

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, April 23, 2014
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes – *Wednesday, March 12, 2014*

RESOLUTIONS FOR MEMORIALIZATION

#142006C
Anthony Rodriquez

Bulk C Variance
Block: 8103 Lot: 32 & 33

#142007D
Savdeep Bhullar

Use “D” Variance
Block: 18310 Lot: 60

#112039CDMa1
Edward Pine

Bulk C & Use “D” Variance; Minor Site Plan
Block: 8301 Lot: 17

APPLICATIONS FOR REVIEW

#142009C
Christine & Stephen Stankiewicz
Zoned: R3

Bulk C Variance
Block: 6703 Lot: 8, 9, & 10
Location: 24 Oak Ave., Blackwood

Existing 2nd detached garage 31’ x 24’5” (11’5” ht) 4’ from property line

#142016C
Jonathan Bucci
Zoned: R1

Bulk C Variance
Block: 15501 Lot: 5
Location: 1301 Hickstown Rd., Sicklerville

2nd detached garage 36' x 64' x 12'

#142008DMSP
Cellco Partnership d/b/a Verizon Wireless
Zoned: IN

Use "D" Variance; Minor Site Plan
Block: 1207 Lot: 1
Location: 712 Black Horse Pike, Glendora

100' monopole along w/12 communication antenna extending to a height of 103';
Along w/an equipment shelter located at the base of monopole

#142012CPFMS
Anthony R. Alberto
Zoned: OR

Bulk C Variance; Prel & Final Major Subdivision
Block: 8201 Lot: 2
Location: 1466 & 1468 Chews Landing Rd

One twin Major Subdivision w/setbacks

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MARCH 12, 2014**

Mr. Bucceroni called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

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

Chairman McMullin had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett, P.E., Churchill Engineering
Mr. Ken Lechner, Township Planner

*Mr. Treger will sit in for Chairman McMullin and Ms. Scully will sit in for Vice Chairman Simiriglia.

Minutes For Adoption

Zoning Board Minutes for February 26, 2014

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

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Ms. Scully	Yes

Minutes approved.

RESOLUTIONS

Feb. 12, 2014:

#132042C
Gregory & Darlene Ribbaudo
Bulk Variance
Block: 10705 Lot: 21

#132032C
Franklin & Catherine Schmidt
Bulk C Variance
Block: 20502 Lot: 10

#132046C
Kimberly Vittorio
Bulk C Variance
Block: 3001 Lot: 5

#132044C
Mark C. Felts
Bulk C Variance
Block: 17802 Lot: 7

#142002C

Bulk C Variance

Scott Owens
#132008CD
Sierra International
Bulk C & Use "D" Variance
Block: 6801 Lot: 21, 22, 23 & 24

Block: 1501 Lot 11

A motion to approve the above mentioned resolutions was made by Mr. Scarduzio and seconded by Ms. Scully.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes

Resolutions Approved.

Feb. 26, 2014:

#142005CDSPW
Joseph Federico
Bulk C & Use "D" Variance & Site Plan Waiver
Block: 6502 Lot: 8

#092008CDFSPal
Blackwood Plaza
Bulk C & Use "D" Variance & Prelim & Final Major
Site Plan
Block: 13104 Lot: 3

A motion to approve the above mentioned resolutions was made by Mr. Acevedo and seconded by Ms. Scully.

Roll Call:

Mr. Bucceroni	Yes
Mr. Acevedo	Yes
Ms. Scully	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#142006C
Anthony Rodriquez
Zoned: R3
Bulk C Variance
Block: 8103 Lot: 32 & 33
Location: 1701 Hider Lane, Laurel Springs
6' fence; above ground pool & deck w/setbacks

Mr. Costa swears in Mr. Anthony Rodriquez and Ms. Jen Gonzalez.
Mr. Rodriquez explains the pool won't fit within the guidelines because of his irregular shaped lot.
Mr. Mellett states there are no site issues with the fence.

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. Acevedo.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes

Application Approved.

#142007D
Savdeep Bhullar
Zoned: R3
Use "D" Variance
Block: 18310 Lot: 60
Location: 51 Mullen Dr., Sicklerville
2nd kitchen (summer kitchen – gas stove & kitchen sink)

Mr. Costa swears in Mr. Bhullar.
Mr. Bhullar states he has a walk out basement and would like to make use of it with a summer kitchen. It will be for family use only, the basement also an existing office and gym.

Open to Professionals:
No Comments.

Open to the Public:
No Comments.

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

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes

Application Approved.

#112039CDMa
Edward Pine
Zoned: G1
Bulk C & Use "D" Variance; Minor Site Plan
Block: 8301 Lot: 17
Location: Warsaw Ave., Blackwood
Erection of 60' (16' x 60') double digital billboard adjacent to the NJ State Highway Route 42 right of way.

Mr. Costa swears in Gary Civalier (engineer, surveyor and planner), Frank Montgomery (traffic planning PE project manager), and Ed Pine (owner). Mr. Wade (lawyer) represents Mr. Pine.

Mr. Wade explains the history of the application:

- 10/27/2011 is the date the application was previously approved by the owner

- 2/9/2012 owner of the property has done the following:
 1. lots 17 & 18 have been combined with the county
 2. demolished the residence and removed the septic
 3. back garage kept
 4. small sheds removed
 5. site cleaned up

The applicant would like to raise the height of the billboard to 100' from 60'.

Mr. Pine gives a brief history of the property and then states issues with the sign height and state rules.

- Mr. Pine spoke with the DOT outdoor advertising director. Mr. Pine was given a vegetation control permit for 300 dollars to trim the trees that will be in front of his billboard, it is routine to get the permit. You have to have all the approvals from your town before you can get this permit. Then Mr. Pine was told that he was denied the permit because the vegetation permit format was going to be changed. The reason given was that a North Jersey company was illegally clearing trees and the delay in permits was going to be statewide. Mr. Pine states that the state hasn't even started revamping the vegetation permit format and it's been 3 years.

Mr. Civalier presents:

- A1) site plan depicting the height change and the center post (dead center).
- A2) aerial of site – all construction will be designed by a professional engineer and submitted to the construction department.

Mr. Costa clarifies with Mr. Wade that the billboard will be in the same exact spot and the only difference will be the height changing from 60' to 100'.

Mr. Montgomery (traffic engineer) presents the board with:

- A3) 2 pages of photos of NB Rt. 42 as you approach the sign location, NB photo facing the sign 60' vs. 100', exhibit prepared by his office, and the 2nd photo compares the billboard with the cell tower that is also 100' high. A4) line of site profile approaching SB Rt. 42, 60' vs. 100', no NB picture as you had to be in the lane of traffic.

Mr. Montgomery discusses the difference between 60' and 100' on Coles Rd.:

- The additional height will make it nearly impossible to see the sign from Coles Rd.
- The sign runs parallel with Coles Rd. and it's flat
- Less impact than the prior approval
- NB direction will be enhanced
- Height complies with the DOT standards
- Impact on residents: a. looking at the back of the sign b. seeing another 40'.

Mr. Mellett asks if the view from the east is the same

Mr. Montgomery states it's (the bill board) just higher no difference in illumination.

Mr. Lechner asks about the view of the back of the sign.

Mr. Montgomery states the sign is in a "V" shape you won't see a flat surface.

Mr. Lechner asks if Coles Rd. will see the sign.

Mr. Montgomery states yes you'll see it, the west side won't.

Mr. Wade states the bill board won't create a safety hazard because the illumination will be facing the other direction.

Mr. Lechner requests what the owner will do if the trees grow past the 100' sign.

Mr. Wade states eventually they will have to trim the trees and the pruning along the state highways will have to resume. Mr. Wade presents the board with exhibit A5) which displays leaning trees along Rt. 42 that will have to be trimmed or they'll end up in the road.

Mr. Lechner states that the ordinance requires testimony on the impact to the community.

Mr. Wade states that the trees are going to be more of an impact.

Mr. Lechner states that 60' would have been enough when you can trim the trees yet we'll have a 100' sign in place.

Mr. Montgomery states the photos are taken from 1000' away because that is when you should be able to read the sign.

Mr. Wade states marketing recommended raising the height as the investment is significant around 600 to 800 thousand dollars. Mr. Wade has the updated permits.

Mr. Mellett discusses his engineers' letter dated 12/12/2013. Most issues have been addressed and ask Mr. Montgomery if the change in height of the sign change the separation of the interchanges.

Mr. Montgomery states No, it does not affect anything else

Mr. Mellett asks why a photo simulation wasn't done for Coles Rd.

Mr. Wade states there were no photos taken from Coles Rd. because the sign isn't intended for Coles Rd. drivers.

Mr. Lechner states the report requests photos for both.

Mr. Lechner reviews his letter with the applicant: reviews site plan comment page 7 VI A-H.

Mr. Wade states they have asked for a waiver on that issue in the last application. They are going verbatim from the last application and will do everything stated on the last application and subsequent resolution.

Mr. Costa states amended site plan, all waivers given on the last resolution will be followed.

Mr. Lechner states this resolution should reference the last resolution.

PUBLIC PORTION:

Mr. Costa swears in Mr. Robert Kowliakowski discusses 2/26 billboard for Anchor Pool and how this is an additional digital billboard. Mr. Kowliakowski asks Mr. Lechner about the municipal activities being allowed on the digital board.

Mr. Bucceroni states that is already approved as part of the resolution.

Mr. Kowliakowski states they need to determine how many times a year the municipality can use the digital board for advertisements. He states the administration or legal department should get this accomplished and it should be in writing. This way both parties know what is expected. The town can advertise to promote the Gloucester Township identity, pumpkin festival, and historic downtown Blackwood to name a few. He believes people will be coming to council meetings to complain about the digital signs and this way the council will be able to point out the positives of the billboards. Mr. Kowliakowski states that the township should set up the number of ads per day so they can show the benefit of the billboard.

Mr. Wade states the NJ State Police will have access for alerts, the township will have access for economic development, civic messages will be no problem, and no tobacco advertisements will be allowed.

Mr. Kowliakowski states there needs to be some kind of formal agreement.

Mr. Wade states they can present it to the mayor and solicitor.

Mr. Costa states it should state "reasonable and liberal" use of the billboard.

Mr. Kowliakowski states a gentleman's' agreement isn't good enough an agreement has to be negotiated and signed.

Mr. Wade states they have no problem with a signed agreement.

Mr. Treger asks if the new height impedes on any other billboard.

Mr. Civalier states "no" the sign is not impeding on any other board.

Mr. Treger asks why the extra 40 ft.

Mr. Civalier states the elevation change.

A motion to approve the above mentioned application, with all the previous resolutions conditions and township use clarified, was made by Mr. Scarduzio and seconded by Ms. Scully.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Ms. Scully	Yes

Application Approved.

6 ZB 3/12/2014

A motion to Adjourn was made by Mr. Treger and seconded by Ms. Scully.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 142006C

ANTHONY RODRIGUEZ

Block 8103, Lots 32 and 33

WHEREAS, Anthony Rodriguez , is the owner of the land and premises located at 1701 Hider Lane in the Laurel Springs 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 install an above ground pool with attached deck 20 feet from the front property line instead of the required 30 feet and to construct a 6 foot wooden fence 10 feet from the front property line instead of the required 40 feet located upon Block 8103, Lots 32 and 33, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 12, 2014 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, Anthony Rodriguez is the owner of the land and premises located at 1701 Hider Lane, in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 8103, Lots 32 and 33, 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 an irregular shaped corner lot and this is the only location to construct the pool and fence.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct the pool and fence 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 12th day of March that the applicant, Anthony Rodriguez, is hereby granted the aforesaid variances for the property located upon Block 8301, Lots 32 and 33 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
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullen	Yes
Carmen Scarduzzio	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 23rd day of April, 2014.

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 # 142007D

SAVDEEP BHULLAR

Block 18310, Lot 60

WHEREAS, Savdeep Bhullar, is the owner of the land and premises located at 51 Mullen Drive in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to install a summer kitchen or a second housekeeping unit in a R-3 Zone where such unit is not permitted located upon Block 18310, Lot 60, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 12, 2014 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, Savdeep Bhullar is the owner of the land and premises located at 51 Mullen Drive, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18310, Lot 60, 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 a walk out basement and he would like to make use of it with a summer kitchen.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to permit a summer kitchen 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 12th day of March that the applicant, Savdeep Bhullar, is hereby granted the aforesaid variances for the property located upon Block 18310, Lot 60 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

Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullen	Yes
Carmen Scarduzzio	Yes
Michael Acevedo	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 23rd day of April, 2014.

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 # 112039CDMa1
EDWARD PINE
Block 8301, Lot 17**

WHEREAS, Edward Pine , is the owner of the land and premises located at Warsaw Ave. in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use variance and amended minor site plan approval to allow a proposed 16x60' double-digital off premise sign, 100' high and 2' from the front property line along Route 42 within the GI zone located upon Block 8301, Lot 17, as shown on the Official Map of the Township of Gloucester, located in an GI Zone, said application being represented by John D. Wade ESQ.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 12, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Edward Pine is the owner of the land and premises located at Warsaw Ave., in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8301, Lot 17, on the Official Tax Map of the Township of Gloucester, located in a GI Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Gary Civalier a Professional Engineer.

He testified that the applicant previously received approval at this site to construct the same sign but at a height of 60 feet. The State is not issuing any permits to cut any trees along Route 42 and at 60 feet the sign cannot be seen from the highway. He stated permits for cutting trees will not be granted in the foreseeable future. Introduced into evidence A-1 site plan showing the height change, A-2 aerial of site and A-3 photos of NB 42.

Mr. Montgomery, a traffic engineer, testified there would be no safety or traffic problems because the illumination would be facing the other way.

The applicant agreed that as a condition of approval all conditions and waivers granted in the previous approval would be followed.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a Use variance and amended minor site plan to construct the sign at 100 feet 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 12th day of March that the applicant, Edward Pine, is hereby granted the aforesaid variances for the property located upon Block 8301, Lot 17 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Michael Acevedo	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullen	Yes
Carmen Scarduzzio	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 23rd day of April, 2014.

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 #142016C**
Jonathan Bucci
1301 Hickstown Road
BLOCK 15501, LOT 5
DATE: April 9, 2014

The above application is to permit a second 36' x 64' detached private garage within the R-1 Residential district as per the attached sketch.

I. ZONING INFORMATION

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

R-1 Zone Requirements (§401.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	1 acre	1.30 acres	yes
Minimum lot frontage	125 ft.	183.54 ft.	yes
Minimum lot depth	200 ft.	408.42 ft.	yes
Maximum building coverage	15%	±7.6% ¹	yes
Maximum lot coverage	30%	±14.3 % ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	50 ft.	117.27 ft.	yes
Side yard	25 ft.	33.94 ft. ¹ / 69.38 ft.	yes / yes
Rear yard (deck)	75 ft.	±240 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	N.P.	±250 ft. ¹	yes
Side yard	10 feet	10 ft. ¹	yes
Side yard	15 feet	10 ft.	yes
Rear yard	20 feet	90 ft.	yes
Maximum garage height	20 feet	18 ft.	yes
Maximum other building height	15 feet	n/a	n/a

¹ = Scaled data.
 * = Variance required

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

OFF-STREET PARKING AND PRIVATE GARAGES			
Standard	Required	Proposed	Complies
Maximum area	800 sf	2,304 sf	no*
Less than area of principal building	< ±1,850 sf ¹	2,304 sf	no*
Maximum stories	1	1	yes
Maximum number of garages	1	2	no*

II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage in the R-3, Residential District standards:

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

1. Area: (2,304 sf provided v. 800 sf maximum allowed).
2. Dwelling/Garage area: (2,304 sf provided v. 1.850 sf maximum allowed).
3. Number of garages: (2 provided v. 1 maximum allowed).

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.H(4) to permit a detached garage two thousand three hundred four (2,304) square feet (800 sf maximum allowed) from Section 422.H(5) to exceed area of principal dwelling (1,850 sf maximum allowed) and from Section 422.H(6) to permit a second garage (1 maximum allowed).

cc: Jonathan Bucci
Anthony Costa, Esq.
James Mellett, PE

K:\ZBA Reviews\Year 2014\Garages\Bucci-R1-142013\R_142013C-R1-Jonathan Bucci.docx

APPLICATION #142016C
Jonathan Bucci
1301 Hickstown Road
BLOCK 15501, LOT 5

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: #142016C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 0422

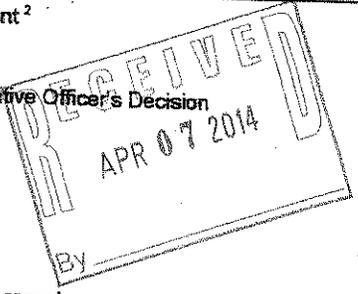
¹ Upon receipt of all fees, documents, plans, etc. Escr. 150⁰⁰ Escr. # 0422

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>JONATHAN R BUCCI</u> Address: <u>1301 HICKSTOWN RD</u> City: <u>SICKLERVILLE</u> State, Zip: <u>NJ 08081</u> Phone: <u>(609) 970-7733</u> Fax: () Email: <u>JBUCCI@PAUL.COM</u>	2. Owner(s) (List all Owners) Name(s): <u>JONATHAN R BUCCI</u> Address: <u>1301 HICKSTOWN RD</u> City: <u>SICKLERVILLE</u> State, Zip: <u>NJ 08081</u> Phone: <u>(609) 970-7733</u> Fax: ()
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3. Type of Application. Check as many as apply:

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: JONATHAN RBUCCI
Address: 1301 HICKSTOWN RD
Profession: SHOP SUPERVISOR
City: SICKLERVILLE
State, Zip: MS 08081
Phone: 609 970 7733 Fax: () -
Email: JBUCCI22@AOL.COM

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

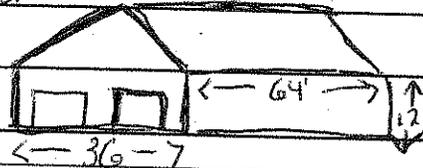
7. Location of Property:

Street Address: 1301 HICKSTOWN RD Block(s): 15501
Tract Area: 56,861 SQFT Lot(s): 5

8. Land Use:

Existing Land Use: RESIDENCE

Proposed Land Use (Describe Application): SECOND DETACHED GARAGE OUTBACK
POLE BARN KIT 36' x 64' x 12'



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.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	90'	Fence type	_____
Side setback 1	10'	Fence height	_____
Side setback 2	10'	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	2,304 SQFT	Shed area	_____
Garage height	18'	Shed height	_____
Number of garages (Include attached garage if applicable)	ONE (ATTACHED)	Setback from R.O.W.1	_____
Number of stories	ONE	Setback from R.O.W.2	_____
		Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

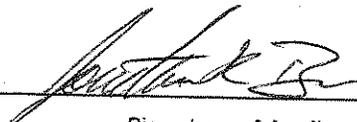
Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

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

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

16. Signature of Applicant



 Signature of Applicant

4-3-2014

 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).

4-7-14
Date

[Signature]
Signature

SONATHAN R BUCCI
Print Name

Sworn and Subscribed to before me this
APRIL day of 7
2014 (Year).

[Signature]
Signature

SONATHAN R BUCCI
Print Name

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

Complete each of the following sections:

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

No Yes
 No Yes
 No Yes
 No Yes
 No Yes
 No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

[Signature]
Signature of Applicant

SONATHAN BUCCI
Print Name

4-3-14
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 5-17-2012, shows and discloses the premises in its entirety, described as Block 15501 Lot 5 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~~ Gloucester

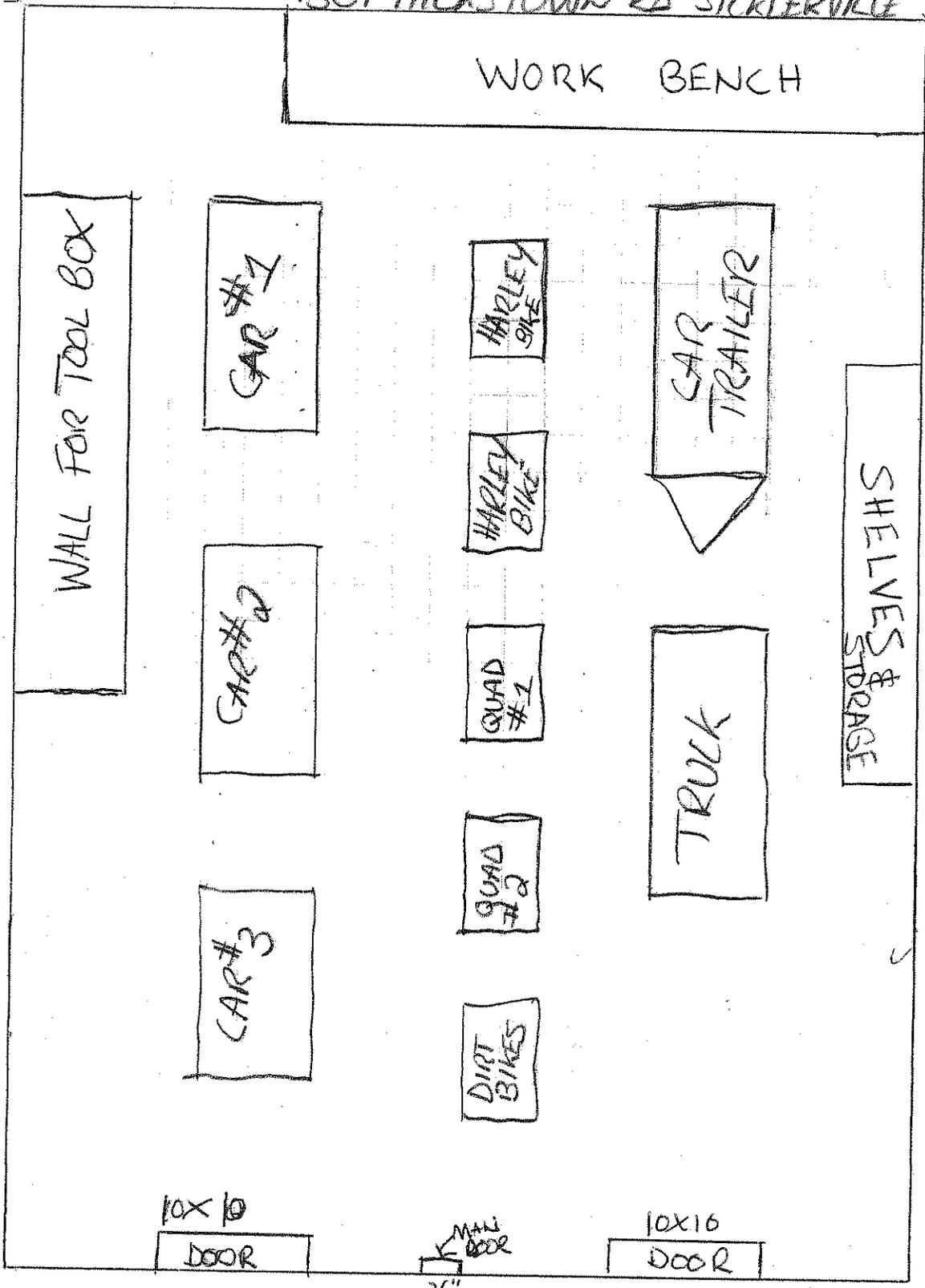
SONATHAN R BUCCI of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this 7th day of April
2014 before the following authority.

SONATHAN R BUCCI
Name of property owner or applicant

[Signature]
Notary public

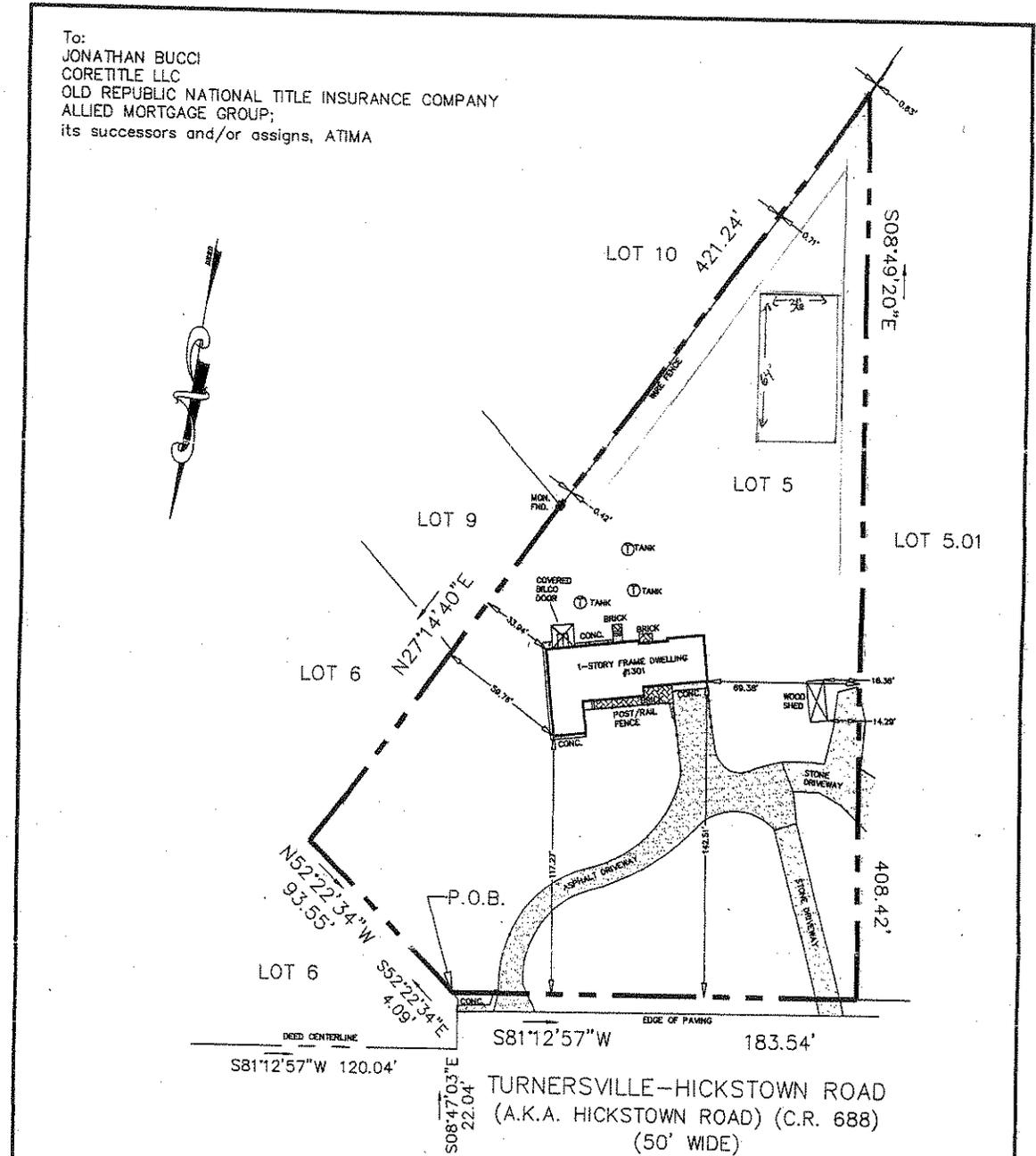
JONATHAN R BUCCI
1301 HICKSTOWN RD SICKLERVILLE



← 36' →

↑ 64' ↓

To:
 JONATHAN BUCCI
 CORETITLE LLC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 ALLIED MORTGAGE GROUP;
 its successors and/or assigns, ATIMA



TO ALL PERSONS AND PARTIES OF INTEREST:
 I HEREBY DECLARE THAT THIS SURVEY WAS
 ACTUALLY MADE ON THE GROUND AS PER
 RECORD DESCRIPTION AND IS CORRECT AND
 THERE ARE NO ENCROACHMENTS EITHER WAY
 ACROSS PROPERTY LINES EXCEPT AS SHOWN.

NOTES:

- 1) TAX MAP REFERENCE:
 TOWNSHIP OF GLOUCESTER,
 BLOCK 15501, LOT 5
- 2) CONTAINING: 56,661 +/- SF.
- 3) THIS SURVEY WAS PREPARED WITHOUT
 THE BENEFIT OF A TITLE REPORT.
- 4) SUBJECT TO SUCH EASEMENTS AND
 RESTRICTIONS THAT MAY BE REVEALED
 BY A TITLE REPORT.

THIS SURVEY WAS PREPARED ONLY FOR THE
 ABOVE NAMED PARTIES FOR PURCHASE AND/
 OR MORTGAGE FOR HEREIN DELINEATED
 PROPERTY BY ABOVE NAMED PURCHASER.
 NO RESPONSIBILITY OR LIABILITY IS
 ASSUMED BY SURVEYOR FOR USE OF SURVEY
 FOR ANY OTHER PURPOSE INCLUDING, BUT
 NOT LIMITED TO USE OF SURVEY FOR SURVEY
 AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY
 OTHER PERSON NOT LISTED HEREIN, EITHER
 DIRECTLY OR INDIRECTLY. SURVEY MAY NOT
 BE USED FOR CONSTRUCTION OR SUBDIVISION
 PURPOSES WITHOUT WRITTEN CONSENT OF
 THIS SURVEYOR.

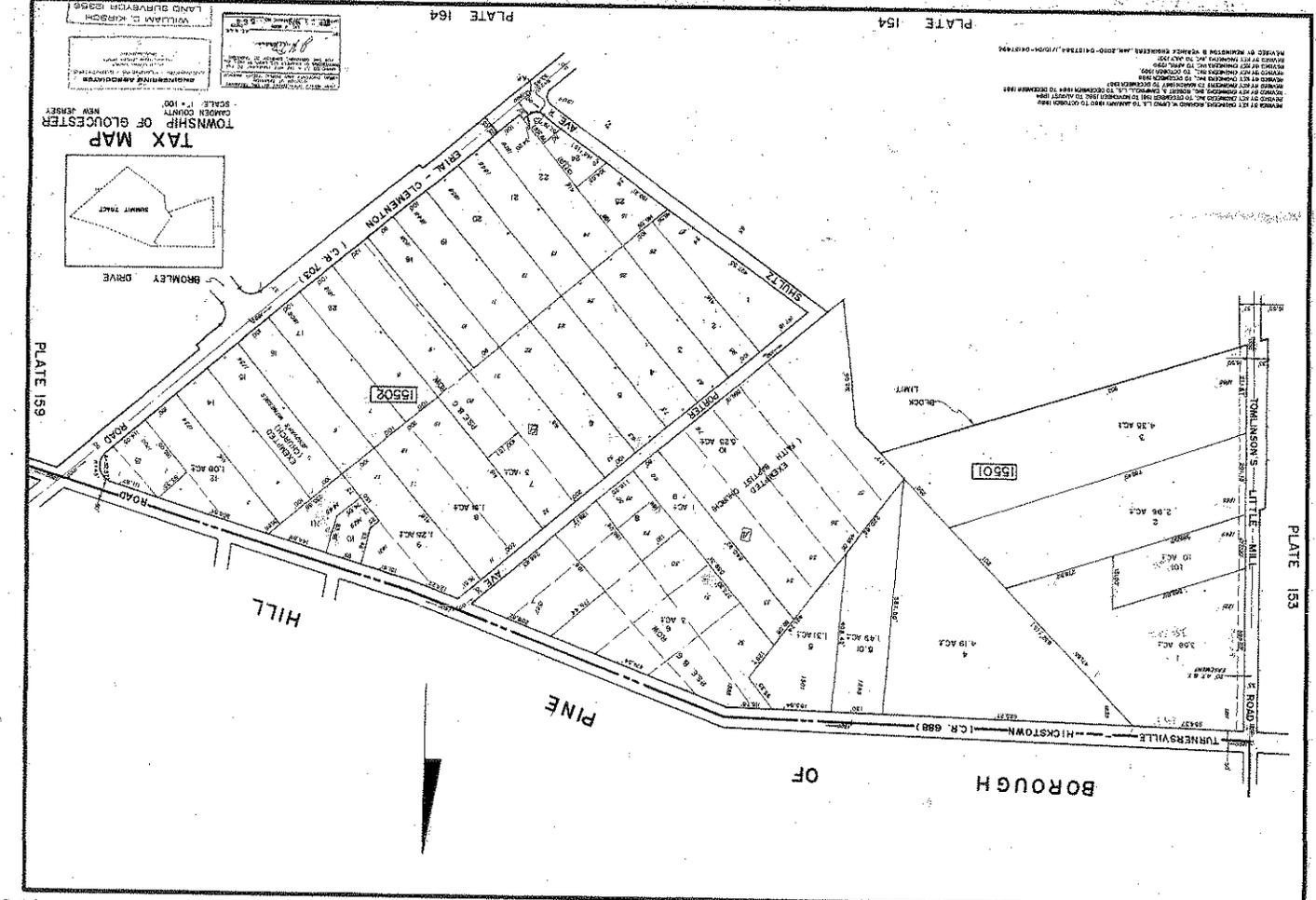
THIS SURVEY PLAN, FLAGS AND/OR PINS
 SET ARE NOT VALID UNTIL FEE IS PAID IN
 FULL. IF FEE NOT PAID, THIS SURVEY IS
 INVALID. ANY OTHER USE OF THIS PLAN OR
 A COPY OR ALTERATION OF IT NOT SIGNED
 AND SEALED BY THE SURVEYOR WHO
 PREPARED THIS PLAN IS NOT THE
 RESPONSIBILITY OF THE UNDERSIGNED.

SURVEYOR RESERVES THE RIGHT TO REVISE
 THIS SURVEY AT ANY TIME AFTER SUBMISSION
 IF ADDITIONAL PERTINENT INFORMATION IS
 RECEIVED.

THIS PLAN OF SURVEY IS NOT AN ALTA
 SURVEY.

PLAN OF SURVEY
 OF
 BLOCK 15501 LOT 5
 LOCATED IN
 TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY, NEW JERSEY

LOT BEARINGS 5/23/12	AVI LUZON DATE 5/23/12 AVI LUZON PROFESSIONAL LAND SURVEYOR N.J. LICENSE # 36745		AVI LUZON PROFESSIONAL LAND SURVEYOR
	DESIGNED: SCALE: 1"=60'		DRAWN: CC DATE: 05/17/2012



En# 62



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 7, 2014

APPLICATION No. #142016C

APPLICANT: Jonathan Bucci

PROJECT No. 8422

BLOCK(S): 15501 Lot(S): 5

LOCATION: 1301 Hickstown Rd., Sicklerville, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

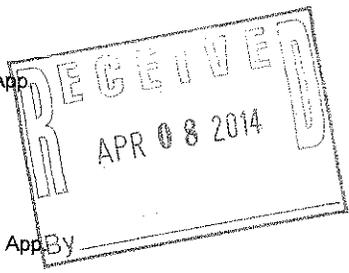
- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by April 18, 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
 - 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
 - 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
 - 1 Copy - Major Subdivision - Preliminary. Plat
 - 1 Copy - Preliminary Site Plan
 - 1 Copy - Major Subdivision - Final Plat
 - 1 Copy - Final Site Plan
 - 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
 - 1 Copy - Amended Site Plan
 - 1 Copy - Major Subdivision - Amended Plat
 - 1 Copy - Traffic Report
 - 1 Copy - Development Plan
 - 1 Copy - Drainage Calculations
 - 1 Copy - E.I.S.
 - Recycling Report
- Variance Plan Bulk (C) Variance Use (D) Variance



OK-4-814 JVG - Pldg

Signature

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 15501

Lot: 5

Qualifier:

Owner: EBECCT JONATHAN R

Tax Bill

Restricted Edit

Prop Loc: 1301 HICKSTOWN ROAD

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,501.01	1,501.01	.00	1,501.01
2014	1		1,501.02	.00	.00	.00
2014		Total	3,002.03	1,501.01	.00	1,501.01
2013	4		1,589.33	.00	.00	.00
2013	3		1,589.33	.00	.00	.00
2013	2		1,412.70	.00	.00	.00
2013	1		1,412.70	.00	.00	.00

Other Delinquent Balances:

.00 Interest Date: 04/07/14

Interest Date

Interest Detail

Other APR2 Threshold Amt:

.00 Per Diem:

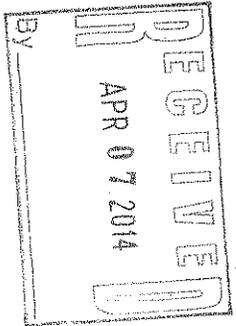
.0000 Last Payment Date:

02/10/14

TOTAL TAX BALANCE DUE

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

Amest



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 #142009C**
Christine & Stephen Stankiewicz
24 Oak Avenue
BLOCK 6703, LOTS 8, 9 and 10

DATE: April 9, 2014

The above application is to permit a second 31' x 24' 5" detached private garage within the R-3 Residential district as per the attached sketch.

I. ZONING INFORMATION

1. Zone: R-3 ~ Residential District [§405].

R-3 Zone Requirements (§405.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	17,500 sf	yes
Minimum lot frontage	75 ft.	175 ft.	yes
Minimum lot depth	125 ft.	100 ft.	enc
Maximum building coverage	20%	±13.6% ¹	yes
Maximum lot coverage	40%	±28.4 % ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	18.10 ft.	enc
Side yard	10 ft.	±76 ft. ¹ / 49.65 ft.	yes / yes
Rear yard (deck)	30 ft.	±33 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	N.P.	±90 ft. ¹	yes
Side yard	10 feet	±101 ft. ¹	yes
Side yard	10 feet	±43 ft.	yes
Rear yard	10 feet	4 ft.	no*
Maximum garage height	20 feet	11 ft. 5 in.	yes
Maximum other building height	15 feet	n/a	n/a

¹ = Scaled data.

* = Variance required

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

OFF-STREET PARKING AND PRIVATE GARAGES			
Maximum area	800 sf	±766 sf	yes
Less than area of principal building	< ±1,384 sf ¹	±766 sf	yes
Maximum stories	1	1	yes
Maximum number of garages	1	2	no*

II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage in the R-3, Residential District standards:

§405.F, Area, Yard, Height and Building Coverage

1. Accessory Building – rear yard: (4 ft. provided v. 10 ft. minimum required).

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

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

POSITIVE CRITERIA (“C1” and “C2” variances)

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F Area, Yard, Height and Building Coverage to permit a detached garage with a four (4) feet from the rear property line (10 ft. minimum required) and from Section 422.H(6) to permit a second garage (1 maximum allowed).

cc: Christine & Stephen Stankiewicz
 Anthony Costa, Esq.
 James Mellett, PE

Donna 3285

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. # 142009C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment Fees: 160.00 Project # 8368

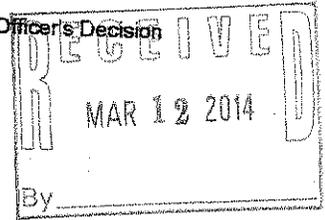
¹ Upon receipt of all fees, documents, plans, etc. Escr. 150.00 Escr. # 8368

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Christine + Stephen Stankiewicz</u> Address: <u>24 Oak Ave</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>856 481 4265</u> Fax: () - Email: <u>ChrissyStank@yahoo.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Christine + Stephen Stankiewicz</u> Address: <u>24 Oak Ave</u> City: <u>Blackwood</u> <u>856-481-4265</u> State, Zip: <u>NJ 08012</u> Phone: <u>856 481 4265</u> Fax: () -
---	---

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Albert Floyd
Address: PO Box 903 Clmer, NJ
Profession: Land Surveyor 08318
City: Clmer
State, Zip: NJ 08318
Phone: () - - Fax: () - -
Email: _____

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

7. Location of Property:

Street Address: 24 Oak Ave Blackwood Block(s): 16703
Tract Area: _____ Lot(s): 8, 9 + 10

8. Land Use:

Existing Land Use: Parking vehicles 2ND GARAGE
Proposed Land Use (Describe Application): Park vehicles in carport
Sold with the home marked metal garage
on survey done during home sale in
June 2009

9. Property:

Number of Existing Lots: 3
Number of Proposed Lots: _____
Proposed Form of Ownership:
 Fee Simple Cooperative
 Condominium Rental
Are there *existing* deed restrictions? No Yes **(If yes, attach copies)**
Are there *proposed* deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
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Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	31' x 24' 5"	Shed area	_____
Garage height	11' 5"	Shed height	_____
Number of garages	1	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	1	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

- Check here if zoning variances are required. *Structured Existed + Bid upon w/ Sale of Home*
- 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

<p><i>Christine J Stankiewicz</i></p> <p>_____ Signature of Applicant</p>	<p><i>2/24/14</i></p> <p>_____ Date</p>
<p><i>Stephen W Stankiewicz</i></p> <p>_____ Signature of Co-applicant</p>	<p><i>2/24/14</i></p> <p>_____ Date</p>

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).

3/6/14
Date

Christine J Stankiewicz
Signature

Christine J Stankiewicz
Print Name

Sworn and Subscribed to before me this

6th day of March

2014 (Year).

Stephen W Stankiewicz III
Signature

Stephen W Stankiewicz III
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

Stephen W Stankiewicz III
Signature of Applicant

Stephen W. Stankiewicz III
Print Name

3-06-14
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 6/14/09, shows and discloses the premises in its entirety, described as Block _____ Lot _____ and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,

County of Camden:

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

Sworn and subscribed to

On this 06 day of MARCH 20 14 before the following authority.

Stephen W Stankiewicz III
Name of property owner or applicant

Marilyn R Brabazon
Notary public

Zoning Permit Denial

24 OAK AVE
Block/Lot 6703/9

Applicant

STANKIEWICZ STEPHEN W III & CH
24 OAK AVENUE
BLACKWOOD NJ 08012

Real Estate Owner

STANKIEWICZ STEPHEN W III & CHRIS
24 OAK AVENUE
BLACKWOOD NJ 08012

*This is to certify that the above-named applied for a permit to/authorization for
a proposed 20'X20' carport.. This application for approval is hereby denied*

Zone
R3
Application is

Denied

Comments on Decision:

Only 1 garage unit per lot is permitted, a Variance approval by the Zoning Board of Adjustment is required prior to issuance of permit.

Additional permits must be obtained through the Construction Office

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



Alisa Ortiz
Zoning Officer
January 8, 2014

Applic No. 8289
3742

Cut Here

Deliver to...

STANKIEWICZ STEPHEN W III & CH
24 OAK AVENUE
BLACKWOOD NJ 08012



Department of Community Development & Planning
P. O. Box 8, Blackwood, NJ 08012

Telephone: (856) 374-3512

FAX: (856) 232-6229

**APPLICATION FOR ZONING PERMIT
(RESIDENTIAL)**

Date: 2-10-14 Block: 6703 Lot: 8,9+10
Name of Applicant: Stephen W Stankiewicz III Telephone: 856-481-4265
Address of Applicant: 24 OAK AVE Blackwood NJ 08012
Name of Property Owner: Stephen W Stankiewicz III Telephone: 856-481-4265
Address of Property Owner: 24 OAK AVE Blackwood NJ 08012
Work site street address: 24 OAK AVE Blackwood NJ 08012
Type of work and/or use: Existing Metal Garage part of Home Sale in June 2009

Is the property subject to a Planning Board or Zoning Board of Adjustment Approval? Yes No
If yes, provided application number: _____

A SIGNED PLOT PLAN OR SURVEY SHOWING ALL EXISTING BUILDINGS, STRUCTURES, SHEDS, POOLS, DRIVEWAYS, PATIOS, WALKWAYS, FENCES AND ANY OTHER FEATURE ALONG WITH THE PROPOSED BUILDING/STRUCTURE DIMENSIONS, HEIGHT, AND DISTANCE (SETBACKS) FROM AT LEAST TWO (2) PROPERTY LINES MUST BE SUBMITTED WITH THIS APPLICATION.

ZONING PERMIT EXEMPTIONS

Roofing	Roofing	Replace existing steps	Windows
Doors	Sewer/Septic	Electrical (plumbing only)	Interior alterations

1. DWELLING: _____
Type: Single family (SFD) or Two family (TFD) Building Area (sq. ft.) Height

2. ADDITION: _____
L x W and/or sq. ft. Height Stories Use: (i.e., bedroom, bathroom, etc.)

3. GARAGE: 31' x 24' 5" 11' 5" 1 Carport. Metal Garage existing
L x W and/or sq. ft. Height Stories Second garage (Yes/No)

4. SHED: _____
L x W and/or sq. ft. Height Stories Second shed (Yes/No)

5. POOL: _____
L x W and/or sq. ft. Type (Above ground or Inground)

6. FENCE: _____
Style Height

7. OTHER: _____
L x W and/or sq. ft. Proposed Use/Construction (i.e., deck, patio, driveway, etc.)

I understand if any of the information is incorrect an approval may be voided.

Stephen W Stankiewicz III
(OWNER'S NAME)

Stephen W Stankiewicz III
(OWNER'S SIGNATURE)

Lots 8,9+10

Location: City, State, or ZIP

New Jersey Gloucester 08012 24 Oak Ave

Views: 635

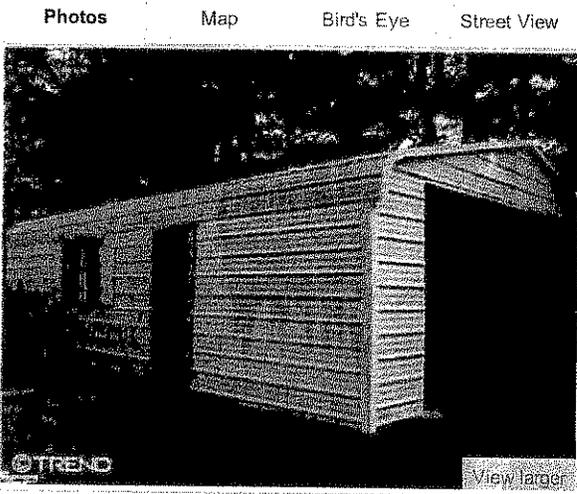
24 Oak Ave, Blackwood, NJ 08012

Make Me Move®: \$188,500

Zestimate®: \$121,399 
Est. Mortgage: \$733/mo

See current rates on Zillow
View Your current Credit Score - Instantly!

- Bedrooms:** 3 beds
- Bathrooms:** 1 bath
- Single Family:** 1,398 sq ft
- Lot:** 0.4 acres
- Year Built:** 1940
- Last Sold:** Feb 2010 for \$174,500
- Heating Type:** Baseboard



Existing ↑
During SALE?

Get more info Save this home Get updates Email more ▾

Description

Close to various highway access for easy commute to jobs... great school system.
More

Days on Zillow 164	Cooling Central	Parking Carport, Garage - Detached, Off street
Basement Type Partial	Fireplace No	Floor Covering Hardwood, Linoleum / Vinyl, Tile

▾ More See data sources

Zestimates

	Value	Range	30-day change	\$/sqft	Last updated
Zestimate	\$121,399	\$92K - \$140K	-	\$86	02/04/2014
Rent Zestimate	\$1,260/mo	\$857 - \$1.6K/mo	+\$5	\$0.90	02/03/2014

Owner tools Post your own estimate

Market guide Zillow predicts 08012 home values will rise 0.7% next year, compared to a 1.1% increase for Gloucester as a whole. Among 08012...
more

Zestimate Listing price Rent Zestimate more ▾

1 year 5 years 10 years \$300k

This home 08012

Get more information

Call: (609) 280-5493

Your Name _____
 Phone _____
 Email Address _____
 I would like to find out more about 24 Oak Ave, Blackwood, NJ 08012.

Contact Owner

TaxACT

- FREE to Prepare
- FREE to Print
- FREE to E-file™



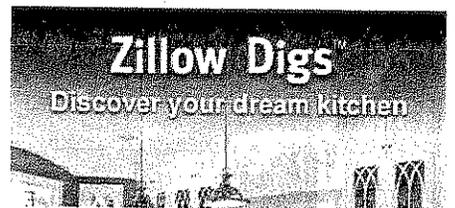
Start your FREE IRS return now!

Start FREE Now

Similar Homes for Sale

-  **18 W Landing Rd. Blac...**
For Sale: \$159,900
Beds: 4 Sqft: 1367
Baths: 1.0 Lot: 9,583
-  **105 Ridge Ave. Blackw...**
For Sale: \$157,900
Beds: 2 Sqft: 802
Baths: 1.0 Lot: 6,534
-  **30 Crestwood Ave. Bla...**
For Sale: \$195,000
Beds: 3 Sqft: 1595
Baths: 1.5 Lot: 9,147

See listings near 24 Oak Ave

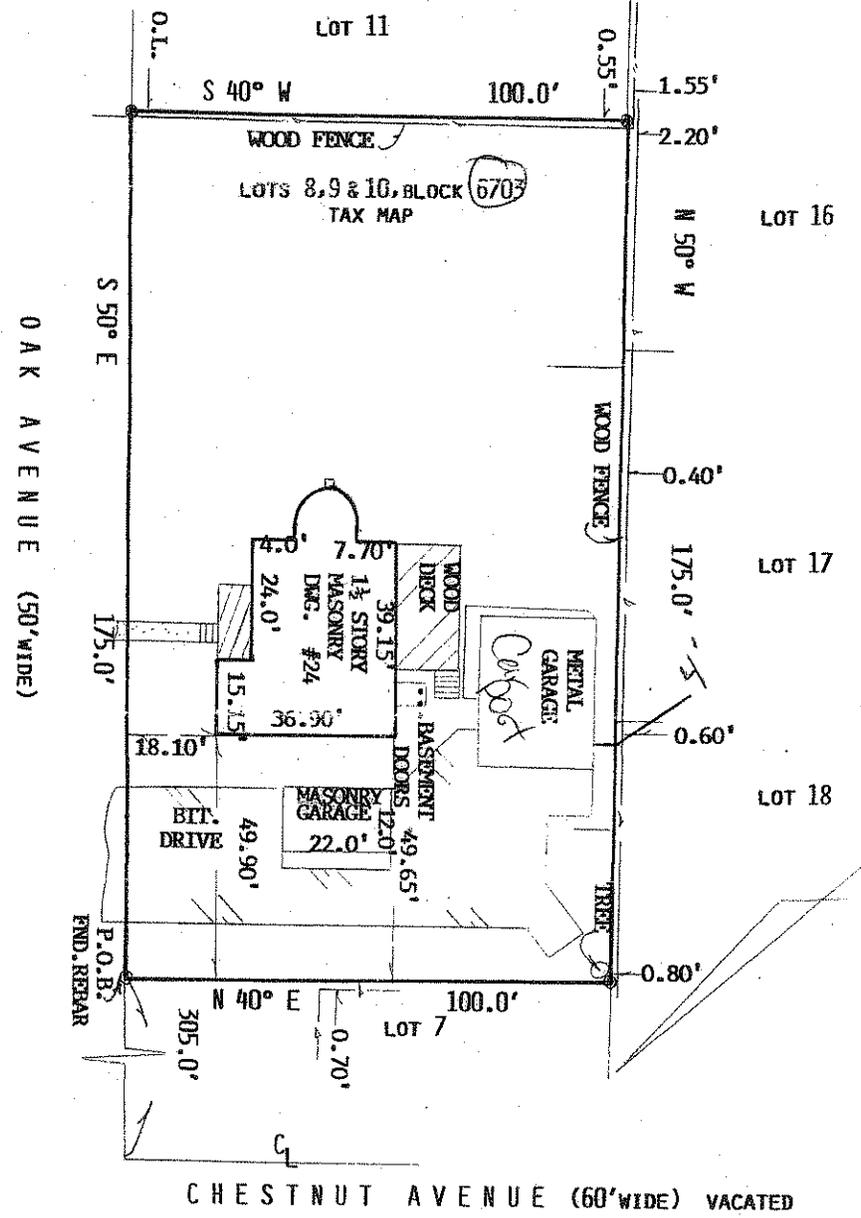


NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE MERIDIAN-DEED BASE TAX MAP BASE PLAN BASE FORMER SURVEY BASE

DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOTS 8, 9 & 10, BLOCK 6703 ON THE OFFICIAL TAX MAP. AREA=17,500.0± S.F.

○ = REBAR/IRON PIPE SET
 □ = CONCRETE MONUMENT SET

TO: INTEGRITY TITLE AGENCY, INC.
 FIRST AMERICAN TITLE INSURANCE COMPANY
 WEICHERT FINANCIAL SERVICES,
 ITS SUCCESSORS AND/OR ASSIGNS,
 AS THEIR INTEREST MAY APPEAR



<p>TO THE OWNER: STEPHEN W. STANKIEWICZ & CHRISTINE J. STANKIEWICZ</p>	<p>SURVEY OF PREMISES NO. 24 OAK AVENUE</p>									
<p>TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.</p>	<p>SITUATE TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY</p>									
<p><i>Albert N. Floyd</i></p>	<p>ALBERT N. FLOYD & SON LAND SURVEYORS ALBERT N. FLOYD ... N.J. LIC. NO. 21759 ALBERT N. FLOYD JR. N.J. LIC. NO. 36725 P.O. BOX 903, ELMER, NEW JERSEY 08318</p>									
	<table border="1"> <tr> <td>DATE</td> <td>SCALE</td> <td>DRAWN</td> <td>CHECKED</td> <td>NUMBER</td> </tr> <tr> <td>6/14/09</td> <td>1" = 30'</td> <td>S.M.F.</td> <td>A.N.F.</td> <td>09-0442</td> </tr> </table>	DATE	SCALE	DRAWN	CHECKED	NUMBER	6/14/09	1" = 30'	S.M.F.	A.N.F.
DATE	SCALE	DRAWN	CHECKED	NUMBER						
6/14/09	1" = 30'	S.M.F.	A.N.F.	09-0442						
<p>New Jersey Lic. No 21759 ALBERT N. FLOYD L.S.</p>										



*Township Of Gloucester
Construction Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3500
Fax (856) 232-6229*

Date: March 25, 2014

To: Ken Lechner

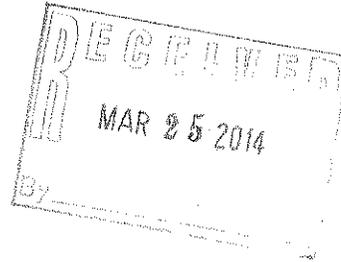
From: Jim Gallagher

Re: Site Plan Review

Applicant: 24 Oak Ave, Blackwood

Block: 6703 Lot: 8, 9, 10

Application #: 142009C



Comments: Building review-

- 1. The exterior wall within 5' of property line requires a 1hr fire rating from both sides of the wall. Also Construction Permits are required with (2) sets of sealed construction plans for the building & foundation.*

Thank you,

*Jim Gallagher
Building SubCode Official*

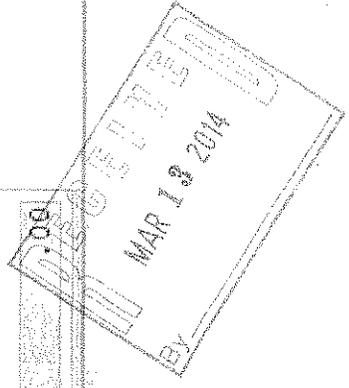
Tax Account Maintenance

Block: 6703
 Lot: 9
 Qualifier:
 Owner: **SIANKIEWICZ, SIERHEN W III & CHRISTIN** Prop Loc: 24 OAK AVENUE

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,388.54	1,388.54	.00	1,388.54
2014	1		1,388.54	.00	.00	.00
2014		Total	2,777.08	1,388.54	.00	1,388.54
2013	4		1,411.46	.00	.00	.00
2013	3		1,411.46	.00	.00	.00
2013	2		1,365.62	.00	.00	.00
2013	1		1,365.62	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 03/12/14
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/03/14
 TOTAL TAX BALANCE DUE

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



Current

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

March 14, 2014

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

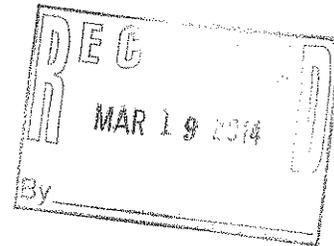
HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #142009C
Christine & Stephen Stankiewicz
24 Oak Avenue, Blackwood, NJ 08012
Block 6703, Lots 8, 9, & 10

MAR 19 2014



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
Robert C. Benson
Executive Director

RCB:mh

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 #142008DMSP** **Escrow #8360**
Cellco Partnership d/b/a/ Verizon Wireless
BLOCK 1207, LOT 1
Seventh Avenue

DATE: March 25, 2014

The Applicant requests use variance and minor site plan approval to construct a "100' monopole along with twelve (12) communications antennas attached extending to a height of 103' along with an equipment shelter" within the IN – Institutional District. The project is located at the Glendora Volunteer Fire Company #1 property on the southwest corner of the Black Horse Pike and Eighth Street.

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

- Applicant: Cellco Partnership d/b/a/ Verizon Wireless, 5175 Campus Drive, Plymouth Meeting, PA 19462 (telephone #609-409-0500).
- Owner: Glendora Volunteer Fire Company #1, 13 Seventh Avenue, Glendora, NJ 08029.
- Engineer: Petros E. Tsoukalas, PE, Maser Consulting P.A., 13000 Lincoln Drive West, Suite 105, Marlton, NJ 08053 (telephone #856-797-0412).
- Attorney: James A. Mitchell, Esq., Hambro & Mitchell, 12 Stuarts Road, Suite 104, Dayton, NJ 08810 (telephone #609-409-0102).

I. INFORMATION SUBMITTED

1. Hambro & Mitchell Transmittal Letter dated 02/28/14.
2. Stark & Stark Escrow Fee Letter dated 4/17/06.
3. Land Development Application Form and Checklist dated 3/04/14.
4. Property owners authorization.
5. Corporate Disclosure Statement for Cellco Partnership d/b/a/ Verizon Wireless.
6. Engineering plans, as prepared by Maser Consulting P.A. consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
T-1	Title Sheet	10-09-13
Z-1	Zoning Information	10-09-13
Z-1	Site Plan	10-09-13
Z-3	Equipment Layout and Elevation View From Fire House	10-09-13
Z-4	Elevation View From Black Horse Pike And Eighth Avenue	10-09-13
A-1	Construction Details	10-09-13
A-2	Construction Details	10-09-13
A-3	Construction Details	10-09-13

II. ZONING REVIEW

§419.D –IN – Institutional District: Area, Yard, Height and Building Coverage.

Description	Required	Proposed	Conforms
Lot size (min.)	1 acres	±1.09 acres	yes
Lot frontage (min.) ¹			
Black Horse Pike	150 ft.	120 ft.	enc
Seventh Avenue	150 ft.	252 ft.	Yes
Eighth Avenue	150 ft.	197 ft.	yes
Lot depth (min.)	200 ft.	200 ft.	yes
Building Coverage (max.)	30%	±2.86%	yes
Lot coverage (max.)	75%	99%	enc
Front yard (min.) – equipment shelter pad			
Black Horse Pike	50 ft.	±123 ft.	yes
Seventh Avenue	50 ft.	±92 ft.	yes
Eighth Avenue	50 ft.	±96 ft.	yes
Side yard (min.) – equipment shelter pad	25 ft.	±112 ft.	yes
Rear yard (min.) – equipment shelter pad	35 ft.	n/a	n/a
Building Height (max.)	35 ft.	n/a	n/a

The following table applies to requirements of §423.C, Additional Uses and Structures Permitted – Telecommunication Towers or Antennae.

Telecommunication Towers and Antennae Requirements			
Description	Required	Proposed	Conforms
Lot size (min.)	2 acres	±1.09 acres	no*
Telecommunication tower height (max.)	150 ft.	100 ft.	yes
Telecommunication tower/antennae (West)			
Front setback (min.) 1.5 x 100' = 150'	150 ft.	±148 ft.	no*
Front property line (North)	200 ft.	±98 ft.	no*
Front property line (South)	200 ft.	±102 ft.	no*
Telecommunication tower/antennae (East)			
Side setback residential (min.) 2 x 100' = 200' (Contiguous R-4 District)	200 ft.	±184 ft.	no*
Co-location	yes	n/p	---
Incidental signage	yes	n/p	---
Fence enclosure height	8 ft.	8 ft.	yes
Historic district/site	N.P.	n/p	---

n/p = not provided.

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. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist for preliminary and final major site plan and variance.

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

1. Clearly and eligibly drawn plan in accordance with §802.K
 - a. The Applicant must provide a signed and sealed copy of the survey dated as per NJAC 13:40-7.2a(1).
2. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signature [Checklist #55].
 - a. The signature block must be located on the outside fold on the Title Sheet.

IV. WAIVER COMMENTS

The Applicant is requesting a waiver from providing the following checklist items:

1. Four (4) copies of the Recycling Report [Checklist #8].
2. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S. datum [checklist #56].
3. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
4. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
5. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
6. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
7. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

The following checklist requirements apply to plans and profiles for all storm lines, underdrains and ditches whether onsite, or off-tract, affected by the development and for this particular application and is deferred to the Board Engineer.

8. Location of each inlet, manhole or other appurtenance [Checklist #67].
9. Slope of line [Checklist #68].
10. Pipe material type [Checklist #69].
11. Strength, class or thickness [Checklist #70].
12. Erosion control and soil stabilization method [Checklist #71].

The following checklist requirements apply to proposed streets or road improvements, whether onsite or off-tract and for this particular application and is deferred to the Board Engineer, unless otherwise noted.

13. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].

14. Fire lanes [Checklist #77].
15. Driveway aisles with dimensions [Checklist #78].
16. Parking spaces with size, number, location and handicapped spaces [Checklist #79].
17. Loading areas and number thereof [Checklist #80].
18. Curbs [Checklist #81].
19. Ramps for the handicapped [Checklist #82].
20. Sidewalks and bike routes [Checklist #83].
21. Any related facility for the movements and storage of goods, vehicles and persons [Checklist #84].
22. Directional signs with scaled drawings [Checklist #85].
23. Sight triangle easements at intersections. [Checklist #86].
24. Radii at curblines [Checklist #87].
25. Traffic control devices [Checklist #89].
26. Streetlights. [Checklist#90].
27. Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details [Checklist #91].
28. Fencing, railroad ties, bollards and parking bumpers [Checklist #92].
29. Expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion [Checklist #93].
30. Proposed grades [Checklist #95].
31. Standard details for curbing, sidewalks, bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences [Checklist #97].

The following waiver requests apply to plans and profiles of water, and sewer layouts whether onsite, offsite or off-tract and is deferred to the Board Engineer.

32. Size and types of pipes and mains [Checklist #98].
33. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system [Checklist #104].

V. VARIANCE COMMENTS

§415.D(3), Conditional Uses Permitted ("D3" – conditional use variance)

1. Use: A variance is required for a deviation from the following standards pertaining to a conditional use.
 - a. Lot Size: (±1.09 ac. provided v. 2 ac. minimum required).
 - b. Front setback (West): (±148 ft. provided v. 150 ft. minimum required).
 - c. Front setback (North): (±98 ft. provided v. 200 ft. min. required).
 - d. Front setback (South): (±102 ft. provided v. 200 ft. min. required).
 - e. Side setback (East): (±184 ft. provided v. 200 ft. min. required).

POSITIVE CRITERIA ("D3")

2. The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D3" variance:

The Board has the power to grant a variance for a deviation from a specification or standard pertaining solely to a conditional use (basis N.J.S.A. 40:55-70d(3)).

The Applicant must prove the site will accommodate the proposed use even though the application does not comply with the conditions of the ordinance [basis Coventry Square v. Westwood Zoning Bd. Of Adjustment, 138 N. J. 284 (1994)].

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).

VI. SITE PLAN REVIEW COMMENTS

1. The Applicant must address the following omitted zoning requirements indicated as "Not provided" (n/p) on the above zoning table:
 - a. The structural capacity of the existing monopole to accommodate additional antenna arrays as per §423.C(4), Co-location required.
 - b. The location of and details of incidental signage required by FCC, if applicable.
 - c. If the location or site is within an historic district.
2. The applicant must address existing and proposed parking requirements as per §510, Off-Street Parking.
 - a. The purpose of this comment is to determine a reduction in parking spaces would impact the principal use should the compound area be expanded to accommodate future co-location that may be permitted without Board review as per the New Jersey Municipal Land Use Law (NJSA 40:55D, et.seq. and/or the Middle Class Tax Relief and Job Creation Act of 2012).
3. The Applicant must address and the plans revised to show the location and details for the required masonry trash enclosure as per §510.L, Refuse/Recyclables Storage Areas.

VII. GENERAL REVIEW COMMENTS

1. The signature blocks must be relocated to an outside fold on the cover sheet.

VIII. LAND DEVELOPMENT ORDINANCE REQUIREMENTS

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

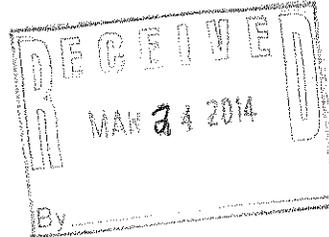
1. The applicant must address the underlined items listed above on the site plan.

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

cc: James A. Mitchell, Esq.
Petros E. Tsoukalas, PE
Anthony Costa, Esq.
James Mellett, PE

March 18, 2014

Gloucester Township
Community Development and Planning
c/o Mr. Ken Lechner, Director
1261 Chews Landing Road
Laurel Springs, NJ 08021
(856) 374-3500



Subject: Invitation to Comment
EnSite 17980/PHI ATLAS
~~712 Black Horse Pike~~, Glendora, Camden County, NJ 08029
EBI Project #61134464

Dear Mr. Lechner:

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder and interagency agreements developed thereto, EBI Consulting, Inc. on behalf of Verizon Wireless provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Verizon Wireless is proposing to build a 104-foot Self-Support Monopole Telecommunications Tower. Please refer to the attached project plans for complete details regarding this proposed project.

Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project's potential effect to historic properties.

Please submit your comments regarding the proposed project's potential effect on historic properties to EBI Consulting, to my attention at the York, PA address above, or contact me via telephone at the number listed below. Please reference the EBI project number. We would appreciate your comments as soon as possible within the next 30 days. Please do not hesitate to contact me if you have any questions or concerns about the proposed project.

Respectfully Submitted,



Ms. Tara Cubie
Architectural Historian
Phone: (339) 234-2597
Email: tcubie@ebiconsulting.com

Attachments - Figures, Drawings, and Maps



Legend

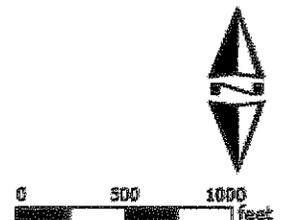
- ★ Project Site
- Site Buffer at 250', 500', 1000' and 1/2 mile

Source: Selected data from ESRI, EBI and NWI

Figure 1 - Site Location Map

20130907496/PHI Atlas
 712 Black Horse Pike
 Glendora, NJ 08029

PN: 61134464





Legend

- ★ Selected Project Site
- ⊖ Site Radius at 250', 500', 1000' & 1/2 mile

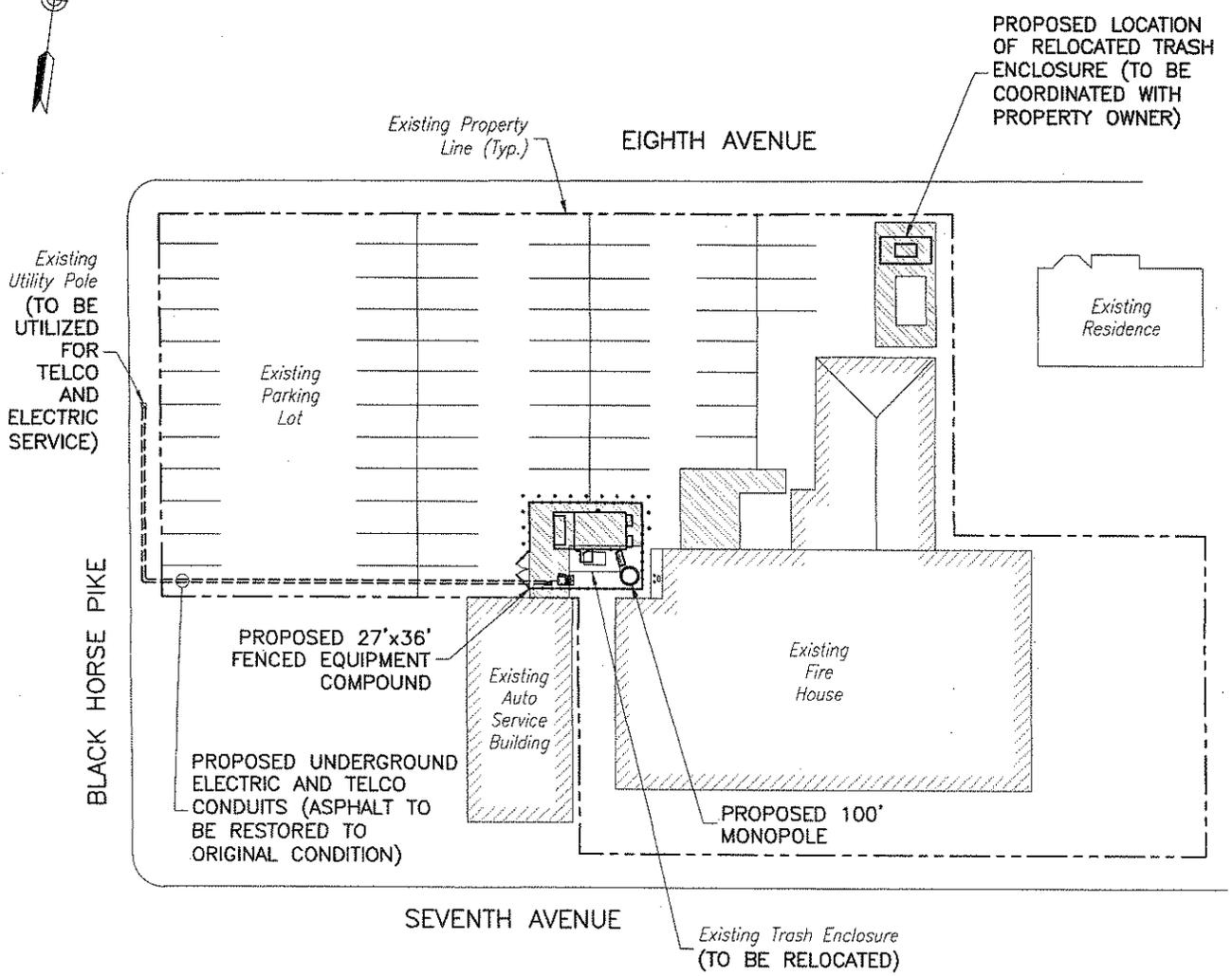
Source: Selected data from USGS and EBI.



USGS 24K Quad: Runnemede, NJ 1982

Figure 2 - Topographic Map
20130907496/PHI ATLAS
712 BLACK HORSE PIKE
GLENDORA, NJ 08029

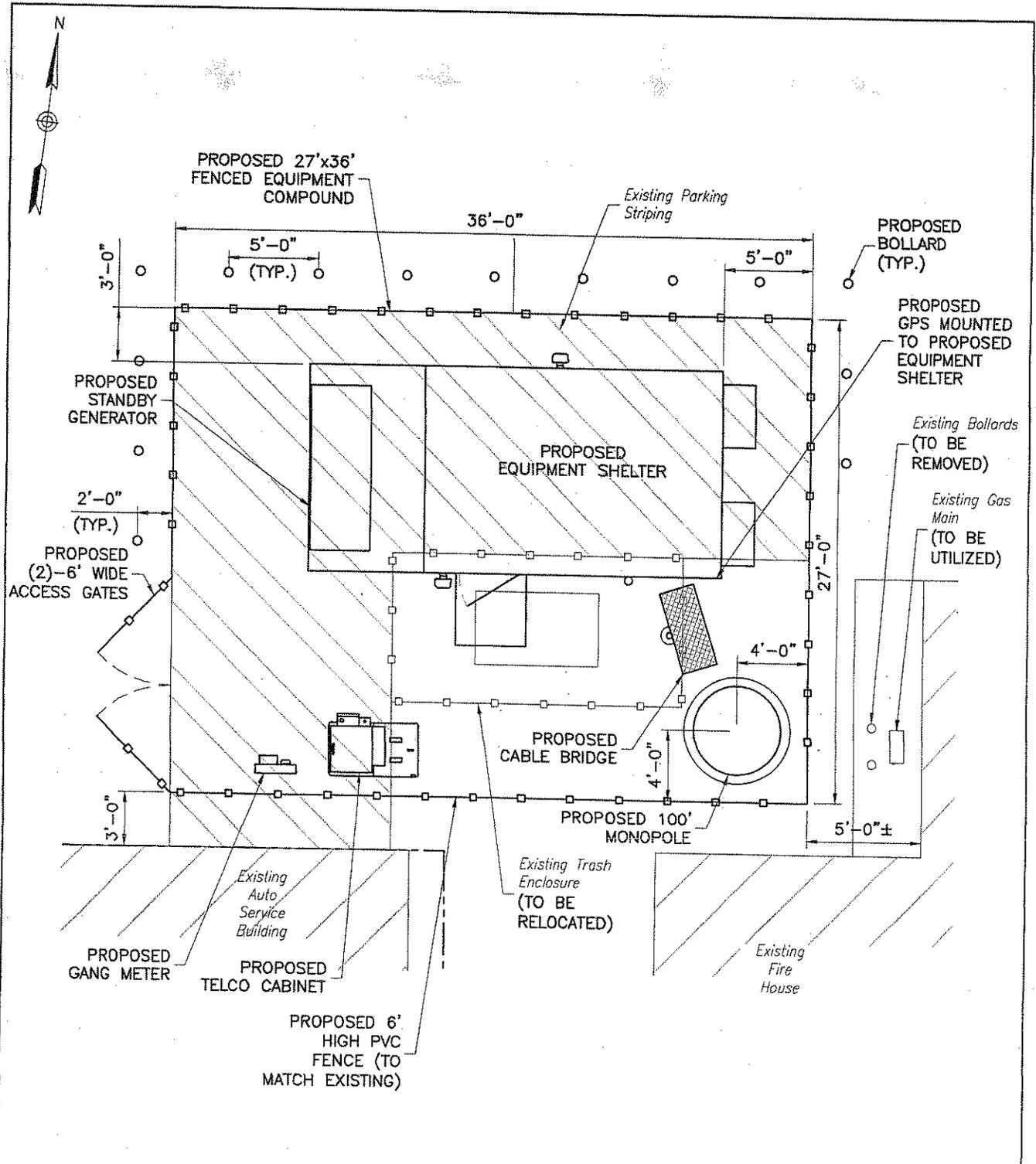




NOTE:
 THE PURPOSE OF THIS DRAWING IS FOR CONCEPT ONLY.
 ALL DIMENSIONS AND/OR LOCATIONS SHOWN ARE
 APPROXIMATE AND SUBJECT TO REGULATORY AGENCY REVIEW.

SITE PLAN
 NOT TO SCALE

<p>CELCOO PARTNERSHIP ©/TM 5175 CAMPUS DRIVE PLYMOUTH MEETING, PA 19462</p>	<p>MASER CONSULTING, MUNICIPAL & ENVIRONMENTAL ENGINEERS PLANNING & SURVEYORS/LANDSCAPE ARCHITECTS 13000 Lincoln Drive West Suite 105 Marlton, N.J. 08053</p>	<p>PROJECT INFORMATION: SITE NAME: PHI ATLAS 712 BLACK HORSE PIKE GLENDORA, NJ 08029</p>	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>08/21/13</td> </tr> <tr> <td>B</td> <td>07/29/13</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	DATE	A	08/21/13	B	07/29/13					<p align="center">LEASE EXHIBIT</p> <p>DRAWN BY: MSG CHECKED BY: PET</p>
			REVISION	DATE										
A	08/21/13													
B	07/29/13													
<p>SCALE: AS NOTED SHEET NO. 1 OF 5</p> <p>A/E PROJECT NO.: 12960016A</p>														



COMPOUND LAYOUT

NOT TO SCALE



PROJECT INFORMATION:
SITE NAME: PHI ATLAS
712 BLACK HORSE PIKE
GLENDORA, NJ 08029

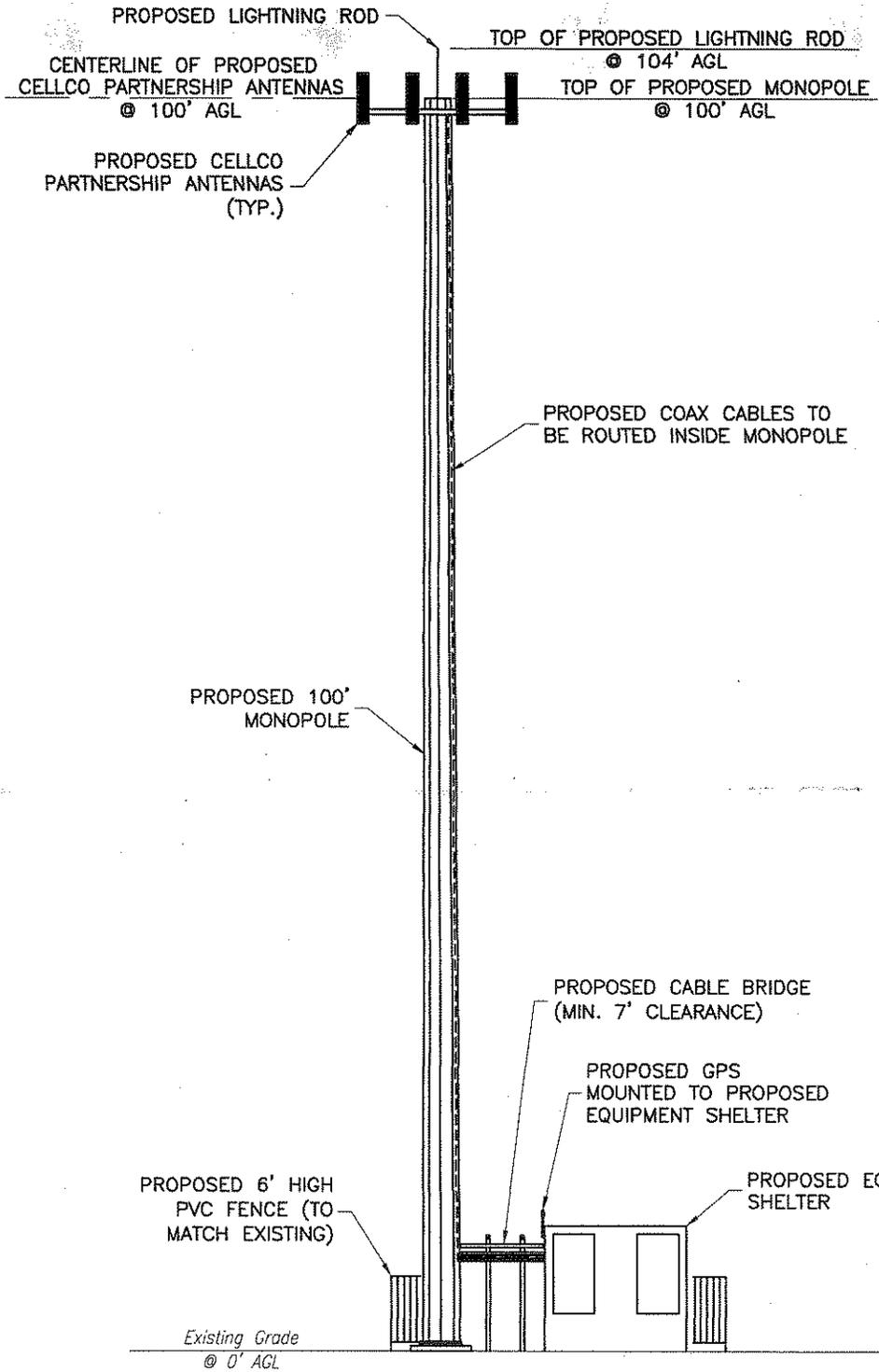
REVISION	DATE
A	06/21/13
B	07/29/13

LEASE EXHIBIT

DRAWN BY: MSG
 CHECKED BY: PET

SCALE: AS NOTED SHEET NO. 2 OF 5

A/E PROJECT NO.: 12960016A



ELEVATION VIEW

NOT TO SCALE

 <p>5175 CAMPUS DRIVE PLYMOUTH MEETING, PA 19462</p>	 <p>MASER Consulting, Municipal & Environmental Engineers Planning & Surveying & Landscape Architects 13000 Lincoln Drive West Suite 100 Marlton, N.J. 08053</p>	<p>PROJECT INFORMATION: SITE NAME: PHI ATLAS 712 BLACK HORSE PIKE GLENDORA, NJ 08029</p>	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>06/21/13</td> </tr> <tr> <td>B</td> <td>07/29/13</td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	DATE	A	06/21/13	B	07/29/13									<p style="text-align: center;">LEASE EXHIBIT</p> <p>DRAWN BY: MSG CHECKED BY: PET SCALE: AS NOTED SHEET NO. 3 OF 5 A/E PROJECT NO.: 12960016A</p>
REVISION	DATE																	
A	06/21/13																	
B	07/29/13																	

TOWNSHIP OF GLOUCESTER

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

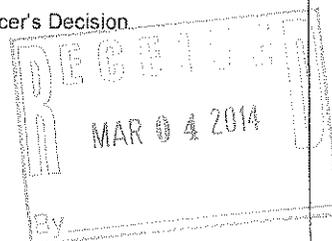
For Office Use Only

Submission Date¹: _____ Application No.: 142008DMSP Taxes Paid Yes/No _____ (Initial)
 Fees \$560^B Project # 8360
 Planning Board Zoning Board of Adjustment
 Escr. \$2000^B Escr. # 8360

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Celico Partnership d/b/a Verizon Wireles</u> Address: <u>5175 Campus Drive</u> _____ City: <u>Plymouth Meeting</u> State, Zip: <u>PA 19462</u> Phone: <u>(609)409 -0500</u> Fax: <u>(609)409 -0102</u> Email: <u>jmittell@hambromitchell.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Glendora Volunteer Fire Company #1</u> <u>13 Seventh Avenue</u> Address: _____ City: <u>Glendora</u> State, Zip: <u>NJ 08029</u> Phone: () - - Fax: () - -																																			
3. Type of Application. Check as many as apply:																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"> <input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input checked="" type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ² </td> <td style="width:50%; border: none;"> <input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance ² <input checked="" type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____ </td> </tr> </table>		<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input checked="" type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input type="checkbox"/> Bulk "C" Variance ² <input checked="" type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____																																	
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² Legal advertisement and notice is required to all property owners within 200 feet.																																				
4. Zoning Districts (Circle all Zones that apply)																																				
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R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay																														
						IR																														
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership																																				
Name of Attorney: <u>James A. Mitchell, Esq.</u> Address: <u>12 Stuitts Road; Suite 104</u> City: <u>Dayton</u>	Firm: <u>Hambro & Mitchell</u> State, Zip: <u>NJ 08810</u> Phone: <u>(609) 409 -0500</u> Fax: <u>(609)409 -0102</u> Email: <u>jmittell@hambromitchell.com</u>																																			



6. Name of Persons Preparing Plans and Reports:

Name: <u>Petros E. Tsoukalas, PE</u>	Name: _____
Address: <u>13000 Lincoln Drive West; Suite 105</u>	Address: _____
Profession: <u>Professional Engineer</u>	Profession: _____
City: <u>Marlton</u>	City: _____
State, Zip: <u>NJ 08053</u>	State, Zip: _____
Phone: <u>(856) 797-0412</u> Fax: <u>() -</u>	Phone: <u>() -</u> Fax: <u>() -</u>
Email: _____	Email: _____

7. Location of Property:

Street Address: 712 Black Horse Pike Block(s): 1207
Tract Area: 1.09 +/- acres Lot(s): 1

8. Land Use:

Existing Land Use: Fire House

Proposed Land Use (Describe Application): Fire House and telecommunications facility. Applicant proposes to install a 100' monopole along with twelve (12) communication antennas attached extending to a height of 103', along with an equipment shelter located at the base of the monopole.

9. Property:

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:	
Number of Proposed Lots: <u>0</u>	<input type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium	<input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	(If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

10. Utilities: (Check those that apply.) N/A - Unmanned Facility

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. See application transmittal letter.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. Requested - Not yet received.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>No change</u>	Setback from E.O.P.*1	_____
Front setback 2	<u>No change</u>	Setback from E.O.P.*2	_____
Rear setback	<u>No change</u>	Fence type	_____
Side setback 1	<u>No change</u>	Fence height	_____
Side setback 2	<u>No change</u>	*E.O.P. = Edge Of Pavement.	
Lot frontage	<u>No change</u>	Pool Requirements	
Lot depth	<u>No change</u>	Setback from R.O.W.1	_____
Lot area	<u>No change</u>	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:
 Number of parking spaces required: 0 Number of parking spaces provided: 0
 Number of loading spaces required: 0 Number of loading spaces provided: 0

15. Relief Requested:

Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

_____ _____
 Signature of Applicant Date
 James A. Mitchell, Esq., Attorney for Applicant

_____ _____
 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).

Please see attached Property Owner's Authorization

_____	Signature _____
Date _____	
Sworn and Subscribed to before me this _____ day of _____,	Print Name _____
_____ (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 checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| C. Is this application for approval on a site or sites for commercial purposes? | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Yes |
| D. Is the applicant a corporation? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| E. Is the applicant a limited liability corporation? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| F. Is the applicant a partnership? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Please See Attached Corporate Disclosure Statement

Signature of Applicant _____

Print Name _____

No Yes

2/24/14
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

Sworn and subscribed to
On this _____ day of _____,
20____ before the following authority.

Name of property owner or applicant

Notary public

Property Owner's Authorization

I, _____, owner of the property located at **712 Black Horse Pike n/k/a/ Block 1207, Lot 1, in the Township of Gloucester**, do hereby authorize Celco Partnership d/b/a Verizon Wireless, its successors and/or assigns and/or its agent, to act as my non-exclusive agent for the sole purpose of filing and consummating any land use or building permit application(s) necessary to obtain approval of the applicable jurisdiction for Verizon Wireless' installation of a telecommunications facility.

The above authorization does not permit Verizon Wireless to modify or alter any existing permit(s) and/or zoning or land use conditions or impose any additional conditions unrelated to Verizon's installation of telecommunications equipment without my prior approval.

Date: 2/26/14

Signature: _____

Print Name: _____

CORPORATE DISCLOSURE STATEMENT

Cellco Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, NJ 07921

Cellco Partnership, d/b/a Verizon Wireless ("Cellco") is a general partnership formed under the laws of the State of Delaware. Cellco has ten partners in total. Seven of the partners representing 55% of the interest in Cellco are ultimately owned by Verizon Communications, Inc. and three of the partners representing 45% of the interest in Cellco are ultimately owned by Vodafone Group Plc. The partners are as follows:

Verizon Communications, Inc. Entities:

Bell Atlantic Cellular Holdings, L.P. A Delaware limited partnership	10.9424%
NYNEX PCS, Inc. A Delaware corporation	7.0162%
PCSCO Partnership A Delaware general partnership	6.1659%
GTE Wireless of the South, Inc. A Delaware corporation	6.5723%
GTE Wireless, Inc. A Delaware corporation	22.3634%
GTE Wireless of Ohio, Inc.	0.6433%
GTE Consumer Services, Inc.	<u>1.2965%</u>
Total	55.000%

Vodafone Group Plc Entities:

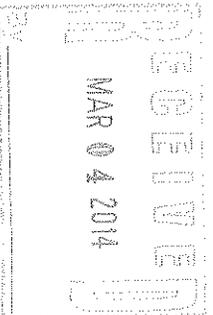
PCS Nucleus, L.P. A Delaware limited partnership	6.4977%
JV Partnerco, LLC A Delaware single member LLC (Air Touch Communications)	33.4654%
AirTouch Paging A Nevada corporation	<u>1.0369%</u>
Total	45.000%

Verizon Communications, Inc. has its principal place of business at 1095 Avenue of the Americas, New York, New York and Vodafone Group Plc has its principal place of business at the Courtyard, 2-4, London Road, Newbury, Berkshire, United Kingdom.

There are no individuals owning 10% or more of the stock in any of the entities listed above.

Township of Gloucester
County of Camden

Land Development Ordinance
§817 Submission Checklist



Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
1. The required application forms supplied by the Administrative Officer.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. The application and escrow fees. Along with a signed Escrow agreement.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Seven (7) copies of the checklist.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Four (4) copies of the drainage calculations and engineer's report.			X	X				<input type="checkbox"/>	<input type="checkbox"/>
5. Four (4) copies of the Environmental Impact Report (see §816)			X	X				<input type="checkbox"/>	<input type="checkbox"/>
6. Four (4) copies of the Soil Erosion and Sediment Control Plan.			X	X				<input type="checkbox"/>	<input type="checkbox"/>
7. Four (4) copies of the Traffic Impact Report (see §815)			X	X				<input type="checkbox"/>	<input type="checkbox"/>
8. Four (4) copies of the Recycling Report.	X		X	X				<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submission Item No. and Description	Minor	Preliminary	Final	Variance	Waiver	Submitted
-------------------------------------	-------	-------------	-------	----------	--------	-----------

June 29, 2010

VIII-1

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
24. Name and address of the applicant and the owner, and signed consent of latter, if different from applicant.	X	X	X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Name, address, telephone number, signature and seal of the plat preparer.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
26. Space for application number.	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. North arrow.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Scale not less than 1"=50' with graphic and written scales shown.		X					X	<input type="checkbox"/>	<input type="checkbox"/>
29. Scale not less than 1"=100' with graphic and written scales shown.	X		X	X	X	X		<input checked="" type="checkbox"/>	<input type="checkbox"/>
30. Date of original drawing.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31. Area for the date and substances for each revision.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1"=2000'.	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33. The names, addresses, block and lot numbers	X	X	X	X				<input type="checkbox"/>	<input checked="" type="checkbox"/>

Submission Item No. and Description of all property owners within 200 feet of the development.	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
34. Locations of all existing structures and their uses within 200 feet of the tract.			X	X				<input type="checkbox"/>	<input type="checkbox"/>
35. Zones in which property in question falls, zones of adjoining properties and all property within a 200 foot radius of the property in question.	X	X	X	X				<input type="checkbox"/>	<input checked="" type="checkbox"/>
36. Existing and proposed building coverage in square feet and as a percentage of lot area.	X	X	X			X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
37. Existing and proposed lot coverage in acres of square feet and as a percentage of lot area.	X		X		X			<input type="checkbox"/>	<input checked="" type="checkbox"/>
38. Area of original tract to the nearest one hundredth of an acre.	X	X		X				<input type="checkbox"/>	<input checked="" type="checkbox"/>
39. Proposed structures and uses on the tract, i.e., size, height, location, arrangement, an architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs.	X		X		X		X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
40. A written description of the proposed use(s) and operation(s) of the building(s), i.e., the	X		X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
number of employee or users of non-residential buildings, the proposed number of shifts to be worked, the maximum number of employees on each shift, expected truck and tractor trailer traffic, emission of noise, glare, radiation, heat, odor, safety hazards, air and water pollution.									
41. Expansion plans incorporated into the building design.			X		X			<input type="checkbox"/>	<input type="checkbox"/>
42. Floor plans where multiple dwelling units or more than one use is proposed that have different parking standards.	X		X		X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
43. Existing signs including the location, size and height.	X		X		X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
44. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details.	X		X		X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
45. Existing lot lines to be eliminated.		X		X			<input type="checkbox"/>	<input type="checkbox"/>	
46. Existing and proposed street and lot layout,	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Submission Item No. and Description with dimensions correct to scale, showing that portion proposed for development in relation to the entire tract.	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
47. The names, locations, right-of-way widths and purposes of existing and proposed easements and other rights-of-way in the subdivision.	X	X	X	X	X	X		<input checked="" type="checkbox"/>	<input type="checkbox"/>
48. The location and descriptions of all existing or proposed boundary control monuments and pipes.		X		X		X		<input type="checkbox"/>	<input type="checkbox"/>
49. Number of lots being created.		X		X		X		<input type="checkbox"/>	<input type="checkbox"/>
50. Each block and each lot within each block shall be numbered as approved by the Tax Assessor.		X		X		X		<input type="checkbox"/>	<input type="checkbox"/>
51. Area of each proposed lot correct to one-tenth of an acre.		X		X		X		<input type="checkbox"/>	<input type="checkbox"/>
52. Existing structures and uses on the tract to include the shortest distance between any existing building and proposed or existing lot line, and as indication of those to be removed.	X	X	X	X	X			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
53. All side, rear, and front setback lines with dimensions.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
54. The site in relation to all remaining contiguous lands in the applicant's or owner's ownership.	X	X	X		X		X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
55. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures.	X	X				X		<input type="checkbox"/>	<input checked="" type="checkbox"/>
56. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent bench marks based upon U.S.G.S. datum.	X		X	X	X	X		<input checked="" type="checkbox"/>	<input type="checkbox"/>
57. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) percent slope.	X	X	X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>
58. Proposed grades in sufficient numbers to illustrate the proposed grading scheme.	X	X	X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>
59. Locations and dimensions of man made	X	X	X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops.									
60. Locations of all existing and proposed water course, i.e., lakes, streams, ponds, swamps or marsh areas, or underdrain.	X	X	X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>
61. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer.	X	X	X		X	X		<input checked="" type="checkbox"/>	<input type="checkbox"/>
62. When a running stream is proposed for alterations, improvements or relocation, or when a structure or fill is proposed over, under, in or alongside a running stream, evidence of result of pre-application with a New Jersey Division of Water Resources or such agency having jurisdiction shall accompany the application.			X		X	X		<input type="checkbox"/>	<input type="checkbox"/>
63. The total upstream acreage in the drainage basin of any water course running through or adjacent to a development including the distance and average slope upstream to the			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>

Submission Item No. and Description basin ridge line, where applicable.	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
64. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of that portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
65. For all existing or proposed lakes or ponds on or within 500 feet of the development, show the location and water level elevations.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
66. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
Plans and profiles for all storm lines, underdrains and ditches whether onsite, offsite, or off-tract, affected by the development including:									
67. [a] Location of each inlet, manhole or other appurtenance.	X		X	X	X	X		<input checked="" type="checkbox"/>	<input type="checkbox"/>
68. [b] Slope of line.	X		X	X	X	X		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
69. [c] Pipe material type.	X		X	X	X	X		<input checked="" type="checkbox"/>	<input type="checkbox"/>
70. [d] Strength, class or thickness.	X		X	X	X	X		<input checked="" type="checkbox"/>	<input type="checkbox"/>
71. [e] Erosion control and soil stabilization methods.	X		X	X	X	X		<input checked="" type="checkbox"/>	<input type="checkbox"/>
72. Show evidence that plan meets with Ordinance requirements for septic systems.	X	X	X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>
73. For any proposed dry walls, ground water, recharge basins detention or retention basins, flood control devices, sedimentation basins, and/or other water control devices. Show the location, construction details, erosion control and soil stabilization methods.			X		X			<input type="checkbox"/>	<input type="checkbox"/>
74. Within a distance of 200 feet of the development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains.	X	X	X	X	X	X		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plans for all proposed streets or road improvements, whether onsite or off-tract, showing:									
75. [a] Acceleration/deceleration lanes.			X	X	X	X		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
76. [b] Traffic channelization.			X					<input type="checkbox"/>	<input type="checkbox"/>
77. [c] Fire lanes.	X		X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>
78. [d] Driveway aisles with dimensions.	X		X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>
79. [e] Parking spaces with size, number, location and handicapped spaces.	X		X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>
80. [f] Loading areas and number thereof.	X		X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>
81. [g] Curbs.	X		X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>
82. [h] Ramps for the handicapped.	X		X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>
83. [i] Sidewalks and bike routes.	X		X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>
84. [j] Any related facility for the movement and storage of goods, vehicles and persons.	X		X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>
85. [k] Directional signs with scaled drawings.	X		X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>
86. [l] Sight triangle easements at intersections.			X		X			<input type="checkbox"/>	<input type="checkbox"/>
87. [m] Radii of curb line.	X		X		X			<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
88. [n] Location of street names and signs.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
89. [o] Traffic control devices.	X		X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
90. [p] Street lights.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
91. [q] Site lighting in accordance with Article V of the Land Development Ordinance (i.e., photometric patterns and construction details).	X		X					<input type="checkbox"/>	<input type="checkbox"/>
92. [r] Fencing, railroad ties, bollards and parking bumpers.	X		X		X			<input type="checkbox"/>	<input type="checkbox"/>
93. [s] Any expansion plans for the proposed use shall show feasible parking and loading expansion plans to accompany building expansion.	X		X					<input type="checkbox"/>	<input type="checkbox"/>
94. [t] Cross Sections.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
95. [u] Proposed Grades	X		X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
96. [v] Center line profiles at horizontal scale not less than 1"=50' for all existing adjoining streets and proposed streets.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
97. [w] Standard details for curbing, sidewalks,	X		X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
bike paths, paving, stoned or graveled surfaces, bollards, railroad ties and fences.									
Plans and profiles of water, and sewer layouts whether onsite, offsite or off-tract showing:									
98. [a] Size and types of pipes and mains.	X		X	X	X	X		<input checked="" type="checkbox"/>	<input type="checkbox"/>
99. [b] Slope.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
100. [c] Pumping Stations.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
101. [d] Fire hydrants.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
102. [e] Standard details.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
103. [f] Trench repair details for street crossings.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
104. For any storm drainage system, show the computations and any connection by the development to the existing storm drainage system.	X		X	X	X	X		<input checked="" type="checkbox"/>	<input type="checkbox"/>
105. If private utilities are proposed, they shall fully comply fully with all township, county, and state regulations.	X	X	X	X	X	X		<input type="checkbox"/>	<input checked="" type="checkbox"/>

X=Required submission item.
Note: General development plans submitted pursuant to §804.B shall conform to the submission requirements as listed in §804.E.
Special Checklist Items for Redevelopment Districts Only

Submitted	Minor		Preliminary		Final		Variance	Waiver	Requested
	Site Plan	Sub-Division	Site Plan	Sub-Division	Site Plan	Sub-Division			
110. A memorandum of Agreement from the Redevelopment Authority describing the preliminary terms of a redevelopment agreement, which may include a project description, uses, densities, aspects related to site architecture, engineering, planning, funding, schedules and any other miscellaneous provisions.	X	X	X	X	X	X	X	N/A	<input type="checkbox"/>
111. Architectural renderings in color, along with complete elevations of all new, altered or remodeled structures that are to be located in a Redevelopment Zone must be submitted at the time that the application is submitted. This	X	X	X	X	X	X	X	N/A	<input type="checkbox"/>

Township of Gloucester
County of Camden

Land Development Ordinance
§817 Submission Checklist

requirement applies to all Site Plan Waiver Applications, all Site Plan Applications, all Sub-Division Applications and, all General Development Applications.									
112. A professional prepared written narrative based upon the respective Redevelopment Plan outlining and explaining how the proposed project will comply with and conform to the Redevelopment Plan.	X	X	X	X	X	X	X	N/A	□

June 29, 2010

VIII-77

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

March 7, 2014

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

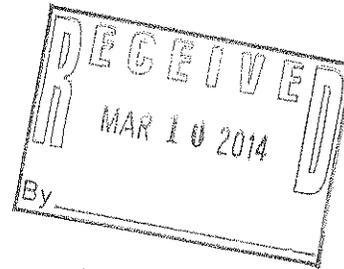
MARLENE HRYNIO
Recording Secretary

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 #142008DMSP
Cellco Partnership d/b/a Verizon Wireless
712 Black Horse Pike, Glendora, NJ 08029
Block 1207, Lot 1



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Executive Director

RCB:mh

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 1207

Lot: 1

Qualifier:

Owner: GLENDORA VOLUNTEER FIRE CO #1

Prop Loc: 712 BLACK HORSE PIKE -GLN

Tax Bill

Restricted Edit

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

Owner Street 1: 13 SEVENTH AVENUE

Street 2:

City/St: GLENDORA, N J

Zip: 08029-1519

Country:

Phone: () -

Email:

Bank Code:

Municipal Lien: Assignment: Bankruptcy: APR 2: Do Not Accept Online Payment:

Outside Lien: Install Plan: Sp Charges:

Account Id: 00000804

Additional Lot 1: 2

Additional Lot 2: 2

Property Class: 15F

Parcel Key:

Unpaid Interest: .00

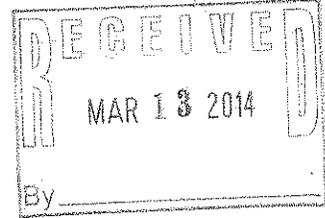
User Msg Code:

Exclude from Tax Sale:



Tax Exempt

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: March 5, 2014

APPLICATION No. #142008DMSP

PROJECT No. #8360

APPLICANT: Celco Partnership d/b/a Verizon Wireless

OWNER: Glendora Volunteer Fire Co.

LOCATION: 712 Black Horse Pike, Glendora

BLOCK(S): 1207 Lot(S): 1

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

Revision to Prior Application

PURPOSE OF TRANSMITTAL:

For Your Review. **Please Forward Report by March 17, 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
- 3 Copies - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

Reviewed
 Approved **Not Approved**
Gloucester Twp. Fire Dist. 1
Fire Official: *[Signature]*
Date: 3/12/14

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

Signature _____

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 5, 2014

APPLICATION No. #142008DMSP

PROJECT No. #8360

APPLICANT: Cellco Partnership d/b/a Verizon Wireless

OWNER: Glendora Volunteer Fire Co.

LOCATION: 712 Black Horse Pike, Glendora

BLOCK(S): 1207 Lot(S): 1

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

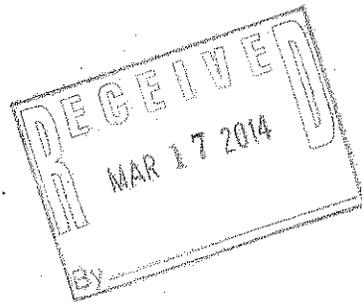
- New Application – Use “D” Variance & Minor Site Plan
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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- For Your Files.

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- 1 Copy - Major Subdivision - Final Plat
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- 1 Copy - Amended Site Plan
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- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report



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

No Issues

Signature *CH [Signature]* 3/17/14

3/11/14

[Handwritten mark]

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 5, 2014

APPLICATION No. #142008DMSP

PROJECT No. #8360

APPLICANT: Cellco Partnership d/b/a Verizon Wireless

OWNER: Glendora Volunteer Fire Co.

LOCATION: 712 Black Horse Pike, Glendora

BLOCK(S): 1207 Lot(S): 1

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

Revision to Prior Application

PURPOSE OF TRANSMITTAL:

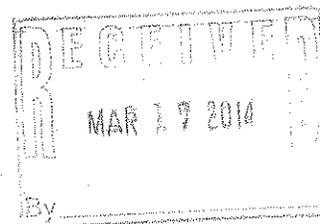
For Your Review. **Please Forward Report by March 17, 2014**

For Your Files.

Attached
1 App
2 Checklist
3 zoning Drawing

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 & Minor Site Plan

OK 3-17-14 JGA - Bldg

Signature

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
RE: **APPLICATION #142012CPFMS Escrow #8389**
Anthony R. Alberto
BLOCK 8201, LOT 2

DATE: April 09, 2014

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

The instant application creates the fourth lot of the original tract, commonly referred to as a "creeping" major subdivision, which is the reason for the requirement of preliminary and final major subdivision approval.

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

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

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

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 3/20/14.
2. Plan of Survey & Minor Subdivision as prepared by TriState Engineering & Surveying comprising one (1) sheet dated 02/12/14.

II. ZONING DISTRICT COMMENTS

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

Standard	Required (All Other Uses)	Proposed (Lot 2)	Proposed (Lot 2.03)	Complies
Lot size (min.)	20,000 sf	25,020 sf	23,360 sf	yes / yes
Lot frontage (min.)	125 ft.	46.60 ft.		no*
Lot frontage (min.)	125 ft.		46.61 ft.	no*
Lot depth (min.)	150 ft.	496 ft.	505.80 ft.	yes / yes
Building coverage (max.)	20%	≤ 20%	≤ 20%	yes / yes
Lot coverage (max.)	65%	≤ 40%	≤ 40%	yes / yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	50 ft.	±74 ft.	±78 ft.	yes / yes
Side yard (min.)	10 ft. one side,	0 ft. one side,		no*
	25 ft. aggregate	≥ 25 ft. aggregate		yes
Side yard (min.)	10 ft. one side,		0 ft. one side,	no*
	25 ft. aggregate		≥ 25 ft. aggregate	yes
Rear yard (min.)	30 ft.	≥ 30 ft.	≥ 30 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a

¹ = Scaled data.

² = Side yard aggregate complies as approved by Zoning Board of Adjustment Resolution #112023-CDMS adopted 8/11/11.

* Variance required.

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

IV. APPLICATION SUBMISSION CHECKLIST

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

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

We do not recommend waiving underlined requirements

1. Four (4) copies of the drainage calculations and engineer's report [Checklist #4].
2. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
3. Four (4) copies of the Soil Erosion and Sediment Control Plan [Checklist #6].
4. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
5. Four (4) copies of the Recycling Report. [Checklist #8].
6. "Final Subdivision Plat for (Name of Development) [Checklist #18(f)].
 - a. The plan must to indicate the following:
 - i. "Preliminary and Final Major Subdivision Plan."
7. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].

8. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
9. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
10. Existing structures and uses on the tract to include the shortest distance between any existing building and proposed or existing building and proposed or existing lot line, and as indication of those to be removed. [Checklist #52].
11. All side, rear, and front setback lines with dimensions. [Checklist #53].
 - a. It does not appear the submitted plans provide the correct location for the approved 10-foot and 15-foot side yard setbacks as originally approved with the use variance application.
 - i. The plans must be revised to reference the correct side yards as approved by Zoning Board of Adjustment Resolution #112023-CDMS adopted 8/11/11.
 1. It is important the correct side yard setbacks are established with the instant application in order to apply them to future additions to the buildings, if any.
12. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
13. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
14. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
 - a. Defer to the Board Engineer.
15. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
 - a. Defer to the Board Engineer.
16. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
17. Proposed grades [Checklist #95].
18. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
19. Environmental Constraints Map (See §519). [Checklist #108].
20. Landscaping, recreation and areas of public use. [Checklist #109].

V. VARIANCE COMMENTS

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

The instant application as submitted requires the following variances:

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

1. Lot frontage (Lot 2): (46.60 ft. provided v. 125 ft. minimum required).
2. Lot frontage (Lot 2.03): (46.61 ft. provided v. 125 minimum required).
3. Side yard (Lot 2): (0 ft. provided v. 10 ft. minimum required).
4. Side yard (Lot 2.03): (0 ft. provided v. 10 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

VI. SUBDIVISION REVIEW COMMENTS

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

VII. GENERAL REVIEW COMMENTS

1. The Applicant is advised as a major subdivision filing of a Final Plan of Lots would be required in accordance with the provisions of the Recordation Law in lieu of recording deeds [Basis NJSA 40:55D, 54].
 - a. This would require review and approval by the Township Engineer.
 - i. It does appear the submitted plan properly addresses all the requirements of the recordation law including but not necessarily limited to the following omitted items:
 1. Minimum yards areas [NJAC 46:26B-2(b)(9)].
 2. Certification of land surveyor(s) and date of survey [NJAC 46:26B-2(b)(12)].
 3. Certification of Municipal engineer [NJAC 46:26B-2(b)(12)].
 4. Certification of the Secretary of the Zoning Board of Adjustment [NJAC 46:26B-5].
 - a. The Final Plan of Lots shall include the following to address the above requirement:
 - i. This is to certify that the Zoning Board of Adjustment of the Township of Gloucester is the proper authority to approve and has approved this map and that this map complies with the "Map Filing Law". This map shall be filed in the Camden County Clerk's office on or before the _____ day of _____, which said date is 95 days from the signing of this plat.

Secretary

Date"

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

IX. RECOMMENDATIONS

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

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

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date: _____ Application No. #142012CPMS Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: \$1160⁰⁰ Project # 8389
 Escr. 5900⁰⁰ Escr. # 8389

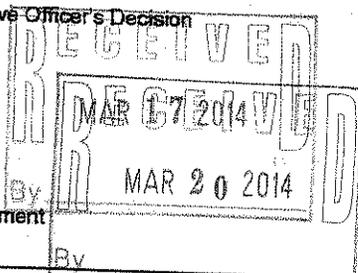
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Anthony R. Alberto</u> Address: <u>189 Pitman Downer Rd</u> City: <u>Sewell</u> State, Zip: <u>N.J. 08080</u> Phone: <u>(609) 577-6248</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Anthony R. Alberto</u> Address: <u>same as applicant</u> City: _____ State, Zip: _____ Phone: () - Fax: () -
---	--

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

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



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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	<u>OR</u>	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR		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>N/A</u> Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: () - Fax: () - Email: _____
---	---

6. Name of Persons Preparing Plans and Reports:

Name: Anthony Di Rosa
Address: P.O. Box 1304
Profession: Engineer
City: Blackwood
State, Zip: N.J. 08012
Phone: 856 677-8748 Fax: 856 872-2024
Email: _____

Name: Addison G. Bradley
Address: 1585 Hider Lane
Profession: Planner
City: Gloverton Twp.
State, Zip: N.J. 08021
Phone: 856 228-4848 Fax: 856 228-8507
Email: thefuneralmanor@comcast.net

7. Location of Property:

Street Address: 1466 & 1468 Chews Landing Rd. Block(X): 8201
Tract Area: 1.111 Lot(X): 2

8. Land Use:

Existing Land Use: one twin Under construction
Proposed Land Use (Describe Application): one twin

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 2
Proposed Form of Ownership:
 Fee Simple Cooperative
 Condominium Rental
Are there existing deed restrictions? No Yes (If yes, attach copies)
Are there proposed deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials: Plan of Survey & Minor Subdivision
List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:
List all applications on a separate sheet. Resolution 8/11/11 App# 11203-CDMS

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	75	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	100' plus	Fence type	_____
Side setback 1	min 20'	Fence height	_____
Side setback 2	0	*E.O.P. = Edge Of Pavement.	N/A
Lot frontage	46.6'	Pool Requirements	
Lot depth	496	Setback from R.O.W.1	_____
Lot area	0.574 + 0.563	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	N/A	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	N/A
(Include attached garage if applicable)	_____	Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant _____ 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).

3/17/14
Date

[Signature]
Signature

Anthony Alberto
Print Name

Sworn and Subscribed to before me this
17th day of MARCH
2014 (Year).

[Signature]
Signature

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/14
Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

[Signature]
Signature of Applicant
Anthony Alberto
Print Name

Date

19. Survey waiver certification:

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

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

Sworn and subscribed to
On this 17th day of MARCH
2014 before the following authority.

[Signature]
Name of property owner or applicant

[Signature]
Notary public

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/14

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/14

TRI STATE

ENGINEERING AND SURVEYING, P.C.

DESCRIPTION OF PROPERTY

Block 8201, Proposed Lot 2, Gloucester Township

ALL THAT CERTAIN tract or parcel of land situate in the Townships of Gloucester, the County of Camden and the State of New Jersey being more particularly described as follows:

BEGINNING at a point in the southerly sideline of Chews Landing - Clementon Road (Camden County Route 683), said beginning point being the intersection of said sideline with the easterly line of Block 8201, Lot 1; thence

- (1) S 58°10'00" E a distance of 46.60 feet to a point common corner to Lot 2 and Lot 2.03; thence
- (2) S 42°55'00" W a distance of 505.80 feet to a point; thence
- (3) N 46°06'00" W a distance of 54.25 feet to a point along the southern line of Lot 1.02; thence
- (4) N 43°54'00" E a distance of 496.00 feet to a point being the POINT AND PLACE OF BEGINNING.

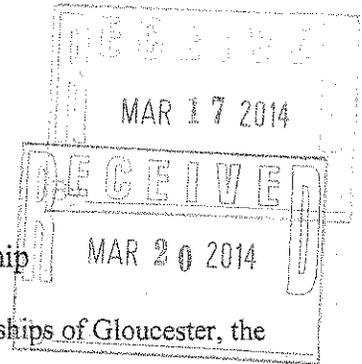
SAID ABOVE DESCRIBED tract or parcel of land containing within said bounds 0.574 acres of land, more or less.

Subject to a Common Drive Easement

Subject to a Conservation Easement more particularly described as follows:

BEGINNING at a point in the division line of Block 8201, Lot 2 and Lot 1, said beginning point being a distance of 265.27 feet from the southerly sideline of Chews Landing - Clementon Road; thence

- (1) S 46°06'00" E a distance of 50.29 feet to a point; thence
- (2) S 42°55'00" W a distance of 230.76 feet to a point; thence
- (3) N 46°06'00" W a distance of 54.25 feet to a point; thence
- (4) N 43°54'00" E a distance of 230.73 feet to a point being the POINT AND PLACE OF BEGINNING.



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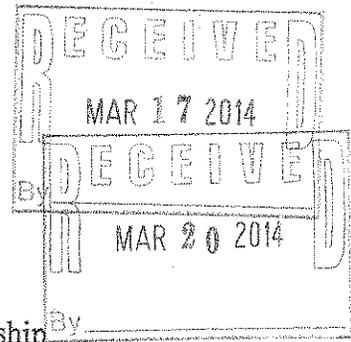
SAID ABOVE DESCRIBED tract or parcel of land containing within said bounds 12060
S.F. of land, more or less.



Anthony F. DiRosa

NJ Licensed Land Surveyor #24GB04257000

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ENGINEERING AND SURVEYING, PC



DESCRIPTION OF PROPERTY

Block 8201, Proposed Lot 2.03, Gloucester Township

ALL THAT CERTAIN tract or parcel of land situate in the Townships of Gloucester, the County of Camden and the State of New Jersey being more particularly described as follows:

BEGINNING at a point in the southerly sideline of Chews Landing - Clementon Road (Camden County Route 683), said beginning point being the intersection of said sideline with the easterly line of Block 8201, Lot 1; and runs along said sideline (1) S 58°10'00" E a distance of 46.60 feet to a point: thence

(1) S 58°10'00" E a distance of 46.61 feet to a point common corner to Lot 2.02; thence

(2) S 42°55'00" W a distance of 515.56 feet to a point along the northern line of Lot 3;
thence

(3) N 46°06'00" W a distance of 45.75 feet to a point; thence

(4) N 42°55'00" E a distance of 505.80 feet to a point being the POINT AND PLACE OF
BEGINNING.

SAID ABOVE DESCRIBED tract or parcel of land containing within said bounds 0.536 acres of land, more or less.

Subject to a Common Drive Easement

Subject to a Conservation Easement more particularly described as follows:

BEGINNING at a point in the division line of Block 8201, Lot 2.03 and Lot 2, said beginning point being a distance of 275.04 feet from the southerly sideline of Chews Landing - Clementon Road; thence

(1) S 46°06'00" E a distance of 45.75 feet to a point along the subdivision line of Lot 2.03 and Lot 2.02; thence

(2) S 42°55'00" W a distance of 230.76 feet to a point corner along the eastern property line of Lot 3; thence

(3) N 46°06'00" W a distance of 45.75 feet to a point along the subdivision line of Lot 2.02 and Lot 2; thence

TRI STATE

ENGINEERING AND SURVEYING, PC

(4) N 42°55'00" E a distance of 230.76 feet to a point being the POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED tract or parcel of land containing within said bounds 10,554 S.F. of land, more or less.

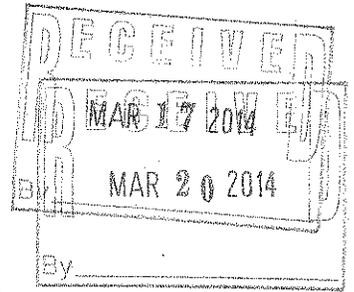


Anthony F. DiRosa
NJ Licensed Land Surveyor #24GB04257000

TRI STATE

ENGINEERING AND SURVEYING, P.C.

DESCRIPTION OF COMMON DRIVE ACCESS



Block 8201, Proposed Lot 2 & Lot 2.03, Gloucester Township

ALL THAT CERTAIN tract or parcel of land situate in the Township of Gloucester, the County of Camden and the State of New Jersey being more particularly described as follows:

BEGINNING at a point in the southerly sideline of Chews Landing - Clementon Road (Camden County Route 683), said beginning point being 38.36' from the intersection of said sideline with the northwesterly line of Block 8201, Lot 2.02; thence

- (1) S 21°51'06" W a distance of 10.15 feet to a point; thence
- (2) S 42°55'00" W a distance of 21.44 feet to a point; thence
- (3) S 47°05'00" E a distance of 20.00 feet to a point; thence
- (4) S 42°55'00" W a distance of 30.00 feet to a point; thence
- (5) N 47°05'00" W a distance of 20.00 feet to a point; thence
- (6) S 42°55'00" W a distance of 21.40 feet to a point; thence
- (7) N 47°05'00" W a distance of 11.75 feet to a point; thence
- (8) N 42°55'00" E a distance of 2.00 feet to a point; thence
- (9) N 47°05'00" W a distance of 11.75 feet to a point; thence
- (10) N 42°55'00" E a distance of 21.40 feet to a point; thence
- (11) N 47°05'00" W a distance of 20.00 feet to a point; thence
- (12) S 42°55'00" W a distance of 30.00 feet to a point; thence
- (13) N 47°05'00" W a distance of 20.00 feet to a point; thence
- (14) S 42°55'00" W a distance of 14.84 feet to a point; thence
- (15) S 21°29'03"E a distance of 10.13 feet to a point; thence
- (16) S 58°10'00"E a distance of 15.75 feet to a point; thence
- (17) S 58°10'00" E a distance of 8.25 feet to the POINT AND PLACE OF BEGINNING.

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SAID ABOVE DESCRIBED tract or parcel of land containing within said bounds 0.07 acres of land, more or less.



Anthony F. DiRosa
NJ Licensed Land Surveyor #24GB04257000

Tax Account Maintenance

Block: 8201
 Lot: 2
 Qualifier:
 Owner: ALBERTO ANTHONY
 Prop Loc: 1466-68 CHEWS LAND ROAD

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		415.42	.00	.00	.00
2014	1		415.42	-396.79	.00	-396.79
2014		Total	830.84	-396.79	.00	-396.79
2013	4		-406.10	.00	.00	.00
2013	3		-406.11	.00	.00	.00
2013	2		1,236.94	.00	.00	.00
2013	1		1,236.94	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 03/24/14
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/04/14

TOTAL TAX BALANCE DUE

Principal	-396.79	Penalty	.00
Misc. Charges	.00	Interest	.00
Total:		-396.79	

RECEIVED
 MAR 24 2014
 By:



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

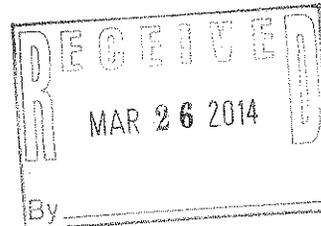
Application #142012CPFMS

1466-1468 Chews landing Rd

Block: 8201 lot 2

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

Other



Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: 

Date Submitted: 3/25/14

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

KEN GARBOWSKI



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

March 26, 2014

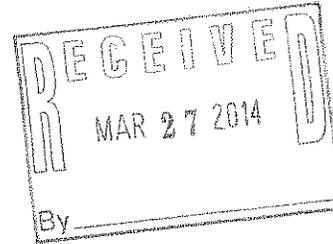
ROBERT C. BENSON
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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



Re: Application #142012CPFMS
Anthony R. Alberto
1466-1468 Chews Landing-Clementon Road, Blackwood, NJ 08012
Block 8201, Lot 2

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
Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 20, 2014

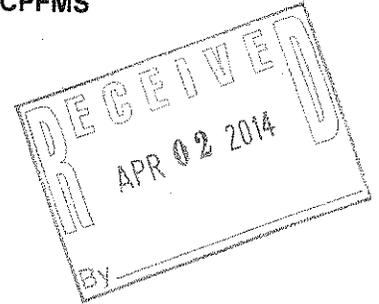
APPLICATION No. 142012CPFMS

APPLICANT: Anthony R. Alberto

PROJECT No. 8389

BLOCK(S): 8201 Lot(s): 2

LOCATION: 1466-1468 Chews Landing-Clementon Rd., Blackwood, NJ



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - **Bulk C Variance & Preliminary & Final Major Subdivision**
- Revision to Prior Application

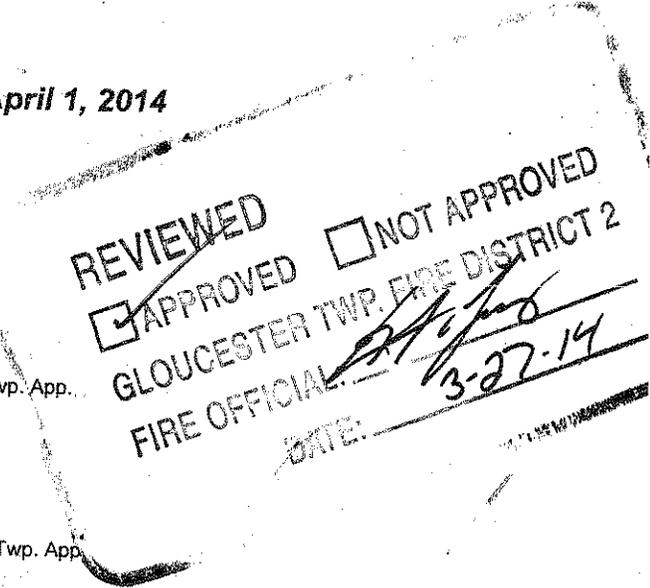
PURPOSE OF TRANSMITTAL:

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

- Variance Plan Prelim & Final Major Subdivision Bulk C Variance



Signature

** Both Twins nearly complete as of 3-27-14 ? After the fact ?*

Bm# 62

B

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 20, 2014

APPLICATION No. 142012CPFMS

APPLICANT: Anthony R. Alberto

PROJECT No. 8389

BLOCK(S): 8201 Lot(s): 2

LOCATION: 1466-1468 Chews Landing-Clementon Rd., Blackwood, NJ

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

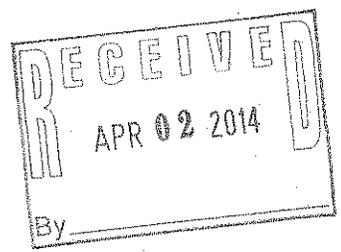
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- Variance Plan Prelim & Final Major Subdivision Bulk C Variance

4/2/14 OK JTG Bldg

Signature _____