

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, April 22, 2015  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes – *Wednesday, April 8, 2015*

**RESOLUTIONS FOR MEMORIALIZATION**

#152013C Edward Holding	Bulk C Variance Block: 13103 Lot: 40.02
#152016C Frank & Jeannette Reynolds	Bulk C Variance Block: 8703 Lot: 10
#152009DM R.T.A. Investments, LLC	Use “D” Variance; Minor Subdivision Block: 8010/8302 Lot: 1, 2 & 4/7.02
#152012D Lance’s Tavern, LLC t/a Skeeter’s Pub	Use “D” Variance Block: 906 Lot: 5, 6, 7, & 8

**APPLICATIONS FOR REVIEW**

#152019C Shawn Chando Zoned: R3	Bulk C Variance Block: 10401 Lot: 3 Location: 256 Cedar Ave., Blackwood
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4’-6’ vinyl fence around property; 24’ x 40’ Pole Barn(shed) with 5’ setbacks

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#142001DSPW  
Timbercreek Liquors  
Zoned: CR

Use "D" Variance/Site Plan Waiver  
Block: 101 Lot: 12  
Location: 1100 Station Ave., Glendora

Storage of trucks & equipment

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#112042DaCDPC  
Ryland Homes  
Zoned: R3

Bulk C Variance; Prelim Major Subdivision  
Block: 17499 Lot: 1  
Location: Jarvis Rd. & Williamstown-Chews Landing Rd

Preliminary Subdivision for 40 townhouse dwelling

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Meeting Adjourned

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### PENDING APPLICATIONS

1) 1840 P. Cheeseman Road, LLC #142050BD  
**Extension for 90 days to May 13, 2015**

2) Puff & Pipes, LLC #152002BD  
**Extension Waived on March 11, 2015**

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, APRIL 8, 2015**

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

**Roll Call:**

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

Chairman McMullin had the professionals sworn in:

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

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\*Mr. Treger will sit in for Mr. Acevedo.

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday March 25, 2015.

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

**Roll Call:**

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

Minutes Approved.

**RESOLUTIONS FOR MEMORIALIZATION**

3/11/2015

#152007C

James J. Gordon, Sr.

Bulk C Variance

Block: 6201 Lot: 3

#152008C

Marc & Carmen Argentieri

Bulk C Variance

Block: 19306 Lot: 3.14

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes

Mrs. Chiumento	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

**Resolutions Approved.**

**3/25/2015:**

#152010C  
 William Weiserth, Jr.  
 Bulk C Variance  
 Block: 8501 Lot: 24

#152001DSPW  
 Larry Mauriello  
 Use "D" Variance/Site Plan Waiver  
 Block: 4708 Lot: 25 & 26

#152004DM  
 Edward Pine  
 Use "D" Variance/Minor Subdivision  
 Block: 8301 Lot: 15 & 17

#152014C  
 Glenn W. LaBove  
 Bulk C Variance  
 Block: 9204 Lot: 19

#152003DCM  
 1743 Farmhouse, LLC  
 Bulk C & Use "D" Variance/Minor Subdivision  
 Block: 3306 Lot: 11 & 12

#152003DPMFM  
 Old Country, LLC  
 Use "D" Variance/Prelim/Final Subdivision  
 Block: 19702 Lot: 6.14

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

**Roll Call:**

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

**Resolutions Approved.**

**APPLICATIONS FOR REVIEW**

#152013  
 Edward Holding  
 Zoned: R3  
 Bulk C Variance  
 Block: 13103 Lot: 40.02  
 Location: 888 Davistown Rd.  
 Detached 2nd garage 40' x 60'

Mr. Costa swears in Mr. Ed Holding.

Mr. Holding states he has too many vehicles, tractors, and lawn equipment, the vehicles are restored cars that need storage. The garage will be 40' x 60' and constructed of galvanized steel. It will be for personal use only, no commercial work will be done in the garage. He owns 2.5 acres and sits back off the road, thus the garage won't be visible to the neighbors and you won't be able to see it from the road.

Vice Chairman Simiriglia asks Mr. Holding what is in the lot between him and the school buses.

Mr. Holding states he has a neighbor in between him and the school buses, but the home is pushed far in front of the lot. Mr. Holding also states there will be no canopy.

Mr. Mellett requests drainage details.

Mr. Holding states the lot and garage will drain towards the back of his lot.

Mr. Mellett asks if there will be gutters and downspouts.

Mr. Holding states "yes".

Mr. Mellett states that Mr. Holding needs to make sure no water goes on his neighbors' property.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

**Roll Call:**

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

**Application Approved.**

**#152016C**

**Frank & Jeannette Reynolds**

**Zoned: R3**

**Bulk C Variance**

**Block: 8703 Lot: 10**

**Location: 3301 High St. Blackwood**

**6' vinyl fence w/setbacks, 7'x7' Rubbermaid shed w/setbacks.**

Mr. Costa swears in Mr. & Mrs. Reynolds.

Mr. Reynolds states it will be 6' vinyl fence replacing an existing fence. The old fence is dilapidated and needs to be replaced. The new fence will be placed in the exact same spot as the old fence.

Mr. Lechner discusses the variance needed for the shed because it is in the 2nd front yard of the home.

Mr. Reynolds and Mr. Mellett discuss the 0' fence line variance and shed variance.

Mr. Mellett states the shed has to be 3' from the property line.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Treger	Yes

Chairman McMullin

Yes

**Application Approved.**

**Mrs. Chiumento steps down for the following application.**

**#152009C**

**R.T.A. Investments, LLC**

**Zoned: R3**

**Use "D" Variance, Minor Subdivision**

**Block: 8010/8302 Lot: 1,2,& 4/7.02**

**Location: 109 & 107 Coles Rd., Blackwood**

**Land swap w/Democrat Club & Use Variance for two (2) twins.**

Mr. Costa swears in Mr. John Wade (ESQ.), Mr. Addison Bradley (planner), Mr. Bruce McKenna (PE).  
Mr. McKenna explains the application:

- A1, use variance & minor subdivision
- 3.01 & 3.02 2 twins to the east
- 7.02 old subdivision to the west (2010)
- twins will be the same as the twins built to the east,
- area is all multi-family, twins across the street and condo's and townhouses behind,
- drainage services to the development in the rear of the property.
- A2 site location exhibit
- tried to clean up the subdivision,
- will be able to park at least 3 vehicles well,
- use variance in each lot,
- dedication: present dedication in the frontage,
- 3.01 & 3.02 29' wide dedication, Coles Rd. (township road),
- 7.01 29' wide road consistent along Coles Rd.,

Mr. Mellett states if the application is approved take the dedication off the plan.

-A3 wetlands evaluation: NO wetlands,

Elevations:

- Coles Rd. is higher then it drops down,
  - water goes to it's natural state,
- No issues and will comply with Mr. Mellett's and Mr. Lechner's letters.  
Mr. Wade states they will file as a plan vs. deed.

Mr. McKenna:

- 7.02 was cleared in the front of anything that wasn't a consequence.
- Mr. Mellett states show a plan with the actual development, more details are needed, driveways etc... Filing by Platt is helping this subdivision.

Mr. Lechner:

- utility easement and sewer easement (GTMUA) needs to be noted on the plan,
- the storm water management, basin, is an existing situation and may be within the Zoning Board's jurisdiction to approve the basin for the Valley brook development. The deed will have to go to Mr. Carlamere's office (legal).

Vice Chairman Simiriglia states the burden should go to the development using the basin.

Mr. Lechner asks the applicant about curbs and sidewalks.

Mr. Wade states "yes, there will be curbs and sidewalks.

Mr. Lechner states if approved, the map will be reviewed by the township engineer, file MILAR, and law review.

Vice Chairman Simiriglia discusses the township map in the folder in relation to lots 7.01 & 7.02 being different.

Mr. Wade states 8302 & 8303 block limits will be going in.

Mr. Bradley states the property will act as a buffer between the Democrat Club and the existing home. The RA zone allows twins and because the lots are larger the frontage is larger and the front yard setback is larger.

Mr. Bradley continues:

- Democrat Club out front with twin homes in site,
- all positive for permissible uses,
- Master Plan - diversity in housing and 2 twins won't get any larger,
- surrounded by twin homes,
- there aren't any twins available in the township.

Mr. Addison states the Democrat Club will move their driveway to the other side and widen it. This will make for a more attractive corridor as the Democrat Club's lot changes and shrinks.

Mr. Rosati asks Mr. Addison if the twins will be owned or rentals.

Mr. Addison states it will be owner occupied while renting the other one.

**PUBLIC PORTION:**

Mr. Belmont who lives next door to the Democrat Club states the twin homes will help make his home look like a better fit on the street. He had his lot checked for wetlands and the found none. He has no objection to the building of the twin homes next door to him.

Mr. Lechner proposes the twins be built set back and to show the setback on the plan.

Mr. McKenna states the setback will be 60'.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Additional Comments.

**A motion to approve the above mentioned application with the following conditions: subdivision filed as a Platt, development plan reviewed by township engineer, setbacks on plan, agree with Mr. Lechner's and Mr. Mellett's letters, was made by Mr. Scarduzio and seconded by Mr. Rosati.**

**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>Mr. Rosati</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application Approved.**

**#152012D**

**Lance's Tavern, LLC t/a Skeeter's Pub**

**Zoned: NC**

**Use "D" Variance**

**Block: 906 Lot: 5,6,7,& 8**

**Location: 7 Coles Rd. Blackwood**

**45" x 71" LED sign**

Mr. Dennis Riley (ESQ.) explains the application.

- The applicant bought the old Exxon station.
- bottom part of the sign is LED and needs a use variance,
- the sign will show daily specials,
- the liquor store is gone and will be replaced by an upscale restaurant,

- Many LED's throughout the town,
- old survey shows the sign has been there since 1983.

Mr. Bradley (planner) states there were only changes to the base of the sign for the LED.

- the drug store on the next corner has a LED sign,
- no obstructions from the sign,
- no negative impact from lighting,
- replacing the Skeeters sign will be an improvement,
- upgrade the town,
- community notices would be allowed,
- if intersection changes, the applicant is willing to add a welcome sign.

Mr. Mellett discusses the off premises sign.

Mr. Riley states it is on lot 5 and all the properties will be put into one.

Mr. Lechner request providing recording of all properties.

Mr. Mellett states the sign must follow all DOT rules as it is on the Black Horse Pike, which is a state road.

Mr. Treger asks if the sign is the same size as the Exxon sign.

Mr. Bradley the applicant just reused the same sign...it is the old Exxon sign.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

**Roll Call:**

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

**Application Approved.**

**#152005DM**

**1743 Farmhouse, LLC**

**Zoned: R3**

**Bulk C & Use "D" Variance/Minor Subdivision**

**Block: 3306 Lot: 11 & 12**

**Location: 1010 E. Evesham Rd., Magnolia**

**Use residential & catering/wedding facility to be constructed & carriage house/barn renovated: catering/food for scheduled events; 1 story cottage proposed, minor subdivision (Lot 12 - Commercial - Lot 11 residential)**

Mr. Costa swears in Mrs. Tiffany CuvIELLO (planner), Ms. Denise Herker (owner), Mr. Steve Crea (owner), and Mr. Norman Rogers (PE).

Mr. Dennis Riley (Esq.) and Mr. Addison Bradley (landscape planner).

Mr. Riley discusses the R3 zone and expanding the house to create a catering facility and bulk variance for the buffer.

Mr. Riley continues:

- the home is 13 years older than Gabriel Davies Tavern,
- Minor subdivision,
- Gloucester Township Historical Society has endorsed the project,

- Known as the "Albertson House",
- due diligence quite lengthy,
- no liquor license - BYOB,
- preserve it for the future,
- alternative could be 17 homes.

Ms. Herker states they found the driveway and just knew it was a beautiful setting They are in the wedding business. She loves the old Ash tree in the backyard known as the "wedding tree". They enjoy the peace and charm of the property. The house has all original floors, birch interior, 21 rooms, 3 stories. The mature trees, native plants like it was frozen in time. They may add a small smoke house in the back yard. She loves the Otter Creek setting. All noise ordinances will be followed and the hours of operation will be: Friday 1 pm to noise ordinance, Saturday 1 pm to NO, Sunday there may be a brunch and Monday thru Thursdays not a lot of business will not be conducted, it's usually pretty quiet those days.

Mr. Norm Rogers (PE):

A1 Rendering:

- on Evesham by Malibu,
- 7.75 acres,
- RB 3 units per acre,
- 2 1/2 story home,
- pre existing barn 888 sq. ft. ,
- minor subdivision along Evesham Rd. ,
- 2 separate lots ...lot 12 - 5.10 acres,
- main catering facility retained,
- 7900 sq. ft. with addition 11,046 sq. ft. ,
- 1080 sq. ft. with addition 2400 sq. ft.
- 100 parking spaces required and they will be 9' x 18',
- designed the facility around 70 specimen trees, saved as many as possible,
- align drive with Wilson rd.
- County has rules with driveways,
- 2 parking facilities that will equal 100 spaces,
- access on Evesham Rd. County Road 544,
- 2 way 24 ft. access drive,
- average daily trip = 200,
- 3 units 17 trip generator = 174,
- 16,200 ADT on county road,
- 200 = 1.2% - county road has sufficient capacity,
- 2nd access - 20 ft wide for emergency access only,
- pedestrian walkway to both buildings,
- trash receptacle will have 4 walls and roof, which will only be removed when trash truck is coming,
- 6' opaque fence around the loading area,
- 10' fence around the rest of the loading area,
- storm water basin inlet and piping to basin,
- DEP run off will be less then there is pre-existing,
- water main on Evesham and will be connected,
- Fire hydrant will be installed on property if that is what the Fire Marshall wants,
- sewer hook up will be used (sanitary),
- shoe box lighter fixtures w/shields to eliminate lights on neighbors' homes,
- no flood lights on the building or in the parking lot,
- 25' buffer on both sides with evergreens and 6' board on board fence from front to recurring buffer line,
- 5' shrubs to help headlight glare,
- 25' buffer from residential to residential,
- relief from buffer on new lot line requested,
- 2 masonry walls on entry way,
- signs on entrance walls,

-no disturbance in rear of property.

Vice Chairman Simiriglia asks if the circulating road will be able to handle fire equipment.

Mr. Rogers states "yes, they've done a truck turning test".

Mr. McMullin asks if the 100 parking spaces includes employees.

Mr. Rogers states there will be 20 employees.

Mr. Costa inquires about outside activity.

Mr. Rogers states there will be an outdoor deck area.

Ms. Herker states there won't be any outside speakers.

Mr. Rogers states landscaping will help buffer the noise and township ordinances will be followed.

Ms. Herker states the chapel will be in the barn, the house will be used for bridal rooms and staff and they will be living in the subdivided home.

Mr. Mellett:

-buffer 150' of fence, adding vegetation in the repairing zone to help screen the property.

-site plan issue

Mr. Lechner states there are species you can use in the buffer.

Mr. Mellett discusses repair zone limits and DEP.

Mr. Rogers states an LOA will be obtained and flood hazard permits.

Mr. Treger asks for details on the exit and entrance.

Mr. Rogers states there will be a gate and it will be both egress and ingress.

Mr. Rogers discusses the re-division of the land for the new lot. It will be a residential lot: .75acres that fits into the R3 zone.

-the home will share the access from Evesham Rd., there will not be any other access to Evesham,

- 4 parking spaces,

2 review letters:

-in agreement w/engineers' letter,

-in agreement w/Planners letter,

-will comply with NJDOT flood hazard permit,

-proposed grading w/minor subdivision for approval,

-minor subdivision restricted access to Evesham Rd..

Mr. Crea states the ceremonies will be in the barn,

-ceremonies by the "wedding tree" on the deck,

-music will be inside,

-triple pane glass,

-noise will be minimal.

Vice Chairman Simiriglia questions the storm water basin.

Mr. Rogers states the Otter branch Creek will be the water overflow.

Mr. Addison Bradley (landscape planner):

-mostly suit plan approvals,

-rose garden area, lilies,

-status w/water,

-Historic gem preserved for the township,

-ceremonies in back of building,

-L shape around deck for lawn weddings and cocktails.

Ms. Cuviallo (planner):

- bulk variances:

reduced buffer on subdivision, barn and location w/existing setback.

Ms. Cuviallo continues:

-owners have restored the home and will maintaining the home with existing exposed beams,

-maintains historic home and open space,

-17 homes may be the alternative, church, school (charter or private), or an assisted living facility may be the alternative where lot coverage could be 75%. Under this proposal the lot coverage is 30%.

Use variance legality:

- MLUL no substantial detriment,
- open space,
- promotes good civic design,
- promotes historic site,
- prevent urban sprawl.

This site is unique with a farm house, 1743 mansion, wedding tree and unique environmental features. The alternative being the demolition of the home and the destruction of 70 specimen trees. The current owners are moving the driveway to save the trees. The buffer will be 25' to 30' for neighboring homes. The building acts as its own buffer for neighbors because of how it will be situated. There will be large open spaces which serves the owners well because they want to appear isolated, it's important for the events. This venue isn't found anywhere in South Jersey, you would have to travel to Hunterdon County. This allows people a different venue vs. a golf course for their weddings. There is no substantial detriment. The R3 zone showed in the 2005 Master Plan. The 1999 Land Use Plan shows this property as vacant, it deserves to not be vacant and to be used.

Mr. Costa asks if there will be rooms for people to stay overnight.

Mr. Crea states there won't be any overnight stays.

Mr. Lechner inquires why they use a bridal suite.

Ms. Herker states that is where the bride gets dressed and ready for the ceremony.

Mr. Lechner asks if anyone will be hanging out after the ceremony.

Ms. Herker states people won't be hanging out after the weddings, there will be valet parking, wedding planners and they will be living on the same lot and would be able to police themselves.

Vice Chairman Simiriglia asks when the activity will cease.

Ms. Herker states typically around 10:30 pm or 11:00 pm.

Vice Chairman Simiriglia asks if 11 pm is acceptable.

Ms. Herker states "yes".

#### **PUBLIC PORTION:**

Ms. Cathy Lane is concerned because the trash and loading zones are close to her house. She states the neighborhood is elderly and many of them couldn't make it to the meeting. She opposes this business because it is surrounded by a quiet neighborhood. There will be noise late at night with people talking and music. She is also concerned about the additional traffic on Evesham Rd. as a safety issue. Another worry would be the depreciation of the homes. She also inquires if the sewer is public.

Vice Chairman Simiriglia states the sewer is public.

Ms. Lane is worried about the deck noise and people opening doors and other noise issues.

Mr. Bucceroni asks exactly which house is Ms. Lanes'.

Ms. Lane states lot 17- 33.06 block.

Mr. Bucceroni states the building is 125' and the deck 210' away from her home. Mr. Bucceroni states he's been on Evesham at 11 pm and no one is on that road. He considers the pizza shop, and Acme more intrusive.

Ms. Lane mentions the 11 pm noise and traffic when guests leave.

Mr. Mellett states they will have to get approval from the County.

Mr. Lechner discusses the site plan approval and traffic impact statement that have to be finalized.

Ms. Kathleen Hunter will be located by the new barn lot 33.06. Her thoughts are on the drainage. She states her appraisal shows an access road to an old sewer system for the town.

Mr. Rogers states the basin must be re-sized so there will be less discharge pre-existing (100 yr. storm).

Ms. Hunter asks if it will be an eyesore.

Mr. Rogers states the pipes will be underground to the basin and to the Otter branch stream, so the drainage will be better than existing drainage and there will be additional landscaping. Mr. Rogers maintains there is no recorded easement as far as they have found.

Ms. Lauren McKuthcin states the "cottage" will be behind her house, she would like to know when they will be firming everything up.

Mr. Costa states this is only for the Use variance and the minor subdivision. They will be coming back with a site plan, the drawings are different.

Mr. Lechner states the Use and drawings will be consistent with what they have shown us tonight. The cottage will be in the middle of the trees.

Ms. Emily Augmansky asks who will be the "booze control"? The police?

Mr. Crea states the servers will police the liquor as the caterer is in charge.

Ms. Augmansky asks who will take care of the animals on the property.

Mr. Crea states they will leave them alone.

Mr. Bucceroni states having the trash enclosed will help that situation.

Ms. Augmansky questions if the property could really handle 270 people.

Ms. CuvIELlo states they have adequate parking as there is 1 space for every 3 (persons).

Ms. Augmansky asks if the police department could help them get the guests out of the parking lot.

Mr. Walter Rickey states he lives 2 blocks from Evesham and it's a busy road as well as they are very close to the Magnolia playground. The Magnolia park has events on 4th of July and other holidays and how will this business affect all of those events.

Mr. Bucceroni states he is sure the owners will work with the town of Magnolia.

Mr. Crea states he will work with Magnolia on schedules to avoid parades and such.

Mr. Phil Pearsol inquires if there has been a traffic study.

Mr. Costa states there will be traffic reports.

Mr. Pearsol states adding 100 cars to a Saturday afternoon between 1 pm and 2 pm will create a quagmire.

Mr. Scarduzio states the owners suggested looking into possibly having a police officer.

Mr. Bucceroni states the owners will have to manage that and police officers could be a possibility.

Mr. Pearsol doesn't consider a 2 lane highway (Evesham rd.) residential.

Mr. Nicholas Giambri is concerned about any tax abatement and what will happen after 5 years. He's worried the business will close and there will be another empty building in the township.

Mr. McMullin asks Mr. Giambri if he thinks it would be better to have the catering business or 17 houses, a church or a school.

Mr. Bucceroni states you could end up with a drug rehab or church which are allowed in a R3 zone.

Mr. Giambri states he's worried that it will end up looking like Blackwood Clementon Rd. with vacant lots and buildings. He is already on a cut through street and his street gets so busy he won't allow his children to come out front and play on the weekends.

Ms. Dana Kontor is concerned with safety, traffic and water shed issues. She would prefer her neighborhood to stay quiet with no commercial use. Please don't approve this project.

Ms. Kelly Matthews states her neighborhood isn't really all that quiet. She is thankful that 17 houses are not going into this lot. Ms. Matthews thinks it's great that the integrity of the land and old home are being preserved. She doesn't think the traffic is going to be affected all that much. She states the dentist on her corner has 20 or 30 cars a day and there aren't any additional accidents. Ms. Matthews thinks it's great that more people will be coming into our town. She also appreciates people don't like the idea or change.

Dan Garlotta wants a 10' fence in his yard now so he doesn't have to see the new business. He is worried about the noise in his yard from any PA systems.

Mr. Crea states there won't be any outside speakers.

Mr. Garlotta states he looks right into their yard (lot 19), he doesn't want the noise and he hasn't seen any plans yet.

Mr. Rosati states there will be a lot of shrubbery and high nice greens, it will be very nice looking.

Mr. Rosati reiterates the board is only hearing the "use" part tonight.

Mr. Garlotta is worried about the drunks on weekends.

Mr. Mellett states that lot 19 is 140 ft. from the buildings.

Mr. McMullin states it is a site plan issue.

Mr. Lechner states the applicants will be doing a noise study and decibel levels. Cutting your lawn when someone has company next door is allowed. You will hear some noise in the stillness of the night. This will only be weekend events vs. 17 homes everyday.

Mr. Garlotta is worried about his view in his backyard because it is a downward slope that will look right into the catering yard.

Mr. Lechner states the fence with a berm is a possibility.

Mr. Mellett reiterates all the trees that are being maintained.

Mr. Lechner discusses landscaping and how it will diffuse the noise, also trees diffuse and mitigate.

Mr. Joseph Hennig asks if there will be a sidewalk.

Mr. Lechner state a sidewalk will be a requirement.

Ms. Rose Little backs to the property and knew in reality one day it would go away. She is very glad these owners are so willing to work with them.

Mr. Sean McKeever questions the police officer for traffic being left up to the owners discretion if needed. He states some days it can take him 5 to 10 minutes to get out of his driveway, it's a real hassle to get out of his street and sees it as a potential for accidents.

Mr. Bucceroni asks Mr. McKeever when he bought his home.

Mr. McKeever states 2008.

Mr. Bucceroni states he used to ride his bike to the rib joints in Lawnside around 1979 and thinks there was more traffic then. Mr. Bucceroni points out to Mr. McKeever that he bought a home on a county road and knew it would be busy. He believes the owners of the catering business only need police to direct traffic depending on how many guests are at the wedding.

Mr. Lechner states the street view will not be impacted as much. A traffic impact statement will be done by an professional.

Ms. Dana Kontor asks how the owners decided to have a banquet facility and not a bed and breakfast.

Mr. Bucceroni states Gloucester Township isn't Magnolia.

Ms. Kontor wants to know why it has to be commercial.

Ms. Kontor doesn't believe it is going to work.

**A motion to approve the above mentioned application with the following conditions: 11 pm is closing, work w/Magnolia, no outside speakers, no spot lights: Use variance and subdivision was made by Mr. Bucceroni and seconded by Mr. Scarduzio.**

12 4/22/2015 ZB

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Chairman McMullin	Yes

**Application Approved.**

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

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 152013C  
EDWARD HOLDING  
Block 13103, Lot 40.02 & 40.03**

**WHEREAS**, Edward Holding, is, the owner of the land and premises located at 888 Davistown Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a second garage instead of the 1 required and to have 2400 square feet instead of the required 800 square feet, for the property located upon Block 13101, Lot 40.02 & 40.03, as shown on the Official Map of the Township of Gloucester, located in an R-3- Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on April 8, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Edward Holding is the owner of the land and premises located at 888 Davistown Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 13103, Lot 40.02 & 40.03, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he has three old cars and would like to have the 40x60' garage to store these cars as well as personal equipment. The garage is 260 feet from the road on over 2 acres and would not interfere with any neighbors.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 2400 square foot second garage the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of April that the applicant, Edward Holding is hereby granted the aforesaid variances for the property located upon Block 13103, Lot 40.02 & 40.03 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Carmen Scarduzzio	Yes
Jay McMullin	Yes
Ken Treger	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 22nd Day of April, 2015.

---

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 152016C  
FRANK & JEANETTE REYNOLDS  
Block 8703, Lot 10**

**WHEREAS**, Frank and Jeanette Reynolds are, the owners of the land and premises located at 3301 High Street in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' vinyl fence 33' from the front property line along High Street and 0' from Orchard instead of the required 40 and to have a second shed in the front yard, for the property located upon Block 8703, Lot 10, as shown on the Official Map of the Township of Gloucester, located in an R-3- Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on April 8, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Frank and Jeanette Reynolds are the owners of the land and premises located at 3301 High Street, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8703, Lot 10, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that they were replacing an old wooden fence with a new vinyl one in the exact same location and the shed was already there.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 6' vinyl fence and to maintain the existing shed Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of April that the applicants Frank and Jeanette Reynolds are hereby granted the aforesaid variances for the property located upon Block 8703, Lot 102 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Carmen Scarduzzio	Yes
Jay McMullen	Yes
Ken Treger	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

---

Jay McMullen

**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 22nd Day of April, 2015.

---

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 152012D  
LANCE'S TAVERN LLC  
Block 8301, Lots 5,6, 7, 8**

**WHEREAS**, Lance's Tavern is, the owner of the land and premises located at 7 Coles Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 45x71 LED Message Center at a height of 15.25 feet and a 0' front yard setback, for the property located upon Block 8301, Lots 5,6,7,8, as shown on the Official Map of the Township of Gloucester, located in an NC Zone, said application being represented by Denis Riley Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on April 8, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Lance's Tavern LLC is the owner of the land and premises located at 7 Coles Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8301, Lots 5, 6, 7, 8, on the Official Tax Map of the Township of Gloucester, located in an NC 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 presented testimony that a sign has been there since 1983. It is located on a State Highway and they are replacing the old Exxon sign with a larger and upgraded sign. There are other LED signs in the immediate area and this sign will have no impact on any neighbor. The sign will be used to advertise daily specials for the new restaurant and the applicant agreed to allow the Township to use the sign at no charge. The applicant introduced into evidence A-1 the Design of the sign.

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

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of April that the applicant Lance's Tavern LLC is hereby granted the aforesaid variances for the property located upon Block 8301, Lots 5-6-7-8 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.



**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 152009DM  
R.T.A. INVESTMENTSLLC  
Block 8010/8302, Lots 1-2-4 & 7.02**

**WHEREAS**, R.T.A. Investments is, the owner/ contract purchaser of the land and premises located at 109 & 107 Coles Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use variance to construct 2 Twin Homes and a Minor Subdivision, for the property located upon Block 8010/8302, Lots 1-2-4/7.02, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being represented by John Wade Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on April 8, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, R.T.A. Investments LLC is the owner/ contract purchaser of the land and premises located at 109& 107 Coles Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8010/8302, Lots 1-2-4/7.02, 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, Bruce McKenna, a Professional Engineer, explained the site and the minor subdivision. He explained there would be a land swap between the applicant and the adjoining Democrat Club as shown on the subdivision plan and marked as Exhibit A-1. A-2 was marked as site location and A-3 was marked as a Wetlands letter. He went on to say the subdivision would be filed by plat and would show the exact dimension setbacks. He agreed with Churchill's letter dated 4-3-15 and as a condition of approval he would submit a development plan to the Board Engineer.

Addison Bradley, a Professional Planner, testified the four homes would have a greater lot frontage and lot setback than would be required in the permitted RA Zone, would be a buffer and infill lots to other uses in the area, would make an attractive corridor and would not have any negative impact on the surrounding area.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct 2 Twin Homes and a minor subdivision as per the plat the Board voted six (6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of April that the applicant R.T.A. Investments LLC is

hereby granted the aforesaid variance and minor subdivision for the property located upon Block 8010/8302, Lots 1-2-4/7.02 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Carmen Scarduzzio	Yes
Jay McMullin	Yes
Ken Treger	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

---

Jay McMullin                      **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of April, 2015.

---

Ken Lechner, Secretary

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

**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 #152019C**  
**Shawn Chando**  
**256 Cedar Avenue**  
**BLOCK 10401, LOT 3**

**DATE:** April 2, 2015

The Applicant requests approval to install a four (4) and six (6) foot high vinyl fence and second 24' x 40' "Shed" 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	25,000 sf	yes
Minimum lot frontage	75 ft.	100 ft.	yes
Minimum lot depth	125 ft.	250 ft.	yes
Maximum building coverage	20%	±15.3% <sup>1</sup>	yes
Maximum lot coverage	40%	±23.2% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard	30 ft.	110 ft.	yes
Side yard	10 ft.	15 ft. / 15.67 ft.	yes
Rear yard	30 ft.	96 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a
<b>RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
<b>Maximum shed area</b>	<b>168 sf</b>	<b>960 sf</b>	<b>no*</b>
<b>Number</b>	<b>1</b>	<b>2</b>	<b>no*</b>
<b>Maximum shed height</b>	<b>12 ft.</b>	<b>18 ft.</b>	<b>no*</b>
Distance between adjacent buildings	10 ft.	±51 ft. <sup>1</sup>	yes
Front yard	N.P.	no	yes
Side yard	5 ft.	71 ft. / 5 ft.	yes
Rear yard	5 ft.	5 ft.	yes

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

\* = Variance required.

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

## **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 four (4) and six (6) foot high vinyl fence approximately zero (0) feet from the front property line along Cedar Avenue (40 feet from the cartway is the minimum required).

### **§422.L, Residential Tool Shed**

2. Area: (960 sf provided v. 168 sf maximum allowed).
  - a. The size of the proposed shed exceeds the maximum area for a residential tool shed (168 sf) and a private garage (800 sf).
    - i. Consideration should be given to requiring the minimum 10-foot side and rear yard setback, which would be required for a private garage.
3. Number: (2 provided v. 1 maximum allowed).
4. Height: (18 ft. provided v. 12 ft. maximum allowed).

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

5. 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 four and (4) and six (6) foot high vinyl fence approximately zero (0) feet from the front property line along Cedar Avenue (40 feet from the cartway is the minimum required), Section 422.L to construct a second residential tool shed (1 maximum allowed), nine hundred sixty (960) square feet (168 sf maximum allowed), and building height eighteen (18) feet (12 ft. 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: Shawn Chando  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

K:\ZBA Reviews\Year 2015\SHED\Chando-R3-152019C\Rpt\152019C-R3-Shawn Chando.docx

APPLICATION #152019C  
Shawn Chando  
256 Cedar Avenue  
BLOCK 10401, LOT 3

# 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. # 152019C

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

Planning Board  Zoning Board of Adjustment

Fees: 160<sup>00</sup> Project # 9282

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

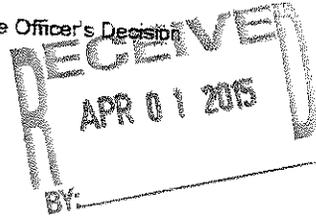
Escr. 150<sup>00</sup> Escr.# 9282

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Shawn Chando</u> Address: <u>256 Cedar Ave</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 292-2341</u> Fax: ( ) - Email: <u>Schando1020@gmail.com</u>	<b>2. Owner(s) (List all Owners)</b> 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
<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: Datz engineering  
Address: 109 Woodland Ave  
Profession: \_\_\_\_\_  
City: Mullica Hill  
State, Zip: NJ 08063  
Phone: (856) 478-2188 Fax: (856) 478-6924  
Email: \_\_\_\_\_

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

**7. Location of Property:**

Street Address: 256 cedar Ave Block(s): 10401  
Tract Area: \_\_\_\_\_ Lot(s): 3

**8. Land Use:**

Existing Land Use: Residential  
Proposed Land Use (Describe Application): 6' vinyl fence, around side and rear of property and 4' in the front 600' 6' vinyl, 100' Pole Barn 24x40 "second garage" shed of 4'

**9. Property:**

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

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.



**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).

3-30-15  
Date

[Signature]  
Signature

Shawn Chando  
Print Name

Sworn and Subscribed to before me this

30 day of March

[Signature]  
Signature

2015 (Year).

Shawn Chando  
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No  Yes

[Signature]  
Signature of Applicant

3-30-15  
Date

Shawn Chando  
Print Name

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 3-30-15, shows and discloses the premises in its entirety, described as Block 10401 Lot 3 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:

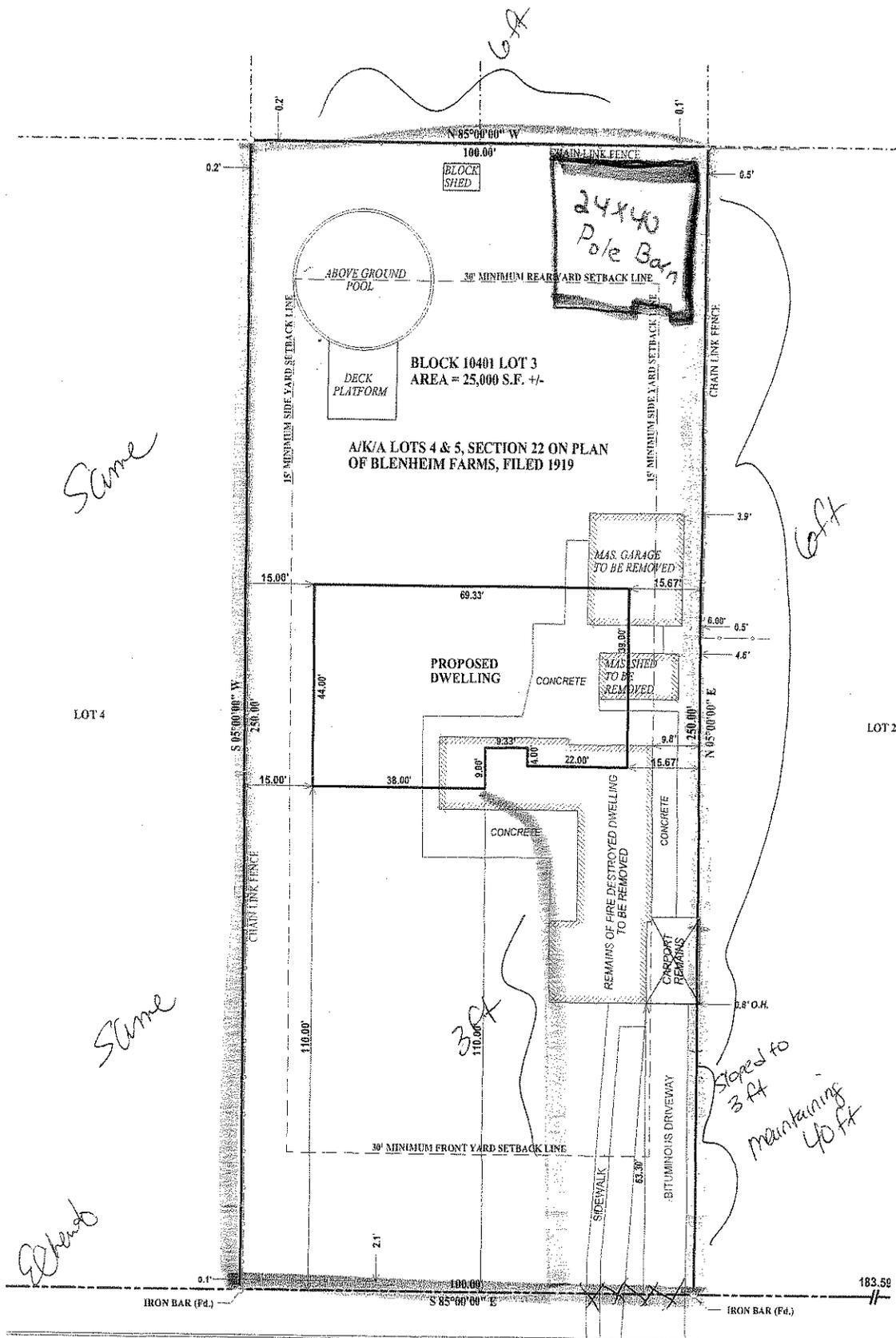
Shawn Chando of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to

On this 30 day of March 2015 before the following authority.

Shawn Chando  
Name of property owner or applicant

Susan Beeler  
Notary public



*Same*

*Slime*

*Hand*

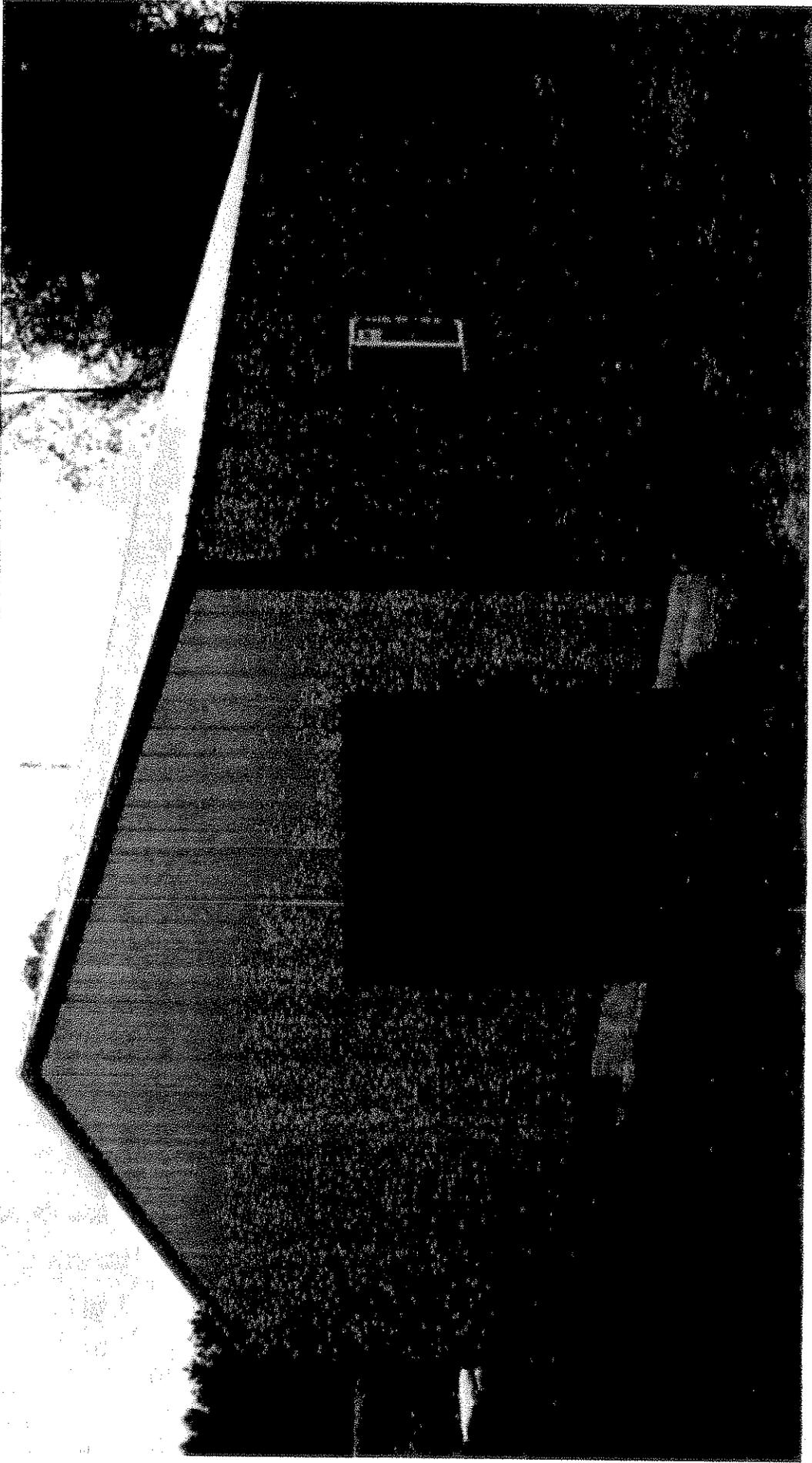
*6ft*

*6ft*

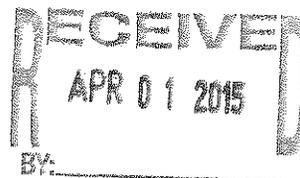
*3ft*

*Stops to 3 ft  
Maintaining 40 ft*

RECEIVED  
 CEDAR AVENUE ( 50' WIDE )  
 APR 01 2015  
 BY:



RECEIVED  
APR 01 2015  
BY: \_\_\_\_\_



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

**TAXES PAID CERTIFICATION**

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

DATE: 3-30-15  
APPLICATION#: 152019C  
APPLICANT: Shawn Chando  
PROPERTY LOCATION: 256 Cedar Ave, Blackwood  
BLOCK(S): 10401 LOT(S): 3 QUALIFIER: \_\_\_\_\_

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

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

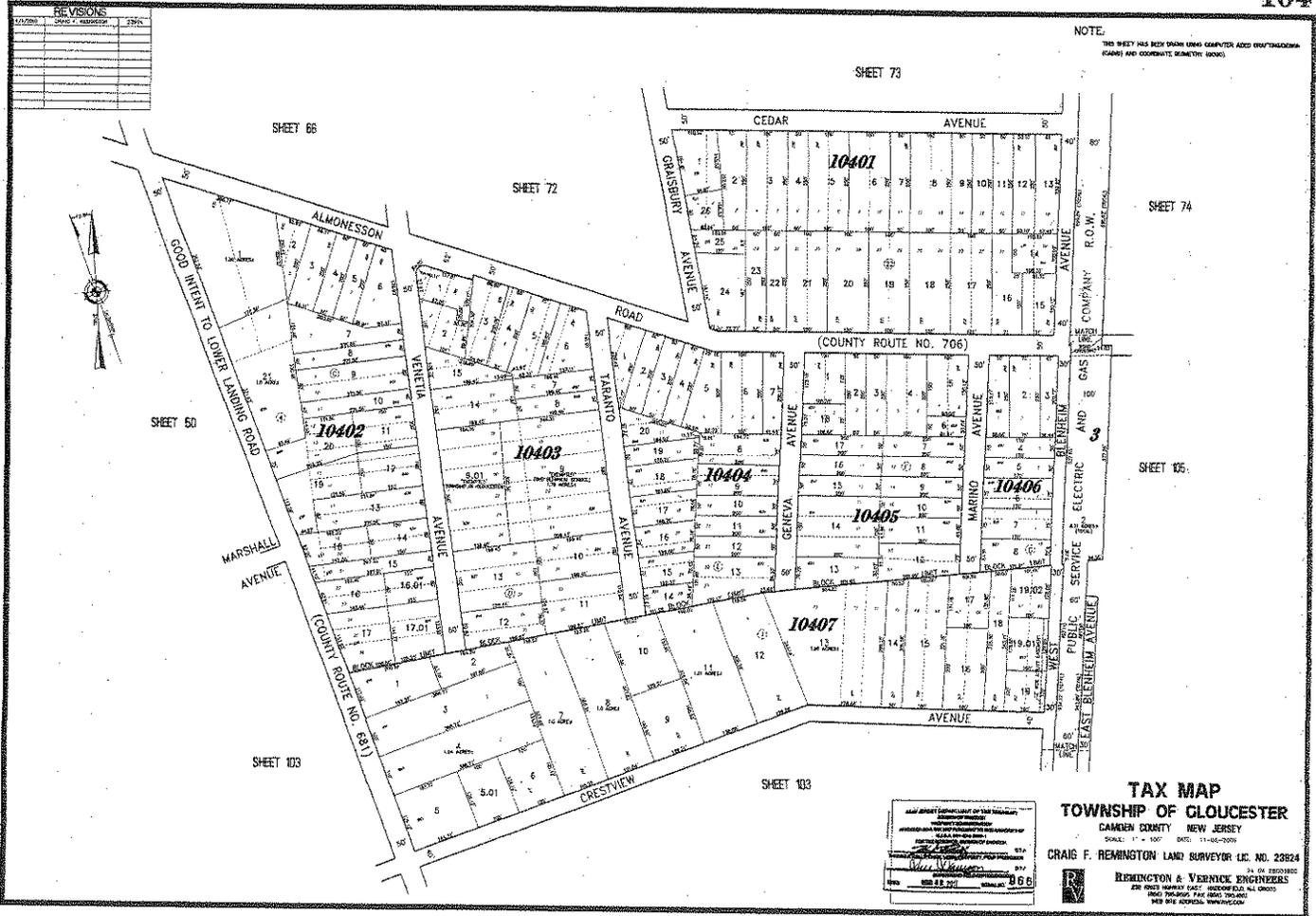
\_\_\_\_\_ Our records indicate the above property has liens (see attached).

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

  
SANDRA L. FERGUSON  
GLOUCESTER TWP. TAX COLLECTOR

REVISIONS		
NO.	DATE	DESCRIPTION

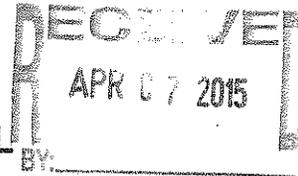
NOTE:  
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CAD) AND COORDINATE GEOMETRY (COGO).



ALL RIGHTS RESERVED BY THE TOWNSHIP OF CLOUCESTER, NEW JERSEY. THIS MAP IS THE PROPERTY OF THE TOWNSHIP OF CLOUCESTER, NEW JERSEY. IT IS TO BE USED ONLY FOR THE PURPOSES OF TAXATION AND RECORDS. ANY OTHER USE IS STRICTLY PROHIBITED. **W. V. VERNYK** 866-22-1001

**TAX MAP**  
**TOWNSHIP OF CLOUCESTER**  
CAMDEN COUNTY NEW JERSEY  
SCALE: 1" = 100' DATE: 11-05-2004  
CRAIG F. REMINGTON LAND SURVEYOR L.C. NO. 23824  
REMINGTON & VERNYK ENGINEERS  
200 SOUTH HANWAY LANE HANOVER NJ 07930  
908-739-9100 FAX 908-739-9101  
WEB SITE ADDRESS WWW.RVAE.COM

TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL



DATE: April 1, 2015

APPLICATION No. #152019C

APPLICANT: SHAWN CHANDO

PROJECT No. 9282

BLOCK(S): 10401 Lot(S): 3

LOCATION: 256 CEDAR AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review.  
 For Your Files.

**Please Forward Report by APRIL 12, 2015**

ENCLOSED:

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

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

Signature:   
assessed 4/16/15

24x40 IS NO "SHED". ALSO 18' HIGH  
THIS IS THE SIZE OF MANY HOUSES  
IN THE TWP. LOT IS ONLY 100x250  
IN RES. AREA. WILL BE A  
DETIMENT TO NEIGHBORING PROPS.

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

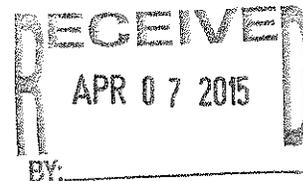
HOWARD C. LONG JR, ESQ.  
Solicitor

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  
April 6, 2015

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



Re: Application #152019C  
Shawn Chando  
256 Cedar Avenue, Blackwood, NJ 08012  
Block 10401, Lot 3

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



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

February 9, 2015

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

Re: Timbercreek Spirits, Inc  
Use Variance and Site Plan Waiver  
Block 101, Lot 12  
1100 Station Avenue  
Glendora, Camden County, NJ  
Gloucester File No.: 142001DSPW  
Our File No.: GX15003-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated January 7, 2014;
- B. Township of Gloucester Land Development Application date January 6, 2014;
- C. Township of Gloucester Tax Map (Sheet No. 1);
- D. A copy of Concept Plan prepared by Rodriguez Consulting, dated October 3, 2014.

We offer the following comments in regard to the application:

**I. Project Description**

1. The project site is located at 1100 Station Avenue, Glendora, NJ 08029.
2. The site is known as Block 101, Lot 12 as per the tax map of the Township of Gloucester.

3. The referenced property consists of approximately 2.82 acres, based on the Tax Map, with frontage on Station Avenue and Clements Bridge Rd. The lot is located in the Commercial Residential District.
4. The site is currently occupied by an existing liquor store with associated site improvements.
5. The applicant is proposing to utilize a portion of the existing site for truck and equipment storage associated with a landscaping company.
6. It does not appear that there are any site improvements proposed.

## II. Zoning/Land Use

1. The property is located in the Neighborhood Commercial (NC) District.
2. The purpose of the Neighborhood Commercial district is to provide for the development of neighborhood shopping centers, individual retail uses and office facilities which provide for personal services primarily to nearby neighborhoods.
3. Storage of landscaping trucks and equipment is not listed as a permitted use in the zone. The applicant is seeking a use "D" variance and a site plan waiver.
4. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
5. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.
6. The applicant should indicate what days and times the site is accessed for the landscaping business.
7. The applicant should address storage of materials, such as but limited to topsoil, vegetation, building materials, etc. Based on a site visit, it appears that materials are stored on site.
8. The amount and types of vehicles should be explained to the Board.

9. The applicant should indicate if the trucks and equipment will only be positioned within the fenced area behind the liquor store. The extent of the rear fence line (behind the building) should be shown on a plan.
10. The applicant should discuss what operations other than storage of trucks and equipment will take place on site.
11. The applicant should address impacts of the operations such as noise, odor, aesthetics, traffic, etc.
12. The applicant should indicate what measures, such as landscaping, are proposed to offset any impact of the proposed operations.
13. We defer review for conformance with the bulk requirements of the Ordinance to your office.

### III. Traffic and Parking

1. The existing parking area is utilized by the Timber Creek Spirits building. The applicant is proposing to use the vacant space in the rear of the site for equipment and truck storage associated with a landscape company. The applicant should address the adequacy of parking on site for these uses.
2. The applicant should indicate where employees of the landscaping business will park.
3. The applicant should address the traffic impact of the proposed operations.

### IV. Site Plan Waiver

The applicant has requested a Site Plan waiver. We recommend that following items be addressed.

1. The applicant should discuss drainage patterns on site and the impact that the proposed operations might have.
2. Portions of the existing pavement on site are in need of repair. The Board may wish to consider requiring pavement repair as part of any approval.
3. It appears that there are no handicap accessible parking spaces located on site. This needs to be addressed. We defer the amount and placement of the spaces to the Construction Official.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
Timbercreek Spirits, Inc  
February 9, 2015  
Page 4 of 4

4. The Board may wish to consider requiring concrete wheel stops at each of the parking spaces located along Clements Bridge Road and Station Avenue.
5. All sidewalk that is in disrepair along the property frontage should be repaired or replaced. It appears that there is at least one section of sidewalk along Station Avenue that needs to be replaced.
6. The applicant should address trash receptacles for the site. Currently, there are none.
7. The applicant should comment on the adequacy of the site's lighting and conformance with the Ordinance.
8. We defer review of any proposed landscaping to your office.
9. We defer review of any proposed signage to your office.

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

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

Very truly yours,

Churchill Consulting Engineers



James J. Mellett, P.E.  
Project Manager

JJM:kd

cc: Gloucester Township Zoning Board Chairman and Members (via email)  
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via mail & email)  
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)  
Timbercreek Spirits, Inc., Applicant (via email & mail)  
Mr. Mark Carusillo, Esq., Applicant's Attorney (via email)

## Donna Barrett

---

**From:** Mellett, James <jmellett@churchillengineers.com>  
**Sent:** Monday, February 09, 2015 6:48 PM  
**To:** timbercreekliquors@gmail.com; mark@carusillolaw.com  
**Cc:** Ken Lechner; Donna Barrett  
**Subject:** Gloucester Township Zoning Board - Timbercreek Spirits Inc - Use Variance  
**Attachments:** Ltr-2015-02-09 - Lechner - 1st Review.pdf

Chirag/Mark:

I have attached our review letter for the referenced application. Please let me know if you have any questions or require any additional information.

Best,  
Jim.



James J. Mellett, P.E., Project Manager  
Churchill Consulting Engineers  
856-767-6901 Ext. 50

---

No virus found in this message.  
Checked by AVG - [www.avg.com](http://www.avg.com)  
Version: 2015.0.5646 / Virus Database: 4284/9089 - Release Date: 02/10/15

**TOWNSHIP OF GLOUCESTER**  
**Interoffice Correspondence**



**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #142001DSPW**                      **Escrow #8286**  
**Timbercreek Spirits, Inc.**  
**BLOCK 101, LOT 12**

**DATE:** December 08, 2014

The Applicant requests use variance and site plan waiver approval for "Storage of truck and equipment" for an apparent landscaping and lawn service within the NC – Neighborhood Commercial District. The project is located on the southeast corner of Station Avenue and Clements Bridge Road.

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

- Applicant: Timbercreek Spirits, Inc., 1100 Station Avenue, Glendora, NJ 08029 (Telephone#856-9391011)
- Owner: Chirag Patel, 12 Morgan Way, Monroe Township, NJ 08831 (telephone #732-979-3147).
- Engineer: David P. Krek, PE, Rodriguez Consulting, 1301, N. 2<sup>nd</sup> Street, Philadelphia, PA, 19122 (telephone #215-839-8087).
- Attorney: Mark Carusillo, Esq., 9 Cooper Avenue, Marlton, NJ 08093 (telephone #856-267-5325).

**I. INFORMATION SUBMITTED**

1. Kind Kuts, Landscape and Lawn Service, LLC Letter dated 11/12/14.
2. Concept Plan, as prepared by Rodriguez Consulting comprising one (1) sheet dated 10/02/14.
3. Land Development Application Form dated 11/12/14.

**II. ZONING REVIEW**

1. Adult Day Care Center is not a listed permitted use [§414.B].

**§415.F –NC – Neighborhood Commercial District.**

Description	Required (Other Uses)	Existing	Conforms
Lot size (min.)	1 acre	2.82 ac. <sup>1</sup>	yes
Lot frontage (min.)			
Station Avenue	100 ft.	±180 ft. <sup>1</sup>	yes
Clements Bridge Road	100 ft.	±200 ft. <sup>1</sup>	yes
Lot depth (min.)	300 ft.	±579 ft. <sup>1</sup>	yes
Building Coverage (max.)	15%	±4.7% <sup>2</sup>	yes
Lot coverage (max.) <sup>1</sup>	50%	±24% <sup>2</sup>	yes

Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)			
Station Avenue	20 ft.	±54 ft. <sup>2</sup>	yes
Clements Bridge Road	20 ft.	±59 ft. <sup>2</sup>	yes
Side yard (min.)	10 ft.	±14 ft. <sup>2</sup>	enc
Rear yard (min.)	25 ft.	±680 ft. <sup>2</sup>	yes
Building Height (max.)	35 ft.	n/a	n/a
Floor area Ratio (max.)	0.25	0.047	yes
Buffer (concrete)	25 ft.	3 ft.	enc
Parking			
Retail – 5 spaces / 1,000 sf	17 spaces	29 spaces	enc
Parking Area Setback			
In Front of the Building Line (min.)	N.P.	yes	enc
From side property line (min.)	15 ft.	±15 ft. <sup>1</sup>	yes
From rear property line (min.)	15 ft.	±15 ft. <sup>1</sup>	yes

- 1 = Tax map data.  
2 = Scaled data.  
enc = existing nonconformance.  
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.

### III. WAIVER COMMENTS

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

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

### IV. VARIANCE COMMENTS

The application as submitted requires the following variances:

§415.B, Permitted Uses – NC – Neighborhood Commercial District

1. The “Storage of truck and equipment” associated with a landscaping and lawn service is not listed as a permitted use in the NC – Neighborhood Commercial District.

#### POSITIVE CRITERIA ("D1" use variance)

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

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

#### NEGATIVE CRITERIA

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

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

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

#### **V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS**

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

1. Master Plan
  - a. Consistency of the proposed storage of landscaping and lawn service equipment use with the criteria of the Small Scale Business (B-2) land use classification of the master plan.
2. Zoning
  - a. Consistency of the proposed storage of landscaping and lawn service equipment use with the NC – Neighborhood Commercial District and character of the built environment.

3. Use Variance
  - a. The Applicant must provide testimony addressing existing conditions including but not necessarily limited to the following:
    - i. Number, type, size of vehicles and equipment to be stored including vehicles, trailers, plows, lawn mowers, heavy equipment, etc.
      1. A field observation found an apparent front end loader, which is not depicted on the submitted Concept Plan.
    - ii. Storage of landscaping materials including but not necessarily limited to mulch, stone, grass clippings, fertilizer, etc.

## VI. SITE PLAN WAIVER COMMENTS

Should the Board approve a site plan waiver it's recommended the following items be provided as conditions of approval and depicted on a compliance plan.

### §507, Landscaping

1. A staggered double row of evergreen trees ten (10) feet on center along the southerly and easterly perimeter of concrete storage area.
  - a. It's recommended the evergreen trees be Leyland Cypress (*Cupressocyparis leylandii*) or suitable alternative and shall be of nursery stock and installed in accordance with the minimum quality standards as defined by the American Association of Nurserymen as per §507.A(4), General Landscape Provisions and guaranteed for at least two (2) years as per §507.F, Guarantee.

### §508, Lighting

2. The Applicant shall provide testimony to address whether or not the existing loading area is illuminated and whether such illumination meets the minimum and maximum requirements to provide safe movement of persons, vehicles, and safety as per §508.F, Lighting.

### §510, Off-Street Parking

3. The Applicant should provide testimony to address the number and location of employee vehicles parked onsite.
  - a. The existing retail store has an insufficient number of parking spaces as per §510, Off-Street Parking.
4. The Applicant should address adequacy of the existing parking area for the proposed use and existing retail use.
5. The Applicant should address parking facilities for handicapped persons.
  - a. Parking spaces shall be in accordance with Barrier Free Code of the NJUCC and the ADA as per §510.E, Additional Handicapped Parking Provisions.
6. Installation of pinned concrete wheel stops for the parking spaces along Station Avenue and Clements Bridge Road to prevent vehicle overhang into the sidewalk as per §510.J(1), Curbing.
7. Two (2) trash dumpsters are located on the pavement between the existing building and residences on Roosevelt Avenue.
  - a. All trash dumpsters and recycling containers shall be located in an appropriate sized masonry trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.

§516, Sidewalks, Curbs, Gutters & Pedestrian Ways

8. It's recommended the Applicant repair and/or replace sidewalks and drive-openings at the following locations:
  - a. Replace at least two (2) sections west of the easterly concrete drive-opening along the Station Avenue that are low and in disrepair.

## **VII. LAND DEVELOPMENT ORDINANCE COMMENTS**

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

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

## **VIII. RECOMMENDATIONS**

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

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

cc: Timbercreek Spirits, Inc.  
VJ Hurley, Kind Kuts Landscape and Lawn Service, LLC  
Mark Carusillo, Esq.  
David P. Krek, PE  
Anthony Costa, Esq.  
James Mellett, PE

# TOWNSHIP OF GLOUCESTER

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

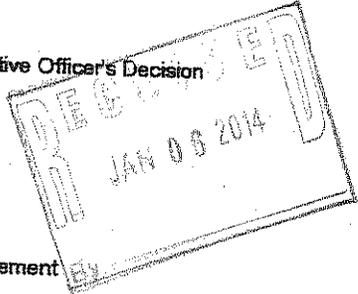
## For Office Use Only

Submission Date: \_\_\_\_\_ Application No. #142001D SPA Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees 410.00 Project # 8286  
 Escr. 1950 Escr.# 8286

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

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Timbercreek Spirits Inc</u> Address: <u>1100 Station Ave</u> City: <u>Glendora</u> State, Zip: <u>NJ 08029</u> Phone: <u>(856) 939-1011</u> Fax: <u>(856) 939-4870</u> Email: <u>timbercreekliquors@gmail.com</u>				<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Chiras Patel</u> Address: <u>12 Morgan Way</u> City: <u>Monroe Township</u> State, Zip: <u>NJ 08831</u> Phone: <u>(732) 979-3147</u> Fax: ( )			
<b>3. Type of Application. Check as many as apply:</b>							
<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>				<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input checked="" type="checkbox"/> Use "D" Variance <sup>2</sup> <input checked="" type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <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>							
ER	R4	GCR	<u>CR</u>	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	
<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>Mark Carusillo</u> Address: <u>9 Cooper Avenue</u> City: <u>Marlton, NJ 08053</u>				Firm: <u>Mark Carusillo</u> State, Zip: <u>NJ 08053</u> Phone: <u>(856) 267-5325</u> Fax: ( ) Email: _____			



VINCE (NJ) 856-265-5006 (c)

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

Name: Chris Pold  
Address: 1100 Station Ave  
Profession: Owner/Attorney  
City: Glen Lora  
State, Zip: NJ 09029  
Phone: (856) 939-1011 Fax: (856) 939-4878  
Email: TimbercreekLiquors@gmail.com

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

**7. Location of Property:**

Street Address: 1100 Station Avenue Block(s): 101  
Tract Area: \_\_\_\_\_ Lot(s): 12

**8. Land Use:**

Existing Land Use: RETAIL  
Proposed Land Use (Describe Application): Storage of Trucks and equipment.

**9. Property:**

Number of Existing Lots: 1 Proposed Form of Ownership:  
Number of Proposed Lots: 0  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	6'	Setback from E.O.P. *1	
Front setback 2	N/A	Setback from E.O.P. *2	
Rear setback	25'	Fence type	
Side setback 1	4'	Fence height	
Side setback 2	N/A	*E.O.P. = Edge Of Pavement.	
Lot frontage		<b>Pool Requirements</b>	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height	N/A	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	

**14. Parking and Loading Requirements:**

Number of parking spaces required: 0 N/A      Number of parking spaces provided: 0 N/A  
 Number of loading spaces required: 0 N/A      Number of loading spaces provided: 0 N/A

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

 _____ Signature of Applicant	11/22/13 _____ Date
_____ Signature of Co-applicant	_____ Date

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

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

11/22/13  
Date

Signature

Print Name

Sworn and Subscribed to before me this

17<sup>th</sup> day of December

2013 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

Signature of Applicant

Chirag Patel  
Print Name

11/22/13  
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 11/22/13, shows and discloses the premises in its entirety, described as Block 101 Lot 12 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:

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

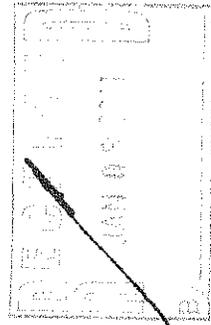
Sworn and subscribed to

On this 17<sup>th</sup> day of December 20 13 before the following authority.

Timbercreek Spirits, Inc.  
Name of property owner or applicant

Ashley L Kavalchick  
Notary public

ASHLEY L KAVALCHICK 4 of 4  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JULY 22, 2014



# 142001D5flw

6' HIGH C.C. FENCE  
VINYL FENCES  
CONC.

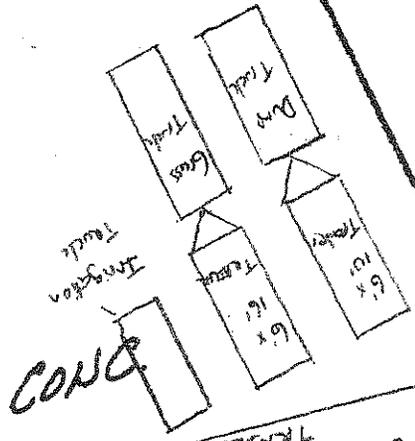
CONC.

TRUCKS  
A.C. 013

ONE STORY FRAME  
BLOCKING  
BUILDING

CONC.

Fence →



CONC

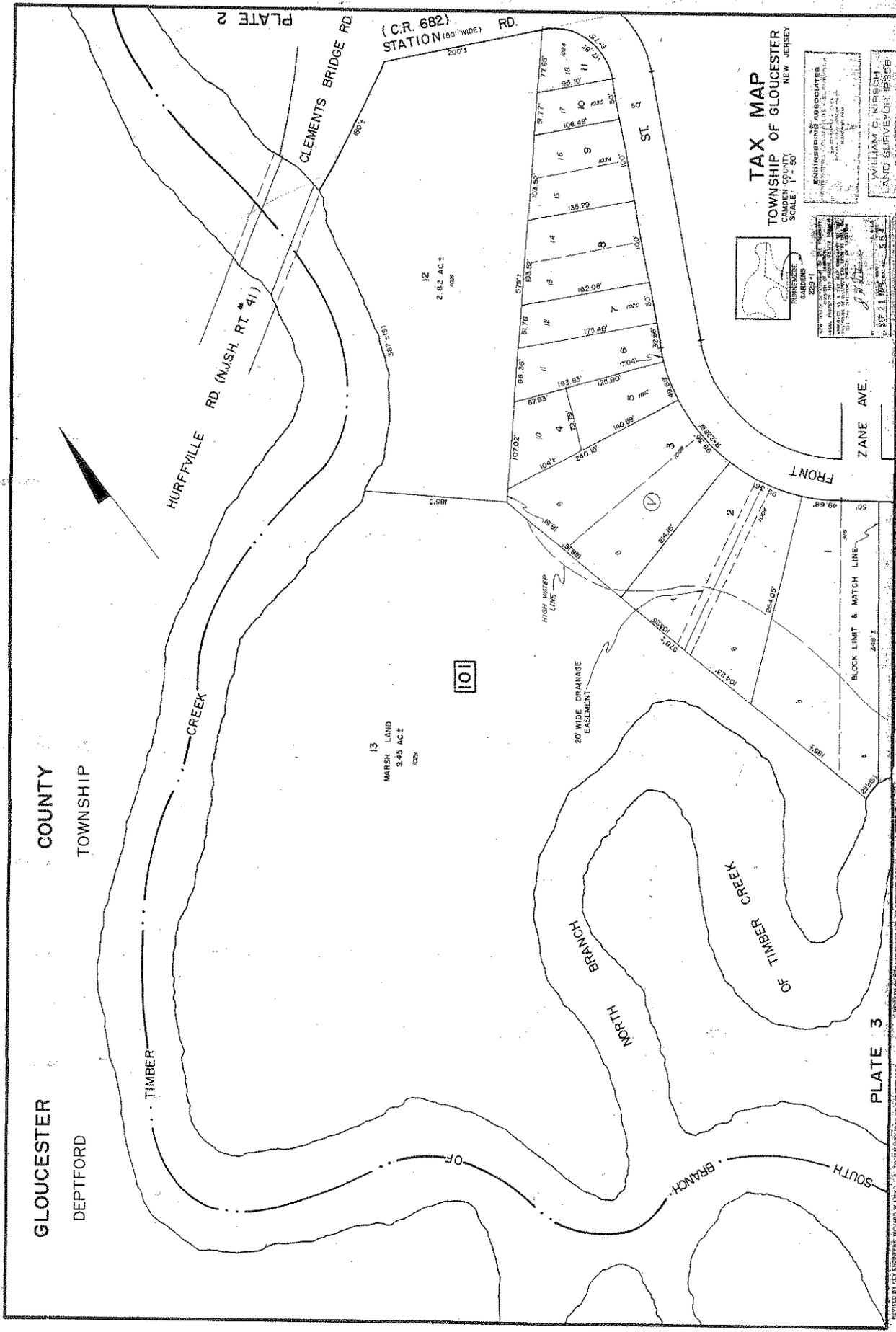
6' X 18' ENCLOSED TRAILER

WOOD FENCE

19.65'

12.46'

GLoucester COUNTY  
DEPTFORD TOWNSHIP



**TAX MAP**  
TOWNSHIP OF GLOUCESTER  
CAMDEN COUNTY  
NEW JERSEY  
SCALE: 1" = 50'

ENGINEERING ASSOCIATES  
WILLIAM C. KIRSH  
LAND SURVEYOR 12556

REPRODUCED BY SET ENGINEERS, INC. TO ORDER OF THE TOWNSHIP OF GLOUCESTER, NEW JERSEY. THIS MAP IS THE PROPERTY OF SET ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SET ENGINEERS, INC. TO ORDER OF THE TOWNSHIP OF GLOUCESTER, NEW JERSEY.

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 7, 2014

APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC

PROJECT No. #8286

BLOCK(S): 101 Lot(S): 12

LOCATION: 1100 STATION AVE., GLENDORA, NJ 08029

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application – Use “D” Variance & Site Plan Waiver
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. **Please Forward Report by January 20, 2014**
- 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
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- 1 Copy - E.I.S.
- Recycling Report

- Variance Plan     Bulk (C) Variance     Use (D) Variance & Site Plan Waiver

*No Issues*

*[Signature]*    1/8/14

Signature

**Tax Account Maintenance**

Add Edit Close Delete << >> Detail Notes Letter

Block: 101  
 Lot: 12  
 Qualifier:   
 Owner: **WATASHA LIQUORS LLC** Prop Loc: 1100 STATION AVENUE  
 Tax Bill: Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		3,209.98	3,209.98	.00	3,209.98
2014	1		3,209.99	3,186.17	.00	3,186.17
2014		Total	6,419.97	6,396.15	.00	6,396.15
2013	4		3,263.92	.00	.00	.00
2013	3		3,263.92	.00	.00	.00
2013	2		3,156.05	.00	.00	.00
2013	1		3,156.05	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 01/08/14 Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 12/19/13

**TOTAL TAX BALANCE DUE**

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

*Carroll*

1/14/14 09 7/14  
 BY

Bin# 63



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 7, 2014

APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC

PROJECT No. #8286

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Lot(S): 12

LOCATION: 1100 STATION AVE., GLENDORA, NJ 08029

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

### STATUS OF APPLICATION:

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

Revision to Prior Application

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- Recycling Report

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

1-7-14 OK JTG BSB (Check w/ Fire Marshall)

Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 7, 2014

APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC

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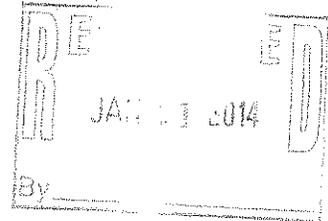
- |   |  |   |
|---|--|---|
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- Recycling Report

**Reviewed**

Approved     Not Approved

**Gloucester Twp. Fire Dist. 1**

Fire Official: *[Signature]*

Date: *1/13/14*

- Variance Plan     Bulk (C) Variance     Use (D) Variance & Site Plan Waiver

Signature \_\_\_\_\_

Commissioners  
RICHARD P. CALABRESE  
Chairman  
FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

January 14, 2014

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

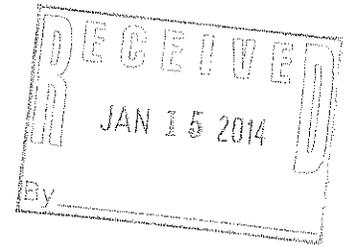
MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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

Re: Application #142001DSPW  
Timbercreek Spirits, Inc.  
1100 Station Avenue, Glendora, NJ 08029  
Block 101, Lot 12



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**

*Robert C. Benson /mk*

Robert C. Benson  
Executive Director

RCB:mh



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

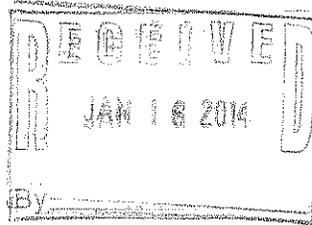
Application #142001DSPW

1100 Station Ave, Timbercreek Spirits

Block: 101 Lot:12

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

Other:



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

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

Date Submitted: 1/16/14

# KIND KUTS

Landscape and Lawn Service, LLC.

410 Black Horse Pike  
Suite #1  
Glendora, NJ 08029  
Phone: (856) 208-1021  
Fax: (856)-219-3779  
kindkuts@comcast.net  
www.kindkuts.com

November 12, 2014

Township of Gloucester  
Attn: Kenneth D. Lechner, PP, AICP  
Director/Planner

NOV 12 2014

Dear Mr. Lechner,

Please attach this as an addendum to the Timber Creek Liquors application #142001DSPW as a narrative that explains the application.

Storage of equipment, trailers and trucks in the rear fenced in area of Timber Creek liquors. Hours of operation are Monday through Friday between 7 a.m. and 4:30 to 5:00 p.m.. We do not work on Saturdays or Sunday, weather permitting. Between these hours no one enters the area unless it is the start or the end of the work day. There are no clients that come to this location. All of my office doings take place at my office location at 410 Black Horse Pike, Suite #1 Glendora, NJ 08029

Please attach this as an addendum to the Timber Creek Liquors application #142001DSPW as a disclosure statement per [Basis NJSA 40:55D-48.1-48.2

Ownership of Timber Creek Liquors is as follows:

1. Chirag Patel 75% owner

12 Morgan Way

Monroe Township, NJ 08832 #732-979-3174

2. Nagin Patel 25% owner

6 Cleveland Ave

Monroe Township, NJ 08831 732-979-3174

  
VJ Hurley  
Owner

Visit [www.KindKuts.com](http://www.KindKuts.com) to view a complete listing of our services.

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 7, 2014

APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC

PROJECT No. #8286

BLOCK(S): 101 Lot(S): 12

LOCATION: 1100 STATION AVE., GLENDORA, NJ 08029

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

New Application – Use “D” Variance & Site Plan Waiver

Revision to Prior Application

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- Recycling Report

- Variance Plan     Bulk (C) Variance     Use (D) Variance & Site Plan Waiver

*No Issues*

*[Signature]*    1/8/14

Signature

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 101  
 Lot: 12  
 Qualifier:  
 Owner: MATASHA LIQUORS, LLC  
 Prop Loc: 1100 STATION AVENUE  
 Tax Bill Restricted Edit

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

Year	Ctr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		3,209.98	3,209.98	.00	3,209.98
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Other Delinquent Balances: .00 Interest Date: 01/08/14 Interest Detail  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 12/19/13

TOTAL TAX BALANCE DUE

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

*Carroll*

Printed: 16 Jul 09 7:014  
 By: [Signature]

Bin# 63

~~B~~

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 7, 2014

APPLICATION No. #142001DSPW

APPLICANT: TIMBERCREEK SPIRITS, INC

PROJECT No. #8286

BLOCK(S): 101

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- |                          |                              |                                     |                      |                          |                           |
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1-744 OK JCG BSO (check w/ Fire Marshall)

Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

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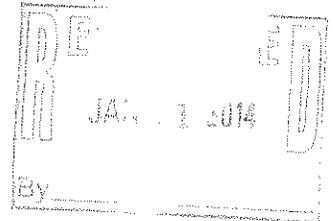
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**Reviewed**

Approved     Not Approved

**Gloucester Twp. Fire Dist. 1**

**Fire Official:** *[Signature]*

**Date:** *1/10/14*

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\_\_\_\_\_  
Signature

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

January 14, 2014

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

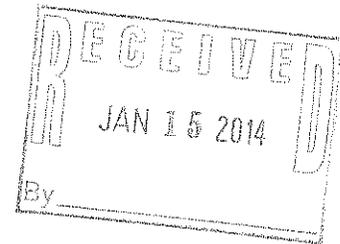
MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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

Re: Application #142001DSPW  
Timbercreek Spirits, Inc.  
1100 Station Avenue, Glendora, NJ 08029  
Block 101, Lot 12



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.

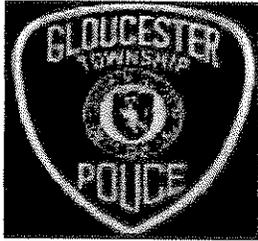
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

*Robert C. Benson /mh*

Robert C. Benson  
Executive Director

RCB:mh



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

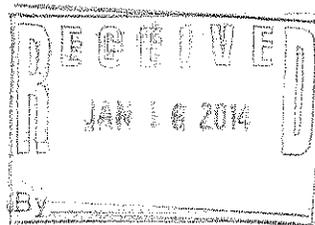
Application #142001DSPW

1100 Station Ave, Timbercreek Spirits

Block: 101 Lot:12

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

Other:



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

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

Date Submitted: 1/16/14



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

April 21, 2015

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

Re: Ryland Homes  
Bulk C Variance and Preliminary Major Subdivision  
Jarvis Rd & Williamstown-Chews Landing Rd  
Block 17499, Lots 1  
Gloucester Township, Camden County, NJ  
Application No. 112042DaCDPC  
Our File No. GX15010-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated January 21, 2015;
- B. Copy of Township of Gloucester Land Development Application;
- C. A copy of the Township of Gloucester Land Development Ordinance Submission Checklist;
- D. A copy of Ryland Homes – The Tydings, Elevation and Floorplan packet;
- E. A copy of a Solid Waste Recycling Report for Iron Gate prepared by Land Dimensions Engineering, dated October 17, 2014;
- F. A copy of a Hydrological Report for Ryland Homes prepared by Land Dimensions Engineering, October 17, 2014;
- G. A copy of an Environmental Impact Assessment for Iron Gate prepared by Land Dimensions Engineering, dated October 15, 2014;

H. A copy of plans entitled "Preliminary Subdivision Plan for Iron Gate, LLC," prepared by Land Dimensions Engineering, dated October 17, 2014:

- 1) Sheet 1 – Cover Sheet
- 2) Sheet 2 – Existing Conditions/Demolition Plan
- 3) Sheet 3 – Site Plan
- 4) Sheet 4 – Subdivision Plan
- 5) Sheet 5 – Grading and Drainage Plan
- 6) Sheet 6 – Utility Plan
- 7) Sheet 7 – Landscaping and Lighting Plan
- 8) Sheet 8 – Soil Erosion and Sediment Control Plan
- 9) Sheet 9 – Soil Erosion and Sediment Control Detail
- 10) Sheet 10 – Profile/Sanitary Sewer Construction Details
- 11) Sheet 11 – Construction Details Plan
- 12) Sheet 12 – Construction Details Plan

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

**I. Project Description**

1. The project site is located on the southeast corner of the intersection of Williamstown-Chews Landing Road (CR 704) and Jarvis Road (CR 687).
2. The site is known as Block 17499, Lot 1 as per the tax map of the Township of Gloucester.
3. The referenced tract consists of 5.32 acres.
4. A portion of the lot (3.3 +/- ac adjacent to the intersection) is located in the HC Highway Commercial district.
5. The remainder of the lot (2.02 +/- ac) is located within the R-3 Residential district.
6. The site is currently vacant and primarily open space.

7. The applicant is proposing to subdivide the existing lot into a townhouse community. The community will consist of 40 residential lots, one stormwater management lot, and four open space lots.
8. There is currently a Heritage convenience store, a Dollar General and a cemetery at the intersection of Williamstown – Chews Landing Road and Jarvis Road.
9. There are two residential communities adjacent to the site. There are single family detached dwellings on Cottage Gate Road, to the east, and Edgemere Court, to the south.

## **II. Land Use / Zoning**

1. The applicant received Use Variance approval (Application 112042-D) at the December 8, 2011 Board meeting, for the allowance of 42 townhouses and 1 open space lot on the site.
2. The applicant subsequently received Use Variance and Bulk Variance approval (Application 112042-aCD) at the April 26, 2012 Board meeting, for a density based on a 40 unit townhouse development.
3. The applicant is now seeking Preliminary Major Subdivision for 40 townhouse lots, one stormwater management lot and four open space lots. This would result in an overall density of 7.5 units per acre.
4. The townhouses will include one-car garages.
5. The townhouses are proposed to be 20' wide and vary in depth from 38' – 46'.
6. We defer review of area, yard and bulk requirements to your office.

## **III. Major Subdivision**

1. The applicant is proposing four open space lots, totaling 1.08 acres.
2. The applicant is also proposing a 25 feet wide “deed-restricted open space” area to be created at the rear of 12 lots (Lots 17-40), totaling 0.39 acres.
  - a. The applicant should indicate the intent of that area and what restrictions will be imposed.

- b. The applicant should consider including deed restricted open space on Lots 29 through 40. This would be consistent with the remainder of the development. Additionally, there are significant trees located within this area that could be maintained.
3. One lot (0.41 acres) will contain the proposed stormwater management basin. The applicant has included this lot within the open space calculation for the property, although stormwater management basin lots are not considered open space according to the Gloucester Township Land Development Ordinance (LDO).
4. The applicant is proposing to restrict access from proposed Lots 39 and 40 to Cottage Gate Road. This should be included on the Plan of Lots.
5. The applicant should indicate if the County is going to require right-of-way dedication along Williamstown – Chews Landing Road and Jarvis Road. This would affect the proposed open space lots.
6. The lot numbers shall be assigned by the Tax Assessor. Proof of the same should be provided.
7. We defer review of the Plan of Lots until the applicant applies for Final Major Subdivision approval.

#### **IV. Layout, Access and Parking**

1. The applicant is proposing two access points for the site, along Williamstown – Chews Landing Road and Cottage Gate Road. Both roadways are Camden County roadways.
  - a. The plans should be revised to reference the correct County Route numbers.
2. Cottage Gate Road is a residential cul-de-sac with approximately 20-25 residential dwellings. The road intersects with Jarvis Road, immediately adjacent to the site.
3. The applicant should indicate if the proposed traffic design has been reviewed by the County.
4. The applicant should submit a traffic impact report for the proposed development. The impact of the proposed project should be addressed.

5. We defer review of the access along Williamstown-Chews Landing Road to the Camden County Engineer's office.
6. The applicant has proposed the internal cartways to be 30 feet wide with curb and sidewalk on both sides of the road. This configuration allows parking on both sides of the roadway.
7. An analysis of the proposed roadway layout should be performed to review the ability of Gloucester Township fire trucks turning into and throughout the site.
8. The applicant indicates that the townhouses will be 2-bedroom units. The proposed development will require a total of 92 parking spaces, based on 2.3 parking spaces per unit, according to the New Jersey Residential Site Improvement Standards (RSIS).
  - a. The applicant has demonstrated that 113 parking spaces are provided on site, including 90 garage/driveway spaces and 23 on-street spaces. This meets the requirement for the total amount of parking spaces.
9. RSIS also requires a portion of the total spaces (0.5 spaces per unit, 20 spaces) accommodate guest parking, either on-street or in common parking areas.
  - a. There are 23 on-street parking spaces provided, which meets this requirement.
10. The applicant has demonstrated compliance with the parking requirements by utilizing one parking space in the garage. We recommend that the properties be deed restricted to not allow conversion of the garage to living space.
11. The applicant indicates that some units will have driveways in excess of 36 feet in length, which will allow parking for two cars. A dimension for the minimum driveway length should be added to the plan at these locations.
12. Handicap accessible ramps are not included at the southeast corner of the intersection of Jarvis Road and Williamstown - Chew Landing Road. This should be addressed.
13. It appears that the existing handicap accessible ramp located at the intersection of Jarvis Road and Cottage Gate Road does not meet ADA standards. This should be reviewed and replaced, if necessary.

14. The proposed handicap accessible ramps should be designed to position the ramps in the direction which the pedestrians are traveling through the crosswalks.
15. The applicant is proposing to utilize portions of existing sidewalk along Jarvis Road. Any damaged sections of sidewalk should be replaced. A note stating the same should be added to the plan.
16. It appears that there is existing depressed curb and concrete apron on the south side of Jarvis Road, adjacent to the intersection of Williamstown – Chews Landing Road, which may have been used for site access in the past. It does not appear that this ramp will serve any purpose in proposed conditions. This ramp should be removed.

#### V. Grading and Drainage

1. Stormwater is managed by a series of inlets and conveyed by reinforced concrete pipe to an infiltration/detention stormwater basin. The basin is located near the intersection of Williamstown-Chews Landing Road and Jarvis Road. The basin is approximately 0.5 acres in size and it is estimated to be approximately five feet deep during the 100-year storm event.
2. The proposed basin retains up to the 2-year storm event and detains larger stormwater events. The overflow from the basin is controlled by an outlet structure, which connects to an existing inlet located in Williamstown-Chews Landing Road.
  - a. The applicant should indicate where the existing stormwater conveyance system outlets and whether the system can manage runoff produced by the proposed development.
3. The proposed basin has been designed with 4:1 slopes. A three foot high, split rail fence with vinyl coated 1" x 2" mesh is proposed around the basin. We recommend that the vinyl mesh fence (coating) be black.
4. The applicant should provide a 12 feet wide stabilized access area and gate into the basin area for maintenance purposes. A detail of the gate and access dive should be provided.
5. It appears that the drainage area calculations should be revised to include offsite flow from Block 17405, Lot 33. This should be reviewed.

6. Section 517.J.1 of the LDO requires the basin to drain the basin's design storm within eighteen (18) hours of the end of the rainfall event. The applicant indicates the basin will drain within 28 hours, in accordance with the State standard of 72 hours. We have no objection to this approach; however, a design waiver is required.
7. The applicant should review the proposed stormwater/grading design in the following areas:
  - a. Inlet #15 should be moved to keep the associated piping out of Lot 40.
  - b. An inlet should be added between Inlet #4 and Headwall #3 in order to keep the associated piping out of the property extents of proposed lots 5, 6, 7 and 8.
  - c. There are swales proposed within the rear lots of Lots 17 through 34 which convey runoff across the properties to inlets. We recommend revising the grading to position the swale within or as close as possible to the 25 feet wide open space area, so the swale will not be affected by improvements added by the homeowners over time.
  - d. Proposed Inlets #7 and 9 should be relocated accordingly to account for the revisions requested in comment c above.
  - e. We recommend an inlet be added between proposed lots 34 and 35.
  - f. It appears that the easterly gutter line at station 2+50.00 will have a grade of less than 0.5%. This should be reviewed.
  - g. It appears that the area between lots 10 and 11 and the sidewalk, at station 4+00, is flat. This should be reviewed.
8. The grading plan should be reviewed to be consistent with the International Residential Building Code, Section R401.3. The plan should demonstrate that lots be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six (6) inches within the first ten (10) feet, with allowed exceptions. It appears the grading design meets this requirement; however, we recommend that a note addressing the requirement be added to the plan.
9. The applicant should submit a groundwater mounding analysis to assess the hydraulic impact on the groundwater table in accordance with N.J.A.C. 7:8-5.4(a)2iv.

10. A Stormwater Management Maintenance Plan shall be submitted which meets the requirements of N.J.A.C. 7:8-5.8.
11. Post-construction permeability tests are required at the infiltration basin to verify that the design infiltration rates have been obtained. If the results of the test fail to achieve the minimum permeability rate, the infiltration basin shall be renovated and retested until the minimum required design permeability is reached. A note should be added to the plans.
12. At no time after final basin grading and permanent stabilization should any equipment be allowed to operate within the infiltration basin which could smear or compact the soils leading to a reduction in the percolation rate. This includes mowing and the annual removal of accumulated silt. A note should be added to the plan.
13. Maintenance responsibility of the proposed stormwater management basin should be discussed.
14. Based on section 517.H.9 of the LDO, for privately maintained basins, an easement shall be provided to allow the Township to enter, inspect, and maintain the basins in an emergency situation, with the costs being charged to the owner. This should be addressed.
15. We reserve the right to further review the Grading and Drainage and the Stormwater Management Plan based on the above comments.

## VI. Lighting and Landscaping

1. There is currently a substantial screening of large trees along the northern edge of the site along Cottage Gate Road. We recommend that additional notes be added to the plans to require the existing vegetation in this area to be maintained during construction.
2. We defer further review of landscaping and buffer issues to your office.
3. The applicant is proposing to illuminate the site with 30 feet exposed length, laminated wood light poles. Five light fixtures are proposed with varying wattages. A 150-watt light fixture is proposed at each intersection. There are also two 100-watt lights and a 70-watt light along the proposed roadway. Section 508 of the LDO requires the interior light fixtures (not located at the intersections) to be 70 watts. This should be reviewed.

4. We defer further review of lighting issues to your office.

## VII. Miscellaneous

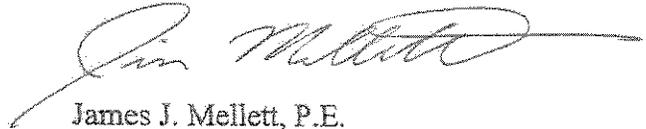
1. The applicant is proposing an extension of public water and sewer for the reference project. We defer review of the water and sewer for the referenced project to the MUA Engineer.
2. The applicant submitted an Environmental Impact Statement (EIS) for the proposed development. The report provides an inventory of environmental features on site. Additionally, the statement provides an assessment of the proposed development's impact on the listed environmental features. The report concludes the following:
  - a. The proposed development may result in a total resident population ranging from 80 to 124 persons.
  - b. The project site does not contain any environmental sensitive areas such as freshwater wetlands, wetland transition areas, or documented habitat containing threatened and/or endangered species.
  - c. The nearest stream is approximately 820 feet from the project site, which is an unnamed tributary to South Branch Big Timber Creek.
  - d. The proposed project should not unreasonably affect the natural environment on or immediately adjacent to the site.
3. The applicant indicated in a previous Board Meeting that the landscaping/grass for the entire development will be maintained by a homeowners association. This should be confirmed. A note should be added to the plans stating the same.
4. The application is subject to the requirements and conditions of the Resolution of Approval for the Use Variance granted for the property.
5. The applicant will require approval from the Camden County Planning Board since the property fronts on a county roadway.
6. The applicant will require approval from the Camden County Conservation District.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
Ryland Homes  
April 21, 2015  
Page 10 of 10

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

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

Very truly yours,  
Churchill Consulting Engineers

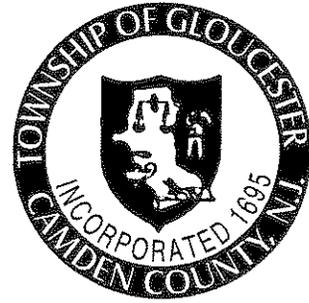


James J. Mellett, P.E.  
Project Manager

JJM:kd

cc: Gloucester Township Zoning Board Chairman and Members (via email)  
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)  
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)  
Mr. Lawrence M. Divietro Jr., P.L.S., P.P. (via email)  
Ryland Homes, Applicants (via mail)  
Mr. Andrew Hogg, P.E. (via email)

## Inter-office Correspondence



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
Dept. of Community Development & Planning  
**RE:** **APPLICATION #112042DaCDPC Escrow #9116**  
**Ryland Homes**  
**BLOCK 17499, LOTS 1**

**DATE:** March 25, 2015

The Applicant requests preliminary and final major subdivision approval to allow forty (40) townhouse lots, four (4) open space lots and one (1) stormwater basin lot within the HC – Highway Commercial and R-3 Residential Zoning Districts. The project is located on the southeast corner of Jarvis and Williamstown-Chews Landing Roads.

The Applicant received use variance approval to allow townhouses by Zoning Board of Adjustment Resolution #112042-D adopted January 26, 2012.

The Applicant received amended use and bulk variance approval to allow townhouses by Zoning Board of Adjustment Resolution #112042a-CD adopted May 24, 2012.

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

**Applicant:** Ryland Homes, 126 East State Street, Media, PA 19063 (telephone #302-367-6648).  
**Owner:** Iron Gate, LLC, 1405 Chews Landing Road, Laurel Springs, NJ 08012 (telephone #856-227-4144).  
**Planner:** Larry DiVietro, PLS, PP, Land Dimensions Engineering, 6 E. High Street, Glassboro, NJ 08028 (telephone #856-307-7800).  
**Engineer:** Andrew Hogg, PE, Land Dimensions Engineering, 6 E. High Street, Glassboro, NJ 08028 (telephone #856-307-7800).  
**Surveyor:** Joseph W. Maxcy, PLS, Peterman Maxcy Associates, LLC, 189 Lakeview Drive, Suite 101, Gibbsboro, NJ 08026 (telephone #856-282-7444).  
**Attorney:** Robert L. Messick, Esq., 41 Grove Street, Haddonfield, NJ 08033 (telephone #856-429-2236).

### I. INFORMATION SUBMITTED

1. Land Development Application Form with attachments and checklist dated 02/24/15.
2. Building elevations and floor plan for The Tydings by Ryland Homes.
3. Solid Waste Recycling Report, as prepared by Land Dimensions Engineering dated 10/17/14.
4. Environmental Impact Assessment, as prepared by Land Dimensions Engineering dated 10/15/14.
5. Hydrological Report, as prepared by Land Dimensions Engineering dated 10/17/14.
6. ALTA/ACSM Land Title Survey, as prepared by Peterman Maxcy Associates, LLC comprising one (1) sheet dated 4/03/14.

7. Engineering Plan, as prepared by Land Dimensions Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet	10-17-14
2	Existing Conditions & Demolition Plan	10-17-14
3	Site Plan	10-17-14
4	Subdivision Plan	10-17-14
5	Grading and Drainage Plan	10-17-14
6	Utility Plan	10-17-14
7	Landscaping & Lighting Plan	10-17-14
8	Soil Erosion and Sediment Control Plan	10-17-14
9	Soil Erosion and Sediment Control Detail	10-17-14
10	Profile/ Sanitary Sewer Construction Details	10-17-14
11	Construction Details Plan	10-17-14
12	Construction Details Plan	10-17-14

**II. PROJECT DESCRIPTION/LOCATION**

The property-in-question comprises 5.32 acres and is located on the southeast corner of Jarvis and Williamstown-Chews Landing Roads within the HC – Highway Commercial and R-3 Residential Zoning Districts. The application as submitted 40 Townhouse units, 3 open space lots, and 1 stormwater basin lot.

**III. ZONING DISTRICT COMMENTS**

ZONE: R-3 – Residential [§403].  
 HC – Neighborhood Commercial [§416].

USES: Townhouses are not listed as a permitted use in either the R-3 – Residential [§403.B] or HC – Highway Commercial the district [§416].

**VI. VARIANCE COMMENTS**

1. The following variances are approved by Zoning Board of Adjustment Resolution #112042a-CD:

**§403, R-3 – Residential: Single-family detached dwelling**

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	< 9,375 sf <sup>1</sup>	no
Minimum lot frontage	75 ft.	< 75 ft. <sup>1</sup>	no
Minimum lot depth	125 ft.	< 125 ft.	no
Maximum building coverage	20%	40% <sup>1</sup>	no
Maximum lot coverage	40%	60% <sup>1</sup>	no
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard	30 ft.	30 ft.	yes
Side yard	10 ft.	0 ft. <sup>1</sup>	no
Rear yard (deck)	30 ft.	30 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	28 ft.	yes

<sup>1</sup> = Applies to proposed Lots 11 - 28.  
<sup>2</sup> = Applies to proposed Lot 11.

**§416, HC – Highway Commercial: Other Use**

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	1 ac.	< 1 ac. <sup>1</sup>	no*
Minimum lot frontage	100 ft.	< 100 ft. <sup>1</sup>	no
Minimum lot depth	300 ft.	< 300 ft. <sup>1</sup>	no
Maximum building coverage	15%	40% <sup>1</sup>	no
Maximum lot coverage	50%	60% <sup>1</sup>	no
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard	20 ft.	30 ft.	yes
Side yard	10 ft.	0 ft. <sup>1</sup>	no*
Rear yard	25 ft.	30 ft.	yes
Maximum Height	35 ft.	28 ft.	yes

<sup>1</sup> = Applies to proposed Lots 1 – 10 and 29 - 40.

**IV. APPLICATION SUBMISSION CHECKLIST**

The Application has been reviewed for compliance with §817, Submission Checklist for preliminary and final major subdivision. The Applicant must provide the following checklist items or request a waiver:

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

1. Sight triangle easements at intersections. [Checklist #86].

**V. WAIVER COMMENTS**

The Applicant requests a waiver from the following checklist requirements:

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

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
  - a. *The submitted Environmental Impact Assessment indicates the absence of freshwater wetlands.*
2. "Final Subdivision Plat for (*Name of Development*) [Checklist #18(f)].
  - a. The plans must be revised to indicate "Preliminary & Final Subdivision."
3. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
4. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
  - a. *The submitted Environmental Impact Assessment indicates the subject property is not in the 100-year floodplain area.*

**VII. MAJOR SUBDIVISION REVIEW COMMENTS**

1. The plans must be revised indicating the metes and bounds of all proposed and required easements as per §503.D, Easements/Restricted Covenants, as follows:
  - a. The plans must be revised labeling the stormwater management basin, as follows:
    - i. "To be dedicated to the (Responsible Entity)."
  - b. The plans must be revised labeling the open space lot, as follows:
    - i. "To be dedicated to the (Responsible Entity)."

- c. The plans must be revised labeling the required sight triangles at intersections to Gloucester Township and Camden County, if applicable.
2. The Applicant must provide written approval from the Board Solicitor of all easements and narrative forms as per §503.D, Easements/Restricted Covenants.
3. The Landscaping & Lighting Plan must be revised to amend General Planting Note #16 to include approval of unavailable plants by the Township Planner as per §507, Landscaping.
4. The plan must be revised to provide sight triangles dedicated to Gloucester Township and Camden County, respectively as per §515.N, Street Design.
5. The Applicant must address if the stormwater management facilities including drainage basins, underground pipes, etc. and applicability of §517.P, Maintenance Fund.

#### **VIII. RESOLUTION COMMENTS**

##### ***Conditions***

1. The Applicant must address provision to ensure the garage cannot be converted into living space such as deed restriction or Home Owner's Associations by-laws.
2. The Applicant must address consistency of the proposed architectural building elevations with the instant application and those previously presented to the Board for approval.

#### **VIII. RECOMMENDATIONS**

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

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

cc: Ryland Homes  
Robert L. Messick, Esq.  
Larry DiVietro, PP, AICP  
Anthony Costa, Esq.  
James Mellett, PE

# TOWNSHIP OF GLOUCESTER

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

## For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No.: 112042DaCDPC

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

Planning Board  Zoning Board of Adjustment

Fees: \$3410<sup>00</sup> Projct: 9116

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

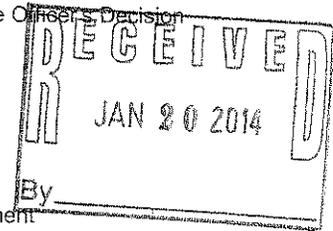
Escr. 26,250<sup>00</sup> Escr.# 9116

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Ryland Homes</u> Address: <u>126 East State Street</u> City: <u>Media</u> State, Zip: <u>PA, 19063</u> Phone: <u>(302) 367 - 6648</u> Fax: <u>(302) 367 - 6648</u> Email: <u>glingo@ryland.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Iron Gate, LLC</u> Address: <u>1405 Chews Land Road</u> City: <u>Laurel Springs</u> State, Zip: <u>NJ 08021</u> Phone: <u>(856) 227 - 2413</u> Fax: <u>(856) 227 - 4144</u>
---	---

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

- |  |   |
|--|---|
| <input type="checkbox"/> Informal Review <sup>2</sup>                          | <input type="checkbox"/> Planned Development <sup>2</sup>           |
| <input type="checkbox"/> Minor Subdivision                                     | <input type="checkbox"/> Interpretation <sup>2</sup>                |
| <input checked="" type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> | <input type="checkbox"/> Appeal of Administrative Officers 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	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	<u>(HC)</u>	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: <u>Robert Messick, Esquire</u> Address: <u>41 Grove Street</u> City: <u>Haddonfield</u>	Firm: <u>DeFalco, Messick Law</u> State, Zip: <u>NJ 08033</u> Phone: <u>(856) 429 - 2236</u> Fax: <u>(856) 429 - 1060</u> Email: <u>rmessick@defalcomessick.com</u>
---	--

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

Name: Land Dimensions Engineering  
Address: 6 East High Street  
Profession: Professional Engineers  
City: Glassboro  
State, Zip: NJ 08028  
Phone: (856) 307 - 7800 Fax: (856) 307 - 7800  
Email: larry@landdimensions.com

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

**7. Location of Property:**

Street Address: Jarvis Road & Williamstown-Chews Landing Road Block(s): 17499  
Tract Area: 5.32 Lot(s): 1

**8. Land Use:**

Existing Land Use: Vacant  
Proposed Land Use (Describe Application): Preliminary Subdivision for 40 townhouse dwellings

**9. Property:**

Number of Existing Lots: 1  
Number of Proposed Lots: 42  
Proposed Form of Ownership:  
 Fee Simple  Cooperative  
 Condominium  Rental  
Are there *existing* deed restrictions?  No  Yes **(If yes, attach copies)**  
Are there *proposed* deed restrictions?  No  Yes **Garages shall not be converted to living space.**

**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:** *Application # 11204 DIUse Variance*

List all applications on a separate sheet. *Application # 112042D-aCD*

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	Please See Plan	Setback from E.O.P.*1 N/A	_____
Front setback 2	Please See Plan	Setback from E.O.P.*2	_____
Rear setback	Please See Plan	Fence type	_____
Side setback 1	Please See Plan	Fence height	_____
Side setback 2	Please See Plan	*E.O.P. = Edge Of Pavement.	
Lot frontage	Please See Plan	<b>Pool Requirements</b> N/A	
Lot depth	Please See Plan	Setback from R.O.W.1	_____
Lot area	Please See Plan	Setback from R.O.W.2	_____
Building height	Please See Plan	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 N/A	_____	Shed area N/A	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

**14. Parking and Loading Requirements:**  
 Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_  
 Number of loading spaces required: N/A Number of loading spaces provided: N/A

**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.**

SEE ATTACHED

**16. Signature of Applicant**

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

\_\_\_\_\_  
 Date

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

\_\_\_\_\_  
 Date

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

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

9/15/14  
 Date

  
 Signature

Gregory Langa (Ryland Homes)  
 Print Name

Sworn and Subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ (Year).

\_\_\_\_\_  
 Signature

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

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

Complete each of the following sections:

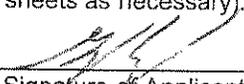
- |  |  |   |
|--|--|---|
| A. Is this application to subdivide a parcel of land into six or more lots?                        | <input type="checkbox"/> No            | <input type="checkbox"/> Yes            |
| B. Is this application for a variance to construct a multiple dwelling of 25 or more family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

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

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

**IF YES:**

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

 Signature of Applicant	<input type="checkbox"/> No <input type="checkbox"/> Yes
<u>Gregory Langa</u> Print Name	<u>9/15/14</u> Date

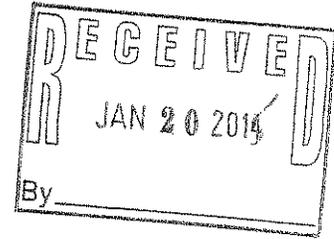
**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of \_\_\_\_\_, shows and discloses the premises in its entirety, described as Block 17499 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, Sworn and subscribed to  
 County of Camden: On this \_\_\_\_\_ day of \_\_\_\_\_,  
4-3-2014 of full age, being duly sworn to 20 \_\_\_\_\_ before the following authority.  
 law, on oath and says that all of the above statement  
 herein is true.

<u>Ryland Homes</u> Name of property owner or applicant	_____ Notary public
--	------------------------

Iron Gate, LLC



1) Resolution Application 112042-D Block 17499, Lot 1

- Approval Granted December 2<sup>nd</sup>, 2011,
- Resolution Adopted January 26<sup>th</sup>, 2012
- Approval of Use variance to allow 42 Townhouses and 1 open space lot in the R3 and HC Zones

2) Resolution Application 112042-aCD, Block 17499, Lot 1

- Approval Granted April 26<sup>th</sup>, 2012,
- Resolution Adopted May 24<sup>th</sup> 2012
- Approved for 40 Townhouses with various Bulk Variances

3) Current Application for Preliminary Subdivision for 40 Townhouse lots with 4 open space lots and 1 lot for the storm water basin to include, any and all variances as may be applicable

**NOTE:** : The prior application noted Lot Depth Variances for Lots 24, 25 and 26, The refined plan has adjusted the subdivision configuration as a result of actual certified boundary of the property. Additionally pursuant to the terms stipulated at the public hearing, the 4 lots (lots 1 thru 4) which formerly maintained reverse frontage on Jarvis Road with a landscape easement have been modified such that the easement area is now designated as a segregated open space lot.

Accordingly the following are the lots requiring "Lot Depth" variances:

- Lot 1, 2, 3 & 4 now have reverse frontage on open space lot in lieu of a landscape easement
- Variances for lot depth of Lots 24, 25, & 26, are no longer required. Alternatively lot depth variances will now be required for Lots 5, 6, and 7, (as a result of roadway configuration) in order to satisfy the township design standards

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

**Plans**

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

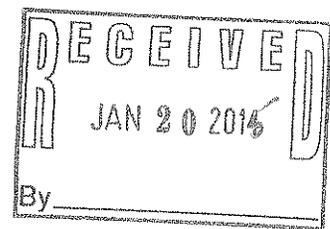
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).

**Gregory Matteo, 1405 Chews Landing Road, Laurel Springs, NJ**

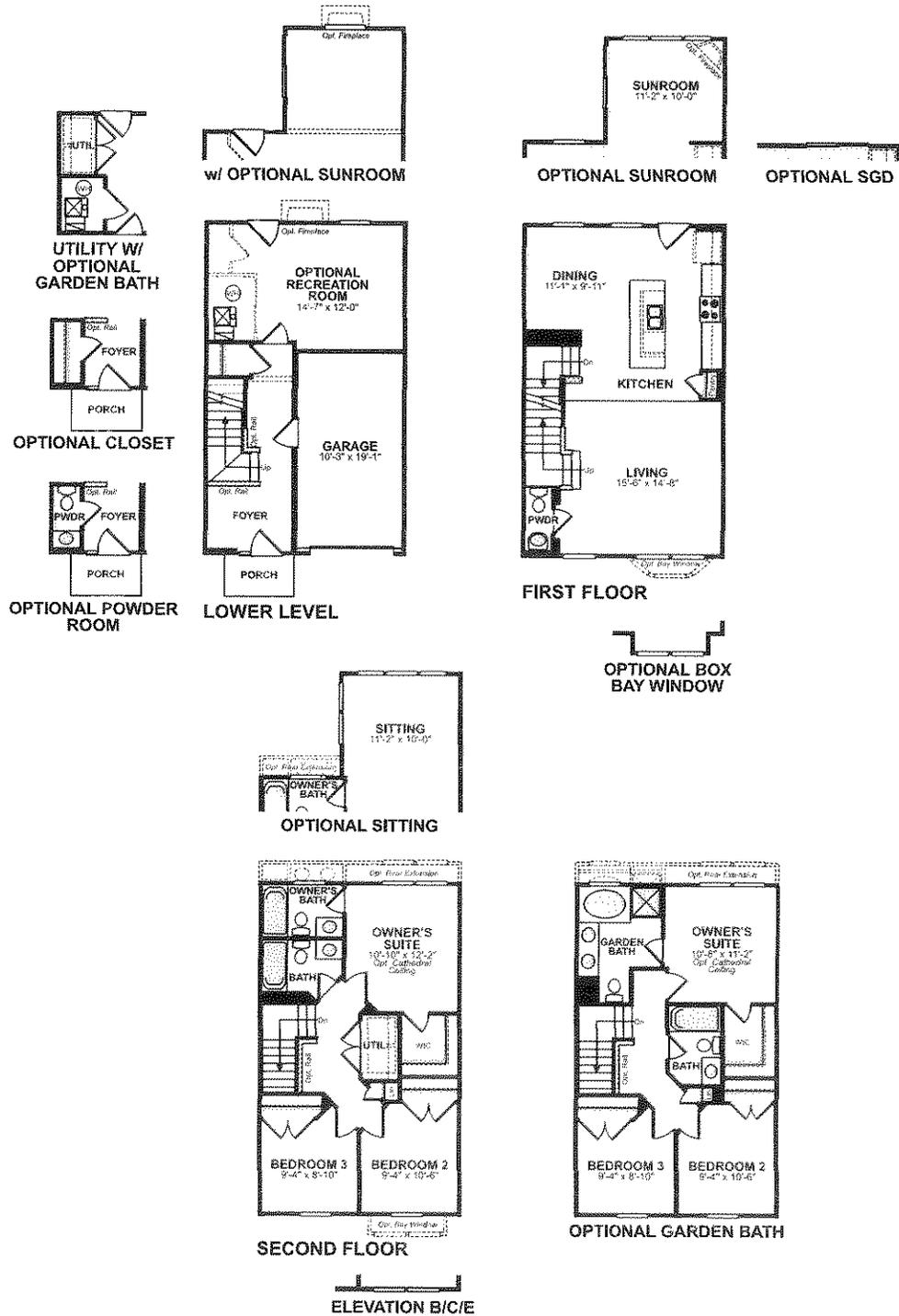
**George W. Matteo, Sr., 1405 Chews Landing Road, Laurel Springs, NJ**

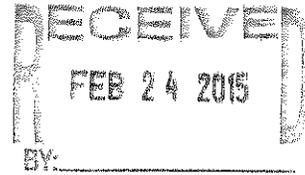
**John Matteo, 1405 Chews Landing Road, Laurel Springs, NJ**

## The Tydings



## The Tydings





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

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

DATE: 2/24/15

APPLICATION#: 112024DaCDPC

APPLICANT: Ryland Homes

PROPERTY LOCATION: JARVIS Rd + Williamstown - Chews Landing Rd.

BLOCK: 17499

LOT: 1

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

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

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

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

Maryann Busa  
SANDRA E. FERGUSON Maryann Busa  
Asst. GLOUCESTER TWP. TAX COLLECTOR

Certificate: 14-07299  
Prop Loc: 1600 WILLIAMSTOWN ROAD

Owner: IRON GATE LLC  
Address: 1405 CHEWS LANDING RD #9  
LAUREL SPRINGS, NJ 08021

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

Block/Lot/Qual: 17499.  
Sale Date: 12/30/14  
Redemption Calculation Date: 02/24/15  
Include Current Charges: N

1.  
Holder Name: MTAG Cust FIG Cap Inv NJ13  
Address: P O Box 54472  
New Orleans, LA 70154

Holder Id: 270

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	10,420.13	849.02	11,269.15
		Cost:	145.00
		Total Certificate:	11,414.15
#Days: 0 Per Diem:	0.000000	Int on Cert:	0.00
	Redemption Penalty ( 0.00 %):		0.00
		Total:	11,414.15

SUBSEQUENT CHARGES:

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

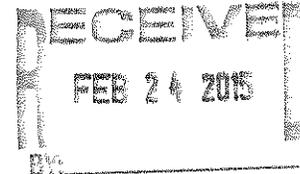
BALANCE TYPE SUMMARY:

Certificate Total & Subseq. Prin/Penalty      Interest      Total

LIEN REDEMPTION:

Principal: 0.00  
Redemption Penalty ( 0.00 %): 0.00  
Interest: 0.00  
TOTAL REDEMPTION: 0.00  
Total Per Diem: 0.000000

Lien was Redeemed on 02/11/15.



Tax Account Maintenance

Block: 17499  
 Lot: 1  
 Qualifier:  
 Owner: **IRON STATE INC**  
 Tax Bill  
 Restricted Edit  
 Prop Loc: 1600 WILLIAMSTOWN ROAD

Outside Lien

Year	Qtr	Type	Billed	Assessed Values	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Principal Balance	Interest	Total Balance
2015	2		2,605.35					2,605.35			.00	2,605.35	
2015	1		2,605.35					2,605.35			.00	2,605.35	
2015		Total	5,210.70					5,210.70			.00	5,210.70	
2014	4		2,741.83					.00			.00	.00	
2014	3		2,741.83					.00			.00	.00	
2014	2		2,468.89					.00			.00	.00	
2014	1		2,468.89					.00			.00	.00	

Other Delinquent Balances: 11,414.15 Interest Date: 01/22/15  
 Other APR2 Threshold Amt: 11,414.15 Per Diem: .0000 Last Payment Date: 11/21/13  
**TOTAL TAX BALANCE DUE**

Principal: 2,605.35 Penalty: .00  
 Misc. Charges: .00 Interest: .00  
**Total: 2,605.35**

\* Indicates Anticipated Billing in a Tax Quarter

1/26/2015 - 2/1/15  
 The Lien w/ Interest

*Not Current*

**RECEIVED**  
 JAN 26 2015  
 BY:

Certificate: 14-07299  
Prop Loc: 1600 WILLIAMSTOWN ROAD

Owner: IRON GATE LLC  
Address: 1405 CHEWS LANDING RD #9  
LAUREL SPRINGS, NJ 08021

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

Block/Lot/Qual: 17499.  
Sale Date: 12/30/14  
Redemption Calculation Date: 01/22/15  
Include Current Charges: N

1.  
Holder Name: MTAG Cust FIG Cap Inv NJ13  
Address: P O Box 54472  
New Orleans, LA 70154

Holder Id: 270

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	10,420.13	849.02	11,269.15
		Cost:	145.00
		Total Certificate:	11,414.15
#Days: 22 Per Diem:	5.707075	Int on Cert:	125.56
		Redemption Penalty ( 6.00 %):	684.85
		Total:	12,224.56

SUBSEQUENT CHARGES:

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

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq.	Prin/Penalty	Interest	Total
Certificate Tax		11,269.15	123.96	11,393.11
Total Tax		11,269.15	123.96	11,393.11
Certificate Cost		145.00	1.60	146.60

LIEN REDEMPTION:

Principal:	11,414.15	
Redemption Penalty ( 6.00 %):	684.85	
Interest:	125.56	
Recording Fees:	55.00	
TOTAL REDEMPTION:	12,279.56	Total Per Diem: 5.707075



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #112042DaCDPC

Jarvis Rd/Willimastown Rd

Block:17499 lot 1

- 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: 25 mph speed limit signs installed on Iron Gate Rd near each entrance to development.

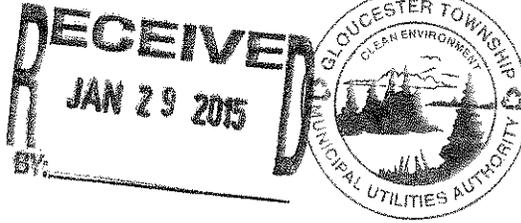
RECEIVED  
JAN 29 2015  
BY: RYLAND  
HOMES

Reviewed By:  Lt. Brian McKendry

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

Date Submitted: 1/29/14

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



RAYMOND J. CARR  
Executive Director

MARLENE HRYNIO  
Administrative Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
January 28, 2015

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

JAN 29 2015

Re: Application #112042DaCDPC  
Ryland Homes  
Jarvis Rd & Williamstown-Chews Landing Rd, Sicklerville, NJ 08081  
Block 17499, Lot 1

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Executive Director

RJC:mh





