

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, May 14, 2014
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes – *Wednesday,*

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

#142019C
Joseph Dunne
Zoned: SCR

Bulk C Variance
Block: 15817 Lot: 13
Location: 17 Joanne Drive, Erial

8' x 12' rear deck w/ 7' setback

#1420013D
Patricia Norcross
Zoned: R3

Use "D" Variance
Block: 16401 Lot: 36
Location: 1868 New Brooklyn-Erial Rd., Sicklerville

Converting 2nd flr. addition to 3 BR apt.

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

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

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

Meeting Adjourned

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 #142019C**
Joseph Dunne
17 Joanne Drive
BLOCK 15817, LOT 13

DATE: April 23, 2014

The above application is to permit an 8' x 12' deck within the SCR – Senior Citizen Residential district, specifically, the Reserves at Forest Meadows.

I. ZONING INFORMATION

- Zone: SCR ~ Senior Citizen Residential District [§409].

SCR ~ Senior Citizen Residential District [Reserves at Forest Meadows¹]:

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	4,250 sf	5,850 sf	yes
Minimum lot frontage	50 ft.	65 ft.	yes
Minimum lot depth	85 ft.	90 ft.	yes
Maximum lot coverage	55%	±43%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	20 ft.	20.46 ft.	yes
Side yard (deck)	4 ft.	24 ft.	yes
Side yard (Aggregate)	15 ft.	53 ft.	n/a
Rear yard (deck)	10 ft.	±7.54 ft.	no*
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Zoning schedule applies to the Reserves at Forest Meadows approval.

N.P. = Not a permitted location or use.

= 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 variance:

DECK §409.F – SCR – Senior Citizen Residential District, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval.

- Rear yard: (±7.54 ft. provided v. 10 ft. minimum required).

Application #1242019C
 Joseph Dunne
 17 Joanne Drive
 Block 15817, Lot 13

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 409.F, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a deck approximately seven and fifty four hundredths (7.54) feet from the rear lot line (10 feet minimum required).

cc: Joseph Dunne
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

2/28/14

For Office Use Only

Submission Date: _____ Application No. 142019C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160⁰⁰ Project # 8469

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

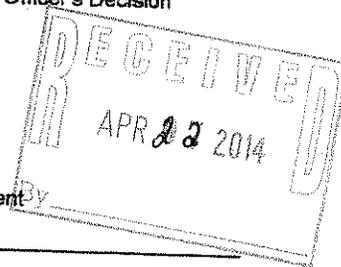
Escr. 150⁰⁰ Escr. # 8469

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>JOSEPH P. DUNNE</u> Address: <u>17 JOANNE DRIVE</u> City: <u>ERIAL</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 282-3909</u> Fax: () - Email: <u>JPE.DUNNE@COMCAST.NET</u>	2. Owner(s) (List all Owners) Name(s): <u>JOSEPH + ELEANOR DUNNE</u> Address: <u>17 JOANNE DRIVE</u> City: <u>ERIAL</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 282-3909</u> Fax: () -
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3. Type of Application. Check as many as apply:

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



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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	<u>SCR</u>	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: J. S. MILLER
Address: _____
Profession: _____
City: MULLICA HILL
State, Zip: NJ
Phone: (856) 905-2486 Fax: () - _____
Email: JSMILLER CONTRACTING.COM

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

7. Location of Property:

Street Address: 17 JOANNE DRIVE Block(s): 15817
Tract Area: _____ Lot(s): 13

8. Land Use:

Existing Land Use: HOME
Proposed Land Use (Describe Application): ADD A 8'X12' DECK TO THE REAR OF
OUR HOUSE 7 FOOT REAR SETBACK

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

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

APR 07, 2014

 Date

 Signature of Co-applicant

 Date

17. Consent of Owner(s):

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

_____ Date

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

Signature: Joseph P. Dunne
 Print Name: JOSEPH P DUNNE

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).

Signature of Applicant: Joseph P. Dunne
 Print Name: JOSEPH P DUNNE

Date: 4/07/14

19. Survey waiver certification:

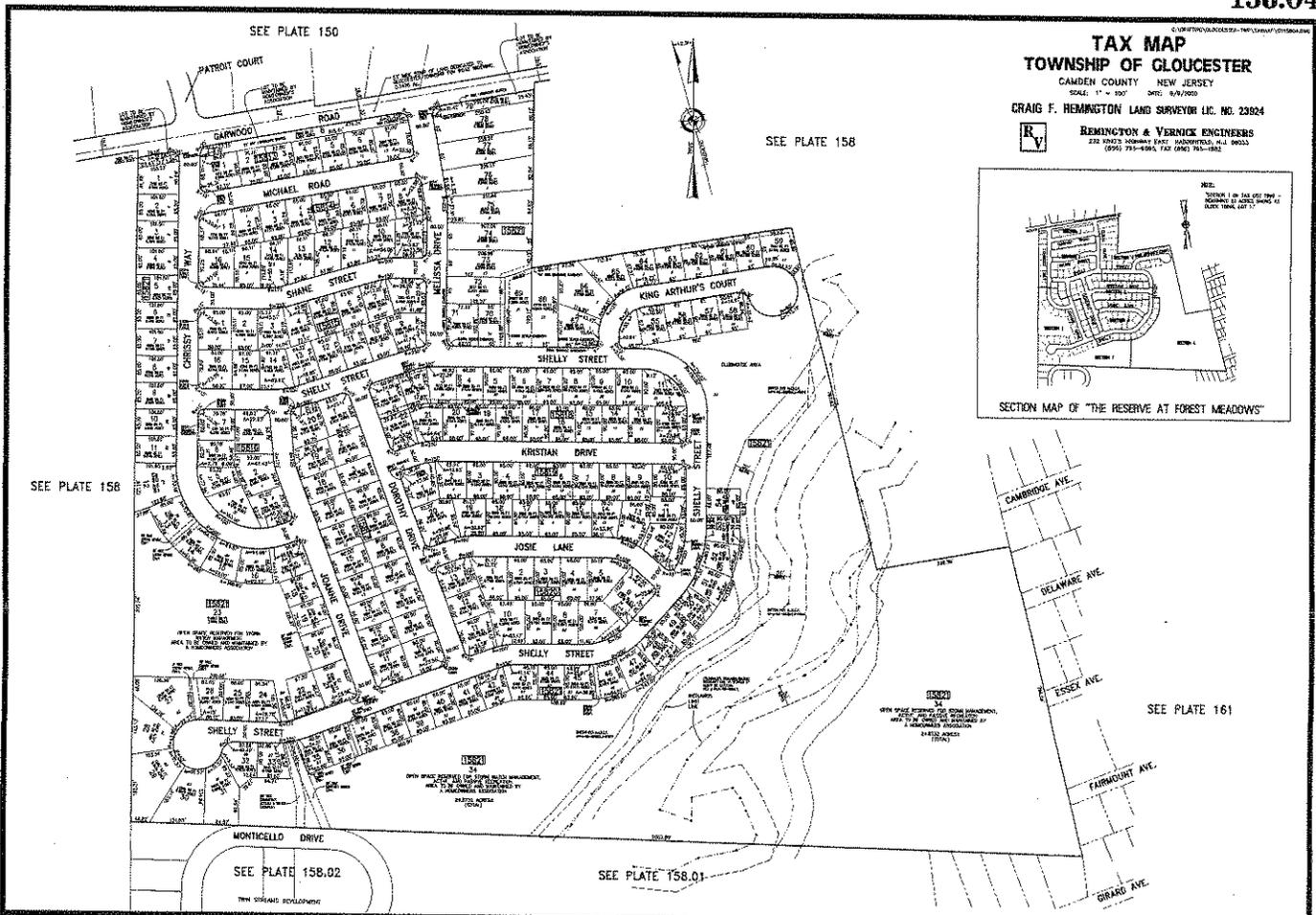
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 4/7/2014, shows and discloses the premises in its entirety, described as Block _____ Lot _____ and I further certify that no buildings, fences or other facilities have been constructed, 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:

Sworn and subscribed to
 On this 7th day of April,
 20 14 before the following authority.

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

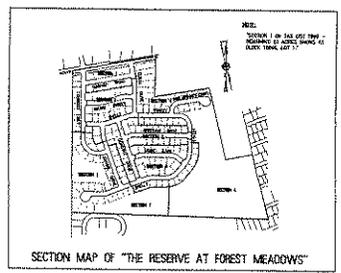
Name of property owner or applicant: Joseph P. Dunne
 Notary public: Patricia McLaughlin



TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY NEW JERSEY
 SCALE: 1" = 100'
 DATE: 8/4/2005

CRAIG F. HEMINGTON LAND SURVEYOR LIC. NO. 23824

REMINGTON & VERNICK ENGINEERS
 225 NIXON JORDAN ESTATES, HADDONFIELD, N.J. 08033
 (856) 793-4363, FAX (856) 745-1842



SEE PLATE 158

SEE PLATE 158

SEE PLATE 161

SEE PLATE 158.02

SEE PLATE 158.01

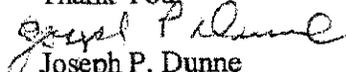
To: Township of Gloucester Planning Dept

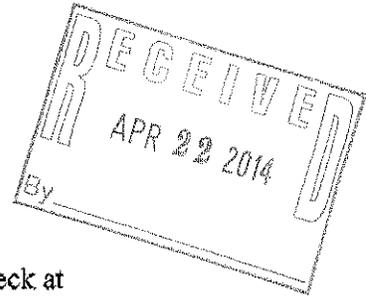
Fax, (856) 232-6229

ATTN: Donna Barrett:

This is the approval from ARB Board for the installation of a new deck at
17 Joanne Drive Erial NJ 08081.

Thank You


Joseph P. Dunne



THE FOUR SEASONS AT FOREST MEADOWS HOA, INC.

33 Shelly Street
Sicklerville, NJ 08081

Phone: (856) 435-0100 Fax: (856) 435-3008

ARB APPLICATION - REQUEST FOR APPROVAL OF EXTERIOR IMPROVEMENT

Handwritten initials and marks: nmp, CE, JH, RW, LD, GC

Homeowner (Print): JOSEPH & ELEANOR DUNNE
Address: 17 JOANNE DRIVE Phone: 856 282 3909
Housemodel: BENTLEY Elevation/Roofline: _____
Siding Color: TAN Door color: MAROON

INSTRUCTIONS

Please submit one application per improvement for example if you are going to install landscaping and a storm door we would want two applications are required.
Proper completion of this application will expedite processing. Incomplete applications will be returned without approval; therefore, it is suggested you review your documents before filling out application.

Application MUST be accompanied by a copy of the FINAL SURVEY (issued to each homeowner at the time of settlement) showing location and dimensions of proposed improvements to scale. Exception: if the improvement is attached to the structure - i.e. door, window, lights. Please make every effort to attach additional sketches/pictures and/or material samples whenever available. Failure to do so may result in a denial or place conditions on the approval. The application must be signed by homeowner in the space below and under liabilities on the reverse side. Work **MUST BEGIN** within six (6) months of approval. If work is not started within six (6) months, the approved application will be null and void. Township approval is required for all construction. Prior ARB approval is necessary before submission to Township. All outside improvements/modification/changes require ARB approval.

DESCRIPTION OF IMPROVEMENT

INSTALLATION OF A 8'x12 DECK

I request approval of the ARB Committee to undertake the above improvement to my property at the address shown above in THE FOUR SEASONS AT FOREST MEADOWS HOMEOWNERS ASSOCIATION.

Homeowner's Signature Joseph P. Dunne Date 4/03/14

THIS SPACE FOR USE BY THE OFFICE AND THE ARB ONLY

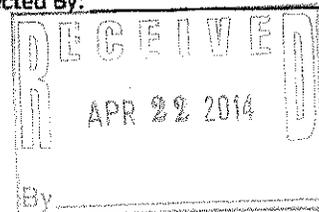
Date application received: 4/3/13 Approved:

Date of first review by ARB: _____ Application Is: _____ Not Approved: _____

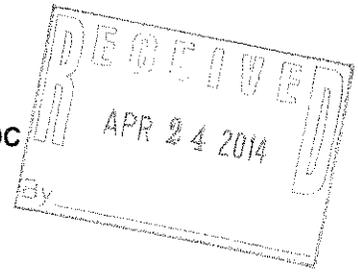
Comments: II j (A) outstructures + II n 1 & 2 Porchies + Decks

Signature: Virginia M. Adams Date: 4/21/14
Chairman, ARB Committee

Completion Inspection Date: _____ Completion Inspected By: _____



TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL



DATE: April 22, 2014

APPLICATION No. #142019C

APPLICANT: Joseph Dunne

PROJECT No. 8469

BLOCK(S): 15817 Lot(S): 13

LOCATION: 17 Joanne Drive, Erial, NJ 08081

TRANSMITTAL TO:

- Township Engineer
- Camden County Planning Board
- N.J. American Water Co.
- Taxes *Current mb*
- 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 May 5, 2014***
- For Your Files.

ENCLOSED:

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

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

Mayam Buisa 4/23/14
Signature

Donna Barrett

From: Mellett, James <jmellett@churchillengineers.com>
Sent: Monday, April 07, 2014 11:24 AM
To: Ken Lechner
Cc: Donna Barrett
Subject: Glouc Zoning Bd # 142013D - Patricia Norcross

Ken:

I received the referenced application. I don't think there is a need for us to generate a review letter. We can just provide review at the meeting. Let me know if you have an issue with this approach.

Best,

Jim



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

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 #1142013D Escrow #8405**
Patricia Norcross
1868 New Brooklyn-Erial Road
BLOCK 16401, LOT 36

DATE: April 9, 2014

The above application is to permit conversion of an existing second story addition into an apartment within the R-3 – Residential District a per the submitted sketh.

I. ZONING INFORMATION

1. Zone: R-3 ~Residential District (§405.F).

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±18,600 sf ¹	yes
Minimum lot frontage	75 ft.	62 ft.	enc
Minimum lot depth	125 ft.	300 ft.	yes
Maximum building coverage	20%	±9.74% ¹	yes
Maximum lot coverage	40%	±9.74% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	38.8 ft.	yes
Side yard	10 ft.	±6 ft. / 17.50 ft.	enc / yes
Rear yard	30 ft.	±200 ft.¹	no*
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes
ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front Yard	N.P.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	10 ft.	n/a	n/a
Maximum garage height	20 ft.	n/a	n/a
Maximum other building height	15 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 as submitted requires the following variance:

§405.B, R3 – Residential District, Permitted Uses

1. An apartment is not listed as a permitted use in the R-3 Residential District.

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

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

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

POSITIVE CRITERIA (“D1”)

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

4. The Board has the power to grant a variance for a use in a district restricted against such use (basis N.J.S.A. 40:55-70d(1)).
 - a. A use variance must meet the statutory “special reasons” standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis *Medici v. BPR Co.*, 107 N.J. 1 (1987)).
 - i) The Applicant must identify and provide an analysis of those special reasons of zoning that are applicable to the application.
 - ii) Furthermore, *Medici* requires an “enhanced quality of proof and clear specific findings” that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.”
 - iii) In addition to the aforementioned special reasons, the Applicant must also provide specific testimony addressing the enhanced quality of proof that the variance sought is not inconsistent with the intent and purpose of the Master Plan and Zoning ordinance.

NEGATIVE CRITERIA

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

III. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

1. Master Plan
 - a. Consistency of the proposed conversion of a single family dwelling to a two family dwelling with the criteria of the R3 – Single Family Detached – 3 du/ac land use classification of the master plan.
2. Zoning
 - a. Consistency of the proposed conversion of a single family dwelling to a two family dwelling with the R-3 Residential District and character of the built environment.
3. Use Variance
 - a. The Applicant must provide testimony addressing the following:
 - i. Access to the second floor apartment.
 - ii. Parking requirements.

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 405.B, R-3 Residential District to permit conversion of an existing second story addition into an apartment within the R-3 Residential District.

V. RECOMMENDATIONS

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

cc: Patricia Norcross
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: _____ Application No: # 142013D Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 260⁰⁰ Project # 8405
 Escr. 1200⁰⁰ Escr. # 8405

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

LAND DEVELOPMENT APPLICATION

1. Applicant

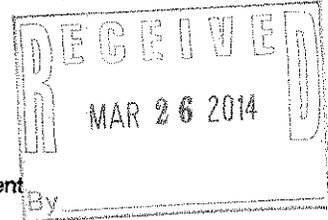
Name: Patricia Norcross
 Address: 1868 New Brooklyn Erial Rd
 City: Sicklerville
 State, Zip: NJ 08081
 Phone: (856) 904-6655 Fax: ()
 Email: p.norc2@comcast.net

2. Owner(s) (List all Owners)

Name(s): Patricia Norcross
George Norcross
 Address: 1868 New Brooklyn Erial Rd
 City: Sicklerville
 State, Zip: N.J. 08081
 Phone: (856) 904-6655 Fax: ()

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Patricia Norcross

Address: 1868 New Brooklyn Erial Rd

Profession: _____

City: Sicklerville

State, Zip: NJ 08081

Phone: (856) 904-6655 Fax: () - _____

Email: pnorc2@comcast.net

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: () - _____ Fax: () - _____

Email: _____

7. Location of Property:

Street Address: 1868 New Brooklyn Erial Rd. Block(s): 16401

Tract Area: _____ Lot(s): 36

8. Land Use:

Existing Land Use: single family dwelling

Proposed Land Use (Describe Application): Construct pre-existing second floor addition to apartment. Installing kitchen (gas/electric appliances) & outside rear entrance. (See Attached Zoning Permit # 5098 w/Attachments)

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

Proposed Form of Ownership:

- Fee Simple
- Condominium
- Cooperative
- Rental

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

Are there *proposed* deed restrictions? No Yes

10. Utilities: (Check those that apply.)

- Public Water
- Public Sewer
- Private Well
- Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>38.8</u>	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	<u>62</u>	Pool Requirements	
Lot depth	<u>3</u>	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	<u>26'</u>	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: 2 Number of parking spaces provided: 2
 Number of loading spaces required: 0 Number of loading spaces provided: 0

15. Relief Requested:

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

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

16. Signature of Applicant

Patricia Novcross

Signature of Applicant

3/25/14

Date

George B Novross Jr

Signature of Co-applicant

3-25-14

Date

STATE OF NEW JERSEY
 NOTARY PUBLIC
 PATRICIA A BAUMAN
 MY COMMISSION EXPIRES AUG. 25, 2014
 I.D.# 2318759

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 resolution authorizing application and officer signature).

March 25 2014
 Date
 Sworn and Subscribed to before me this
25th day of March
2014 (Year).
 Signature: Patricia Norcross
 Print Name: Patricia Norcross
 Signature: George B Norcross Jr.
 Print Name: George B Norcross Jr.
 Signature: Patricia A Bauman
 Print Name: Patricia A Bauman
 Notary Public
 State of New Jersey
 My Commission Expires August 25, 2014
 I.D.# 2318759

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 or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
 No Yes

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?
 No Yes

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

Patricia Norcross
 Signature of Applicant
Patricia Norcross
 Print Name
3/25/14
 Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 4/1/2010, shows and discloses the premises in its entirety, described as Block 16401 Lot 36 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:
Patricia Norcross of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
 On this 25th day of March
2014 before the following authority.

Patricia Norcross
 Name of property owner or applicant
Patricia A Bauman
 Notary public

PATRICIA A BAUMAN
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 MY COMMISSION EXPIRES AUG. 25, 2014
 I.D.# 2318759

OL 4/13/10

Zoning Permit Approval

1868 NEW BROOKLYN ROAD
Block/Lot 16401/36

Applicant

NORCROSS, GEORGE B
1868 NEW BROOKLYN ROAD
SICKLERVILLE RD, N J 08081

Real Estate Owner

NORCROSS, GEORGE B
1868 NEW BROOKLYN ROAD
SICKLERVILLE RD, N J 08081

This is to certify that the above-named applied for a permit to/authorization fo
the construction of a 58'-2"X29'-11" second floor addition as per survey., which is a use permitted
by ordinance

Zone

R3

Application is

Approved

Comments on Decision:

- Bulk Requirements:
- Rear yard setback-30'
- Front yard setback-30'
- Side yard setback-10'

Additional permits must be obtained through the Construction Office

Gloucester Township

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



Alisa Ortiz
Zoning Officer
April 6, 2010

Applic No. 5098

Cut Here

Deliver to...

NORCROSS, GEORGE B
1868 NEW BROOKLYN ROAD
SICKLERVILLE RD, N J 08081



OK

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

Telephone: (856) 374-3512

FAX: (856) 232-6229

APPLICATION FOR ZONING PERMIT (RESIDENTIAL)

Date: 4-1-2010 Block: 116401 Lot: 36
 Name of Applicant: Progressive Building Group, LLC Telephone: 356-628-9961 - Fax
 Address of Applicant: 440 Avenue Drive, Pitman, NJ 08071
 Name of Property Owner: John & Samantha Brent Telephone: 856-904-3403 - cell
 Address of Property Owner: 1868 New Brooklyn Erial Road Sickleville, NJ 08081
 Work site street address: 1868 New Brooklyn Erial Road Sickleville, NJ 08081
 Type of work and/or use: 1st-2nd Floor Additions - Bedrooms & Bathrooms

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

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

ZONING PERMIT EXEMPTIONS

Siding	Roofing	Replace existing steps	Windows
Doors	Sewer/Septic	Electrical (interior only)	Interior renovations

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

2. ADDITION: 58'2" x 29'11" | 26' max | 1 story (2nd floor) | 3 bedrooms 2 bathrooms Living space
 L x W and/or sq. ft. Height Stories Use: (i.e., bedroom, bathroom, etc.)

3. GARAGE: _____
 L x W and/or sq. ft. Height Stories Second garage (Yes/No)

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

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

6. FENCE: _____
 Style Height

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

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

Thomas Marchesan
 (OWNER'S NAME)
Thomas Marchesan
 Progressive Building Group, LLC

Thomas Marchesan
 (OWNER'S SIGNATURE)

ELECTRICAL

1.1 FLOOR PLAN IS FOR LOCATION ONLY.

1.2 ALL SMOKE DETECTORS SHALL BE A/C HARD WIRED W/ BATTERY BACK-UP AND INTER-CONNECTED AS REQUIRED BY CODE.

- 1.1 X4 PINE
- ETAL
- PPER, 24
- CK STANDARD
- IN CONTACT WITH
- AVAILABLE COLOR
- CTOR'S TAPE TAILORED
- V KRAFT PAPER
- S. W/
- S. W/ KRAFT PAPER
- ING WITH
- N ALL
- CTURER'S

- NGS
- LUMINUM.
- SCREENS; FINISH TO BE VERIFIED
- OF
- CAL HEAD HEIGHTS

- NG OF
- OPENING
- HEIGHT OF
- ES AND LOCATION
- DE.

- DRAWINGS
- G IN AN INDIVIDUAL

- D
- CLOSED POSITION
- WALKING SURFACE.
- SKETTED, OR

- IE EXPOSED AREA
- BOTTOM EDGE
- (415 mm) ABOVE THE FLOOR.
- RE OF THE GLAZING.

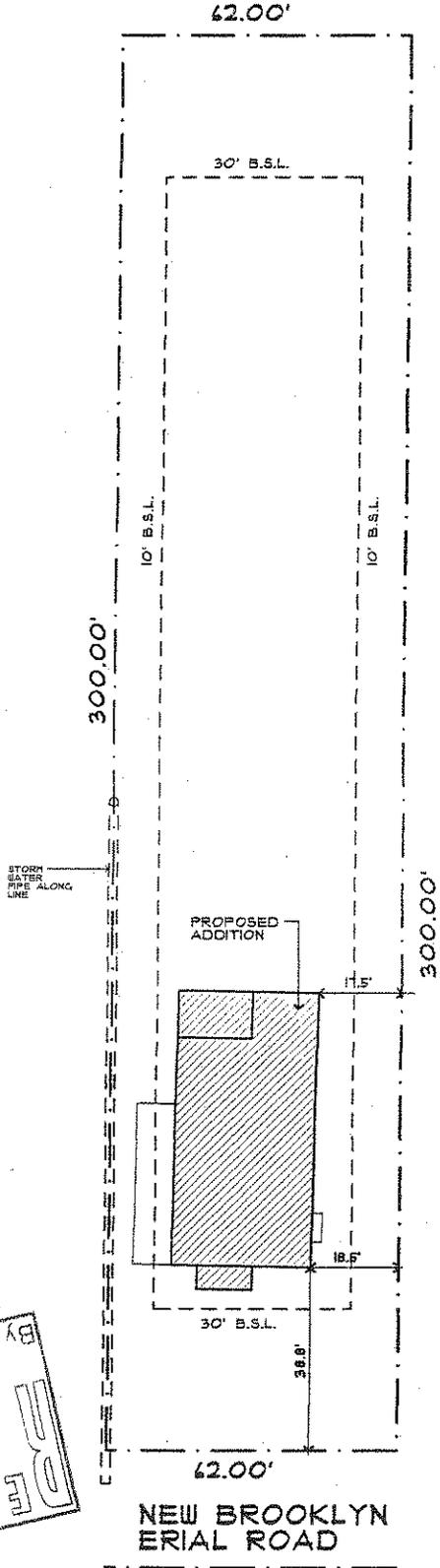
- D OR EQUAL.

- TURED BY
- D

- FACTORY
- ED PRIOR

- TER.

- NEW TUB.
- DED.



1. INFORMATION FOR SITE PLAN PROVIDED BY BY FREDERICK H. MCCLENNEN, JULY 9TH, 1959 LIC. NO. 1379 OF FREDERICK H. MCCLENNEN PROF. LAND SURVEYOR, WILLIAMSTOWN, NJ
2. EX'G LOT - 18,400 S.F. (0.427 ACRES)
3. EX'G LOT COVERAGE - 1,245 S.F. (6.8%)
4. PROPOSED LOT COVERAGE - 2,015 S.F. (10.8%)
5. EX'G BUILDING COVERAGE - 1,245 S.F. (6.8%)
6. PROPOSED BUILDING COVERAGE - 2,015 S.F. (10.8%)

THIS DRAWING IS CONSIDERED PROPRIETARY. IT IS NOT TO BE SCALED OR REPRODUCED. NOR IS THE INFORMATION CONTAINED TO BE USED TO PRODUCE PRODUCTS, UNLESS WRITTEN CONSENT IS FIRST OBTAINED FROM JEFFREY M. KING ARCHITECTS, L.L.C.

DATE	DESCRIPTION
3/2/10	AS BUILTS
3/10/10	CONSTRUCTION DOC'S



SITE PLAN

SCALE: 1" = 20' (24"X36" SHEET)
SCALE: 1" = 40' (11"X17" SHEET)

JEFFREY M. KING ARCHITECT L.L.C.
2433 CHURCH ROAD, SUITE 201 CHERRY HILL, NJ 08002
PHONE: (856) 348-1119 FAX: (856) 348-1123

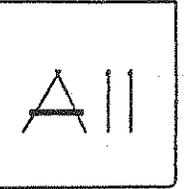
JEFFREY M. KING
N.J. Lic. # AIN702
P.A. Lic. # RA-041878-F
D.E. Lic. # SE-0001386

PROPOSED ADDITION FOR
JOHN & SAMANTHA BRANT
1848 NEW BROOKLYN ERIAL ROAD
SICKLERVILLE, NJ 08081
BLOCK 1401 LOT 36

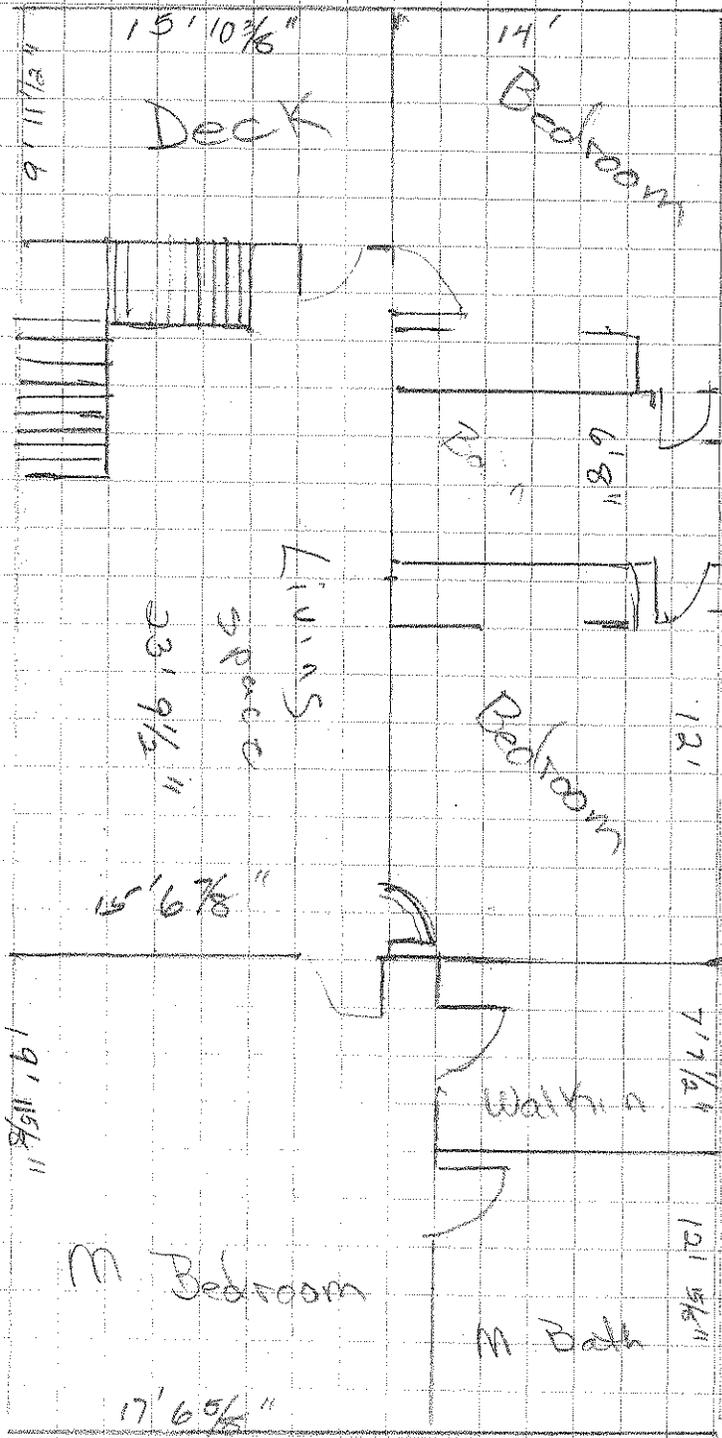
DRAWING NAME:
SPECIFICATIONS SITEPLAN

DRAWN BY: JN
CHK'D BY: JMK

JOB #: 2-10K031



	1874		847.18'
29	36	1.19 AC.±	
1868			822.13'
72	1.6 AC.±		66.87'
			75'
			7



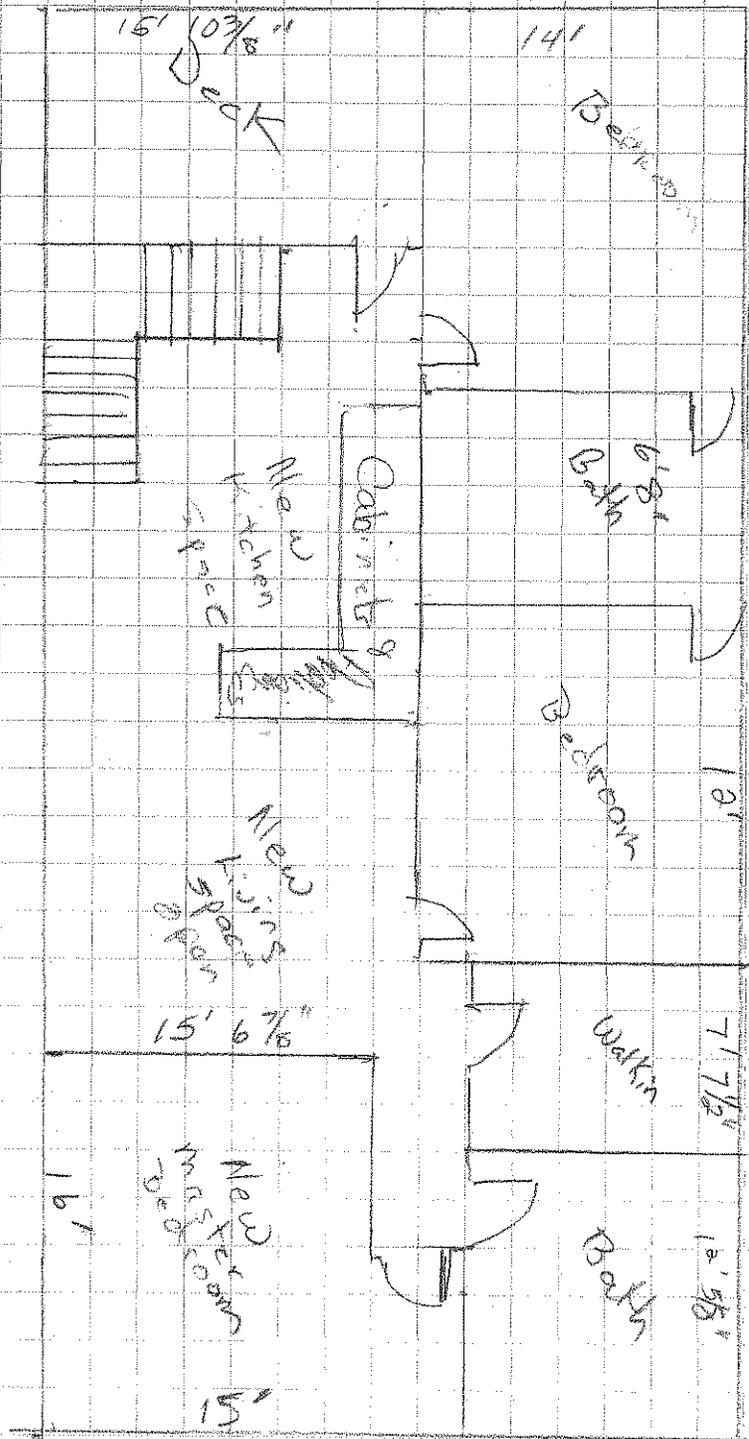
Current 2nd floor

Patricia + George Morris
 1868 Albu Brooklyn
 Erial Rd

MAR 28 2014

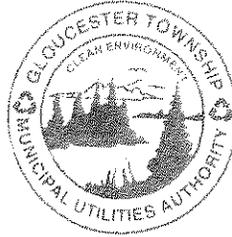
Patricia & George Norcross
1868 New Brooklyn
Erial Rd.

Proposed 2nd
floor Apartment



RECEIVED
MAR 26 2014

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman



ROBERT C. BENSON
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

Board Members
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO
DOROTHY BRADLEY
KEN GARBOWSKI

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

April 7, 2014

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



Re: Application #142013D
Patricia Norcross
1868 New Brooklyn-Erial Road, Sicklerville, NJ 08081
Block 16401, Lot 36

Gentlemen:

In response to your transmittal regarding the above application, the GTMUA will require an inspection when the project is complete for a possible user fee increase.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Raymond J. Carr".

Raymond J. Carr
Deputy Executive Director

RJC:mh

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 16401
 Lot: 36
 Qualifier:
 Owner: BRANI SAMANTHA
 Prop Loc: 1868 NEW BROOKLYN ROAD
 Tax Bill Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		2,193.73	.00	.00	.00
2014	1		2,193.74	.00	.00	.00
2014		Total	4,387.47	.00	.00	.00
2013	4		2,231.46	.00	.00	.00
2013	3		2,231.47	.00	.00	.00
2013	2		2,156.00	.00	.00	.00
2013	1		2,155.00	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 03/27/14 Interest Detail
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 03/10/14

TOTAL TAX BALANCE DUE

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

RECEIVED
 MAR 27 2014
 By

Samant



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

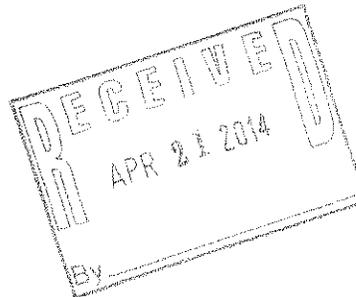
Application #142013D

1868 New Brooklyn Rd

Block:16401

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

Other



Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____

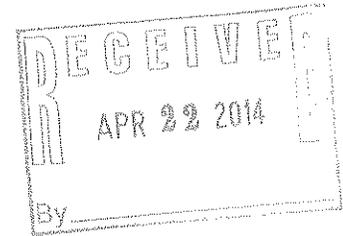
Date Submitted: 4/21/14



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

April 17, 2014

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



Re: Cellco Partnership d/b/a Verizon Wireless
Proposed Telecommunication Facility
Use Variance and Minor Site Plan
Block 1207, Lot 1
Gloucester Township, Camden County, NJ
Application No. 142008DMSP
Our File No.: GX14004-ME

Dear Mr. Lechner:

We have received the following information with regard to the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated March 7, 2014.
- B. Township of Gloucester Land Development Application dated March 4, 2014.
- C. Property Owners Authorization dated February 26, 2014.
- D. Corporate Disclosure Statement for the partnership between Cellco and Verizon Communications, Inc.
- E. Township of Gloucester Land Development Ordinance 817 Submission Checklist dated March 4, 2014.
- F. Site Plan and Zoning Drawings prepared by Maser Consulting P.A., dated October 9, 2013.

<u>Drawing Title</u>	<u>Drawing No.</u>	<u>Date</u>	<u>Latest Revision Date</u>
Title Sheet	T-1	10/09/13	10/09/13
Zoning Information	Z-1	10/09/13	10/09/13
Site Plan	Z-2	10/09/13	10/09/13
Equipment Layout and Elevation View from Fire House	Z-3	10/09/13	10/09/13
Elevation View from Black Horse Pike & 8 th Avenue	Z-4	10/09/13	10/09/13
Construction Details – 1	A-1	10/09/13	10/09/13
Construction Details – 2	A-2	10/09/13	10/09/13
Construction Details – 3	A-3	10/09/13	10/09/13

We offer the following comments in regard to the application:

I. Project Description

1. The referenced site is located on Block 1207, Lot 1 in the IN - Institutional Zoning District. The site consists of 1.09 acres.
2. The site is located along the Black Horse Pike (NJSH 168) between Seventh and Eighth Avenues. The property has frontage along all three roadways.
3. The site is the existing facility for the Glendora Volunteer Fire Company #1.
4. The applicant is proposing to install a one hundred (100) foot monopole, with twelve (12) antennas mounted on it. The total height of the monopole at its highest point will be approximately 104 feet. The proposed tower and related equipment will be located in a 36' x 27' fenced compound area enclosed within an 8 foot high PVC fence.
5. The proposed compound area will include an equipment shelter, standby generator and associated appurtenances.

6. The proposed access will be via the existing parking lot of the Glendora Volunteer Fire Company #1 facilities along Eighth Avenue.

II. Completeness

A number of submission waivers are requested as part of the application. There is a list of waivers on Sheet Z-1. Additionally, the applicant submitted a Township of Gloucester LDO Submission Checklist, which lists waivers. The two lists do not agree. It appears that the Submission Checklist is more appropriate since it only lists waivers required for a Minor Site Plan as opposed to a Major Site Plan. This should be reviewed. The appropriate list of waivers should be added to the plan. In regard to the allowance of the waivers, we have no objection to the waivers with the exception of some additional items requested below.

III. Zoning/Land Use

1. The site is located in the IN - Institutional Zoning District. The IN – Institutional District is intended for governmental, educational, charitable, health care and religious uses presently existing within the municipality.
2. The property is surrounded by the R-4 Residential Zoning District to the north, south and east. The CR Commercial Residential Zoning District is located to the northwest, west and southwest along the Black Horse Pike.
3. Telecommunication towers or antennae are not listed as a permitted use in the zone.
4. Pursuant to Section 423C of the Gloucester Township Land Development Ordinance (LDO), telecommunication towers are a conditional use in any non-residential district, subject to the conditions listed in the Ordinance. The applicant should address all of the conditions in testimony. It appears that the application does not meet the following requirements:
 - a. The minimum lot size is 1.09 acres versus 2 acres required.
 - b. Telecommunication tower/antennas shall maintain a minimum distance equal to 1.5 times the total height of the structure from all property boundaries of the site containing the telecommunication tower/antennas. This equates to a required setback of 156 feet.

- i. The proposed tower is approximately 103 feet from the easterly property line, 148 feet from the westerly property line, 27 feet from the southwesterly property lines, 102 feet from the southerly property line, and 98 feet from the northerly property line.
 - c. Telecommunication tower/antennas shall maintain a minimum distance equal to double the total height of the structure from any contiguous property boundary containing either a residential use or a residential zoning district. This equates to a required setback of 208 feet.
 - i. The closest residential use is located approximately 103 feet along the eastern property line.
5. The applicant should address if the tower and compound have been designed to accommodate additional co-location equipment in the future.
6. The applicant should address traffic generated by the development.
7. The applicant should address noise relating to the equipment and generator.
8. The applicant should address the aesthetics of the proposed pole. We recommend a photographic juxtaposition of the proposed view at various locations.
9. The applicant must demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
10. The applicant must demonstrate that such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan and the Gloucester Township Zoning Ordinance.
11. We defer review of area, yard and bulk requirements to your office.

IV. Site Plan

1. The Board may wish to require landscaping screening in addition to the proposed fence. It does not appear that the fence will cover all of the equipment proposed within the compound, including the wire trays. This should be discussed.
2. The Site Plan indicates that two (2) floodlights are to be installed on the proposed building. The applicant should indicate if this is the only lighting proposed. Additionally, the anticipated lighting schedule should be indicated, i.e. nightly, during maintenance.
3. The existing trash enclosure is proposed to be relocated to a different portion of the site (based on coordination with the land owner). It is currently shown at the northeastern portion of the site.
 - a. The applicant should review truck access to the enclosure at this location.
 - b. Additionally, it appears that the new trash enclosure may affect access to the adjacent enclosure. This should be reviewed.
 - c. A detail of the proposed trash enclosure should be added to the plan.
4. A limit of asphalt disturbance (sawcut line) should be shown on the Site Plan.
5. The Site Plan should indicate the ground cover within the compound.
6. A bollard detail should be added to the plans.
7. Drawing Z-2 includes a note indicating "The proposed facility will cause only an insignificant ("De Minimus") increase in stormwater runoff, therefore no drainage structures are proposed."
8. Proposed grading of the compound and surrounding area should be addressed on the plans.
9. Drainage patterns associated with the roof leaders of both buildings located adjacent to the compound should be maintained. This should be reviewed.

10. A note should be added to the plans indicating "No topsoil shall be removed from the site or to be used as spoil unless approved pursuant to a Soil Removal Permit."

VI. Miscellaneous

1. Section 502.D of the LDO states that electronic equipment, including all devices for transferring and receiving electronic signals, shall be shielded so that there is no interference with any radio or television reception beyond the operator's property or dwelling unit as a result of the operation of such equipment. All electric or electronic devices shall be subject to the provisions of Public Law 90-602 90th Congress, HR 10790, dated October 18, 1968 entitled, "An Act for the Protection of Public Health and Safety from the Dangers of Electronic Product Radiation" and the BOCA Basic Building Codes adopted by the State of New Jersey. The applicant should discuss compliance with this provision of the Ordinance.
2. The applicant should indicate if they have discussed use of the tower with the Township for emergency electronic equipment, etc.
3. The Board may wish to consider an abandonment and removal clause which would require the owner of the telecommunication tower to be under the duty to remove an abandoned telecommunication tower or equipment.
4. Note No. 1 on Sheet Z-3 indicates "Structural analysis of the tower and foundation with the proposed loading conditions is to be performed by others prior to the initiation of construction activities." A copy of the same should be submitted to the Township when a building permit application is submitted. A note stating this requirement should be added to the plan.
5. It should be noted that our office did not review any structural aspect of the proposed project. Additionally, we only reviewed the property for items relating to the proposed use.
6. A signature line for Board Engineer should be added to the Cover Sheet.

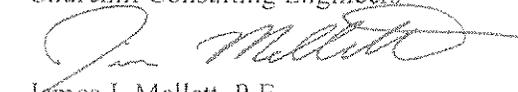
Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Cellco Partnership d/b/a Verizon Wireless
April 17, 2014
Page 7 of 7

Any Zoning Board approval shall be granted contingent upon approval from all other governmental agencies having jurisdiction.

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

Very truly yours,

Churchill Consulting Engineers



James J. Mellett, P.E.,
Project Manager

JJM;jm

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)
Ms. Alisa Ortiz, Zoning Officer (via email)
Mr. Petros E. Tsoukalas, P.E., Maser Consulting, P.A.
Cellco Partnership d/b/a Verizon Wireless, Applicant (via mail)
Mr. James A. Mitchell, Esq., Hambro & Mitchell (via email)

TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Zoning Board of Adjustment

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

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

DATE: March 25, 2014

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

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

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

I. INFORMATION SUBMITTED

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

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

II. ZONING REVIEW

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

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

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

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

n/p = not provided.

N. P.

= Not Permitted.

* = Variance required.

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

III. APPLICATION SUBMISSION CHECKLIST

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

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

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

IV. WAIVER COMMENTS

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

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

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

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

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

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

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

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

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

V. VARIANCE COMMENTS

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

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

POSITIVE CRITERIA ("D3")

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

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

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

NEGATIVE CRITERIA

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

VI. SITE PLAN REVIEW COMMENTS

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

VII. GENERAL REVIEW COMMENTS

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

VIII. LAND DEVELOPMENT ORDINANCE REQUIREMENTS

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

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

7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

VIII. RECOMMENDATIONS

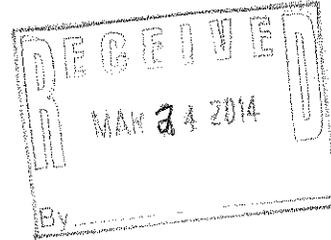
1. The applicant must address the underlined items listed above on the site plan.

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

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

March 18, 2014

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



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

Dear Mr. Lechner:

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

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

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

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

Respectfully Submitted,



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

Attachments - Figures, Drawings, and Maps



Legend

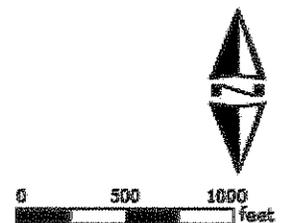
★ Project Site [---] Site Buffer at 250', 500', 1000' and 1/2 mile

Source: Selected data from ESRI, EBI and NWI

Figure 1 - Site Location Map

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

PN: 61134464

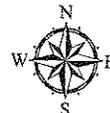




Legend

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

Source: Selected data from USGS and EBI.

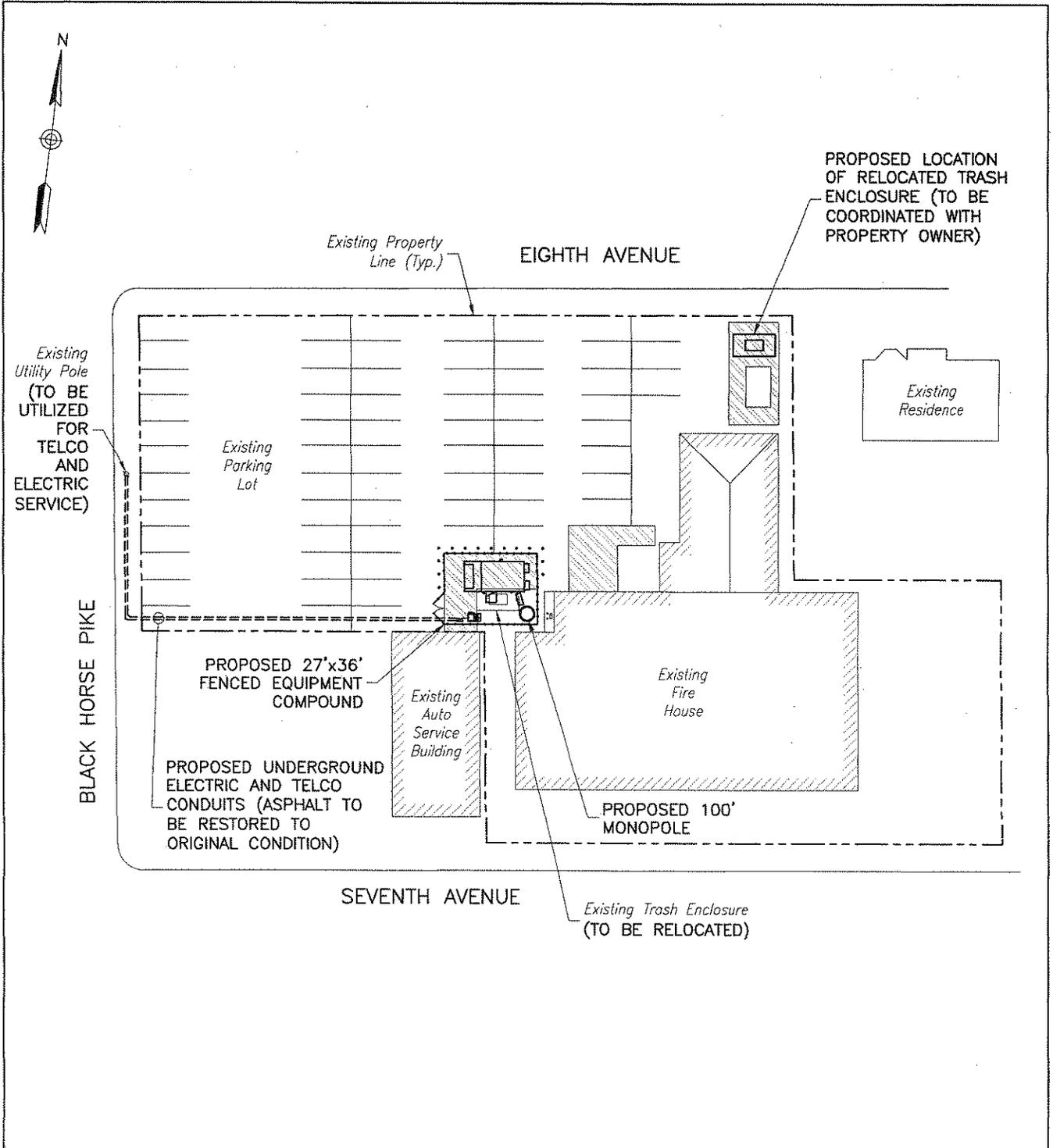


USGS 24K Quad: Runnemede, NJ 1982

Figure 2 - Topographic Map

**20130907496/PHI ATLAS
712 BLACK HORSE PIKE
GLENDDORA, NJ 08029**

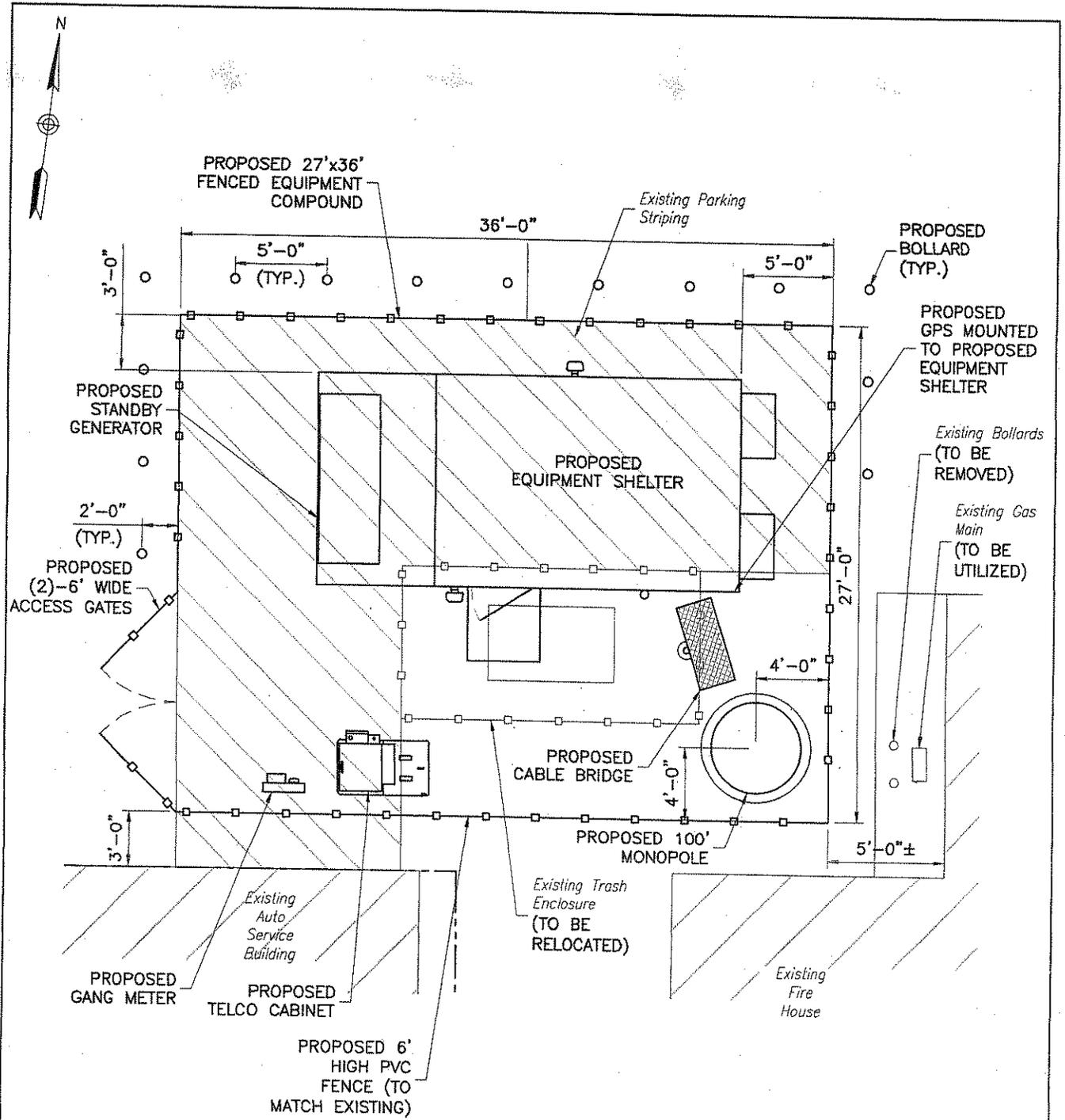




NOTE:
 THE PURPOSE OF THIS DRAWING IS FOR CONCEPT ONLY.
 ALL DIMENSIONS AND/OR LOCATIONS SHOWN ARE
 APPROXIMATE AND SUBJECT TO REGULATORY AGENCY REVIEW.

SITE PLAN
 NOT TO SCALE

 <p>5115 CAMPUS DRIVE PLYMOUTH MEETING, PA 19462</p>	 <p>Consulting, Municipal & Environmental Engineers Planning & Surveyors & Landscape Architects 13000 Lincoln Drive West Suite 102 Morriston, N.J. 08053</p>	<p>PROJECT INFORMATION: SITE NAME: PHI ATLAS 712 BLACK HORSE PIKE GLENDORA, NJ 08029</p>	REVISION	DATE	<p>LEASE EXHIBIT</p> <p>DRAWN BY: MSG CHECKED BY: PET</p> <p>SCALE: AS NOTED SHEET NO. 1 OF 5 A/E PROJECT NO.: 12960016A</p>
			A	06/21/13	
			B	07/29/13	



COMPOUND LAYOUT

NOT TO SCALE



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

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

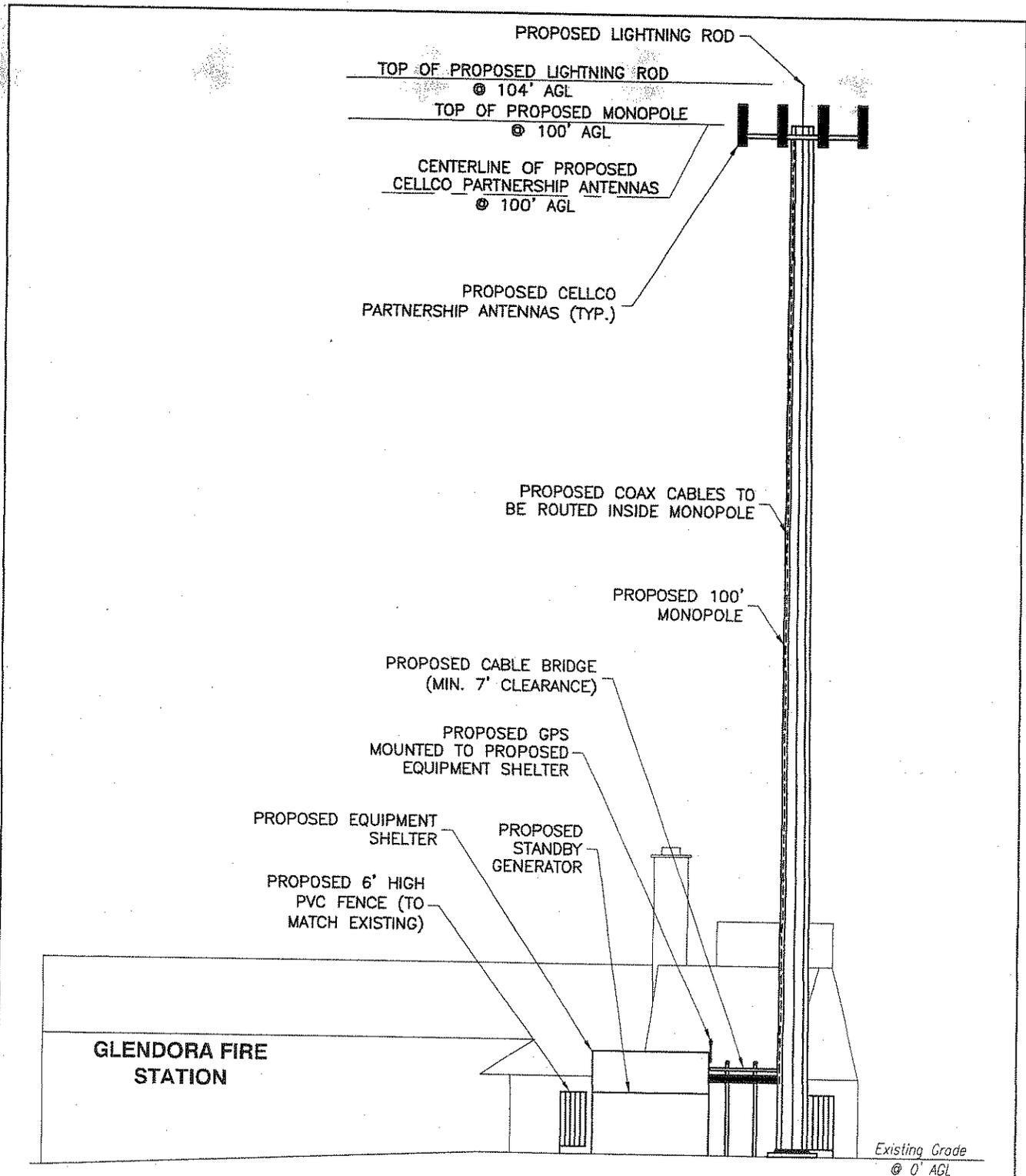
LEASE EXHIBIT

DRAWN BY: MSG

CHECKED BY: PET

SCALE: AS NOTED SHEET NO. 2 OF 5

A/E PROJECT NO.: 12960016A



ELEVATION VIEW BLACK HORSE PIKE
NOT TO SCALE

  8175 CAMPUS DRIVE PLYMOUTH MEETING, PA 19462	 MASER <small>Consulting, Municipal & Environmental Engineers Planners & Surveyors & Landscape Architects</small> 13000 Lincoln Drive West Suite 100 Marlton, N.J. 08053	PROJECT INFORMATION: SITE NAME: PHI ATLAS 712 BLACK HORSE PIKE GLENDORA, NJ 08029	REVISION DATE A 06/21/13 B 07/29/13	LEASE EXHIBIT DRAWN BY: MSG CHECKED BY: PET
			SCALE: AS NOTED A/E PROJECT NO.: 12960016A	

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.: #142008DMSF

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

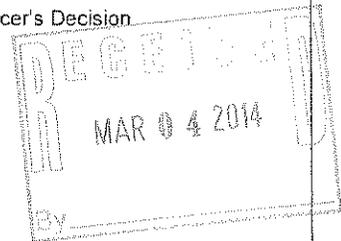
Fees: \$560⁰⁰ Project # 8360

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

Escr. \$2800⁰⁰ Escr.# 8360

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Celco Partnership d/b/a Verizon Wireles</u> Address: <u>5175 Campus Drive</u> City: <u>Plymouth Meeting</u> State, Zip: <u>PA 19462</u> Phone: <u>(609)409 -0500</u> Fax: <u>(609)409 -0102</u> Email: <u>jmittchell@hambromitchell.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Glendora Volunteer Fire Company #1</u> <u>13 Seventh Avenue</u> Address: _____ City: <u>Glendora</u> State, Zip: <u>NJ 08029</u> Phone: () - - Fax: () - -																		
3. Type of Application. Check as many as apply:																			
<table style="width: 100%;"> <tr> <td><input type="checkbox"/> Informal Review ²</td> <td><input type="checkbox"/> Planned Development ²</td> </tr> <tr> <td><input type="checkbox"/> Minor Subdivision</td> <td><input type="checkbox"/> Interpretation ²</td> </tr> <tr> <td><input type="checkbox"/> Preliminary Major Subdivision ²</td> <td><input type="checkbox"/> Appeal of Administrative Officer's Decision</td> </tr> <tr> <td><input type="checkbox"/> Final Major Subdivision</td> <td><input type="checkbox"/> Bulk "C" Variance ²</td> </tr> <tr> <td><input checked="" type="checkbox"/> Minor Site Plan</td> <td><input checked="" type="checkbox"/> Use "D" Variance ²</td> </tr> <tr> <td><input type="checkbox"/> Preliminary Major Site Plan ²</td> <td><input type="checkbox"/> Site Plan Waiver</td> </tr> <tr> <td><input type="checkbox"/> Final Major Site Plan</td> <td><input type="checkbox"/> Rezoning Request</td> </tr> <tr> <td><input type="checkbox"/> Conditional Use Approval ²</td> <td><input type="checkbox"/> Redevelopment Agreement</td> </tr> <tr> <td><input type="checkbox"/> General Development Plan ²</td> <td><input type="checkbox"/> _____</td> </tr> </table>		<input type="checkbox"/> Informal Review ²	<input type="checkbox"/> Planned Development ²	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ²	<input type="checkbox"/> Preliminary Major Subdivision ²	<input type="checkbox"/> Appeal of Administrative Officer's Decision	<input type="checkbox"/> Final Major Subdivision	<input type="checkbox"/> Bulk "C" Variance ²	<input checked="" type="checkbox"/> Minor Site Plan	<input checked="" type="checkbox"/> Use "D" Variance ²	<input type="checkbox"/> Preliminary Major Site Plan ²	<input type="checkbox"/> Site Plan Waiver	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request	<input type="checkbox"/> Conditional Use Approval ²	<input type="checkbox"/> Redevelopment Agreement	<input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> _____
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<input type="checkbox"/> Conditional Use Approval ²	<input type="checkbox"/> Redevelopment Agreement																		
<input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> _____																		
² Legal advertisement and notice is required to all property owners within 200 feet.																			
4. Zoning Districts (Circle all Zones that apply)																			
ER	R4	GCR	CR	BP	G-RD	LP-1													
R1	RA	BWD	NC	(IN)	M-RD	NVBP													
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay													
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay													
						IR													
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership																			
Name of Attorney: <u>James A. Mitchell, Esq.</u> Address: <u>12 Stults Road, Suite 104</u> City: <u>Dayton</u>				Firm: <u>Hambro & Mitchell</u> State, Zip: <u>NJ 08810</u> Phone: <u>(609)409 -0500</u> Fax: <u>(609)409 -0102</u> Email: <u>jmittchell@hambromitchell.com</u>															



6. Name of Persons Preparing Plans and Reports:

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

7. Location of Property:

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

8. Land Use:

Existing Land Use: Fire House

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

9. Property:

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

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

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

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

12. List Previous or Pending Applications for this Parcel:

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

13. Zoning

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

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

14. Parking and Loading Requirements:

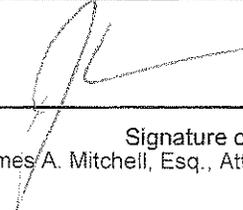
Number of parking spaces required: 0 Number of parking spaces provided: 0
 Number of loading spaces required: 0 Number of loading spaces provided: 0

15. Relief Requested:

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

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

16. Signature of Applicant

 _____ Signature of Applicant James A. Mitchell, Esq., Attorney for Applicant	<u>2/28/14</u> _____ 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).

Please see attached Property Owner's Authorization

_____ Signature
 _____ Date

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).

Please See Attached Corporate Disclosure Statement

_____ Signature of Applicant
 _____ Date
 _____ Print Name

2/24/14
Date

19. Survey waiver certification:

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

State of New Jersey, Sworn and subscribed to
 County of Camden: On this _____ day of _____,
 _____ of full age, being duly sworn to 20____ before the following authority.
 law, on oath and says that all of the above statement
 herein is true.

_____ Name of property owner or applicant
 _____ Notary public

Property Owner's Authorization

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

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

Date: 2/26/14

Signature: _____

Print Name: _____

CORPORATE DISCLOSURE STATEMENT

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

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

Verizon Communications, Inc. Entities:

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

Vodafone Group Plc Entities:

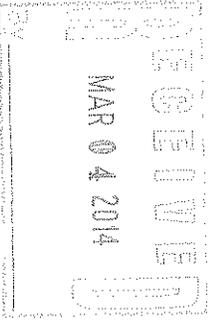
PCS Nucleus, L.P. A Delaware limited partnership	6.4977%
JV Partnerco, LLC A Delaware single member LLC (Air Touch Communications)	33.4654%
AirTouch Paging A Nevada corporation	<u>1.0369%</u>
Total	45.000%

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

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

Township of Gloucester
County of Camden

Land Development Ordinance
§817 Submission Checklist



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

Submission Item No. and Description	Minor	Preliminary	Final	Variance	Waiver	Submitted
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June 29, 2010

VIII-1

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

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

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

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

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

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

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

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

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

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

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

Township of Gloucester
County of Camden

Land Development Ordinance
§817 Submission Checklist

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

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

June 29, 2010

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Township of Gloucester
County of Camden

Land Development Ordinance
§817 Submission Checklist

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

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

March 7, 2014

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

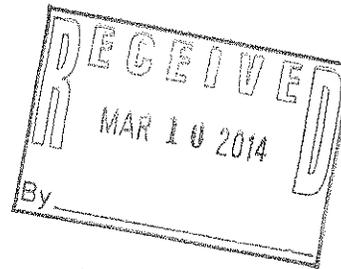
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

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



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Executive Director

RCB:mh

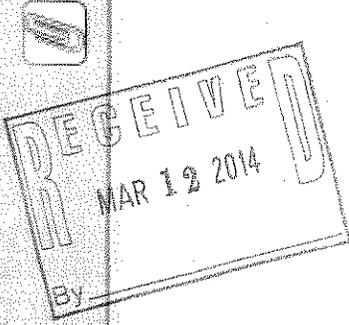
Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 1207 Lot: 1 Qualifier: Owner: GLENORA YOUNGHER EIRE CO #1 Prop Loc: 712 BLACK HORSE PIKE-GLN Tax Bill Restricted Edit

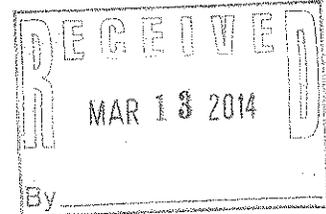
General Assessed Values Additional Billing Deductions Balance All Charges Add/Omit

Owner Street 1: 13 SEVENTH AVENUE Account Id: 00000804 Additional Lot 1: 2 Street 2: Additional Lot 2: 2 City/St: GLENORA, N J Property Class: 15F Zip: 08029-1519 Parcel Key: Unpaid Interest: .00 Country: Phone: () - Email: User Msg Code: Bank Code: Exclude from Tax Sale: Municipal Lien: Assignment: Bankruptcy: APR 2: Do Not Accept Online Payment: Outside Lien: Install Plan: Sp Charges:



Tax Exempt

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: March 5, 2014

APPLICATION No. #142008DMSP

PROJECT No. #8360

APPLICANT: Cellco Partnership d/b/a Verizon Wireless

OWNER: Glendora Volunteer Fire Co.

LOCATION: 712 Black Horse Pike, Glendora

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

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

ENCLOSED:

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

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

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

Signature

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 5, 2014

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STATUS OF APPLICATION:

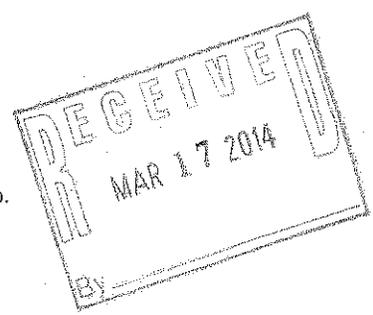
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- Variance Plan Bulk (C) Variance Use (D) Variance & Minor Site Plan

No Issues

[Signature] 3/17/14
 Signature

301#22

[Handwritten mark]

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 5, 2014

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STATUS OF APPLICATION:

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

Revision to Prior Application

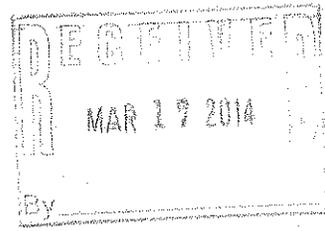
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Attached
1 App
2 Checklist
3 zoning drawings

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

OK 3-17-14 JGA - Bidg

Signature