Township of Gloucester
Zoning Board of Adjustment
Wednesday, May 11, 2016
7:30 P.M.

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.
No applications will be heard after 10:00P.M.
All persons testifying before the board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR ADOPTION

Zoning Board Minutes – ***Wednesday, April 13, 2016***

RESOLUTIONS FOR MEMORIALIZATION

#152057C James F. Clark, Jr.	Bulk C Variance Block: 18301 Lot: 10.01
#162014C Frederick & M. Joan Staas	Bulk C Variance Block: 8102 Lot: 1
#162015CDM 88 Equities, LLC	Bulk C& Use D/Minor Subdivision Block: 13203 Lot: 5.01

APPLICATIONS FOR REVIEW

#162017C Alexander Crown Zoned: RA	Bulk C Variance Block: 13201 Lot: 76 Location: 1700 Winding Way, Clementon

6' vinyl fence (147 sq. ft) w/ 0' s/b & 12' x 12' metal shed on 13' x 13' concrete pad w/1' s/b

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#162018C
Patrick Countey
Zoned: R3

Bulk C Variance
Block: 15602 Lot: 1
Location: 39 Brantley Way, Sicklerville

6' wood fence (618 sq. ft.) w/12'.4" s/b

#162020C
Ken Smith
Zoned: R3

Bulk C Variance
Block: 5001 Lot: 22
Location: 644 Good Intent Rd., Blackwood

30' x 30' x15'9" to peak garage w/7's/b to side & rear

#162013DM
Robert Yost
Zoned: R3

Use "D" Variance/Minor Subdivision
Block: 1305 Lots: 6 & 7
Location: 711 & 705 Floodgate Rd., Glendora

Subdivision to relocate boundary line between 2 lots to original position to 1980 Subdivision

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Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, APRIL 13, 2016

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

Roll Call:

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

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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday March 9, 2016.

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

Roll Call:

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

Minutes Approved.

Zoning Board Minutes for Wednesday March 23,2015.

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

Roll Call:

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

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#152041PMSFMa1DM
1840 Peter Cheeseman Rd.,LLC
minor subdivision; prelim. & final major site plan, use "D" variance
Block: 14003 Lot: 13

#162010C
Norman & Josette Nofrada
Bulk C Variance
Block: 12807 Lot: 1

#162011C
Denise & Al Wolf
Bulk C Variance
Block: 17502 Lot: 19

#162012C
Keith Quigley
Bulk C Variance
Block: 9502 Lot: 8

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#152057C
James F. Clark, Jr.
Zoned: NVBP
Bulk C Variance
Block: 18301 Lot: 10.01
Location: 863 Erial Williamstown Rd., Sicklerville
30' x 14' (420 sq. ft.) wood shed.

Mr. Costa swears in Mr. James Clark, Jr..
Mr. Clark states he would like to put up a second shed with the dimensions of 30' x 14' to store an agricultural tractor/tools and a lawnmower. The shed is for storage purposes only, no commercial use. Mr. Clark uses the tractor to maintain his property which is 2 acres. He states the shed will be aluminum siding with overhead doors and a man door. The gutters will be directed away from any neighbors' property.
Mr. Costa asks Mr. Clark if the old shed will be staying.
Mr. Clark states "yes".
Mr. Lechner suggests to get the drawings of the shed from the builder for the building code official.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

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

Application Approved.

#162014C
Frederick & M. Joan Staas
Zoned: R3
Bulk C Variance
Block: 8102 Lot: 1
Location: 151 Florence Ave., Laurel Springs
Replacing 6' wood fence with 6' vinyl.

Mr. Costa swears in Mr. Frederick and Joan Staas.
Mr. Staas states the fence is 30 years old and needs replacing.
Mrs. Staas states they received a variance 30 years ago for wooden fence and they plan on putting the vinyl fence in the same spot.
Mr. Mellett states they are no site implications.
Mr. Lechner states the pool fence requires a building permit.

Open to the public:
No Comments.

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

Roll Call:

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

Application Approved.

#162015CDM
88 Equities, LLC
Zoned: SCR
Bulk C & Use D/Minor Subdivision
Block: 13203 Lot: 5.01
Location: 1532 Little Gloucester Rd., Clementon
Convert certain units from age-restricted to non-age restricted, necessitating a use variance. Convert units from fee simple condo's to rental apartments.

Mr. Costa swears in Mr. Larry DeVietro (planner/surveyor), Mr. Arnold Garonzik (transportation), Mr. Jim McKenna (LLC member).

Mr. Marmora (Esq. for 88 Equities, LLC): The subdivision will be between the existing age restricted buildings and the new buildings which won't be age restricted; if approved. The line will be between the 2 sets of buildings and the current buildings will stay age restricted.

A1- Not bank owned buildings and vote sheets from residents.

- The residents want the development completed.
- In the SCR zone district does not permit this use; the density variance/bulk variances with the subdivision.

Mr. McKenna states they are under contract with the LLC to remove the age restriction from the un-built units. They would like to lift the age restriction because the market can not bear this number of age restricted units. There was a meeting and most current owners were present and support the decision to lift the age restriction. The timeline would be to go back to the LLC board with the deed restriction.

- the remaining 3 buildings will look similar so they look like one development.
- also they will be purchasing 18 units in age restriction section and the tenants want those units to go up in value too.

Mr. Lechner asks if the architecture will be exact or similar.

Mr. McKenna states the sketching isn't done yet; they wanted to get this age restriction lifted first 2. master deed 3. then handle all the rest.

Mr. Lechner states the board will want to see the buildings before they are built and if they will still be 1 and 2 bedroom units. Also; how will the REC building will be used by age restricted only or shared with the new buildings.

Mr. McKenna states there will be cost sharing for the REC building and that will help keep the monthly fees in check.

Mr. Lechner went to inspect the property and the parking lot looks like it's never been completed.

Mr. McKenna states it hasn't ever been completed and it will be now. In Addition; the shrubs and sidewalks need to be completed.

Mr. Mellett's concerns:

- the REC building being a shared use/parking/trash/lighting/storm water.

Mr. McKenna states the master deed will be hashed out by the 2 attorneys and will take some time.

Mr. Mellett states the comments were devised under two separate entities/ same but shared services. Questions if only the present apartments will remain age restricted.

Mr. McKenna states "yes" , the current condos will remain age restricted.

Mr. Mellett brings up a simple fee for the condos/age restricted.

- subdivision plan needs to be submitted,
- updated survey needs to be submitted,
-conform with original site plan,
-many easements required,
-resubmit a new site plan.

Mr. McKenna states the site plan will be the same with some updates.

Mr. Bucceroni asks why not just lift the age restriction on all the units.

Mr. McKenna states the current residents don't want to consider that.

Vice Chairman Simiriglia states they will have families living in their complex, which could lead to some conflicts.

Mr. McKenna states they will leave that up to the condo board to resolve conflicts. The attorneys could come up with a contract for both: management group will manage.

Vice Chairman Simiriglia states they will be sharing the REC building and common ground.

Mr. McKenna states the parking will be shared and the age restricted side has most of the parking. There will be one company to maintain landscaping and plowing for the winter etc...

Mr. Rosati asks if the parking will be assigned.

Mr. McKenna states it will probably be first come first serve as it is now; he doesn't feel that will be an issue.

Mr. Treger asks if they will be 1 or 2 bedroom units.

Mr. McKenna states that 80% to 90% will be 1 bedroom units/an overwhelming majority.

Mrs. Chiumento asks for an estimated rental cost.
Mr. McKenna states he isn't sure.
Mr. Lechner mentions an existing performance guarantee/since they are buying both. They will need a new performance guarantee for the new development.
Mr. McKenna states they will be dealing with one developer.
Mr. Lechner discusses the line going through the middle be on the master deed.
Mr. Costa states that can be made a condition and they can come back with a plan to answer the questions the board has now; sketches/performance bond/etc...
Vice Chairman Simiriglia inquires if the original site plan is available with the landscaping plan.
Mr. McKenna states "yes".
Vice Chairman Simiriglia suggests making changes on that plan with the subdivision line.
Mr. Lechner discusses a amended site plan.
Mr. Rosati asks if there will be any income requirement or federal subsidies.
Mr. McKenna states "no".

Mr. Larry DeVietro (planner/surveyor):
- Mr. DeVietro worked on the original plan,
A2- site plan approved by the board previously (original site plan) was discussed at great length.

Apartments vs. Condos:
- the site is a total of 6.05 acres,
- Lot A = condos 3.13 acres
- Lot B = apartments 2.92 acres
- nothing else has changed,
- as built survey needed,
- 2003 approved,
- 2004 amended and increased parking and dumpster location. 4 or 5 spaces went into open space/recreation.
- Section B not age restricted and they will be separate parcels.
- one community/one development,
- cross easements will exist,
- use variance: 1. multi family w/no age restriction 2. density
- overall density will not change from the original plan.

Mr. DeVietro goes through positive criteria in great detail. They want to make sure it is a harmonious community. In addition the environment and traffic will be addressed with goals and objectives of the master plan.
Negative criteria: There really is no negative criteria as the build out has been stalled for 12 years. Nothing has changed from what was previously approved.

Mr. Arnold Garonzik (transportation):
- prior work on original, parking study and traffic report.
- traffic analysis was completed on 3/9/2016,
12/2003 117 units age restricted: AM trips 20: PM trips 32
3/9/2016 49 + 69 market rate built: AM 48 trips: PM 68 trips. This is considered an insignificant change because it will be spread over 2 driveways and the DOT doesn't consider anything less than 100 trips insignificant.
Mr. Lechner discusses doing a subdivision and record deeds and file a plan of lots.
Mr. McKenna states they will do that if approved.
Mr. Lechner states the variances are good for 2 years.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

A motion to approve the above mentioned application with the following condition, amended site plan, was made by Mr. Scarduzio and seconded by Mr. Rosati.

Roll Call:

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

Application Approved.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162014C
Fredrick Stass
Block 8102, Lot 1

WHEREAS, Fredrick Stass. is the owner of the land and premises located at 151 Florence Ave. in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6 foot vinyl fence 27 feet from the front property line along Florence Ave. and 16 feet from Ellis Ave. instead of the required 40 feet for the property located upon Block 8102, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on April 16, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Fredrick Staas is the owner of the land and premises located at 151 Florence Ave. in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 8102, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he received a variance 30 years ago and is replacing an old fence with a new vinyl one in the exact same place.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of April, 2016, the applicant Fredrick Staas is hereby granted the aforesaid variances for the property located upon Block 8102, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Mike Acevedo	Yes
Carmen Scarduzzio	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11TH day of May, 2016.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 152057C
JAMES F. Clark Jr.
Block 18301, Lot 10.01

WHEREAS, James Clark Jr. is the owner of the land and premises located at 863 Erial-Williamstown Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 420 square foot residential tool shed instead of the required 168 square feet and to have 2 sheds instead of 1 for the property located upon Block 18301, Lot 10.01, as shown on the Official Map of the Township of Gloucester, located in a NVBP Zone, said application being represented by John Armono Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on April 16, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, James Clark Jr. is the owner of the land and premises located at 863 Erial Williamstown Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18301, Lot 10.01, on the Official Tax Map of the Township of Gloucester, located in an NVBP Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified his lot is over 2 acres and is constructing a 14' x 30' shed for his tractor, lawn mower and storage of personal items. He will place the gutters away from his neighbor and will keep the remaining 12 'x 20' shed.

5. There were no objections to the application.

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

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of April, 2016, the applicant James Clark Jr. is hereby granted the aforesaid variances for the property located upon Block 18301, Lot10.01 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Mike Acevedo	Yes
Carmen Scarduzzio	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11TH day of May, 2016.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162015CDM
88 Equities LLC
Block 13203, Lot 5.01

WHEREAS, 88 Equities, LLC, is the contract purchaser of the land and premises located at 1532 Little Gloucester Road in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to convert certain units from age-restricted to non-age-restricted and to convert from fee simple condominium to rental apartments , minor subdivision and bulk variances as enumerated in Mr. Lechner's report dated April 11, 2016 for the property located upon Block 13203, Lot 5.01, as shown on the Official Map of the Township of Gloucester, located in a SCR Zone, said application being represented by Albert Marmero Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on April 16, 2016 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, 88 Equities, LLLC is the contract purchaser of the land and premises located at 1532 Little Gloucester Road in the Clementon section of Gloucester Township, New Jersey, as shown on Block 13203, Lot 5.01, on the Official Tax Map of the Township of Gloucester, located in an SCR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, Mr. James McKenna testified they are under contract with the LLC to remove the age restriction from the unbuilt units because the market cannot the number of age restricted units. There was a meeting and the current owners support the change as shown by Exhibit A-1. He stated the remaining three buildings would be similar to the existing two buildings.

Larry DiVietro, a Professional Planner, testified the parcel is 6.06 acres and the subdivision would consist of Lot A 3.13 acres and Lot B 2.92 acres and everything else would remain the same and the reason for the density variance was due to the subdivision. A-2 the old Site Plan was introduced into evidence. He stated the purposes of Zoning under N.J.S. 40:55D-1 would be advanced under sections e,g,h and i and there would be no detriment to the general welfare or the Master Plan and the reason for the bulk variances were due to the subdivision. He agreed as a condition of approval an amended Site Plan would be submitted. He also agreed with all the comments in Mr. Lechner's report dated April 11, 2016 and Churchill's letter dated April 12, 2016.

Arnold Garonzik, a traffic consultant, testified his office prepared the original traffic study and this change would have no negative impact on traffic.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to remove the age restriction, minor subdivision and bulk variances and density variance the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of April, 2016, 88 Equities, LLC is hereby granted the aforesaid variances and subdivision for the property located upon Block 13203, Lot 5.01, conditioned upon submission of an Amended Site Plan as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andy Rosati	Yes
Kevin Bucceroni	Yes
Mike Acevedo	Yes
Carmen Scarduzzio	Yes
Jay McMullin	Yes
Arlene Chiumento	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11TH day of May, 2016.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

GLOUCESTER TOWNSHIP FIRE DISTRICT 4
BUREAU OF FIRE PREVENTION
14 WEST CENTRAL AVENUE
BLACKWOOD, N.J. 08012
856-227-7731 / FAX 856-227-2494
www.gtfd4.org

April 21, 2016

RECEIVED
APR 21 2016
BY:

Alexander Crown
1700 Winding Way
Clementon, NJ 08021

Project No.: 10336
Application No.: 162017C

After review of the proposed work to be done at the above mentioned property I have the following comments:

1. No issues with the proposed vinyl fence

2 With the proposed location of the shed we find the following issues:
   (a) Close proximity to residential dwelling located on Laurel Place.
   (b) May pose as a fire hazard to the dwelling on Laurel Place under certain weather conditions.

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

Peter J Urso
Fire Marshal
Gloucester Twp. Fire Dist #4
856-227-7731

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 18, 2016

APPLICATION No. #162017C

APPLICANT: Alexander Crown

PROJECT No. 10336

BLOCK(S): 13201 **Lot(S):** 76

LOCATION: 1700 Winding Way, Clementon, NJ 08021

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☒ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ New Application - Bulk C
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by April 29, 2016

RECEIVED APR 21 2016

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 and1 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

REVIEWED
DATE: 4/21/16
BY: Peter Urso
Fire Marshal
WITH COMMENT ☒
WITHOUT COMMENT ☐
BUREAU OF FIRE PREVENTION
FIRE DISTRICT NO. 4
BLACKWOOD FIRE COMPANY
P.O. BOX 541
BLACKWOOD, N.J. 08012

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

Signature

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #162017C**
Alexander Crown
1700 Winding Way
BLOCK 13201, LOT 76

DATE: April 20, 2016

The Applicant requests approval to install a six (6) foot high vinyl fence and a 12' x 12' residential tool shed within the RA - Residential Attached District as indicated on the attached sketch.

I. ZONING INFORMATION

RA ZONE REQUIREMENTS:

Description	Required (Fee-simple Townhouse)	Proposed	Complies
Minimum lot size	2,500 sf	5,429 sf	yes
Minimum lot frontage Winding Way Laurel Place	 20 ft. 20 ft.	 59.25 ft. 98.14 ft.	 yes yes
Minimum lot depth	125 ft.	100 ft.	enc
Maximum building coverage	40%	±24.9%[1]	yes
Maximum lot coverage	60%	±28.3%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard Winding Way Laurel Place	 30 ft. 30 ft.	 25.01 ft. 21.84	 enc enc
Side yard	20 ft., end wall only	n/a	n/a
Rear yard	30 ft.	±30 ft.[1]	yes
Minimum Useable Yard Area	40%	n/a	n/a
Maximum Height	35 ft.	n/a	n/a

[1] = Scaled data.
enc = Existing nonconformance.
n/a = not applicable.

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	144 sf	yes
Number	1	1	yes
Maximum shed height	12 ft.	10 ft.	yes
Distance between adjacent buildings	10 ft.	±17 ft.[1]	yes
Front yard (Laurel Place)	N.P.	no	yes
Side yard	**5 ft.**	**1 ft.**	**no***
Rear yard	**5 ft.**	**1 ft.**	**no***

[1] = Scaled data.
N.P. = Not Permitted.
* = Variance required.

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a six (6) foot high vinyl fence zero (0) feet from the front property line along Laurel Place (40 feet from the cartway is the minimum required).

§425.L, Residential Tool Shed

2. Side yard: (1 ft. provided v. 5 ft. minimum required).
3. Rear yard: (1 ft. provided v. 5 ft. minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.L, Residential Tool Shed to construct a shed one (1) foot from the side and rear property line (5 ft. minimum required) and from Section 425.C(3) to install a six (6) foot high vinyl fence zero (0) feet from the front property line along Laurel Place (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Alexander Crown
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No.: 4162017C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees: 160.00 Project # 10336

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

Escr. 150.00 Escr.# 10336

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: ALEXANDER CROWN
Address: 1700 WINDING WAY
City: CLEMENTON
State, Zip: NEW JERSEY 08021
Phone: 856 784-3780 Fax: ( ) -
Email: crownalexnj@gmail.com

2. Owner(s) (List all Owners)

Name(s): JASMINE SARAH CROWN
Address: 1700 WINDING WAY
cell 856-580-1634 Jasmine
City: CLEMENTON
State, Zip: NJ 08021
Phone: 856 784-3780 Fax: ( ) -

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 APR 18 2016 BY

[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: _____
Address: _____
City: _____
Firm: _____
State, Zip: _____
Phone: ( ) - Fax: ( ) -
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: OWNER	Name:
Address: 1700 WINDING WAY	Address:
Profession:	Profession:
City: CLEMENTON, NJ 08021	City:
State, Zip: N J 08021	State, Zip:
Phone: 856 784-3780 Fax:(__)__-__	Phone:(__)__-__ Fax:(__)__-__
Email: Crownalanj@gmail.com	Email:

7. Location of Property: 1700 WINDING WAY, CLEMENTON, NJ 08021

Street Address: 1700 WINDING WAY CLEMENTON, NJ 08021 Block(s): 13201

Tract Area: Lot(s): 76

8. Land Use: Residential

Existing Land Use: Residential

Proposed Land Use (Describe Application): Approximately 147 SQ 6' VINYL (White) Fence, 0' from property Line 12X12' metal Shed on 13X13 Cement Pad.

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: NONE

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	0'
Fence type	Vinyl
Fence height	6'

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

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	

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

Garage Application	
Garage Area	
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	12'x12'
Shed height	10'
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	1'
Setback from property line 2	1'

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] 4/14/16

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).**

Signature: A Crown

Date: _____

Print Name: ALEXANDER CROWN

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

A Crown
Signature of Applicant

ALEXANDER CROWN
Print Name

4/14/16
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, 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:

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

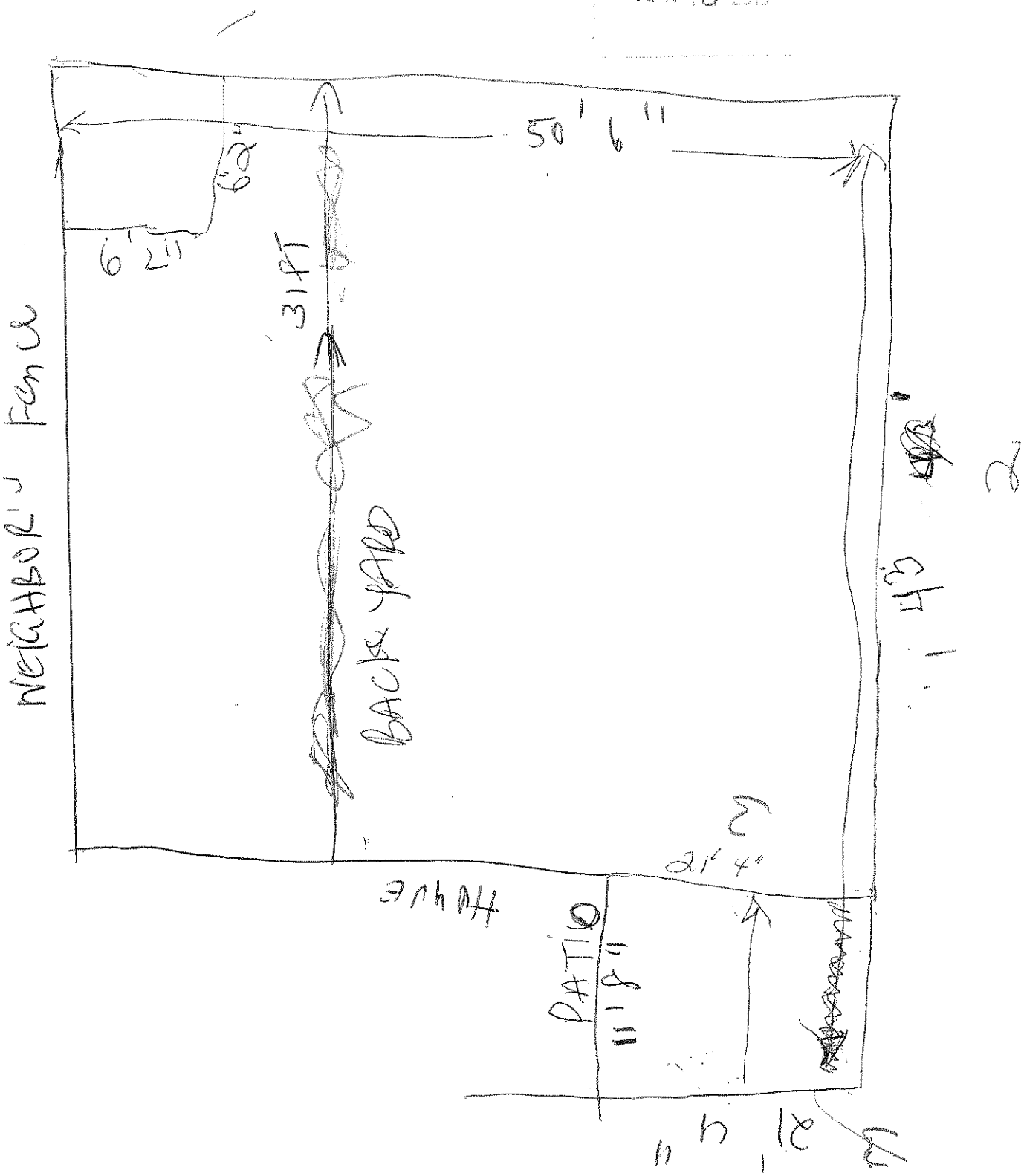
A Crown
Name of property owner or applicant

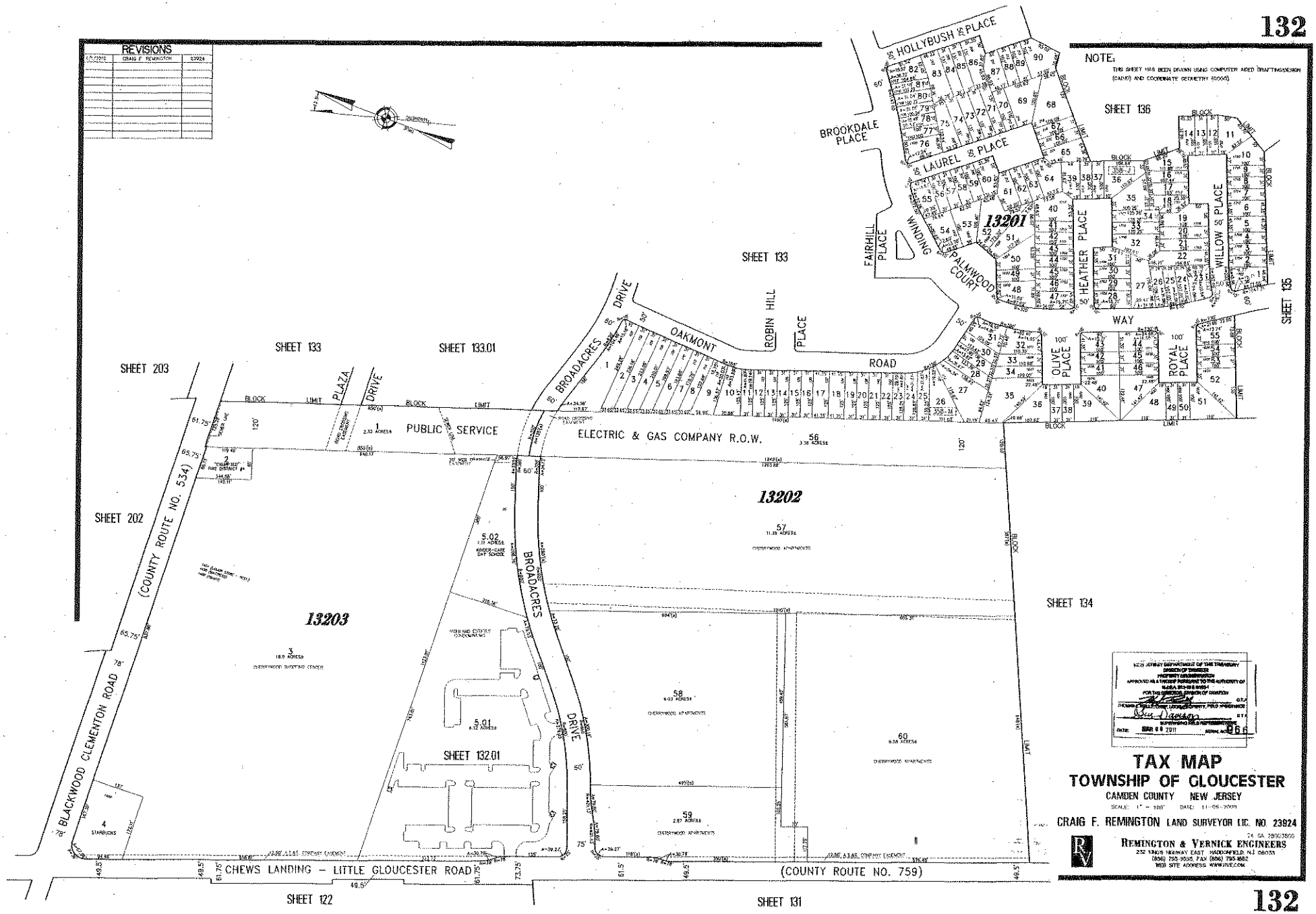
Sworn and subscribed to
On this 14 day of April, 20 16 before the following authority.

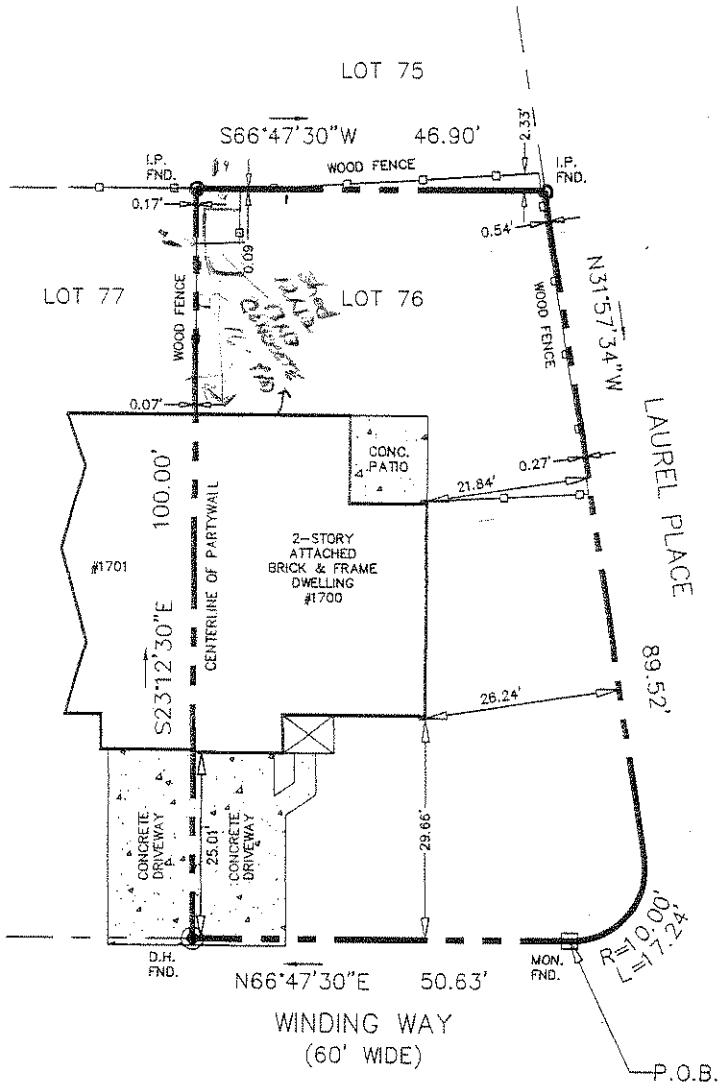
Michele Lyn Treger
Notary public

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

APR 18 2019


50' 6"
6' 2"
6' 2"
31 FT
BACK YARD
NEIGHBOR'S Fence
HOUSE
PATIO
11' 8"
21' 4"
21' 4"
1' 4"
2


REVISIONS
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (GOGO)
SHEET 136
SHEET 135
SHEET 134
SHEET 133
SHEET 133.01
SHEET 132.01
SHEET 122
SHEET 131
SHEET 202
SHEET 203
HOLLYBUSH PLACE
LAUREL PLACE
BROOKDALE PLACE
FAIRHILL PLACE
WINDING
PALMWOOD COURT
HEATHER PLACE
WILLOW PLACE
OLIVE PLACE
ROYAL PLACE
WAY
ROBIN HILL PLACE
OAKMONT ROAD
BROADACRES DRIVE
PLAZA DRIVE
PUBLIC SERVICE
ELECTRIC & GAS COMPANY R.O.W.
BLACKWOOD CLEMENTON ROAD (COUNTY ROUTE NO. 534)
CHEWS LANDING - LITTLE GLOUCESTER ROAD (COUNTY ROUTE NO. 759)
13201
13202
13203
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS



To:
JASMINE SARAH CROWN
GROUP 21 TITLE AGENCY
COUNTRYWIDE HOME LOANS, INC.;
its successors and/or assigns, ATIMA

APR 18 2006

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

NOTES:

1) TAX MAP REFERENCE:
TOWNSHIP OF GLOUCESTER
BLOCK 13201, LOT 76

2) MAP REFERENCE:
BEING KNOWN AS LOT 76 ON PLAN OF CHERRYWOOD, VILLAGE ONE, PROJECT ONE, SECTION ONE

3) CONTAINING: 5,429 +/- SF.

4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

5) SUBJECT TO SUCH EASEMENTS AND RESTRICTIONS THAT MAY BE REVEALED BY A TITLE REPORT.

THIS SURVEY WAS PREPARED ONLY FOR THE ABOVE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE FOR HEREIN DELINEATED PROPERTY BY ABOVE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED HERE, EITHER DIRECTLY OR INDIRECTLY.

THIS PLAN WAS PREPARED FOR A FEE FOR THE PERSONS AND PURPOSES INDICATED HEREON. ANY OTHER USE OF THIS PLAN OR A COPY OR ALTERATION OF IT NOT SIGNED AND SEALED BY THE ENGINEER OR SURVEYOR WHO PREPARED THIS PLAN IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.

PLAN OF SURVEY

OF

BLOCK 13201 LOT 76

LOCATED IN

TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY

AVI LUZON DATE 1/12/06

AVI LUZON
PROFESSIONAL LAND SURVEYOR
N.J. LICENSE # 36745

REVISION/DATE

AVI LUZON
PROFESSIONAL LAND SURVEYOR
83 KENSINGTON DRIVE
MT. HOLLY, NEW JERSEY 08060
(609) 261-4947

DESIGNED:	DRAWN: CC	CHECKED: AL
SCALE: 1"=20'	DATE: 1/12/06	DWG. NO.: 06AL1023

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: Jasmine Green

Address: 1700 Harding Hwy

Block: 13201 Lot: 16

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

4/20/16
Date

Gloucester Township Tax Collector

RECEIVED
APR 20 2016

Printed on recycled paper

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 18, 2016 **APPLICATION No. #162017C**

APPLICANT: Alexander Crown **PROJECT No. 10336**

BLOCK(S): 13201 Lot(S): 76

LOCATION: 1700 Winding Way, Clementon, NJ 08021

RECEIVED APR 19 2016

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

☒ **New Application - Bulk C** ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by April 29, 2016***

☐ For Your Files.

ENCLOSED:

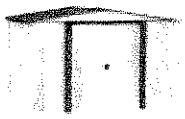
- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - 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

No Issues.

Signature

assessor 4/18/16

Item	How To Get It	Unit Price	Qty	Item Total
Arrow Woodridge 10 ft. x 12 ft. Metal Storage Building Model # WR1012	Ship to Home FREE Estimated Arrival: MAY 06 - MAY 12 / Ship to Store FREE	$799.00	1	$799.00
			Add to List | Remove	
Arrow Arlington 10 ft. x 12 ft. Metal Storage Building Model # AR1012	Ship to Home FREE Estimated Arrival: MAY 06 - MAY 12 / Ship to Store FREE	$669.00	1	$669.00
			Add to List | Remove	
 **Arrow Newport 10 ft. x 12 ft. Metal Shed** Model # NP101267	Ship to Home from $99.00 Estimated Arrival: MAY 06 - MAY 12 / Ship to Store FREE	$428.00	1	$428.00
			Add to List | Remove	

is this good enough for shed pic

Questions? We can help.

See our online FAQs if you have questions

Online Customer Support: 1-800-430-3376 | Major Appliances: 1-877-946-9843 | Custom Blinds: 1-800-921-2119

Call 7 days a week - 6 a.m. to 2 a.m. EST

Subtotal	$1,896.00
*Estimated Shipping	$99.00
Sales Tax (determined in later step)	------
Estimated Subtotal	**$1,995.00**

* Shipping and delivery charges are calculated at the lowest rate available. Other methods will be viewable on the next page.

RECEIVED MAY 03 2016

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #162018C**
Patrick Countey
39 Brantley Way
BLOCK 15601, LOT 1

DATE: April 20, 2016

The Applicant requests approval to install a six (6) foot high wood fence within the R-3 - Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±16,451.71 sf[1]	yes
Minimum lot frontage Brantley Way Peter Cheeseman Road	 75 ft. 75 ft.	 106.78 ft. 146.78 ft.	 yes yes
Minimum lot depth	125 ft.	150 ft.	yes
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
Principal Building Minimum Yard Depths and Height Limitations			
Front yard Brantley Way Peter Cheeseman Road	 30 ft. 30 ft.	 30.84 ft. 46.46 ft.	 yes yes
Side yard	10 ft.	14.95 ft.	yes
Rear yard	30 ft.	±74 ft.[1]	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

[1] = Scaled data.
* = Variance required.

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a six (6) foot high wood fence approximately twelve and thirty three hundredths (12.33) feet from the front property line along Peter Cheeseman Road (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to construct a six (6) foot high wood fence approximately twelve and thirty three hundredths (12.33) feet from the front property line along Peter Cheeseman Road (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Patrick Countey
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No.: #16-2018C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: 160.00 Project # 10346

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

Escr.: 150.00 Escr.# 10346

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: PATRICK COUNTEY
Address: 39 BRANTLEY WAY
City: SICKLERVILLE
State, Zip: NJ 08081
Phone: (609) 703-3533 Fax: ( ) -
Email: PCOUNTEY@COMCAST.NET

2. Owner(s) (List all Owners)

Name(s): STACIE & PATRICK COUNTEY
Address: 39 BRANTLEY WAY
City: SICKLERVILLE
State, Zip: NJ 08081
Phone: (609) 703-3533 Fax: ( ) -

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
- ☐ _____

APR 18 2016 BY:

[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: _____
Address: _____
City: _____
Firm: _____
State, Zip: _____
Phone: ( ) - Fax: ( ) -
Email: _____

6. Name of Persons Preparing Plans and Reports:

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

7. Location of Property:

Street Address: 37 BRANTLEY WAY Block(s): 15602

Tract Area: Lot(s): 1

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): Wood 6' high Fence Total 618 sq. (Fence is SET BACK 12'4" on Peter Cheeseman Side 468 sq) (Fence is set Back on BRANTLEY and 86.8 on house side and 78' on street side)

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.

NOTE: Fence lines up with other houses Fences on Peter Cheeseman (Existing Fence line over 400') And Set Back 12'4"

13. Zoning

All Applications	Proposed
Front setback 1	
Front setback 2	12' 4"
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	12' 4"
Fence type	Wood
Fence height	6'

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

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	

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

Garage Application	
Garage Area	
Garage height	
Number of garages (Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

14. Parking and Loading Requirements:

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

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: April 18, 2016

Signature of Co-applicant — Date: N/A

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).**

4/8/16
Date

Signature

Patrick Country
Print Name

Sworn and Subscribed to before me this 18 day of April 2016 (Year).

Stacie Country
Signature

STACIE Country
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? ☒ No ☐ Yes

IF YES:

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

Signature of Applicant

April 8, 2016
Date

Patrick Country
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:

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

Patrick Country
Name of property owner or applicant

Sworn and subscribed to
On this 18 day of April
20 16 before the following authority.

Susan M. Nicolella
Notary public

SUSAN M. NICOLELLA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 13, 2016

RECEIVED
APR 19 2016
#162018c

BRANTLEY (50' WIDE) WAY

S 80° 30' 28" E

SET IRON PIN

SET IRON PIN

SET IRON PIN

R=15.0'
A=23.54'

95.0'

90°

CONC. DRIVE

30.34'

30.91'

38.84'

OVERHANG

STEPS

OPEN PORCH

14.95'

10.0' WIDE UTILITY EASEMENT

30.0'

46.46'

N° 39
TWO STORY
BRICK & VINYL SIDING
DWELLING

GARAGE

ONE STORY

LANDING & STEPS

WOOD DECK

STEPS

EXISTING FENCE

N 52°

135.0'

N 09° 29' 32" E

150.0'

S 09° 29' 32" W

LOT 2

PETER CHEESEMAN - LITTLE GLOUCESTER ROAD (60' WIDE)

NOT TO SCALE

1/16 = 1.6'

LOT 41 BLOCK 382.43 PLAN OF LOTS
SECTION ONE - PHASE THREE STONE BRIDGE
RUN, FILED 10-21-76 MAP # 592-5

LOT 1 BLOCK 15602 TAX MAP
TOWNSHIP OF GLOUCESTER

9'x8' + 1'x6' = 78'

EXISTING FENCE

90°

110.0'

90°

MONUMENT

MONUMENT

N 80° 30' 28" W

LOG RAIL FENCE

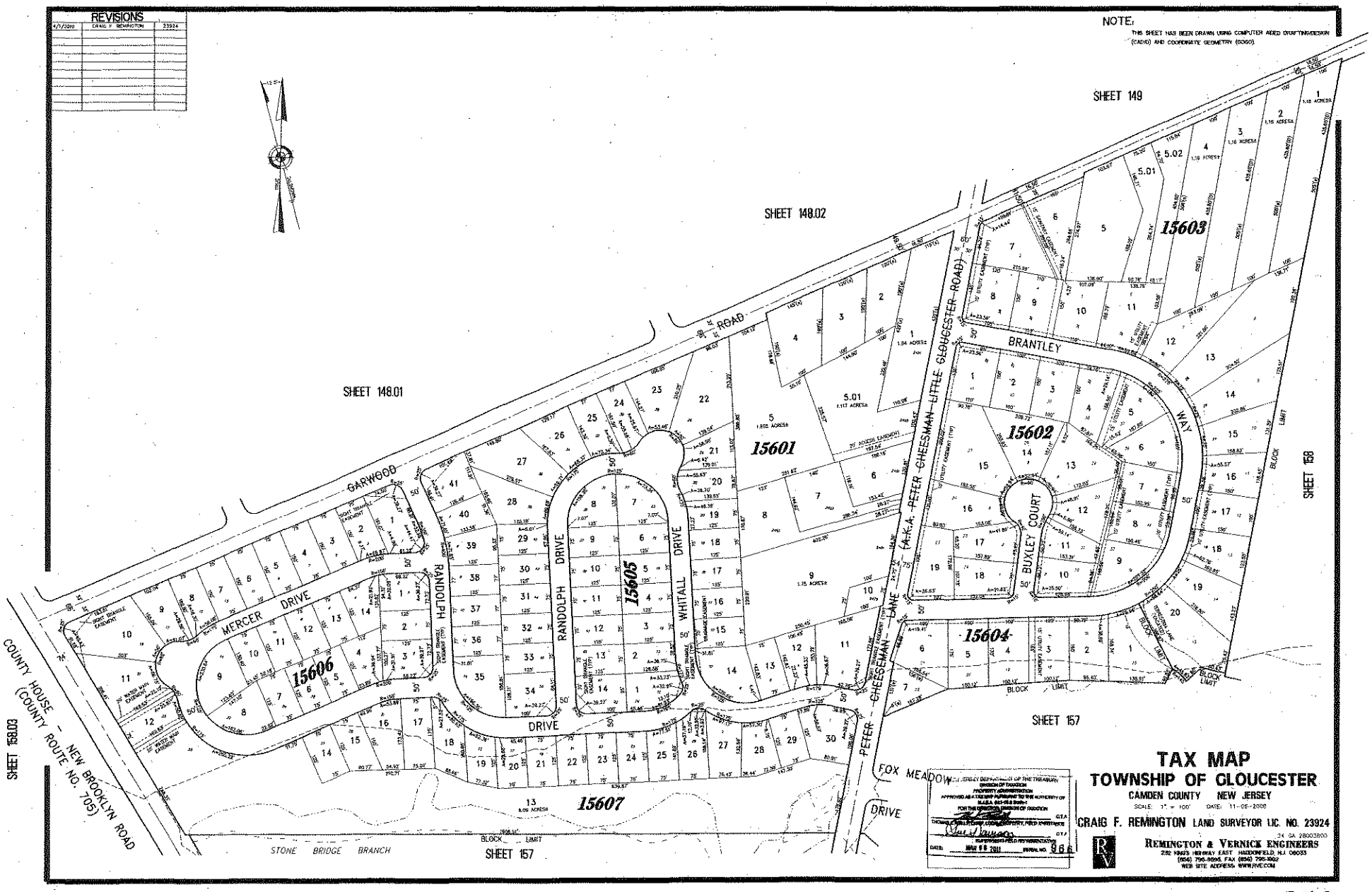
EXISTING FENCE

LOT 15

LOT 14

AURORA FINANCIAL GROUP INC., ITS SUCCESSORS &/OR ASSIGNS

8'
PT wood DOGEAR PANNEL
From Home Depot
6'
APR 19 2006


REVISIONS
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
SHEET 149
SHEET 148.02
SHEET 148.01
SHEET 158
SHEET 157
SHEET 158.03
GARWOOD ROAD
MERCER DRIVE
RANDOLPH DRIVE
WHITALL DRIVE
BRANTLEY WAY
BUXLEY COURT
PETER CHEESEMAN LANE (A.K.A. PETER CHEESEMAN LITTLE GLOUCESTER ROAD)
FOX MEADOW DRIVE
COUNTY HOUSE - NEW BROOKLYN ROAD (COUNTY ROUTE NO. 705)
STONE BRIDGE BRANCH
15601
15602
15603
15604
15605
15606
15607
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: Stacie Orr

Address: 39 Bradley Way

Block: 15602 Lot: 1

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

4/20/16
Date

Gloucester Township Tax Collector

RECEIVED
APR 20 2016

Printed on recycled paper

Country

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #162018C 39 Brantley Way Sicklerville, NJ Block 15602 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:

RECEIVED
APR 28 2016
BY:

Reviewed By: ☐ Lt. Jason Gittens ☒ Cpl. Frank Pace

Signature: #165 Date Submitted: 4/25/2016

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

April 21, 2016

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

RECEIVED
APR 28 2016
BY

Re: Application #162018C
Patrick Countey
39 Brantley Way, Sicklerville, NJ 08081
Block 15602, 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

Raymond J. Carr
Executive Director

RJC:mh

APR 26 2016

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: April 19, 2016

APPLICATION No. #162018C

APPLICANT: Patrick Countey

PROJECT No. 10346

BLOCK(S): 15602 **Lot(S):** 1

LOCATION: 39 Brantley Way, Sicklerville, NJ 08081

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☒ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ New Application - Bulk C
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by April 29, 2016

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 and1 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

APPROVED
DATE: 4-26-16
BY:
Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #162020C**
Ken Smith
644 Good Intent Road
BLOCK 5001, LOT 22

DATE: April 20, 2016

The above application is to permit a third 30' x 30' detached private garage within the R-3 Residential district as per the attached sketch.

The subject property appears to contain an existing attached garage, a carport, which satisfies the definition of a private garage, and the proposed detached garage.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	22,000 sf[1]	yes
Minimum lot frontage	75 ft.	110 ft.	yes
Minimum lot depth	125 ft.	200 ft.	yes
Maximum building coverage	20%	±14.5%[1]	yes
Maximum lot coverage	40%	±23.2 %[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	163 ft.	yes
Side yard	10 ft.	19.23 ft. / 29.55 ft.	yes / yes
Rear yard	30 ft.	±111 ft.[1]	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	N.P.	±163 ft.[1]	yes
Side yard	10 feet	±61 ft.[1]	yes
Side yard	10 feet	±18 ft.	yes
Rear yard	**10 feet**	**7 ft.**	***no****
Maximum garage height	20 feet	15.75 ft.	yes
Maximum other building height	15 feet	n/a	n/a

[1] = Scaled data.

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.

OFF-STREET PARKING AND PRIVATE GARAGES			
Maximum area	**800 sf**	**900 sf**	**no***
Less than area of principal building	< ±1,755 sf[1]	900 sf	yes
Maximum stories	1	1	yes
Maximum number of garages[2]	**1**	**3**	**no***

[1] = Scaled data.

[2] = A carport satisfies the definition of a private garage.

* = Variance required

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

II. VARIANCE COMMENTS

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

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

1. Accessory Building – rear yard: (7 ft. provided v. 10 ft. minimum required).

§422.H(4) – Off-Street Parking and Private Garages

2. Area: (900 sf provided v. 800 sf maximum allowed).

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

3. Number of garages: (3 provided v. 1 maximum allowed).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F Area, Yard, Height and Building Coverage to permit a detached garage seven (7) feet from the rear property line (10 ft. minimum required), from Section 422.H – Off-Street Parking and Private Garages to allow a nine hundred (900) square foot private garage (800 sf maximum allowed), and a third garage (1 maximum allowed).

cc: Ken Smith
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No.: #162020C Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☐ Zoning Board of Adjustment Fees: 160.00 Project # 10349

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

Escr. 150.00 Escr.# 10349

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Ken Smith
Address: 644 Good Intent Rd
Blackwood NJ 08012
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 701-7131 Fax: ( ) -
Email: Kens310@Hotmail.Com

2. Owner(s) (List all Owners)

Name(s): Kenneth + Diana Smith
Address: 644 Good Intent Rd.
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 701-7131 Fax: ( ) -

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 APR 19 2016 BY:

[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: _____
Address: _____
City: _____
Firm: _____
State, Zip: _____
Phone: ( ) - Fax: ( ) -
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Ken Smith	Name:
Address: 644 Good Intent Rd	Address:
Profession: Retired	Profession:
City: Blackwood	City:
State, Zip: NJ 08012	State, Zip:
Phone: (856) 701-7131 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: Kens310@Hotmail.com	Email:

7. Location of Property: 644 Good Intent Rd.

Street Address: 644 Good Intent Rd. Block(s): 5001

Tract Area: Lot(s): 22

8. Land Use: Residential

Existing Land Use: Residential

Proposed Land Use (Describe Application): garage 30x30 x 15ft 9in to peak w/ 7' s/b s & R

9. Property: Residential 644 Good Intent Rd. Blackwood NJ 08012

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
Front setback 1	
Front setback 2	
Rear setback	7FT
Side setback 1	7FT
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

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

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	

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

Garage Application	
Garage Area	900 SQF
Garage height	15' 9"
Number of garages (Include attached garage if applicable)	ONe
Number of stories	ONe

Shed Requirements	
Shed area	
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

14. Parking and Loading Requirements:

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

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

Kenneth Smith
Signature of Applicant

4-19-16
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).**

4/19/2016
Date

Kenneth Smith
Signature

KENNETH SMITH
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? ☐ 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).

Kenneth Smith
Signature of Applicant

KENNETH SMITH
Print Name

4/19/2016
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 501 Lot 22, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

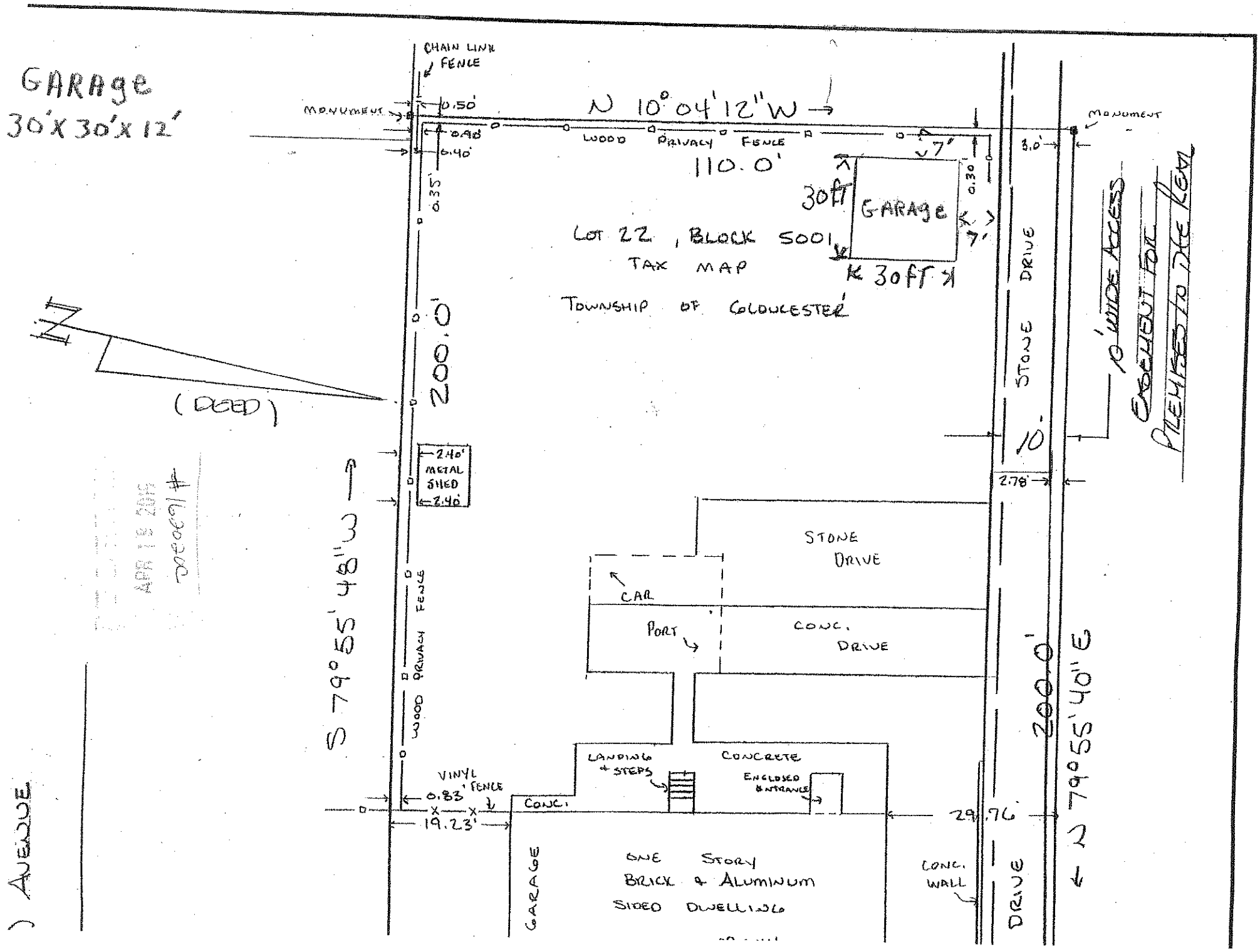
Michele Lyn Treger of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

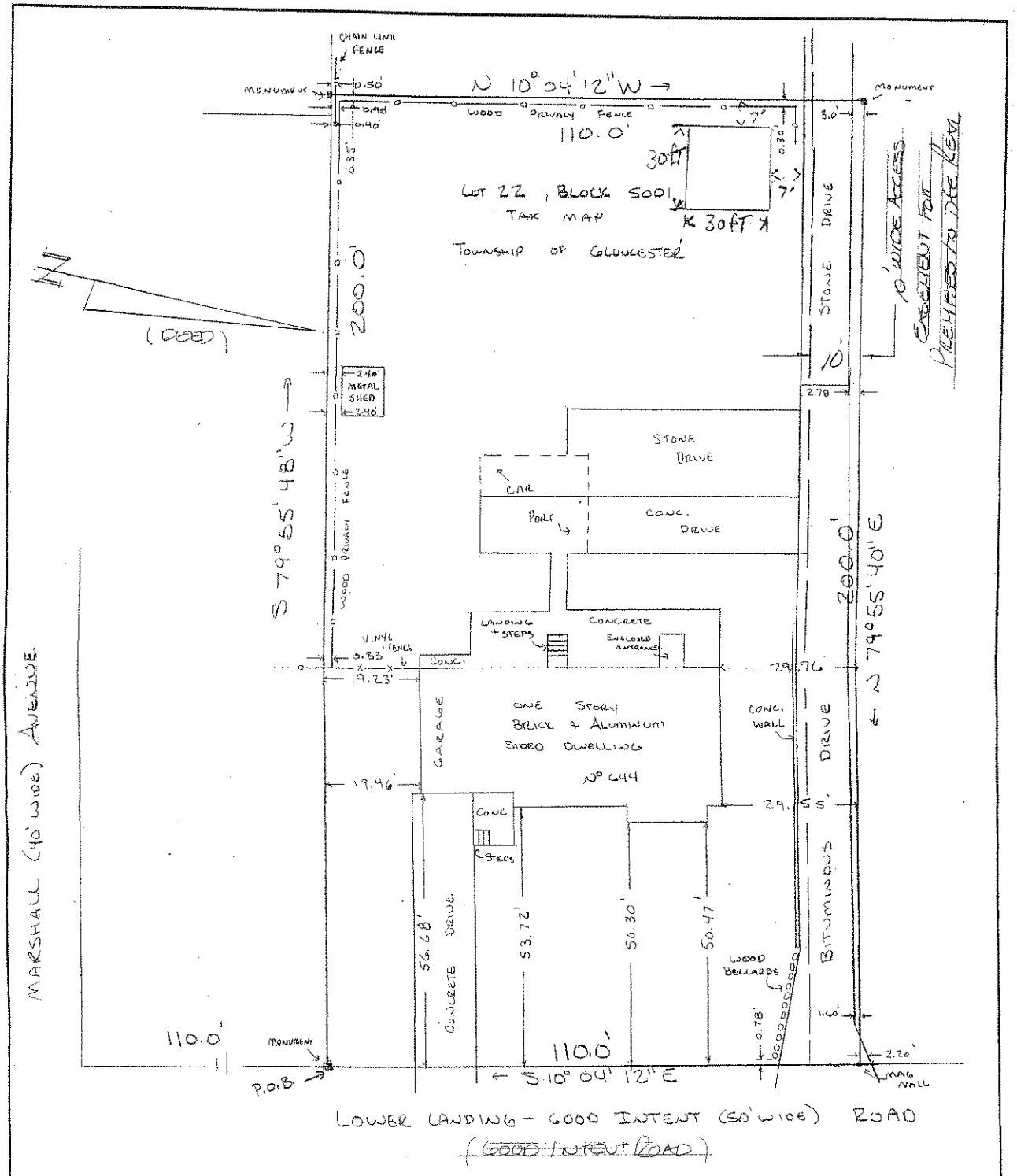
Kenneth Smith
Name of property owner or applicant

Sworn and subscribed to
On this 19 day of April
20 16 before the following authority.

Michele Lyn Treger
Notary public

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


GARAGE
30'X30'X12'
CHAIN LINK FENCE
MONUMENT
0.50'
0.40'
0.40'
0.35'
N 10° 04' 12" W
WOOD PRIVACY FENCE
110.0'
7'
30FT
GARAGE
0.30'
7'
30FT
LOT 22, BLOCK 5001
TAX MAP
TOWNSHIP OF GLOUCESTER
MONUMENT
3.0'
STONE DRIVE
10' WIDE ACCESS EASEMENT FOR PREMISES TO THE REAR
10'
2.78'
200.0'
(DEED)
2.40' METAL SHED 2.40'
S 79° 55' 48" W
WOOD PRIVACY FENCE
STONE DRIVE
CAR
PORT
CONC. DRIVE
200.0'
N 79° 55' 40" E
LANDING + STEPS
CONCRETE
ENCLOSED ENTRANCE
VINYL FENCE
0.83'
19.23'
CONC.
29.76'
GARAGE
ONE STORY BRICK & ALUMINUM SIDED DWELLING
CONC. WALL
DRIVE
AVENUE
APR 18 2016
#1600091



APR 19 2016
#162202

TRIDENT LAND TRANSFER COMPANY (NJ) LLC
INVESTORS HOME MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS

KENNETH SMITH &
TO DIANA C. SMITH

any insuror of Title relying hereon and any other party in interest:

In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insuror of title to insure the title to the lands and premises shown hereon. Responsibility limited to current transaction.

RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34859
DATE OF SURVEY JULY 22, 2015

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

Survey of Premises

Nº 644 GOOD INTENT ROAD

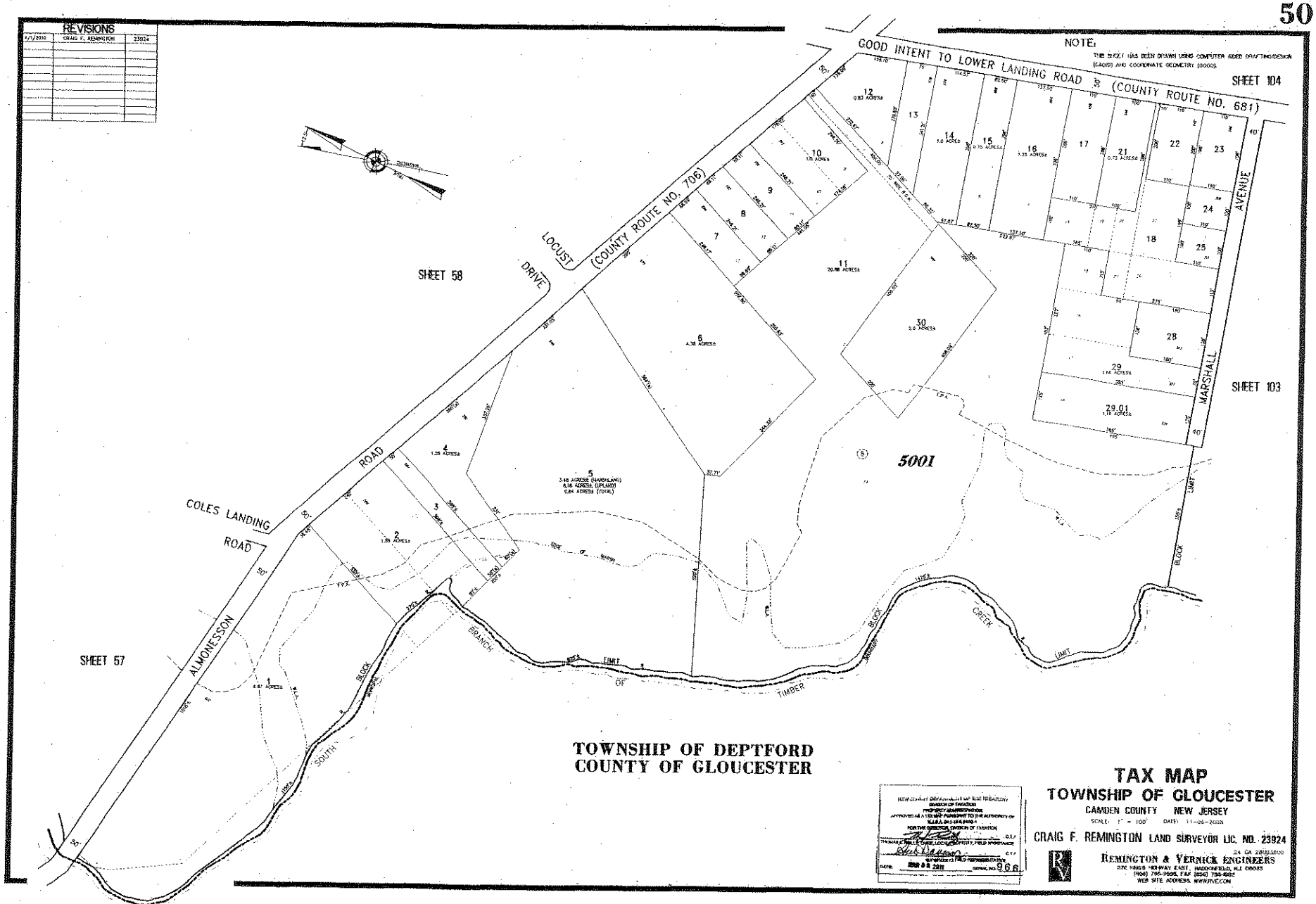
TOWNSHIP OF GLOUCESTER

CAMDEN Co. New Jersey

Scale — 1" = 20'

856-854-5229

568-56


REVISIONS
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (GOOD).
GOOD INTENT TO LOWER LANDING ROAD (COUNTY ROUTE NO. 681)
SHEET 104
SHEET 58
SHEET 103
SHEET 57
LOCUST DRIVE (COUNTY ROUTE NO. 706)
COLES LANDING ROAD
ALMONESSON ROAD
MARSHALL AVENUE
SOUTH BLOCK LIMIT
BRANCH OF TIMBER CREEK
5001
TOWNSHIP OF DEPTFORD
COUNTY OF GLOUCESTER
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS

EVERSAFE™

BUILT SAFE BUILT STRONG BUILT TO LAST

100% QUALITY GUARANTEE

Garages

Carports

Barns

Storage

Commercial

Industrial

1-800-374-7106

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Garage Building Features

Custom Design & Build Your Garage Building

Eversafe metal garage kits are manufactured using galvanized steel, increasing protection against rusting and corrosion. With the flexibility of full garage building customization, you can design your garage based on your own specifications. Choose the width, length, height, roof style, even the color of the roof, walls, trim and doors.

Features You Can Customize:

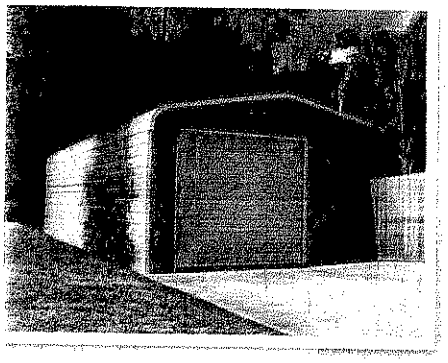
- Side walls and end walls
- Roof style
- Wall, roof, trim and door colors
- Add windows, walk doors, garage doors and other accessories
- Insulation
- Attractive wainscot for two-tone colors
- Lean-to's for low cost covered storage space

100% QUALITY GUARANTEE

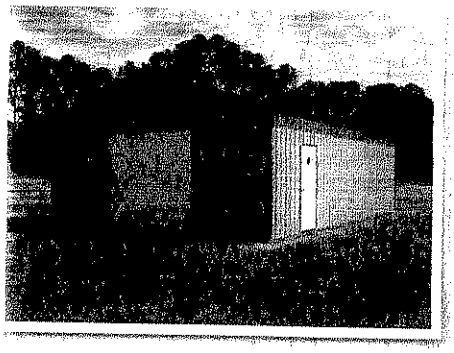
AMERICAN MADE-AMERICAN PROUD

1-800-374-7106

Garages

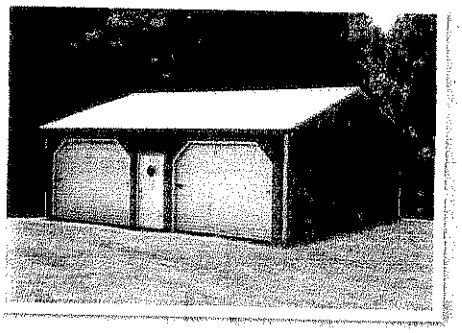


Single car garage with a standard roof with horizontal sheeting and optional garage door.



30'x30'x12'

Large single car garage with an upgraded roof with boxed eave, upgraded vertical sheeting and optional garage door and walk door.



2-car garage featuring an upgraded vertical roof with boxed eave, optional side entry garage doors (with architectural accent angled corners) and a walk door.

3-car garage with an upgraded vertical roof with boxed eave, optional side entry garage doors and a walk door. This garage also has 3 optional windows which helps add natural sunlight inside the building.

Design your own easily customizable garage based on your size and design. Ask one of our building specialists for details.

EVERSAFE™

BUILT SAFE BUILT STRONG BUILT TO LAST

Building Features

- 13 attractive colors to choose from
- Heavy duty durable design
- Customizable for your unique requirements
- Fast reliable construction
- Delivery and installation included
- Low cost future expansion option
- Financing and lease to own plans available

100% QUALITY GUARANTEE

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1-800-374-7106

About Our Buildings

Eversafe Buildings offers high quality, easy-to-assemble steel garage kits, metal carport kits, steel buildings, sheds and other types of manufactured and pre-engineered metal buildings. Manufactured nationwide with American made steel, using American labor, our buildings are used by thousands of residential and commercial customers around the world.

Our metal garage kits, RV covers, steel buildings and steel carports are of the highest quality available and are designed and engineered with the consumer in mind. All framing is hot dipped galvanized which gives you the best protection from rust through and corrosion. Easy to assemble, strong and designed to last, Eversafe Buildings offers the best in durability and convenience, while maintaining a price that's easy on your wallet.

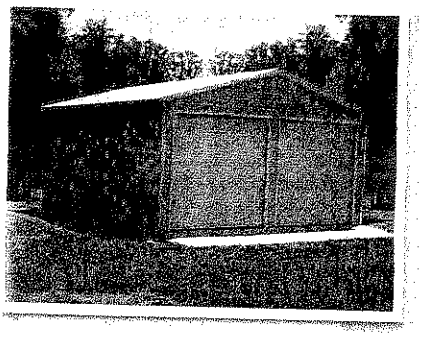
We not only offer buildings to cover and protect your automobiles, RVs, boats and heavy equipment, we also supply steel buildings for every application. From residential to commercial, agricultural to industrial, we have it all!

Top Quality Construction

Eversafe Buildings specializes in top quality steel garages, carports, sheds, and many different types of metal buildings. When looking for a building to protect your automobiles, RVs and campers, motorcycles or any other high dollar investment, we have you covered. If you have a design in mind we have the metal building for you.

Competitive Pricing

We offer competitive pricing and superior quality on all of our steel building products. Steel garages and carports are our specialty. Just call us at 1-800-374-7106 and we'll have one of our building specialists help find the right building for your needs.



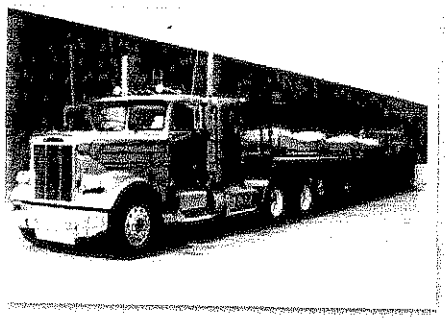
EVERSAFE™

BUILT SAFE BUILT STRONG BUILT TO LAST

Standard Building Features

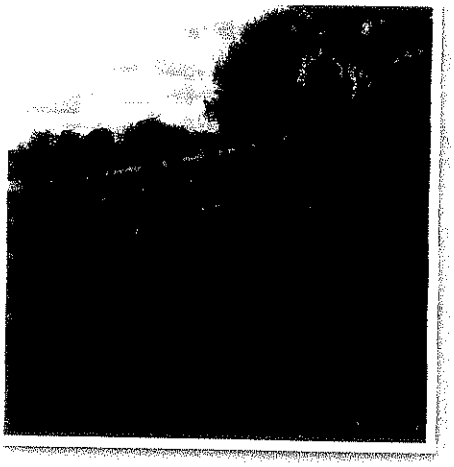
This section contains standard features included with our buildings as well as items you can choose as options when designing your new steel building. Some are designed for practical applications while other are purely cosmetic.

Standard Building Features



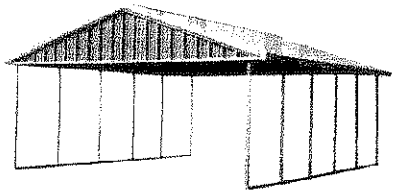
FREE DELIVERY

Every Eversafe steel building is delivered to your door at no charge. Whether your building is a small carport or a large steel garage we will deliver it to your door and offload all of the building materials.



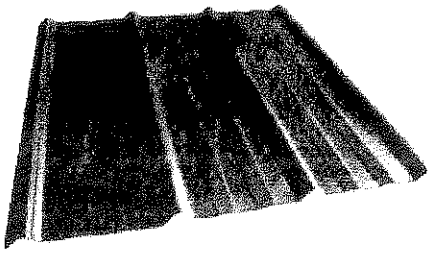
FREE INSTALLATION

Included in the price of every Eversafe steel building is installation. Let the experts handle the heavy lifting for you. Once the building materials are delivered and offloaded our crew will get right to work building your new steel building.



STEEL FRAMING

Our standard box beam framework comes in strong 14 gauge galvanized steel.



ROOF AND WALL SHEETING

Standard high tensile commercial roof and wall sheeting is available in 13 beautiful standard colors. Non-standard colors and color matching are also available upon request.

100% QUALITY GUARANTEE

AMERICAN MADE-AMERICAN PROUD

1-800-374-7106

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BUILT SAFE BUILT STRONG BUILT TO LAST
A Longlife Steel Buildings company

STEEL BUILDING PROPOSAL

EVERSAFE BUILDINGS | 4651 WOODSTOCK RD. SUITE 208 | ROSWELL, GA 30075
PH: 1-800-374-7106 | FAX: 1-800-374-4694 | WWW.EVERSAFEBUILDINGS.COM

A+ Rating BBB

CUSTOMER
Ken Smith

DATE
4/15/2016

ADDRESS
TBD

CITY/STATE
Blackwood, NJ

ZIP
08012

COUNTY
Camden

PHONE
(856) 701-7131

E-MAIL
ken smith

BUILDING TYPE
Garage

ROOF SIZE
30' x 31'

BUILDING SIZE
30' x 30'

WALL HEIGHT
12'

ROOF PITCH
3/12

ROOF TYPE
Upgraded Boxed Eave Roof With 6 Inch Overhang

FRAME TYPE (GAUGE)
Heavy Duty 14 Gauge Steel

SHEETING GAUGE
Heavy Duty 29 Gauge Steel

CERTIFICATION
130MPH/30PSF

QUANTITY	DESCRIPTION
	BUILDING DETAILS
	30' x 30' x 12' Garage
2	Full Sides With Horizontal Sheeting
1	Full End With Horizontal Sheeting
1	Full End With Horizontal Sheeting
	Boxed Eave Roof With Horizontal Sheeting & 6 Inch Overhang
	ACCESSORIES
1	Walk Door Frameout
1	Roll Up Door Frameout
24	Concrete Anchors
	MISCELLANEOUS
	Certified Building
	Stamped Drawings
	FREE DELIVERY TO JOBSITE
	FREE INSTALLATION ON YOUR PAD

*NOTE: BUILDING FRAME IS 1 FOOT SHORTER THAN ROOF

Note: Due to the volatility in steel mill prices this quote is only valid until:
Friday, April 22, 2016

BUILDING PRICE	$8,845.00
TAX RATE	7.00%
SALES TAX	$619.15
PROCESSING	$0.00
DRAWINGS	$150.00
TOTAL	$9,614.15
DUE NOW**	$1,326.75
BALANCE (COD)	$8,287.40

** Deposits paid by credit card or debit card are subject to a 4% processing fee

TOWNSHIP OF GLOUCESTER

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

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

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

Name: Kenneth & Diana Smith

Address: 644 Good Intent Rd

Block: 5001 Lot: 22

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

4/20/16
Date

Gloucester Township Tax Collector

APR 20 2016

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ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

April 18, 2016

Kenneth & Diana Smith
644 Good Intent Rd
Blackwood, NJ 08012

To Whom It May Concern:

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

Name: **Kenneth & Diana Smith**

Address: 644 Good Intent Rd.

Block: 5001 Lot: 22

If you have any questions, please feel free to contact the tax office at 856-374-3533.

Sandra L. Ferguson
Gloucester Township Tax Collector

Printed on recycled paper

1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

Payment Window

Add | Save | Cancel | << | >> | Detail | Notes | Verification List

Batch Id: KAB Payment Code: 001 Description: TAXES Payment Date 04/18/16

Block: 5001

Lot: 22

Sp Charges Total Municipal Charges

Qual: Cert Num:

Owner: SMITH KENNETH & DIANA C Prop Loc: 644 GOOD INTENT ROAD

Acct Id: 00002780 Bank Code:

Type	Year	Prd	Prin Bal	Prin Due	Interest	Total Due	Code	Due Date
Tax	2016	2	1,700.53	.00	.00	.00	001	05/01/16

Payment Amt: .00 Payment Descript: Subtotal

Check 1 Amt: .00 No: Cash Amt: .00 Interest Date

Check 2 Amt: .00 No: Credit Amt: .00 04/18/16

Check 3 Amt: .00 No: Change Due: .00

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #162013DM** **Escrow #10223**
Robert W. Yost Jr.
711 Floodgate Road
BLOCK 1305, LOTS 6 & 7

DATE: March 30, 2016

The Applicant requests minor subdivision and use variance approval for an expansion of a nonconforming use for a garage that has been previously utilized for a "workshop to fabricate metal gutters, "repair and storage of vending machines," and more recently "storage of personal belongings" within the R-4 – Residential District. The project is located on the west side of Floodgate Road east of Seventh Avenue.

Applicant/Owner: Robert W. Yost Jr., 711 Floodgate Road, Glendora, NJ 08029 (telephone #267-784-9704).

Surveyor: Robert K. Smith, PLS, PP, Key Engineers, Inc., 80 S. White Pike, Berlin, NJ 08009 (telephone #856-767-6111).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 3/08/16.
2. Sketch Plat, as prepared by Ferdinand F. DiRosa.
3. Deed for part of Block 53, Lot 14A dated August 14, 1980 – Deed Book 3757 Pages 439&c.
4. Deed for part of Block 53, Lot 14A dated August 14, 1980 – Deed Book 3758 Pages 187&c.
5. Zoning and Use Variance Narrative, as prepared by Key Engineers, Inc. dated 02/26/16.
6. Plan of Survey and Minor Subdivision Plat as prepared by Key Engineers, Inc. comprising one (1) sheet dated 10/22/13, last revised 02/22/16.

II. ZONING REVIEW

ZONE: R-4 – Residential District [§406].

Section 406.F. R-4 - Residential District

Description	Single family detached	Proposed Lot 6	Complies
Lot size (min.)	6,250 sf	9,374.65 sf	yes
Lot frontage (min.)	50 ft.	75 ft.	yes
Lot depth (min.)	100 ft.	125 ft.	enc
Building coverage (max.)	35%	19%	yes
Lot Coverage (max.)	65%	34%	yes
Front yard (min.)	20 ft.	30.8 ft.	yes
Side yard (min.)	10 ft.	10 ft. / 9.7 ft.	yes / enc
Rear yard (min.)	20 ft.	47.8 ft.	yes
Building Height (max.)	35 ft.	n/a	n/a

Description	Other Use	Proposed Lot 7	Complies
Lot size (min.)	**2 acres**	**0.27**	**no***
Lot frontage (min.)	**200 ft.**	**95 ft.**	**no***
Lot depth (min.)	400 ft.	125 ft.	enc
Building coverage (max.)	5%	18%[1]	yes
Lot Coverage (max.)	15%	46	yes
Front yard (min.) – garage	100 ft.	48.94 ft.	enc
Side yard (min.)	30 ft.	9.46 ft.	enc
Side yard (min.)	**30 ft.**	**14.7 ft.**	**no***
Rear yard (min.)	75 ft.	±40 ft.[1]	enc
Building Height (max.)	35 ft.	n/a	n/a

[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.

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 minor subdivision and variance requirements. The Applicant has provided most of the checklist items or has requested a waiver.

The Applicant must provide the following omitted checklist requirements:

We do not recommend waiving underlined checklist items.

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
   a. However, in lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation the applicant may provide a certification from an appropriate professional on presence/absence of freshwater wetlands and transition areas as it applies to the project area based on a field investigation.
2. 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].
3. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
   a. The plan must be revised to relocate the signature blocks to an outside fold.
4. Locations of all existing and proposed watercourse, i.e., lakes, streams, ponds, swamps or marsh areas, or under drain [Checklist #60].
5. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].

III. VARIANCE COMMENTS

The Application requires the following variances from the R-3 - Residential District:

§405.B, Permitted Uses ("D1" – use variance)

"D2" TYPE VARIANCES

1. The subdivision of land occupied by a nonconforming use, in this case, a former "workshop to fabricate metal gutters and a "repair and storage of vending machines," and more recently "storage of personal belongings" is an expansion of the nonconformity requiring a use variance [basis Razberry's Inc. v. Kingwood Tp.).

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

2. Lot size (Lot 7): (0.27 acres provided v. 2 acres min. required).
3. Lot frontage (Lot 7): (95 ft. provided v. 200 ft. min. required).
4. Side yard (lot 7): (14.7 ft. provided v. 30 ft. min. required)

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

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

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

POSITIVE CRITERIA ("D2" use variance)

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D2" variance:

7. 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).
8. 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)).
    a. The Applicant must identify and provide an analysis of those special reasons of zoning that are applicable to the application.
        i. 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.
        ii. 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).

IV. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised providing a concrete monument between proposed Block 1305, Lot 6 and Lot 7 along the Floodgate Road.
2. The Zoning Table must be revised to provide the bulk requirements for "Other Use" for proposed Lot 7.

V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

1. Zoning
    a. Consistency of expansion of the nonconforming use with the R-4 – Residential District and character of the built environment.
2. Nonconforming Use
    a. The Applicant must provide testimony addressing proposed use of the garage as either a private "residential" garage as a principal use on a lot or as a business use.

VI. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

Approval of a re-subdivision and variances from Section 405.B, expansion of a nonconforming use, namely, a garage as a commercial use (Not Permitted) and from Section 406.F for Block 1305, Lot 7 for "Other Use" classification a lot are of twenty seven hundredths (0.27) acres (2 acres minimum required), lot frontage of ninety five (95) feet (200 ft. minimum required, and a side yard of fourteen and seven tenths (14.7) feet (30 ft. minimum required).

VI. 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, reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Robert W. Yost Jr.
Robert K. Smith, PLS, PP
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №.: #162013 DM

☐ Planning Board ☒ Zoning Board of Adjustment

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

Taxes Paid Yes/No _____(Initial)

Fees 550.00 Project # 10223

Escr. 2400.00 Escr.# 10223

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: ROBERT W. YOST JR.
Address: 711 FLOODGATE ROAD
City: GLENDORA
State, Zip: N.J. 08029
Phone: (267) 784-9704 Fax: (___)____-_____
Email: bynetwork420@gmail.com

2. Owner(s) (List all Owners)

Name(s): (SAME AS APPLICANT) AND LEEANN YOST (WIFE)
Address: 711 FLOODGATE ROAD
City: GLENDORA
State, Zip: NJ 08029
Phone: (___)____-_____ Fax: (___)____-_____

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 MAR 08 2016

[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: _____
Address: _____
City: _____
Firm: _____
State, Zip: _____
Phone: (___)____-_____ Fax: (___)____-_____
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: ROBERT SCOTT SMITH PLS, PP	Name:
Address: KEY ENGINEERS INC. 80 S. WHITE HORSE PIKE	Address:
Profession: LAND SURVEYOR / PLANNER	Profession:
City: BERLIN	City:
State, Zip: NJ. 08009	State, Zip:
Phone: (856) 767-6111 Fax: (856) 753-1091	Phone: (__) __ - __ Fax: (__) __ - __
Email: rsmith@keyengineers.com	Email:

7. Location of Property:

Street Address: 711 & 705 FLOODGATE ROAD Block(s): 1305

Tract Area: 21,249 SF / 0.488 AC. Lot(s): 6 & 7

8. Land Use:

Existing Land Use: SINGLE FAMILY DWELLING ON LOT 6, GARAGE ON LOT 7

Proposed Land Use (Describe Application): A MINOR SUBDIVISION IS PROPOSED TO RELOCATE THE BOUNDARY LINE BETWEEN THE TWO LOTS 15' TO THE SOUTH. THE LINE WILL BE RELOCATED TO ITS ORIGINAL POSITION THAT EXISTED PRIOR TO A 1980 SUBDIVISION.

9. Property:

Number of Existing Lots: 2

Number of Proposed Lots: 2

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ☒ No ☐ Yes **(If yes, attach copies)**

Are there *proposed* deed restrictions? ☒ No ☐ Yes

10. Utilities: (Check those that apply.)

☒ Public Water ☒ Public Sewer ☐ Private Well ☐ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. PLANS, CHECKLIST, FEES

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	LOT 6 30.8
Front setback 2	LOT 7 49.63
Rear setback	LOT 6 47.8' LOT 7 40'
Side setback 1	9.7' LOT 6 9.46' LOT 7
Side setback 2	
Lot frontage	LOT 6 75.00' LOT 7 95.00'
Lot depth	125.00' BOTH
Lot area	LOT 6
Building height	35' MAX.

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

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

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	
Distance from dwelling	

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

Garage Application	
Garage Area	
Garage height	
Number of garages	
(Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

14. Parking and Loading Requirements: LOT 7 HAS NO CURRENT DEFINED USE

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

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

15. Relief Requested: TO PERMIT EXISTING CONDITIONS TO PERSIST WITH NEW LOT AREAS

☒ Check here if zoning variances are required. USE VARIANCE REQUIRED SINCE LOT 7 AREA IS BEING REDUCED.

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

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

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

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

16. Signature of Applicant

x Robert W. Yost Jr. — Signature of Applicant — x 2/26/2016 Date

ROBERT W. YOST JR.

x LeeAnn Yost — Signature of Co-applicant LEEANN YOST — x Feb. 26, 2016 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).**

JACQUELYNN JOYCE BANCHI
Commission # 2320225
Notary Public, State of New Jersey
My Commission Expires
October 14, 2019

2/26/16
Date

X Robert W. Yost Jr.
Signature

ROBERT W. YOST JR.
Print Name

Sworn and Subscribed to before me this 26th day of February, 2016 (Year)

Jacquelyn Banchi

X Lee Ann Yost
Signature

LEEANN YOST (WIFE)
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? ☐ No ☐ Yes

IF YES:

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

Robert W. Yost Jr. / Lee Ann Yost
Signature of Applicant

2/26/2016
Date

ROBERT W. YOST JR. LEE ANN YOST
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 10/22/13, shows and discloses the premises in its entirety, described as Block 1305 Lot 6 & 7; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

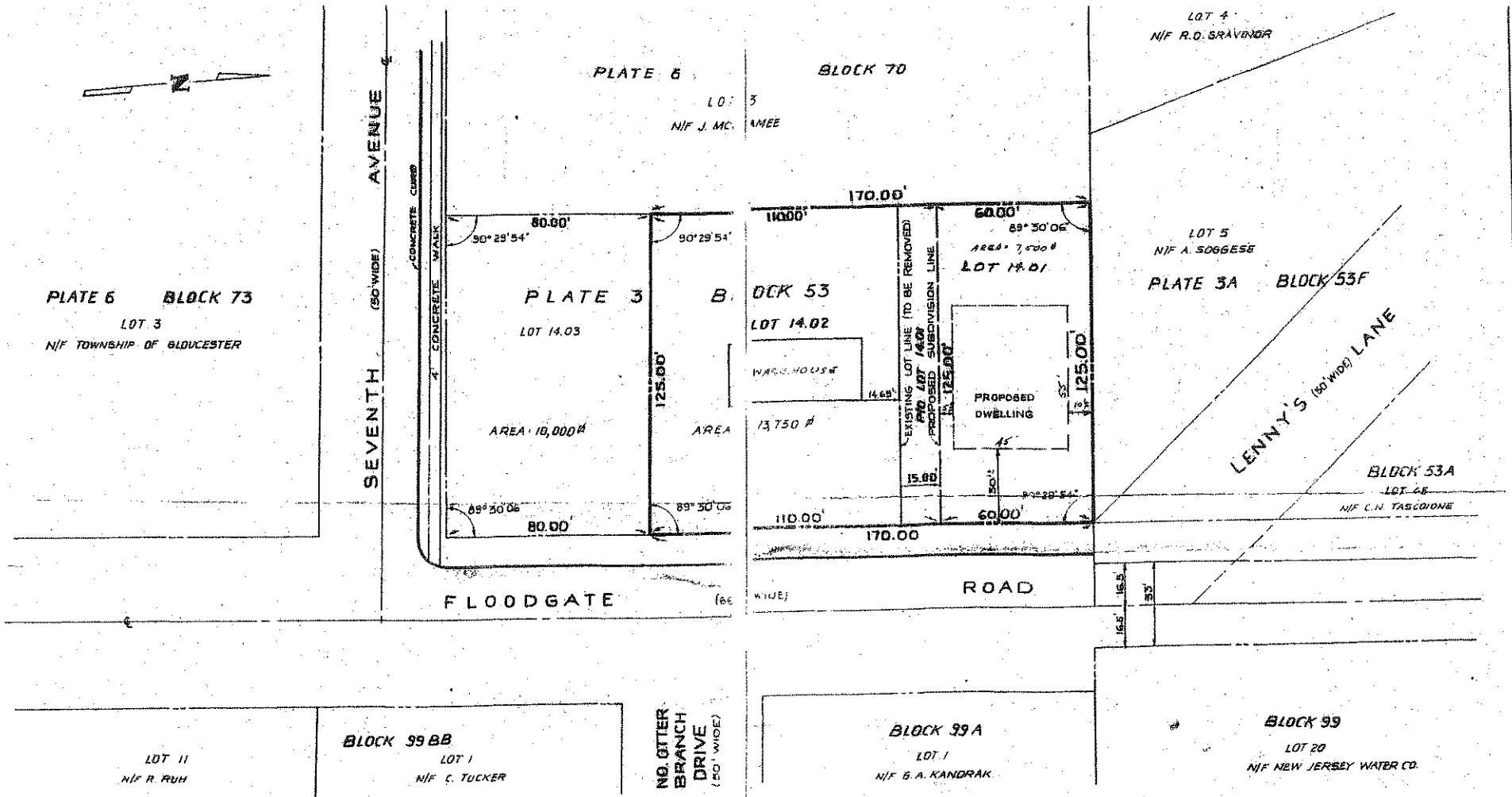
X Robert W. Yost Jr.
Name of property owner or applicant

ROBERT W. YOST JR.
Lee Ann Yost
LEE ANN YOST

Sworn and subscribed to
On this 26th day of February, 20 16 before the following authority.

Jacquelyn Banchi
Notary public

JACQUELYNN JOYCE BANCHI
Commission # 2320225
Notary Public, State of New Jersey
My Commission Expires
October 14, 2019



NOTES:

1. PLATE, BLOCK AND LOT NUMBER SHOWN REFER TO THE OFFICIAL GLOUCESTER TOWNSHIP TAX MAP AND OWNERSHIP RECORDINGS.
2. EXISTING ZONING IS "A" RESIDENTIAL.
3. PROPERTY LINE INFORMATION SHOWN TAKEN FROM TAX MAP AND DEED INFORMATION.

I HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE LANDS SHOWN HEREON AND APPROVE THE PLOTTING OF SAME AND CONSENT TO THE FILING OF THIS SUBDIVISION.

DATE _____ ADDRESS _____

DATE _____ ADDRESS _____

I HEREBY CERTIFY THAT WE ARE THE PRINCIPLES IN

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN PREPARED UNDER MY IMMEDIATE SUPERVISION.

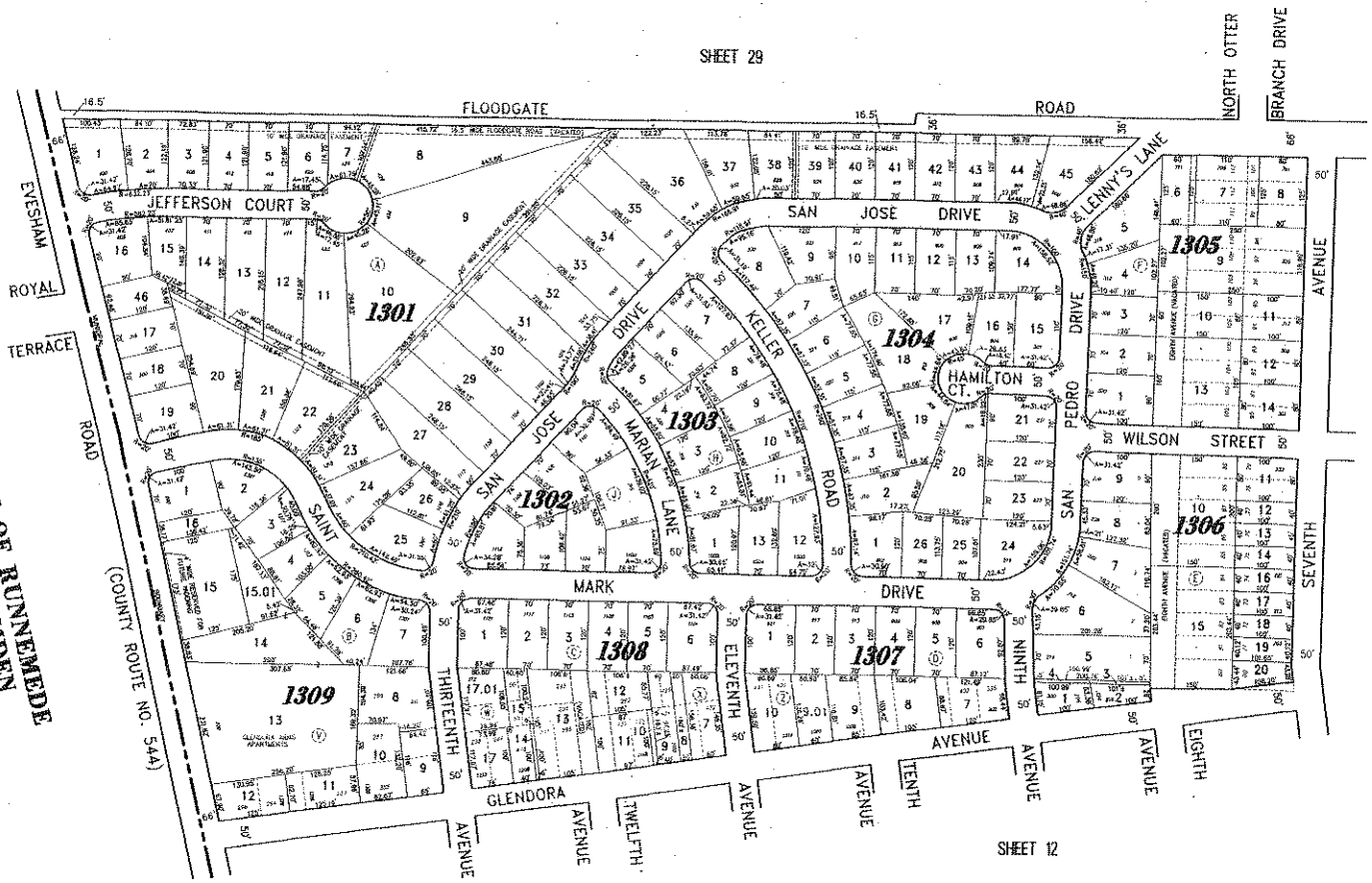
MAR 08 2016

SKETCH PLAT
OF
PROPOSED SUBDIVISION
SITUATE
TOWNSHIP OF GLOUCESTER, CAMDEN CO, N.J.

FERDINAND F DIROSA

REVISIONS		
4/1/2008	CRAIG F. REMINGTON	23924

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



NEW JERSEY DEPARTMENT OF THE TREASURY
BUREAU OF TAXPAYER PROPERTY ADMINISTRATION
APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY OF N.J.S.A. 54:4-46 (P.L.1)
FOR THE DIRECTOR, DIVISION OF TAXATION
DATE: 08 28 2008 BERN. NO. 066

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-09-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

REMINGTON & VERNICK ENGINEERS
21 GA 28003600
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-9662
WEB SITE ADDRESS WWW.RVE.COM

KEY ENGINEERS
established 1974

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ZONING AND USE VARIANCE NARRATIVE

Proposed Minor Subdivision and Use Variance

Block 1305, Lots 6 and 7

Township of Gloucester
Camden County, New Jersey

RECEIVED
MAR 08 2016

Applicants/Owners: Robert and Leeann Yost, Jr.

Prepared by: Robert Scott Smith, P.L.S., P.P.
N.J.P.P. License No. 4944

(KEI #1431DR0913)

February 26, 2016

This application to the Zoning Board of Adjustment proposes a Minor Subdivision (Redivision) of two (2) existing lots in the Township's R-4 Zoning District.

Block 1305, Lot 6 contains an existing two-story single-family home serving as the applicant's place of residence. The home was constructed in 1986 according to the applicant and Municipal tax records also indicate a 1986 construction date.

Block 1305, Lot 7 contains a detached, one-story wood frame constructed garage. Municipal records indicate the date of construction as 1960. A review of historic aerial photographs corroborates this date. According to the applicant, Robert W. Yost, Jr., the garage was owned by a person by the name of John McNamee at that time and was utilized as a workshop to fabricate metal gutters. The area of the adjoining Lot 6 was utilized as a storage area for building materials including lumber and shingles.

Around 1978 Robert W. Yost, Sr. purchased the garage structure and all of the land area of what is now Lot 6. At that time Lot 6 was vacant land. On March 16, 1978, the Gloucester Township Planning Board approved a Minor Subdivision recorded in Deed Book 3552, p. 350 resulting in Lot 7 (then Block 53, Lot 14.02) having 95.00 feet of frontage and Lot 6 (then Block 53, Lot 14.01) having frontage of 75.00 feet (see Deed Book 3552, p. 346). Exhibit A contains copies of the referenced deeds. On July 23, 1980, the Township of Gloucester approved an application put forth by Robert W. Yost, Sr. for a Use Variance, Bulk Variance and Minor Subdivision resulting in the present lot configuration. These Deeds are recorded in Deed Book 3758, p. 187 and Deed Book 3757, p. 349. Exhibit B contains copies of the referenced deeds.

The 1980 subdivision relocated the line between Lots 6 and 7 15.00 feet to the north. This provided 60.00 feet of frontage for Lot 6 and 110.00 feet of frontage for Lot 7. In 1986 Mr. Yost, Jr. constructed his home on Lot 6. The current application being submitted will return the properties to their pre-1980 configuration (Lot 7 will have 95.00 feet of frontage and Lot 6 will have 75.00 feet of frontage).

During the tenure of Mr. Yost, Sr.'s ownership, he operated a vending machine business from the garage structure known as Blackwood Vending. The garage was utilized for the repair and storage of vending machines. Approximately 10 years ago, Mr. Yost, Sr. closed Blackwood Vending and then utilized the garage for storage of personal belongings until passing away in 2013. It is important to note that the 1980 municipal approval included the Use Variance for the garage structure.

In 2014 Mr. Yost, Jr. purchased the property from the Estate of his late Father.

Since purchasing the garage on Lot 7, Mr. Yost, Jr. has utilized the structure for storage of his own personal belongings.

The application being presented proposes to relocate the common line between Lots 6 and 7 15.00 feet to the south to its exact pre-1980 location. This relocation will result in eliminating a current non-conforming side yard on Lot 6 of 6.2 feet by making it 21.2 feet. Other existing non-conforming side yards of 9.46 feet on Lot 7 and 9.7 feet on Lot 6 will not be affected by the redivision.

The need for a Use Variance is caused by the reduction in the land area of Lot 7. This reduction technically causes the garage use on Lot 7 to be considered more intense. Although permitted now by the 1980 variance, the reduction of the land area will effectively render the garage use to be viewed as an expansion of a non-conforming use.

From a practical standpoint, there will be no change in usage or intensity of usage on either Lot 6 or Lot 7. The relocation of the lot line to its pre-1980 location <u>will</u> result in a conforming side yard on the southerly side of Lot 6. This will in turn provide the current and future owners of Lot 6 practical, physical access to their rear yard area. The current 6.2 feet side yard is severely restrictive and does not allow a vehicle to pass alongside of the home.

From the perspective of land use, it is my professional opinion as a Licensed Professional Planner, that the Use Variance could be granted without substantial detriment to the public good. This is in conformance with the criteria found at N.J.S.A. 40:55D-70d. The non-residential use on Lot 7 has existed for 56 years without issue. The proposed subdivision is merely restoring the boundary configuration that existed prior to the 1980 Subdivision and Use Variance approval. This proposal facilitates a more practical configuration on Lot 6, eliminates a non-conforming side yard (6.2') while still providing a conforming side yard on the northerly side of Lot 7.

The Zoning Ordinance designates the area in question as "R-4 Single-Family Detached." In this Zone, the Ordinance permits houses of worship, public parks and recreation, municipal uses and single-family detached dwellings. Conditional uses permitted in the R-4 also include major home occupations. The prior commercial use that was permitted during Mr. Yost, Sr.'s tenure operated similarly to a major home occupation. The structure itself is residential in character and the structure and property are not large enough to accommodate any large scale non-residential uses. In my professional opinion, the prior permitted use allowed by the 1980 Use Variance and the conditions that would be created by the minor alterations in boundary configuration proposed by this subdivision will not substantially impair the intent and purpose of the zone plan and zoning ordinance. This point also complies with the conditions found at N.J.S.A. 40:55D-70d.

The negative criteria associated with the granting of the use variance for a technical expansion of the non-conforming use on Lot 7 would be the perpetuation of a non-residential use in a residential neighborhood and zone. The usual negative points of increased traffic and noise associated with a non-residential use are attenuated by the small scale of the building and property that is exhibited on Lot 7. This negative point is also tempered by the positive change in providing a compliant side yard for Lot 6, thus improving circulation along the southerly side of the home on Lot 6. The 6.2 feet side yard will be expanded to 21.2 feet after subdivision. The side yard on the north side of the building on Lot 7 remains compliant after subdivision.

Lastly, we are unaware of any formal complaints or other issues associated with the 56 year history of non-residential use of Lot 7. It is important to note that for the last 36 of those years, the non-residential use on Lot 7 has been officially recognized by the Township.

The relocation of the common line between Lot 6 and Lot 7, although technically viewed as an expansion of a non-conforming use because of the incidental reduction in lot area, will not create any negative impacts for the neighboring residents. Furthermore, as outlined herein, the Board has authority to grant this variance under the criteria of N.J.S.A. 40:55D-70d because there is no substantial detriment to the public good and the variance will not substantially impair the intent or purpose of the Zone Plan or Zoning Ordinance of the Township of Gloucester.

3/2/16
Date

Robert Scott Smith, P.L.S., P.P.
N.J.P.P. License No. 4944

RSS:ke
Projects\10\1431\Docs\Narrative

EXHIBIT A

Deeds Memorializing Approval of March 16, 1978 Minor Subdivision

- **Deed Book 3552, Page 346**
- **Deed Book 3552, Page 350**

DEED—PLAIN WARRANTY (29) Sinnickson Chew & Sons Co., Printers of New Jersey Legal Blanks, Camden, N. J. 08101

This Indenture, MADE THE

twenty-ninth day of March in the year of our Lord one thousand nine hundred and seventy-eight.

Between

ROBERT W. YOST AND CATHERINE, his Wife

7500 ag ft

of the first part, and

ROBERT W. YOST and CATHERINE, HIS WIFE
317 Seventh Avenue
Glendora, New Jersey

of the second part:

Witnesseth, That the said party of the first part, for and in consideration of the sum of ONE ($1.00) DOLLAR----------

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, heirs and assigns, ALL THAT CERTAIN tract or parcel of land and premises situate in the Township of Gloucester, County of Camden and State of New Jersey more particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 175.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feet wide); thence

(1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet to a point; thence

(2) North 08 degrees 30 minutes 06 seconds East a distance of 75.00 feet to a point; thence

(3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the aforementioned Westerly line of Floodgate Road; thence

(4) South 08 degrees 30 minutes 06 seconds West along said Westerly line of Floodgate Road a distance of 75.00 feet to the point and place of beginning.

CONSIDERATION $1.00
R.T. FEE Exempt S.R.T. FEE Exempt
TOTAL Fee PAID 4/7/78 BY [illegible]

Being part of Lot 14AB, Block 53, Plate 3 of the Official Tax Maps of the Township of Gloucester.

Containing: 9,375 square feet. — 7500 sq ft

Approved by the Gloucester Township Planning Board on March 16, 1978

Ron Mazza — Robt Burg

SECRETARY PLANNING BOARD — CHAIRMAN, PLANNING BOARD

Dated: 3/31/78

DEED—PLAIN WARRANTY (29) Sinnickson Chew & Sons Co., Printers of New Jersey Legal Blanks, Camden, N. J. 08101

This Indenture, *MADE THE*

twenty-ninth *day of* March *in the year of our Lord one thousand nine hundred and* seventy-eight.

Between

ROBERT W. YOST and CATHERINE, his Wife

of the first part, and

ROBERT W. YOST and CATHERINE, his Wife
317 Seventh Avenue
Glendora, New Jersey

of the second part:

Witnesseth, *That the said party of the first part, for and in consideration of the sum of* ONE ($1.00) DOLLAR----------

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, heirs and assigns, ALL THAT CERTAIN tract of parcel of land and premises situate in the Township of Gloucester, County of Camden and State of New Jersey more particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 80.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feet wide); thence

(1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet to a point; thence

(2) North 08 degrees 30 minutes 06 seconds East a distance of 95.00 feet to a point; thence

(3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the aforementioned Westerly line of Floodgate Road; thence

(4) South 08 degrees 30 minutes 06 seconds West along said Westerly line of Floodgate Road a distance of 95.00 feet to the point and place of beginning.

CONSIDERATION $1.00
R.T. FEE Exempt S.R.T. FEE Exempt
TOTAL Exempt DATE 4/7/78 BY RBT

Being part of Lot 14AB, Block 53, Plate 3 of the Official Tax Maps of the Township of Gloucester.

Containing: 11,875 square feet.

Approved by the Gloucester Township Planning Board on March 16, 1978

SECRETARY — DATE 3/31/78 — CHAIRMAN

11,875
1,875
13,750

EXHIBIT B

Deeds Memorializing
July 23, 1980 Minor Subdivision

- **Deed Book 3757, Page 439**
- **Deed Book 3758, Page 187**

DEED—PLAIN WARRANTY (29)

Sinnickson Chew & Sons Co., Haddonfield, N. J. 08033, (609) 795-0075

This Indenture, *MADE THE*

Fourteenth *day of* August *in the year of our Lord one thousand nine hundred and* eighty.

Between

ROBERT W. YOST and CATHERINE, his Wife

of the first part, and

ROBERT W. YOST and CATHERINE, his Wife
317 Seventh Avenue
Glendora, New Jersey

of the second part:

Witnesseth, *That the said party of the first part, for and in consideration of the sum of* ONE ($1.00) DOLLAR----------

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, heirs and assigns, ALL THAT CERTAIN tract or parcel of land and premises situate in the Township of Gloucester, County of Camden and State of New Jersey more particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 190.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feed wide); thence

(1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet to a point; thence

(2) North 08 degrees 30 minutes 06 seconds East a distance of 60.00 feet to a point; thence

(3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the aforementioned Westerly line of Floodgate Road; thence

(4) South 08 degrees 30 minutes 06 seconds West along said Westerly line of Floodgate Road a distance of 60.00 feet to the point and place of beginning.

COUNTY OF CAMDEN
CONSIDERATION 1.00
R.I. FEE EXEMPT S.R.T. FEE EXEMPT
TOTAL NONE DATE 1-20-81 BY J.O.

Being part of Lot 14AB, Block 53, Plate 3 of the official Tax Maps of the Township of Gloucester.

Containing: 7,500 square feet.

Approved C Variance, Use Variance and Minor Subdivision Classification by the Gloucester Township Zoning Board of Adjustment, July 23, 1980.

CHAIRMAN

SECRETARY

Lot 7 Block 1305

DEED—PLAIN WARRANTY (29)

Sinnickson Chew & Sons Co., Hadd[illegible]eld, N. J. 08033, (609) 795-0075

BOOK 3758 PAGE 187

This Indenture, *MADE THE*

fourteenth *day of* August *in the year of our Lord one thousand nine hundred and* eighty.

Between

ROBERT W. YOST and CATHERINE, his Wife

of the first part, and

ROBERT W. YOST and CATHERINE, his wife
317 Seventh Avenue
Glendora, New Jersey

of the second part:

Witnesseth, *That the said party of the first part, for and in consideration of the sum of* ONE ($1.00) DOLLAR----------

lawful money of the United States of America

well and truly paid by the said party of the second part to the said party of the first part, at and before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said party of the second part, heirs and assigns, ALL THAT CERTAIN tract or parcel of land and premises situate in the Township of Gloucester, County of Camden and State of New Jersey more particularly described as follows:

Beginning at a point in the Westerly line of Floodgate Road (66 feet wide) said point being North 08 degrees 30 minutes 06 seconds East a distance of 80.00 feet from the intersection of the Northerly line of Seventh Avenue (50 feet wide) with the said Westerly line of Floodgate Road (66 feet wide); thence

(1) North 81 degrees 00 minutes 00 seconds West a distance of 125.00 feet to a point; thence

(2) North 08 degrees 30 minutes 06 seconds East a distance of 110.00 feet to a point; thence

(3) South 81 degrees 00 minutes 00 seconds East a distance of 125.00 feet to the aforementioned Westerly line of Floodgate Road; thence

(4) South 08 degrees 30 minutes 06 seconds West along said Westerly line of Floodgate Road a distance of 110.00 feet to the point and place of beginning

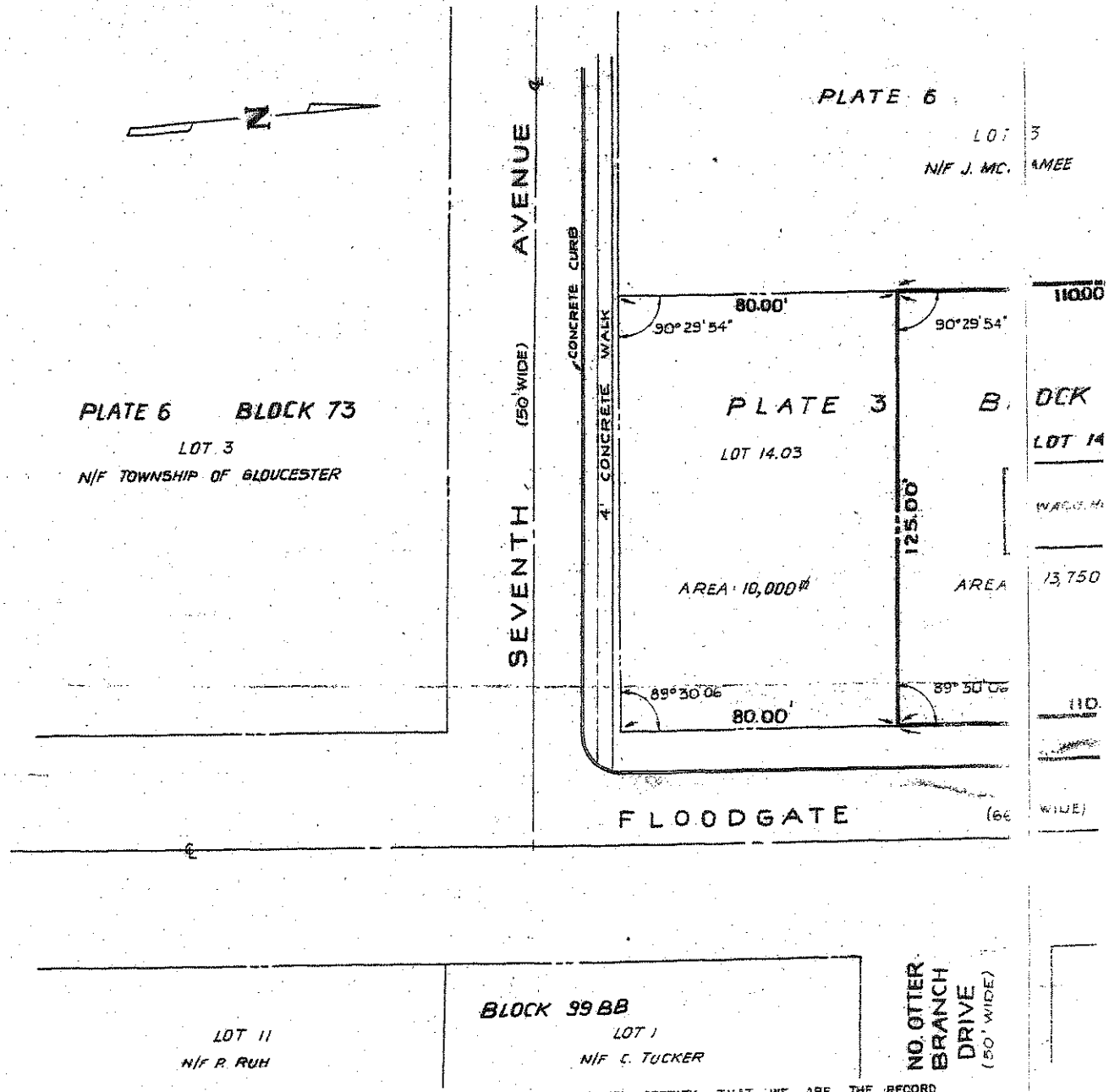
Being part of Lot 14AB, Block 53, Plate 3 of the Official Tax Maps of the Township of Gloucester.

Containing: 13,750 square feet.

Approved C Variance, Use Variance and Minor Subdivison Classification by the Gloucester Township Zoning Board of Adjustment , July 23, 1980

Charles Filippo
CHAIRMAN

SECRETARY



I HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE LANDS SHOWN HEREON AND APPROVE THE PLOTTING OF SAME AND CONSENT TO THE FILING OF THIS SUBDIVISION.

DATE _____ ADDRESS _____

DATE _____ ADDRESS _____

I HEREBY CERTIFY THAT WE ARE THE PRINCIPLES IN

NOTES:

1. PLATE, BLOCK AND LOT NUMBER SHOWN REFER TO THE OFFICIAL GLOUCESTER TOWNSHIP TAX MAP AND OWNERSHIP RECORDINGS.
2. EXISTING ZONING IS "A" RESIDENTIAL.
3. PROPERTY LINE INFORMATION SHOWN TAKEN FROM TAX MAP AND DEED INFORMATION.

Department of Public Works

Louis Cappelli, Jr.
Freeholder Director
Susan Shin Angulo
Freeholder
Sam Martello
Director

camden county

Making It Better, Together.

CAMDEN COUNTY PLANNING BOARD
CHARLES J. DEPALMA COMPLEX
2311 EGG HARBOR ROAD
LINDENWOLD, NJ 08021

Board Members
Freeholder Carmen G. Rodriguez – Alternate
George W. Jones Chairman
Daniel P. Cosner- Vice Chairman
Joseph Pillo
Farhat Biviji
Thomas Schina

Kevin Becica – County Engineer

March 18, 2016

Robert Scott Smith, PLS, PP
80 S. White Horse Pike
Berlin, NJ 08009

RECEIVED
MAR 28 2016

RE:	**711 & 705 Floodgate Road**
Plan Type:	Minor Subdivision
Block(s):	1305
Lot(s):	6 & 7

Dear Applicant/Agent:

Due to the nature of this specific application, a staff review concluded that the proposed activity will have no effect on any County facility and therefore will not need a Camden County Planning Board vote.

All fees regarding this matter have been paid in full. This letter may be considered a waiver of further review.

Thank you for the opportunity to be of service regarding this matter.

Sincerely,

Andrew Levecchia, PP/AICP
Planning Director

Al/cs

The Camden County Planning Board and/or Camden County Engineering Department retains the right to re-evaluate this determination if the approved plan submitted to such Department was modified or revised in any such way that would impact the project referenced above. If any revisions are made to said project after approval granted, said applicant must resubmit to Board for approval.

M-15-4-16

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

MAR 09 2016

DATE: March 9, 2016

APPLICATION No. #162013DM

PROJECT No. #10223

APPLICANT: Robert Yost

BLOCK(S): 1305 **Lot(S):** 6 & 7

LOCATION: 711 & 705 Floodgate Rd., Glendora, NJ 08029

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6
- ☐ **GT EMS**

STATUS OF APPLICATION:

☒ **New Application – Use "D" Variance & Minor Subdivision**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by March 21, 2016**

☐ For Your Files.

ENCLOSED:

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

☐ Variance Plan ☒ Use (D) Variance ☒ Minor Subdivision

ISSUES

1. Moving lot line - no new lot # needed.
2. What is purpose of this S/D?
3. Is Gar on lot 7 used for commercial purposes, or will it be? Gar is VERY LARGE (2100SF) to be on a separate lot. Old comm. use now VACATED
4. Purpose + official use of lot 7 ~~Garage needs to be defined why it is separate if~~ auxiliary use to house on lot 6. Is it rented to separate party?

Signature 3/9/16

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

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MAR 14 2016
BY:

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Reviewed
☒ **Approved** ☐ **Not Approved**
Gloucester Twp. Fire Dist. 1
Fire Official: [signature]
Date: 3/14/16

☐ Variance Plan ☒ Use (D) Variance ☒ Minor Subdivision

_____

_____

_____
Signature

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

March 14, 2016

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

RECEIVED
MAR 15 2016

Re: Application #162013DM
Robert Yost
711 & 705 Floodgate Road, Glendora, NJ 08029
Block 1305, Lots 6 & 7

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

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

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

RECEIVED
MAR 16 2016
BY:

March 10, 2016

To Whom It May Concern:

Our records indicate that the below referenced properties are current on taxes as of today.

Name: **Robert & Leeann Yost Jr.**
Address: 705 & 711 Floodgate Rd, Glendora, NJ
Block 1305, Lots: 6 & 7

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

Sandra L. Ferguson
Gloucester Township Tax Collector

1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

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FRANCIS W. PAGUREK
EMS CHIEF/DIRECTOR
856-481-4829
856-481-4930 FAX

109 N. BLACK HORSE PIKE
SUITE 5-D
PO BOX 1658
BLACKWOOD, NJ 08012

Township of Gloucester
Community Development
PO Box 8
Blackwood, NJ 08012

March 14, 2016

MAR 21 2016

Yost

RE: Application # 162013DM

To the Zoning Board:

We have reviewed the application submittals for the proposed 711 & 705 Floodgate Road, Glendora, NJ 08029. We have no concerns, comments or issues related to EMS Operations on this submittal.

If you have any questions or concerns please feel free to contact me.

Respectfully,

Francis W, Pagurek
Chief Director of EMS Operations

Bln# 67

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

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MAR 22 2016

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OK 3-22-16 JK JLG

Signature