

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, April 13, 2016  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes – *Wednesday, March 9, 2016*  
*Wednesday, March 23, 2016*

**RESOLUTIONS FOR MEMORIALIZATION**

#152041PMSFMSa1DM  
1840 P Cheeseman Road, LLC

Minor Subdiv; Prelim & Final Major Site Plan; Use "D" Variance  
Block: 14003 Lot: 13

#162010C  
Norman & Josette Nofrada

Bulk C Variance  
Block: 12807 Lot: 1

#162011C  
Denise & Al Wolf

Bulk C Variance  
Block: 17502 Lot: 19

#162012C  
Keith Quigley

Bulk C Variance  
Block: 9502 Lot: 8

## APPLICATIONS FOR REVIEW

#152057C  
James F. Clark, Jr.  
Zoned: NVBP

Bulk C Variance  
Block: 18301 Lot: 10.01  
Location: 863 Williamstown-Erial Rd., Sicklerville

30' x 14' (420 Sq. ft.) wood shed

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#162014C  
Frederick & M. Joan Staas  
Zoned: R3

Bulk C Variance  
Block: 8102 Lot: 1  
Location: 151 Florence Ave., Laurel Springs

Replacing 6' wood fence with 6' vinyl

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#162015CDM  
88 Equities, LLC  
Zoned: SCR

Bulk C & Use D/Minor Subdivision  
Block: 13203 Lot: 5.01  
Location: 1532 Little Gloucester Rd., Clementon

Convert certain units from age-restricted to non-restricted, necessitating a use variance. Convert units from fee simple condo's to rental apts.

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Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, MARCH 9, 2016

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

Roll Call:

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

Chairman Simiriglia 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 sits in for Mr. Acevedo.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday February 24, 2016.

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

Roll Call:

|                          |     |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni            | Yes |
| Mr. Scarduzio            | Yes |
| Mrs. Chiumento           | Yes |
| Mr. Rosati               | Yes |

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#162009C  
James & Bryce Nelson  
Bulk C Variance  
Block: 18306 Lot: 1

#162008C  
Susan L. Fago  
Bulk C Variance  
Block: 16004 Lot: 1

#162006C  
Lisa Crowley

Bulk C Variance  
Block: 21002 Lot: 18

**A motion to approve the above mentioned resolutions was made by Mr. Scarduzio and Seconded by Mr. Rosati.**

**Roll Call:**

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

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

**#152041PMSFMSa1DM**

**1840 Peter Cheeseman Rd., LLC**

**Zoned: IN**

**Minor subdivision; preliminary & Final Major Site Plan: Use "D" Variance**

**Block: 14003 Lot: 13**

**Location: 1840 Peter Cheeseman Rd., Blackwood**

**Residential Healthcare Facility/ Drug & Alcohol Rehab Facility.**

Mr. Plackter briefly reviews the application.

Mr. Costa swears in Mr. Bill O'Neil.

Mr. O'Neil is the founder/CEO/and majority share holder of RCA:

Mr. O'Neil received a letter stating the property was not zoned correctly for the additional homes after purchasing it. He went to court and settled the first half of the application and has had difficulties getting the second part approved.

Mr. O'Neil's' reads a definition of a Institutional District and a sanatorium.

A17- definitions of home for the aged, long term care facility, long term care facility which includes " skilled nursing and intermediate care."

A19 reads definition of IN district.

A14 read definition of residential.

A20 describes "reasonable accommodation" under US Federal law, NJ State Law and International Law.

Mr. O'Neil also read the definition of "unlawful discrimination" and continues to discuss the following:

- behavioral healthcare patients are considered disabled,
- discrimination of housing for the handicapped,
- A23 no disabled person should be denied benefits of public entity or discrimination of entity.
- The United Nations and the rights of people with disabilities and undue accommodations.

Mr. O'Neil describes the interventions he has participated in and the need to travel thousands of miles for treatment. He states New Jersey is #1 in overdose deaths and Gloucester Township is #5 in the state.

Vice Chairman Simiriglia discusses with Mr. O'Neil about handicap people in a residential area and how they have the same rights as anyone else. Vice Chairman Simiriglia states we have to deal with our ordinances here in our town not across the world; the treatment center is permitted just not the residential component.

Mr. O'Neil states the residential buildings are part of the treatment.

Mr. Costa asks Mr. O'Neil if he is a planner.

Mr. O'Neil states "no".

Mr. Costa asks Mr. Plackter if he is a planner

Mr. Plackter states "no".

- Mr. Costa documents that the property is zoned for the hospital component but the question is whether or not the "4 residential buildings" are permitted in an IN zone.
- Mr. Costa discusses Mr. O'Neil's recent acquisition of Light House in reported in the paper. In the paper the Light House location was described as a "boutique hotel", why was it described as such.
- Mr. O'Neil states the patient in the facility spends a lot of money and it is a term he uses with employees. He wants his patients to get the best 5 star hotel treatment. People who are treated better get better faster; respect and dignity for his patients.
- Mr. Costa asks how many treatment centers he operates:  
15 total: 3 in New England, 3 in Washington DC, 2 in Pennsylvania, 3 in New Jersey, and 1 in Northern Virginia.
- Mr. Costa states none of these facilities have a residential component.
- Mr. O'Neil states: correct but all will get this component.
- Mr. Costa feels the board has been getting confusing answers to their questions, at the last meeting Dr. Carise couldn't answer how many patients would use the residence component.
- Mr. O'Neil feels the questions were partial.
- Mr. Costa asks Mr. O'Neil what percentage of patients would use the residential component .
- Mr. O'Neil states they can't answer that question it's just not possible to predict. He states the behavioral healthcare patients are considered disabled and discusses the discrimination of housing for the handicapped. He wishes all his patients could stay 90 days.
- Mr. Costa states their witnesses talk in generalities about the 125 bed hospital and the 192 bed/4 buildings.
- Mr. Costa asks what the cost will be to stay in one of the 4 buildings.
- Mr. O'Neil states about 600.00 dollars a night and states any patient can leave any facility.
- Mr. Costa asks Mr. O'Neil if the patients can go to work and come back.
- Mr. O'Neil states "yes" it is part of the treatment. He states his engineer was asked if the family will be staying in the facility. Mr. O'Neil has nothing against that, if a mother/father/sister/brother wants to sleep in a waiting room so they can check on their family member.
- Mr. Costa states: A17 resolution from 1/13/2016 JP Christensen stated once the patient finished the in patient they could use the 192 bed step down (4 buildings) and go back and forth for the price of about 200.00 a night.
- Mr. O'Neil states: In his opinion, it is a irrelevant question; if you go to the hospital you aren't asked how much you will spend per night; all care is voluntary.
- Mr. Costa states the main concern was that these patients were receiving as little as 1 hour of treatment per week.
- Mr. O'Neil states you wouldn't ask a hospital with these same questions.
- Mr. Costa states the 37 bed facility was given.
- Mr. O'Neil states because we sued the town.
- Mr. Costa states that's not true: the zoning board didn't want the 300 apartments that were originally requested to go with the hospital. The residential use is not permitted in this the IN zone; the hospital has been consistently approved. The testimony by the witnesses has been inconsistent.
- Mr. O'Neil feels his medical professionals were questioned like criminals.
- Mr. Costa states this board has the right to ask any question when it comes to a use variance and incorrect zoning . This board has never denied the 37 to 150 bed hospital.
- Chairman McMullin states Dr. Carise had stated the patients were not leaving the premises.
- Mr. O'Neil states the patients can check out anytime; it's the law. Mr. O'Neil explains the "2nd chance program" and how work may be a part of it. They will do anything to help the patient succeed. He believes this group is discriminated against today, so they are trying to be innovative to do a better job, it's hard to explain.
- Chairman McMullin shares his first hand experience with this disease in his own family.
- Mr. Rosafi would like to applaud Mr. O'Neil for doing what he's doing. This disease has touched many members of his own family too. He is worried about the court mandated patients though, his grandson lives near the proposed site.

- Mr. O'Neil states Camden County College (CCC) has one of the leading programs in addiction counseling. His facility doesn't take people who have a track record of hurting people. He is aiming for zero AMA and zero therapeutic discharges. Mr. O'Neil states he has plenty of apartment houses and doesn't need anymore. He just wants to treat this disease and being innovative helps them to keep up.
- Mrs. Chiumento states she isn't opposed to the facility; she has worked in mental health care for 25 years. She states when they initially asked if the patients would be drug tested after they came back the answer was no.
- Mr. O'Neil states they are tested but not thrown out if they fail a sobriety test.
- Mrs. Chiumento states the boards' questions are answered differently every time.
- Mr. O'Neil states his experts seem to get befuddled.
- Mrs. Chiumento states the board has asked if a patient can leave and one time it's a yes and another time it's a no.
- Mrs. O'Neil states by law patients can come and go.
- Mrs. Chiumento asks if there are any restrictions on the patients.
- Mr. O'Neil states they bring the patients places and places them in the 2nd chance program. He would like to buy a golf course and put 100 2nd chance patients to work. Mr. O'Neil continues: pilots and physicians have PHP health care plans; they get treatment or lose their license to practice or fly. Treating this disease is an art not a science but he feels the longer they stay the better the outcome will be for the patient. Even if they had everyone of their facilities open they couldn't put a dent in it; the "starts" with doctors prescriptions for kids teeth pain and sports injuries gets these kids hooked on these drugs. In his opinion we need to start suing these pharmaceutical companies that push these drugs.
- Mr. Scarduzio asks if these additional 4 buildings are supposed to be maintained by insurance companies; what if they don't want to pay for the 90 days, what do you do then?
- Mr. O'Neil states they utilization of distribution of parity has to be given to patients. Limiting the patient to 30 days is technically illegal. Mr. O'Neil uses a patient with cancer for 25 years as an example. They can't deny that cancer patient treatment and therefore that should go for behavioral patients too.
- Mr. Scarduzio asks what will happen if the insurance company says no.
- Mr. O'Neil states there is a scholarship fund and outside scholarship funds to help people pay. They will be an advocate with insurance companies for the patient. This is the only disease they have to beg for funding day by day. Blue Cross in Philadelphia is getting better and NJ side is trying to be a leader too (Cigna is mentioned). Banks can also provide financing for the patient. The world just doesn't seem to care about these patients.
- Mr. Bucceroni states the board approved the hospital originally. Mr. Bucceroni gives a family history fighting addiction which included his step brother, his son and close friend to Mr. O'Neil. He talks about the history of his step brother and his fight with drug addiction and how he was in and out of rehab. Mr. Bucceroni discusses failure rates of 90% after 30 days and 70% after 60 days. It's a failure if they relapse but the ultimate failure is death. Patients are discussed: they are going to come and go, poor ethics in patients, bracelets even if they just have a DUI, some come into court with drugs and Judge Trabosh will sentence them.
- Mr. O'Neil states they will accept non violent offenders and will not take violent offenders.
- Mr. Bucceroni discusses the location of the facility being very close to a college, a daycare, a middle school (C.W. Lewis) and how all the facts are taken into account.
- Mr. Treger states Phase I was approved and Phase II (the 4 buildings) was not.
- Mr. O'Neil discusses the interior of the 4 buildings: common room for treatment/ bedrooms/kitchen.
- Mr. Treger asks if Mr. O'Neil would build Phase I without Phase II.
- Mr. O'Neil financials has the whole project as collateral. It would be very difficult to unwind the financials. They had planned to take the money in stages.
- Mr. Bucceroni questions if the Lighthouse facility in Mays Landing, Atlantic County is a more rural setting.
- Mr. O'Neil states it's a more dense setting because its 1 minute from a mall, some housing, and a prison: his facilities are quiet.

**5 minute break:****Roll Call:**

|                                 |                |
|---------------------------------|----------------|
| <b>Vice Chairman Simiriglia</b> | <b>Present</b> |
| <b>Mr. Bucceroni</b>            | <b>Present</b> |
| <b>Mr. Scarduzio</b>            | <b>Present</b> |
| <b>Mrs. Chiumento</b>           | <b>Present</b> |
| <b>Mr. Rosati</b>               | <b>Present</b> |
| <b>Mr. Treger</b>               | <b>Present</b> |
| <b>Ms. Scully</b>               | <b>Present</b> |
| <b>Chairman McMullin</b>        | <b>Present</b> |
| <b>Mr. Costa</b>                | <b>Present</b> |
| <b>Mr. Mellett</b>              | <b>Present</b> |
| <b>Mr. Lechner</b>              | <b>Present</b> |

**All Present.****PUBLIC PORTION:**

Mr. Dennis Palmer; Gloucester Township:

- Shared comments and concerns over the facility being near schools and parks,
- conflict of test and various scopes,
- testimony asked of unqualified experts by the board,
- Dr. Carise was asked if the 4 buildings were going to be licensed; Mr. O'Neil states every bit is licensed. The licensing is specific but not specific enough.
- 24 hour care,
- "D" Variance is the highest bar before a Zoning Board along with the positive and negative criteria.
- Is it beneficial under the land use law,
- traffic increase ? woods being torn down?
- diminished property values,

Mr. Palmer asks Mr. Rached if this was a low impact facility.

Mr. Rached states "Yes" it is a low impact facility vs. other permitted uses. His analysis was made by using traffic facts on the other uses.

Mr. Palmer asks Mr. O'Neil and Mr. Rached questions relating to the site plan and parking.

Mr. Palmer states there was a use approved 6 years ago and ask Mr. Rached if he used that in his traffic analysis.

Mr. Rached states it was irrelevant and had not used that information.

Mr. Palmer states the property was approved as a cemetery; would this facility be less traffic than a cemetery? The traffic from a cemetery would be much less than this facility.

Mr. Bucceroni states it's really not that much traffic for a county road, just employees coming and going to work.

Ms. Sharon Johnson; Gloucester Township:

- her son was addicted for 11 years,
  - we had an intervention but no one would take him with no insurance. In Phase II patients coming out of a hospital will they be in a outpatient phase or 24 hours a day patient. Will the first patients accepted be local or from all over the USA.
- Mr., O'Neil states it is an inpatient facility so the patient is living inside while getting treatment. 75% of outpatients don't show up to the first appointment. After 30 days the brain is not retrained. In Phase II (the 4 buildings) the patient gets to learn how to stay on track.

Ms. Johnson stated her son stayed in rehab and stayed clean. A patient in the 125 bed facility for 120 days, will they really be able to move.

Mr. O'Neil states the patients are kept on campus and will move to Phase II after 30 days of treatment. Outsiders may want to start in Phase II.

Ms. Johnson questions Mr. O'Neil about the first 30 days treatment.

Mr. O'Neil states the relapse patient may need 3 or 4 days or 9 or 10 days then Phase II. This patient has already experienced the first 30 day treatment and may not need to go

through the full 30 days again. If they can't pay the scholarship fund can be used. If the patient wants to leave transportation will be provided; they won't just be let out the door. Patients will be coming from all over. If the facility is full they will refer them to a colleague; there will be a call center to refer out.

Ms. Johnson discussed the hospital part of this plan being approved. She isn't against Phase II but is afraid people in Gloucester Township don't understand all the aspects of an outpatient facility.

Ms. Donna Parker: Gloucester Township:

States her family lives near the proposed facility and gives out a NCAADD leaflet. People and the board members seemed misinformed. She is a recovering addict and she is fighting for parity. Insurance companies can not deny treatment. This is a treatment model that advocates have fought for the last 5 years.

levels of care: clinically appropriate, 30 days is for stabilization, recovery happens in the community, dealing with the repercussions of being the addict, chronic care to out patient.

- she had to go out of state for treatment,
- oxycotin was given to her for 38 years before treatment,
- this facility will be direct competition to her job,
- chronic care model,
- 30 days doesn't work sometimes; some move faster than others,
- she gives the example of her diabetic husband for treating any disease,
- addiction is a disease of silence and shame.

Mr. Costa asks Ms. Parker where she works.

Ms. Parker states she works for a Behavioral outpatient facility in Egg Harbor Twp.

Mr. Costa asks their success rate.

Ms. Parker states it is relative to care and commitment of the patient. She adds most treatment centers are not dangerous.

Ms. Lynn Bonner: Gloucester Township:

She has been a resident for 20 years and is concerned about the facility. She knows we have a problem in Gloucester Township, but she has children and her daughter will be attending Camden County College next year. She is worried about security and time frame of withdrawal (5 to 7 days) and if the patient wants to leave in 3 days can they walk out? She understands Dr. Carise stated she would have their cell phones, lap top etc... but can you stop them from jumping into someone else's car? and Dr. Carise had said "no". Ms. Bonner is worried about the day care center being so close, also CCC has a addiction program but it is a very small percentage of students who participate, she has concerns.

Mr. O'Neil states that someone in withdrawal is very sick. If they were to leave, transportation would be called. They only keep cell phones but no other gear. Bed checks are done every hour and Camden County College supports the facility and what they are trying to do. In his experience they never had the problem of having someone wanting to leave.

Mr. Gary Caspermeyer: Gloucester Township:

Mr. Caspermeyer has been in the Township for 46 years and 22 years of it right down the street from the proposed facility. He is worried about the facility and the infrastructure around it. A 319 bed facility is only 83 beds short of 2 local hospitals. If you compare the Washington Twp. Kennedy hospital's access roads to this facility, there doesn't seem to be enough turning lanes or access roads in and out of the property. He asks if there are any traffic lights being proposed for this facility. Mentions there has never been a facility this large in this location and believes the infrastructure isn't sufficient. Mr. Caspermeyer asks the traffic engineer if the traffic study was done all day or just between 7am and 8am. He states across the street from Kennedy hospital there are only doctors' offices not a busy college. He feels there aren't enough traffic lanes or traffic lights on Peter-Cheeseman Rd..

Mr. Rashaud states they did consider every hour and picked the highest traffic hours. Between 6am and 7am there were 100 cars, between 7am and 8am there were 150 cars and between 8am and 9am there were 110 cars. He states they picked highest AM hours and highest PM hours which were 5pm to 6pm and this facility adds 27 employees to that number. They added this number of employees to the busiest hours and there was no difference in the level of service.

Mr. Caspermeyer asks Mr. Rashaud if the traffic pattern was the same when the property was the CYO.

Mr. Rashaud states the study was done for potential use not past use.

Mr. Caspermeyers' concern is the college traffic competing with this facility.

Mr. Rashaud states you can't compare this facility to a hospital because it is a sleeping facility. Also; this facility has less than half the traffic of a hospital. Traffic signal requirements would be too low and it would take 6 to 10 years to start a traffic light threshold.

Ms. Maryann Johnson: Gloucester Township:

Ms. Johnson asks if they expect drug pushers at Camden County College because of this facility being across the street.

Mr. O'Neil states the patients are allowed outside but are closely monitored.

Ms. Johnson asks what patients without insurance will do. Don't expect Medicare or Medicaid to pay for any of this or for charity cases. Gloucester Township is a blue collar town and workers don't have big bucks for this kind of facility.

Mr. Bud Bishop: Gloucester Township:

Mr. Bishop states he isn't a stranger to Zoning Boards. He has been at the last 2 meetings and doesn't feel the questions to professionals were too intrusive. In his opinion, security is the big issue as he live half a mile from there. On Thanksgiving their cars were burglarized by drug addicts. Why would they want 300 drug addicted people close by. The variance is a benefit to the community; "this community". He believes a more rural site would be better. Mr. Bishop knows all about the Fair Housing Act and it doesn't say you can't discriminate against drug dealers. This is all about profit and thinks the location in front of CCC, and being near a park, Day Care and Lewis Middle school is a bad idea. Mr. Bishop reads the "Fair Housing Act" and it doesn't include illegal acts or drug use. In his opinion this needs to be tabled until security can be addressed. There is no plan how this is going to be a service to Gloucester Township.

Ms. Patti Drenzo: Gloucester Township:

Ms. Drenzo is offended by the comments that we just "don't want it in our backyard". She lost her son to an addiction. She states there are 300 kids today who need help and they aren't hardened criminals. Ms. Drenzo doesn't understand the security issue and is disheartened by the board members.

Mr. Rosati states the board approved the original hospital.

Ms. Drenzo states these patients aren't here to hurt anyone and if they don't get help it just becomes a revolving door for the addicted patient.

Mr. Steve Smarrito: Gloucester Township:

Mr. Smarrito states he has been in recovery for 3 years and has been a lifelong resident. He had been in cars and backyards with no treatment. He works for Foundation House which is Sober living and they are drug tested there. They are given a breathalyzer test every night and put into detox if they come back high; allowed to come and go freely, 36 beds, 15 to 20 people clean and supervise the facility, this new facility will hurt their profit margin, but believes the new facility has good policies and procedures, addicts need reform. He had to fly to Florida with warrants on him here. Mr. Smarrito discusses his work history and history as an addict; overdosing in Camden. He had troubles finding a bed for treatment when he needed one. Addicts are trouble when they are untreated. He is a working part of the community now and helps his sister with her restaurant; Kitchen 519.

Linda Musser: Gloucester Township:

Ms. Musser understands where people are coming from and thinks the zoning board has been more than fair. She feels the board has every right to "grill" the applicant. Ms. Musser feels the applicant should have done his due diligence. Phase II is very intense and she thinks the infrastructure discussion with reference to a hospital was a valid point. The burden of proof is on the applicant not the residents. Maybe the patients are a danger but feels they will steal anything for that next "fix". She is worried that if a addict asks for money and you said "no" would they hurt you to get it. She is also worried about property values going down.

Ms. Connie McGonklin: Gloucester Township:

Ms. McGonklin states she has lived here all her life. She discusses security worries and a lockdown issue in Triton High School. When her son was having difficulties he stole everything. She feels the traffic with 300 beds is going to be a greater issue than they think. The values of local homes will go down and there are already 4 houses near her that are in foreclosure without this business nearby.

Ms. Catherine Dobbs: Barrington NJ

She states they have Dunn & Bradstreet insurance, which is great insurance and they would only give her son 3 days inpatient. He spent 18 months Paterson, NJ and the Clinton administration had to help them. The South Jersey Initiative funding brought the first long term facility to NJ. She has been clipping obituaries from the newspapers from 1997 to 2013. Every governor has seen these books. The oldest obit the person was 56 years old the youngest is 13 years old. You need a facility to help these people. The addict steals not the "son" (or relative). It's hard to tell a child they can't come home. We need to stop this disease our children are dying. The disease doesn't discriminate between rich and poor. She now carries her Obit books in a suitcase she had started with a bag. Her son won't ever come back to South Jersey. The addicts can become clean and sober to become productive in society. The addicted carry an addictive gene and become addicted the very first time they try the drug.

Mr. Bucceroni asked if everyone in those books was verified to have passed away from drugs.

Ms. Dobbs stated relatives or people who knew the person gave her obits.

Joel Tomales: New Brunswick, NJ:

Mr. Tomales is a national advocate for the addicted. He has been in a long term recovery himself for 5 years. He was a user from 15 years old to 25 years old. He went to a Blue Ribbon School system. He discusses the disease that can be changed and the substance abuse disorder. He believes you shouldn't be put in jail for a disease. Mr. Tomales tried to get into 5 facilities in NJ but had to go to Florida. Going to Florida led to court when he returned because he left the state for treatment. He had a disease that was treatable. Mr. Tomales discusses his recovery; he had no work history which made it hard to get a job, he had dropped out of school in the 8th grade. He now works for a treatment facility. Mr. Tomales is now a 4.0 college student and a dedicated, motivated, passionate recovery advocate because recovery made it all possible. Even if the fail rate is 90% your crime will be reduced by 10%. Communities with treatment facilities see a 30% decrease in crime. People are dying and we seemed to be more worried about traffic. He is for the facility and it is needed in this community.

Ms. Charlene Basalice: Gloucester Township:

She has lived in the Township for 25 years. Ms. Basalice asks Mr. O'Neil if he looked at any other locations in Gloucester Township before purchasing this property. She feels this is a piece of land that could be used for a lot of building. We have places in Gloucester Township that are boarded up; like on Blackwood - Clementon Rd. they could use. The dump is right behind the property you bought.

Mr. Bucceroni is a landfill trustee and states the landfill has nothing to do with this site and it is outside of the red zone.

Mr. David McCloskey asks Mr. O'Neil if he owns the property.  
Mr. O'Neil states "yes, they own the property".  
Mr. McCloskey agrees with others that a rural setting would be better.

Ms. Terri Fretz: Gloucester Township:

Ms. Fretz is concerned over the location. She is worried about the facility going from 35 beds to 125 beds then 317 beds with the 4 building addition. She feels the applicant has constantly changed the wording so they can just keep coming back. She has to leave Camden County College every day and she has to wait 10 minutes to get out of the parking lot. She feels it will be a large impact on the Police department and the EMS. Ms. Fretz is wondering who they will be treating; since it seems most of the patients are in their early 20's without good insurance. She feels they will be treating mostly people from out of town. Ms. Fretz agrees that the board should be more concerned about the residents in Gloucester Township. The board should consider resident who have stayed loyal to GT. The first phase hospital portion is OK but the additional 317 people is more questionable. It's too close to Autumn Ridge which has a drug problem already.

Dr. DeShields:

- has practiced addiction medicine for 15 years and is directly across from a school. He has never been held up and his office is a cash office. Patients come in relapsing and in different levels of recovery. An addict is a human being that needs to be treated with respect. In his opinion; housing treated patients isn't the worry, untreated patients are a worry. Heroin is in every facility, you don't have to travel far to find heroin. Our community is at risk. He did not feel "grilled" when he gave his testimony before the board. The front of his office does not look like a drug hang out.

Mr. Lechner discusses Gloucester Townships' ordinance sect. 419 which specifically states "presently existing in municipality".

There has been testimony on the use but the board has never seen a physical plan. The board has granted the use for 125 bed facility. In the meetings; Mr. O'Conner presented "patient recovery buildings" and no one was sure what that was; it seems to be a new concept. It's such a new concept the planners of the ordinance couldn't have thought of this use because it didn't exist. Voting considerations: residential component vote or if it is an inherently beneficial use. The balancing test will be detrimental vs. benefits. The ordinance has no density component and the IN zone doesn't have this component. There are 12 permitted uses and this is a new idea a not contemplated before. I don't interpret the ordinance the board does. The emphasis on the residential component is the important factor. Don't emphasize on the program but on the residential component. They could build a larger hospital.

Mr. Mellett states he submitted a 15/16 page report and the engineer agreed to all the technical aspects and everything can be worked out. The traffic impact report: nuts and bolts are there and the board doesn't have jurisdiction the County does and they will decide on any improvements.

The subdivision is incomplete and there is only preliminary site plan approval.

Mr. Plackter: His perspective is that the board is a quasi-jurisdictional board. The whole site plan with 125 bed facility is permitted.

The issue is the 4 buildings use variance: evidence:

- 2 professionals testimony on continuum of care,
- inherently beneficial,
- not apartment buildings there are no leases,
- not sober living as previously presented,
- strong public policy to treat the addicted,
- security doesn't trump benefits,

- no negative traffic impact,
  - would work out any negative impact,
  - Doctrine of reasonable obligation,
- Discussion of preliminary approval of hospital.

Mr. Costa states they are for the inherently beneficial use but these 4 buildings have never happened before. The witnesses testimony can be accepted or rejected. The witness testimony was inconsistent.

Mr. Costa addresses the board: vote on the use approval first; if the board denies the use then they can not grant the site plan: prelim/final or subdivision.

**A motion to deny the use for the above mentioned application was made by Mr. Bucceroni and seconded by Mr. Rosati.**

**Roll Call:**

|                          |             |
|--------------------------|-------------|
| Vice Chairman Simiriglia | Yes to deny |
| Mr. Bucceroni            | Yes to deny |
| Mr. Scarduzio            | Yes to deny |
| Mrs. Chiumento           | Yes to deny |
| Mr. Rosati               | Yes to deny |
| Mr. Treger               | Yes to deny |
| Chairman McMullin        | Yes to deny |

**Use Variance Denied.**

**A motion to deny prelim/final site plan and subdivision was made by Mr. Scarduzio and seconded by Mrs. Chiumento.**

**Roll Call:**

|                          |             |
|--------------------------|-------------|
| Vice Chairman Simiriglia | Yes to deny |
| Mr. Bucceroni            | Yes to deny |
| Mr. Scarduzio            | Yes to deny |
| Mrs. Chiumento           | Yes to deny |
| Mr. Rosati               | Yes to deny |
| Mr. Treger               | Yes to deny |
| Chairman McMullin        | Yes to deny |

**Preliminary/Final Site Plan & Subdivision Denied.**

**A motion to Adjourn was made by Mr. Rosati and seconded by Mr. Scarduzio.**

**Respectfully Submitted, Jean Gomez, Recording Secretary.**

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, MARCH 23, 2016**

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

**Roll Call:**

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

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

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**APPLICATIONS FOR REVIEW**

#162010C  
Norman & Josette Nofrada  
Zoned: R3  
Bulk C Variance  
Block: 12807 Lot: 1  
Location: 60 Argyle Ave. , Blackwood  
20' x 13' Sunroom (260 sq. ft.) /20'.6" setback from 2nd Front.

Mr. Costa swears in Mr. Nofrada.

Mr. Nofrada states the addition will hit the 2nd floor and it is a corner lot. Because he has a corner lot it is an irregular shaped lot with two front yards.

Mr. Bucceroni states it is very common in the neighborhood.

Open to Public:  
No Comments:

Open to Professionals:  
No Comments:

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

**Roll Call:**

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

Application Approved.

**#162011C**

**Denise & Al Wolf**

**Zoned: R3**

**Bulk C Variance**

**Block: 17502 Lot: 19**

**Location: 36 Sherri Lane, Erial**

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

Mr. Costa swears in Mr. Al Wolf and Mrs. Denise Wolf.

Mr. Wolf states it will line up with the driveway and garage door vs. having to drive behind the house. There is an existing building 6' from the property line. It will be an enclosed pole barn with a garage door front and a "man" door on the side.

Mr. Lechner asks if the existing building will be removed.

Mr. Wolf states "yes".

Vice Chairman Simiriglia asks if there is a picture.

Mr. Wolf shows the board a picture and states it will be very similar.

Mr. Lechner adds: make sure the gutter are not run towards any neighbor's property.

Mr. Wolf states the water will be directed down the driveway.

Open to the Public:

No Comments:

Open to Professionals:

No Additional Comments:

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

**Roll Call:**

|                                 |            |
|---------------------------------|------------|
| <b>Vice Chairman Simiriglia</b> | <b>Yes</b> |
| <b>Mr. Bucceroni</b>            | <b>Yes</b> |
| <b>Mr. Scarduzio</b>            | <b>Yes</b> |
| <b>Mrs. Chiumento</b>           | <b>Yes</b> |
| <b>Mr. Rosafi</b>               | <b>Yes</b> |
| <b>Mr. Acevedo</b>              | <b>Yes</b> |
| <b>Chairman McMullin</b>        | <b>Yes</b> |

**Application Approved.**

**#162012C**

**Keith Quigley**

**Zoned: R3**

**Bulk C Variance**

**Block: 9502 Lot: 8**

**Location: 364 Hartford Rd. , Somerdale**

Mr. Costa asks the reason for surpassing the impervious lot coverage of 40.2% vs. 40%.

Mr. Costa swears in Mr. Keith Quigley.

Mr. Quigley asks if the pool company representative and testify too.

Mr. Costa swears in Ms. Toni Williamson from the pool store.

Ms. Williamson states in the future the applicant would like to build a sun room where the patio is located. The sun room will have to be 10' from the pool in the future; so they are trying to remedy that now.

Mr. Quigley states he has two 3 year olds and wants to fence the pool in separately and it will look better and be out of they way towards the back of the yard.

Mr. Lechner states the building coverage is already over and you will have to come back to this board for the sun room. More building will require the applicant to come back in front of the zoning board.

Mrs. Chiumento asks if the pool will be fenced in on all 4 sides.

Mr. Quigley states "yes".

Mr. Bucceroni tells the applicant to be careful with drainage since he is already only 5' off the property line.

Open to Public:

No Comments:

Open to Professionals:

No Comments:

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

**Roll Call:**

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

**Application Approved.**

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

**Respectfully Submitted, Jean Gomez, Recording Secretary.**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 152041PMSFMSa1DM  
1840 Peter Cheeseman Road, LLC  
Block 14003, Lot 13**

**WHEREAS**, Peter Cheeseman, LLC, is the owner of the land and premises located at 1840 Peter Cheeseman 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 to permit a 192 bed residential health care treatment facility along with fourteen additional beds, Preliminary and Final Major Site Plan and Minor Subdivision, for the property located upon Block 14003, Lot 13, as shown on the Official Map of the Township of Gloucester, located in an IN Zone, said application being represented by Jack Plackter, Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at public hearings held on February 24, 2016 and March 9, 2016, 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, is the owner of the land and premises located at 1840 Peter Cheeseman Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 14003, Lot 13, on the Official Tax Map of the Township of Gloucester, located in an IN 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 produced the following witness, Dr. Michael DeShield, Dr. Deni Carise, Chief Clinical Officer, Mr. Ted Wilkenson, a professional engineer, Mr. Terence Combs, a professional planner, and Mr. Brian O'Neal, CEO and founder. Introduced into evidence were A1) C.V. of Deni Carise, Ph.D., A2) Schedule of treatment, A3) article on longer treatment for alcohol and drug disorders, A4) article on addictive behaviors, A5) C.V. of Theodore Wilkenson PE, A6) Color rendering of the site plan, A7) info sheet, A8) grading plan, A9) rendering of uses inside the main building, A10) elevations, A11) elevations of the front of the treatment centers, A12) aerial view of the entire site, A13) CV of S. Maurice Rached, traffic engineer, A14) traffic study, A15) CV Terrence Combs, professional planner, A16) Resolution of the Gloucester Zoning Board dated March 11, 2015, A17) Resolution of the Gloucester Township Planning Board dated February 10, 2016, A18) definition of sanatorium, A19) definition of Uses permitted in the Zone, A20) definition of residential, A21) N.J.S.A. 10:-5 discrimination of Land Use and Housing, A22) discrimination in the Sale or Rental of Housing, A23) discrimination 42 USCA 12132.

Jack Plackter, attorney for the applicant, stated that they were seeking approval of a 335 bed facility namely 125 patient beds in a hospital like setting, a cyber cafe, a gym facility, etc., and phase two would be 192 beds and long term treatment centers which would have 192 beds and fourteen supervisor beds. The Use Variance would be requested for phase two of the application, and they are going forward with the application even though they don't believe they need one because it is their opinion it is a permitted use. He stated that the continuing care is essential in the treatment of disabled persons and it's across from Camden County College and there is a legal obligation for the disabled. Dr. Michael Deshields testified on behalf of the

applicant. Dr. DeShields is a medical doctor with offices in Blackwood and has been treating drug and alcohol addictions since 1997. He testified alcohol and drug addiction is a chronic disease and cannot be cured, but can be put in remission. He was of the opinion the problem is caused by opioid drugs prescribed too casually. He said there is a need in this area for such a facility, however his testimony seemed more geared to the hospital setting and was somewhat uncertain as to the treatment that would be given in the four residential buildings. When asked about the treatment he said there are not many places somebody can go and get immediate treatment. However, the immediate treatment would be in the hospital setting and not in the residential buildings. He said there's probably a 65% to 70% relapse rate.

Deni Carise, PHd is the Chief Clinical Officer for the applicant. She designs plans for drug treatment. She testified that 90% of the patients relapse and that ninety day treatment or longer would be better. When asked about treatment she said there is security and bed checks, however was not clear as to whether the security was for the hospital setting or the rehabilitation center and the residential setting, or just for the hospital. She indicated that after ninety day treatment the relapse rate would be approximately 70%. She testified that they do not have a state license yet and she could not say what percent of their patients would be using the four residential treatment centers.

Ted Wilkenson, a professional engineer, testified on behalf of the applicant. Mr. Wilkenson testified as to the parking, curbing lighting and storm management and also as to the wetlands on site. He stated he agreed with the letters prepared by Ken Lechner, Board Planner, and James Mellet, Board Engineer. When asked about the residential treatment buildings, Mr. Wilkenson was of the opinion that it was for patients only and no overnight guests. Maurice Rached, a traffic engineer, testified that the level of service remains the same and he was of the

opinion that this would not be adversely affecting traffic in the area. He also agreed to comply with conditions in the ordinance for final approval.

Terrence Combs, professional planner, testified on behalf of the applicant, he indicated the reason for the Use Variance is because the Board previously interpreted that the residential component needed a Use Variance. He testified he was of the opinion this use is inherently a beneficial use and that the Residential Treatment Center is an integral part of the treatment. He did say that the site is particularly suited and was not aware of the location of the park, day school and elementary school near the proposed site. He testified there would be no traffic noise, he believed it serves the public interest and that this would provide reasonable accommodations for disabled people. When asked what percent of the patients would be using this building, he could not say.

At the March 9, 2016 meeting, Brian O'Neil, CEO and founder, testified. Mr. O'Neil read into evidence A 18, A19, A20, A21, A22, and A23. When asked whether he was a land planner or lawyer, Mr. O'Neil stated, no. He was of the opinion that the use is permitted and that he doesn't need a Use Variance. When asked whether or not the patients could come and go, he never really answered the question. He answered by saying, the law says that we can't keep them there. His testimony is in direct conflict with his COO, Mr. J.P. Christen and his Planner, Terrance Combs as shown in exhibit A17. A17 is the Zoning Board Resolution, wherein the Board determined that a Use Variance would be required for the residential treatment facility. In that Mr. Combs testified that he was of the opinion this would be a residential treatment center, however when asked if he ever heard of a residential treatment center where patients could come and go at will he answered, 'well maybe it's more like a dormitory'. When asked how many dormitories he knew that charged \$200.00 a night, he really didn't have an answer and was very

vague, then Mr. J. P. Christen, COO of Recovery Center, testified at that hearing. He indicated the 192 beds would be used more for a step down treatment. Once the patients completed their inpatient, if they wanted to on a voluntary basis, they could move to what he called the treatment center; and that was the issue with the whole application as to whether or not this is a treatment center or more of a residential component. When asked about the treatment, he indicated the treatment could be anywhere from one hour a day to five or six days a week and that the patient would pay \$200.00 a night because at this point it is not covered by insurance. The patient would be billed separately for treatment if the insurance company found this would be necessary. He indicated that this was a voluntary program, that he believed it is useful because it has close access to services and they could be there seven days a week. He did say the residents could go back and forth to work, they could go to the movies and were not required to eat at the facility. All medical treatment would be in the main building and the single free standing building would be used for outpatient use. He was very vague as to what treatment is given at the four residential treatment component buildings. His testimony also conflicts with that of Dr. Carise, wherein she indicated that treatment would be anywhere from five days a week eight hours a day and he was of the opinion that a person would only need a minimum of one hour per week to stay in the residential component.

Mr. O'Neil stated that the people really can't come and go, however they could come and go to work if they wanted to, they could get passes and he also contradicted Mr. Wilkenson when he said they could have overnight guests.

After hearing all the testimony the Board expressed several concerns. Among their concerns were the inconsistent testimony of the witnesses, the vague testimony, the evasive answers, and the constant changing of the uses and how the patients are treated at this site. About

four people spoke in support of the application and another seven or eight spoke against the application. Among their concerns were about the location of the facility, the inconsistent testimony, that they were not licensed yet by the state that the residential part is not a twenty four care facility and that patients could come and go and they are not there on a twenty four hour consecutive basis. Another member was concerned about the traffic and indicated that the 330 some beds are almost the size of two hospitals in the area, he questioned the traffic study being across the street from the Camden County College which has 18,500 students. Another resident was concerned about security and has indicated previously the security as to the four residential treatments was vague and somewhat inconsistent with the testimony given for the security at the hospital. Another resident was of the opinion that this should be located more in the Lakeland complex area, and not in an area surrounded by a park, college, elementary school and day school. Another resident was ok with the hospital, but was of the opinion that the residential treatment facility keeps changing and that \$600.00 a night is too expensive for any residents in the Gloucester Township area to afford. He also indicated that no insurance has approved this type of facility.

Ken Lechner, professional planner for the Board, talked about the specific intent of Ordinance 419. He indicated that the wording in that ordinance is presently existing in the municipality and this is something that is not presently existing in the municipality. Different plans have been submitted over a period of time, first it was called treatment centers, then it was called residential and he was concerned as to specifically what was going to be placed there. He was of the opinion the residential component is not an inherently beneficial use. He also stated that there is no density requirements in our ordinance for the number of beds, and this is

something by the applicants own testimony is new, therefor the drafters of the ordinance could not have foreseen this use.

**UPON MOTION** to approve the application no motion was made and upon motion to deny the application the Board voted seven (7) to deny and none against, therefore denying the application, also because the Use Variance was denied, the board voted seven (7) in favor, none (0) against to deny the preliminary major site plan, final major site plan, and minor subdivision due to lack of jurisdiction however the applicant was advised if they could demonstrate to the Board by case law or statute wherein the Board retains jurisdiction of the Site Plan and Subdivision after denying same, then the Zoning Board would reconsider the denial of the Site Plan and Subdivision and the applicant has not provided any law indicating the Board has jurisdiction; and

**WHEREAS**, the Board has determined that the applicants request for the residential treatment is more of a hotel or boarding house rather than a treatment component because a Residential Treatment Facility requires a stay of 24 or more consecutive hours and therefore not permitted in the IN Zone, the Board found the inherently beneficial use does not extend to the four residential buildings that the testimony was inconsistent and vague, there were safety issues to be addressed because of the college, day school, the park and the elementary school, that the need for the hospital is great, however there have been three or four different versions about the residential treatment component and the applicant can proceed before the Planning Board for approval of the 150 bed hospital or come back to the Zoning Board if the law so permits.

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of April that the applicant, Peter Cheeseman Road, LLC is hereby denied the request Use Variance, Preliminary and Final Major Site Plan and Minor Subdivision, for the property located upon Block 14003, Lot 13, as shown on the Official Map of the Township of Gloucester, consistent with the testimony, application and exhibits, some of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

|                   |     |
|-------------------|-----|
| Frank Simiriglia  | Yes |
| Kevin Bucceroni   | Yes |
| Carmen Scarduzzio | Yes |
| Arlene Chieumento | Yes |
| Andrew Rosati     | Yes |
| Ken Treger        | Yes |
| Jay McMullin      | Yes |

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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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 13th Day of April, 2016.

---

Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162010C  
NORMAN & JOSETTE NOFRADA  
Block 12807, Lot 1**

**WHEREAS**, Norman and Josette Nofrada are the owners of the land and premises located at 60 Argyle Ave. 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 construct a 20' x 13' sunroom addition 20'.6' setback from the front property line instead of the required 30 feet for the property located upon Block 12807, Lot 1, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone and the applicant was pro-se, and;

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on March 23, 2016, 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, are the owners of the land and premises located at 60 Argyle Ave., in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12807, Lot 1, 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 they have an irregular shaped corner lot with 2 front yards and it would be impossible to conform to the ordinance

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a front yard variance for a sunroom, the Board voted Seven (7) in favor, and zero (0) against; 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 23rd day of March, 2016 that the applicants, are hereby granted the aforesaid variance for the property located upon Block 12807, Lot 1, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

|                   |     |
|-------------------|-----|
| Jay McMullin      | Yes |
| Frank Simiraglia  | Yes |
| Andy Rosati       | Yes |
| Kevin Bucceroni   | Yes |
| Carmen Scarduzzio | Yes |
| Michael Acevedo   | Yes |
| Arlene Chiumento  | Yes |

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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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 13th Day of April, 2016.

---

Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162011**

**DENISE & AL WOLF**

**Block 17502, Lot 19**

**WHEREAS**, Denise and Al Wolf are the owners of the land and premises located at 36 Sherri Lane in the Erial 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 construct a detached garage (30'x20'x14') 6' from the front property line instead of the required 10 feet for the property located upon Block 17502, Lot 19, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone and the applicant was pro-se, and;

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on March 23, 2016, 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, are the owners of the land and premises located at 36 Sherri Lane, in the Erial section of Gloucester Township, New Jersey, as shown on Block 17502, Lot 19 they are requesting a variance to construct a 30'x20'x14' pole barn for the storage of the applicants antique cars, 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 the garage would line up with the existing driveway and the existing shed is to be removed. They also agreed the downspouts would have the water drain away from the neighbor's yard

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a side yard variance for a garage, the Board voted Seven (7) in favor, and zero (0) against; 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 23rd day of March, 2016 that the applicants, are hereby granted the aforesaid variance for the property located upon Block 17502, Lot 19, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, some of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

|                   |     |
|-------------------|-----|
| Jay McMullin      | Yes |
| Frank Simiraglia  | Yes |
| Andy Rosati       | Yes |
| Kevin Bucceroni   | Yes |
| Carmen Scarduzzio | Yes |
| Michael Acevedo   | Yes |
| Arlene Chiumento  | Yes |

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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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 13th Day of April, 2016.

---

Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 162012C**

**KEITH QUIGLEY**

**Block 9502, Lot 8**

**WHEREAS**, Keith Quigley is the owner of the land and premises located at 364 Harford Road 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 construct an in ground swimming pool 16' x 36' with 5' from the side and rear property line instead of the required 10' and to have lot coverage of 40.2% instead of the required 40% for the property located upon Block 9502, Lot 8, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone and the applicant was pro-se, and;

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on March 23, 2016, 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, is the owner of the land and premises located at 364 Harford Road, in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9502, Lot 8, 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 states he wants to be able to use the existing concrete patio and eventually construct a sunroom on the patio and use the existing foundation. The variance is needed to allow the sunroom to be 10 feet from the pool so the pool needs to be moved to accomplish the 10 feet from the sunroom

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 exceed lot coverage for the pool, the Board voted Seven (7) in favor, and zero (0) against; 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 23rd day of March, 2016 that the applicant, is hereby granted the aforesaid variances for the property located upon Block 9502, Lot 8, 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**

|                   |     |
|-------------------|-----|
| Jay McMullin      | Yes |
| Frank Simiraglia  | Yes |
| Andy Rosati       | Yes |
| Kevin Bucceroni   | Yes |
| Carmen Scarduzzio | Yes |
| Michael Acevedo   | Yes |
| Arlene Chiumento  | Yes |

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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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 13th Day of April, 2016.

---

Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**

**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 #152057C**  
**James F. Clark**  
**863 Williamstown – Erial Road**  
**BLOCK 18301, LOT 10.01**

**DATE:** December 17, 2015

The Applicant requests approval to construct a 14' x 30' Residential Tool shed within the R-3 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**New Vision Business Park (NVBP) REDEVELOPMENT PLAN REQUIREMENTS:**

| Description  | Required  | Proposed                                    | Complies  |
|--|-----------|---|-----------|
| Minimum Tract area   | n/a       | n/a   | n/a       |
| Minimum lot size   | 1 acre    | ±2 acres <sup>1</sup>                       | yes       |
| Minimum lot frontage   | 150 ft.   | 200.05 ft.                                  | yes       |
| Minimum lot width  | 150 ft.   | 200.05 ft.                                  |           |
| Minimum lot depth  | 200 ft.   | 435.60 ft.                                  | Yes       |
| Minimum Tract perimeter setback                                      | n/a       | n/a   | n/a       |
| Maximum lot coverage   | 70%       | ±4.6% <sup>1</sup>                          | yes       |
| <b>Principal Building Minimum Yard Depths and Height Limitations</b> |           |   |           |
| Front yard   | 50 ft.    | 68.75 ft.                                   | enc       |
| Side yard  | 15 ft.    | ±63 ft. <sup>1</sup> / ±57 ft. <sup>1</sup> | yes / yes |
| Rear yard  | 15 ft.    | ±322 ft. <sup>1</sup>                       | yes       |
| Maximum Height   | 2 stories | n/a   | n/a       |

<sup>1</sup> = scaled data.  
 n/a = not applicable.

| RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS |        |                           |           |
|--|--------|---------------------------|-----------|
| Maximum shed area  | 168 sf | 420 sf                    | no*       |
| Number   | 1      | 2                         | no*       |
| Maximum shed height                                      | 12 ft. | 9.75 ft.                  | yes       |
| Distance between adjacent buildings                      | 10 ft. | ≥ 10 ft. ft. <sup>1</sup> | yes       |
| Front yard   | N.P.   | no                        | yes       |
| Side yard  | 5 ft.  | 151.05 ft. / ±25 ft.      | yes / yes |
| Rear yard  | 5 ft.  | ±250 ft. <sup>1</sup>     | yes       |

- <sup>1</sup> = scaled data.  
n/a = not applicable.  
N.P. = Not Permitted.  
\* = 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.

### **Expansion of a nonconforming use ("D2" – use variance)**

- Expansion of a residential use in the New Vision Business Park (NVBP) Redevelopment Zone.

#### **§422.L, Residential Tool Shed**

- Area: (420 sf provided v. 168 sf maximum allowed).
- Number: (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 variance:
  - 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)).

#### POSITIVE CRITERIA ("D2")

- The Board has the power to grant an expansion of a nonconforming use (basis N.J.S.A. 40:55-70d(2)).
  - The Applicant should provide testimony addressing one or more of purposes of zoning that are advanced by the instant application for an expansion of a nonconforming use [basis *Burbridge v. Mine Hill Township*, 117 N.J. 376, 568 A.2d 527 (1990)].

### 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:

**Expansion of a residential use to allow a residential storage shed in the New Vision Business Park Redevelopment Zone and from Section 422.L to construct a residential tool shed four hundred twenty (420) square feet (168 sf maximum allowed) and to permit two sheds (1 maximum allowed).**

### 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: James F. Clark  
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. #152057C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 160.00 Project # 9999  
 Escal. 150.00 Escal. # 9999

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

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

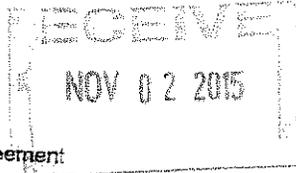
Name: James F Clark JR  
 Address: 863 Williamstown -  
Erial Rd  
 City: Sicklerville  
 State, Zip: N.J. 08081-9543  
 Phone: (856) 589-0341 Fax: ( ) -  
 Email: CLARKJAMES863@COMCAST.NET

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

Name(s): JAMES F Clark JR  
 Address: 863 Williamstown -  
Erial Rd  
 City: Sicklerville N.J.  
 State, Zip: N.J. 08081-9543  
 Phone: (856) 589-0341 Fax: ( ) -

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

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



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

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

|    |     |     |    |    |       |                 |
|----|-----|-----|----|----|-------|-----------------|
| ER | R4  | GCR | CR | BP | G-RD  | IP <sup>2</sup> |
| R1 | RA  | BWD | NC | IN | M-RD  | <u>NVBF</u>     |
| R2 | APT | OR  | HC | PR | BW-RD | SCR-HC Overlay  |
| R3 | SCR | OF  | GI | FP | L-RD  | NVSCR Overlay   |

### 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: William J Volpe  
Address: 863 Williamstown - Erial Rd  
Profession: \_\_\_\_\_  
City: Sicklerville  
State, Zip: N.J. 08081-9543  
Phone: (856) 889-0341 Fax: ( ) \_\_\_\_\_  
Email: CLARKJAMES863@COMCAST.NET

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Profession: \_\_\_\_\_  
City: \_\_\_\_\_  
State, Zip: \_\_\_\_\_  
Phone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_  
Email: \_\_\_\_\_

7. Location of Property:

Street Address: 863 Williamstown - Erial Rd Block(s): 18301  
Tract Area: \_\_\_\_\_ Lot(s): 10-01

8. Land Use:

Existing Land Use: Residential  
Proposed Land Use (Describe Application): Shed - 30x14 420sq FT  
20 FT FROM PROPERTY LINE (wood)

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

**13. Zoning**

| All Applications | Proposed     | Fence Application                           | Proposed |
|------------------|--------------|---|----------|
| Front setback 1  | _____        | Setback from E.O.P. #1                      | _____    |
| Front setback 2  | _____        | Setback from E.O.P. #2                      | _____    |
| Rear setback     | _____        | Fence type                                  | _____    |
| Side setback 1   | <u>20 FT</u> | Fence height                                | _____    |
| Side setback 2   | _____        | *E.O.P. = Edge Of Pavement.                 | _____    |
| Lot frontage     | <u>200'</u>  | <b>Pool Requirements</b>                    |          |
| Lot depth        | <u>435'</u>  | Setback from R.O.W.1                        | _____    |
| Lot area         | _____        | Setback from R.O.W.2                        | _____    |
| Building height  | <u>12 FT</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                             | _____ | Shed area                    | <u>420 sqft</u> |
| Garage height                           | _____ | Shed height                  | <u>12 FT</u>    |
| 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 | <u>20 FT</u>    |
|   |       | 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**

James F. Clark Jr.  
 Signature of Applicant

10-29-2015  
 Date

William J. Volpa  
 Signature of Co-applicant

2 NOV 2015  
 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).

29 OCT 2015  
Date

James F Clark Jr  
Signature

JAMES F CLARK JR  
Print Name

Sworn and Subscribed to before me this

29 day of October

2015 (Year)

William J Volpe  
Signature

2 NOV 2015  
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 its 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

James F Clark Jr  
Signature of Applicant

JAMES F. CLARK JR  
Print Name

29 OCT 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 2001, shows and discloses the premises in its entirety, described as Block 18301 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:

James F Clark Jr 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 29 day of October  
2015 before the following authority.

JAMES F Clark Jr  
Name of property owner or applicant

Sarah L Baker  
Notary public



GLEN V. BIANCHINI  
Council President

ORLANDO MERCADO  
Council Vice President

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

## TOWNSHIP OF GLOUCESTER

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

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

CINDY RAU-HATTON  
Mayor

THOMAS C. CARDIS  
Business Administrator

DAVID F. CARLAMERE, ESQ.  
Solicitor

ROSEMARY DIJOSIE  
Township Clerk

To whom it may concern:

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

Name James Clack Jr.

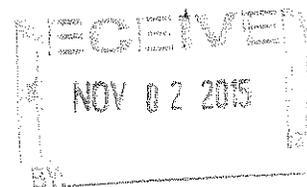
Address 763 Williamstown Rd. Sicklerville

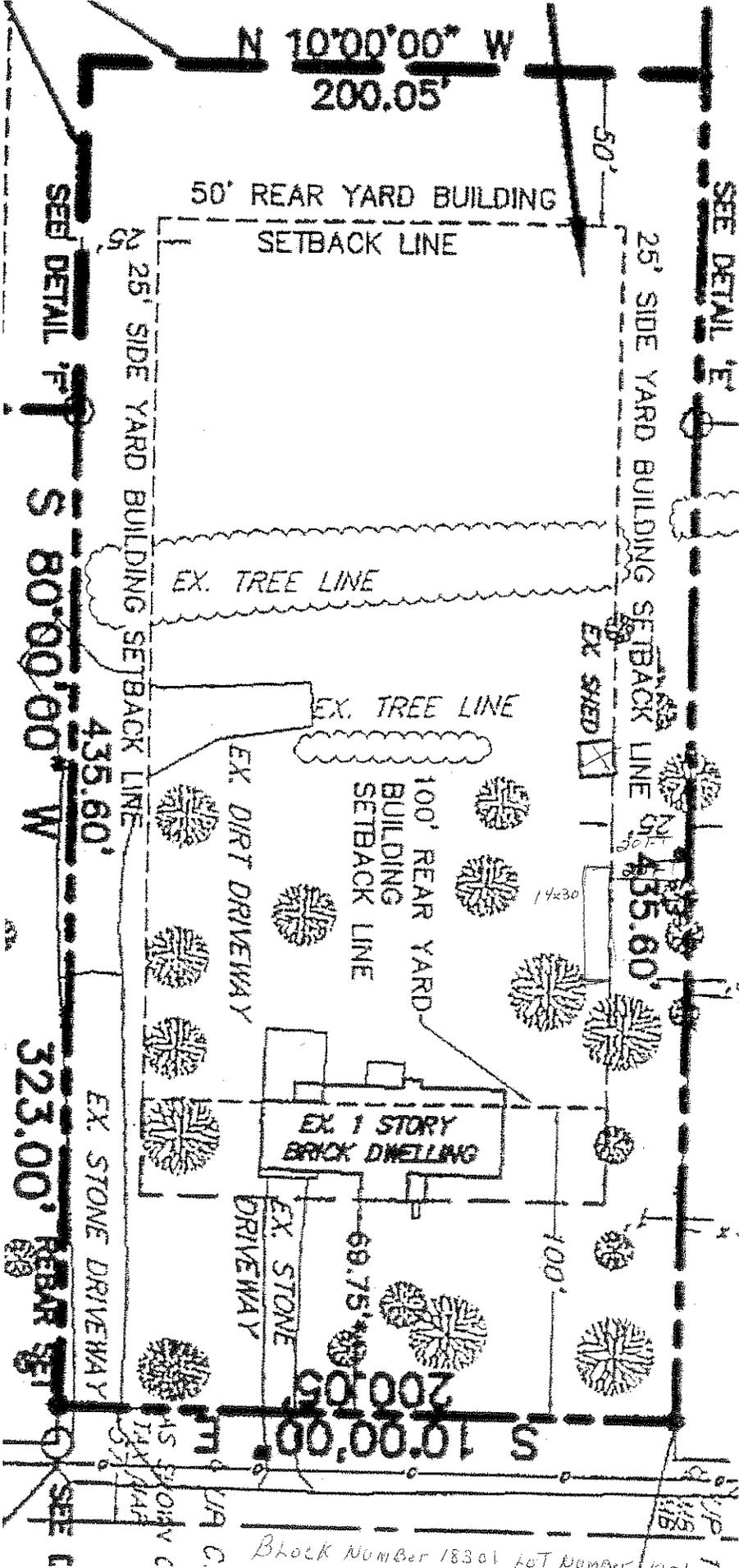
Block 18301 Lot 10.01

Date

11/2/15

Maryann Balsa  
Asst. Gloucester Township Tax Collector





SEE DETAIL 'E'

SEE DETAIL 'E'

SEE DETAIL 'F'

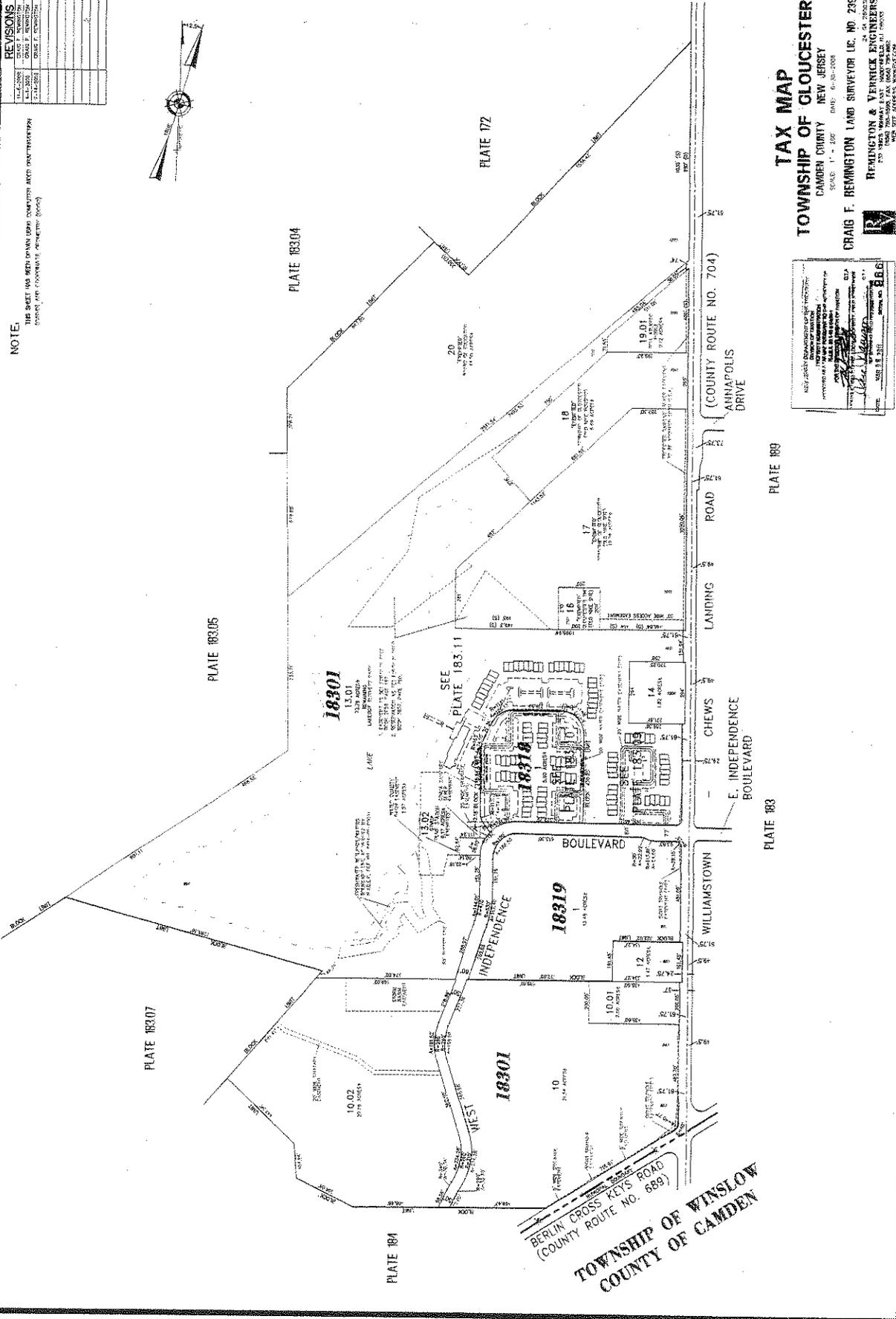
SEE DETAIL 'G'

SEE DETAIL 'H'

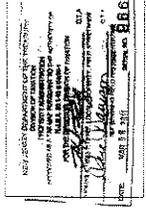
Block Number 18301 Lot Number 1001

| REVISIONS |           |
|-----------|-----------|
| NO.       | DATE      |
| 1         | 11-1-2005 |
| 2         | 11-1-2005 |
| 3         | 11-1-2005 |
| 4         | 11-1-2005 |
| 5         | 11-1-2005 |
| 6         | 11-1-2005 |
| 7         | 11-1-2005 |
| 8         | 11-1-2005 |
| 9         | 11-1-2005 |
| 10        | 11-1-2005 |
| 11        | 11-1-2005 |
| 12        | 11-1-2005 |
| 13        | 11-1-2005 |
| 14        | 11-1-2005 |
| 15        | 11-1-2005 |
| 16        | 11-1-2005 |
| 17        | 11-1-2005 |
| 18        | 11-1-2005 |
| 19        | 11-1-2005 |
| 20        | 11-1-2005 |

NOTE: THIS SHEET WAS REDRAWN FROM COMPUTER AND REPRODUCTION FROM THIS SHEET FOR CONFORMANCE WITH THE ACT IS PROHIBITED.



**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 SCALE: 1" = 200' DATE: 6-30-2008  
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924  
 REMINGTON & VERNICK ENGINEERS  
 224 CH. 2080 RD. #100  
 HADDONFIELD, NJ 08033  
 TEL: 856.338.8800 FAX: 856.338.8801  
 WWW.REMINGTON-ENGINEERS.COM



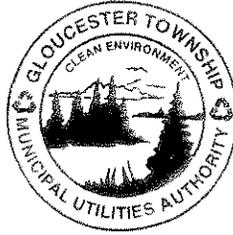
**TOWNSHIP OF WINSLOW**  
**COUNTY OF CAMDEN**  
 BERLIN CROSS KEYS ROAD  
 (COUNTY ROUTE NO. 689)

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

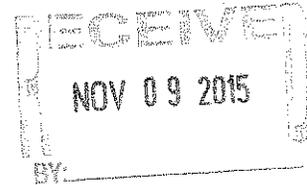
MARLENE HRYNIO  
Administrative Secretary

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  
November 5, 2015



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

Re: Application #152057C  
James F. Clark, Jr.  
863 Williamstown-Erial Road, Sicklerville, NJ 08081  
Block 18301, Lot 10.01

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**

Raymond J. Carr  
Executive Director

RJC:mh





**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 #62014C**  
**Frederick B. and M. Joan Staas**  
**151 Florence Avenue**  
**BLOCK 8102, LOT 1**

**DATE:** March 30, 2016

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 | ±17,342 sf          | yes      |
| Minimum lot frontage   |          |                     |          |
| Florence Avenue  | 75 ft.   | 186.725 ft.         | yes      |
| Ellis Avenue   | 75 ft.   | 98.805 ft.          | yes      |
| Minimum lot depth  | 125 ft.  | 168.98 ft.          | yes      |
| Maximum building coverage  | 20%      | n/a                 | n/a      |
| Maximum lot coverage   | 40%      | n/a                 | n/a      |
| <b>Principal Building Minimum Yard Depths and Height Limitations</b> |          |                     |          |
| Front yard   |          |                     |          |
| Florence Avenue  | 30 ft.   | 27.05 ft.           | enc      |
| Ellis Avenue   | 30 ft.   | 32.75 ft.           | enc      |
| Side yard  | 10 ft.   | ±68 ft.             | yes      |
| Rear yard  | 30 ft.   | ±9 ft. <sup>1</sup> | enc      |
| Minimum Useable Yard Area  | 25%      | > 25%               | yes      |
| Maximum Height   | 35 ft.   | n/a                 | n/a      |

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

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

## 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 twenty seven (27) feet from the front property line along Florence Avenue and sixteen (16) feet from Ellis 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 twenty seven (27) feet from the front property line along Florence Avenue and sixteen (16) feet from Ellis 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: Frederick B and M. Joan Staas  
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.: #162014C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 10224  
 Escr. 150<sup>00</sup> Escr. # 10224

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

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

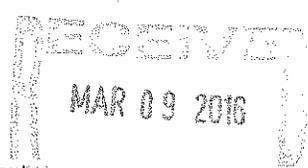
Name: Frederick B Staaas & M. Jean Staaas  
 Address: 151 Florence Ave Gloucester Twp  
 City: Camden County, NJ 08021  
 State, Zip: \_\_\_\_\_  
 Phone: (856) 227-7927 Fax: (856) 227-7927  
 Email: staaaslot787@comcast.net

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

Name(s): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State, Zip: \_\_\_\_\_  
 Phone: ( ) - - Fax: ( ) - -

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

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



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

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

|           |     |     |    |    |       |                |
|-----------|-----|-----|----|----|-------|----------------|
| 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: Frederick B + M. Joan Staas  
Address: 151 Florence Ave  
Profession: \_\_\_\_\_  
City: Laurel Springs  
State, Zip: NJ 08021  
Phone: (856) 227-7927 Fax: (856) 227-7927  
Email: \_\_\_\_\_

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

**7. Location of Property:**

Street Address: 151 Florence Ave Block(s): 8102  
Tract Area: \_\_\_\_\_ Lot(s): lot #1

**8. Land Use:**

Existing Land Use: Residence (Single Home)  
Proposed Land Use (Describe Application):  
REPLACING EXISTING (30 YR OLD) WOODEN FENCE WITH NEW VINYL FENCE (SAME DIMENSIONS & SAME FENCE LINE) APPROX 16+ FEET 2<sup>ND</sup> F, & APPROX 27+ FEET F

**9. Property:**

Number of Existing Lots: 1 Lot Proposed Form of Ownership:  
Number of Proposed Lots: none  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 | 27'      |
| Setback from E.O.P.*2 | _____    |
| Fence type            | _____    |
| Fence height          | _____    |

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

#### Pool Requirements

|                              |       |
|------------------------------|-------|
| Setback from R.O.W.1         | _____ |
| Setback from R.O.W.2         | _____ |
| Setback from property line 1 | _____ |
| Setback from property line 2 | _____ |
| Distance from dwelling       | _____ |

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

#### Garage Application

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

#### Shed Requirements

|                              |       |
|------------------------------|-------|
| Shed area                    | _____ |
| Shed height                  | _____ |
| Setback from R.O.W.1         | _____ |
| Setback from R.O.W.2         | _____ |
| Setback from property line 1 | _____ |
| Setback from property line 2 | _____ |

### 14. Parking and Loading Requirements:

|  |  |
|--|--|
| Number of parking spaces required: _____ | Number of parking spaces provided: <u>6 + Street</u> |
| 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

*Dominick P. Stas*

Signature of Applicant

3.9.16

Date

*Milohad Joun Stas*

Signature of Co-applicant

3/9/16

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).

3/9/16  
Date

Frederick B. Staas  
Signature

Sworn and Subscribed to before me this

9 day of March  
2016 (Year).

Frederick B. Staas  
Print Name

Mildred Jean Staas  
Signature

Mildred Jean Staas  
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  
 No  Yes  
 No  Yes  
 No  Yes  
 No  Yes  
 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

M. Jean Staas  
Signature of Applicant

M. Jean Staas  
Print Name

Date

3/9/16

**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 6/4/87, shows and discloses the premises in its entirety, described as Block 8102 Lot 1, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,

County of Camden:

Michele Lyn Tregor 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 9 day of March  
2016 before the following authority.

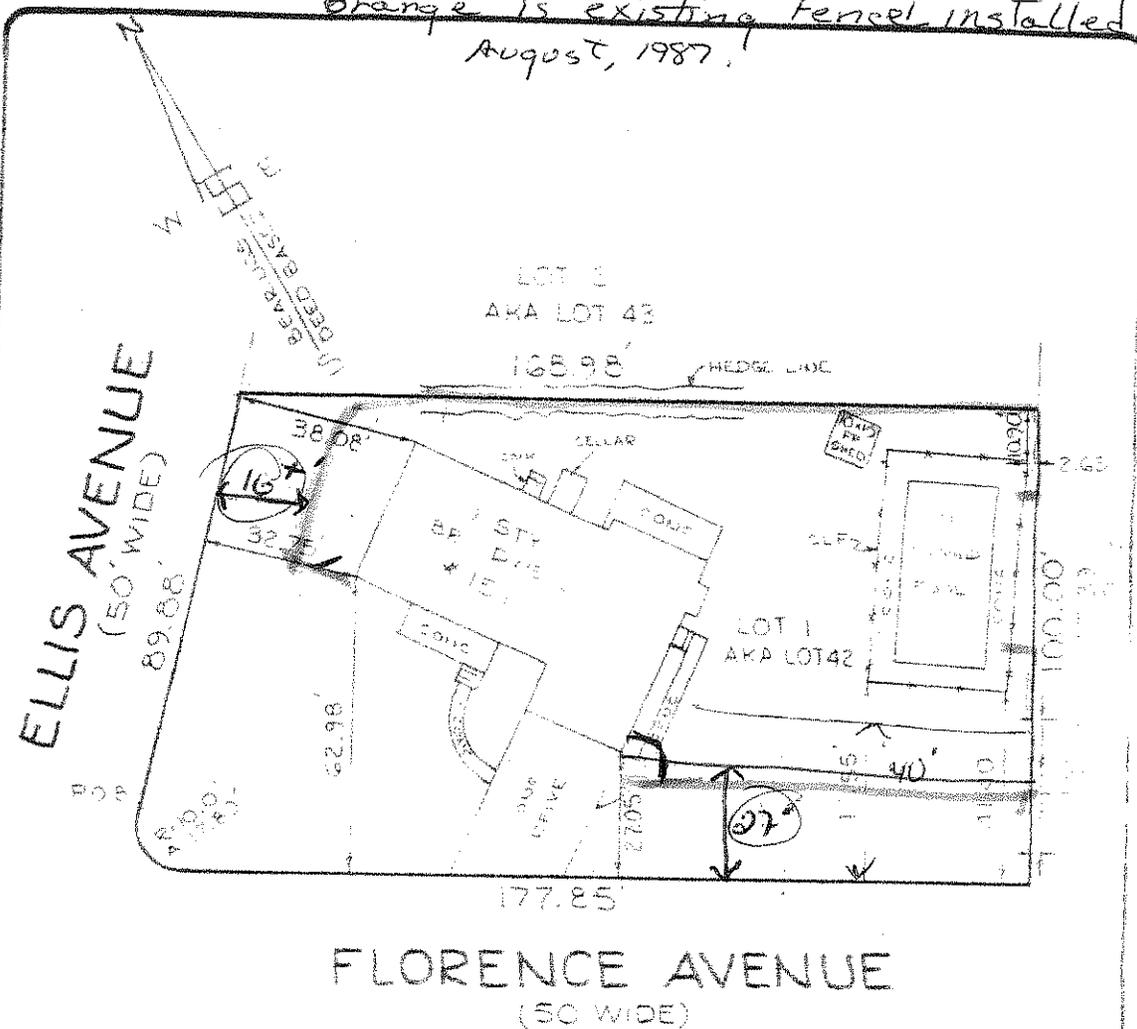
Frederick B. Staas  
Name of property owner or applicant

Michele Lyn Tregor  
Notary public

**MICHELE LYN TREGER**

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

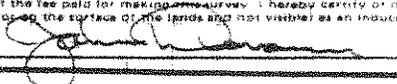
Orange is existing Fence installed August, 1987.



NOTE  
 1- BEING KNOWN AS LOT 42 BLOCK B. ON PLAN OF LAUREL SPRINGS SUBDIVISION FILED  
 AKA LOT 1, BLOCK B OF PLATE B. OF TOWN OF

RECEIVED  
 MAR 09 2016

CONCRETE MARKERS TO BE SET

|   |  |  |  |   |  |
|---|--|--|--|---|--|
|  |  | <b>Azimetric Surveying Services</b><br>12 HOLLY ROAD, P.O. BOX 189, STRATFORD, NJ 08084<br>PHONE: 627-3550 |  | JOHN DONOVAN<br>LAND SURVEYOR<br>GS 30736 LS.   |  |
| SURVEY OF PREMISES<br>#181 FLORENCE AVE CAMDEN COUNTY<br>NEW JERSEY                 |  | SITUATE IN<br>GLDPT TWP<br>NEW JERSEY  |  | DATE 2-4-87<br>SCALE 1"=30'<br>APPL.  |  |
| TO: FREDERICK E. & M. JOAN STAAS  |  | SURVEY NO<br>ET05014   |  |  |  |

Any insurer of Title relying hereon and any other party now or hereafter interested in the lands or on the surface of the lands and not visible as an inducement for any insured or title to insure the title to the lands and premises shown hereon.

Fred Staas



Fred Staas

ERLIS AVE.

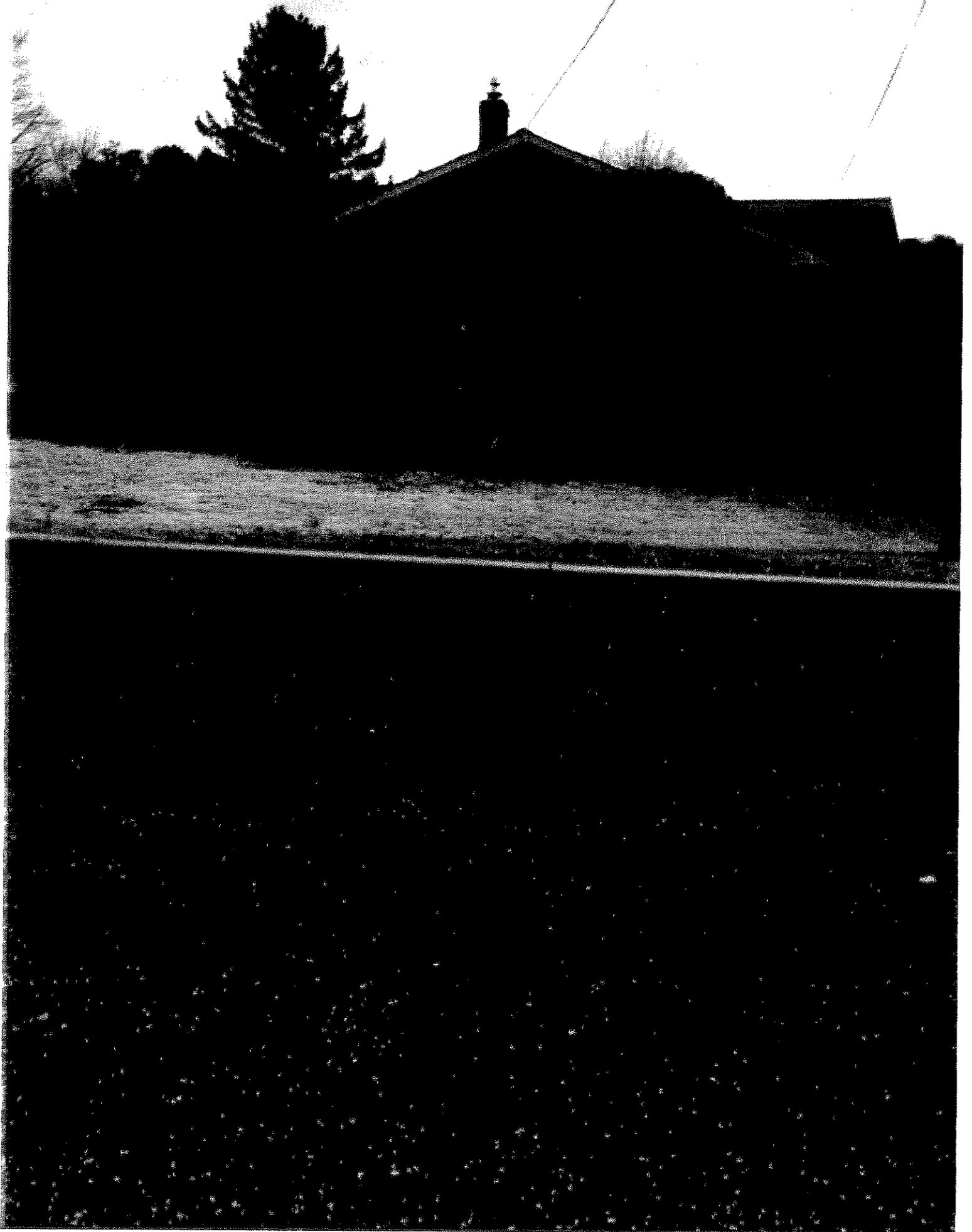
MAR 29 1956



Fred Staas



Fred Staa



# Zoning Permit Denial

151 FLORENCE AVE  
Block/Lot 8102/1

Applicant

STAAS FREDERICK B & M JOAN  
151 FLORENCE AVENUE  
LAUREL SPRINGS, N J 08021

Real Estate Owner

STAAS FREDERICK B & M JOAN  
151 FLORENCE AVENUE  
LAUREL SPRINGS, N J 08021

*This is to certify that the above-named applied for a permit to/authorization for proposed fence along Ellis Ave. and Florence.. This application for approval is hereby denied*

**Zone**

**R3**

**Application is**

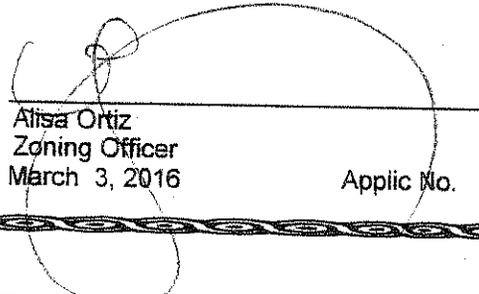
**Denied**

**Comments on Decision:**

Fencing along both streets are to be setback a minimum of 40' from the edge of the cartway.

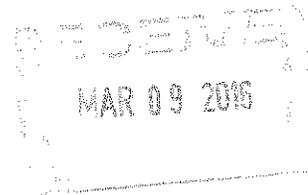
**Gloucester Township**

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

  
Alisa Ortiz  
Zoning Officer  
March 3, 2016

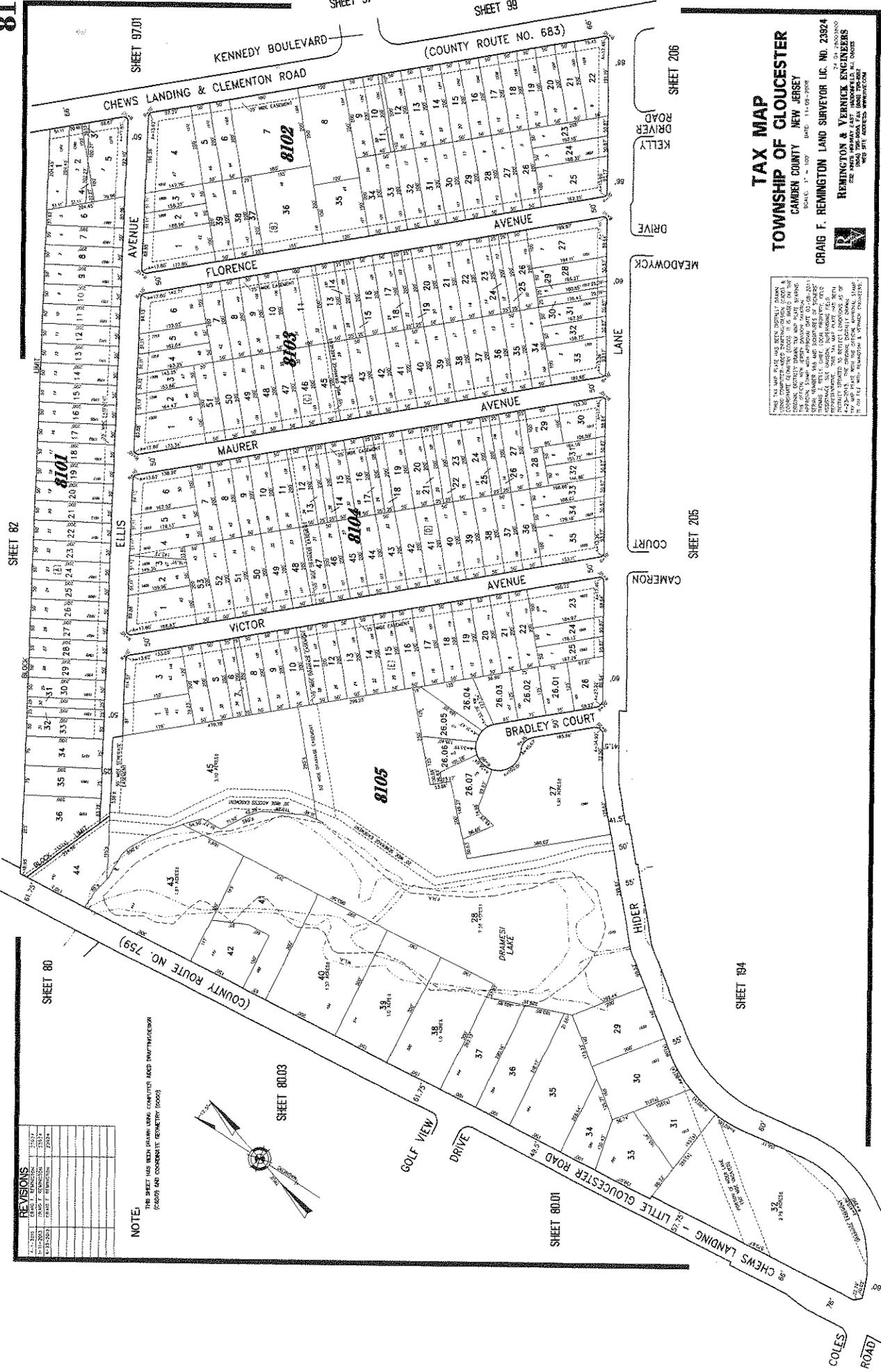
Applic No. 10195  
5255

Cut Here



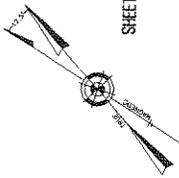
**Deliver to...**

STAAS FREDERICK B & M JOAN  
151 FLORENCE AVENUE  
LAUREL SPRINGS, N J 08021



| NO. | DATE     | BY                 | DESCRIPTION |
|-----|----------|--------------------|-------------|
| 1   | 11-20-20 | CRAIG F. REMINGTON | ISSUE       |
| 2   | 11-23-20 | CRAIG F. REMINGTON | REVISION    |
| 3   | 11-23-20 | CRAIG F. REMINGTON | REVISION    |

NOTE:  
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED MATHEMATICS  
(CADD) AND COORDINATE REMEASUREMENT (COMR)



THIS MAP WAS PREPARED BY THE TOWNSHIP ENGINEER IN ACCORDANCE WITH THE PROVISIONS OF THE TOWNSHIP MAP ACT, P.L. 1982-156, AS AMENDED. THE TOWNSHIP ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE MAP AND HAS FOUND IT TO BE ACCURATE AND COMPLETE. THE TOWNSHIP ENGINEER HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ORIGINAL SURVEY RECORDS AND HAS FOUND THEM TO BE ACCURATE AND COMPLETE. THE TOWNSHIP ENGINEER HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE ORIGINAL SURVEY RECORDS AND HAS FOUND THEM TO BE ACCURATE AND COMPLETE.

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
**CAMDEN COUNTY, NEW JERSEY**  
 CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924  
 REMINGTON & VERNICK ENGINEERS  
 74 01 2000 ROAD  
 4-23-2013, THE ORIGINAL SURVEY RECORDS  
 11-23-2013, THE ORIGINAL SURVEY RECORDS  
 11-23-2013, THE ORIGINAL SURVEY RECORDS

SHEET 82

SHEET 80

ELLIS AVENUE

AVENUE

FLORENCE AVENUE

MAURER AVENUE

VICTOR AVENUE

BRADLEY COURT

GOLF VIEW DRIVE

SHEET 801

CAMERON COURT

SHEET 205

MEADOWYCK DRIVE

SHEET 206

KELLY DRIVER ROAD

SHEET 194

COLES ROAD

SHEET 9701

CHEWS LANDING & CLEMENTON ROAD

(COUNTY ROUTE NO. 683)

8102

8103

8104

8105

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## TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527  
374-3528

To Whom It May Concern:

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

Name: JOAN M & FREDERICK STAS  
Address: 151 FLORENCE AVE  
Block: 8102 Lot: 1

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

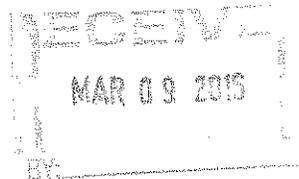
3-3-16  
Date

Karen Bunnell 3-3-16  
Gloucester Township Tax Collector

OFFICIAL VERIFICATION



Tax Collector  
Gloucester Township  
Camden County



Printed on recycled paper

Commissioners  
Richard P. Calabrese  
Chairman  
Frank Simiriglia  
Vice Chairman

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



Raymond J. Carr  
Executive Director

Marlene Hrynio  
Administrative Secretary

Howard C. Long Jr, Esq.  
Solicitor

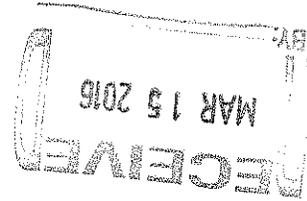
Thomas Leisse, PE, CME  
Consulting Engineer

**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 14, 2016

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



Re: Application #162014C  
Frederick & M. Joan Staas  
151 Florence Avenue, Laurel Springs, NJ 08021  
Block 8102, Lot 1

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "RJC".

Raymond J. Carr  
Executive Director

RJC:mh



ORLANDO MERCADO  
Council President

TRACEY L. TROTTO  
Council Vice President

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

## GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

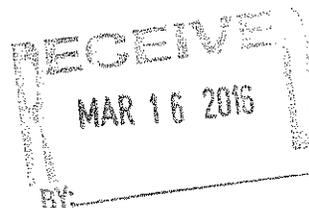
DAVID R. MAYER  
Mayor

THOMAS C. CARDIS  
Business Administrator

DAVID F. CARLAMERE, ESQ.  
Solicitor

ROSEMARY DIJOSIE  
Township Clerk

March 10, 2016



To Whom It May Concern:

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

Name: **Frederick & Joan Staas**  
Address: 151 Florence Ave, Laurel Springs  
Block 8102. Lot: 1

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

Sandra L. Ferguson  
Gloucester Township Tax Collector



Printed on recycled paper

Bin# 65

18

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 9, 2016

APPLICATION No. #162014C

APPLICANT: Frederick & M. Joan Staas

PROJECT No. 10224

BLOCK(S): 8102 Lot(S): 1

LOCATION: 151 Florence Ave., Laurel Springs, NJ 08021

### 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 19, 2016**  
 For Your Files.

### ENCLOSED:

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

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

RECEIVED  
MAR 22 2016

OK 3-22-16 JGA Bldg = Pool Fence will also require a Building Permit.

Signature



# 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<sup>1</sup>: \_\_\_\_\_ Application No.: # 162015CDM

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees 660<sup>00</sup> Project # 10283

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

Escr. 2400<sup>00</sup> Escr. # 10283

## LAND DEVELOPMENT APPLICATION

|   |  |  |  |     |       |                |      |      |    |    |     |    |    |      |      |    |     |    |    |    |       |                |    |     |    |    |    |      |               |  |  |  |  |  |  |    |
|---|--|--|--|-----|-------|----------------|------|------|----|----|-----|----|----|------|------|----|-----|----|----|----|-------|----------------|----|-----|----|----|----|------|---------------|--|--|--|--|--|--|----|
| <b>1. Applicant</b><br>Name: <u>88 Equities, LLC</u><br>Address: <u>140 Bradford Drive</u><br>City: <u>Berlin</u><br>State, Zip: <u>New Jersey, 08091</u><br>Phone: <u>609) 313_5043</u> Fax: <u>609) 482_8012</u><br>Email: <u>fsemiraglio@midlanticetitle.com</u>   | <b>2. Owner(s) (List all Owners)</b><br>Name(s): <u>TBBK Broadacres Assoc, LLC</u><br>Address: <u>1818 Market Street, 28th Flr.</u><br>City: <u>Philadelphia</u><br>State, Zip: <u>Pennsylvania, 19103</u><br>Phone: <u>609) - -</u> Fax: <u>609) - -</u>  |  |  |     |       |                |      |      |    |    |     |    |    |      |      |    |     |    |    |    |       |                |    |     |    |    |    |      |               |  |  |  |  |  |  |    |
| <b>3. Type of Application. Check as many as apply:</b>  |  |  |  |     |       |                |      |      |    |    |     |    |    |      |      |    |     |    |    |    |       |                |    |     |    |    |    |      |               |  |  |  |  |  |  |    |
| <table style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <input type="checkbox"/> Informal Review <sup>2</sup><br/> <input checked="" type="checkbox"/> Minor Subdivision<br/> <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup><br/> <input type="checkbox"/> Final Major Subdivision<br/> <input type="checkbox"/> Minor Site Plan<br/> <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup><br/> <input type="checkbox"/> Final Major Site Plan<br/> <input type="checkbox"/> Conditional Use Approval <sup>2</sup><br/> <input type="checkbox"/> General Development Plan <sup>2</sup> </td> <td style="width:50%; vertical-align: top;"> <input type="checkbox"/> Planned Development <sup>2</sup><br/> <input type="checkbox"/> Interpretation <sup>2</sup><br/> <input type="checkbox"/> Appeal of Administrative Officer's Decision<br/> <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup><br/> <input checked="" type="checkbox"/> Use "D" Variance <sup>2</sup><br/> <input type="checkbox"/> Site Plan Waiver<br/> <input type="checkbox"/> Rezoning Request<br/> <input type="checkbox"/> Redevelopment Agreement<br/> <input type="checkbox"/> _____                 </td> </tr> </table> |  | <input type="checkbox"/> Informal Review <sup>2</sup><br><input checked="" type="checkbox"/> Minor Subdivision<br><input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup><br><input type="checkbox"/> Final Major Subdivision<br><input type="checkbox"/> Minor Site Plan<br><input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup><br><input type="checkbox"/> Final Major Site Plan<br><input type="checkbox"/> Conditional Use Approval <sup>2</sup><br><input type="checkbox"/> General Development Plan <sup>2</sup> | <input type="checkbox"/> Planned Development <sup>2</sup><br><input type="checkbox"/> Interpretation <sup>2</sup><br><input type="checkbox"/> Appeal of Administrative Officer's Decision<br><input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup><br><input checked="" type="checkbox"/> Use "D" Variance <sup>2</sup><br><input type="checkbox"/> Site Plan Waiver<br><input type="checkbox"/> Rezoning Request<br><input type="checkbox"/> Redevelopment Agreement<br><input type="checkbox"/> _____ |     |       |                |      |      |    |    |     |    |    |      |      |    |     |    |    |    |       |                |    |     |    |    |    |      |               |  |  |  |  |  |  |    |
| <input type="checkbox"/> Informal Review <sup>2</sup><br><input checked="" type="checkbox"/> Minor Subdivision<br><input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup><br><input type="checkbox"/> Final Major Subdivision<br><input type="checkbox"/> Minor Site Plan<br><input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup><br><input type="checkbox"/> Final Major Site Plan<br><input type="checkbox"/> Conditional Use Approval <sup>2</sup><br><input type="checkbox"/> General Development Plan <sup>2</sup>  | <input type="checkbox"/> Planned Development <sup>2</sup><br><input type="checkbox"/> Interpretation <sup>2</sup><br><input type="checkbox"/> Appeal of Administrative Officer's Decision<br><input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup><br><input checked="" type="checkbox"/> Use "D" Variance <sup>2</sup><br><input type="checkbox"/> Site Plan Waiver<br><input type="checkbox"/> Rezoning Request<br><input type="checkbox"/> Redevelopment Agreement<br><input type="checkbox"/> _____ |  |  |     |       |                |      |      |    |    |     |    |    |      |      |    |     |    |    |    |       |                |    |     |    |    |    |      |               |  |  |  |  |  |  |    |
| <sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.   |  |  |  |     |       |                |      |      |    |    |     |    |    |      |      |    |     |    |    |    |       |                |    |     |    |    |    |      |               |  |  |  |  |  |  |    |
| <b>4. Zoning Districts (Circle all Zones that apply)</b>  |  |  |  |     |       |                |      |      |    |    |     |    |    |      |      |    |     |    |    |    |       |                |    |     |    |    |    |      |               |  |  |  |  |  |  |    |
| <table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td>R1</td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>HC</td> <td>PR</td> <td>BW-RD</td> <td>SCR-HC Overlay</td> </tr> <tr> <td>R3</td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>   |  | 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 |
| 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             |      |      |    |    |     |    |    |      |      |    |     |    |    |    |       |                |    |     |    |    |    |      |               |  |  |  |  |  |  |    |
| <b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>   |  |  |  |     |       |                |      |      |    |    |     |    |    |      |      |    |     |    |    |    |       |                |    |     |    |    |    |      |               |  |  |  |  |  |  |    |
| Name of Attorney: <u>Albert K Marmero</u><br>Address: <u>44 Euclid Street</u><br>City: <u>Woodbury</u>  | Firm: <u>Long, Marmero, &amp; Associates, LLP</u><br>State, Zip: <u>New Jersey 08096</u><br>Phone: <u>(856) 848_6440</u> Fax: <u>(856) 848_5002</u><br>Email: <u>amarmero@longmarmero.com</u>  |  |  |     |       |                |      |      |    |    |     |    |    |      |      |    |     |    |    |    |       |                |    |     |    |    |    |      |               |  |  |  |  |  |  |    |

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

Name: Larry DiVietro  
Address: 6 High Street E.  
Profession: PE, PP  
City: Glassboro  
State, Zip: New Jersey, 08028  
Phone: (856) 307\_7800 Fax: (856) 307\_7805  
Email: larry@landdimensions.com

Name: Al Litwornia  
Address: 3 Trading Post Way  
Profession: Traffic Engineer  
City: Medford Lakes  
State, Zip: New Jersey  
Phone: (609) 654\_1334 Fax: (609) 654\_4704  
Email: alitwornia@litwornia.com

**7. Location of Property:**

Street Address: 1532 Little Gloucester Rd Block(s): 13203  
Tract Area: 4.9 acres Lot(s): 5.01

**8. Land Use:**

Existing Land Use: Fee simple, age-restricted condominium  
Proposed Land Use (Describe Application): Applicant proposes to to convert certain units from age-restricted to non-age-restricted, necessitating a use variance. Applicant also proposes to convert units from fee simple condominium to rental apartment, as permitted from prior approval

**9. Property:**

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

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

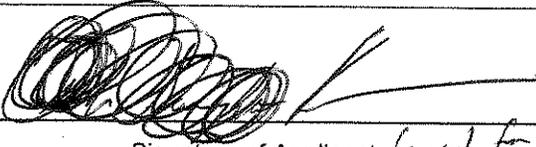
Public Water     Public Sewer     Private Well     Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

| <b>13. Zoning</b>  |                 | <i>Lot A Lot B</i>                                     |   |
|--|-----------------|--|---|
| <b>All Applications</b>  | <b>Proposed</b> |  |   |
| Front setback 1  | <del>103'</del> | <i>N/A</i>   | <b>Fence Application</b>                    |
| Front setback 2  | <i>95'</i>      | <i>88'</i>   | Setback from E.O.P.*1                       |
| Rear setback   | <i>40'</i>      | <i>22'</i>   | Setback from E.O.P.*2                       |
| Side setback 1   | <i>30'</i>      | <i>84'</i>   | Fence type                                  |
| Side setback 2   | <i>30'</i>      | <i>10'</i>   | Fence height                                |
| Lot frontage   | <i>342'</i>     | <i>293'</i>  | *E.O.P. = Edge Of Pavement.                 |
| Lot depth  | <i>234'</i>     | <i>216'</i>  | <b>Pool Requirements</b>                    |
| Lot area   | <i>3.13ac</i>   | <i>2.92ac</i>  | Setback from R.O.W.1                        |
| Building height  | <i>&lt;40'</i>  | <i>&lt;40'</i>   | 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. |
| <b>Garage Application</b>  |                 |  | <b>Shed Requirements</b>                    |
| 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                |
| <b>14. Parking and Loading Requirements:</b>   |                 |  |   |
| Number of parking spaces required: <i>234 per prior approval</i>   |                 | Number of parking spaces provided: <i>220 combined</i> |   |
| Number of loading spaces required: <i>N/A</i>  |                 | Number of loading spaces provided: <i>N/A</i>          |   |
| <b>15. Relief Requested:</b>   |                 |  |   |
| <input checked="" type="checkbox"/> Check here if zoning variances are required.<br><input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).<br><input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.<br><input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board]. |                 |  |   |
| <b>NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.</b>   |                 |  |   |
| <b>16. Signature of Applicant</b>  |                 |  |   |
| <br>Signature of Applicant <i>Council for Applicant</i>   |                 | <i>3/30/16</i><br>Date                                 |   |
| _____<br>Signature of Co-applicant   |                 | _____<br>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).**

3/30/16 Date  
[Signature] Signature  
Frank Leminglio Print Name

Sworn and Subscribed to before me this  
30th day of March,  
2016 (Year).  
[Signature] Signature  
Douglas F. Long, NJ Licensed Attorney 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  
Albert K. Marmor, Counsel for Applicant Print Name

3/30/16 Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 10/20/07, shows and discloses the premises in its entirety, described as Block 19203 Lot 5 of; 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.

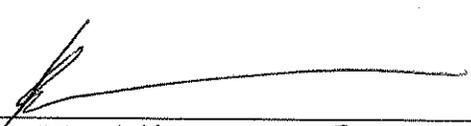
State of New Jersey, Sworn and subscribed to  
 County of Camden: On this 30th day of March,  
Vernon Hill of full age, being duly sworn to 20 16 before the following authority.  
 law, on oath and says that all of the above statement herein is true.

[Signature] Name of property owner or applicant  
[Signature] Douglas F. Long, NJ Licensed Attorney Notary public

# DISCLOSURE STATEMENT

Applicant, **88 Equities, LLC** is a New Jersey registered limited liability company with an address of 140 Bradford Drive, Berlin, NJ 08091. Listed below are the members of **88 Equities, LLC**:

|                       |        |                                      |
|-----------------------|--------|--------------------------------------|
| Vernon W. Hill III    | Member | 140 Bradford Drive, Berlin, NJ 08091 |
| James T. McKenna, Jr. | Member | 140 Bradford Drive, Berlin, NJ 08091 |
| Frank R. Semiraglio   | Member | 140 Bradford Drive, Berlin, NJ 08091 |



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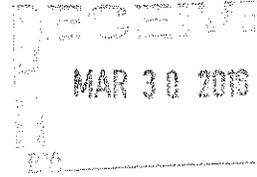
Print: Albert K Marmore, Esq  
Title: Counsel for 88 Equities, LLC  
Date: 3/9/16

# LITWORNIA ASSOCIATES, INC.

TRAFFIC, TRANSPORTATION & ENVIRONMENTAL ENGINEERING  
3 TRADING POST - P. O. BOX 2300 - MEDFORD LAKES, NJ 08055  
PHONE 609-654-1334 FAX 609-654-4704 E-MAIL alitwornia@litwornia.com

March 9, 2016

Mr. Vernon Hill  
140 Bradford Drive  
West Berlin, NJ 08091



Re: Broadacres Residential Development  
Update to 2003 Traffic Memo Regarding Anticipated Traffic  
1532 Chews Landing - Little Gloucester Road and Broadacres Drive  
Gloucester Township, Camden County, NJ  
LAI 16012.001

Dear Mr. Hill:

As requested, we have reviewed our previous December 10, 2003 traffic memorandum regarding the Broadacres residential development and offer the following update to that memorandum.

## December 10, 2003 Memorandum

Broadacres received approval from the Gloucester Township Planning Board to construct an active adult residential community consisting of 117 age-restricted units. In our December 10, 2003 traffic memorandum it was anticipated at that time, that the development would generate 20 AM peak hour trips and 32 PM peak hour trips. This traffic would be distributed to the development's two driveways.

## Current Plans

During the past 13 years, 48 units of active adult residential units have been built at Broadacres. It is now proposed to complete the remaining 69 residential units as market rate apartments. The traffic generated by the development during the weekday peak hours were developed using the Institute of Transportation Engineers' (ITE) handbook Trip Generation (9th Ed.) to project the site traffic. Trip Generation is a guide to estimate traffic generated by various land uses. These estimates are based upon traffic counts submitted by traffic agencies from across this country that are collected together and statistically analyzed to produce both an average trip rate and a regression equation based upon individual dependent variables.

**TABLE 1: ANTICIPATED PEAK HOUR TRIPS**

|                                       |                   | AM Peak Hour |     |       | PM Peak Hour |     |       |
|---------------------------------------|-------------------|--------------|-----|-------|--------------|-----|-------|
|                                       |                   | In           | Out | Total | In           | Out | Total |
| 220 - Apartment                       | 69 Dwelling Units | 8            | 30  | 38    | 36           | 20  | 56    |
| 252 - Senior Adult Housing - Attached | 48 Dwelling Units | 3            | 7   | 10    | 6            | 6   | 12    |
| Total                                 |                   | 11           | 37  | 48    | 42           | 26  | 68    |
| Previous                              |                   | 9            | 11  | 20    | 18           | 14  | 32    |
| New Trips                             |                   | 2            | 26  | 28    | 24           | 12  | 36    |

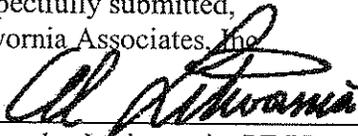
As seen in the previous table, the development in the future will generate 48 AM peak hour trips and 68 PM peak hour trips. Previously in 2003, we estimated that the development would generate 20 AM peak hour trips and 32 PM peak hour trips. While this represents an increase of 28 AM peak hour trips and 36 PM peak hour trips, the increased traffic is not considered a significant increase in traffic. The NJDOT defines significant increase in traffic as "vehicular use exceeding the previously anticipated two-way traffic generated by a lot by 100 movements during the peak hour of the highway or the development."

Conclusion

The current development proposal for Broadacres will increase the previously projected site traffic by 36 trips or less, during either the AM or PM peak travel period. This traffic will be distributed to two drives which further minimizes the impact of the proposed change. The conclusion reached in the 2003 memorandum is still valid. The proposed development will generate a minimal amount of traffic to the surrounding area. The development's impact upon the surrounding roadways will be minimal.

If you should have any questions, or require any additional information, please do not hesitate to call or email me at [alittlewormia@litwormia.com](mailto:alittlewormia@litwormia.com).

Respectfully submitted,  
Litwormia Associates, Inc.

By:   
Alexander J. Litwormia, PE PP  
President

cc: File 16012.001\_03-09-2016agw

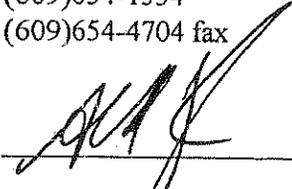
RECEIVED  
MAR 30 2003

**TRAFFIC ANALYSES**  
**BROADACRES ACTIVE ADULT VILLAGE**  
**GLOUCESTER TOWNSHIP**  
**CAMDEN COUNTY**  
**NEW JERSEY**

Block 13203, Lot 5.01  
1532 Chews Landing-Little Gloucester Rd. & Broadacres Dr.  
Township of Gloucester  
Camden County, New Jersey  
LAI: 03116.2  
December 10, 2003

Prepared by:

**LITWORNIA ASSOCIATES, INC.**  
Transportation & Traffic Engineering  
3 Trading Post Way P.O. Box 2300  
Medford Lakes, N.J. 08055  
(609)654-1334  
(609)654-4704 fax



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Litwornia Associates, Inc.  
Arnold Garonzik, PP, AICP  
Associate  
New Jersey License No. LI05449



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Litwornia Associates, Inc.  
Alexander J. Litwornia, P.E.  
President  
N.J.P.E. No. 18396

**General**

Broadacres Village is proposed to be built as an active adult community. The applicant is proposing to construct 117 age restricted units. The plans provided by The Martin Architectural Group showed that there are 57 two bedroom units and 60 one bedroom units in Broadacres Village. This site was previously approved by the Township and by the County for another development. The curb cut onto Chews Landing Little Gloucester Road was previously approved by the County and the Township.

The proposed development will have access both onto Chews Landing Little Gloucester Road and onto Broadacres Drive.

The proposed development is ideally situated in an area where there are shopping facilities nearby as well as the availability of transit. This will act to decrease motor vehicle trips from the residents.

**Anticipated Traffic**

The 117 units of residential development are assumed to follow the characteristics of the Institute of Transportation Engineers classification of Retirement Community (Land Use 250). The trips anticipated from this land use are expected to be as follows:

| <u>AM PEAK HOUR</u> |            |            | <u>PM PEAK HOUR</u> |            |            |
|---------------------|------------|------------|---------------------|------------|------------|
| <u>IN</u>           | <u>OUT</u> | <u>TOT</u> | <u>IN</u>           | <u>OUT</u> | <u>TOT</u> |
| 9                   | 11         | 20         | 18                  | 14         | 32         |

The traffic anticipated from the proposed development is minimal and when the traffic is distributed to the two driveways, the impact on the roadway system is even less. It should be noted that if other land uses are used such as elderly housing attached, the number of anticipated trips would be even lower with only 10 AM and 13 PM peak hour trips anticipated.

Because of the minimal volumes anticipated to be developed from this development, the County has not requested a more detailed traffic analyses.

**Conclusion**

The proposed development of 117 age restricted dwelling units will generate a minimal amount of traffic to the surround area. The impact on the surrounding roadways will be minimal.

BROADACRES LITWORNIA ASSOCIATES 609\*654\*1334  
 Summary of Trip Generation Calculation  
 For 117 Occupied Dwelling Units of Retirement Community  
 December 10, 2003

|                           | Average<br>Rate | Standard<br>Deviation | Adjustment<br>Factor | Driveway<br>Volume |
|---------------------------|-----------------|-----------------------|----------------------|--------------------|
| Avg. Weekday 2-Way Volume | 0.00            | 0.00                  | 1.00                 | 0                  |
| 7-9 AM Peak Hour Enter    | 0.08            | 0.00                  | 1.00                 | 9                  |
| 7-9 AM Peak Hour Exit     | 0.09            | 0.00                  | 1.00                 | 11                 |
| 7-9 AM Peak Hour Total    | 0.17            | 0.41                  | 1.00                 | 20                 |
| 4-6 PM Peak Hour Enter    | 0.15            | 0.00                  | 1.00                 | 18                 |
| 4-6 PM Peak Hour Exit     | 0.12            | 0.00                  | 1.00                 | 14                 |
| 4-6 PM Peak Hour Total    | 0.27            | 0.52                  | 1.00                 | 32                 |
| Saturday 2-Way Volume     | 2.76            | 0.00                  | 1.00                 | 323                |
| Saturday Peak Hour Enter  | 0.14            | 0.00                  | 1.00                 | 16                 |
| Saturday Peak Hour Exit   | 0.14            | 0.00                  | 1.00                 | 16                 |
| Saturday Peak Hour Total  | 0.27            | 0.00                  | 1.00                 | 32                 |

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 6th Edition, 1997.

TRIP GENERATION BY MICROTRANS

BROADACRES LITWORNIA ASSOCIATES 609\*654\*1134  
 Summary of Trip Generation Calculation  
 For 117 Occupied Dwelling Units of Elderly Housing - Attached  
 December 10, 2003

|                           | Average<br>Rate | Standard<br>Deviation | Adjustment<br>Factor | Driveway<br>Volume |
|---------------------------|-----------------|-----------------------|----------------------|--------------------|
| Avg. Weekday 2-Way Volume | 3.48            | 0.00                  | 1.00                 | 407                |
| 7-9 AM Peak Hour Enter    | 0.04            | 0.00                  | 1.00                 | 5                  |
| 7-9 AM Peak Hour Exit     | 0.04            | 0.00                  | 1.00                 | 5                  |
| 7-9 AM Peak Hour Total    | 0.08            | 0.30                  | 1.00                 | 9                  |
| 4-6 PM Peak Hour Enter    | 0.07            | 0.00                  | 1.00                 | 8                  |
| 4-6 PM Peak Hour Exit     | 0.04            | 0.00                  | 1.00                 | 5                  |
| 4-6 PM Peak Hour Total    | 0.11            | 0.34                  | 1.00                 | 13                 |
| Saturday 2-Way Volume     | 2.51            | 0.00                  | 1.00                 | 294                |
| Saturday Peak Hour Enter  | 0.00            | 0.00                  | 1.00                 | 0                  |
| Saturday Peak Hour Exit   | 0.00            | 0.00                  | 1.00                 | 0                  |
| Saturday Peak Hour Total  | 0.30            | 0.00                  | 1.00                 | 35                 |

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

MAR 30 2016



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: 3/20/16

APPLICATION#: \_\_\_\_\_

APPLICANT: 88 Equities, LLC

PROPERTY LOCATION: 1532 Little Gloucester Road

BLOCK: 13203 LOT: 5.01

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

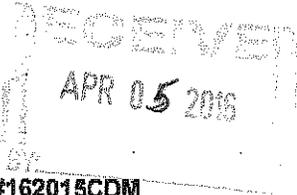
Our records indicate the above property is delinquent on taxes (see attached).

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 31, 2016

APPLICATION No. #162015CDM

APPLICANT: 88 Equities, LLC (Highland Estates)

PROJECT No. 10283

BLOCK(S): 13203 Lot(s): 5.01

LOCATION: 1532 Little Gloucester Rd., Clementon, NJ 08021

**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         | <input type="checkbox"/>            | GTEMS                     |

**STATUS OF APPLICATION:**

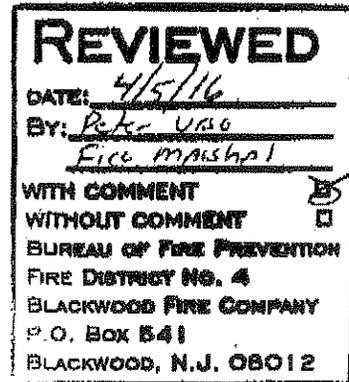
- New Application - **Bulk C / Use D Variance & Minor Subdivision**
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. **Please Forward Report by April 11, 2016**
- For Your Files.

**ENCLOSED:**

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



- Bulk C Variance
- Use D Variance
- Minor Subdivision

Signature



## GLOUCESTER TOWNSHIP FIRE DISTRICT 4

BUREAU OF FIRE PREVENTION

14 WEST CENTRAL AVENUE

BLACKWOOD, N.J. 08012

856-227-7731 / FAX 856-227-2494

[www.gtfd4.org](http://www.gtfd4.org)

April 5, 2016

I have received the attached plans for 1532 Little Gloucester Road, upon review of the plans I have the following comments:

1. Applicant must register with the New Jersey Bureau of Housing

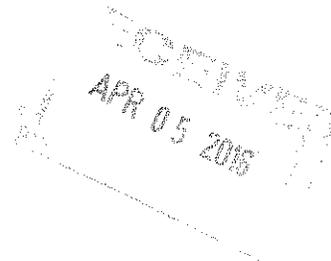
If there are any further questions regarding this issue please feel free to contact me at any time.

Respectfully,

Peter J. Urso

Fire Official

Gloucester Twp. Fire District 4



Item 63

B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 31, 2016

APPLICATION No. #162015CDM

APPLICANT: 88 Equities, LLC (Highland Estates)

PROJECT No. 10283

BLOCK(S): 13203 Lot(s): 5.01

LOCATION: 1532 Little Gloucester Rd., Clementon, NJ 08021

### 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         | <input type="checkbox"/> | GTEMS                     |

### 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 April 11, 2016**
- For Your Files.

APR 05 2016

### ENCLOSED:

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

4-4-16 OK JTG BWS

Signature

Commissioners  
Richard P. Calabrese  
Chairman  
Frank Simiriglia  
Vice Chairman

Board Members  
Dora M. Guevara  
Joseph Pillo  
Glen Bianchini  
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

April 4, 2016



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

Re: Application #162015CDM  
88 Equities, LLC (Highland Estates)  
1532 Little Gloucester Road, Clementon, NJ 08021  
Block 13203, Lot 5.01

Gentlemen:

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

***However, the following items need to be on file with the Authority:***

***Hold Harmless Agreement  
Licensed Operator Information***

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

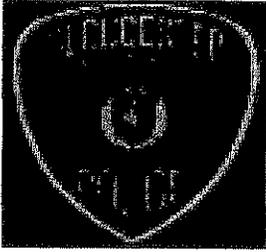
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Executive Director

RJC:mh  
Cc: 88 Equities, LLC





# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #162015CDM 1532 Little Gloucester Road, Clementon, NJ Block 13203 Lot 5.01

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

Other:

APR 08 2016

Reviewed By:  Lt. Jason Gittens  Cpl. Frank Pace

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

Date Submitted: 4/5/2016