

**Township of Gloucester
Zoning Board of Adjustment
Thursday, April 26, 2012
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes - *Thursday, March 22, 2012*

RESOLUTIONS FOR MEMORIALIZATION

(TO BE SUPPLIED)

#122005C
Thomas R. Schwartz

Bulk C Variance
Block: 11105 Lot: 13

#122008C
Kazi Elias

Bulk C Variance
Block: 13503 Lot: 55

#122009C
Charles Holt

Bulk C Variance
Block: 16702 Lot: 10

APPLICATIONS FOR REVIEW

#122012C
Cleveland C. Wyche
Zoned: R3

Bulk C
Location: 31 Linden Dr., Blenheim
Block: 5801 Lot: 1

Install 6' white vinyl fence on the sides & backyard of property

#122015C
Richard DeBella
Zoned: R3

Bulk C
Location: 200 Cressmont Ave., Blackwood
Block: 12507 Lot: 1

Replacing chain link fence with 6' vinyl fence

#122016C
Joseph Fitzgerald
Zoned: R1

Bulk C
Location: 180 Plymouth Rd., Erial
Block: 17504 Lot: 16.01

16 X 24 Shed

#112042D-aCD
Iron Gate, LLC
Zoned: HC/R3

Bulk C /Use "D" Variance
Location: Williamstown-Chews Landing &
Jarvis Rd., Sicklerville
Block: 17499 Lot: 1

Construction of 40 (fee simple) townhouses

#122014DSPW
Mary DelBorrell
Zoned: CR

Use "D" Variance & Site Plan Waiver
Location: 1464 N. Black Horse Pike,
Blackwood
Block: 5402 Lot: 7-8-9

Used Car Sales & Site Plan Waiver

#122002CDSPW
500 Davistown Road, LLC
Zoned: BP

Bulk C, Use D Variance; Site Plan Waiver
Location: 500 Davistown Rd., Blackwood
Block: 13103 Lot: 2

Double-sided digital 14 x 48 billboard

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, March 22, 2012**

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

Roll Call:	Mr. Simiriglia	Present
	Mr. Fuscellaro	Present
	Mr. Bucceroni	Absent
	Mr. Gunn	Present
	Mr. McMullin	Present
	Mrs. Chimento	Absent
	Mrs. Giusti	Present
	Mr. Acevedo	Present
	Mr. Treger	Present
	Mr. Richards	Present

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

Mrs. Giusti will sit in for Mr. Bucceroni and Mr. Acevedo will sit in for Mrs. Chimento.

MINUTES FOR ADOPTION

Zoning Board Minutes for February 23, 2012.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Fuscellaro	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Giusti	Yes
Mr. Acevedo	Abstain
Chairman Richards	Yes

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

LOG#100

#112058C
William McKendry
Bulk C Variance
Block: 11803 Lot: 24

#112043C
Michael & Joan Seneca
Bulk C Variance
Block: 2004 Lot: 4

#122004C
Walter R. Lutz, III
Bulk C Variance
Block: 10402 Lot: 16.01

122001DSPW
Parke Bank @ The Villas @ Broadacre
Use "D" Variance & Site Plan Waiver
Block: 6502 Lot: 1-2-3-4 & 5

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Fuscellaro	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Giusti	Yes
Mr. Acevedo	Abstain
Chairman Richards	Yes

Resolutions Approved.

#122003C
Mark A. Renye
Bulk C Variance
Block: 9201 Lot: 8

A motion to approve the above mentioned resolutions was made by Mr. McMullin and seconded by Mrs. Giusti.

Roll Call:

Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Resolution Approved.

APPLICATIONS FOR REVIEW

LOG#200

#122005C

Thomas R. Schwartz

Zoned: R3

Bulk C Variance

Location: 44 Old Forge Rd., Clementon

Block: 11105 Lot: 13

In-Ground pool 16' x 37' & concrete apron.

Mr. Costa swears in Mr. Schwartz.

Mr. Costa asks Mr. Schwartz why he cannot comply with the ordinance.

Mr. Schwartz explains there isn't a lot of room and the porch extends 16ft. from the dwelling, the pool is 10ft. from the porch. The pool is 16' x 37' and approximately 10ft from on all sides from property lines except the front which is 7ft.

Vice Chairman Simiriglia asks the applicant if the pool is installed already.

Mr. Schwartz states "no".

Vice Chairman Simiriglia is concerned about the water run off to the neighbors' property.

Mr. Schwartz states he would have drainage installed.

Mr. Fuscellaro asks the applicant about his shed and pool equipment.

Mr. Schwartz explains the filter needs that space.

Mr. Fuscellaro asks how far the pavers are from the pool.

Mr. Schwartz states about 10ft.

Mr. McMullin asks if the applicant can move the shed.

Mr. Schwartz states "no, not really, that would be a lot of work."

Mr. McMullin asks if the applicant could turn the shed sideways.

Mr. Schwartz states he has to watch how far the filter gets from the pool, because if it's too far he won't have enough water pressure for the filter to work properly.

Mr. Treger asks the applicant what kind of pool is being installed.

Mr. Schwartz states "a fiberglass insert with no slide and no diving board."

Mr. Mellett suggests a stone trench be built along the property line to help with the drainage.

Mr. Schwartz states he will have the trench built while the pool is being installed.

Mr. Lechner suggests to reconcile the drainage to make it part of the pool application.

Mr. Lechner would like to see more drainage in front of the pavers.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments.

A motion to approve the above mentioned application, with the stipulation there will be drainage installed and is part of the pool plan along the left side, front and rear, was made by Vice Chairman Simiriglia and seconded by Mr. Fuscellaro.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Fuscellaro	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Giusti	Yes
Mr. Acevedo	Yes
Chairman Richards	Yes

Application Approved.

LOG#710

#122008C

Kazi Elias

Zoned: RA

Bulk C Variance

Location: 1601 Lawncrest La., Clementon

Block: 13503 Lot: 55

Enclosed existing front porch approved by Application #112015C.

Mr. Costa swears in Mr. Elias.

Mr. Elias needed clarification for his enclosed porch; he thought the last application approval included the porch.

Vice Chairman Simiriglia explained the variance was for the fence and roof.

Open to the Public:
No Comments.

Open to Professionals:
No Comments

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Fuscellaro	Yes
Mr. McMullin	Yes
Mrs. Giusti	Yes
Mr. Acevedo	Yes
Chairman Richards	Yes

Application Approved.

LOG#777

#122009C

Charles Holt

Zoned: R3

Bulk C Variance

Location: 9 Sherwick Ct. Sicklerville

Block: 16702 Lot: 10

Second garage approximately 7ft. from fence lines on side, 5' from fence line in back.

Mr. Costa swears in Mr. Holt.

Mr. Costa asks Mr. Holt why he cannot comply with the ordinance.

Mr. Holt states the existing shed is 2ft. from the property line, he is removing this shed and replacing it with something new and turn it sideways.

He will be using the new garage for storage of building materials and some personal storage. It will be slightly less than 19.6ft. and 28'x 20' in total size, with gutters to divert the water.

Vice Chairman Simiriglia asks the applicant if he is going to build a driveway.

Mr. Holt states he's not sure yet.

Vice Chairman Simiriglia asks the applicant why he needs a variance; he could just move the garage up 15ft.

Mr. Holt states if he moves the garage up 15 ft. he will be cutting his yard in half.

Vice Chairman Simiriglia asks the applicant how far he is from his neighbor.

Mr. Holt states he is 100ft. from his neighbor.

Vice Chairman Simiriglia asks if the garage has to be 20ft. high.

Mr. Holt states he wanted overhead storage.

Vice Chairman Simiriglia asks Mr. Lechner if the garage is over for height.

Mr. Lechner states no, you are allowed 20ft. in height for a garage.

Mr. Holt states he has 4 vehicles and a tow behind welder to store.

Vice Chairman Simiriglia asks the applicant what he welds around the house.

Mr. Holt states he welds brackets and shelves.

Mr. Gunn asks the applicant to describe the garage doors.

Mr. Holt states they will be pull up garage doors.

Mr. Gunn asks what will be in front of the garage.

Mr. Holt states lawn and the house will be in front of the garage.

Mr. McMullin asks how many cars will be in the garage.

Mr. Holt states one car will be in the garage.

Mr. McMullin asks the applicant he will be running any kind of business from the garage.

Mr. Holt states No business will be conducted from the garage.

Mrs. Giusti asks what the applicant will be going with the mobile welder.

Mr. Holt states he can't move it because he can't get it registered.

Mrs. Giusti asks about a driveway.

Mr. Holt states he won't be installing a driveway now.

Mr. Acevedo asks if 2 stories are allowed at 20ft.

Chairman Richards states yes.

Mr. Treger asks the applicant about the construction of the garage.

Mr. Holt states it will be a wood frame.

Mr. Treger asks how he will get in the garage.

Mr. Holt states from the left side.

Mr. Mellett states the garage must have gutters and they must be directed away from the property line.

Mr. Holt states he will be removing the existing concrete pad also.

Mr. Lechner states he garage is 10ft. from the rear property line and 80ft. still exists between the house and garage, but the applicant is only 5ft. off.

Mr. Holt states "ok I'll move it up 5 ft."

Mr. Costa states this will eliminate the side and rear variances.

Mr. Lechner states the second floor is plywood and trusses.

Vice Chairman Simiriglia asks if the applicant could remove the second floor, maybe change the height to 14 or 15 ft.....or eliminate the 3ft. knee walls and drop the whole thing.

Mr. Mellett checked the survey and if the applicant moves the garage up the pre stated 5ft. further, no variances are needed.

Vice Chairman Simiriglia states the applicant still needs a variance for the second garage.

Mr. Mellett states the applicant can get 8 ½ ft. on each side.

Mr. Lechner states they'll have the 10ft. rear yard setback, so they'll need a 2nd garage variance and an 8 ½ ft. on the side instead 10ft variance.

Mr. Lecher continues with the application stating 1 ½ stories to the ridge/plate line. Storage in a roof is allowed.

Mr. Fuscellaro asks the applicant if there will be a stairwell to the storage area in the garage.

Mr. Holt states no, a ladder will be used.

Mr. Lechner reads the definition of a "story".

Mr. Holt states he can eliminate the statement "1 ½ stories" from his application.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Fuscellaro	Yes
Mr. McMullin	Yes
Mrs. Giusti	Yes
Mr. Acevedo	Yes
Chairman Richards	Yes

Application Approved.

#122002CDSPW

500 Davistown Road, LLC

Zoned: BP

Bulk C, Use Variance: Site Plan Waiver

Location: 500 Davistown Rd., Blackwood

Block: 13103 Lot: 2

Double-Sided digital 14' x 48' billboard

The above application has been postponed until the April 26, 2012 zoning meeting. The applicant MUST re-advertise.

A motion to Adjourn was made by Mr. McMullin and seconded by Mrs. Giusti.

Respectfully Submitted, Jean Gomez, Recording Secretary.

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

MAR 08 2012

For Office Use Only

Submission Date: _____ Application No: #122012C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 6811
 Escr: 150⁰⁰ Escr.# 6811

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

LAND DEVELOPMENT APPLICATION

1) Applicant

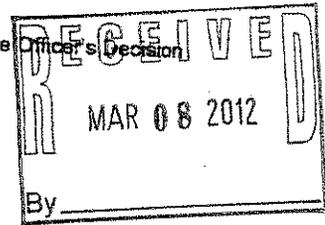
Name: Cleveland C. Wyche
 Address: 31 Linden Dr.
Blenheim
 City: _____
 State, Zip: NJ, 08012
 Phone: 856 228-3142 Fax: 856 374-0025
 Email: clevelandwyche@comcast.net

2) Owner(s) (List all Owners)

Name(s): Cleveland C. Wyche
Robin Wyche
 Address: 31 Linden Dr.
 City: Blenheim
 State, Zip: NJ 08012
 Phone: 856 228-3142 Fax: 856 374-0025

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

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



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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
<u>R2</u>	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: Cleveland C. Wyche
Address: 31 Linden Dr.
Profession: _____
City: Blenheim
State, Zip: NJ 08012
Phone: 856-228-3142 Fax: 856-374-0025
Email: clevelandwyche@comcast.net

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

7. Location of Property:

Street Address: 31 Linden Dr. Block(s): 5801
Tract Area: _____ Lot(s): 1

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): Requesting permission to install a 6' fence (white vinyl) on the sides and backyard of property

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P. *1	_____
Front setback 2	_____	Setback from E.O.P. *2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	7' 6'
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

15. Relief Requested:

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

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

16. Signature of Applicant

Cleveland C. Wypki
 Signature of Applicant

3/8/12
 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).

3/8/12
Date

Cleveland C Wyche
Signature

Cleveland C. Wyche
Print Name

Sworn and Subscribed to before me this _____ day of _____ (Year).

Signature

Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots? 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). No Yes
- 2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? No Yes

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary). No Yes

Cleveland C Wyche
Signature of Applicant

Cleveland C. Wyche
Print Name

3/8/12
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 3/8/12 shows and discloses the premises in its entirety, described as Block 5801 Lot 1 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

_____ 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 8 day of March
20 12 before the following authority.

Name of property owner or applicant

Rita A Reeves
Notary public

GOOD INTENT - LOWER LANDING ROAD
CAMDEN COUNTY ROUTE 681

S 15° 20' 30" E 55.00'
12' TO BE RESERVED FOR FUTURE
DEDICATION TO CAMDEN CO.

R = 25.00'
L = 39.27'
Δ = 90° 00' 00"

10' WIDE UTILITY EASEMENT

25' WIDE PLANTED BUFFER EASEMENT

LOT 2

MIN. SETBACK LINES

LOT CONTAINS
12,740.033 SQ. FT.

SIGHT TRIANGLE EASEMENT

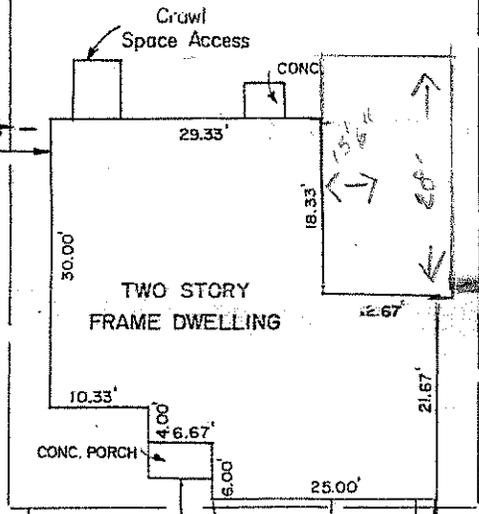
102.00'

N 74° 39' 30" E

117.00'

S 74° 39' 30" W

HEMLOCK DRIVE
(60' R/W)



10' WIDE UTILITY EASEMENT

SIGHT TRIANGLE EASEMENT

R = 20.00'
L = 31.42'
Δ = 90° 00' 00"

60.00'
N 15° 20' 30" W

P.O.B.

LINDEN DRIVE
(50' R/W)

FILED MAP 1100

MAP OF SURVEY

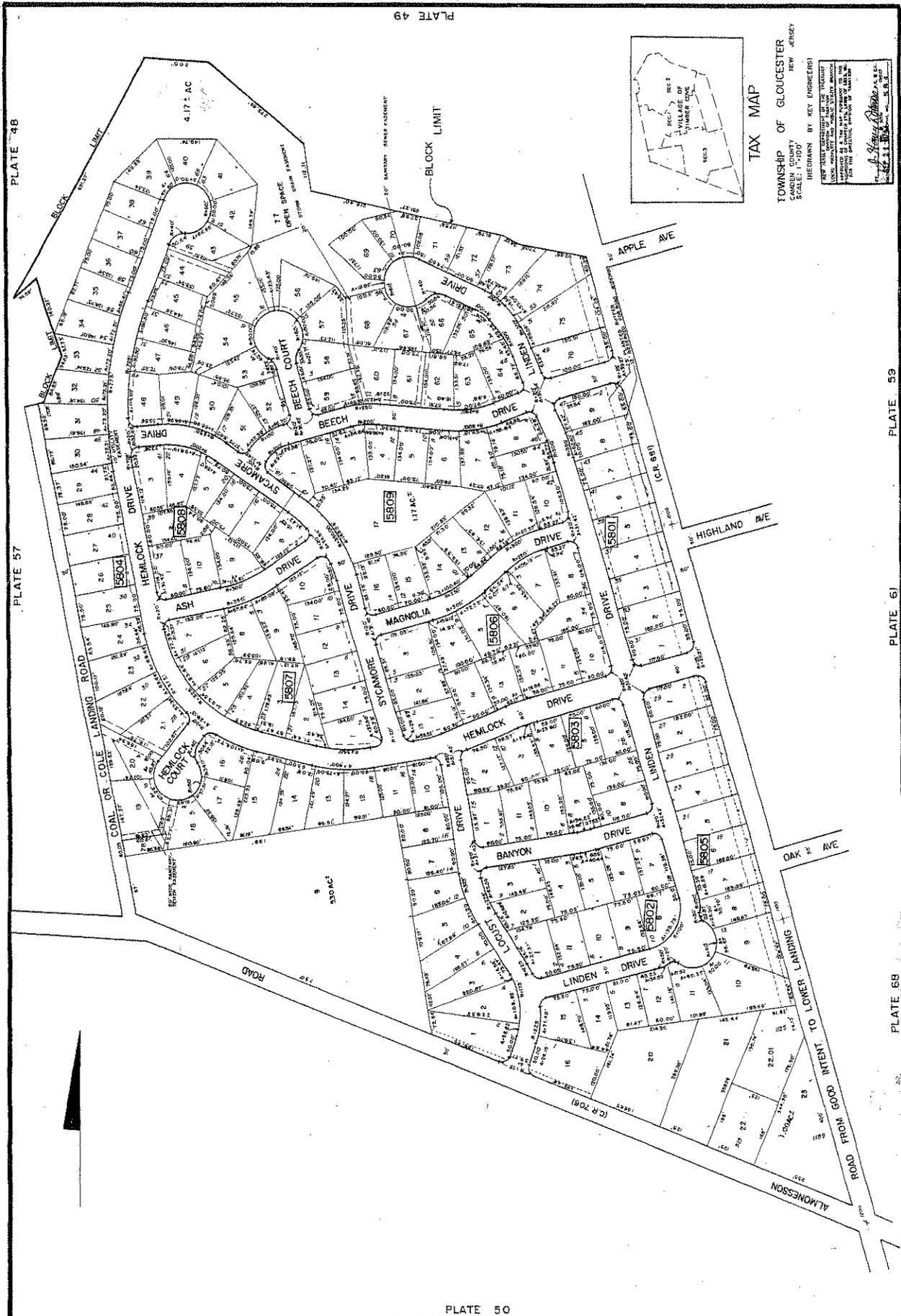


PLATE 48

PLATE 57

PLATE 49

PLATE 50

PLATE 53

PLATE 61

PLATE 69

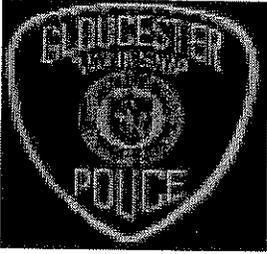
TAX MAP

TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY
NEW JERSEY
SCALE: 1"=100'

DRAWN BY KEY ENGINEERS

NEW JERSEY BOARD OF SURVEYORS AND LAND USE PLANNING
LOCAL GOVERNMENT AND LAND DEVELOPMENT DIVISION
OFFICE OF THE COUNTY ENGINEER
100 SOUTH MOUNTAIN AVE., SUITE 200
MOUNTAIN VIEW, N.J. 08053
A. J. ...

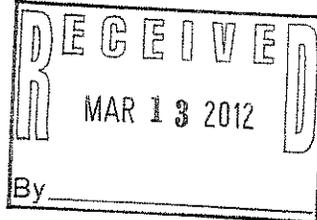
THIS MAP IS THE PROPERTY OF KEY ENGINEERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KEY ENGINEERS, INC.
KEY ENGINEERS, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.
RECEIVED BY REGISTRATION & CLERK ENGINEERS, INC. 02/03/2015



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

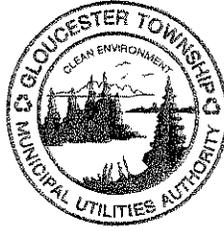
Application # 122012C 31 Linden Dr Blenheim Block 5801 lot 1

- Plans as shown along with available information do not reveal any anticipated traffic problems.
- Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.
- Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.
- Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.
- Other: Handicap parking signs must have fines attached and approved under LO 81-34



Reviewed By: Lt. Brian McKendry Cpl. Rich Worst

Signature:  Date Submitted: 3/13/12



Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members
SAMUEL M. SILER
RICHARD EDGAR
AMY TARVES

DORA M. GUEVARA
JOSEPH PILLO

GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

March 19, 2012

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

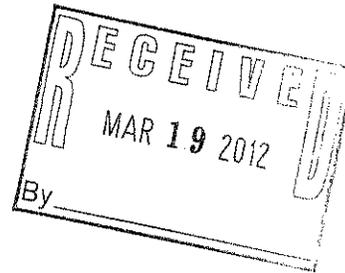
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE
Consulting Engineer

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

Re: Application #122012C
Cleveland C. Wyche
31 Linden Drive, Blenheim, NJ 08012
Block 5801, Lot 1



Gentlemen:

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

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

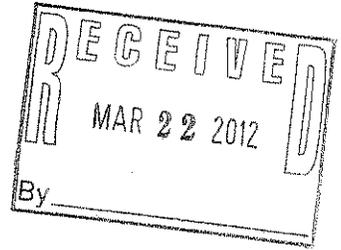
Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: March 12, 2012

APPLICATION No. #122012C

APPLICANT: Cleveland C. Wyche

PROJECT No. #6811

BLOCK(S): 5801

Lot(S): 1

LOCATION: 31 Linden Drive, Blenheim, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application -Bulk C (6' white vinyl fence) Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by March 26, 2012**
 For Your Files.

ENCLOSED:

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

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

No Issues

[Signature] 3/22/12
 Signature

3int# 68 RS

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 12, 2012

APPLICATION No. #122012C

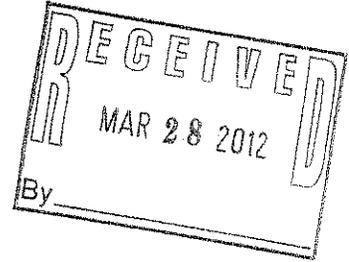
APPLICANT: Cleveland C. Wyche

PROJECT No. #6811

BLOCK(S): 5801

Lot(S): 1

LOCATION: 31 Linden Drive, 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 type="checkbox"/> | Taxes | <input checked="" type="checkbox"/> | Construction | | |

STATUS OF APPLICATION:

- New Application -Bulk C (6' white vinyl fence) Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by March 26, 2012**
 For Your Files.

ENCLOSED:

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

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

OK 3-28-12 JJA

Signature

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 #122012C**
Cleveland C. Wyche
31 Linden Drive
BLOCK 5801, LOT 1

DATE: April 5, 2012

The Applicant requests approval to install a six (6) foot high vinyl fence as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	12,7440.033 sf	yes
Minimum lot frontage			
Linden Drive	75 ft.	75.71 ft.	yes
Hemlock Drive	75 ft.	152.345 ft.	yes
Good Intent Road	75 ft.	74.635 ft.	enc
Minimum lot depth	125 ft.	162 ft.	yes
Maximum building coverage	20%	±10.24% ¹	yes
Maximum lot coverage	40%	±34.21% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Linden Drive	30 ft.	30.08 ft.	yes
Hemlock Drive	30 ft.	24.10 ft.	enc
Good Intent Road	30 ft.	±92 ft.	yes
Side yard	10 ft.	13.90 ft.	yes
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

- ¹ = Scaled data.
- enc = existing nonconformance.
- n/a = not applicable.
- = Variance required.

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

II. VARIANCE COMMENTS

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

§425.B(2), Fences

1. To install a six (6) foot high vinyl fence approximately nineteen (19) feet from the curb (cartway) along Hemlock Drive (30 in. maximum allowed).

§425.B(3), Fences

2. To install a six (6) foot high vinyl fence approximately nineteen (19) feet from the curb (cartway) along Hemlock Drive (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. GENERAL COMMENTS

1. The Board should noted the proposed fence encroaches within an existing "Sight Triangle Easement" as indicated on the submitted sketch.

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From §425.B(2), Fences to install a six (6) foot high vinyl fence approximately nineteen (19) feet from the curb (cartway) along Hemlock Drive (30 in. high maximum allowed) and from §425.B(3), Fences (40 feet from the cartway is the minimum required).

V. RECOMMENDATIONS

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

cc: Cleveland C. Wyche
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Z:\ZBA Reviews\Year 2012\Fences\Wyche-R3-122012\Rpt\R_122012C-R3-CWyche.doc

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

MAR 20 2012

For Office Use Only

Submission Date: _____ Application No. #122015C Taxes Paid Yes/No _____ (Initial) _____
 Planning Board Zoning Board of Adjustment Fees: 160.00 Project # 6847
 Upon receipt of all fees, documents, plans, etc. Escr. 150.00 Escr. # 6847

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Richard DeBella & Marlene DeBella
 Address: 206 CRESSMONT AVE
Blackwood
 City: New Jersey
 State, Zip: 08012-3838
 Phone: (856) 228-2209 Fax: (856) 232-1232
 Email: RMDN2180T@YAHOO.COM

2. Owner(s) (List all Owners)

Name(s): (SAME AS 1.)
 Address: _____
 City: _____
 State, Zip: _____
 Phone: () - - Fax: () - -

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Richard De Bella
Address: 200 CRESSMONT AVE.
Profession: MANAGER
City: Blackwood
State, Zip: New Jersey, 08012-3838
Phone: () - - Fax: () - -
Email: _____

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

7. Location of Property:

Street Address: 200 CRESSMONT AVE., Blackwood NJ Block(s): 12507
Tract Area: _____ Lot(s): 1

8. Land Use:

Existing Land Use: Chain link fence
Proposed Land Use (Describe Application): Replacing chain link w/6' vinyl fence

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	69.6ft
Front setback 2	_____	Setback from E.O.P.*2	10ft 8in
Rear setback	_____	Fence type	VINYL
Side setback 1	_____	Fence height	6ft
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

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

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

16. Signature of Applicant



 Signature of Applicant

 Date

 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).

March 19, 2012
Date

Richard DeBella
Signature

Richard DeBella
Print Name

Sworn and Subscribed to before me this _____ day of _____ (Year).

Marlene DeBella
Signature

Marlene DeBella
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

Richard DeBella
Signature of Applicant

R DeBella
Print Name

3-19-12
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 3-19-12, shows and discloses the premises in its entirety, described as Block 12507 Lot 1, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

Sworn and subscribed to
On this 20 day of March
2012 before the following authority.

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

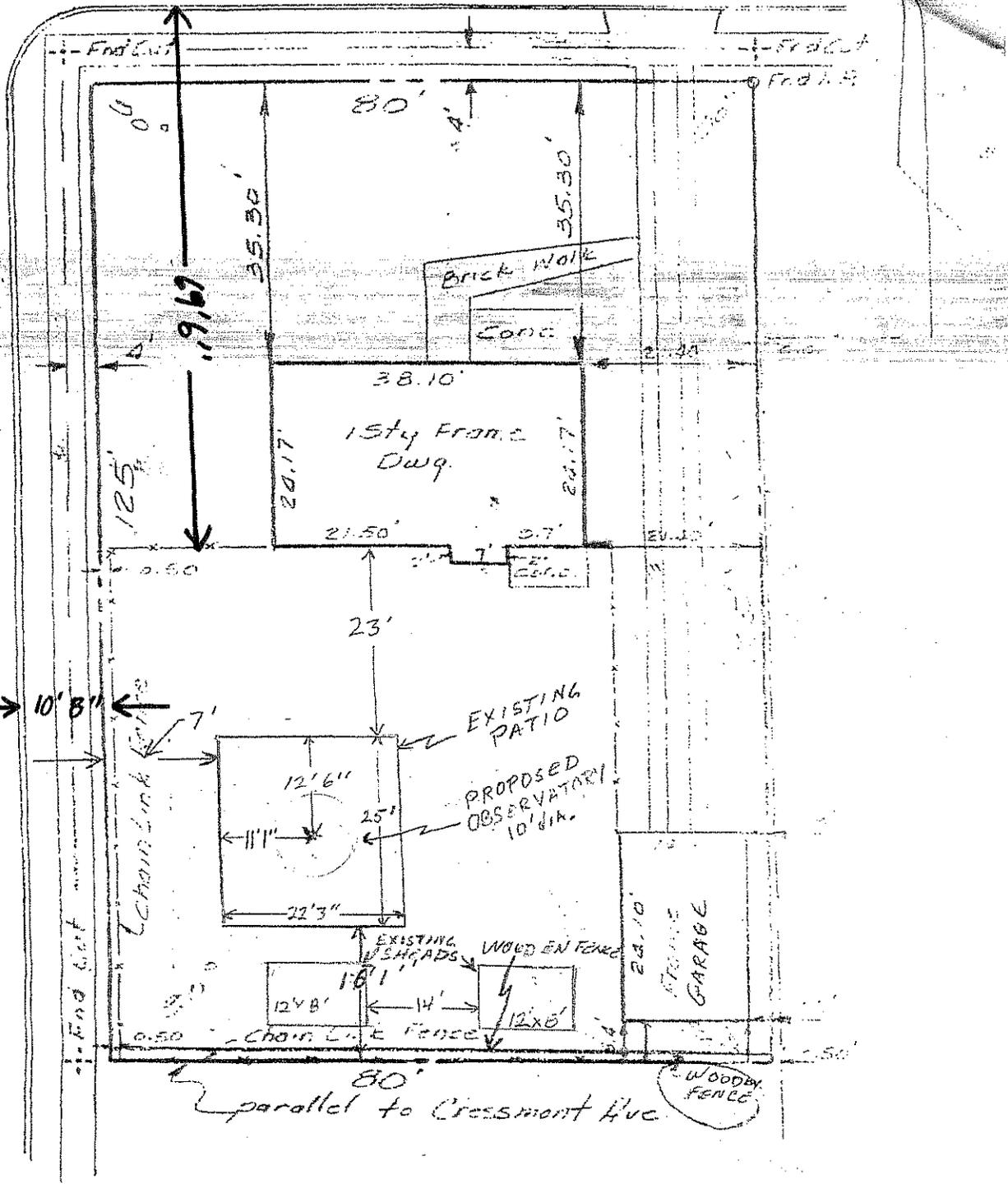
Name of property owner or applicant

Notary public

RITA A. REEVES
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 01/16/2013

(50' WIDE)

ESTELLE STREET (50' WIDE)



Note:

Being known as Lots 297, 298, 299 - Pt. of Lot 300, Section 1, Plats 1 & 2 of Blackwood East, dated May 1932 and filed Aug 14, 1934

In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands

SURVEY OF PRESENT
TOWNSHIP 1 N. RANGE 10 W. COUNTY OF ...

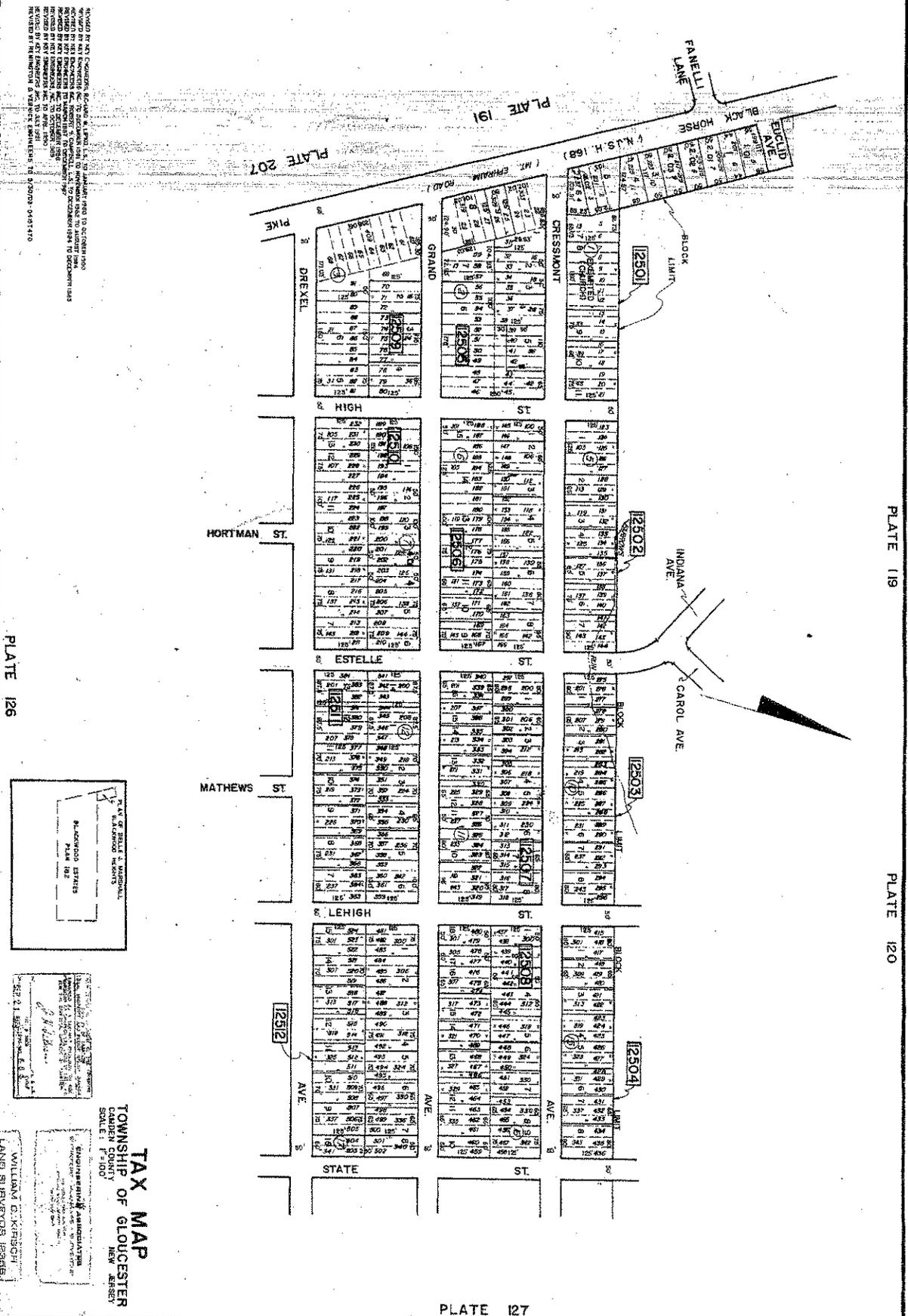
200 CRESSMONT AVE

DATE: May 14, 73

SCALE: 1" = 20'

JAMES T. SAPIG
611 COTTAGE AVENUE

TOWNSHIP OF GLOUCESTER
 ENGINEERS & SURVEYORS
 WILLIAM E. KIRK
 AND SURVEYOR
 SCALE: 1" = 100'
 1911



WILLIAM E. KIRK
 ENGINEER & SURVEYOR
 1911

TAX MAP
 TOWNSHIP OF GLOUCESTER
 NEW JERSEY
 SCALE: 1" = 100'
 1911

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #112044C**
Richard & Marlene DeBella
200 Crestmont Avenue
BLOCK 12507, LOT 1

DATE: April 5, 2012

The above application is to replace an existing chain link fence with a six (6) high Vinyl fence within the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±10,000 sf ¹	yes
Minimum lot frontage ²			
Cressmont Avenue	75 ft.	80 ft.	yes
Estelle Street	75 ft.	125 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±15.9% ¹	yes
Maximum lot coverage	40%	±27.8% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)			
Cressmont Avenue	30 ft.	35.30 ft.	yes
Estelle Street	30 ft.	±22 ft. ¹	enc
Side yard (dwelling)	10 ft.	21.44 ft.	yes
Rear yard (dwelling)	30 ft.	±63 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

¹ = Scaled data.
 enc = Existing nonconformance.
 n/a = Not applicable.

II. VARIANCE COMMENTS

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

§425.B(2), Fences

- To install a six (6) foot high vinyl fence ten and sixty seven hundredths (10.67) feet from the curb (cartway) along Estelle Street (30 in. maximum allowed).

§425.B(3), Fences

2. To install a six (6) foot high vinyl fence ten and sixty seven hundredths (10.67) feet from the curb (cartway) along Estelle Street (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From §425.B(2), Fences to install a six (6) foot high vinyl fence ten and sixty seven hundredths (10.67) feet from the curb (cartway) along Estelle Street (30 in. high maximum allowed) and from §425.B(3), Fences (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Richard & Marlene DeBella
Anthony Costa, Esq.
James M. Mellet, PE



Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members
SAMUEL M. SILER
RICHARD EDGAR
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO

**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

March 26, 2012

ROBERT C. BENSON
Executive Director

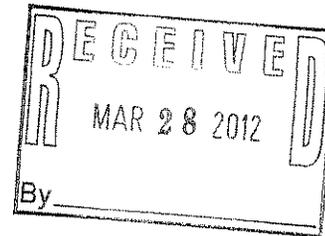
CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE
Consulting Engineer

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



Re: Application #122015C
Richard DeBella
200 Cressmont Avenue, Blackwood, NJ 08012
Block 12507, Lot 1

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Executive Director

RCB:mh



GLOUCESTER TOWNSHIP POLICE

TRAFFIC SAFETY UNIT

SITE PLAN REVIEW

Application # 122015C 200 Cressmont Ave Blackwood Block 12507 lot 1

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

Other:



Reviewed By: Lt. Brian McKendry Cpl. Rich Worst

Signature: _____

Date Submitted: 4/2/12

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 22, 2012

APPLICATION No. 122015C

APPLICANT: Richard DeBella

PROJECT No. 6847

BLOCK(S): 12507

Lot(S): 1

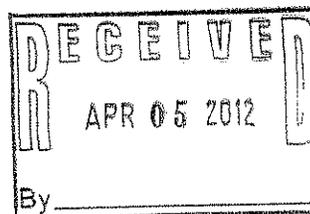
LOCATION: 200 Cressmont Ave., Blackwood, NJ

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C (replacing chain link w/6' vinyl)
- Revision to Prior Application



PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by April 4, 2012*
- For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
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- 1 Copy - E.I.S.
- Recycling Report

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

NO ISSUES.

4/4/12

[Handwritten Signature]
Signature

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: March 22, 2012

APPLICATION No. 122015C

APPLICANT: Richard DeBella

PROJECT No. 6847

BLOCK(S): 12507

Lot(S): 1

LOCATION: 200 Cressmont Ave., Blackwood, NJ

TRANSMITTAL TO:

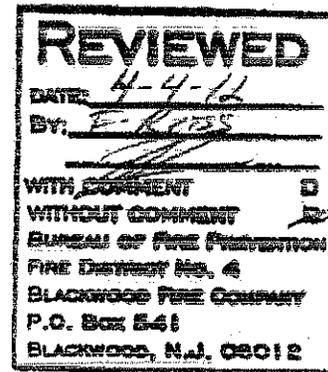
- | | | | | | |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|-----------------------|
| <input type="checkbox"/> | Township Engineer | <input type="checkbox"/> | Zoning Board Planner | <input type="checkbox"/> | Tax Assessor |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer | <input type="checkbox"/> | G.T.M.U.A. |
| <input type="checkbox"/> | N.J. American Water Co. | <input type="checkbox"/> | Aqua N.J. Water Co. | <input checked="" type="checkbox"/> | Fire District 1 23456 |
| <input type="checkbox"/> | Taxes | <input type="checkbox"/> | Construction | | |

STATUS OF APPLICATION:

- New Application - Bulk C (replacing chain link w/ vinyl)
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by April 4, 2012*
- For Your Files.



ENCLOSED:

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

Signature

Bun# 65 B

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 22, 2012

APPLICATION No. 122015C

APPLICANT: Richard DeBella

PROJECT No. 6847

BLOCK(S): 12507 Lot(S): 1

LOCATION: 200 Cressmont Ave., Blackwood, NJ

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C (replacing chain link w/6' vinyl)
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by April 4, 2012**
- For Your Files.



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

OK 4-10-12 JWR Bldg.

Signature _____

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane
 P.O. Box 8 Blackwood, NJ 08012
 (856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-62

MAR 22 2012

For Office Use Only

Submission Date: _____ Application No. # 122016C Taxes Paid Yes/No _____ (Initial) _____
 Planning Board Zoning Board of Adjustment Fees: 160 Project # 6850
 Upon receipt of all fees, documents, plans, etc. Escr. 150 Escr. # 6850

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Joseph Fitzgerald</u> Address: <u>180 Plymouth Rd.</u> City: <u>ERIAL</u> State, Zip: <u>NJ 08081</u> Phone: <u>856 374-4639</u> Fax: <u>()</u> Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Joseph Fitzgerald</u> Address: <u>180 Plymouth Rd.</u> City: <u>ERIAL</u> State, Zip: <u>NJ 08081</u> Phone: <u>856 374-4639</u> Fax: <u>()</u>
--	--

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Joseph Fitzgerald
Address: 180 Plymouth Rd Erial
Profession: Carpenter
City: Erial
State, Zip: NE 08081
Phone: 856 784 4639 Fax: () -
Email: _____

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

7. Location of Property:

Street Address: 180 Plymouth Rd. Erial Block(s): 17504
Tract Area: _____ Lot(s): 16-01

8. Land Use:

Existing Land Use: Dwelling
Proposed Land Use (Describe Application): 16x24 shed
Storage for personal use

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 0
Proposed Form of Ownership:
 Fee Simple Cooperative
 Condominium Rental
Are there *existing* deed restrictions? No Yes (If yes, attach copies)
Are there *proposed* deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P. #1	_____
Front setback 2	_____	Setback from E.O.P. #2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	350'	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	14'	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	16x24
Garage height	_____	Shed height	14'
Number of garages	_____	Setback from R.O.W.1	247'
(Include attached garage if applicable)		Setback from R.O.W.2	79'
Number of stories	_____	Setback from property line 1	12'
		Setback from property line 2	72'

14. Parking and Loading Requirements:

Number of parking spaces required: 0 Number of parking spaces provided: 0

Number of loading spaces required: 0 Number of loading spaces provided: 0

15. Relief Requested:

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

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

16. Signature of Applicant

Joseph J. Gold
Signature of Applicant

3-22-12
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).

3-22-12
Date

Joseph Fitzgerald
Signature

Joseph Fitzgerald
Print Name

Sworn and Subscribed to before me this

_____ day of _____

_____ (Year)

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

Joseph Fitzgerald
Signature of Applicant

Joseph Fitzgerald
Print Name

Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

_____ 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 19 day of March
2012 before the following authority.

Name of property owner or applicant

Rita A. Reeves
Notary public

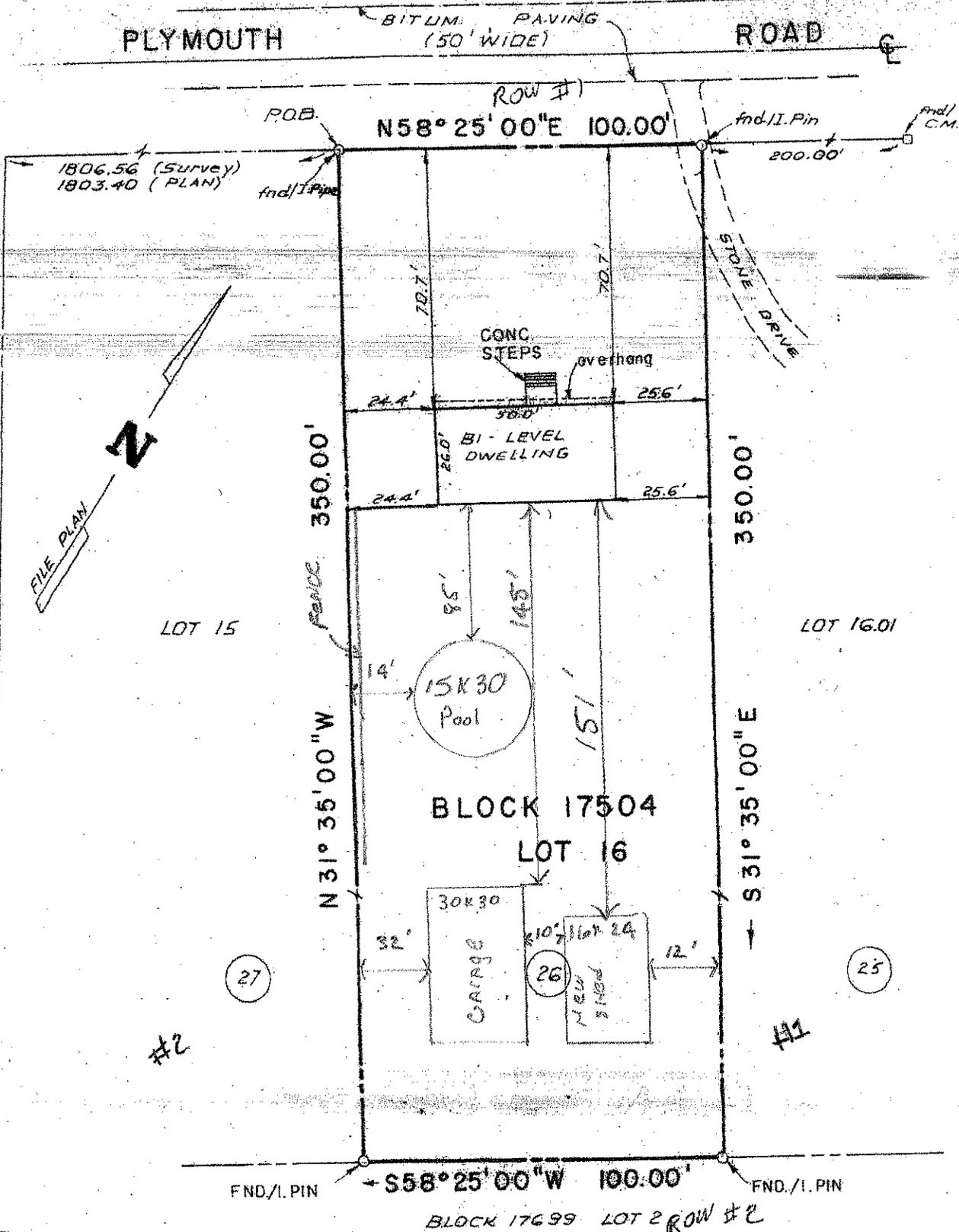
RITA A. REEVES
NOTARY PUBLIC OF NEW JERSEY 4 of 4
MY COMMISSION EXPIRES 01/16/2013

NEW BROOKLYN (50' WIDE)

PLYMOUTH ROAD

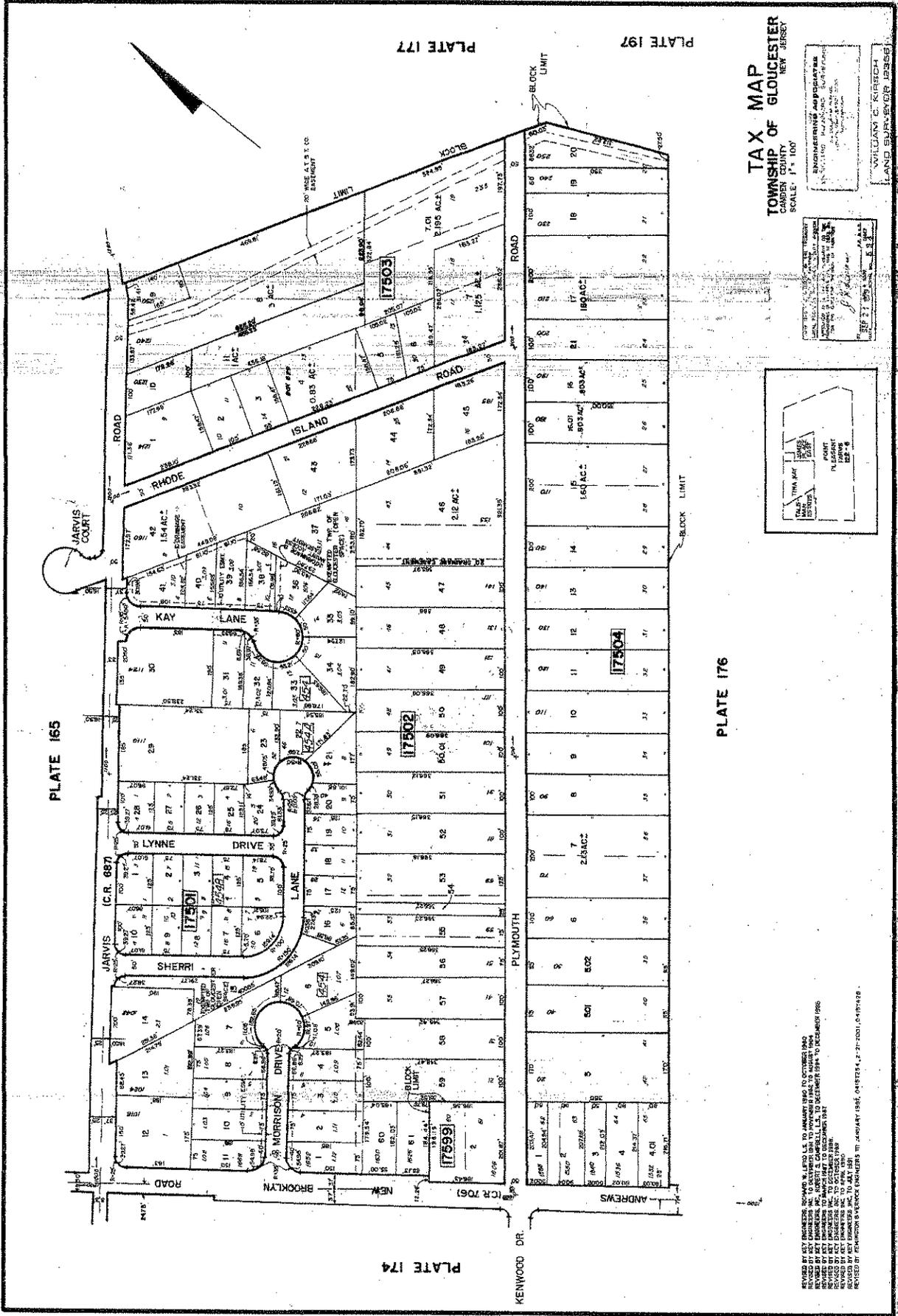
BITUM. PAVING (50' WIDE)

ROAD



NOTES:

1. BLOCK AND LOT NUMBERS SHOWN REFER TO THE OFFICIAL GLOUCESTER TOWNSHIP TAX MAPS.
2. BEARINGS AND DISTANCES REFER TO A PLAN OF "POINT PLEASANT FARMS" PREPARED BY WILLIAM P. HOUWEN C.E. DATED MAY 18, 1925.
3. (26) DENOTES LOT NUMBER AS PER POINT PLEASANT FARMS (SEE NOTE 2).



TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY
 NEW JERSEY

SCALE 1" = 100'

ENGINEERING AND SURVEYING
 WILLIAM C. KIRSCH
 LAND SURVEYOR 19359

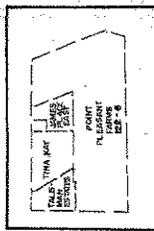
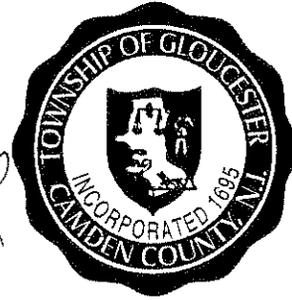


PLATE 176

REVISED BY SET ENGINEERS, INC. TO REFLECT THE TO ADJUST THE 1994 TAX MAP
 REVISED BY SET ENGINEERS, INC. ROBERT J. CAMPBELL, L.L.M. TO DECEMBER 1994 TO DECEMBER 1995
 REVISED BY SET ENGINEERS, INC. TO REFLECT THE TO ADJUST THE 1995 TAX MAP
 REVISED BY SET ENGINEERS, INC. TO REFLECT THE TO ADJUST THE 1996 TAX MAP
 REVISED BY SET ENGINEERS, INC. TO REFLECT THE TO ADJUST THE 1997 TAX MAP
 REVISED BY SET ENGINEERS, INC. TO REFLECT THE TO ADJUST THE 1998 TAX MAP

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 #122016C**
Joseph Fitzgerald
180 Plymouth Road
BLOCK 17504, LOT 16.01

DATE: April 5, 2012

The above application is to permit a 16' x 24' Residential Tool Shed fourteen (14) feet high within the R-1 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

Standard	Required	Proposed	Complies
Minimum lot size	1 acre	0.803 ac.	enc
Minimum lot frontage	125 ft.	100 ft.	enc
Minimum lot depth	200 ft.	350 ft.	yes
Maximum building coverage	15%	±7.4% ¹	yes
Maximum lot coverage	30%	±8.7% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	50 ft.	70.7 ft.	yes
Side yard (dwelling)	25 ft.	25.6 ft. / 24.4 ft.	yes / yes
Rear yard (dwelling)	75 ft.	±180 ft.	yes
Minimum useable yard area	25%	≥ 25%	yes
Maximum height	35 ft.	≤ 35 ft.	yes
RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	384 sf	no*
Number	1	1	yes
Maximum shed height	12 ft.	14 ft.	no*
Front yard	N.P.	no	yes
Side yard	5 feet	12 ft. / 72 ft.	yes / yes
Rear yard	5 feet	±78 ft.	yes

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

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

II. VARIANCE COMMENTS

§422.L(1), Additional Uses and Structures Permitted in Residential Districts

1. Area: (384 sf provided v. 168 maximum allowed).
2. Height: (14 ft. provided v. 12 ft. 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 variances:

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

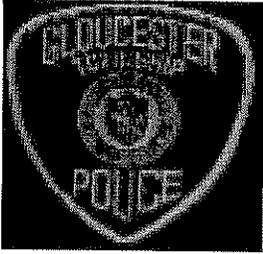
The applicant must notice for the following variance:

Section 422.L(1), Additional Uses and Structures Permitted in Residential Districts to permit a residential tool shed three hundred eighty four (384) square feet (168 sf maximum allowed) and fourteen (14) feet high (12 ft. maximum allowed).

IV. RECOMMENDATIONS

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

cc: Joseph Fitzgerald
Anthony Costa, Esq.
James Mellett, PE



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application # 122016C 180 Plymouth Rd Erial Block 17504 lot 16.01

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

Other:



Reviewed By: Lt. Brian McKendry Cpl. Rich Worst

Signature: 

Date Submitted: 4/2/12

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 22, 2012

APPLICATION No. 122016C

APPLICANT: Joseph Fitzgerald

PROJECT No. 6850

BLOCK(S): 17504

Lot(S): 16.01

LOCATION: 180 Plymouth Rd., Erial, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C (16 x 24 Shed)
- Revision to Prior Application



PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by April 9, 2012*
- For Your Files.

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- 1 Copy - E.I.S.
- Recycling Report

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

Maryann Bura
Signature



Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members
SAMUEL M. SILER
RICHARD EDGAR
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO

GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

March 27, 2012

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE
Consulting Engineer

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

Re: Application #122016C
Joseph Fitzgerald
180 Plymouth Road, Erial, NJ 08081
Block 17504, Lot 16.01



Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Robert C. Benson
Executive Director

RCB:mh

Bin# 68 

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 22, 2012

APPLICATION No. 122016C

APPLICANT: Joseph Fitzgerald

PROJECT No. 6850

BLOCK(S): 17504

Lot(S): 16.01

LOCATION: 180 Plymouth Rd., Erial, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C (16 x 24 Shed)
- Revision to Prior Application

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

OK 4-10-12 JTG Bldg.

Signature _____

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date: _____ Application No: #122014 DSPW

Planning Board Zoning Board of Adjustment

By SPW-due

Taxes Paid Yes/No _____ (Initial) _____
 Variance Pl.
 Fees 200.00 Project # 6813

Escr. 1200.00 Escr.# 6813

RECEIVED
 FEB 23 2012

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: MARY DEL BARRENO
 Address: 12 SOUTHWOOD CT
 City: GLENORA NJ
 State, Zip: NJ 08029
 Phone: 856-939-4959 ax: ()
 Email: (H) (939-4959) (C) 856-406-1961

2. Owner(s) (List all Owners)

Name(s): MARY DEL BARRENO
 Address: 12 SOUTHWOOD CT
 City: GLENORA
 State, Zip: NJ
 Phone: 856-939-4959 ax: ()

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

Informal Review ²
 Minor Subdivision
 Preliminary Major Subdivision ²
 Final Major Subdivision
 Minor Site Plan
 Preliminary Major Site Plan ²
 Final Major Site Plan
 Conditional Use Approval ²
 General Development Plan ²

Planned Development ²
 Interpretation ²
 Appeal of Administrative Officer's Decision
 Bulk "C" Variance ²
 Use "D" Variance ²
 Site Plan Waiver
 Rezoning Request
 Redevelopment Agreement

RECEIVED
 FEB 22 2012

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

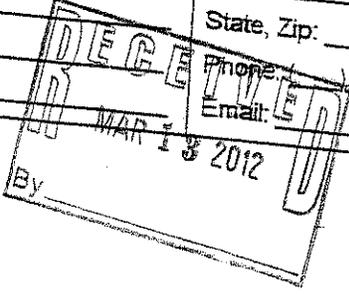
4. Zoning Districts (Circle all Zones that apply)

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

By _____



6. Name of Persons Preparing Plans and Reports:

Name: MARY DELIBORRINO
Address: 12 SOUTHWOOD CT
Profession: OWNER
City: GLENDOVA
State, Zip: NJ 08029
Phone: 908-994-4339 Fax: () -
Email: _____

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

7. Location of Property:

Street Address: 1464 N. BLACK HORSE PK Block(s): 5402
Tract Area: _____ Lot(s): 7-8-9

8. Land Use:

Existing Land Use: MECHANIC SHOP AND CAR LOT Detailing

Proposed Land Use (Describe Application): SAME AS ABOVE

Auto sales + repairs
Detailing

Legal non-conforming for auto
+ repair - use var - car sales

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

NO CHANGES

14. Parking and Loading Requirements:

Number of parking spaces required: *NO CHANGES* Number of parking spaces provided: _____

Number of loading spaces required: *NO CHANGES* 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

Mary DeBorja *2/22/2012*
 Signature of Applicant Date

 Signature of Co-applicant _____
 Date

17. Consent of Owner(s):

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

2/22/2012
Date

Mary DelBorrello
Signature

MARY DELBORRELLO
Print Name

Sworn and Subscribed to before me this

22 day of February
2012 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

MOB

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

Mary DelBorrello
Signature of Applicant

MARY DELBORRELLO
Print Name

Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

Mary Del Borrello 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 22 day of February
2012 before the following authority.

Rita A. Reeves
Notary public

Name of property owner or applicant

RITA A. REEVES
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 01/16/2013

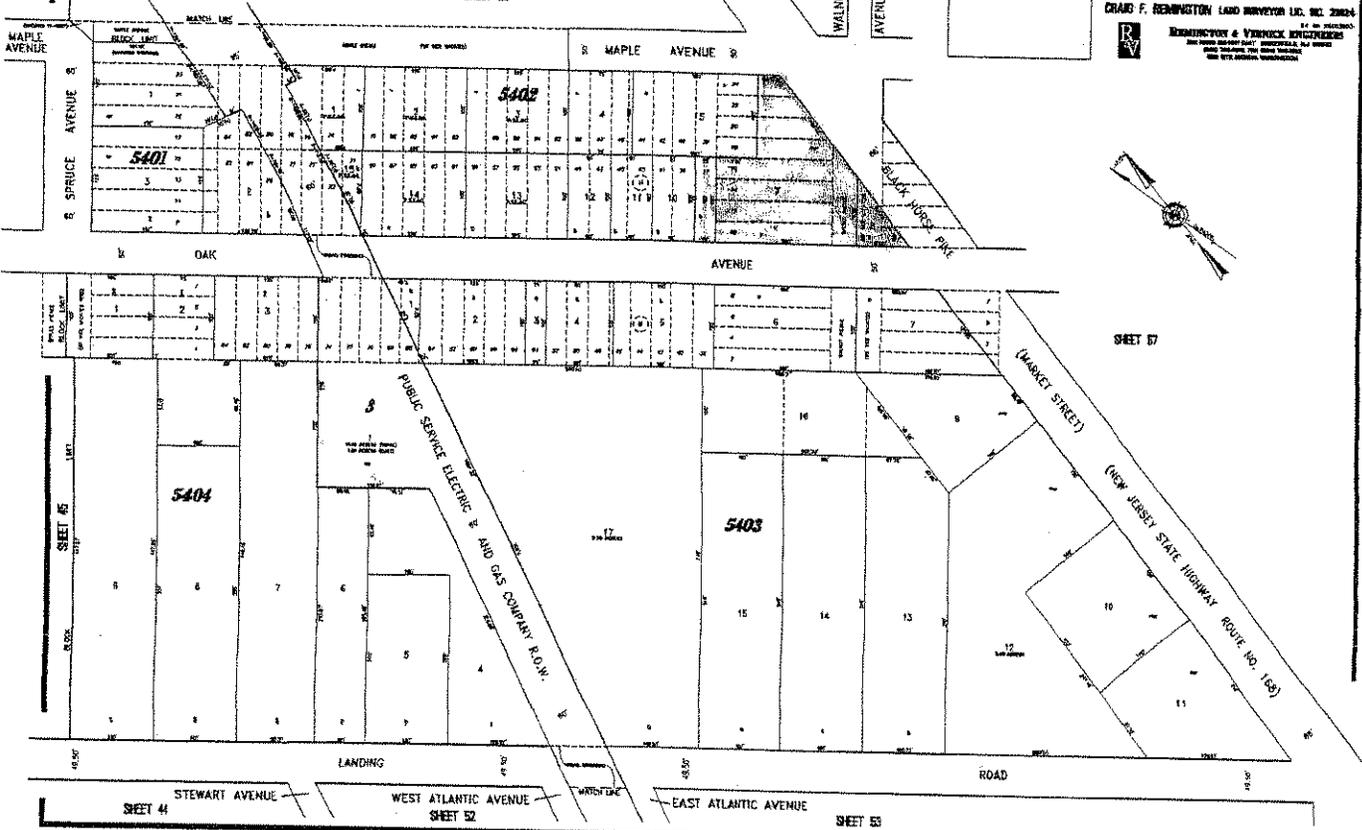
101
A+W-B3

REVISIONS	

NOTE:
THIS MAP HAS BEEN MADE FROM REVISIONS AND SUPERSEDES
PREVIOUS MAPS OF THIS AREA.

SHEET 55

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 50'
CRAIG F. REMINGTON (LAND SURVEYOR LIC. NO. 28824)
REMINGTON & VORWICK ENGINEERS
114 N. HIGHTSTOWN
HIGHTSTOWN, N.J. 08520
TEL. 609-426-1100



Zoning Permit Approval

1464 BLACK HORSE PIKE
Block/Lot 5402/7

Applicant
Steven Miller
550 Edwards Ave.

Real Estate Owner
NIGRO, DOMINICO
19 DAYTONA AVENUE
SEWELL, NJ 08080

*This is to certify that the above-named applied for a permit to/authorization for
a Continued use for an auto service/repair shop., which is a use permitted by ordinance*

Zone
CR
Application is

Approved

Comments on Decision:
Any site changes are subject to Planning Board approval.

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


Alisa Ortiz
Zoning Officer
February 13, 2012

Applic No. 6744

Cut Here

2/23/12
Also going for Auto Sales, - must get Zoning
Board approval
prior to ANY sales.

- Continued Use, just
change of ownership
w/ the addition of auto sales.

Deliver to...

Steven Miller
550 Edwards Ave.



Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

SAMUEL M. SILER

RICHARD EDGAR

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE
Consulting Engineer

March 19, 2012

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



Re: Application #122014DSPW
1464 N. Black Horse Pike, Blackwood, NJ 08012
Block 5402, Lots 7, 8 & 9

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

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 26, 2012

APPLICATION No. #122014DSPW

APPLICANT: Mary DelBorrell

PROJECT No. #6813

BLOCK(S): 5402

Lot(S): 7-8-9

LOCATION: 1464 N. Black Horse Pike, Blackwood, NJ

*No advised
taxes are paid to date
please confirm*

TRANSMITTAL TO:

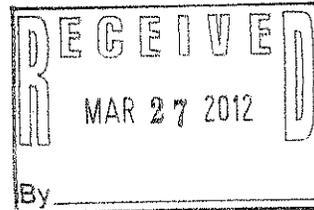
- | | | | | | |
|-------------------------------------|------------------------------|--------------------------|----------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer | <input type="checkbox"/> | Zoning Board Planner | <input type="checkbox"/> | 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-- (Use "D" Variance & Site Plan Waiver-- for Auto Sales) Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. Please Forward Report by March 26, 2012
 For Your Files.



ENCLOSED:

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

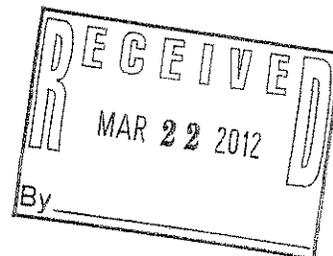
- Variance Plan Bulk (C) Variance Use (D) Variance

The taxes are current.

Maryann Busa

 Signature

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: March 13, 2012

APPLICATION No. #122014DSPW

APPLICANT: Mary DelBorrell

PROJECT No. #6813

BLOCK(S): 5402

Lot(S): 7-8-9

LOCATION: 1464 N. Black Horse Pike, Blackwood, NJ

TRANSMITTAL TO:

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

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- 1 Copy - Development Plan
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- 1 Copy - E.I.S.
- Recycling Report

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

*No Issues. Has had this use
in the past.*

Mary DelBorrell
 Signature *assessor 3/22/12*

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 13, 2012

APPLICATION No. #122014DSPW

APPLICANT: Mary DelBorrell

PROJECT No. #6813

BLOCK(S): 5402

Lot(S): 7-8-9

LOCATION: 1464 N. Black Horse Pike, Blackwood, NJ



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application – (Use "D" Variance & Site Plan Waiver – for Auto Sales) Revision to Prior Application

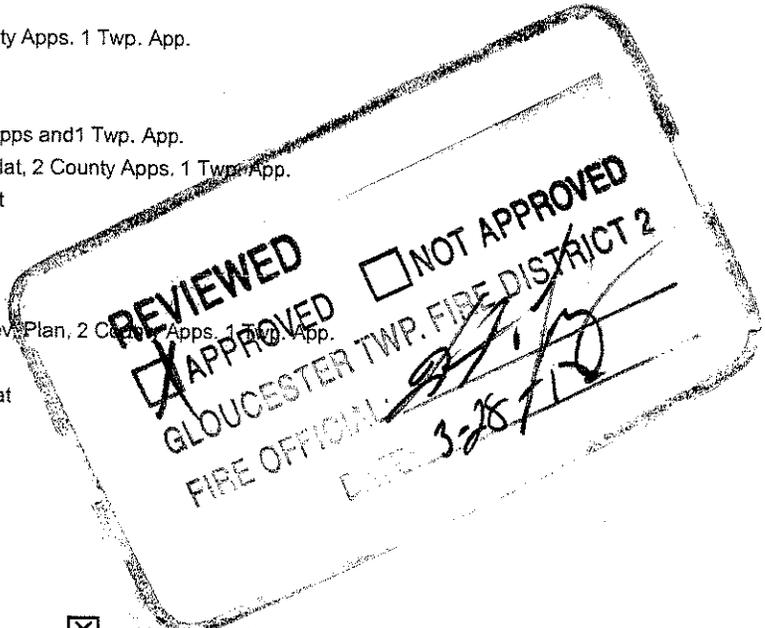
PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by March 26, 2012**
- For Your Files.

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- 1 Copy - E.I.S.
- Recycling Report

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



w/o comment

[Signature]

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

Bin # 64 

DATE: March 13, 2012

APPLICATION No. #122014DSPW

APPLICANT: Mary DelBorrell

PROJECT No. #6813

BLOCK(S): 5402

Lot(S): 7-8-9

LOCATION: 1464 N. Black Horse Pike, Blackwood, NJ

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application – (Use "D" Variance & Site Plan Waiver – for Auto Sales) Revision to Prior Application

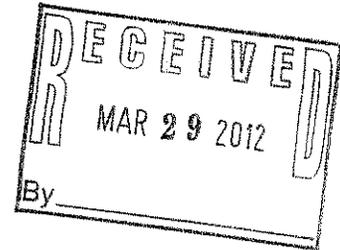
PURPOSE OF TRANSMITTAL:

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- Recycling Report

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



No actual Plans submitted for review JTB 3-28-12

Signature _____



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

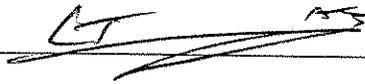
Application # 122014DSPW 1464 N. Black Horse Pike Blackwood Block 5402 lot 7,8,9

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

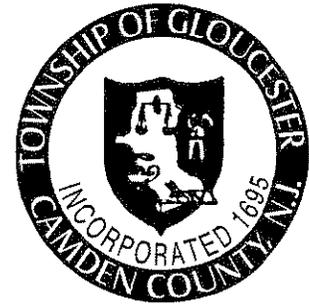
Other: .



Reviewed By: Lt. Brian McKendry Cpl. Rich Worst

Signature:  Date Submitted: 4/2/12

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 #122014DSPW Escrow #6813**
Mary DelBorrello
BLOCK 5402, LOTS 7, 8 and 9

DATE: April 9, 2012

The Applicant requests use variance approval for "Auto Sales & Repairs Detailing" within the CR – Commercial Residential District. The project is located on the west side of the Black Horse Pike between Oak and Maples Avenues.

Applicant/Owner: Mary DelBorrello, 12 Southwood Court, Glendora, NJ 08029
(telephone #856-939-4959).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 3/13/12.
2. Sketch Plat as prepared by Mary Del Borrello.

II. ZONING REVIEW

ZONE: R-3 – Residential [§405].
CR – Commercial Residential [§414].

- ❖ The Board should note Block 5402 Lot 8 at the intersection of the Black Horse Pike and Oak Avenue and the vacated portion of Walnut Avenue is identified in the Master Plan as a proposed Mixed Business/Residential (B-1) land use classification with the remainder as Residential 3 (R-3).

Section 405.F. R-3 Residential District

Description	Other Use	Proposed	Complies
Lot size (min.)	2 acres	±0.635 acres ¹	enc
Lot frontage (min.)			
Black Horse Pike	100 ft.	255.90 ft. ¹	yes
Oak Avenue	100 ft.	243.13 ft. ¹	yes
Maple Avenue	100 ft.	33.47 ft. ¹	n/a
Lot depth (min.)	200 ft.	243.13 ft. ¹	yes
Building coverage (max.)	30%	±11% ²	yes
Lot Coverage (max.)	75%	±44% ²	yes
Buffer (min.) ²	25 ft.	±2 ft ³	enc

¹ = Based on tax map data.

² = Scaled data.

³ = The existing buffer varies from ±2 ft. to > 25 ft. along rear parking area.

enc = Existing non-conformance.

* 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.

Section 414.F. CR – Commercial Residential District (continued)

Description	Other Use	Proposed	Complies
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)			
Black Horse Pike	30 ft.	> 30 ft. ²	yes
Oak Avenue	30 ft.	> 30 ft. ²	yes
Maple Avenue	30 ft.	> 30 ft. ²	yes
Side yard (min.)	10 ft.	> 10 ft. ²	yes
Rear yard (min.)	30 ft.	> 30 ft. ²	yes
Building Height (max.)	35 ft.	< 35 ft.	yes
Floor Area Ratio (max.)	0.25	0.1356	yes
Parking spaces			
Apartments (2 spaces)	4 spaces		
Repair shop (5 spaces/bay)	10 spaces		
Office (1 space/250 sf)	<u>3 spaces</u>		
	17 spaces	±21 spaces ²	yes
Parking Area Setback			
In front of the building line	N. P.	no	yes
From side property line (min.)	15 ft.	> 15 ft. ²	yes
From rear property line (min.)	15 ft.	± 2 ft. ²	enc

² = 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.

III. APPLICATION SUBMISSION CHECKLIST

The Applicant has provided the checklist items in accordance with §817, Submission Checklist for a variance.

The following checklist items remain outstanding and must be addressed on a revised plan or request a waiver.

1. North arrow. [Checklist #27].
2. Scale not less than 1"=50' with graphic and written scales shown. [Checklist #28].
 - a. The sketch plat appears to scale at ±1" = 30'.
3. Date of original drawing. [Checklist #30].
4. A key map with north arrow showing the entire development and its relation to surrounding areas at a scale of not less than 1" = 2000' [Checklist #32].
5. All side, rear, and front setback lines with dimensions. [Checklist #53].

V. VARIANCE COMMENTS

The Application as submitted requires the following variances from the R-3 Residential and CR –Commercial Residential District:

§405.B and 414.B, Permitted Uses

1. Auto Sales & Repairs Detailing is not a listed permitted use in the R-3 - Residential and CR –Commercial Residential Districts.

POSITIVE CRITERIA ("D1" use variance)

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

2. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
 - a. 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

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

1. Master Plan
 - a. Consistency of the proposed Auto Sales & Repairs Detailing use with the criteria of the aforementioned Residential 3 (R-3) and Mixed Business/Residential (B-1) land use classification of the master plan.
 - i. The Board should note Block 5402 Lot 8 at the intersection of the Black Horse Pike and Oak Avenue and the vacated portion of Walnut Avenue is identified in the Master Plan as a proposed Mixed Business/Residential (B-1) land use classification with the remainder as Residential 3 (R-3).
2. Zoning
 - a. Consistency of the proposed Auto Sales & Repairs Detailing use with the R-3 Residential and CR- Commercial Residential Districts and character of the built environment.

3. Existing Conditions
 - a. We recommend the Applicant provide testimony addressing the existing uses of the subject property, namely, two (2) apartments and auto repair shop.
4. Use Variance
 - a. We recommend the Applicant provide testimony addressing the proposed auto sales component of the proposed application, including the number of employees and vehicle display spaces.
 - b. The Applicant is advised should the Board approved the instant application a license to sell used motor vehicles is also required from the Township in accordance with Chapter 33, Automobiles, Used or Second Hand of the Township Code.
5. Sketch Plat
 - a. The submitted sketch plat provides several areas of proposed landscaping and incidental site improvements. Should the Board approve the instant application we would recommend the following site improvements be installed within sixty (60) days:
 - i. Two (2) shade trees at least 2.5" caliper.
 - ii. A mixture of ornamental and evergreen shrubs along the parking areas and concrete driveway.
 - iii. Mulch and annual flowers at the intersection of the Black Horse Pike and Oak Avenue not to exceed thirty (30) inches height.
 - iv. Handicapped Parking Space with appropriate signage.
 - v. Seal coat pavement and line stripe parking spaces.
6. Site Plan Waiver:

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

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

VII. RECOMMENDATIONS

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

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

cc: Mary Del Borrello
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers



Township Of Gloucester
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 228-4000
Fax (856) 232-6229

April 4, 2012

TO: All Zoning Board Members

FROM: Kenneth D. Lechner, Zoning Board Secretary

RE: ZONING BOARD PACKETS

You will be reviewing the following application(s):

*500 Davistown Road, LLC
Block: 13103 Lot: 2
Zoned: BP*

*Application#: 122002CDSPW
Bulk C, Use D Variance & Site Plan Waiver
Double-sided digital 14 x 48 billboard*

Information on said application(s) was originally enclosed in your packet(s) for the Meeting of March 22, 2012.

Please bring these packet(s) with you for the meeting.

Thank you,

*Kenneth Lechner, Zoning Board Secretary
KL/dmb*

Resub

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date¹: _____ Application No.: #122002ED.SPW Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: \$570⁰⁰ Project # 6678
¹ Upon receipt of all fees, documents, plans, etc. Escal. \$2100⁰⁰ Escal. # 6678

LAND DEVELOPMENT APPLICATION

1. Applicant

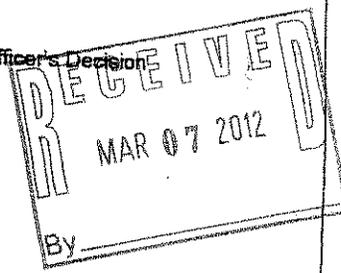
Name: 500 Davistown Rd. Inc
 Address: P.O. Box 286
 City: Blackwood
 State, Zip: N.J. 08012
 Phone: (609) 685-6086 Fax: () -
 Email: _____

2. Owner(s) (List all Owners)

Name(s): _____
same as applicant
 Address: _____
 City: _____
 State, Zip: _____
 Phone: () - Fax: () -

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: Michael J. McKenna Firm: same
 Address: 648 Longwood Ave State, Zip: N.J.
 City: Cherry Hill Phone: (856) 665-7777 Fax: (856) 665-7766
 Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: John M. Pettit, PE, PP, CME
Address: 47 Center Street
Profession: Engineer
City: Sewell
State, Zip: N.J. 08080
Phone: 856-464-9600 Fax: 856-464-9606
Email: _____

Name: Tiffany A. Cuvie llo PP
Address: 359 Superior Rd
Profession: Planner
City: Egg Harbor Township
State, Zip: N.J. 08234
Phone: 609-926-0505 Fax: 609-926-3082
Email: _____

7. Location of Property:

Street Address: 500 Davis town Rd Block(s): 13103
Tract Area: 3.37 ac. Lot(s): 2

8. Land Use:

Existing Land Use: Vacant
Proposed Land Use (Describe Application): Billboard double face digital

9. Property:

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

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

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials: Exhibit for Site Plan Waiver & Var. 2nd
List all additional materials on an additional sheet. Aerial Photo Exhibit

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

List all applications on a separate sheet.

13. Zoning

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

See attached list

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

Alice Maglio
Signature of Applicant

3/2/12
Date

James Halaris
Signature of Co-applicant

3/2/12
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).

3/2/12
Date

Alice Maglio
Signature

ALICE MAGLIO
Print Name

Sworn and Subscribed to before me this
2 day of March
2012 (Year).

Howard J Wood
Signature

Howard J Wood
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).

Alice Maglio
Signature of Applicant

ALICE MAGLIO
Print Name

100%

3/2/12
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

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

Name of property owner or applicant

Notary public

500 Davistown Road (block 13103, lot 2) Application

STOCK OWNERSHIP

100% OF THE STOCK IN 500 Davistown Road, Inc. is owned by Alice Maglio,
PO Box 286, Blackwood, New Jersey 08012

500 Davistown Road (block 13103, lot 2) Application

SUMMARY OF VARIANCES AND WAIVERS

VARIANCES:

1. Minimum lot area: 5 acres required, 3.37 acres per-existing-Section 418 F
2. Maximum billboard height: 30' allowed, 74' proposed (use variance)-
Section 513.DD E1
3. Maximum billboard face height: 12.25' allowed, 14' proposed- Section
513.DD E3
4. Maximum billboard face width: 24.50 allowed, 48' proposed-Section
513.DD E3
5. Maximum billboard face area: 300' allowed, 672 proposed-Section
513.DD E4
6. Maximum setback from property line: 77' required, 1' proposed-Section
513.DD E5
7. Maximum distance from egress/ingress: 1000' required, 168' proposed-
Section 513 DD E6

WAIVERS:

1. Site Plan
2. Checklist items

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 #122002CDSPW Escrow #6678
500 Davistown Road, Inc.
BLOCK 13103, LOT 2

DATE: March 8, 2012



The Applicant requests a use variance with bulk and setback variances and site plan waiver to allow a proposed "14' x 48' double faced digital" off-premise commercial sign (Billboard), 74 feet high as measured from the road surface and one foot from the front property line along NJSH Route 42 within the BP – Business Park District.

Applicant/Owner: 500 Davistown Road, Inc., P. O Box 286, Blackwood, NJ 08012 (telephone #609-685-6016).

Engineer: John M. Pettit, PE, Pettit Associates, LLC, 497 Centre Street, Sewell, NJ 08080 (telephone #856-464-9600).

Planner: Tiffany A. CuvIELlo, PP, AICP, 359 Superior Road, Egg Harbor Township, NJ 08234 (609-926-0505).

Attorney: Michael J. McKenna, Esq., Michael J. McKenna, P.C., 648 Longwood Avenue, State Highway 38 & Longwood Avenue, Cherry Hill, NJ 08002 (telephone #856-665-7771).

I. INFORMATION SUBMITTED

1. Aerial Photo Exhibit, as prepared by Pettit Associates, LLC dated 3/07/12.
2. Michael J. McKenna, P.C. Attorney of Record Letter dated 3/06/12.
3. Township of Gloucester Land Development Application, Summary of Variances and Waivers, and Checklist dated 01/12/12.
4. Wade, Long, Wood & Kennedy, LLC Project Description Letter dated 01/11/12.
5. Billboard Sign Exhibit as prepared by Pettit Associates, LLC comprising one (1) sheet dated 01/04/12, last revised 3/05/12.

II. ZONING REVIEW

1. Billboards and Outdoor Advertising Sign is a listed permitted use in the BP – Business Park District [§426.DD(2)].

BP – Business Park District – Use Other than Planned Commercial Development (§418.F):

Standard	Required	Proposed	Complies
Tract area (min.)	5 ac.	3.37 ac.	no*
Lot size (min.)	5 ac.	3.37 ac.	no*
Lot frontage (min.) N.J.S.H. Route 42	400 ft.	228.85 ft.	no*
East Access Road	400 ft.	472.54 ft.	yes
Lot width (min.)	400 ft.	±305 ft. ¹	no*
Lot depth (min.)	400 ft.	423.58 ft.	yes
Tract perimeter setback (min.)	n/a	n/a	n/a
Front yard (min.) - Billboard N.J.S.H. Route 42 East Access Road	100 ft. 100 ft.	n/a n/a	n/a n/a
Side yard (min.)	25 ft.	n/a	n/a
Rear yard (min.)	50 ft.	n/a	n/a
Height (max.)	35 ft.	n/a	n/a
Lot coverage (max.)	60%	< 60%	yes
Floor Area Ratio (max.)	0.25	n/a	n/a
Buffer (min.)	25 ft.	≥ 25 ft.	yes
PARKING AREA SETBACK			
From tract perimeter (min.)	n/a	n/a	n/a
From front property line (min.)	50 ft.	n/p	---
From side property line (min.)	20 ft.	n/p	---
From rear property line (min.)	25 ft.	n/p	---

¹ = Scaled data.

n/p = Not provided.

* Variance required.

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

2. §426.DD, Billboards and Outdoor Advertising Signs.
- a. The Applicant must provide testimony to address the community character requirements as per §426.DD(1). Specific Purpose and Intent.
 - b. Performance.
 - i. The Applicant is advised no billboard may be utilized to advertise tobacco or any tobacco products or consumption and alcohol advertisement must comply with applicable laws as per §426.DD(2)(a).
 - ii. The Applicant is advised billboards shall conform with §426, parts A, C, D, E, I-1, L and DD and shall not utilize prohibited components in accordance §426.L Prohibited signs as per §426.DD(2)(b).
 - 1. An electronic message board except for time and temperature display is a prohibited sign as per §426.L(1).
 - a. The application is to allow a digital display.
 - iii. Billboards shall not be attached to any building as per §426.DD(2)(c).
 - iv. The Applicant must provide testimony to address to the Board's satisfaction that materials utilized in the construction of the proposed billboard are permanent as per §426.DD(2)(d).
 - 1. Should the Board approve the instant application we recommend the plans be revised to provide construction details for the proposed billboard.
 - v. The Applicant must provide testimony to address to the Board's satisfaction that access is limited as per §426.DD(2)(e).
 - vi. The Applicant is advised that a blank or unused face is not permitted to exceed sixty (60) days as per §426.DD(2)(f).
 - c. The Applicant must provide testimony to address the permitting requirements as per §426.DD(3), Billboard permits.
 - d. The Applicant must provide testimony to address illumination of the proposed billboard as per §426.DD(4), Illumination.

e. §426.DD(5), Area, Height, Yard and Other Bulk Requirements

Description	All Other Uses	Proposed	Complies
Billboard Height (max.) - §426.DD(5)(a)	30 ft.	74 ft.	no*
Number face or sides (max.) - §426.DD(5)(b)	1	2	no*
Billboard area (max.) - §426.DD(5)(c)	301 sf	672 sf	no*
Billboard side height (max.) - §426.DD(5)(c)	12.25 ft.	14 ft.	no*
Billboard side length (max.) - §426.DD(5)(c)	24.5 ft.	48 ft.	no*
Setback (min.) - §426.DD(5)(d)			
Front - N.J.S.H. Route 42	77 ft. ¹	1 ft.	no*
Front - East Access Road	77 ft. ¹	±165 ft. ²	yes
Side	77 ft. ¹	±48 ft. ²	no*
Rear	77 ft. ¹	±375 ft. ²	yes
Setback from other billboards (min.) - §426.DD(5)(e)	3,000 ft.	< 3,000 ft.	no*
Setback from interchange (min.) - §426.DD(5)(f)	1,000 ft.	< 1,000 ft.	no*

¹ = Measured from road surface as indicated on Billboard Sign Exhibit.

² = 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.

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. The Applicant has provided the checklist items.

IV. WAIVER COMMENTS

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

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

V. VARIANCE COMMENTS

The Application as submitted requires the following variances:

§418.F. BP – Business Park District - Area, Yard, Height and Building Coverage

1. Tract Area: (3.37 ac. provided v. 5 ac. minimum required).
2. Lot Size: (3.37 ac. provided v. 5 ac. minimum required).
3. Frontage NJSH 42: (228.85 ft. provided v. 400 ft. minimum required).
4. Lot Width: (±305 ft. provided v. 400 ft. minimum required).

Use Variances

§426.DD(5)(a), Area, Height, Yard and Other Bulk Requirements: “D6” Use variance

5. Billboard height: (74 ft. provided v. 30 maximum allowed).
 - a. The height of the proposed principal structure billboard exceeds 10 feet of the maximum height permitted by ordinance.

Bulk and Setback Variances

§426.DD(5)(b), Area, Height, Yard and Other Bulk Requirements

6. Number of sides: (2 provided v. 1 maximum allowed).
 - a. Each face or side shall be considered a separate billboard.

§426.DD(5)(c), Area, Height, Yard and Other Bulk Requirements

7. Billboard area: (672 sf provided v. 301 maximum allowed).
8. Billboard side height: (14 ft. provided v. 12.25 ft. maximum allowed).
9. Billboard side length: (48 ft. provided v. 24.50 ft. maximum allowed).

§426.DD(5)(d), Area, Height, Yard and Other Bulk Requirements

10. Setback (NJSH 42): (1 ft. provided v. 77 ft. minimum required).
 - a. The minimum setback shall be 30 ft. or equal to the overall height of the billboard and its support structure.
11. Setback (Side Property Line): (±48 ft. provided v. 77 ft. minimum required).
 - a. The minimum setback shall be 30 ft. or equal to the overall height of the billboard and its support structure.

§426.DD(5)(e), Area, Height, Yard and Other Bulk Requirements

12. Setback (other billboards): (< 3,000 ft. provided v. 3,000 ft. min. required).
 - a. We recommend the applicant provide professional testimony and exhibits to address the following:
 - i. The Planning Board approved Application #111052RAPSPF adopted December 13, 2011, preliminary and final major site plan for three (3) off-premise signs.
 1. Based on scaled data the proposed off-premise sign with the instant application would be within the following distances of the approved aforementioned off-premise signs:
 - a. Northern sign: ±1,536 feet.
 - b. Center sign: ±552 feet.
 - c. Southern sign: ±702 feet.

§426.DD(5)(f), Area, Height, Yard and Other Bulk Requirements

13. Setback (interchange): (< 1,000 v. 1,000 ft. minimum required).
 - a. We recommend the applicant provide professional testimony and exhibits to address the following:
 - i. Based on scaled data the proposed off-premise sign would be ±165 feet from the East Access Road ramp.

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 bulk and setback variances:

14. 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)).
15. 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 ("D6" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D6" use variance:

16. The Board has the power to grant a variance for height of a principal structure that exceeds by 10 feet or 10% the maximum height permitted (basis N.J.S.A. 40:55-70d(6)).
 - a. A use variance must meet the statutory "special reasons" standards.

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

Should the Board approve the instant application we would recommend the following items be required:

1. The Billboard Sign Exhibit General Note #5 indicates "There are no wetlands" based review of NJDEP Wetlands Inventory Quad Maps.
 - a. A certification from a recognized professional based on a field investigation in lieu of an NJDEP Letter of Interpretation - presence/absence determination.
2. The Billboard Sign Exhibit General Note #6 indicates the property is not within a flood plain based review of the FEMA Insurance Rate Map.
 - a. The Billboard Sign Exhibit must be revised to provide the floodplain classification as indicated on the F.I.R.M., the community panel number, and most effective date.
3. The Billboard Sign Exhibit does not provide all setback dimensions and there is a concern of proper location of the proposed billboard, especially considering it is proposed to be only one (1) foot from the right-of-way of NJSH Route 42.
 - a. The applicant should provide a boundary survey as would be required for a site plan application as per NJAC 13:40-7.1 et. seq.
4. While the Billboard Sign Exhibit appears to show some elevations they are illegible with no benchmarks or referenced to assumed or USGS datum.
 - a. The Applicant should provide a topographic survey with benchmarks in order to confirm the requested 74-foot height variance from road surface.

5. The Billboard Sign Exhibit does not provide any information to indicate access to the proposed improvements.
 - a. The Applicant should provide professional testimony to address proposed access location, width, and construction details of proposed access drives, if any.
6. The Billboard Sign Exhibit does not provide any information for parking of vehicles.
 - a. The Applicant should provide professional testimony to address location, dimensions, and construction details of proposed parking areas, if any.
7. The plan does not provide any information regarding site lighting to the proposed improvements.
 - a. The Applicant should provide professional testimony to address location, and construction details of proposed site lighting, if any.
8. The Applicant should provide testimony addressing requirements for stormwater management facilities, if any.
9. The Billboard Sign Exhibit must be revised to reference the appropriate applicant.
 - a. The plans indicated James Dadario and the application references Alice Maglio.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VIII. RECOMMENDATIONS

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

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

cc: 500 Davistown Road, Inc.
Michael J. McKenna, Esq.
John M. Pettit, PE, PP
Tiffany A. Cuvillo, PP, AICP
Anthony Costa, Esq.
James M. Mellett, PE

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 18, 2012

APPLICATION No. 122002CDSPW

APPLICANT: 500 DAVISTOWN RD., INC

PROJECT No. 6678

BLOCK(S): 13103 Lot(S): 2

LOCATION: 500 Davistown Rd., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C, Use "D" Variance; Site Plan Waiver (14 x 48 double faced digital billboard)
- Revision to Prior Application

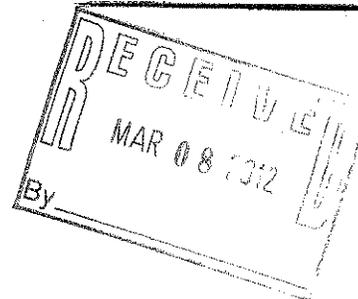
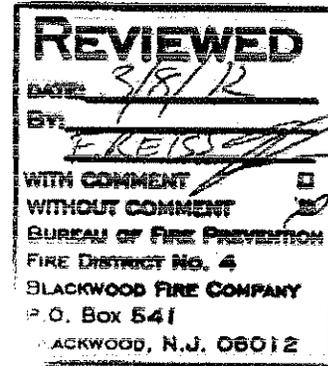
PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by January 31, 2012*
- For Your Files.

ENCLOSED:

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

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



[Handwritten Signature]

 Signature

Bin # 66 ~~8~~
~~9~~

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 18, 2012

APPLICATION No. 122002CDSPW

APPLICANT: 500 DAVISTOWN RD., INC

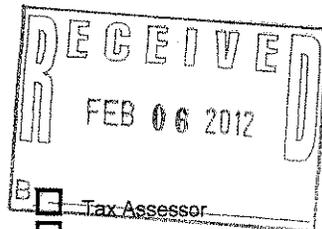
PROJECT No. 6678

BLOCK(S): 13103 Lot(S): 2

LOCATION: 500 Davistown Rd., Blackwood, NJ 08012

TRANSMITTAL TO:

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



STATUS OF APPLICATION:

- New Application** - Bulk C, Use "D" Variance; Site Plan Waiver (14 x 48 double faced digital billboard)
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by January 31, 2012*
- For Your Files.

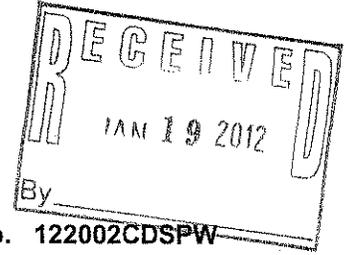
ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
 - 1 Copy - Minor Site Plan
 - 1 Copy - Minor Subdivision Plat
 - 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
 - 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
 - 1 Copy - Major Subdivision - Preliminary. Plat
 - 1 Copy - Preliminary Site Plan
 - 1 Copy - Major Subdivision - Final Plat
 - 1 Copy - Final Site Plan
 - 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
 - 1 Copy - Amended Site Plan
 - 1 Copy - Major Subdivision - Amended Plat
 - 1 Copy - Traffic Report
 - 1 Copy - Development Plan
 - 1 Copy - Drainage Calculations
 - 1 Copy - E.I.S.
 - Recycling Report
- Variance Plan Bulk (C) Variance Use (D) Variance & Site Plan Waiver

OK 1-24-12 JTG RJG

Signature

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**



DATE: January 18, 2012

APPLICATION No. 122002CDSPW

APPLICANT: 500 DAVISTOWN RD., INC

PROJECT No. 6678

BLOCK(S): 13103 Lot(S): 2

LOCATION: 500 Davistown Rd., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application** - Bulk C, Use "D" Variance; Site Plan Waiver (14 x 48 double faced digital billboard)
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- 1 Copy - Major Subdivision - Preliminary. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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

MORE BILLBOARDS?

TOTALLY MAKING A MESS OF THIS TOWN.

This one seems to be too close to Res. Props + Digital ⊕ lights will have a negative affect on prop values of nearby homes // AGAIN - THESE ADD very little taxes.

Signature

[Handwritten Signature]
1/19/12

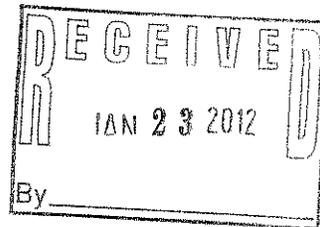


GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application # 122002CDSPW 500 Davistown Rd Block 13103 lot 2

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

Other:



Reviewed By: Lt. Brian McKendry Cpl. Rich Worst

Signature: _____

Date Submitted: 1/23/12



Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members
SAMUEL M. SILER
RICHARD EDGAR
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO

GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

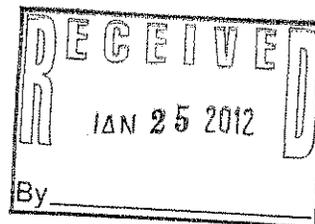
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE
Consulting Engineer

January 23, 2012

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



Re: Application #122002CDSPW
500 DAVISTOWN ROAD, INC.
500 Davistown Road, Blackwood, New Jersey 08012
Block 13103, Lot 2

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Executive Director

RCB:mh

REMINGTON & VERNICK ENGINEERS AND AFFILIATES

EDWARD VERNICK, PE, CME, President
CRAIG F. REMINGTON, PLS, PP, Vice President

EXECUTIVE VICE PRESIDENTS
Michael D. Vena, PE, PP, CME (deceased 2006)
Edward J. Walberg, PE, PP, CME
Thomas F. Beach, PE, CME
Richard G. Arango, PE, CME

**DIRECTOR OF OPERATIONS
CORPORATE SECRETARY**
Bradley A. Blubaugh, BA, MPA

SENIOR ASSOCIATES
John J. Cantwell, PE, PP, CME
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Kim Wendell Bibbs, PE, CME
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Christopher J. Fazio, PE, CME
Kenneth C. Ressler, PE, CME
Gregory J. Sullivan, PE, PP, CME
Richard B. Czekanski, PE, CME, BCEE

Remington & Vernick Engineers
232 Kings Highway East
Haddonfield, NJ 08033
(856) 795-9595
(856) 795-1882 (fax)

**Remington, Vernick
& Vena Engineers**
9 Allen Street
Toms River, NJ 08753
(732) 286-9220
(732) 505-8416 (fax)

3 Jocama Boulevard, Suite 300-400
Old Bridge, NJ 08857
(732) 955-8000
(732) 591-2815 (fax)

**Remington, Vernick
& Walberg Engineers**
845 North Main Street
Pleasantville, NJ 08232
(609) 645-7110
(609) 645-7076 (fax)

4907 New Jersey Avenue
Wildwood City, NJ 08260
(609) 522-5150
(609) 522-5313 (fax)

**Remington, Vernick
& Beach Engineers**
922 Fayette Street
Conshohocken, PA 19428
(610) 940-1050
(610) 940-1161 (fax)

5010 East Trindle Road, Suite 203
Mechanicsburg, PA 17050
(717) 766-1775
(717) 766-0232 (fax)

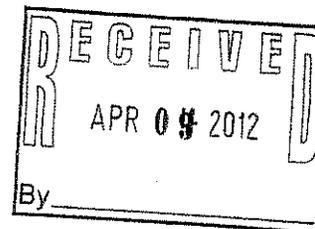
U.S. Steel Tower
600 Grant Street, Suite 1251
Pittsburgh, PA 15219
(412) 263-2200
(412) 263-2210 (fax)

Univ. Office Plaza, Bellevue Building
262 Chapman Road, Suite 105
Newark, DE 19702
(302) 266-0212
(302) 266-6208 (fax)

**Remington, Vernick
& Arango Engineers**
The Presidential Center
Lincoln Building, Suite 600
101 Route 130
Cinnaminson, NJ 08077
(856) 303-1245
(856) 303-1249 (fax)

300 Penhorn Avenue, 3rd Floor
Secaucus, NJ 07094
(201) 624-2137

April 2, 2012



Ken Lechner, Township Planner
Township of Gloucester
Chews Landing-Clementon Road, at Hider Lane
P.O. Box 8
Blackwood, NJ 08012-0008

Re: Use Variance and Site Plan Waiver
500 Davistown Road, Inc.
Davistown Road
Block 13103, Lot 2
Twp. #122002CSDSPW
Escrow #6678
Our file #04-15-Z-096

Dear Mr. Lechner:

We have reviewed a Use Variance and Site Plan Waiver submission, received March 13, 2012, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 1	Billboard Sign Exhibit	01-04-12	03-05-12
---	Aerial Photo Exhibit	03-07-12	

Sheet 1 of 1 and Aerial Photo Exhibit were prepared, signed, and sealed by John M. Pettit, P.E., P.P., C.M.E., Pettit Associates, LLC, 497 Center Street, Sewell, New Jersey 08080, (856) 464-9600.

I. GENERAL INFORMATION

Applicant/Owner: 500 Davistown Road, Inc.
P.O. Box 286
Blackwood, NJ 08012
(609) 685-6016

t:\municipal\gloucester township\z096 500 davistown road, inc\review 1.doc

Proposal: A fourteen (14) feet high by forty-eight (48) feet long V-shaped digital billboard sign with a steel support. The billboard height will be seventy-seven (77) feet from existing grade and located one (1) foot off from the New Jersey State Highway Route 42 right-of-way along the northbound lane.

Zone: BP Business Park District

II. GENERAL COMMENTS

1. New Jersey Department of Transportation or South Jersey Transportation Authority approval of the placement of the sign along New Jersey State Highway Route 42 is required. Written approval must be submitted to the Township and this office.
2. The plans are to address access to the sign for construction and maintenance purposes.
3. Any demolition including limits of clearing for the construction of the sign are to be shown on the plan.
4. The plan is to note how areas disturbed will be replenished. Four (4) inches of topsoil is to remain on all disturbed areas. Any trees to be removed are to be replaced.
5. Limited access to the structure to avoid climbing or unauthorized entrance to the structure is to be addressed.
6. The plan notes that the foundation of the sign is to be designed by others. Details of the design of the foundation and support of the billboard sign prepared by a licensed New Jersey Professional Engineer are to be submitted to the Township Construction Office prior to construction. The plans must note this.
7. An elevation view of the proposed sign has been provided on the Billboard Sign Detail; however, the Billboard Sign Detail is not tied to any survey datum. Survey information is to be provided to confirm elevation information. The existing elevation along the access road and New Jersey State Highway Route 42 should also be provided on the plans.
8. A current property boundary and topographic survey of the site is to be provided which is sealed by a New Jersey Professional Land Surveyor.

9. The applicant is to show the existing and proposed grades at the site on a grading plan.
10. A legend is to be provided on the plan describing what the shaded and hatched areas shown along the north side of the East Access Road.
11. The plans are to show the connection of any utilities, specifically electric, to the digital sign.
12. The applicant is to provide testimony if the construction of the sign will require any traffic control along the highway or any surrounding roads. A traffic control plan may be required.
13. The applicant is to submit details of the proposed lighting of the sign. A lighting plan is required to review effects of illumination to surrounding areas.
14. The distance to the nearest residences north of Davistown Road or on Evergreen Avenue should be indicated. Evidence is to be provided regarding the extent of visibility of the sign to residents.
15. Regardless of the type of lighting, the applicant is to provide information and/or testimony that the sign is located to prevent glare or blinding effects to motor vehicle traffic and so as not to cause a nuisance to residents of the area.
16. The applicant should be made aware that any possible abandonment of the sign will require removal at the cost of the owner. Per Section 626.C.5, a sign that is no longer operating for a period of six (6) months or greater shall be considered abandoned and must be completely removed by the owner within thirty (30) days.
17. The applicant and owner are reminded that site safety is their responsibility. The plan should note that "The owner, or his representative, is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21 (e) of the N.J. Uniform Construction Code and CFR 1926.32 (f) (OSHA Competent Person)".

III. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of all appropriate approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Camden County Planning Board.

2. Camden County Soil Conservation District.
3. New Jersey Department of Transportation or South Jersey Transportation Authority.
4. Any others as may be necessary.

IV. APPROVAL PROCESS

If the Planning Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the engineering plan pursuant to the Planning Board action. Once all engineering and the Department of Community Development comments are satisfied, twelve (12) copies of the plan should be submitted to the Township offices for approval and signature. No work is to proceed prior to the signing of plans.
2. The applicant is notified that an inspection escrow and performance bond may be required for this application. A quantity take-off and estimate for all on/off site improvements (excluding structures) must be reviewed by the Township Engineer, who will determine an estimate for bonding and escrow purposes. The inspection escrow and bonds must be posted prior to the start of any work or the issuance of any building permits.
3. A performance bond may be required prior to the signature of any plat plans.
4. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.
5. No work is to start until a preconstruction conference is held. The preconstruction conference shall be scheduled with the Township Engineer's office (Wayne Trautz at 856-795-9596 extension 422) a minimum of three working days prior to the start of work.

When plans are resubmitted, they are to be accompanied with a point by point response to all underlined items.

Page 5
Township of Gloucester
April 2, 2012

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.



John J. Cantwell, P.E., P.P., C.M.E.

JJC/MJA/mcb

cc: 500 Davistown Road, Inc.
John Pettit, P.E., P.P., C.M.E.
Anthony Costa, Esq.
Michael McKenna, Esq.
Ron Jernegan
Bernie Shepherd, Construction Code Official

03/05/12
13:46:19

TOWNSHIP OF GLOUCESTER
Lien Redemption Work Sheet

Certificate: 11-02184
Prop Loc: 600 DAVISTOWN ROAD

Owner: 500 DAVISTOWN ROAD INC.
Address: PO BOX 286
BLACKWOOD, NJ 08012

Block/Lot/Qual: 13103. 2.

Sale Date: 12/20/11

Redemption Calculation Date: 03/05/12

Include Current Charges: N

TOWNSHIP OF GLOUCESTER

TAX SALE CERTIFICATE:

03/05/12 13:37:04 Lien Payment

BLQ: 13103. 2.
Cert: 11-01344

Balance Type	Principal	Interest	Total
Tax	2,704.87	127.12	2,831.99
		Cost:	81.64
		Total Certificate:	2,913.63
#Days: 75 Per Diem:	1.456815	Int on Cert:	109.26
		Redemption Penalty (2.00 %):	58.27
		Total:	3,081.16

12 Lien Fees-Prin	52.00
12 Cost-Int	16.24
12 Tax-Prin	5,024.62
12 Tax-Int	921.27
12 Cost-Prin	71.68
	6,085.81

Chk#: 51274354
Ref Num: 316B Seq: 29 to 33

SUBSEQUENT CHARGES:

Cash Amount:	0.00
Check Amount:	6,085.81
Credit Amount:	0.00
Totals:	6,085.81

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#D
Tax	2012	1 02/01/12	1,330.40	18.00	0.665200	
		Total:	1,330.40			

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	2,831.99	106.20	2,938.19
Subseq Tax	1,330.40	22.62	1,353.02
Total Tax	4,162.39	128.82	4,291.21
Certificate Cost	81.64	3.06	84.70

LIEN REDEMPTION:

Principal: 4,244.03
 Redemption Penalty (2.00 %): 58.27
 Interest: 131.88
 Recording Fees: 11.00

TOTAL REDEMPTION: 4,445.18 Total Per Diem: 2.122015

(Note: Current Charges must be met on Municipal Liens.)

03/05/12
13:37:47

TOWNSHIP OF GLOUCESTER
Lien Redemption Work Sheet

Certificate: 11-01344
Prop Loc: 600 DAVISTOWN ROAD

Owner: 500 DAVISTOWN ROAD INC.
Address: PO BOX 286
BLACKWOOD, NJ 08012

Block/Lot/Qual: 13103, 2.
Sale Date: 01/12/11
Redemption Calculation Date: 03/05/12
Include Current Charges: N

Holder Name: US BANK CUST/EMPIRE TAX FUND
Address: 2 LIBERTY PLACE-TSSG
50 SOUTH 16TH ST, SUITE 1950
PHILADELPHIA, PA 19102-2513

TOWNSHIP OF GLOUCESTER

03/05/12 13:40:51 Lien Payment

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	2,260.70	73.27	2,333.97
		Cost:	71.68
		Total Certificate:	2,405.65
#Days: 413	Per Diem: 1.202825	Int on Cert:	496.77
	Redemption Penalty (2.00 %):		48.11
		Total:	2,950.53

BLA: 13103, 2.	
Cert: 11-02184	
12 Lien Fees-Prin	11.00
12 Cost-Int	4.65
12 Tax-Prin	4,162.39
12 Tax-Int	185.46
12 Cost-Prin	81.64
	4,445.10

Chk#: 51274355-5
Ref Num: 3168 Seq: 34 to 37

Cash Amounts:	0.00
Check Amounts:	4,445.10
Credit Amounts:	0.00
Total:	4,445.10

SUBSEQUENT CHARGES:

Balance Type	Year Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Da
Tax	2011 1	03/07/11	1,331.92	18.00	0.665960	
Tax	2011 2	07/18/11	1,358.73	18.00	0.679365	
		Total:	2,690.65			

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	2,333.97	481.96	2,815.93
Subseq Tax	2,690.65	392.63	3,083.28
Total Tax	5,024.62	874.59	5,899.21
Certificate Cost	71.68	14.81	86.49

LIEN REDEMPTION:

Principal: 5,096.30
Redemption Penalty (2.00 %): 48.11
Interest: 889.40
Recording Fees: 52.00

TOTAL REDEMPTION: 6,085.81

Total Per Diem: 2.548150

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date¹: _____ Application No. # 1120420-2 CD Taxes Paid Yes/No _____ (Initial)
 Fees \$ 360⁰⁰ Project # 6465
 Planning Board Zoning Board of Adjustment
 Escr. 1320 Escr.# 6465

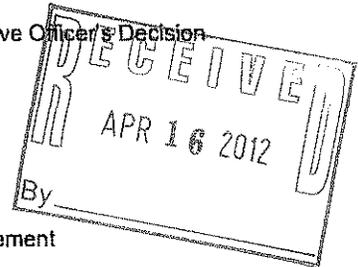
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Iron Gate, LLC</u> Address: <u>1405 Chews Landing Road</u> City: <u>Laurel Springs</u> State, Zip: <u>NJ, 08021</u> Phone: <u>(856) 227-2413</u> Fax: <u>(856) -</u> Email: <u>ndbaron@aol.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Iron Gate, LLC</u> Address: <u>1405 Chews Landing Road</u> City: <u>Laurel Springs</u> State, Zip: <u>NJ, 08021</u> Phone: <u>(856) 227-2413</u> Fax: <u>(856) -</u>
---	--

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: <u>Robert L. Messick, Esq.</u> Address: <u>41 Grove Street</u> City: <u>Haddonfield</u>	Firm: <u>Robert L. Messick, Esq.</u> State, Zip: <u>NJ, 08033</u> Phone: <u>(856) 429-2236</u> Fax: <u>(856) 429-1060</u> Email: _____
---	---

6. Name of Persons Preparing Plans and Reports:

Name: Lawrence M. DiVietro
Address: 6 East High Street
Profession: Engineer, Planner, Surveyor
City: Glassboro
State, Zip: NJ, 08028
Phone: (856) 307-7800 Fax: (856) 307-7805
Email: _____

Name: Andrew Hogg
Address: 6 East High Street
Profession: Professional Engineer
City: Glassboro
State, Zip: NJ, 08028
Phone: (856) 307-7800 Fax: (856) 307-7805
Email: _____

7. Location of Property:

Street Address: Williamstown-Chews Landing & Jarvis Road Block(s): 17499
Tract Area: 5.64 Lot(s): 1

8. Land Use:

Existing Land Use: Vacant
Proposed Land Use (Describe Application): Construction of 40 (fee simple) townhouses

9. Property:

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:	
Number of Proposed Lots: <u>40</u>	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium	<input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	(If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	20'	Setback from E.O.P.*1	_____
Front setback 2	20'	Setback from E.O.P.*2	_____
Rear setback	30'	Fence type	_____
Side setback 1	to comply	Fence height	_____
Side setback 2	to comply	*E.O.P. = Edge Of Pavement.	
Lot frontage	20'	Pool Requirements	
Lot depth	107'	Setback from R.O.W.1	_____
Lot area	2,475 sq. ft.	Setback from R.O.W.2	_____
Building height	to comply	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: will comply Number of parking spaces provided: will comply
 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

George W. Matteo Sr
 Signature of Applicant

4/12/12
 Date

 Signature of Co-applicant

 Date

17. Consent of Owner(s):

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

4/13/12
Date

George W. Matteo Sr.
Signature

GEORGE W MATTEO SR
Print Name

Sworn and Subscribed to before me this

13 day of April

2012 (Year).

Barbara M. Shelton
Signature

BARBARA M. Shelton
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

George W. Matteo Sr.
Signature of Applicant

Date

George W. Matteo, Sr.
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;

George W. Matteo Sr. 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 13th day of April, 2012 before the following authority:

Holdcrest LLC
Name of property owner or applicant

Barbara M. Shelton
Notary public

11. List of Application Submission Materials:

Plans

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

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

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

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

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

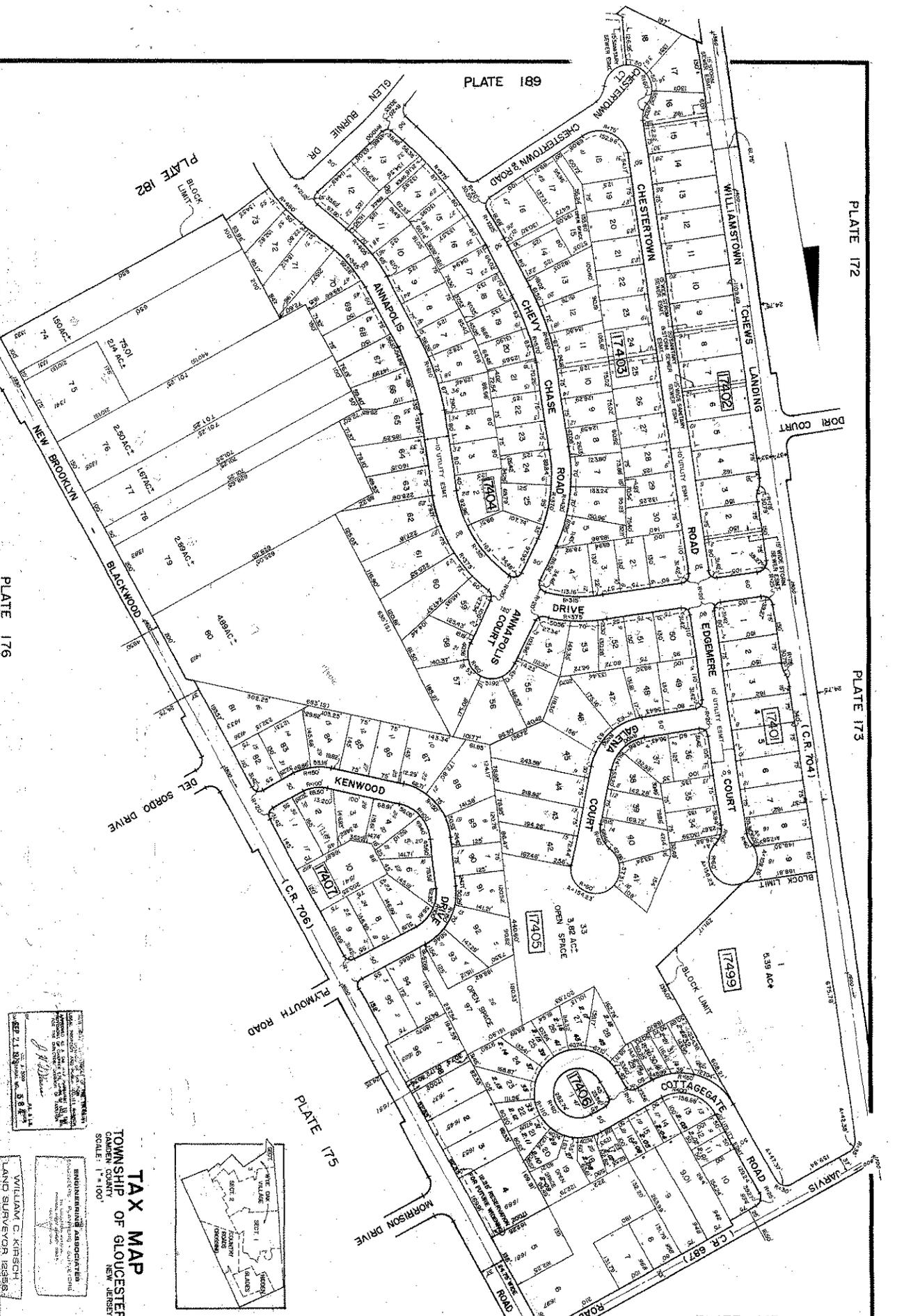
REPRODUCED BY THE ENGINEER AT HIS OWN RISK. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE RECORDS OF THE TOWNSHIP OF GLOUCESTER, NEW JERSEY, TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY OR THE RECORDS OF THE TOWNSHIP OF GLOUCESTER, NEW JERSEY, TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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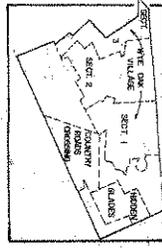
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TAX MAP
TOWNSHIP OF GLOUCESTER
 NEW JERSEY
 SCALE: 1" = 100'

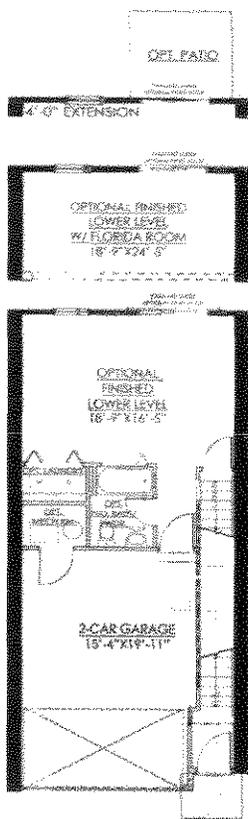
WILLIAM C. KIRSCH
 LAND SURVEYOR 18356



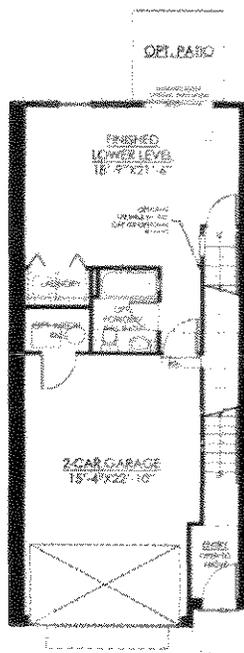
the SENECA



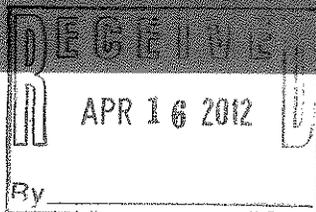
LOWER LEVEL



LOWER LEVEL WITH
8' EXTENSION



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 (856) 843-3333
www.villagesofwashingtonsquare.com



Cornell
 Homes
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www.cornellhomes.net

FIRST FLOOR

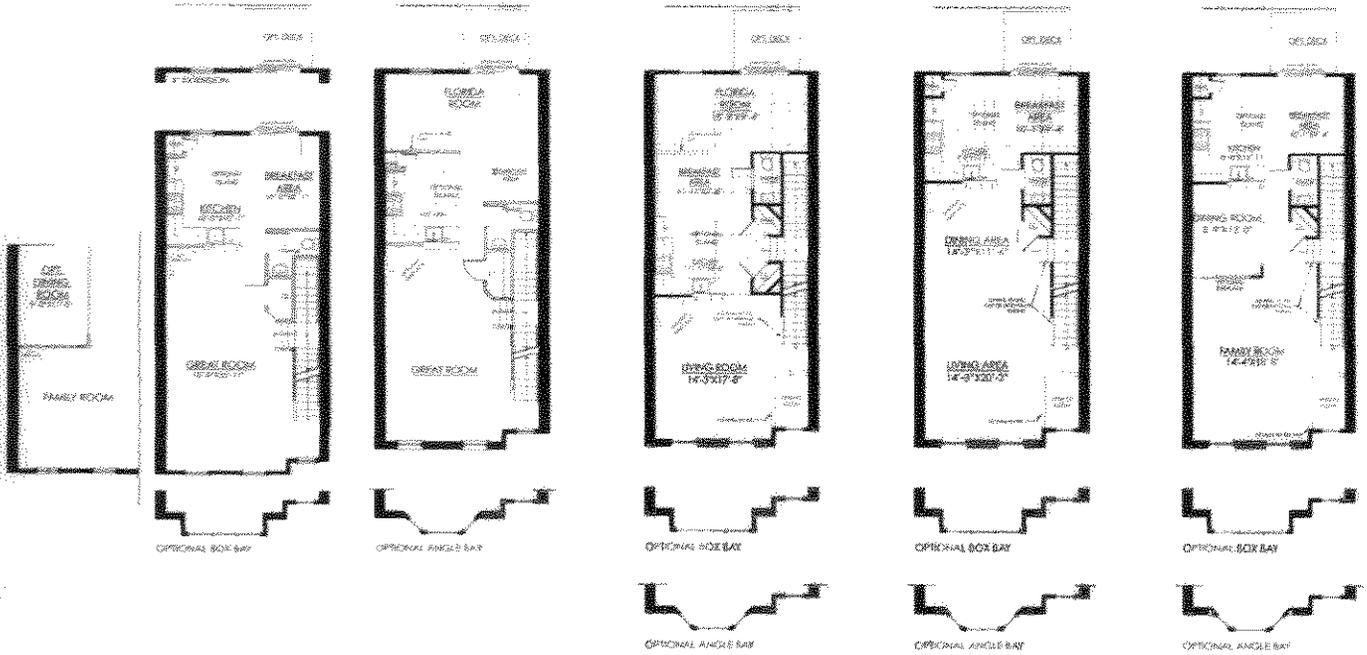
FIRST FLOOR W/
GREAT ROOM

FIRST FLOOR W/
FLORIDA ROOM

FIRST FLOOR W/
FLORIDA ROOM,
THREE LEVEL 8' EXT.

FIRST FLOOR W/
GREAT ROOM,
THREE LEVEL 8' EXT.

FIRST FLOOR W/
DINING ROOM,
THREE LEVEL 8' EXT.

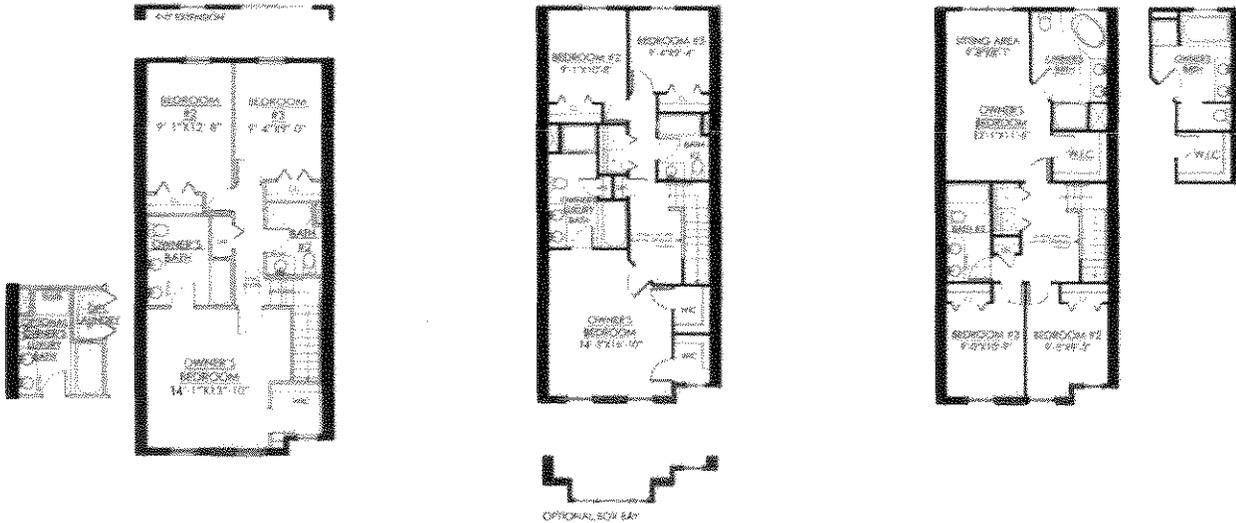


SECOND FLOOR

3 BEDROOM/2 BATH
W/OPTIONAL
LUXURY OWNER'S BATH

3 BEDROOM/2 BATH
W/OWNER'S AT FRONT
& 8' EXTENSION

3 BEDROOM/2 BATH
W/OWNER'S AT REAR
& 8' EXTENSION



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TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 16, 2012

APPLICATION No. 112042D-aCD

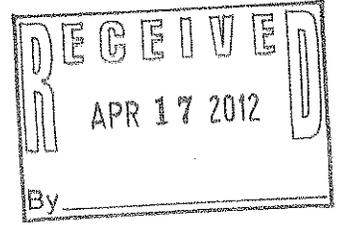
APPLICANT: Iron Gate, LLC

PROJECT No. 6465

BLOCK(S): 17499

Lot(S): 1

LOCATION: Williamstown-Chews Landing & Jarvis Rd, Sicklerville, NJ



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application** - Bulk C & Use "D" Variances (Construction of 40 (fee simple) townhouses)
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by ASAP (Being heard on April 26, 2012)*
- For Your Files.

ENCLOSED:

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

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

Maryann Bessa - Taxes are current.
Signature

Apr 19 2012 9:31am

Last Fax

<u>Date</u>	<u>Time</u>	<u>Type</u>	<u>Identification</u>	<u>Duration</u>	<u>Pages</u>	<u>Result</u>
Apr 19	9:30am	Sent	18564291060	1:17	4	OK

Result:

OK - black and white fax



Township Of Gloucester
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 228-4000
Fax (856) 232-6229

April 19, 2012

TO: Robert L. Messick, Esquire
Fax#: 856-429-1060

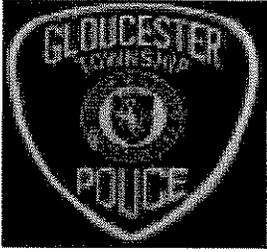
RE: Iron Gate, LLC Application#112042D-aCD Escrow# 6465
Block: 17499 Lot: 1

Attached is the **Traffic Officer's Site Plan Review** on the above matter. Please complete & return to this office.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

Donna M. Barrett
Zoning Clerk



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application # 112042D-aCD Williamstown rd& Jarvis Rd Block 17499 lot 1

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

Other: Plan does not denote if the new roadway will be a public or private roadway. If private, LO 81-35 application must be completed and submitted. If public, all traffic control signs must be installed prior to occupancy (none are shown on the plan at this time).



Reviewed By: Lt. Brian McKendry Cpl. Rich Worst

Signature: _____

Date Submitted: 4/19/12

Township of Gloucester

Application for N.J. Motor Vehicle Statutes/Chapter 81 Municipal Ordinance for Private Property

Instructions for completion of application

Box1: Corporate name, address, phone number and representative name and title

Box2: Date of request

Box 3: Complex name (ie; property, plaza, center) and address

Box 4: Authority name and address

Box 5: Applicant signature

Box 6: Applicants printed name

Contact:

Corporal Rich Worst Jr
Gloucester Township Police Department
Traffic Safety Unit
Dispatch: 856-228-4500 x 765
Fax: 856-374-3530
Email: rworst@gtpolice.com

Lieutenant Brian McKendry
Gloucester Township Police Department
Traffic Services Bureau
Direct: 856-374-3530
Fax: 856-374-3530
Email: bmckendry@gtpolice.com

**APPLICATION TO HAVE NEW JERSEY MOTOR VEHICLE
STATUTES MADE APPLICABLE TO PRIVATE PROPERTY**

1. FROM:		2. DATE:
TO:	Township of Gloucester, Gloucester Township Police	

3.
SUBJECT: Application to have motor vehicle statutes made applicable to:

4.
By authority of N.J.S.A. 39:5A-1, application is hereby made by:

Requesting that the provision of Subtitle 1, Title 39, of the Revised Statutes shall be made applicable to the semipublic roadways, driveways, parking areas and other areas used for vehicular traffic on property shown on the enclosed map or site plan and know as:

Comments	5.
	↑Authorized Signature
	6.
	↑Print Name

CHURCHILL
Consulting Engineers
A Professional Corporation

Corporate Headquarters
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Fax 856-767-0272

April 19, 2012

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: Iron Gate, LLC
Use Variance/Bulk Variance
Williamstown - Chews Landing Clementon Road (C.R. 704) and Jarvis Road (C.R. 687)
Block 817499, Lot 1
Gloucester Township, Camden County, NJ
Application No. 112042D-aCD
Our File No. GX11013-ME1

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Transmittal dated April 16, 2012;
- B. Copy of Land Development Ordinance Submission Checklist;
- C. Copy of Township of Gloucester Land Development Application;
- D. A copy of a plan entitled "Concept," prepared by Land Dimensions Engineering, dated January 2012.

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

I. Project Description

- 1. The project site is located at the eastern side of the intersection of Williamstown - Chews Landing Clementon Road (C.R. 704) and Jarvis Road (C.R. 687).

2. The site is known as Block 17499, Lot 1 as per the tax map of the Township of Gloucester.
3. The referenced tract consists of 5.64 acres.
4. The lot is located in the HC Highway Commercial district as well as the R-3 Residential district.
5. The site is currently vacant and primarily open space.
6. The applicant is proposing to subdivide the existing lot into a townhouse community. The community will consist of 40 townhouses and associated improvements.
7. There is currently a Heritage convenience store, a vacant “big box” pharmacy store and a cemetery at the intersection of Williamstown – Erial Road and Jarvis Road.
8. There are two residential communities adjacent to the site. There are single family detached dwellings on Cottage Gate Road to the east as well as Edgemere Court to the south.

II. Land Use / Zoning

1. The applicant previously received Use Variance approval at the December 8, 2011 Board meeting for the allowance of townhomes on the site.
2. The applicant is now seeking a Use Variance and Bulk Variance for density based on the submitted concept layout.
3. The applicant must demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
4. The applicant must demonstrate that such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Gloucester Township Zoning Ordinance.
5. The applicant is proposing 40 townhouse lots as well as four (4) basin/open space lots. This would result in an overall density of 7.1 units per acre. This is not an approved density for either the HC or R-3 zone.

6. Our office defers review of conformance with the area yard and bulk requirements of the Ordinance to your office.

III. Layout, Access and Parking

1. The applicant is proposing four (4) open space lots. One of the lots contains the proposed location for stormwater management. The total area of proposed dedicated open space is 1.2 acres.
2. We recommend an additional open space lot/area be created along lot 40. The current proposed lot layout for lot 40 is inconsistent with the remainder of tract.
3. The applicant is also proposing a twenty-five (25) feet wide “deed-restricted open space” to be created at the rear of twenty-eight (28) lots. The total area of the same is 0.5 acres.
 - a. The applicant should indicate the intent of the area and what restrictions will be imposed.
4. We recommend the installation of a fence in combination with landscaping along the site’s frontage along Jarvis and Williamstown-Chews Landing Roads, in order to create a uniform extent to the open space along the roadway frontage.
5. The applicant is proposing two accesses for the site. An access is proposed along Williamstown – Chews Landing Road as well as Cottage Gate Road.
6. Cottage Gate Road is a residential cul-de-sac with approximately 20 – 25 residential dwellings. The road intersects with Jarvis Road.
7. The applicant should discuss whether the access onto Cottage Gate Road was evaluated to minimize the headlight nuisance to the existing dwelling on Block 17405, Lot 11.
8. We offer the following comments in regards to parking and roadway layout.
 - a. The proposed cartway is twenty-eight (28) feet wide. As per the Residential Site Improvement Standards (RSIS), this allows a seven (7) feet wide parking lane on one side of the road as well as a twenty-one (21) feet wide travel way.

- b. The applicant has based the parking calculation on two-bedroom townhouse units. However, we believe the applicant indicated at the previous Board meeting that some townhouse units would have three bedrooms. This should be clarified.
- c. Based on two-bedroom townhouse units, the proposed development would require ninety-two (92) parking spaces as per RSIS.
- d. Based on three-bedroom townhouse units, the proposed development would require ninety-six (96) parking spaces as per RSIS.
- e. The applicant has indicated that the proposed site will have ninety-four (94) parking spaces. This is based on one parking space in a garage and one in the driveway and fourteen (14) on-street spaces.
- f. The proposed parking meets the RSIS requirements for forty (40) two-bedroom townhouse units. However, it does not meet the requirements for 40 three-bedroom townhouse units.
- g. We recommend a cartway width of thirty (30) feet instead of twenty-eight (28) feet proposed. This would allow parking on both sides of the street.
- h. The applicant has demonstrated compliance with parking requirements by calculating the use of one parking space in the garage. Our experience has been that many townhouse owners will not utilize the garage for parking; it is instead utilized for storage or sometimes even converted to living space. This then can create additional parking requirements on the driveways/street.
- i. Along with the recommendation to widen the cartway, we recommend that the properties be deed restricted to not allow conversion of the garage to living space.

IV. Miscellaneous

- 1. The application would require a Major Subdivision approval should the Board approve the Use Variance application.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Gloucester Township Department of Community Planning and Development
Iron Gate, LLC
April 19, 2012
Page 5 of 5

2. The applicant should indicate what landscaping is anticipated along the roadway frontages.
3. The applicant should indicate if fences will be permitted on site. If so, the applicant should address rear access to properties.
4. The applicant indicated in the previous Board Meeting that the landscaping/grass for the entire development will be maintained by a homeowners association.
5. The applicant will require approval from the Camden County Planning Board as the property fronts on a County roadway.
6. The applicant will require approval from the Camden County Conservation District.

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

Our review is of the Use Variance application only. We reserve the right to review the Major Subdivision contingent on approval of the Use Variance by the Board.

If you should 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
Mr. Anthony Costa, Esq., Zoning Board Solicitor
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Mr. Lawrence M. Divietro Jr., P.L.S., P.P., via email
Iron Gate, LLC, Applicant, via mail, email
Mr. Robert L. Messick, Esq., via fax (856)429-1060

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 16, 2012

APPLICATION No. 112042D-aCD

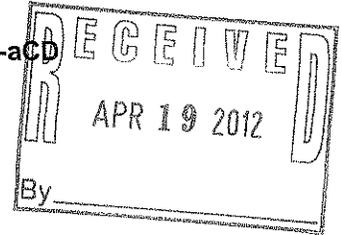
APPLICANT: Iron Gate, LLC

PROJECT No. 6465

BLOCK(S): 17499

Lot(S): 1

LOCATION: Williamstown-Chews Landing & Jarvis Rd, Sicklerville, NJ



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application** - Bulk C & Use "D" Variances (Construction of 40 (fee simple) townhouses)
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by ASAP (Being heard on April 26, 2012)*
- For Your Files.

ENCLOSED:

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

- Variance Plan Bulk (C) Variance

- ✓ FINAL BLOCK & LOT #'S TO BE ISSUED AFTER APPROVAL
- ✓ NEED STREET NAME
- ✓ ADDRESSES ISSUED AFTER APPROVAL
- Use (D) Variance
- ✓ CONCERN ABOUT ALL OPEN AREA (LOT 41, 42, 43 + 44) TO BE MAINTAINED BY TOWNSHIP. LOTS 42 + 44 + part of LOT 41 MAY BE DEED RESTRICTED OPEN SPACE?


Signature _____ 4/18/12



Township Of Gloucester
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 228-4000
Fax (856) 232-6229

April 25, 2012

TO: Robert L. Messick, Esquire
Fax#: 856-429-1060
Iron Gate, LLC – 1405 Chews Landing Rd., Laurel Springs, NJ 08021
All Zoning Board Members

RE: Iron Gate, LLC Application#112042D-aCD Escrow# 6465
Block: 17499 Lot: 1

Attached is the **GTMUA's Report** on the above matter dated April 24, 2012.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

Donna M. Barrett
Zoning Clerk

/dmb
Enclosures

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

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

April 24, 2012

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



Re: Application #112042D-aCD
Iron Gate, LLC
Williamstown-Chews Landing & Jarvis Road, Sicklerville, NJ 08081
Block 17499, Lot 1

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