

**Township of Gloucester  
Zoning Board of Adjustment  
Thursday, April 25, 2013  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes - *Thursday, April 11, 2012*

**RESOLUTIONS FOR MEMORIALIZATION**

#132001DSPW Robert McRae (Cedar Lane Missionary Homes)	Use "D" Variance, Site Plan Waiver Block: 14401 Lot: 2
#132003MC Anthony Alberto	Minor Subdivision/Bulk C Variance Block: 8201 Lot: 2.01
#132005C Patrick McMorrow	Bulk C Variance Block: 12406 Lot: 9
#132007C Wine Warehouse & Discount Liquor Outlet	Bulk C Variance Block: 13203 Lot: 3

**APPLICATIONS FOR REVIEW**

#132010C Thomas & Michele Beckett Zoned: R3	Bulk C Variance Block: 10704 Lot: 7 Location: 300 South Drive, Blackwood
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12' x 18' detached shed – 8 ft. from property line; 12' x 21' concrete pad; bldg. coverage

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#132008CD  
Sierra International  
Zoned: R3

Bulk C & Use "D" Variance  
Block: 6801 Lot: 21, 22, 23, 24  
Location: 415-421 Almonesson Rd.,  
Blenheim

Construction of "4 twins 8 lots"

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF  
ADJUSTMENT THURSDAY, April 11, 2013**

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Present</b>
<b>Mr. Bucceroni</b>	<b>Present</b>
<b>Mr. Gunn</b>	<b>Absent</b>
<b>Mr. McMullin</b>	<b>Present</b>
<b>Mrs. Chiumento</b>	<b>Absent</b>
<b>Mrs. Giusti</b>	<b>Absent</b>
<b>Mr. Acevedo</b>	<b>Present</b>
<b>Mr. Treger</b>	<b>Present</b>
<b>Mr. Scarduzio</b>	<b>Absent</b>
<b>Chairman Richards</b>	<b>Present</b>

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes for March 28, 2013.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Abstain</b>
<b>Mr. McMullin</b>	<b>Abstain</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Minutes approved.**

**APPLICATIONS FOR REVIEW**

**Mr. Bucceroni steps down for this application**

**#132005C**

**Patrick McMorrow**

**Zoned: R3**

**Bulk C Variance**

**Block: 12406 Lot: 9**

**Location: 600 Linda Ave., Blackwood**

**12' x 24' addition w/setback of 25' front yard; 1' side yard**

Mr. Costa swears in Mr. and Mrs. McMorrow.

Mr. McMorrow states they have changed the addition to a 10' x 18' foot addition vs. 12' x 24', which would require about a 3' variance.

Mr. Apointe is sworn in by Mr. Costa.

Mr. Apointe is a friend of Mr. McMorrow and has been in the construction business for 30 years. He is at the meeting to help explain the new addition and any construction questions the zoning board may

have. Mr. Apointe blew the drawings up so it would be easier to explain the setbacks, which he does in great detail. The home has 3 30' setbacks on a corner lot which results in variance issues.

Variances would be: front 25' (30' required)

Side 6.74' (vs. 10')

Side corner 4' x 6' (right triangle)

Front 10' x 5'

In addition the house is set at an angle which doesn't help.

Mr. McMorrow just wants his existing family room larger, no bathroom is planned. The McMorrow's have photos of similar additions in the development. Mr. McMorrow hands the board a picture of his neighbor's (Hyatt's) home and son's home. In Mr. McMorrow's opinion Mr. Hyatt probably can't see his son's house clearly now. The McMorrow's have lived in the neighborhood for 31 years and have always dreamed of making their family room larger. They don't see 3 ft. as a detriment and the new boundary of 7ft vs. 1ft. from the corner of the home as a vast improvement.

Vice Chairman Simiriglia states the view in front isn't really changing all that much by the reduction in footage but the side and back is better. If Mr. McMorrow moved the addition back it would encroach more on the side. The area where the addition is going is presently paved and Vice Chairman Simiriglia asks the applicant which direction the water drains.

Mr. McMorrow states the water drains from the house to the street, none goes in the neighbor's yard as far as he knows.

Vice Chairman Simiriglia asks Mr. McMorrow if the roof line will be an "A"

Mr. McMorrow states "yes".

#### PUBLIC PORTION:

Mr. Earl Hyatt and Mrs. Anna Hyatt are sworn in by Mr. Costa.

Mr. Hyatt has pictures of his view from his window with the new addition size. He believes the 2 foot reduction makes little difference. He reiterates he's been in the neighborhood for 50 years and would like to continue seeing his son's house down the street, and keep an eye on his high school age grandson's on the bus stop.

Mrs. Hyatt states her son calls them if he's going to be home late from work. That way she can see her grandchildren at the bus stop and tell them to come to her house instead of going home. She states they will be removing asbestos from the exterior of Mr. McMorrow's home and is worried about exposure. In addition: she states Mr. McMorrow's yard is caving in and he doesn't take care of what he has now.

Mr. Hyatt states he has plenty of negatives with this addition:

- Loss of visibility from his home
- Water will drain will be closer to his home
- The addition will make Mr. McMorrow's home 10 ft. closer to his and more of a fire hazard.
- The addition will not help with visibility from the stop sign.
- Mr. McMorrow's cars will have to be parked farther out in the driveway which will add another visibility problem.
- Lakeland employees speed through his street to avoid the light.
- The Zoning board suggested 5 ft. at the last meeting and he drew up a 10 ft. addition.

Mr. Costa swears in Mr. Steve Marsden (Faye Ann dr.).

Mr. Marsden is concerned with the cars being parked farther out in Mr. McMorrow's driveway because it blocks the view down Linda Ave. It would also block his view of the sidewalk when he backs out of his driveway.

Mr. Lechner states the applicant could park his cars farther down his driveway now, if he wanted to.

Mr. Marsden admits they could.

Vice Chairman Simiriglia asks Mr. Marsden if he would be happy with a smaller addition.

Mr. Marsden states he would be happy with no addition that runs parallel to the front of Mr. McMorrow's home.

Mr. Acevedo states he still doesn't see how Mr. McMorrow's addition will block Mr. Hyatt's view.

**A motion to approve the above mentioned application (after a 5 minute break for the applicant) was made by Mr. Treger and seconded by Mr. McMullin.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>No</b>
<b>Mr. McMullin</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>No</b>

**Application Approved.**

**#132007C**

**Wine Warehouse & Discount Liquor Outlet**

**Zoned: HC**

**Bulk C Variance**

**Block: 13203 Lot: 3**

**Location: 1460 Blackwood Clementon Rd.**

**Install 2<sup>nd</sup> façade sign.**

**Mr. Bucceroni returns.**

Mr. Costa swears in Mr. Gruman.

Mr. Peter Rhoades esq. explains the application:

There is a Rear entrance only on the building. The second façade sign is close to Blackwood Clementon Rd. where no parking is allowed. The existing sign isn't visible to west bound traffic. The second façade sign

will be visible to west bound traffic on Blackwood Clementon Rd.. The parking for the building is on the west side. Blackwood Liquor Store has 2 large façade signs, as well as: Shop Rite, The Health Food Store and Pizza Hut which are all located on Blackwood Clementon Rd. The Wine Warehouse hopes to open on May 1<sup>st</sup>.

Vice Chairman Simiriglia asks the applicant if the sign will be illuminated.

Mr. Rhoades states “yes”.

Mr. Bucceroni asks the applicant if the Wine Warehouse would be preferable on the second façade sign vs. the liquor and beer sign requested.

Mr. Rhoades explains the proper name exceeds the limits for the sign allowed by local ordinance.

Vice Chairman Simiriglia asks the applicant if they would consider abbreviating the sign.

Mr. Rhoades states it is the corporate brand and it can't be abbreviated.

Mr. Treger asks if there is a sign on the front of the building.

Mr. Rhoades states yes there is a sign on the front.

Mr. Costa asks by how much the Wine Warehouse sign would exceed the ordinance by.

Mr. Lechner states “roughly” the sign would be 3' x 30' (90 sq. ft.). The Beer/Wine/Liquor sign is about 74 sq. ft.

Chairman Richards asks if the front of the building is blocked to any parking.

Mr. Rhoades states it is already striped as a fire zone.

Public Portion:

No Comments.

**A motion to approve the above mentioned application with the following variances 1. Wine Warehouse sign on the front of the building approximately 164 sq. ft., where 100 sq. ft. is allowed and 2. 2<sup>nd</sup> façade sign. Was made by Mr. Bucceroni and seconded by Mr. McMullin.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. McMullin</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**A Motion to Adjourn was made by Mr. Bucceroni and seconded by Mr. McMullin.**

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 132001DSPW  
CEDAR LANE MISSIONARY HOMES  
Block 14401, Lot 2**

**WHEREAS**, Cedar Lane Missionary Homes, is the owner of the land and premises located at 103 Cedar 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 permit an additional residence by expanding a non conforming use where such a residence is prohibited in a IN zone, for the property located upon Block 14401, Lot 2, as shown on the Official Map of the Township of Gloucester, located in an IN Zone, said application being represented by Dennis Riley Esq.; and

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

1. The applicant, Cedar Missionary Homes is the owner of the land and premises located at 103 Cedar Lane, in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 14401, Lot 2, on the Official Tax Map of the Township of Gloucester, located in an IN Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Rev. James Callahan and Robert McRae who stated they are seeking a variance to build another single family home to be used by missionaries who were out of the country for years and return. Rev. Callahan testified he has records going back to 1950 showing homes have been on this site since then and also had permits for additional homes up to 2007. He explained the site is 17 acres with 17 homes already here and a couple other buildings. He went on to say the homes are used only by the missionaries and are accessed by a private road.

The applicant agreed with the comments of Ken Lechner's letter dated 2-26-13 and Churchill's letter dated 2-14-13 and also agreed as a condition of approval they would consult with the Fire Department concerning a hydrant and roadways and also agreed that if they ever come back to the Board they would show a Master Plan for the property.

5. There were no objections to the request for the variance presented at the hearing.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct an additional single family home Board voted six (6) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

**WHEREAS**, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot 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 14 day of March 2013 that the applicant, Cedar Lane Missionary Homes, is hereby granted the aforesaid variance for the property located upon Block 14401, Lot 2 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
Joseph Gunn	Yes
Ken Treger	Yes
Arlene Chiumento	Yes
Michael Acevedo	Yes
Robert Richards	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Robert Richards **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 25<sup>th</sup> Day of April, 2013.

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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 # 132003MC  
ANTHONY ALBERTO INC.  
Block 8201, Lot 2.01**

**WHEREAS**, Anthony Alberto, is the record owner of the property located at 1462 Chews Landing Road in the Laurel Springs 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 and minor subdivision to create 2 new lots with a front yard setback 49' and a side yard setback of 0' for the property located upon Block 8201, Lot 2.01, as shown on the Official Map of the Township of Gloucester, located in a OR Zone, said application being pro se; and

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

1. The applicant, Anthony Alberto Inc. Condran, is the record owner of the land and premises located at 1462 Chews Landing Road, in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 8201, Lot 2.01, on the Official Tax Map of the Township of Gloucester, located in an OR 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 Addison Bradley, Planner, who stated a previous approval, had been granted to construct 2 twin homes. The applicant now wishes to make this twin, fee simple and as a result creates these variances. He stated all other previous approvals remain the same. Mr. Bradley also agreed as a condition of approval the applicant would provide a K-Turn area with cross hatch marks and signage and prohibit parking on these marks. The applicant also agreed to plant shrubbery along the adjoining property line and further agreed with the letters of Ken Lechner dated 2-26-13 and Churchill's letter dated 3-12-13.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance for a minor subdivision and the aforesaid variances the Board voted six (6) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 14<sup>th</sup> day of March, 2013 that the applicant, Bridget Condran, is hereby granted the aforesaid variance for the property located upon Block 8201, Lot 2.01 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

**ROLL CALL:**

**LIST NAMES**

Michael Acevedo	Yes
Ken Treger	Yes
Arlene Chiumento	Yes
Joe Gunn	Yes
Frank Simiriglia	Yes
Robert Richards	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on 25<sup>th</sup> day of April, 2013.

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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 # 132005C**

**Patrick McMorrow**

**Block 12406, Lot 9**

**WHEREAS**, Patrick McMorrow, is the owner of the land and premises located at 600 Linda Ave., in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit an addition with a front yard setback of 25 feet instead of the required 30 feet and a side yard of 1 foot instead of the required 10 foot, for the property located upon Block 12406, Lot 9, 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 28<sup>th</sup> and April 11<sup>th</sup>, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Patrick McMorrow is the owner of the land and premises located at 600 Linda Ave., in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12406, Lot 9, 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 they are seeking to add an addition for use as a family room. He explained that the front setback is already non conforming and he is following the existing setback.

After discussion with the public and the Board the applicant requested a postponement and thereafter amended his request for a variance for the 25 foot front yard setback and a 6.74 side yard instead of the original 1 foot setback the applicant testified that the variances are necessary because of the unique shape of his lot.

5. Two neighbors objected to the variance because they were concerned that the variances would block their view, possible drainage problems and could present a fire hazard.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct an 10'x18' addition with a front yard setback of 25' and a side yard setback o 6.74 feet the Board voted three (3) in favor, two (2) against and zero (0) abstentions, thus granting the relief requested; and

**WHEREAS**, the majority of 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 11 day of April 2013 that the applicant, Patrick McMorrow, is hereby granted the aforesaid variances for the property located upon Block 12406, Lot 9 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	No
Ken Treger	Yes
Jay McMullen	Yes
Michael Acevedo	Yes
Robert Richards	No

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Robert Richards **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 25<sup>th</sup> Day of April, 2013.

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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 # 132007C**

**WINE WAREHOUSE & DISCOUNT OUTLET, INC**

**Block 13203, Lot 3**

**WHEREAS**, Wine Warehouse, is the tenant of the land and premises located at 1460 Blackwood Clementon Road in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a second façade sign up to 164 square feet instead of the required 1 façade sign, for the property located upon Block 13203, Lot 3, as shown on the Official Map of the Township of Gloucester, located in an HC Zone, said application being represented by Peter M. Rhodes Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on April 11<sup>th</sup>, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Wine Warehouse is the tenant of the land and premises located at 1460 Blackwood Clementon Road, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 13203, Lot 3, on the Official Tax Map of the Township of Gloucester, located in an HC 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 they are seeking to add a second façade sign up to 164 square feet due to the fact that the other façade sign is not visible from Blackwood Clementon Road. This sign would promote traffic safety and is similar to other building signs in the area.

5. There were no objections to the request for the variance presented at the hearing.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a second façade sign up to 164 square feet the Board voted seven (7) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

**WHEREAS**, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot 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 11 day of April 2013 that the applicant, Wine Warehouse & Discount Outlet, Inc, is hereby granted the aforesaid variance for the property located upon Block 13203, Lot36 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
Kevin Bucceroni	Yes
Ken Treger	Yes
Jay McMullen	Yes
Michael Acevedo	Yes
Robert Richards	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Robert Richards **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 25<sup>th</sup> Day of April, 2013.

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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  
 Alisa Ortiz, Zoning Officer  
 Department of Community Development & Planning

**RE:** **APPLICATION #132010C**  
**Thomas & Michele Beckett**  
**300 South Drive**  
**BLOCK 10704, LOT 7**

**DATE:** April 9, 2013

The above application is to permit a 12' x 18' residential tool shed and 12' x 21' concrete pad to an existing driveway 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	±7,801.2 sf <sup>1</sup>	enc
Minimum lot frontage	75 ft.	65.01 ft.	enc
Minimum lot depth	125 ft.	120 ft.	enc
<b>Maximum building coverage</b>	<b>20%</b>	<b>±26.4%<sup>1</sup></b>	<b>no*</b>
<b>Maximum lot coverage</b>	<b>40%</b>	<b>±43.3%<sup>1</sup></b>	<b>no*</b>
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (open porch)	30 ft.	18.72 ft.	enc
Side yard (dwelling)	10 ft.	16.31 ft. / 9.62 ft.	yes / enc
Rear yard	30 ft.	±67 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
<b>ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (garage)	N.P.	±99 ft. <sup>1</sup>	yes
Side yard (garage)	10 feet	2.79 ft. / ±42 ft. <sup>1</sup>	enc / yes
Rear yard (garage)	10 feet	±7 ft. <sup>1</sup>	enc
Maximum garage height	20 feet	n/a	n/a
Maximum other building height	15 feet	n/a	n/a

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

\* = Variance required

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

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
<b>Maximum shed area (max.)</b>	<b>168 sf</b>	<b>216 sf</b>	<b>no*</b>
Number (max.)	1	1	yes
Maximum shed height (max.)	12 ft.	≤ 12 ft.	yes
<b>Distance between adjacent buildings (min.)</b>	<b>10 ft.</b>	<b>8 ft.</b>	<b>no*</b>
Front yard (min.)	N.P.	no	yes
Side yard (min.)	5 ft.	±30 ft. <sup>1</sup> / ±16 ft. <sup>1</sup>	yes / yes
Rear yard (min.)	5 ft.	±7 ft. <sup>1</sup>	yes

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

\* = Variance required

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

## II. VARIANCE COMMENTS

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

### **§401.E(3), Distance between adjacent buildings**

1. Distance between buildings: (8 ft. provided v. 10 ft. minimum required).

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

2. Building Coverage: (26.4% provided v. 20% maximum allowed).
3. Lot Coverage: (43.3% provided v. 40% maximum allowed).

### **§422.L, Residential Tool Shed**

4. Size: (216 sf provided v. 168 sf 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:

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)).
6. 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 401.E(3), Distance between adjacent buildings to permit a residential tool shed approximately eight (8) feet from a garage (10 ft. minimum required) and from Section 405.F Area, Yard, Height and Building Coverage to permit a total building coverage of twenty six and four tenths (26.4) percent (20% maximum allowed) and a total lot coverage of forty three and three tenths (43.3) percent (40% maximum allowed) and from Section 422.L(1), Residential Tool Shed to permit a shed two hundred sixteen (216) square feet (168 sf maximum allowed).**

cc: Thomas & Michele Beckett  
Anthony Costa, Esq.  
James Mellett, PE

copy stamp

Anna Barrett

# 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. #132010C Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment Fees 160.00 Project # 7662

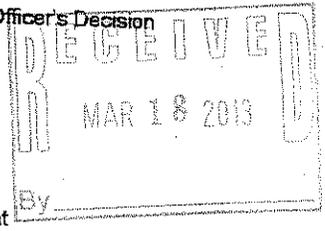
<sup>1</sup> Upon receipt of all fees, documents, plans, etc. Escr. 150.00 Escr.# 7662

### LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Tom Beckett</u> Address: <u>300 South Dr.</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>856 302 1919</u> Fax: ( ) - Email: <u>tambeck90@comcast.net</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Thomas A. &amp; Michele Beckett</u> Address: <u>300 South Dr.</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>856 287 1992</u> Fax: ( ) -
---	--

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

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



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

### 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: Thomas Beckert  
Address: 300 South Dr.  
Profession: Property owner  
City: Blackwood  
State, Zip: N.J 08012  
Phone: (856) 302-1919 Fax: ( ) - ( ) - ( )  
Email: TAMBECK 90@comcast.net

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

7. Location of Property:

Street Address: 300 South Dr. Block(s): 10704  
Tract Area: \_\_\_\_\_ Lot(s): 7

8. Land Use:

Existing Land Use: residence  
Proposed Land Use (Describe Application): enlarge footprint of existing garage, with additional concrete access in rear of property. (18x12 shed) -> 8 ft from garage. Approx 12x20 cement addition to existing driveway in rear; BLDG COVERAGE EXCEEDS 80% ALLOWANCE

9. Property:

Number of Existing Lots: 1  
Number of Proposed Lots: \_\_\_\_\_  
Are there existing deed restrictions?  No  Yes  
Are there proposed deed restrictions?  No  Yes  
*Existing garage is 20'x24'*  
Proposed Form of Ownership:  
 Fee Simple  Cooperative  
 Condominium  Rental  
(If yes, attach copies)

10. Utilities: (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	* APPROX 15' @ PEAK add'l 250 sq ft	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	add'l 250 sq ft to existing 2 car garage	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	_____

(SIDE)  
2 FT FROM  
PROPERTY LINE  
10' off rear  
property line  
20' off fence  
line left

**14. Parking and Loading Requirements:**

Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_

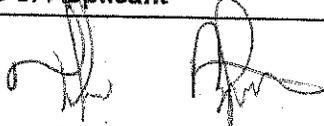
Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

**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	3/18/2013 _____ 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).

3/14/13  
Date

Signature

Thomas A Beckett

Print Name

Sworn and Subscribed to before me this

\_\_\_\_\_ day of \_\_\_\_\_

Signature

\_\_\_\_\_ (Year).

Print Name

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

Complete each of the following sections:

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

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

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

**IF YES:**

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

Thomas A Beckett

Signature of Applicant

Thomas A Beckett

Print Name

3/18/13  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 3/14/13, shows and discloses the premises in its entirety, described as Block 10704 Lot 7 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:

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

Sworn and subscribed to

On this 14th day of March 2013 before the following authority.

\_\_\_\_\_  
Name of property owner or applicant

\_\_\_\_\_  
Notary public

Marilyn Brabazon

**MARILYN R. BRABAZON**  
**NOTARY PUBLIC OF NEW JERSEY**  
**MY COMMISSION EXPIRES MARCH 14, 2018**

## Zoning Permit Denial

300 SOUTH DR  
Block/Lot 10704/7

Applicant

THOMAS BECKETT  
300 SOUTH AVE  
BLACKWOOD, NJ 08012

Real Estate Owner

THOMAS BECKETT  
300 SOUTH AVE  
BLACKWOOD, NJ 08012

*This is to certify that the above-named applied for a permit to/authorization for a proposed 13'X18' addition to existing detached garage.. This application for approval is hereby denied*

Zone  
R3  
Application is

**Denied**

**Comments on Decision:**

Expansion of a non-conforming structure (garage is to be located a minimum of 10' from any property line), also the maximum building coverage exceeds the allowed 20%. A Variance approval 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  
February 28, 2013

Applic No. 7659

Cut Here

**Deliver to...**

THOMAS BECKETT  
300 SOUTH AVE  
BLACKWOOD, NJ 08012

Copy  
 2/26/13



any expansion of our  
 Conf. structure &  
 means maximum  
 meeting coverage  
 of 2012  
 Review  
 for building  
 code.

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: 2/26/13 Block: 10704 Lot: 6  
 Name of Applicant: Thomas Becker Telephone: 856 | 302 1919  
 Address of Applicant: 300 South Dr., Blackwood N.J 08012 287 1993 - Cell  
 Name of Property Owner: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Address of Property Owner: \_\_\_\_\_  
 Work site street address: 300 South Dr., Blackwood N.J 08012  
 Type of work and/or use: Residence Home Garage addition

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**

<del>Storm</del>	<del>Roofing</del>	<del>Replace existing steps</del>	<del>Windows</del>
<del>Doors</del>	<del>Sewer/Septic</del>	<del>Electrical (interior only)</del>	<del>Interior renovations</del>

\*\*\*\*\*

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: addition  
18 x 13  
 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.

Thomas Becker  
 (OWNER'S NAME)

[Signature]  
 (OWNER'S SIGNATURE)

# Specifications

## Site Preparation Recommendations

4" to 6" stone base. Use pressure-treated timbers around perimeter of stone pad. Stone pad should be 2 feet wider and longer than the size of the shed.

**Foundation** 4x4 pressure-treated lumber

**Floor Joists** 2x4s, 16" on center - ~~2x4s on center~~

**Flooring** 5/8" exterior grade or optional pressure-treated

**Sidewall Studs** 2x4s, 16" on center

**Exterior Siding** 1/2" plywood with vinyl siding - ~~wood siding~~

**Rafters** 2x4s, 16" on center

**Roof Sheathing** 1/2" plywood

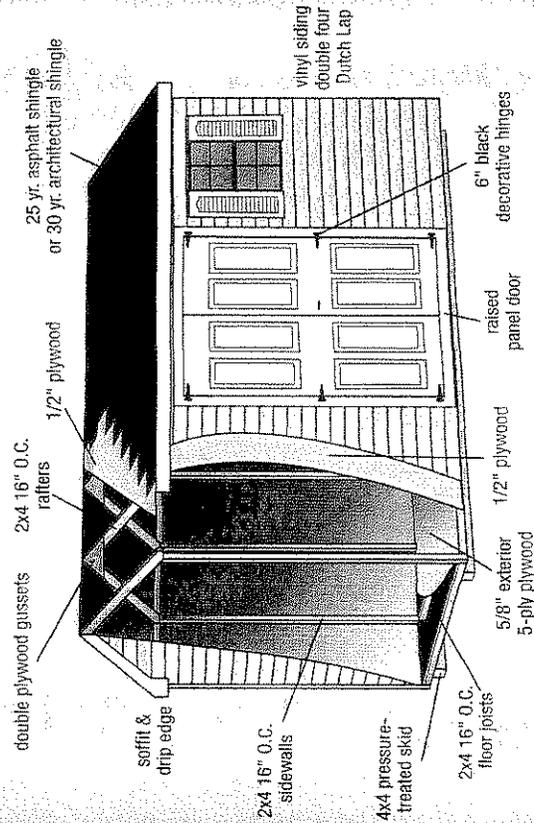
**Roof** 25-year self-sealing asphalt shingles

~~25-year architectural shingles~~

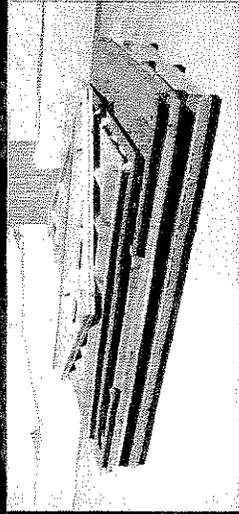
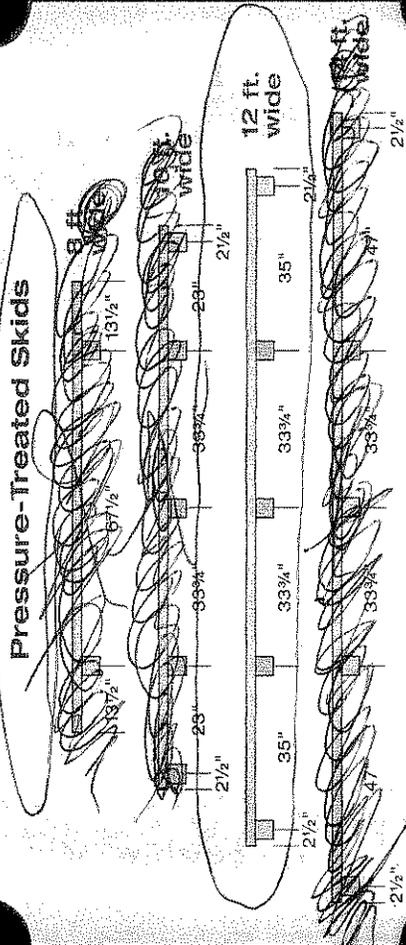
**Doors** Heavy-duty raised panel door, fiberglass door

**Windows** Two windows with shutters included except

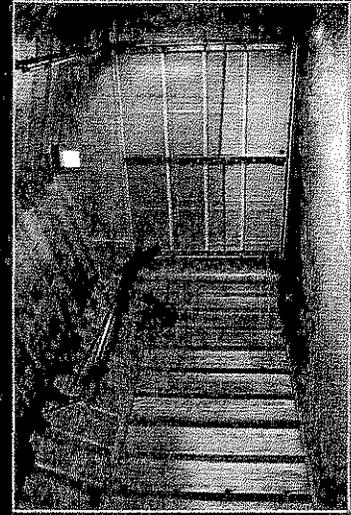
~~2x10, 10x10 feature one window with shutters~~



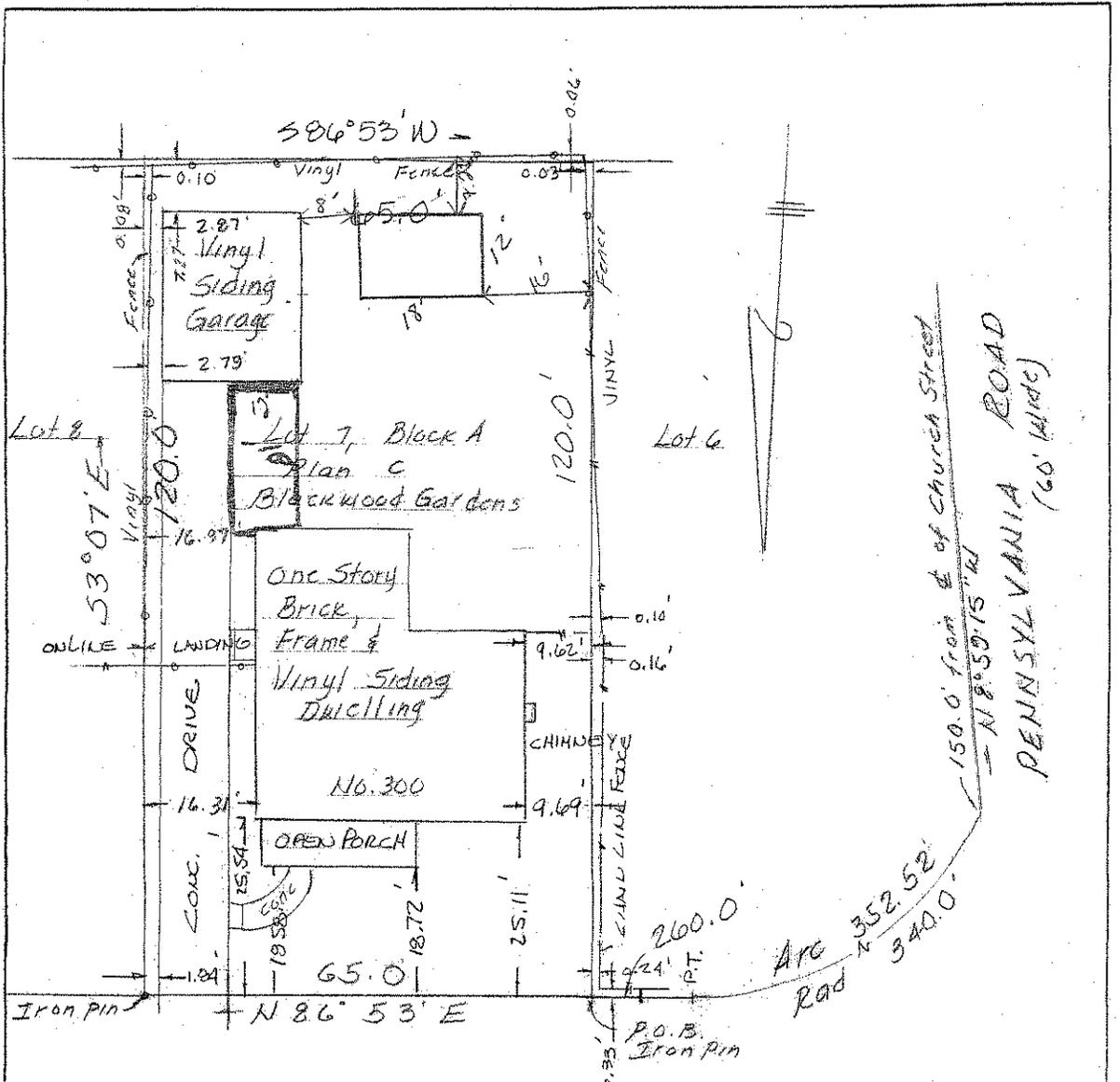
## Pressure-Treated Skids



Kit - Ready to Assemble



Interior View



SOUTH (50' wide) DRIVE

P.I.Q. Being Tax Map Lot 7, Block 10704

To: Foundation Title, LLC  
 1st 2nd Mortgage CO of NJ, Inc its successors and/or assigns, ATIMA

Thomas A. Beckett & Michele Beckett  
 TO any Insuror of Title relying hereon and any other party in interest:  
 In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insuror of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.

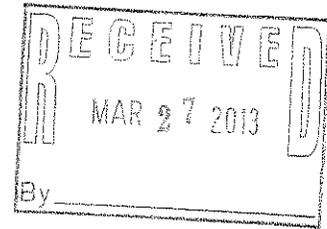
*Richard S. Humphries*  
**RICHARD S. HUMPHRIES**  
 P.L.S. N.J. LIC. 34859  
 DATE OF SURVEY Nov. 19, 2012

**Walter H. Macnamara Assoc., Inc.**  
 Professional Land Surveyors  
 Certificate of Authorization 24GA28052300  
 813 Haddon Ave., Collingswood, NJ 08108

**Survey of Premises**  
 No. 300 SOUTH DRIVE  
 GLOUCESTER TOWNSHIP  
 CAMDEN Co. New Jersey  
 Scale - 1" = 20'  
 543-19

856-854-5229





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

*Date: March 26, 2013*

*To: Ken Lechner*

*From: Jim Gallagher*

*Re: Site Plan Review*

*Applicant: Thomas Michele Beckett*

*Block: 10704                      Lot: 7*

*Application #: 132010C*

*Comments: Building review-*

- 1. Garage addition appears close to property line & survey not to scale. Structures or overhangs within 5' of property line require a 1 hour fire rating per IRC 2009 section R302.*

*Thank you,*

*Jim Gallagher  
Building SubCode Official*





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 20, 2013

ROBERT C. BENSON  
Executive Director

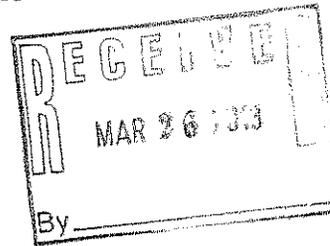
CAROLINE M. TARVES  
Administrative Secretary

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 #132010C  
Thomas & Michele Beckett  
300 South Drive, Blackwood, NJ 08012  
Block 10704, Lot 7

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



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #132010C

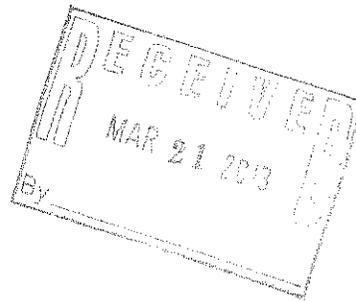
Thomas Beckett 300 South Dr Blackwood NJ

Block 10704 Lot 7

- 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:

MAR 21 2013



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

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

Date Submitted: 3/21/13



Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes

Block: 10704

Lot: 7

Qualifier:

Owner: **BARBARA THOMAS & MICHIGNE**

Tax Bill Restricted Edit

Prop Loc: 300 SOUTH DRIVE

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,514.38	1,514.38	.00	1,514.38
2013	1		1,514.38	.00	.00	.00
2013		Total	3,028.76	1,514.38	.00	1,514.38
2012	4		1,536.75	.00	.00	.00
2012	3		1,536.76	.00	.00	.00
2012	2		1,492.00	.00	.00	.00
2012	1		1,402.01	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 03/19/13 Interest Date Interest Detail

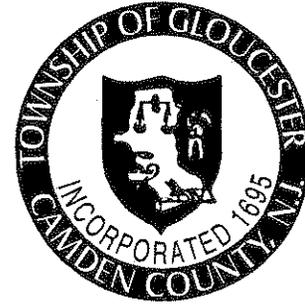
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/07/13

TOTAL TAX BALANCE DUE

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

*Current*

# Inter-office Correspondence



**TO:** Zoning Board of Adjustment

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

**RE:** *APPLICATION #132008CD*      *Escrow #7631*  
*Sierra International*  
*BLOCK 6801, LOTS 21, 22, 23 and 24*

**DATE:** April 10, 2013

The Applicant requests bulk and use variance approvals for "4 twins 8 lots" within the R3 – Residential District. The project is located on the north side of Almonesson Road east of Good Intent Road.

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

**Applicant/Owner:** Sierra International, LLC, 1803 Linerty Place, Sicklerville, NJ 08081.  
**Planner:** Addison Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (856-228-4848).  
**Attorney:** Guido Barbore, Esq., The Waterfront Law Firm, 2 Aquarium Drive, Suite 320, Camden, NJ 08103 (telephone #856-668-8600).

## **I. INFORMATION SUBMITTED**

1. Land Development Application Form and checklist dated 02/13/13.
2. Disclosure statement.
3. Variance Plan as prepared by Addison Bradley, PP comprising one (1) sheet dated 02/11/13.
4. Copy of Final Major Subdivision plan, as prepared by R. K. Sutton Surveying Assoc. comprising one (1) sheet dated 3/28/04, last revised 02/22/06.
5. Floor Plan (Sheet 1- 1of 6), as prepared by Bishop & Smith comprising one (1) sheet dated 7/27/10, last revised 02/07/11.

## **II. ZONING DISTRICT COMMENTS**

1. **ZONE:** R3 –Residential [§405].
2. A "Twin" unit is not a listed permitted uses in the district [§405.B].

Standard	Required (All Other Uses)	Proposed (Lots A – F)	Complies
Lot size (min.)	2 acres	±6,253 sf	no*
Lot frontage (min.)	100 ft.	37.67 ft.	no*
Lot depth (min.)	200 ft.	190.90 ft.	no*
Building coverage (max.)	30%	16.5%	yes
Lot coverage (max.)	75%	53%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.)	30 ft.	63.5 ft.	yes
Side yard (min.)	30 ft.	10.2 ft.	no*
Side yard (min.)	30 ft.	0 ft.	no*
Rear yard (min.)	50 ft.	±54 ft.	yes
Useable Yard Area (min.)	n/a	n/a	n/a
Height (max.)	40 ft.	35 ft.	yes
Density	3 du/ac.	5.5 du/ac.	no*

\* Variance required.

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

Standard	Required (All Other Uses)	Proposed (Lot G)	Proposed (Lot H)	Complies
Lot size (min.)	2 acres	±6,252 sf		no*
Lot size (min.)	2 acres		±15,473 sf	no*
Lot frontage (min.)	100 ft.	37.67 ft.		no*
Lot frontage (min.)	100 ft.		37.33 ft.	no*
Lot depth (min.)	200 ft.	190.90 ft.		no*
Lot depth (min.)	200 ft.		243.12 ft.	yes
Building coverage (max.)	30%	17.2%	7%	yes / yes
Lot coverage (max.)	75%	55%	23%	yes / yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	30 ft.	63.5 ft.	63.5 ft.	yes / yes
Side yard (min.)	30 ft.	10.2 ft.		no*
Side yard (min.)	30 ft.		16.2 ft.	no*
Side yard (min.)	30 ft.	0 ft.		no*
Side yard (min.)	30 ft.		0 ft.	no*
Rear yard (min.)	50 ft.	±54 ft.	±128 ft.	yes / yes
Useable Yard Area (min.)	n/a	n/a	n/a	n/a
Height (max.)	40 ft.	35 ft.	35 ft.	yes / yes

\* Variance required.

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

**III. APPLICATION SUBMISSION CHECKLIST**

The application has been reviewed for completeness in accordance with the Township of Gloucester Land Development Ordinance §817, Submission Checklist for variance requirements and has provided the checklist items or requested a waiver.

**IV. WAIVER COMMENTS**

The Applicant has requested waivers from the following checklist items.

**We do not recommend waiving the underlined comments.**

1. Existing signs including the location, size, and height [Checklist #43].
2. Proposed signs including the location, size, height and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].

**V. VARIANCE COMMENTS**

The Application as submitted would require a use variance to allow "twin" style dwelling units; a density variance; and, the following bulk variances of the R-3, Residential District for the "Other Use" classification.

**§405.B, R3 --Residential, Permitted Use**

1. A "Twin" unit is not a listed permitted use in the district [§412.B].

**§405.D, Area, Yard, Height and Bulk Coverage**

2. Lot Area (A-F): (±6,253 sf provided v. 2 acres minimum required).
3. Lot Area (G): (±6,252 sf provided v. 2 acres minimum required).
4. Lot Area H): (±15,473 sf provided v. 2 acres minimum required).
5. Lot Frontage (A-G): (37.67 ft. provided v. 100 ft. minimum required).
6. Lot Frontage (H): (37.33 ft. provided v. 100 ft. minimum required).
7. Lot Depth (A-G): (190.90 ft. provided v. 200 ft. minimum required).
8. Side Yard (A-G): (10.2 ft. provided v. 30 ft. minimum required).
9. Side Yard (H): (16.2 ft. provided v. 30 ft. minimum required).
10. Side Yard (A-H): (0 ft. provided v. 30 ft. minimum required).

**§405.E, Density Limitation**

11. Density: (5.5 du/ac. provided v. 3 du/ac. maximum allowed).

**§424.D, Driveways (Residential)**

12. Setback: (0 ft. provided v. 3 ft. minimum required).

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

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested district setback variances:

6. 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)).
7. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

#### POSITIVE CRITERIA ("D1" use and "D5" density variances)

The Applicant must address and Board consider the following in satisfying the positive criteria for the requested "D1" and "D5" variances:

8. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
9. The Board has the power to grant a variance for an increase in the permitted density (basis N.J.S.A. 40:55-70d(5)).
  - a. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis *Medici v. BPR Co.*, 107 N.J. 1 (1987)).
    - i. The Applicant must identify and provide an analysis of those special reasons of zoning that are applicable to the application.
    - ii. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
    - iii. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

#### NEGATIVE CRITERIA

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

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

1. Use
  - a. The Applicant must provide testimony addressing consistency of the proposed "twin" units with the Residential 3 (R-3) Land Use Classification within the Master Plan and the R-3 – Residential Zoning District.
2. Bulk and Sebacks
  - a. The Applicant must provide testimony addressing the proposed variances for lot area, frontage, depth, and side yards with the character of the R-3 – Residential Zoning District and built environment.
3. Subdivision
  - a. The Applicant is advised should the Board approve the instant application a subsequent application for a major subdivision approval would be required.

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

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

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

## **IX. RECOMMENDATIONS**

1. The Applicant must address the above referenced underlined comments.
2. We reserve the right to provide additional comments subject to submission of a subdivision plan signed and sealed by a New Jersey licensed Land Survey.
3. 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.

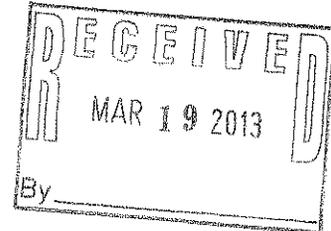
cc: Sierra International  
Guido Barbore, Esq.  
Addison Bradley, PP  
Anthony Costa, Esq.  
James Mellett, PE



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

March 15, 2013

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



Re: Sierra International  
Use Variance  
415-421 Almonesson Road (C.R. 706)  
Block 6801, Lots 21, 22, 23 & 24  
Gloucester Township, Camden County, NJ  
Application No. 132008CD  
Our File No. GX13006-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Transmittal dated February 14, 2013;
- B. Copy of Land Development Ordinance Submission Checklist;
- C. Copy of Township of Gloucester Land Development Application;
- D. A copy of a plan entitled "Variance Plan" prepared by Addison G. Bradley, P.P., P.L.A., dated February 11, 2013;
- E. A copy of a plan (not sealed) entitled "Final Major Subdivision for the Scarpato Family" prepared by R.K. Sutton Surveying Assoc. dated March 28, 2004;
- F. A copy of an architectural plan (not signed or sealed) prepared by Bishop & Smith dated July 27, 2010, revised to February 7, 2011.

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

## **I. Project Description**

1. The project site is located on the north side of Almonesson Road (C.R. 706).
2. The site is known as Block 6801, Lots 21, 22, 23 & 24 as per the submitted plan.
3. The referenced tract consists of approximately 1.44 acres with approximately 300 feet of frontage on Almonesson Road.
4. The property is located in the R-3 Residential District.
5. It appears that the property was previously subdivided in 2004.
6. It appears that the site is currently vacant and primarily cleared.
7. The applicant is proposing to subdivide the existing parcels to create eight (8) lots. Additionally, four (4) twin buildings containing eight (8) dwelling units are proposed.
8. The subdivision would divide the lots along the party wall of the twin dwellings.

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

1. The project site is located in the R-3 Residential District. The R-3 Residential District is intended for single-family detached uses at a density of three (3) units per acre.
2. The applicant is proposing semi-detached single family dwellings or twin dwellings. Twin dwellings are buildings containing two dwelling units side by side on adjoining lots and having a common or party wall and having separate individual sewerage and water facilities and connections.
3. Twin dwellings are not a permitted use within the zone. Therefore, a Use Variance is required.
4. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
5. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not

Mr. Kenneth D. Lechner, P.P., A.I.C.P.  
Sierra International  
March 15, 2013  
Page 3 of 3

substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.

6. The proposed development will result in a density of 5.5 units per acre versus an allowable 3 units per acre.
7. The applicant should indicate the anticipated amount of bedrooms in each unit.
8. The applicant is proposing three parking spaces for each unit in addition to a garage and additional driveway area, which may be used for parking. R.S.I.S. requires 2.5 parking spaces per unit. We have no objection to the additional parking.
9. It appears that the property is surrounded by single family dwellings.
10. The applicant has listed a number of variances on the submitted plan. Our office defers review of the variances as well as conformance with the area, yard and bulk requirements of the Ordinance to your office.

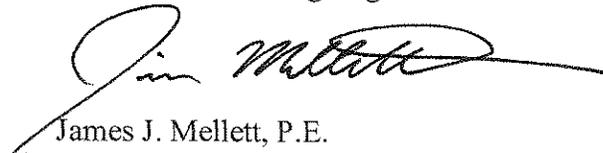
Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc./New Jersey American Water, etc.

Our review is of the Use Variance application only. If the application is approved, a Major Subdivision will be required.

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

Very truly yours,

Churchill Consulting Engineers

  
James J. Mellett, P.E.  
Project Manager

JJM:jm

cc: Gloucester Township Zoning Board Chairman and Members (via email)  
Mr. Anthony Costa, Esq., Zoning Board Solicitor  
Ms. Alisa Ortiz, Gloucester Township Zoning Officer  
Sierra International, LLC, Applicant  
Mr. Addison Bradley, P.P., P.L.A. (via fax)

# 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.: 1320800 Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 360.00 Project # 7631  
 Escr. 1200.00 Escr. # 7631

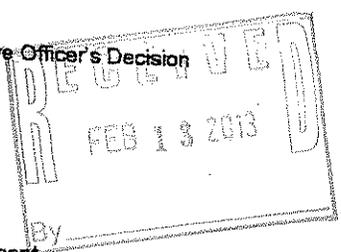
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Sierra International</u> Address: <u>1803 Liberty Place</u> City: <u>Sicklerville N.J.</u> State, Zip: <u>N.J. 08081</u> Phone: ( ) - Fax: ( ) - Email: _____	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>same</u> Address: _____ City: _____ State, Zip: _____ Phone: ( ) - Fax: ( ) -
--	---

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

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



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

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

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<b>(R3)</b>	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>Guido Barbore Esq</u> Address: <u>2 Aquarium Dr. Suite 320</u> City: <u>Camden</u>	Firm: <u>The Veterans Law Firm</u> State, Zip: <u>N.J. 08103</u> Phone: <u>856 668-8600</u> Fax: <u>856 668-8610</u> Email: _____
---	--

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

Name: Addison G Bradley  
Address: 1585 Hider Lane  
Profession: Planner  
City: Gloucester Twp.  
State, Zip: New Jersey 08021  
Phone: 856 728-4848 Fax: 856 728-8507  
Email: thefuneralminor@comcast.net

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

**7. Location of Property:**

Street Address: 415-421 Almonesson Rd Block(s): 6801  
Tract Area: 63,353 sq ft 1.45<sup>±</sup> ac. Lot(s): 21, 22, 23, & 24

**8. Land Use:**

Existing Land Use: Vacant  
Proposed Land Use (Describe Application): 4 Twins 8 lots

**9. Property:**

Number of Existing Lots: 4 Proposed Form of Ownership:  
Number of Proposed Lots: 8  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:** Variance Plan, Survey, Proposed Architecture  
List all additional materials on an additional sheet.

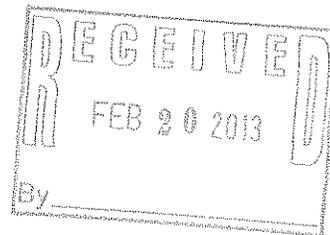
**12. List Previous or Pending Applications for this Parcel:** Previous Final Major Sub  
List all applications on a separate sheet. App # 041010 PB

This is a continuation of Sierra International application item  
Number 8 Land Use:

Existing Land Use: Vacant  
Proposed Land Use: 4 Twins

This application is for three "C" bulk variances and two "D" variances for use and density. "C" Variances 1. A lot area variance to permit 6,250 sq. feet where 9,375 sq. feet is required. 2. A lot frontage variance to permit 37.33 feet frontage where 75.0 feet is required. 3. A maximum lot coverage variance to permit 55% coverage where 40% is required and "D" variances for use to permit twin unit were single family unit are permitted and density variance for 5.5 units per acre where 3.0 units per acre are permitted. This application is also requesting any other variances as seen necessary by the township staff or zoning board.

Addison G. Bradley, Planner



**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>min-70'</u>	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	<u>30'</u>	Fence type	_____
Side setback 1	<u>10'</u>	Fence height	_____
Side setback 2	<u>10'</u>	*E.O.P. = Edge Of Pavement	_____
Lot frontage	<u>37.5'</u>	<b>Pool Requirements</b>	
Lot depth	<u>200'</u>	Setback from R.O.W.1	_____
Lot area	<u>6,834 sq ft</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.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

**14. Parking and Loading Requirements:**

Number of parking spaces required: 3      Number of parking spaces provided: 5  
 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

2/12/13  
 Date

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

\_\_\_\_\_  
 Date

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

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

2/12/13  
Date

[Signature]  
Signature

Joe Darakhshan  
Print Name

Sworn and Subscribed to before me this  
12<sup>th</sup> day of February  
2013 (Year).

[Signature]  
Signature

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

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

2/12/13  
Date

Print Name

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of \_\_\_\_\_, 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;

Joe Darakhshan 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 12<sup>th</sup> day of February  
2013 before the following authority.

Joe Darakhshan  
Name of property owner or applicant

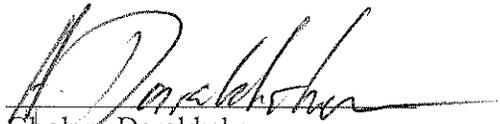
[Signature]  
Notary public  
RAYMOND M. PICCOLO  
NOTARY PUBLIC STATE OF N.J.  
MY COMMISSION EXPIRES 11 / 22 /

Sierra International LLC.  
1803 Liberty Place  
Sicklerville, Nj 08081  
(856) 577-8518

February 14, 2013

To whom it may concern,

Please be advised that I Gholam Darakhshan am 100% Owner of Sierra Internation LLC.  
Located in Gloucester Township, New Jersey.

  
Gholam Darakhshan

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

February 19, 2013

**ROBERT C. BENSON**  
Executive Director

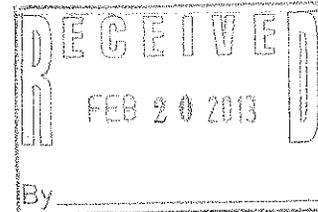
**CAROLINE M. TARVES**  
Administrative Secretary

**MARLENE HRYNIO**  
Recording Secretary

**HOWARD C. LONG JR, ESQ.**  
Solicitor

**THOMAS LEISSE, PE, CME**  
Consulting Engineer

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



Re: Application #132008CD  
Sierra International  
415 – 421 Almonesson Road, Blenheim, NJ 08012  
Block 6801, Lots 21, 22, 23 & 24

Gentlemen:

In response to your transmittal regarding the above application, a Form "A" Application will be required to determine if sewer is available.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP**  
**MUNICIPAL UTILITIES AUTHORITY**

*Robert C. Benson*  
Robert C. Benson  
Executive Director

RCB:mh

**Gloucester Township Planning Board  
Regular Meeting**

Mr. McKenna asked if a building permit was pulled to demolish the barber shop, and the applicant stated yes. The file will be checked for lot coverage.

**#041010MSP  
Raymond, Jr. & Amelia Scarpato  
21 - 24  
Zoned: R3  
Almonesson Road**

**Minor Sudivision  
Block: 6801 Lots:**

**Location: 415 - 421**

**Blenheim, NJ 08012**

Appearing before the board is Raymond Scarpato, owner of the lots. The lots in question have been purchased from the Township. Mr. Scarpato stated that he wants to make lot line adjustments to make conforming lots. There are currently no houses on the lots. At completion the lots will be conforming. Mr. Lechner stated that Mr. Scarpato is taking 4 lots, re-subdividing them, and will complete with 4 lots conforming. Mr. McKenna stated that there is a creation of 4 new lots, if there are 4 lots that look different then they ever did, it is a Major Subdivision. Mr. Lechner stated that there are not 2 new lots being created. Chairman Schina stated that policy for a Major Subdivision is that there are 2 meetings, one for the preliminary, and one for the final. Mr. Lechner stated that Mr. Scarpato could have come in with a redivision of 2 lots, and come back and done a redivision of the 2 remaining lots. Mr. McKenna stated that the applicant would have been caught as a creeping Major. Chairman Schina asked if the board would hear the application as a preliminary and a final. No one commented either way. Mr. Scarpato stated that he is taking 4 existing lots, changing the lot lines and ending up with 4 conforming lots. Mr. McLaughlin asked if there are 3 identical lots, and the applicant stated yes. Mr. Scarpato stated that he is trying to keep the same angle and not end up with a reverse flag lot. Mr. Lechner asked if the board would allow Mr. Scarpato to file the lots by deed as opposed to map filing. A Major Subdivision needs to file by map filing law, and Mr. Lechner feels that this application does not meet the map filing law provisions. Mr. Cantwell commented that yes a Major Subdivision is required to file under the map filing law, and it is unavoidable. The applicant will need to file under the map filing law provisions.

Mr. Cantwell commented on his review letter. This is now a Major Subdivision and needs to be filed under the map filing laws. The application is going from a Minor to a Major, and there is no grading plan shown. The applicant is requesting a waiver, and typically the applicant can note that they would comply with the sections of the ordinance that discusses grading plans, prior to building permits, and that can be done now, and is acceptable to the board. There will be public water and sewer available. Trees are not shown, if there are trees, and any are removed, or relocated, they must be replaced.

There could be a condition of approval that they will compensate for removal of 5 inch trees after the location of the new proposed houses are built. The sidewalk that is existing runs along the front, and an easement will be needed. It appears that some of the sidewalk is encroaching on the lot. The Township installed the sidewalk. The applicant can give the Township the easement, by legal description. There are large aprons that need to be removed. They are 40 foot wide, and typically that wide of an apron is used for commercial use not residential. This area has some environmental issues and there was a clean up done, there is no evidence from the DEP of confirmation that soil contamination is below the residential and non residential soil clean up by theory. DEP did clean up on 2 lots, and there was an NFA done for lots 23 and 24 but nothing for lots 21 and 22. The Township had Remington and Vernick do an investigation of lots 21 and 22 and found some evidence of contamination and Mr. Cantwell has no record of that contamination ever being removed. That was never followed up on. Mr. Scarpato stated that when the Township acquired these lots, the clean up was done and when Mr. Scarpato purchased them from the Township he was informed that these lots were indeed clean. Mr. Cantwell stated that there were 5 tests done and 1 of the tests found organic materials, however there were no follow ups done. This information would need to be disclosed to future buyers. The last waiver that is requested is for a wetlands delineation, and Mr. Cantwell stated that there is no wetlands anywhere nearby.

Mr. Lechner stated that there were a few comments in his report about the re-development requirements in the ordinance that requires curbs and sidewalks, and all other comments refer to the engineer's report. Mr. Scarpato stated that the clean up was done in 1998 by DuPont and he was told these lots were clean by the Township. Chairman Schina stated that the Subdivision can still be granted if the board decides to, however the matter of the clean up needs to have a condition that the applicant put on record that no clean up has been recorded for 2 of the lots. Mr. McKenna would like to say that the Township did everything they were supposed to but it makes it difficult with no NFA recorded on it. Mr. McLaughlin stated that the previous lot has the NFA on it, but the proposed lots show a space that the majority of the lots has been cleaned and has the NFA on it. The chances are that there is only a 90 foot lot, and it has been taken care of. If the information is checked at the Township, it may be recorded. It may not be a large issue. Mr. Cantwell stated that the clean up showed the removal of one dump truck which is not a large issue. Mr. Scarpato added that there are no monitoring wells on site either. Mr. McGinnis stated that there should be some type of knowledge that there was a clean up within the building. What would it take to get an NFA? Mr. Cantwell stated that there can be soil testing, maybe one lot, and the Township advised the applicant that this is a clean site. Mr. McKenna stated he is not making a clear recommendation of an environmental impact statement. He is unsure of the jurisdiction of the Township.

Mr. Cantwell stated that the applicant is obligated by law to inform future home buyers that this was a previously contaminated site, and the applicant should check all records in the Township's Administrative Offices. Mr. Scarpato stated that he was not informed of what the clean up was for, just that there was a clean up done, and the site was now clean. Chairman Schina stated that this application will be addressed for preliminary approval, with a condition for an NFA for final. The applicant can return in 2 weeks. Mr. Lechner stated that 2 weeks should be fine. Mr. Lechner commented on the ordinance reading of a Minor Subdivision states the aggregate of 3 or less is a Minor Subdivision. With nothing further from the board, Chairman Schina opened this portion of the meeting to the public.

Appearing before the board is Amy Tarves of 928 Cummings avenue, Blenheim. Mrs. Tarves asked if the Township can sell a property without advising the buyer of contamination? Mrs. Tarves stated that for a property transaction to take place the seller by law has to disclose all information regarding that lot. Mr. McKenna stated no they cannot sell the lot without a disclosure, however he feels confident that the Township made a full disclosure to the buyer. Mrs. Tarves stated that there should be some sort of notation made, and all documents should be disclosed. With nothing further from the public, this portion of the meeting is closed. Chairman Schina then asked for a motion. Mr. McLaughlin made the motion to adopt the preliminary approval and with regards to the determination of contamination of the grounds hold until final, and Mr. Lawrence seconded the motion.

<b>Roll Call:</b>	<b>Mr. Forte</b>	<b>Yes</b>
	<b>Mr. Lawrence</b>	<b>Yes</b>
	<b>Mr. McLaughlin</b>	<b>Yes</b>
	<b>Mr. McGinnis</b>	<b>Yes</b>
	<b>Chairman Schina</b>	<b>Yes</b>

Chairman Schina reminded Mr. Scarpato to contact Mr. Lechner to get back on the agenda for the next meeting on July 13<sup>th</sup>, 2004. Mr. McKenna commented that there were 2 tabled applications with thin quorums. The missing members should be contacted to listen to the tape of the meeting. If one of the present board members were not present there would not be enough members to vote. Mr. Lechner stated that the person filling in for Mr. McKenna at the next meeting should be informed of the tabled matters, and all conditions. Chairman Schina stated that he is looking for a motion to adjourn, and Mr. McLaughlin made that motion, Mr. Lawrence seconded.

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 14, 2013

APPLICATION No. #132008CD

APPLICANT: Sierra International

PROJECT No. 7631

BLOCK(S): 6801

Lot(S): 21-22-23-24

*Rec'd Feb 2013*

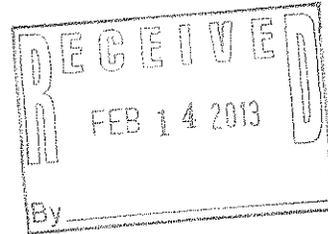
LOCATION: 415-421 Almonesson Rd., Blenheim, NJ-08012

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application - Bulk C & Use "D" Variance (4 twin units)
- Revision to Prior Application



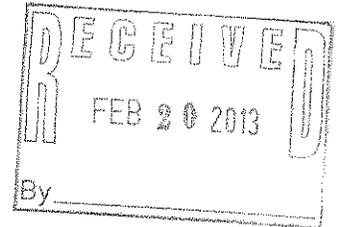
**PURPOSE OF TRANSMITTAL:**

- For Your Review. **Please Forward Report by February 25, 2013**
- For Your Files.

**ENCLOSED:**

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

*Forwarded per Maryann 2/20/13*



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

Signature \_\_\_\_\_

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 14, 2013

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| <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:**

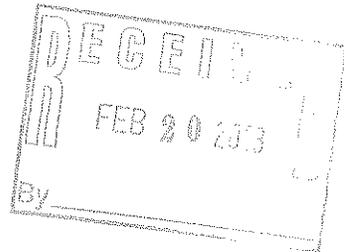
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- Recycling Report



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

2/19/13

Signature *[Handwritten Signature]*  
Assess

THIS SEEMS TO BE FOR VARIANCES ONLY.  
WILL FOLLOW-UP WITH ADDRESSES + LOT  
NUMBERS AFTER APPROVAL + WITH MAP. S/D.  
NO ISSUES AT THIS TIME. WOULD BE  
IMPROVEMENT TO AREA.

Bin# 68

B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 14, 2013

APPLICATION No. #132008CD

APPLICANT: Sierra International

PROJECT No. 7631

BLOCK(S): 6801

Lot(S): 21-22-23-24

LOCATION: 415-421 Almonesson Rd., Blenheim, NJ 08012

### TRANSMITTAL TO:

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| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/>            | Aqua N.J. Water Co.  | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes                        | <input checked="" type="checkbox"/> | Construction         |                          |                           |

### STATUS OF APPLICATION:

- New Application - Bulk C & Use "D" Variance (4 twin units)
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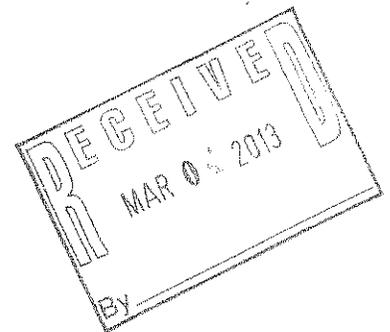
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- Recycling Report

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



OK 2-21-13 JTB

Signature



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #132008CD

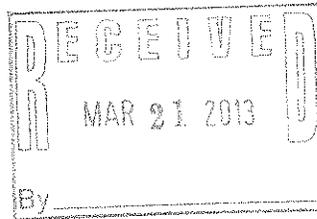
Sierra International 415 Almonesson Rd

Block 6801 Lot 21 to 24

- 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:

MAR 21 2013



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

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

Date Submitted: 3/21/13