriello

Block 4708, Lot 25&26

WHEREAS, Larry Mauriello is the tenant of the land and premises located at 1850 Chews landing Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to expand the existing non conforming use and site plan waiver, outdoor storage display of 400 square feet and a buffer variance 4 for the property located upon Block 4708, Lots 25&26, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 11, 2015 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, Larry Mauriello is the tenant of the land and premises located at 1840 Chews landing Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 4708 Lots 25726, 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, Addison Bradley, a Professional Planner, testified the applicant is requesting to construct a 40'x 60' addition to his existing lawn mower business. He explained the applicant would be combining the 2 lots into 1 lot and the addition would be for storage of equipment and repairs and there would be no retail in the addition but only in the existing 570 square feet. There would no impact on traffic because the business closes at 4:30 P.M. The variance for outdoor display is existing and the side yard and buffer variance should be granted because they own the adjoining properties and have no intention of selling.

Bruce McKenna, a Professional Engineer, stated there are no drainage problems and introduced and explained A-1 Site Plan. The applicant that as a condition of approval a drainage plan would be submitted when applying for a construction permit...

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a the Use variance, site plan waiver, side yard and buffer variances the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 11th day of March, 2015 that the applicant, Larry Mauriello, is

hereby granted the aforesaid variances and site plan waiver for the property located upon Block 4708, Lots 25&26 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8th Day of April, 2015.

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 # 152014C

GLENN LaBOVE

Block 9204, Lot 19

WHEREAS, Glenn LaBove is the record owner of the land and premises located at 333 Roberts Circle in the Somerdale 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 allow a second garage 6' from the side and rear property line with a 1' overhang, for the property located upon Block 9204, Lot 19, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 25, 2015 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, Glenn LaBove is the owner of the land and premises located at 333 Roberts Circle, in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9204, Lot 19, on the Official Tax Map of the Township of Gloucester, located in an R3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he has a small backyard and he needs the 20x40' garage to store his old car and boat. The garage is for personal use and not for any business use. The applicant agreed as a condition of approval to erect gutters so the water will not run onto any neighbor's property.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 25th day of March, 2015, that the applicant Glenn LaBove, is hereby granted the aforesaid variances for the property located upon Block 9204, Lot 19 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Carmen Scarduzzio	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes
Ken Treger	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8th Day of April, 2015.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

**APPLICATION # 152003 DPFM
OLD COUNTRY, LLC
Block 19702, Lot 6.14**

WHEREAS, Old Country LLC is the record owner of the land and premises located at Kearsley Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use variance to allow 18 lots with a density of 1.25 du/ac instead of the permitted 1 du/ac, for the property located upon Block 19702, Lot 6.14, as shown on the Official Map of the Township of Gloucester, located in an R-1 Zone, said application being pro-se; and

Whereas, the applicant was represented by Guido Barbore Esq. and;

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 25, 2015 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, Old Country LLC is the owner of the land and premises located at Kearsley Road, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 19702, Lot 6.14, on the Official Tax Map of the Township of Gloucester, located in an R-1 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, John Radey, a Professional Engineer, testified that the applicant previously approved preliminary subdivision from the Planning Board, however due to economic conditions the approval lapsed. The previous approval was for 14 lots and one for basin and the other for open space. The applicant is now requesting that the basin now be able to become 4 buildable lots. Introduced into evidence was A-1, Site Plan showing the lots.

Addison Bradley, a Professional Planner, testified there would be no impact to the Zoning Ordinance because they are not changing the use, they will be single family lots that back up to a smaller lot subdivision. He went on to say the new lots would be 20,000 square feet with greater rear and side yard setbacks than the adjoining subdivision.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Use variance to increase the density to 1.25 du/ac the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 25th day of March, 2015, that the applicant Old Country LLC, is hereby granted the aforesaid variance for the property located upon Block19702, Lot 6.14 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 conditioned upon the applicant obtaining Preliminary and Final Major Subdivision approval.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Carmen Scarduzzio	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes
Ken Treger	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8th Day of April, 2015.

Ken Lechner, Secretary

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

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #152013C**
 Edward Holding
 888 Davistown Road
 BLOCK 13103, LOT 40.02 & 40.03

DATE: March 11, 2015

The above application is to permit a second 40' x 60' 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):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±79,931 sf	yes
Minimum lot frontage	75 ft.	167.93 ft.	yes
Minimum lot depth	125 ft.	446.76 ft.	yes
Maximum building coverage	20%	±6.5% ¹	yes
Maximum lot coverage	40%	±14.5% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	79.43 ft.	yes
Side yard	10 ft.	53.15 ft. / 40.42 ft.	yes / yes
Rear yard	30 ft.	±302 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	N.P.	±210 ft. ¹	yes
Side yard	10 feet	67.83 ft. / 37.69 ft.	yes / yes
Side yard	10 feet	±43 ft.	yes
Rear yard	10 feet	178 ft.	yes
Maximum garage height	20 feet	16 ft.	yes
Maximum other building height	15 feet	n/a	n/a

¹ = Scaled data.

= Variance required

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

OFF-STREET PARKING AND PRIVATE GARAGES			
Maximum area	800 sf	2,400 sf	no*
Less than area of principal building	< ±2,800 sf ¹	2,400 sf	yes
Maximum stories	1	1	yes
Maximum number of garages	1	2	no*

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:

§422.H(4) – Off-Street Parking and Private Garages

1. Area: (2,400 sf provided v. 800 sf maximum allowed).

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

2. 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 variance:

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.H(4) to permit a detached private garage two thousand four hundred (2,400) square feet (800 sf maximum allowed) and from 422.H(6) to permit a second garage (1 maximum allowed).

cc: Edward Holding
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date: _____ Application No. #152013C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 9187
 Escr: 150⁰⁰ Escr. # 9187

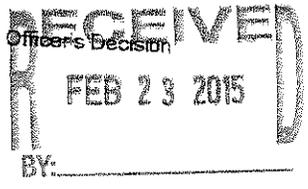
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>EDWARD HOLDING</u> Address: <u>888 DANFORTH RD</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 227-1570</u> Fax: <u>(856) 227-3499</u> Email: <u>signanddesign@verizon.net</u>	2. Owner(s) (List all Owners) Name(s): <u>Roxanne Holding</u> <u>Edward Holding</u> Address: <u>same</u> City: <u>1 cell 856-851-5177</u> State, Zip: _____ Phone: () - - Fax: () - -
--	--

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: EDWARD HELDING

Address: 888 DAUXTOWN RD

Profession: _____

City: BLACKWOOD

State, Zip: MD 28012

Phone: (856) 227-1570 Fax: (856) 227-2499

Email: Signanddesign@verizon.net

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: () - - Fax: () - -

Email: _____

7. Location of Property:

Street Address: 888 DAUXTOWN RD, BACKLURD Block(s): 13103

Tract Area: _____ Lot(s): 40.02

8. Land Use: SINGLE FAMILY DWELING

Existing Land Use: R3 SINGLE FAMILY DWELING

Proposed Land Use (Describe Application): 2nd garage (pole barn) 40x60
setback -

9. Property:

Number of Existing Lots: _____

Number of Proposed Lots: _____

Are there *existing* deed restrictions?

Are there *proposed* deed restrictions?

Proposed Form of Ownership:

Fee Simple Cooperative

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.

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).

2-23-15
Date

[Signature]
Signature

Sworn and Subscribed to before me this

Edward Holding
Print Name

23 day of February

Michele Lynn Tregger
Signature

2015 (Year).

MICHELE LYN TREGGER
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

[Signature]
Signature of Applicant

2-23-15
Date

Edward Holding
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 February 23 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:

Sworn and subscribed to
On this 23 day of February
2015 before the following authority.

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

[Signature]
Name of property owner or applicant

[Signature]
Notary public

MICHELE LYN TREGGER

ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2013

LOT 41

S 73° 30' W 65.26'

LOT 39

N 14° 30' W
28.10'

S 76° 30' W 96.64'

LOT 40.02
& 40.03

183.43 ft

446.76'

582.93'

67.83 ft

pole barn
40' x 60'
2,400 sq. ft.

LOT 40

LOT 4.01

N 13° 30' W

S 13° 57' 26" E

58.03 ft

37.69 ft

FRAM
3.78

3.95

1.8Y.
FRAM
ALBRT

16.63

1.8Y. FR
#888

53.19'

227.5 ft

CONC.

40.42'

66.30'

6.51'

4.05'

POB

WELL

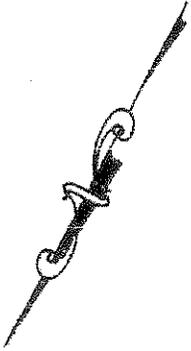
DRIVE

N 74° E 48.90'

N 52° 00' 24" E
119.03'

888

DAVISTOWN ROAD
(AKA ASYLA ROAD)

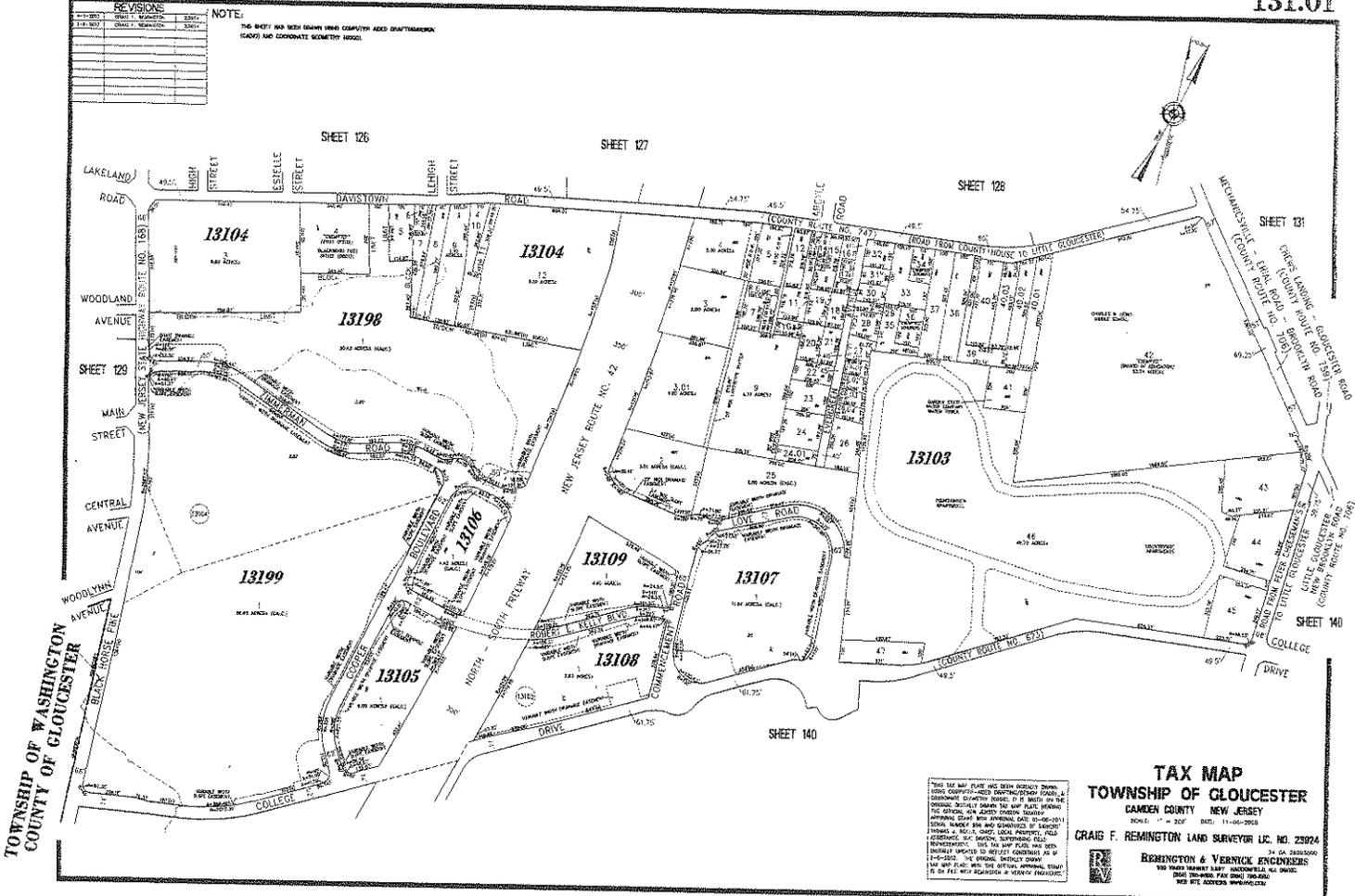


888 davistown road

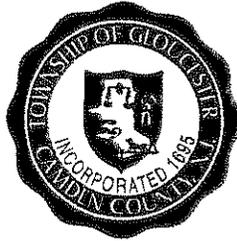


NO.	DATE	BY	REVISIONS
1	08/17/01	CRAIG F. REMINGTON	ISSUE
2	08/17/01	CRAIG F. REMINGTON	REVISED

NOTE: THE SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING (CAD) AND COORDINATE GEOMETRY (GCS).



TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY NEW JERSEY
 SCALE: 1" = 200' DATE: 11-09-2004
 CRAIG F. REMINGTON LAND SURVEYOR L.C. NO. 23924
 REMINGTON & VERNICK ENGINEERS
 300 WEST MARKET STREET, HANOVERVILLE, NJ 08039
 (609) 765-8888, FAX (609) 765-8889
 WWW.REMINGTON-ENGINEERS.COM



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

RECEIVED
FEB 23 2015
BY: _____

TAXES PAID CERTIFICATION

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

DATE: 2-23-15

APPLICATION#: _____

APPLICANT: _____

PROPERTY LOCATION: 888 Davistown Rd

BLOCK(S): 13/03 LOT(S): 40.02 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

Bin# 63

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 23, 2015

APPLICATION No. #152013C

APPLICANT: EDWARD HOLDING

PROJECT No. 9187

BLOCK(S): 13103 Lot(S): 40.02

LOCATION: 888 DAVISTOWN RD., BLACKWOOD, NJ 08012

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:

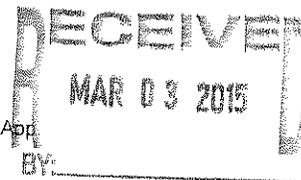
- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by MARCH 5, 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



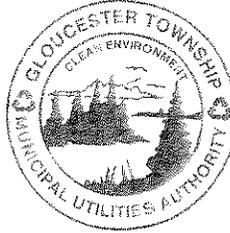
- Variance Plan Bulk (C) Variance Use (D) Variance

OK 2-26-15 JJA BLS

Signature

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

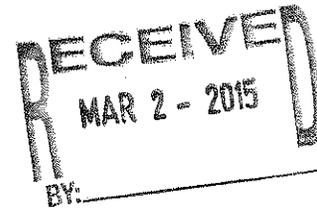
HOWARD C. LONG JR, ESQ.
Solicitor

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 26, 2015

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



Re: Application #152013C
Edward Holding
888 Davistown Road, Blackwood, NJ 08012
Block 13103, Lot 40.02

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", written over a horizontal line.

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 23, 2015

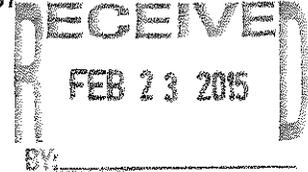
APPLICATION No. #152013C

APPLICANT: EDWARD HOLDING

PROJECT No. 9187

BLOCK(S): 13103 Lot(S): 40.02

LOCATION: 888 DAVISTOWN RD., BLACKWOOD, NJ 08012



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

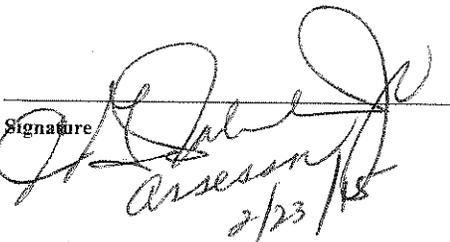
PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by MARCH 5, 2015*
 For Your Files.

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

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

Signature: 
 Tax Assessor
 2/23/15

No Issues as long as it is specifically not being used for commercial purposes. Please advise if used for any commercial storage or use.

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 #152016C**
Frank W. Reynolds & Jeanette Dakwar Reynolds
3301 High Street
BLOCK 8703, LOT 10

DATE: March 24, 2015

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±15,800 sf ¹	yes
Minimum lot frontage			
High Street	75 ft.	158 ft.	yes
Orchard Avenue	75 ft.	100 ft.	yes
Minimum lot depth	125 ft.	158 ft.	yes
Maximum building coverage	20%	±19.8% ¹	yes
Maximum lot coverage	40%	±39.2% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
High Street	30 ft.	30.03 ft.	yes
Orchard Avenue	30 ft.	23.24 ft.	enc
Side yard	10 ft.	38.13 ft.	yes
Rear yard	30 ft.	±30 ft. ¹	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

- ¹ = Scaled data.
- enc = Existing nonconformance.
- * = Variance required.

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence approximately thirty three (33) feet from the front property line along High Street and zero (0) feet from Orchard Avenue (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to construct a six (6) foot high vinyl fence approximately thirty three (33) feet from the front property line along High Street and zero (0) feet from Orchard Avenue (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Frank W. Reynolds & Jeanette Dakwar Reynolds
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date: _____ Application No. #152016C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 9238

¹ Upon receipt of all fees, documents, plans, etc. Escr. 150⁰⁰ Escr. # 9238

LAND DEVELOPMENT APPLICATION

1. Applicant

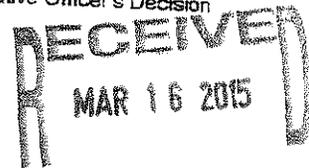
Name: Frank^W Reynolds / Jeanette^G DeKuhn Reynolds
 Address: 3301 High Street
 City: Blackwood
 State, Zip: NJ 08012 (M/S 703-347-3958)
 Phone: 856-784-1460 Cell: 215-435-2693 (MC)
 Email: ReynoldsFrankW@gmail.com

2. Owner(s) (List all Owners)

Name(s): Frank^W Reynolds and Jeanette^G DeKuhn Reynolds
 Address: 3301 High Street
 City: Blackwood
 State, Zip: NJ 08012
 Phone: 856-784-1460 Cell: 215-435-2693

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Amechi Fence
Address: 5950 B - Rte 42
Profession: Fencing
City: Turnersville
State, Zip: NJ 08012
Phone: (856) 227 6691 Fax: (856) 227 6962
Email: _____

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

7. Location of Property:

Street Address: 3301 High street, Blackwood Block(s): 8703
Tract Area: NJ 08012 Lot(s): 10

8. Land Use: Residential

Existing Land Use: _____

Proposed Land Use (Describe Application): Replace existing fence surrounding
inground pool & property
6 Ft Vinyl Fence First set back 33 Feet
Second set back -0- Rubbermaid storage unit 7x7

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications

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

Fence Application

	Proposed
Setback from E.O.P. *1	<u>33</u>
Setback from E.O.P. *2	<u>0</u>
Fence type	_____
Fence height	_____

Pool Requirements

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

Garage Application

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

Shed Requirements

Shed area	<u>STORAGE UNIT</u>	<u>7x7</u>
Shed height	_____	_____
Setback from R.O.W.1	_____	_____
Setback from R.O.W.2	_____	<u>0</u>
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

Frank Reynolds
Signature of Applicant

Date

Jeanette Reynolds
Signature of Co-applicant

Date

17. Consent of Owner(s):

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

3-16-15
Date

[Signature]
Signature

Sworn and Subscribed to before me this
16 day of March
2015 (Year).

Jeanette Dakwan-Reynolds
Print Name

[Signature]
Signature

Michele LYN Treger
Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

[Signature]
Signature of Applicant

Jeanette Dakwan-Reynolds
Print Name

3/16/2015
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 8703 Lot 10 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

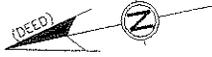
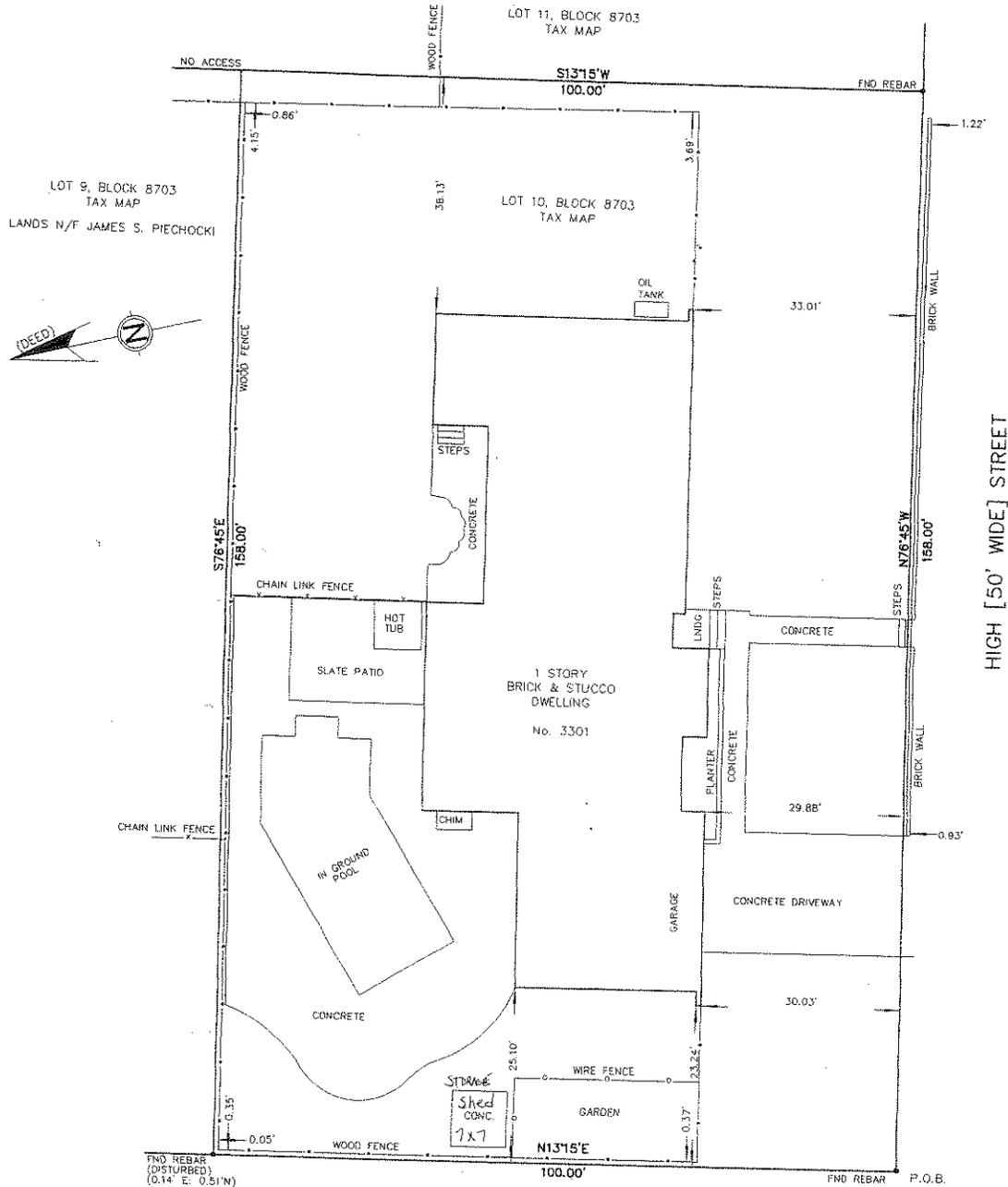
Jeanette Dakwan-Reynolds, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this 16th day of March
20 15 before the following authority.

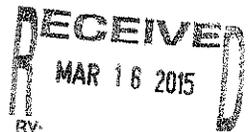
[Signature]
Name of property owner or applicant

[Signature]
Notary public

BEING KNOWN AS LOT 10, BLOCK 8703 ON THE TOWNSHIP OF GLOUCESTER TAX MAP.



ORCHARD [50' WIDE] AVENUE
(FORMERLY ORCHARDALE ROAD)



VILLANOVA ABSTRACT COMPANY
MADISON FIRST FINANCIAL INC.

To: FRANK REYNOLDS AND JEANETTE DAKWAR-REYNOLDS, H&W
 Any insurer of title relying hereon and any other party in interest:
 In Consideration of the fee paid for making this survey, I hereby
 declare to the best of my knowledge, information and belief, and
 in my professional opinion, this survey is accurate (except such
 easements, if any, that may be located below the surface of the
 lands or on the surface of the lands and not visible) as an
 inducement for any insurer of title to insure the title to the lands
 and premises shown thereon. Responsibility limited to current
 transaction.

[Signature]
 John Leon 8 AUGUST 2004
 N.J. PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER 42466

Leon Land Surveying, LLC
 Certificate of Authorization No. 24GA28094800
 3 Sprague Landing, Turnersville, NJ 08012
 856-232-8800

Survey of Premises
 No. 3301 HIGH STREET
 TOWNSHIP OF GLOUCESTER

CAMDEN County, New Jersey

DATE: 8 AUGUST 2004

SCALE: 1" = 20'

JOB No. 40-4

Zoning Permit Denial

3301 HIGH STREET
Block/Lot 8703/10

Applicant

REYNOLDS FRANK & JEANETTE DAKW
3301 HIGH STREET
BLACKWOOD NJ 08012

Real Estate Owner

REYNOLDS FRANK & JEANETTE DAKW
3301 HIGH STREET
BLACKWOOD NJ 08012

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

Zone

R3

Application is

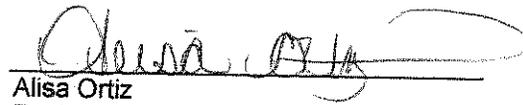
Denied

Comments on Decision:

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

Gloucester Township

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



Alisa Ortiz
Zoning Officer
March 9, 2015

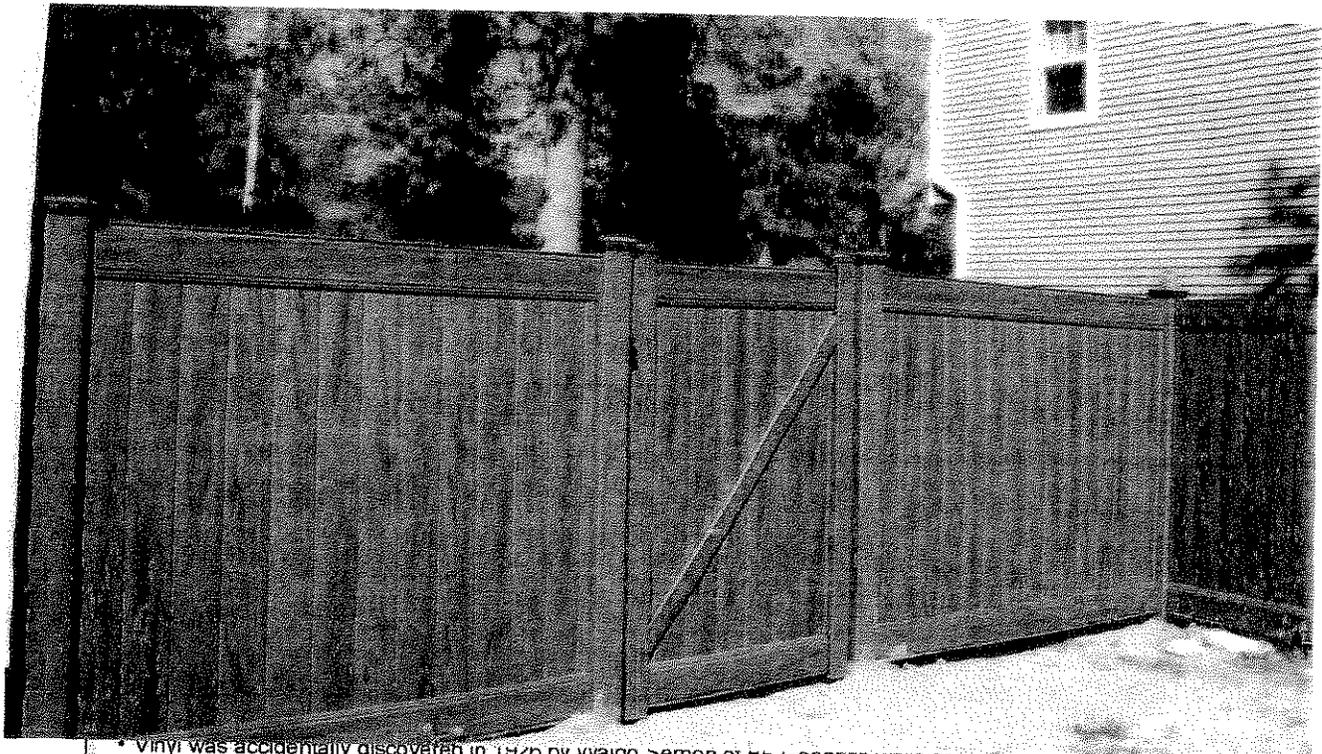
Applic No. 9208

Cut Here

FD \$25.00
3/9/15
#191386
AO

Deliver to...

REYNOLDS FRANK & JEANETTE DAKW
3301 HIGH STREET
BLACKWOOD NJ 08012



- Vinyl was accidentally discovered in 1926 by waiao Semon of BF Goodrich while seeking an adhesive to bond rubber to steel.
- Vinyl's first commercial use was in shock absorber seals.
- During World War II it was used as a flame-resistant alternative to rubber for wires on U.S. military ships.
- Vinyl is composed of two simple building blocks: chlorine, based on common salt, and ethylene, from natural gas.
- As of 2010, about 60 percent of vinyl produced is used in the construction industry.
- It's the third-largest volume plastic produced in North America.
- In 2006, U.S. vinyl resin production reached nearly 15 billion pounds.
- Vinyl is the second largest-selling plastic in the world.
- Vinyl containers or rigid blister packaging can be identified by the "3" symbol as specified by The Society of the Plastics Industry coding system.
- Once recycled, vinyl can be reused in such applications as packaging, pipe, siding, parking stops, floor tiles, notebook covers, traffic cones and more.

RECEIVED
MAR 16 2015
BY: _____

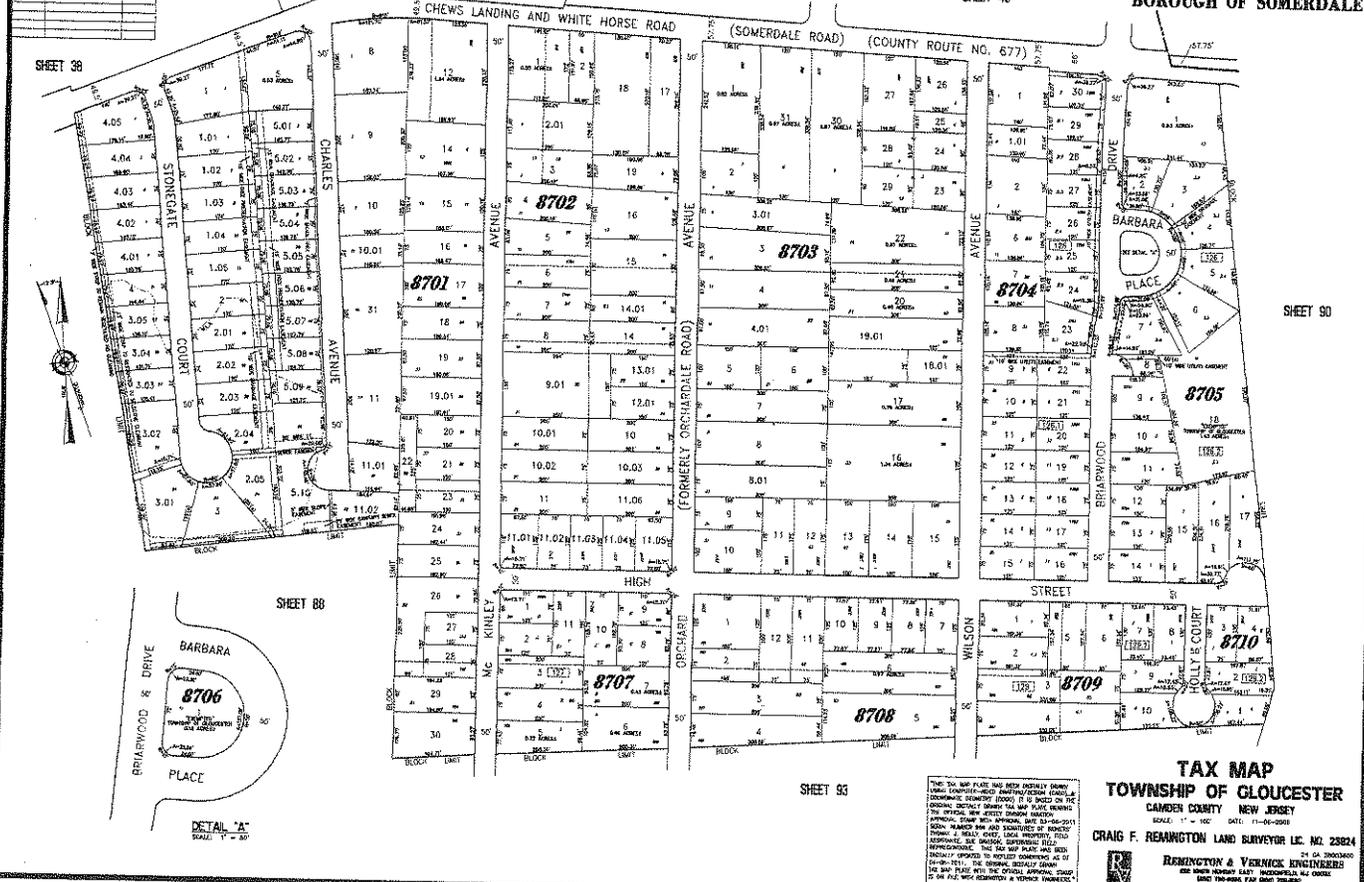
REVISIONS		
NO.	DATE	DESCRIPTION

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTSMANSHIP
USING AN ISOMETRIC GEOMETRY BOARD.

SHEET 39

SHEET 40

COUNTY OF CAMDEN
BOROUGH OF SOMERDALE



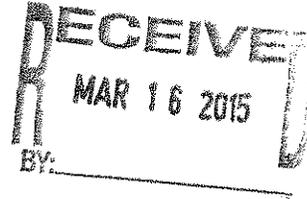
SHEET 38

SHEET 88

SHEET 93

THIS TAX MAP PLAT HAS BEEN EXACTLY DRAWN
USING COMPUTER AIDED DRAFTSMANSHIP/DESIGN
USING AN ISOMETRIC GEOMETRY BOARD. IT IS BASED ON THE
ORIGINAL SURVEY RECORDS AND HAS BEEN RECORDED
WITH THE COUNTY CLERK'S OFFICE. THE ORIGINAL SURVEY
RECORDS SHOW THE ORIGINAL PLAT DATE 03-06-2011
AND THE REVISION DATE 03-06-2011.
THE ORIGINAL SURVEY RECORDS SHOW THE ORIGINAL
PLAT DATE 03-06-2011 AND THE REVISION DATE 03-06-2011.
THE ORIGINAL SURVEY RECORDS SHOW THE ORIGINAL
PLAT DATE 03-06-2011 AND THE REVISION DATE 03-06-2011.

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 11-04-2008
CRAIG F. REAMINGTON LAND SURVEYOR LIC. NO. 23824
REAMINGTON & VERONICK ENGINEERS
24 GA. 20030800
100 WEST HENRY EAST, INCORPORATED IN NJ
100 WEST HENRY EAST, INCORPORATED IN NJ
100 WEST HENRY EAST, INCORPORATED IN NJ



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: 3/16/15

APPLICATION#: _____

APPLICANT: Jeanette & Frank Reynolds

PROPERTY LOCATION: 3301 HIGH ST. BLACKWOOD

BLOCK(S): 8703 LOT(S): 10 QUALIFIER: _____

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

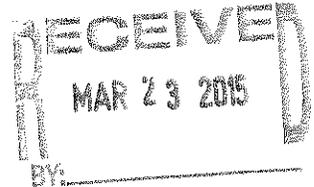
_____ Our records indicate the above property is delinquent on taxes (see attached).

_____ 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

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**



DATE: March 17, 2015

APPLICATION No. #152016C

APPLICANT: FRANK & JEANNETTE REYNOLDS

PROJECT No. 9238

BLOCK(S): 8703 Lot(S): 10

LOCATION: 3301 HIGH ST., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

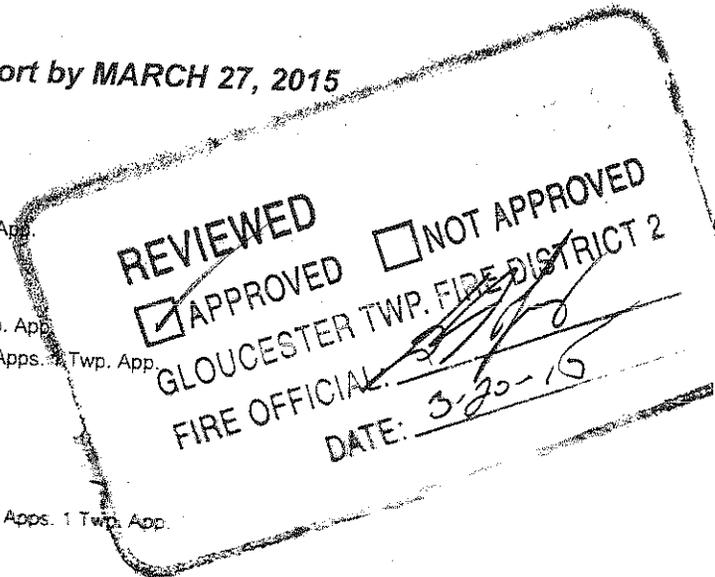
- For Your Review.
 For Your Files.

Please Forward Report by MARCH 27, 2015

ENCLOSED:

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

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



w/o comment *[Signature]*
Signature

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

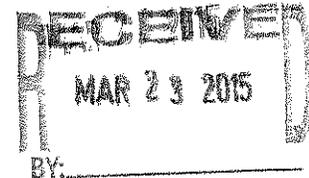
THOMAS LEISSE, PE, CME
Consulting Engineer

**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 19, 2015

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

Re: Application #152016C
Frank & Jeannette Reynolds
3301 High Street, Blackwood, NJ 08012
Block 8703, Lot 10



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray J. Carr".

Raymond J. Carr
Executive Director

RJC:mh



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 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: Lance's Tavern t/a Skeeter's Pub
Use "D" Variance for LED Sign
7 Coles Road
T.M. 83, Block 8301, Lots 6, 7 & 8
Gloucester Township, Camden County, NJ
Application No. 152012D
Our File No. GX15011-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated February 19, 2015;
- B. Copy of Township of Gloucester Land Development Application;
- C. A copy of the Township of Gloucester Tax Map Sheet 83;
- D. A copy of plan entitled "Skeeter's Pub," a sign plan prepared by Robert J. Banschler, dated January 18, 2013;
- E. A copy of plan entitled "As-Built Plan for Skeeter's Pub," prepared by Clancy & Associates, Inc. dated March 18, 2008.

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

I. Project Description

- 1. The project parcel lots 6, 7 & 8 of Block 8301 are located on Coles Road just east of the Black Horse Pike (N.J. State Route 168).
- 2. The project site is the currently occupied by Skeeter's Pub & Restaurant with associated existing site improvements.

3. The referenced lots 6, 7 & 8 have a total area of 2.28 ± acres.
4. The referenced site is located in the NC - Neighborhood Commercial district.
5. The applicant has applied for a Use "D" Variance to construct a 45" x 71" Light Emitting Diode (LED) sign to be attached to an existing Identification Sign.

II. Land Use / Zoning

1. The project site is located in the NC - Neighborhood Commercial district.
2. The purpose of the NC - Neighborhood Commercial district is to provide for the development of neighborhood shopping centers, individual retail uses and office facilities which provide for personal services primarily to nearby neighborhoods.
3. Restaurants are listed as a permitted use in the NC - Neighborhood Commercial district.
4. Land Development Ordinance Section 426 L (1), prohibits "Flashing, blinking, twinkling, animated, moving or projected signs of any type, with the exception of time and temperature display".
5. Our office defers review of conformance with the area yard and bulk requirements of the Ordinance to your office.

III. Variance Sign Plans

1. The applicant is proposing to construct a 45" x 71" Light Emitting Diode (LED) sign to be attached to an existing "Skeeter's Pub & Restaurant Identification Sign.
2. The existing "Skeeter's Pub & Restaurant" sign is shown to be 48" tall x 88" wide. The sign is elevated with a total height of approximately 19.25 feet. This should be confirmed.
3. The existing "Skeeter's Pub & Restaurant" sign appears to be located along the Black Horse Pike and is not shown on the submitted As-Built Plan. The existing sign should be shown and located on a current survey and reviewed for setback requirements.
4. Based on a site visit, it appears that the existing "Skeeter's Pub & Restaurant" sign is not located on the referenced parcels for the site (Lots 6, 7 & 8). The applicant should indicate if they own the adjoining parcel or have an agreement or easement for the sign.

5. The site sign may be considered an "off-premise sign with a commercial message". This type of sign is prohibited according to Section 426L(10) of the Land Development Ordinance. We defer the classification to the Board solicitor.
6. It appears that the LED portion of the sign is existing. This should be discussed.
7. The sign should not obstruct sight lines along the roadway. The area within the required sight triangle shall be kept clear of all obstruction to sight from an elevation 30 inches above the roadway to 10 feet above the roadway. It appears that the sign meets this requirement; however, the dimensions should be confirmed.
8. If the proposed sign fronts on the Black Horse Pike, the sign may need approval from the NJDOT. This should be reviewed.
9. The applicant should discuss the anticipated messages in regard to content, timing etc. The sign may need to meet State standards for illuminated signs. This should be reviewed.
10. The applicant should discuss the potential impact of the proposed sign on motorists.
11. We recommend that the sign plans be reviewed by the Township of Gloucester Construction Official.
12. We defer all other review comments regarding signage to your office.

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
Enclosure

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)
Lance's Tavern, Applicants (via mail)
Mr. Dennis L. Riley, Esq. (via email)
Mr. Robert J. Banscher, A.I.A. (via email)

TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #152012D**
Lance's Tavern, LLC
Coles Road
BLOCK 906, LOTS 6, 7, and 8

DATE: March 10, 2015

The Applicant requests approval to add a 45" x 71" "LED" message center within the NC – Neighborhood Commercial District as per the submitted sketch.

The application 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: Lance's Tavern, LLC t/a Skeeter's Pub, Coles Road, Blackwood, NJ 08012 (telephone #856-227-2314).
- Owner: Reggies, Inc., Coles Road, Blackwood, NJ 08012 (telephone #856-227-2314).
- Architect: Robert J. Banscher, So. Collins Court, Blackwood, NJ 08012 (telephone #856-227-0575).
- Surveyor: James A. Clancy, PLS, Clancy & Associates, Inc., 601 Asbury Avenue, national park, NJ 08063 (telephone #856-853-7306).
- Attorney: Dennis L. Riley, Esq., Riley & Shovline, P.A., 200 Golfview Drive, Blackwood, NJ 08012 (telephone #856-232-3800).

I. INFORMATION SUBMITTED

1. Land Development Application Form with Rider and checklist dated 02/18/15.
2. Proposed Sign Elevations, as prepared by Robert J. Banscher dated 01/18/13.
3. As-Built Plan, as prepared by Clancy & Associates, Inc. comprising one (1) sheet dated 3/18/08.

II. ZONING REVIEW

§426, Signs

Sign Standards (Free-standing)			
Standard	Required	Proposed	Complies
Number (max.) - §426.Y(2)	1	1	yes
Area (max.) - §426.R(1)	35 sf	51.52 sf	no
Height (max.) - §426.Y(2) - LED	6 ft.	15.25 ft.	no
Property line setback - §426.R(8)	10 ft.	n/p	---
L.E.D Reader Board - §426.L(1)	N.P.	yes	no

n/p = Not provided.
 = Variance required.

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

III. VARIANCE COMMENTS

The application as submitted requires the following variances:

§513, Signs – Sign Standards (Free-standing)

1. Area: (51.52 sf provided v. 35 sf maximum allowed).
2. Height: (15.25 ft. provided v. 6 ft. maximum allowed).
3. L. E. D. Reader Board: (Provided v. Not Permitted).
4. Front setback: (not provided v. 10 ft. minimum required).
 - a. The Applicant must provide testimony addressing the setback of the proposed sign from the front and side property lines.

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

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

1. 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).

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 426.R(1) to permit a freestanding sign with an area of fifty one and fifty two hundredths (51.52) square feet (35 sf maximum allowed), Section 426.Y(2) a height of fifteen and twenty five hundredths (15.25) feet (6 feet maximum allowed), Section 426.L(1) to permit an electronic message center sign (Not permitted), and Section 426.R(8) a front setback, not provided (10 feet minimum required).

I have no further comments regarding the application at this time; however, reserve the right to provide additional comments during the Zoning Board of Adjustment meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Lance's Tavern, LLC
Dennis L. Riley, Esq.
Anthony Costa, Esq.
James Mellett, PE

K:\ZBA Reviews\Year 2015\SIGNS\Rpt\R_152012D-NC-Lance's Tavern Rev01.docx

*APPLICATION #152012D
Lance's Tavern, LLC
BLOCK 8301, LOTS 6, 7, and 8*

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 Date¹: _____ Application No.: #152012D Taxes Paid Yes/No _____ (Initial)
 Fees: \$260⁰⁰ Project # 9186
 Planning Board Zoning Board of Adjustment
 Escr. 1200⁰⁰ Escr # 9186

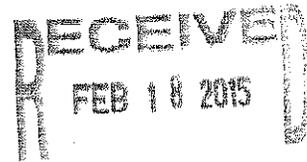
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Lance's Tavern, LLC t/a Skeeter's Pub</u> Address: <u>7 Coles Road</u> City: <u>Blackwood</u> State, Zip: <u>New Jersey 08012</u> Phone: <u>(856)227 2314</u> Fax: <u>() -</u> Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Reggie's, Inc.</u> Address: <u>7 Coles Road</u> City: <u>Blackwood</u> State, Zip: <u>New Jersey, 08012</u> Phone: <u>() -</u> Fax: <u>() -</u>
---	---

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

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



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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	(NC)	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
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> Address: <u>200 Golfview Drive</u> City: <u>Blackwood</u>	Firm: <u>Riley & Shovlin, P.A.</u> State, Zip: <u>New Jersey, 08012</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: <u>Rober J. Banscher</u> Address: <u>1437 S. Collins Court</u> Profession: <u>Architect</u> City: <u>Blackwood</u> State, Zip: <u>New Jersey, 08012</u> Phone: <u>(856) 227 .0575</u> Fax: <u>(856) 228 .6926</u> Email: <u>rjbarch@comcast.net</u>	Name: _____ Address: _____ Profession: _____ City: _____ State, Zip: _____ Phone: () - - Fax: () - - Email: _____
7. Location of Property:	
Street Address: <u>7 Coles Rd. & 715 N. Black Horse Pike</u> Block(s): <u>8301</u> Tract Area: _____ Lot(s): <u>6,7,8</u>	
8. Land Use:	
Existing Land Use: <u>Restaurant/Tavern/Existing sign for Skeeter's</u> Proposed Land Use (Describe Application): <u>Use variance as to prohibited LED sign under Ordinance 426 L (1) 88" x 48" LED message sign under the current sign. This one to display the daily specials for existing tavern and for future proposed upscale restaurant replacing old liquor store.</u>	
9. Property:	
Number of Existing Lots: <u>3</u> Number of Proposed Lots: <u>3</u>	Proposed Form of Ownership: <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 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.)	
<input checked="" type="checkbox"/> Public Water <input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Well <input type="checkbox"/> Private Septic System	
11. List of Application Submission Materials: See attached installation diagram of R.J. Banscher and Mid Atlantic sketch.	
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	n/a	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant



Signature of Applicant
Lance Oberparleiter, Managing Member of Lance's Tavern

2-16-15
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).

2-16-15
Date

[Signature]
Signature
Lance Oberparleiter, Managing Member of Lance's Tavern
Print Name

Sworn and Subscribed to before me this
16th day of February,
2015 (Year).

[Signature]
Signature
Judy A. McAleer
Notary Public of New Jersey
My Commission Expires 9/12/2016
Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots? No Yes

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? No Yes

C. Is this application for approval on a site or sites for commercial purposes? No Yes

D. Is the applicant a corporation? No Yes

E. Is the applicant a limited liability corporation? No Yes

F. Is the applicant a partnership? No Yes

IF YES TO ANY OF THE ABOVE:

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

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? No Yes

IF YES:

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

[Signature]
Signature of Applicant

2-16-15
Date

Lance Oberparleiter, Managing Member of Lance's Tavern
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 n/a, 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:

Lance Oberparleiter 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 16th day of February,
2015 before the following authority.

[Signature]
Notary Public [Signature]

Lance's Tavern LLC
Name of property owner or applicant

Attorney at Law
State of New Jersey

17. Consent of Owner(s):

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

<p>_____</p> <p style="text-align: center;">Date</p> <p>Sworn and Subscribed to before me this</p> <p>_____ day of _____,</p> <p>_____ (Year).</p>	<p>_____</p> <p>Signature</p> <p>Lance Oberparleiter, Managing Member of Lance's Tavern</p> <p>Print Name</p> <p>_____</p> <p>Signature</p> <p>_____</p> <p>Print Name</p>
--	--

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

Complete each of the following sections:

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

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 of Applicant

Lance Oberparleiter, Managing Member of Lance's Tavern

Print Name

2-16-15

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 n/a, 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:

Lance Oberparleiter 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 16th day of February
20 15 before the following authority.

Lance's Tavern LLC

Name of property owner or applicant

Notary Public *DEBRA L. RILEY*

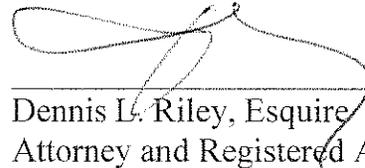
*Attorney-at-Law
SMR of New Jersey*

DISCLOSURE STATEMENT

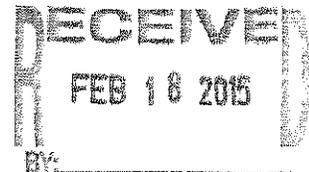
The shareholders of this the corporations holding 10 percent or more of stock are as follows:

- (1) Lance Oberparleiter of 73 S. Brookline Drive, Laurel Springs, NJ 08021;
- (2) Reginald Oberparleiter of 75 Erial Road, Blackwood, NJ 08012;
- (3) Caroline Oberparleiter of 75 Erial Road, Blackwood, NJ 08012.

Dated: February 17, 2015



Dennis L. Riley, Esquire
Attorney and Registered Agency for
Lance's Tavern, LLC and
Reggie's Tavern, Inc.

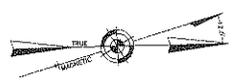
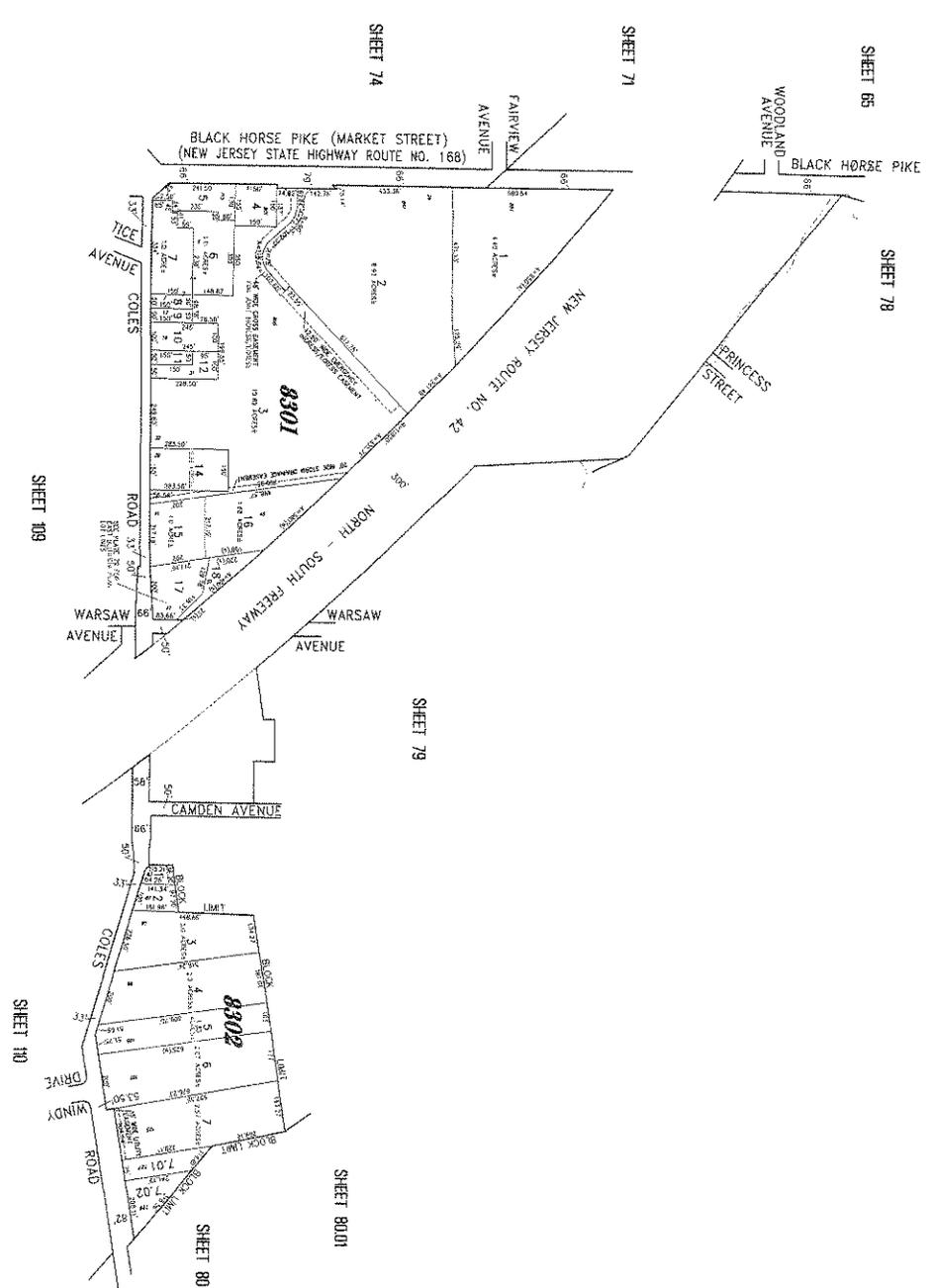


REVISIONS

NO.	DATE	DESCRIPTION
1	11-15-2011	ISSUE
2	11-15-2011	REVISED
3	11-15-2011	REVISED
4	11-15-2011	REVISED
5	11-15-2011	REVISED
6	11-15-2011	REVISED
7	11-15-2011	REVISED
8	11-15-2011	REVISED
9	11-15-2011	REVISED
10	11-15-2011	REVISED
11	11-15-2011	REVISED
12	11-15-2011	REVISED
13	11-15-2011	REVISED
14	11-15-2011	REVISED
15	11-15-2011	REVISED
16	11-15-2011	REVISED
17	11-15-2011	REVISED
18	11-15-2011	REVISED
19	11-15-2011	REVISED
20	11-15-2011	REVISED

NOTE

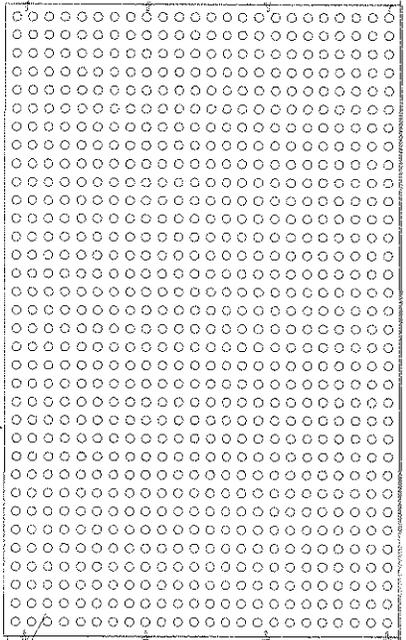
THIS MAP HAS BEEN PREPARED FOR THE PURPOSE OF DETERMINING THE LOCATION AND DIMENSIONS OF THE PROPERTY SHOWN.



This map was prepared from the best available information and is not a guarantee of accuracy. The Township of Gloucester is not responsible for any errors or omissions. The Township of Gloucester is not responsible for any errors or omissions. The Township of Gloucester is not responsible for any errors or omissions.

TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY
 NEW JERSEY
 CRANG F. HENNINGTON LAND SURVEYOR, INC. NO. 23874
 HENNINGTON & YERNICK ENGINEERS
 1000 WINDY ROAD, SUITE 200
 CAMDEN, NJ 08102

**SKEETER'S
PUB & RESTURANT**



Existing poles and electric
Replace Sign faces
Install new Add Tech
16 mm Red & Green
LED Message

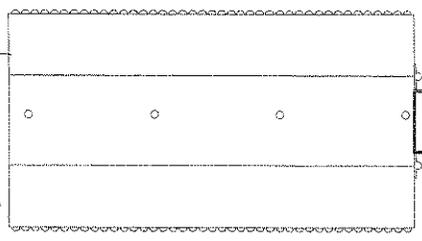
71"
11.5' to ground

063 filler panel
fastened to sign
and poles with
8 # 10 Tech screws

On 3 Off Switch

4" x 12" x 1/4"
Existing steel poles

1/4" X 2" X 6"
Steel tube
welded to
digital sign
Then welded to
4" x 12" x 1/4"
existing sign poles

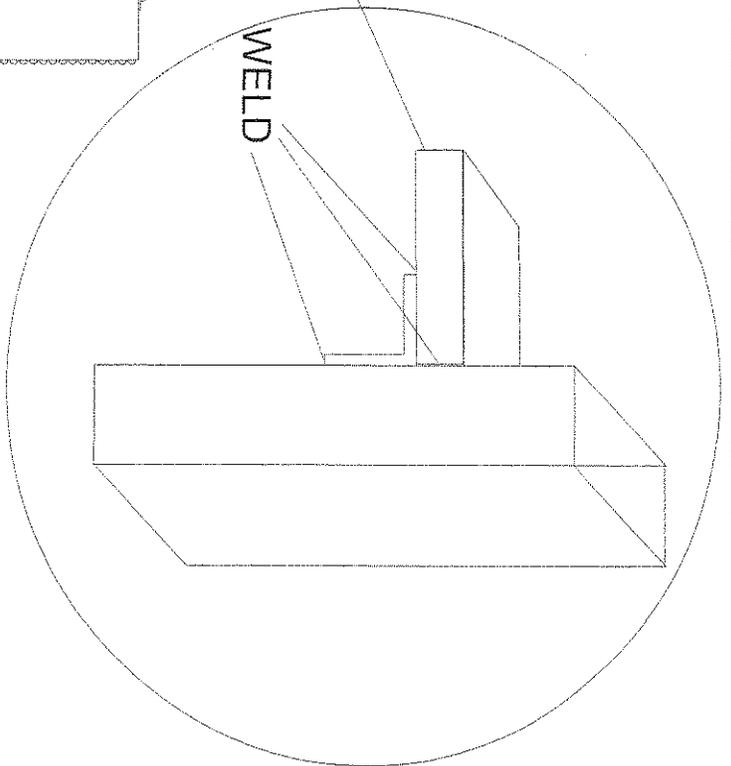


Hinged lead
sign face

RECEIVED
FEB 18 2015
BY: 4152013-D

GIM SIGNS
Awards & Recognition
Digital NJ 80096
858 227 2333

Copyright Notice ©
Installation shall be the
responsibility of the
client. No warranty is
made for any damage to
property caused by use.



WELD

Installation Shall meet IBC, 2012-NJ
Edition, Appendix H, Wind Loads of 100
mph "This sign is intended to be installed
in accordance with the requirements of
Article 600 of the National Electrical Code
and/or other applicable local codes. This

ROBERT J. BANSCHER
ARCHITECT - PLANNER
101-102 Mt. Pleasant Road, Suite 100
P.O. Box 100
Blackwood, NJ 08012
PHONE: (850) 272-0875
FAX: (850) 272-0925
E-MAIL: rjb@rjbanscher.com

Skeeters Pub
7 Coles Rd. Blackwood NJ 08012

DATE: 1/15/13
BY: [Signature]

Bin# 63

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 19, 2015

APPLICATION No. #152012D

APPLICANT: Lance's Tavern, LLC t/a Skeeter's Pub

PROJECT No. #9186

BLOCK(S): 8301 Lot(S): 6-7-8

LOCATION: 7 Coles Rd., Blenheim, NJ 08012

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 checked="" 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 LED SIGN (88" X 48")

Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by March 5, 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 - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

RECEIVED
MAR 03 2015
BY: _____

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

OK - 2-26-15 JVG Building - Site Plan Only

Signature

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 19, 2015

APPLICATION No. #152012D

APPLICANT: Lance's Tavern, LLC t/a Skeeter's Pub

PROJECT No. #9186

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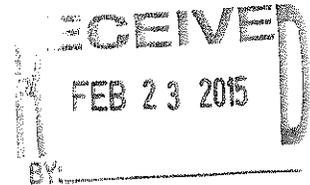
LOCATION: 7 Coles Rd., Blenheim, NJ 08012

TRANSMITTAL TO:

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

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- New Application – Use “D” Variance LED SIGN (88” X 48”)
- Revision to Prior Application



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

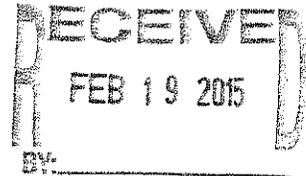
- Variance Plan Bulk (C) Variance Use (D) Variance

No Issues.

Signature: *[Handwritten Signature]*
 Assessed 2/23/15



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: 2/19/2015
APPLICATION#: 152012D
APPLICANT: Sketers
PROPERTY LOCATION: _____
BLOCK: 8301 LOT: 678

____ 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

pd 2/19/2015
see attached
receipt.

Tax Account Maintenance

Block: 3301
 Lot: 6
 Qualifier:
 Owner: **BERNARDINI, R. SHERIDAN**

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		534.55	534.55	.00	534.55
2015	1		534.56	.00	.00	.00
2015		Total	1,069.11	534.55	.00	534.55
2014	4		561.64	.00	.00	.00
2014	3		561.65	.00	.00	.00
2014	2		507.46	.00	.00	.00
2014	1		507.46	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 02/19/15 Interest Date: Interest Detail
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/14/15

TOTAL TAX BALANCE DUE

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

* Indicates Administ Billing in a Tax Charter

TOWNSHIP OF GLOUCESTER

02/19/15 13:37 Tax Pymt

BLD: 9301. 7.
Name: REGGIE'S INC
Location: 11 COLES ROAD

15 1 Pro-Tax Prin 5,781.60
15 1 Pro-Tax Int 44.54

5,826.22

Chk#: 51334
Ref Num: 7733 Seq: 130 to 130

Cash Amount: 0.00
Check Amount: 5,826.22
Credit Amount: 0.00

Total: 5,826.22

TOWNSHIP OF GLOUCESTER

02/19/15 13:37 Tax Pymt

BLD: 9301. 7.
Name: REGGIE'S INC
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Ref Num: 7733 Seq: 130 to 130

Cash Amount: 0.00
Check Amount: 5,826.22
Credit Amount: 0.00

FEB 19 2015

~~FEB 19 2015~~

Tax Account Maintenance

Block:
 Lot:
 Qualifier:
 Owner:
 Prop Loc:
 Tax Bill

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		5,781.68	5,781.68	.00	5,781.68
2015	1		5,781.68	5,781.68	44.54	5,826.22
2015		Total	11,563.36	11,563.36	44.54	11,607.90
2014	4		6,074.68	.00	.00	.00
2014	3		6,074.68	.00	.00	.00
2014	2		6,488.68	.00	.00	.00
2014	1		5,385.68	.00	.00	.00

Other Delinquent Balances: Interest Date: 02/19/15 Interest Detail

Other APR2 Threshold Amt: Per Diem: Last Payment Date:

TOTAL TAX BALANCE DUE

Principal	5,781.68	Penalty	.00
Misc. Charges	.00	Interest	44.54
Total:		5,826.22	

* Indicates Adjusted Billing in a Tax Quarter

PD 2/19/2015

Tax Account Maintenance

Block: 6301
 Lot: 8
 Qualifier:
 Owner: REGGIE'S INC Prop Loc: 13 COLES ROAD

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2011	3		-12.23	.00	.00	.00
2011	2		6.11	.00	.00	.00
2011	1		6.12	.00	.00	.00
2011		Total	.00	.00	.00	.00
2010	4		10.82	.00	.00	.00
2010	3		10.63	.00	.00	.00
2010		Total	21.45	.00	.00	.00

Other Delinquent Balances: Interest Date: 02/19/15
 Other APR2 Threshold Amt: Per Diem: Last Payment Date: 05/10/11

TOTAL TAX BALANCE DUE
 Principal: Penalty:
 Misc. Charges: Interest: Total:

* Indicates Arreared Billing in a Tax Quarter

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board

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

RE: **APPLICATION #152009DM** **Escrow #9148**
R. T. A. Investments, LLC
Block 8010, Lot 4
Block 8302, Lots 7.02 and 7.03

DATE: April 1, 2015

The Applicant requests re-subdivision approval and use variance approval for "Twins" on two (2) lots and one (1) remaining lot, the existing Democrat Club within the R-3 Residential district. The property is located on the north side of Coles Road east of Windy Drive.

The plan has been reviewed for conformance to the Land Development Ordinance of Gloucester Township and 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/Owner: R.T.A. investments, LLC, 3200 S. 61 Street, Philadelphia, PA 19153 (telephone #215-724-7000).
- Surveyor: Bruce R. McKenna, PE, PLS, Monarch Surveying & Engineering, 199 N. Woodbury-Glassboro Road, Pitman, NJ 08071 (telephone #856-582-8200).
- Planner: Addison Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (856-228-4848).
- Attorney: John Wade, Esq., Wade, Long, Wood & Kennedy, LLC, 1250 Chews landing Road, Laurel Springs, NJ 08012 (telephone #856-346-2800).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist, dated 02/04/15.
2. Minor subdivision plan, as prepared by Monarch Surveying & Engineering, consisting of one (1) sheet dated 12/29/14, last revised 01/20/15.

II. ZONING INFORMATION

1. Two-family detached dwelling units is not a listed permitted use [§405.B].

R-3 Zone Requirements – Single Family Detached (§405.F):

Standard	Required (Other use)	Proposed (Lot 7.02)	Proposed Lot 7.03	Complies
Minimum lot size	2 acres	14,830sf		no*
Minimum lot size	2 acres		12,757 sf	no*
Minimum lot frontage	100 ft.	75 ft.		no*
Minimum lot frontage	100 ft.		85 ft.	no*
Minimum lot depth	200 ft.	154.57 ft.		no*
Minimum lot depth	200 ft.		116.59 ft.	no*
Maximum building coverage	30%	≤ 30%	≤ 30%	yes / yes
Maximum lot coverage	75%	≤ 75%	≤ 75%	yes / yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard	30 ft.	≥ 30 ft.	≥ 30 ft.	yes / yes
Side yard	30 ft.	≥ 10 ft.		no*
Side yard	30 ft.		≥ 10 ft.	no*
Rear yard	50 ft.	≥ 30 ft.		no*
Rear yard			≥ 30 ft.	no*
Minimum Useable Yard Area	25%	≥ 25%	≥ 25%	yes / yes
Maximum Height	40 ft.	≤ 40 ft.	≤ 40 ft.	yes / 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.

Standard	Required (Other use)	Proposed (Lots 1, 2 and 4)	Complies
Minimum lot size	2 acres	5.104 acres	yes
Minimum lot frontage	100 ft.	415.59 ft.	yes
Minimum lot depth	200 ft.	384.15 ft.	yes
Maximum building coverage	30%	≤ 30 %	yes
Maximum lot coverage	75%	≤ 75 %	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	34.5 ft.	yes
Side yard	30 ft.	37.9 ft. / ±209 ft. ¹	yes
Rear yard	50 ft.	±270 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	40 ft.	≤ 35 ft.	yes
ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	N.P.	no	yes
Side yard	30 ft.	±84 ft. ¹ / ±218 ft. ¹	yes / yes
Rear yard	75 ft.	±203 ft.	yes
Garage Height (max.)	20 ft.	n/a	n/a
Other Building Height (max.)	15 ft.	n/a	n/a

= Scaled data.

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. In lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation we recommend the Board require the applicant provide a certification from an appropriate professional on the absence of freshwater wetlands and transition areas based on a field investigation.
 - i. General Note #7 must be verified with a field investigation.
2. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
 - a. The minor subdivision plan must be revised to show the proposed two-family detached dwellings and associated parking areas.
3. All side, rear, and front setback lines with dimensions. [Checklist #53].
 - a. The plan must be revised to provide a zoning schedule for the required "Other use" classification of the R-3, Residential District.
4. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
 - a. The plan must be revised to provide the signature blocks on an outside fold.
5. 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].
 - a. In lieu of providing the existing contours the Applicant's engineer/surveyor should provide professional testimony addressing the existing slope of the property.
6. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
 - a. *In lieu of providing the proposed grading the plan provides General Note #14 addressing the requirements of §814, Grading Approval.*
7. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].

IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following required checklist items.

It's not recommend waiving underlined requirements

1. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
2. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].
3. Existing signs including the location, size, and height [Checklist #43].
4. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
5. 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].
6. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
7. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

V. VARIANCE REVIEW COMMENTS

The instant application as submitted requires the following variances:

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

1. The proposed two-family detached dwelling use is not a listed permitted use in the district.

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

2. Lot area (Lot 7.02): (14,380 sf provided v. 2 ac. minimum required).
3. Lot area (Lot 7.03): (12,757 sf provided v. 2 ac. minimum required).
4. Lot frontage (7.02): (75 ft. provided v. 100 ft. minimum required).
5. Lot frontage (Lot 7.03): (85 ft. provided v. 100 minimum required).
6. Lot depth (Lot 7.02): (154.57 ft. provided v. 200 ft. minimum required).
7. Lot depth (Lot 7.03): (116.59 ft. provided v. 200 ft. minimum required).
8. Side yard (7.02): (10 ft. provided v. 30 ft. minimum required).
9. Side yard (7.03): (10 ft. provided v. 30 ft. minimum required).
10. Rear yard (7.02): (30 ft. provided v. 50 ft. minimum required).
11. Rear yard (7.03): (30 ft. provided v. 50 ft. minimum required).

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:

12. 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.”

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:

13. 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).

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

1. Use
 - a. The Applicant must provide testimony addressing consistency of the proposed "twin" units with the Residential 3 (R-3) Land Use Classification within the Master Plan and the R-3 – Residential Zoning District.
2. Bulk and Setbacks
 - a. The Applicant must provide testimony addressing the proposed variances for lot area, frontage, depth, and side yards with the character of the R-3 – Residential Zoning District and built environment.

VII. SUBDIVISION REVIEW COMMENTS

1. The plans must be revised indicating the metes and bounds of all proposed and required easements as per §503.D, Easements/Restricted Covenants, as follows:
 - a. The plans must be revised labeling the "Proposed 20' Wide Utility Easement," as follows:
 - ii. "To be dedicated to the (Responsible Entity)."
2. The plan must be revised to provide concrete curb and sidewalks as per §516, Sidewalk, Curbs, Gutters & Pedestrian Ways.

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

IX. RECOMMENDATIONS

1. The Applicant must address the above 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.

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

cc: R.T.A. Investments, LLC
John Wade, Esq.
Bruce R. McKenna, PE, PLS
Addison G. Bradley, PP, CLA
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date: _____ Application No. #152009DM Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 610⁰⁰ Project # 9148
 Escr. 2500⁰⁰ Escr. # 9148

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: R.T.A. Investments LLC
 Address: 3200 S. 61. Street
 City: Philadelphia
 State, Zip: PA. 19153
 Phone: 215-724-7000 Fax: () -
 Email: _____

2. Owner(s) (List all Owners)

Name(s): Same as applicant and
 Address: Democrate Club
 City: _____
 State, Zip: _____
 Phone: () - Fax: () -

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

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



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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
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: John Wade, Esq. Firm: Wade, Long Wood
 Address: Chews Landing Rd State, Zip: N.J. 08021
 City: Gloucester Twp. Phone: 856-346-2800 Fax: () -
 Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Bruce R. Mc Kennis
 Address: P.O. Box 177
 Profession: Engineer, Surveyor
 City: Pitman
 State, Zip: N.J. 08071
 Phone: 856-582-8200 Fax: 856-582-8204
 Email: www.monarcheng.com

Name: Addison G. Bradley
 Address: 1585 Hider Lane
 Profession: Planner, Landscape Arch
 City: Gloucester Twp.
 State, Zip: N.J. 08021
 Phone: 856-228-4040 Fax: 856-228-8507
 Email: theplanonlmsnor@comcast.net

7. Location of Property:

Street Address: 107 Cotes Rd D/L: 8010/lot
 Block(s): 8302/1,2&4
 Tract Area: ~~0.306~~ 0.576 ac 25,097 sq ft Lot(s): 7.02

8. Land Use:

Existing Land Use: Vacant & Demolish Club
 Proposed Land Use (Describe Application): Minor Subdivision - land sweep with Demolish Club end use various for two twins

9. Property:

Number of Existing Lots: 3 Proposed Form of Ownership:
 Number of Proposed Lots: 3 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: Use Various/Plan of Minor Subdivision

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: None

List all applications on a separate sheet.

13. Zoning		109	107	COLES
All Applications		33.6	<u>Proposed</u>	Fence Application
Front setback 1			<u>30'</u>	Setback from E.O.P.*1
Front setback 2			<u>30'</u>	Setback from E.O.P.*2
Rear setback		>30	<u>greater 30'</u>	Fence type
Side setback 1		67.9	<u>10'</u>	Fence height
Side setback 2			<u>10'</u>	*E.O.P. = Edge Of Pavement.
Lot frontage		415	<u>75'</u>	Pool Requirements
Lot depth		500	<u>154.27'</u>	Setback from R.O.W.1
Lot area		222,316 sq ft	<u>12,757 sq ft</u>	Setback from R.O.W.2
Building height		less than 35	<u>less than 35'</u>	Setback from property line 1
				Setback from property line 2
				Distance from dwelling
				Distance = measured from edge of water.
				R.O.W. = Right-of-way.
				Setback = Measured from edge of pool apron.

Garage Application			Shed Requirements
Garage Area		<u>n/a</u>	Shed area
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: _____ 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).

11/27/15
Date

[Signature]
Signature

Richard Antonacci
Print Name

Sworn and Subscribed to before me this
27th day of January
2015 (Year).

[Signature]
Signature

Print Name

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

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

Richard Antonacci
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 8302 Lot 7.02 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:

Richard Antonacci 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 27th day of January
2015 before the following authority.

[Signature]
Name of property owner or applicant

[Signature]
Notary public

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):

1/27/15
Date

Sworn and Subscribed to before me this 2nd day of January 2015 (Year).

[Signature] President
Signature

Raymond J. Corcoran III President
Print Name

[Signature]
Signature

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/19
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] President
Signature of Applicant

Raymond J. Corcoran III
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:

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

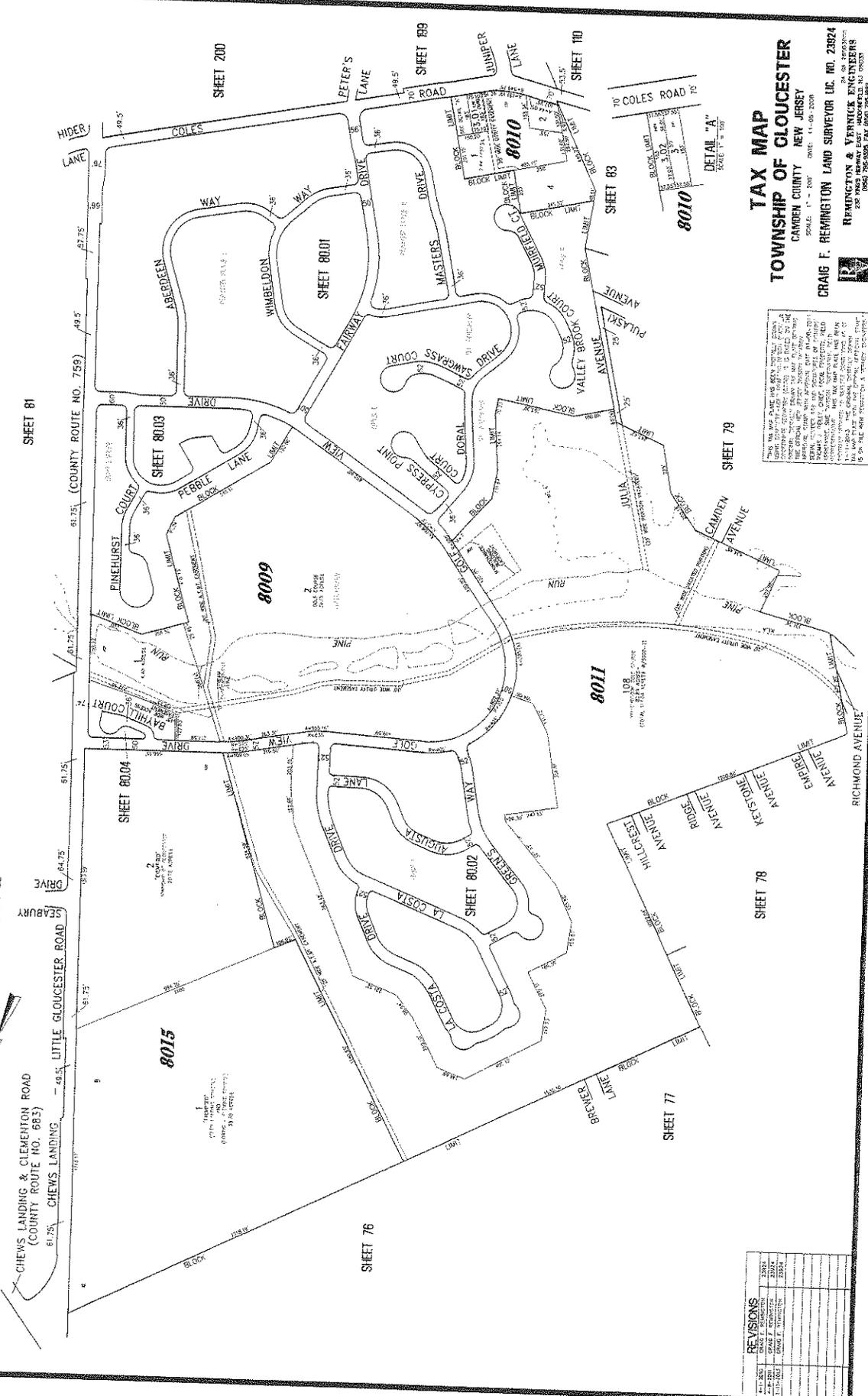
Sworn and subscribed to
On this 2nd day of January
20 15 before the following authority.

[Signature]
Name of property owner or applicant

[Signature]
Notary public

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

NOTE: THE SHEET HAS BEEN DRAWN FROM COMPASS POINTS WITH INTERSECTION POINTS AND CORRECTED TO BE METRIC (2000).



SHEET 81

SHEET 82

SHEET 76

SHEET 77

SHEET 78

SHEET 80

SHEET 79

SHEET 83

SHEET 84

SHEET 85

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SHEET 197

SHEET 198

SHEET 199

SHEET 200

NO.	DATE	DESCRIPTION
1	11-11-2011	ISSUED
2	11-11-2011	REVISIONS
3	11-11-2011	REVISIONS
4	11-11-2011	REVISIONS
5	11-11-2011	REVISIONS
6	11-11-2011	REVISIONS
7	11-11-2011	REVISIONS
8	11-11-2011	REVISIONS
9	11-11-2011	REVISIONS
10	11-11-2011	REVISIONS

TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY NEW JERSEY
 SCALE: 1" = 300'
 DATE: 11-11-2011
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
 REMINGTON & VENETICK ENGINEERS
 200 WEST MAIN STREET, SUITE 200
 CAMDEN, NJ 08102



GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

Council Members
DAN HUTCHISON
FRANKLIN T. SCHMIDT
SAMUEL L. SILER
TRACEY TROTTO
MICHELLE L. WINTERS

TOWNSHIP OF GLOUCESTER

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

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

DAVID MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

Date: January 29, 2015

Applicant: RTA Investments

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens. February 2015 are also paid.

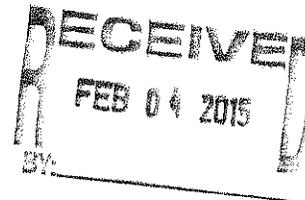
Name: **RTA Investments, LLC**

Address: 129 Coles Rd

Block: 8302 Lot: 7.02

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

Sandra L. Ferguson
Gloucester Township Tax Collector





GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

Council Members
DAN HUTCHISON
FRANKLIN T. SCHMIDT
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1261 Chews Landing-Clementon Rd., at Hider Lane
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DAVID MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

Date: January 29, 2015

Applicant: Addison Bradley, LLC

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens. February 2015 taxes are not paid as of today.

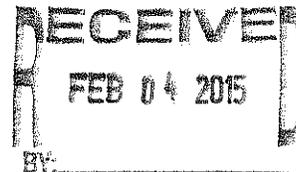
Name: **Gloucester Township Democratic Club**

Address: 131 Coles Rd

Block: 8010 Lots: 1, 2 & 4

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

Sandra L. Ferguson
Gloucester Township Tax Collector





GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

Council Members
DAN HUTCHISON
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P.O. Box 8, Blackwood, New Jersey 08012

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

DAVID MAYER
Mayor

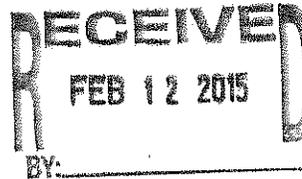
THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

Date: January 29, 2015

Applicant: Addison Bradley, LLC



Our records indicate that the below referenced property is current with taxes and there are no outstanding liens. February 2015 taxes are not paid as of today. *paid 2/10/15*

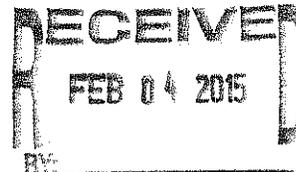
Name: **Gloucester Township Democratic Club**

Address: 131 Coles Rd

Block: 8010 Lots: 1, 2 & 4

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

Sandra L. Ferguson
Gloucester Township Tax Collector



TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

RECEIVED
FEB 17 2015
BY: _____

DATE: February 4, 2015

APPLICATION No. #152009DM

APPLICANT: R.T.A. INVESTMENTS, LLC (Democrat Club)

LOCATION: 107 & 109 COLES RD., BLACKWOOD 08012

PROJECT No. #9148

BLOCK(S): 8302 Lot(S): 7.02

BLOCK(S): 8040 Lot(S): 1, 2, 4

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 & Minor Subdivision

Revision to Prior Application

PURPOSE OF TRANSMITTAL:

For Your Review. **Please Forward Report by February 15, 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 - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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

No Problem - S/D LOT 7.02 INTO 7.02 + 7.03

~~ADDRESSES ISSUED ON FINAL~~
AS DUPLEX OR TWIN UNITS.

Signature

[Handwritten Signature]
2/15/15

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 6, 2015

FEB 09 2015

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

Re: Application #152009DM
R.T.A. Investments, LLC
107 & 109 Coles Road, Blackwood, NJ 08012
Block 8302, Lot 7.02
Block 8010, Lots 1, 2 & 4

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.

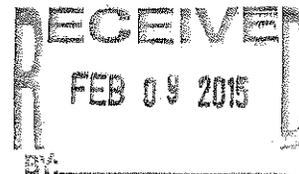
Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh



Bunt 65

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: February 4, 2015

APPLICATION No. #152009DM

PROJECT No. #9148

APPLICANT: R.T.A. INVESTMENTS, LLC (Democrat Club)

BLOCK(S): 8302 Lot(S): 7.02

LOCATION: 107 & 109 COLES RD., BLACKWOOD 08012

BLOCK(S): 8010 Lot(S): 1, 2, 4

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 checked="" 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 & Minor Subdivision

Revision to Prior Application

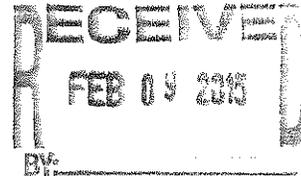
PURPOSE OF TRANSMITTAL:

For Your Review. **Please Forward Report by February 15, 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 - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps, 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps, 1 Twp. App.
- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report



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

OK 2-5-15 JTG BSO - DWJ

Signature



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 jmellert@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 (11). 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

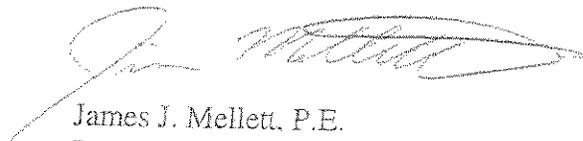
1. Should the Board approve the requested variances, we recommend that the applicant submit a Site Plan Application. The application would be reviewed for conformance with Township of Gloucester Land Development Ordinance.

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. Cuviallo, 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 #152005DCM 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. Cuvillo, 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% ¹	yes
Lot coverage (max.) ¹	75%	24% ¹	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. ¹	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

¹ = 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
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
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
Buffer	25 ft.	0 ft.	no*

* Variance required.

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

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 Cuviallo, 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: 2/9/2015 Application No.: 152005DCM Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment Fees: 350 Project # 9113

¹ Upon receipt of all fees, documents, plans, etc. Escr.: 1350 Escr.# 9113

*add'l fees \$360.00
w/scr \$1300.00*

LAND DEVELOPMENT APPLICATION

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

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

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

RECEIVED
FEB 09 2015

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: <u>Dennis L. Riley, Esquire</u> Address: <u>200 Golfview Drive</u> City: <u>Blackwood</u>	Firm: <u>Riley & Shovlin, P.A.</u> State, Zip: <u>New Jersey 08012</u> Phone: <u>(856) 232 3800</u> Fax: <u>(856) 232 3880</u> Email: <u>dennislriley@aol.com</u>
---	--

AMENDED MINOR SUBDIV

6. Name of Persons Preparing Plans and Reports:

Name: N. K. 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. Curriello, PP
Address: 7 Equestrian Drive
Profession: Planner
City: Galloway
State, Zip: New Jersey 08205
Phone: 856 912 4415 Fax: () _____
Email: _____

7. Location of Property:

Street Address: 1010 E Everham Ave Glant Twp 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

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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		31,547	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

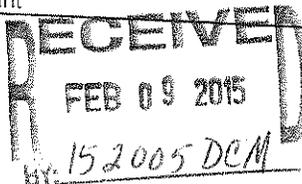
[Signature]

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? 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

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:
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	220'	Setback from E.O.P.*1	n/a
Front setback 2		Setback from E.O.P.*2	
Rear setback	157' (exist) 164' (prop)	Setback type	
Side setback 1	25' (exist)	Fence height	
Side setback 2	30' (prop)	*E.O.P. = Edge Of Pavement.	
Lot frontage	420'	Pool Requirements	
Lot depth	634'	Setback from R.O.W.1	n/a
Lot area	5.9 acres	Setback from R.O.W.2	
Building height	less than 40'	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	n/a	Shed height	
Number of garages	n/a	Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories	n/a	Setback from property line 1	
		Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: 102 Number of parking spaces provided: 104
 Number of loading spaces required: 1 Number of loading spaces provided: 1

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.

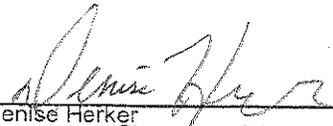
16. Signature of Applicant



 Stephen D. Crea
 Signature of Applicant

1/7/15

 Date



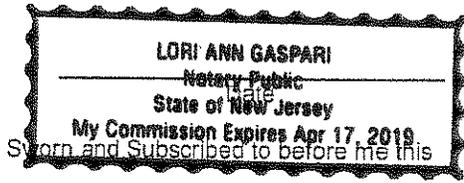
 Denise Herker
 Signature of Co-applicant

1/7/15

 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).

Stephen D. Crea Signature of Applicant
Stephen D. Crea 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 1-10-15, shows and discloses the premises in its entirety, described as Block 11 + 12 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.

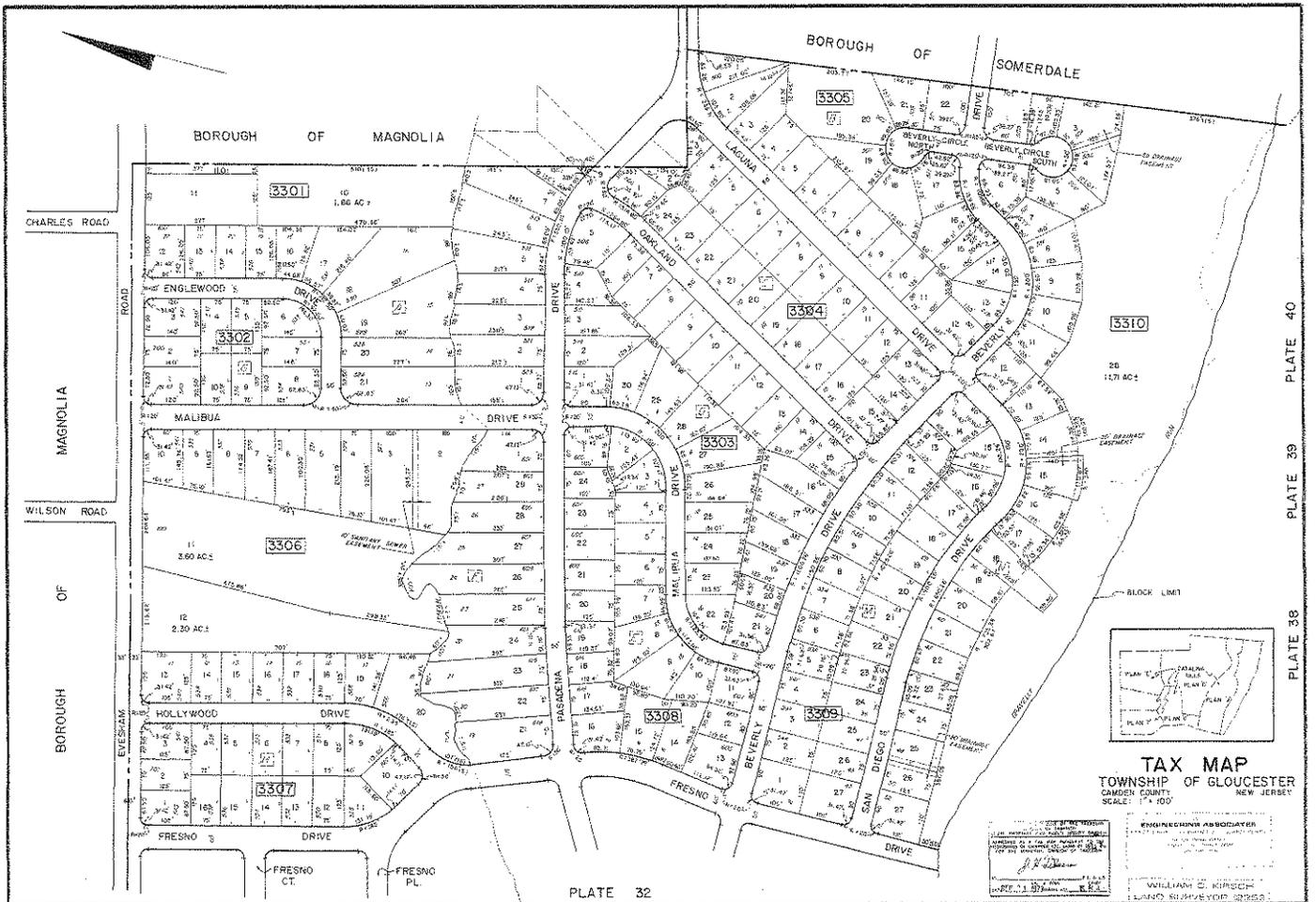
Sworn and subscribed to
 On this 6th day of January,
 20 15 before the following authority.

Denise Herker
 Name of property owner or applicant

Lori Gaspari
 Notary public

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

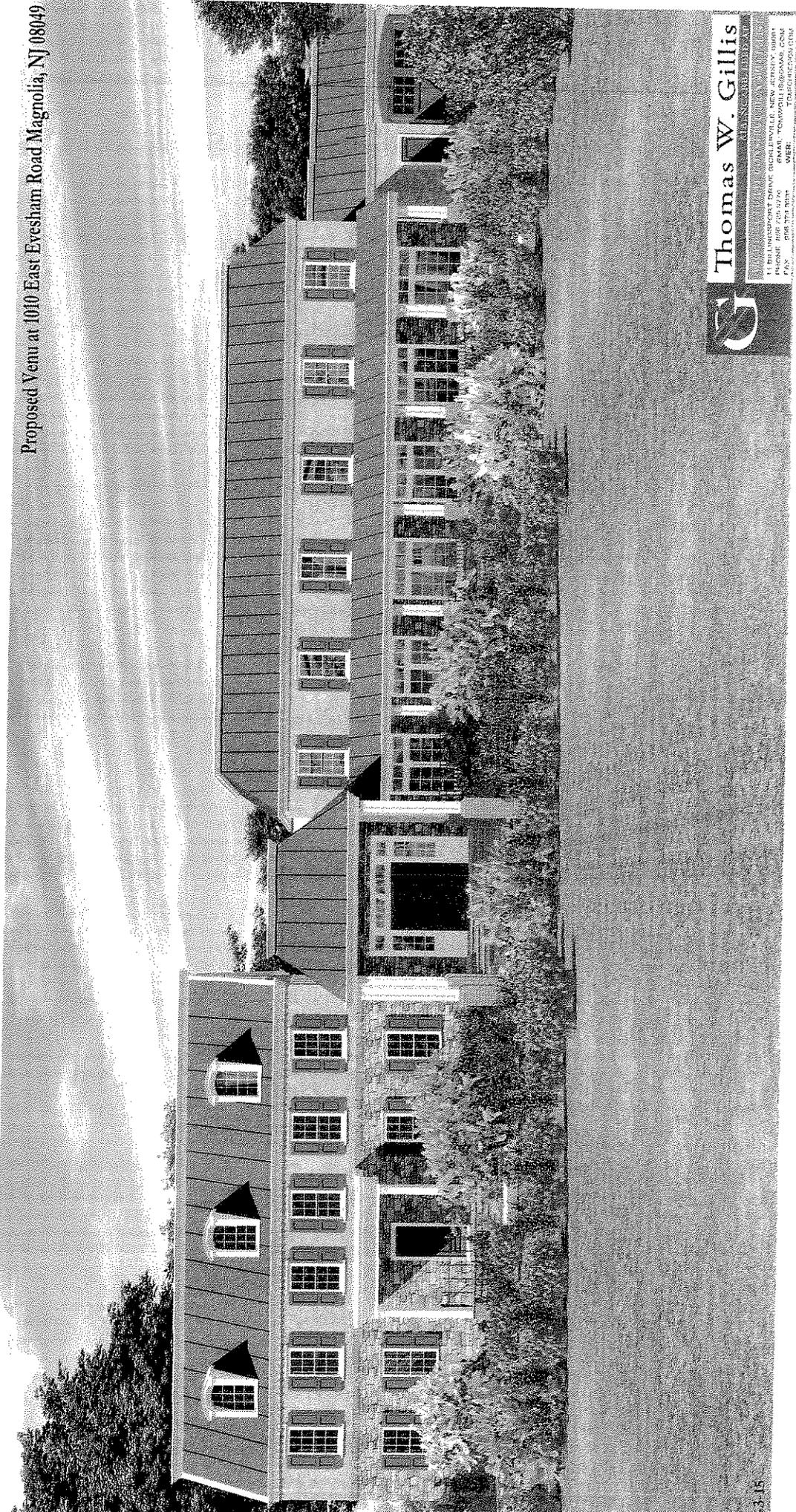
Denise L. Herker
1010 E. Evesham Road
Magnolia, NJ 08049



ALL RIGHTS RESERVED. THIS MAP IS THE PROPERTY OF THE ENGINEER AND HIS ASSOCIATES, INC. NO PART OF THIS MAP MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND HIS ASSOCIATES, INC.

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY
NEW JERSEY
 SCALE: 1" = 400'
 ENGINEER AND HIS ASSOCIATES, INC.
 WILLIAM C. KIRKSON
 LAND SURVEYOR, 2008

Proposed Venu at 1010 East Evesham Road Magnolia, NJ 08049



Thomas W. Gillis

11 ELLIOTT DRIVE SUITE 1000 NEW YORK, NY 10017
PHONE: 212-279-1200 FAX: 212-279-1201
WWW.TWGI.COM



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

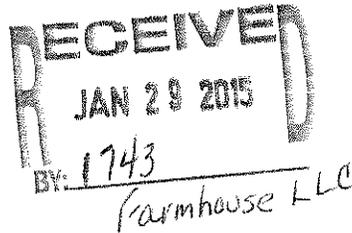
Application #152005DC

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



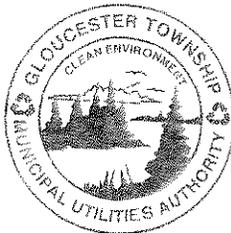
Reviewed By: Lt. Brian McKendry

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

RECEIVED
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,

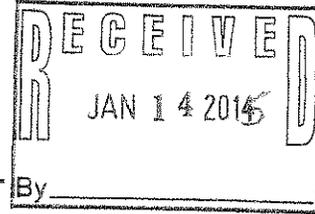
**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

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:

- | | | | | | |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <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

Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

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

Variance Plan Attached

Signature  1/13/15

PROP IS ON COMMERCIAL ROAD AND SITS 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. NEIGHBORS.

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

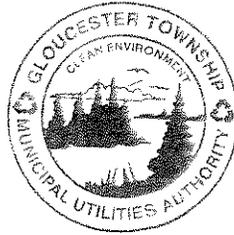
RECEIVED
FEB 23 2015
BY: _____

2-23-15 JK Ddg JK

Signature

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

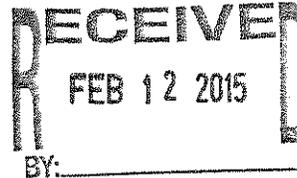
MARLENE HRYNIO
Administrative Secretary

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		2,261.05	.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:

Chambers



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

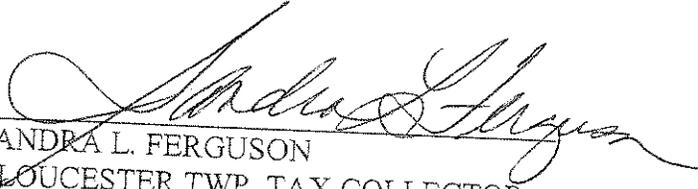
LOT: 11A12

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: _____