

**Township of Gloucester  
Zoning Board of Adjustment  
Thursday, May 24, 2012  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes - *Thursday, April 26, 2012*

**RESOLUTIONS FOR MEMORIALIZATION**

#122012C Cleveland C. Wyche	Bulk C Block: 5801 Lot: 1
#122015C Richard DeBella	Bulk C Block: 12507 Lot: 1
#112042D-aCD Iron Gate, LLC	Bulk C /Use "D" Variance Block: 17499 Lot: 1
#122014DSPW Mary Del Borrello	Use "D" Variance & Site Plan Waiver Block: 5402 Lot: 7-8-9

**APPLICATIONS FOR REVIEW**

#122016C Joseph Fitzgerald Zoned: R1	Bulk C Location: 180 Plymouth Rd., Erial Block: 17504 Lot: 16.01
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**16 X 24 Shed - 9' from detached garage**

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#122017C  
Mark Shipotofsky  
Zoned: R3

Bulk C  
Location: 70 Larkspur Circle, Sicklerville  
Block: 18605 Lot: 24

16 x 16 Tiki Hut w/7'6" setback from property line/fence

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#122018C  
Daryl St. John  
Zoned: R3

Bulk C  
Location: 302 South Drive, Blackwood  
Block: 10704 Lot: 8

Replacing 8 x 10 Shed with 12 x 18 Shed

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#122019C  
Emidio Bosco  
Zoned: RA

Bulk C  
Location: 2065 Broadacres Drive, Clementon  
Block: 13703 Lot: 30

Construct 2<sup>nd</sup> flr deck 12 x 23 attached to TH

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#122021C  
Joseph A. Salimao  
Zoned: GCR

Bulk C  
Location: 14 Greens Way, Blackwood  
Block: 8012 Lot: 24

Construct an attached deck to 11 x 19 ½

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#122022C  
Fred Feucht  
Zoned: R3

Bulk C  
Location: 501 Good Intent Rd., Blenheim  
Block: 10303 Lot: 30

Construct a detached 40 x 32 garage

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#122002CDSPW  
500 Davistown Road, LLC  
Zoned: BP

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

Double-sided digital 14 x 48 billboard

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
THURSDAY, APRIL 26, 2012**

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

<b>Roll Call:</b>	<b>Mr. Simiriglia</b>	<b>Present</b>
	<b>Mr. Fuscellaro</b>	<b>Absent</b>
	<b>Mr. Bucceroni</b>	<b>Present</b>
	<b>Mr. Gunn</b>	<b>Present</b>
	<b>Mr. McMullin</b>	<b>Absent</b>
	<b>Mrs. Chiumento</b>	<b>Present</b>
	<b>Mrs. Giusti</b>	<b>Present</b>
	<b>Mr. Acevedo</b>	<b>Present</b>
	<b>Mr. Treger</b>	<b>Present</b>
	<b>Mr. Richards</b>	<b>Present</b>

**Chairman Richards had the professionals sworn in:**

**Also Present:** Mr. Anthony Costa, Zoning Board Solicitor  
Mr. James J. Mellett, P.E., Churchill Engineering  
Mr. Ken Lechner, Township Planner

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**Mrs. Giusti will sit in for Mr. Fuscellaro and Mr. Acevedo will sit in for Mr. McMullin.**

**MINUTES FOR ADOPTION**

**LOG #150**

Zoning Board Minutes for March 22, 2012.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Abstain</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Abstain</b>
<b>Mrs. Giusti</b>	<b>Yes</b>

Mr. Acevedo	Yes
Chairman Richards	Yes

Minutes approved.

LOG#165

RESOLUTIONS FOR MEMORIALIZATION

#122005C  
Thomas R. Schwartz  
Bulk C Variance  
Block: 11105 Lot: 13

#122008C  
Kazi Elias  
Bulk C Variance  
Block: 13503 Lot: 55

#122009C  
Charles Holt  
Bulk C Variance  
Block: 16702 Lot: 10

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Abstain
Mr. Gunn	Yes
Mrs. Chiumento	Abstain
Mrs. Giusti	Yes
Mr. Acevedo	Yes
Chairman Richards	Yes

Resolutions Approved.

**APPLICATIONS FOR REVIEW**

**LOG#188**

**#122012C**

**Cleveland C. Wyche**

**Zoned: R3**

**Bulk C**

**Location: 31 Linden Dr., Blenheim**

**Block: 5801 Lot: 1**

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

Mr. Costa swears in Mr. Cleveland Wyche.

Mr. Costa explains the applicant would like to put a 6ft. fence where a 30" is allowed, and asks the applicant why he can't comply with the ordinance.

Mr. Wyche states he wants the extra space in his yard, the view for his neighbors driveways are alright and the corner lot has an irregular shape.

Vice Chairman Simiriglia asks Mr. Mellett if he found any issues.

Mr. Mellett states inside the subdivision looks alright but the fence is a sitting on a site triangle easement on his property. The applicant will have to move the fence to be inside that easement (site triangle is on Good Intent). The board cannot approve inside that site triangle.

Vice Chairman Simiriglia states the applicant will have to follow the easement line with the new fence.

Mr. Mellett states the fence will be about 10ft. further back if the applicant follows the easement line.

Mr. Lechner explains to the applicant that you can't have anything higher than 30 inches in an easement.

Mr. Mellett states the fence will be 52 feet from the patio and cut along the easement line along Hemlock.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

**A motion to approve the above mentioned application with the stipulation the home owner follows the site triangle easement, was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.**

**Roll Call:**

**Vice Chairman Simiriglia**

**Yes**

**Mr. Bucceroni**

**Yes**

<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mrs. Giusti</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**LOG #470**

**#122015C**

**Richard DeBella**

**Zoned: R3**

**Bulk C**

**Location: 200 Cressmont Ave., Cressmont, Blackwood**

**Block: 12507 Lot: 1**

**Replacing chain link fence w/6ft. vinyl fence.**

Mr. Costa swears in Mr. Richard DeBella.

Mr. DeBella explains he would like the vinyl fence to go where the chain link fence is located, which is 10.6ft. from the curb vs. 30ft. The applicant mentioned that they recently had a pickup truck crash into their yard.

Vice Chairman Simiriglia asked the applicant if the new vinyl fence will go exactly where the chain link is now.

Mr. DeBella states "yes".

Vice Chairman Simiriglia asked the applicant if he will be putting the fence inside the garage.

Mr. DeBella states there will be a 4 foot fence on the garage side.

Mr. Mellett states there are no site impacts.

Mr. Lechner asked the applicant if the 2 fences behind the shed would be removed.

Mr. DeBella states the vinyl fence will replace the wood and chain link fence.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yea</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>

<b>Mrs. Giusti</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**LOG#623**

**#122016C**

**Joseph Fitzgerald**

**Zoned: R1**

**Bulk C**

**Location: 180 Plymouth Rd., Erial**

**Block: 17504 Lot: 16.01**

**16 x 24 shed**

Mr. Costa swears in Mrs. Anita Fitzgerald.

Mrs. Fitzgerald states the shed was a gift from her children to store craft supplies which are taking over her home. The shed is already up.

Vice Chairman Simiriglia asked the applicant when the garage was built.

Mrs. Fitzgerald states the garage was built in 2003.

Vice Chairman Simiriglia asked the applicant if there is a driveway to the garage.

Mrs. Fitzgerald states there is a stone driveway.

Mrs. Chiumento asked the applicant why the shed has to be 14ft. high.

Mrs. Fitzgerald states there is a loft up top so it's not so close.

Mr. Treger asked the applicant if the shed is moveable.

Mrs. Fitzgerald states "yes" it is moveable.

**PUBLIC PORTION: LOG # 751**

Mrs. Diane Nixon lives 200 ft. away 210 Plymouth Rd.. She states in 2003 the applicant was denied a permit for the shed and fined for it by Mr. Sheppard in the construction office. She also states the Fitzgerald's have a shed in front of the shed in question. Mrs. Nixon states that the building is the size of a house, not a shed. Ms. Alisa Ortiz told Mrs. Nixon the Fitzgerald's were fined for the shed even though they were denied the permit.

Mr. Charles Nixon: 210 Plymouth Rd. states the Fitzgerald's have 3 buildings in the back, a garage, an oversize building built in 2011 and the shed in question.

Stephanie Callahan: (daughter of applicant) states the back she will be removed. Ms. Callahan also states that the Nixon's doing live that close and she is confused as to why they object. They are going to remove the tool shed, which is about 8 x 10, but didn't want to do that until the new shed was approved. The garage was approved in 2003.

Ms. Stephanie Callahan AND Mrs. Fitzgerald don't understand why the Nixon's have a problem with the new shed as it doesn't affect them in any way.

**A motion was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni to table the above mentioned application until Ms. Ortiz, the zoning officer, has a chance to inspect the shed that has been built in the Fitzgerald's yard. The application will be reviewed on May 24, 2012, the next zoning board meeting.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mrs. Giusti</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Application Tabled until May 24, 2012.**

**LOG#21182**

**#112042D-aCD**

**Iron Gate, LLC**

**Bulk Use/Use "D" Variance**

**Location: Williamstown-Chews Landing Rd & Jarvis Rd. Sicklerville**

**Block: 17499 Lot: 1**

**Construction of 40 (fee simple) townhouses**

Mr. Costa swears in Mr. George Matteo – owner

Mr. Greg Lingo – Cornell Homes (builder)

Mr. Larry DiVitto – Surveyor Planner

Mr. Robert Messick is representing the applicant. Mr. Messick explains that the applicant is looking for bulk and density variances, only, tonight. There will be a review of the application from the December zoning meeting.

Mr. DiVitto introduces: A1 plot plan, A2 lot layout & driveways, A3 layout overlay of an aerial photo.

Mr. DiVitto explains A3 in detail including the design of the entrances, exits, open space, & existing homes. Mr. DiVitto continues to review the previous testimony with the board:

- a. Site layout for the townhomes, basin, density, R3 variance not needed, no specific highway density, go from 3 to 4 units per acre.
- b. Is it compatible to the neighborhood & for a townhome development.
- c. 125ft. lot depth
- d. Dedicated open space

- e. R3 – 3 units per acre
- f. RA allows multi townhomes
- g. Twins on Cottage Gate density is 42 units on 5.7 acres while the new development is 7.7 units per acre & at a greater density. Mr. DiVitto continues to show examples of developments w/a greater density than 7 per acre like his development.

Mr. DiVitto continues discussing the R3/RA difference in requirements for open space; including, useable green space w/ no fences, Deed Restricted (5.64 acres w/ 7 units per acre).

**5 minute break\*\***

<b>Roll Call:</b>	<b>Mr. Simiriglia</b>	<b>Present</b>
	<b>Mr. Bucceroni</b>	<b>Present</b>
	<b>Mr. Gunn</b>	<b>Present</b>
	<b>Mrs. Chiumento</b>	<b>Present</b>
	<b>Mrs. Giusti</b>	<b>Present</b>
	<b>Mr. Acevedo</b>	<b>Present</b>
	<b>Mr. Treger</b>	<b>Present</b>
	<b>Mr. Richards</b>	<b>Present</b>
	<b>Mr. Costa</b>	<b>Present</b>
	<b>Mr. Mellett</b>	<b>Present</b>
	<b>Mr. Lechner</b>	<b>Present</b>

**All Present**

Mr. Greg Lingo passes out brochures to the board (A4) of the townhomes they are building in Deptford, NJ. A4 is an example of what they will be building here.

Mr. Gunn asks Mr. Lingo if they sell mostly 3 bedroom townhomes will there still be enough parking w/a 14ft. driveway.

Mr. Lingo states they still have plenty of parking.

Mr. Matteo comes before the board for questions.

There are no questions for Mr. Matteo.

Mr. Bucceroni asks Mr. DiVitto who will be responsible for the maintenance of the open space.

Mr. DiVitto states the HOA will be responsible for the open space.

Mr. Mellett reviews his engineer's letter:

- a. Mr. Mellett's letter recommends additional open space next to lot 40 to keep it consistent with the rest of the end unit townhomes.

Mr. DiVitto has no problem with the above suggestion.

- b. Mr. Mellett asks Mr. DiVitto about the existing buffers w/ the open space. Mr. DiVitto states the existing vegetation will be retained & some landscaping.

- c. Mr. Mellett states the letter suggests fencing w/ landscaping on street frontage and sides.

Mr. DiVitto states he is ok w/ the street frontage suggestion.

Mr. Mellett brings up a home on Cottage Gate will be in direct line of headlights coming out of the townhomes.

- d. Mr. Mellett discusses parking and the travel lane. The travel lane at 28ft. with one lane parking and a 21 ft. roadway.
- e. 2 vs. 3 bedroom parking spaces: If the townhomes remained all 2 bedrooms 92 spaces are required, if the townhomes are 3 bedrooms 96 spaces will be required. Right now, 94 spaces with 14ft. aprons is what is proposed. This does not meet the parking requirements and parking may become a problem down the line. The cart way should be 30 ft. wide to allow parking on both sides of the street.

Mr. DiVitto states if all the townhomes were 3 bedrooms 96 parking spots (RSIS standards) would be necessary. Much discussion followed w/ the board and Mr. Mellett about 2 vs. 3 bedroom townhomes and parking and a 30 ft. wide cart way.

Mr. Mellett states the garage is usually storage and not used to park a car. Mr. Mellett suggests deed restricting the property's garage so you can't make it living space.

Mr. DeVitto is agreeable to Mr. Mellett's suggestions.

Mr. Lechner questions Mr. DiVitto about service supports system for the density proposed.

Mr. DiVitto stated the residential use would be an enhancement vs. the highway/commercial use. A discussion about HOA's and deed restrictions ensued.

Mr. Lechner voiced a concern over the townhomes construction being started and not finished and requests marketing information.

Mr. Lingo states he is comfortable w/ the absorption rate and they need the density to make it sustainable.

Mr. Lechner requests information about the student/school impact.

Mr. DiVitto states townhomes have less of an impact then single family homes. He continues to fill the board in on student populations that the townhomes would be affecting and all schools are below their estimated enrollment rate.

Mr. Lechner questions Mr. DiVitto on whether the road for the development will be public or private.

Mr. DiVitto states the road will be public.

Mr. Lechner points out that the town will be responsible for snow removal and repair of the new road. Mr. Lechner also states that the applicant didn't give specific numbers on how many students would be generated by this development or how much it will cost to pave this road in 20 years.

Mr. Lechner asks Mr. Lingo if he is confident he will sell all of the townhomes.

Mr. Lingo states he is comfortable stating the project will be completed.

Mr. Lechner states that a couple of the lots are not 25 sq. ft..

Mr. DiVitto states that 3 lots (#23,24,and 25) are not 125 ft. in length, they are 116ft. in length, due to the road and location of lots. Mr. DiVitto quotes numerous other developments in Gloucester Township that don't have 125 ft. lot depths.

Mr. Lechner comments that he is not in favor of "deed restricted open space". He suggests making the open space part of the lots. Inevitably, people use this space and put sheds on it or play sets and it becomes an issue.

Mr. DiVitto states that they would leave the buffer w/ the evergreens between the developments alone.

Mr. Lingo states they are fine with no deed restrictions on the open space.

Mr. Lechner states Gloucester Township has an ordinance which does not allow roof lines to be even, they must be staggered.

Mr. Lingo states he will work with the town to comply.

Vice Chairman Simiriglia asks Mr. DiVitto if the shorter lots (less than 125ft.) back to the open space.

Mr. DiVitto states "yes".

Mr. Gunn asks Mr. Lingo if they've done any market analysis on 2 vs. 3 bedroom sales.

Mr. Lingo states they've done analysis on both but mostly 3 bedrooms.

### **PUBLIC PORTION LOG#23280**

Mr. Costa swears in Ms. Sharon Tress and Ms. Adelaide Cook live on Cottage Gate and they are worried about the sewerage. They inquire on how the new development will affect the GTMUA and CCMUA sewerage pipes.

Mr. Lechner states there will be no impact and explains the sewer system to Ms. Cook and Ms. Tress.

Ms. Tress and Ms. Cook are worried about the high water table in the area that already has large areas of pooling water.

Mr. Mellett explains that the next step of approval requires the applicant to give the town a great amount of detail with studies and regulations.

Ms. Cook asks if this will affect her taxes.

Ms. Tress is concerned with the fire department being able to service this new development. She states the fire dept. doesn't have enough personnel to fight even one fire. She is also worried about the trucks getting in to fight the fires.

Ms. Tress states there are falcons in that wooded area that are protected.

Mr. Lechner states the applicant will have to come back with fire plans and an environmental impact study.

Mr. Costa swears in Mr. Lee Levoncock.

Mr. Levoncock states he thinks this is the best use of the land as it has been a problem for some time. Their family goes out and cleans the lot up all the time and there have been brush fires. Mr. Levoncock is in favor of the deed restrictions, as he doesn't want to look at the back of someone have shed. He also states the falcons will have the same trees to live in as they do now, because the trees are part of the buffer that is remaining. Mr. Levoncock states he thinks the retention ponds should be a help to the water issue.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mrs. Giusti</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

**2 minute break\***

**LOG#23888**

**#122014DSPW**

**Mary DelBorrello**

**Zoned: CR**

**Use "D" Variance & Site Plan Waiver**

**Location: 1464 N. Black Horse Pike, Blackwood**

**Block: 5402 Lot: 7-8-9**

**Used Car Sales & Site Plan Waiver**

Mr. Costa swears in Ms. Mary Del Borrello (owner of property), Angelo DelBorrello (owner of property), Addison Bradley (planner), and Stephen Passarella (lawyer).

Mr. Passarella interviews Mr. Angelo Del Borrello: Mr. Angelo DelBorrello states he would like to start an auto repair/auto sales business. He would have 2

employees, 1 lift, 1 garage, space to park, sell 10 cars at a time (no large trucks or boats), and will landscape the property, add irrigation, seal coat the parking lot and line the parking lot. He has owned the property for 1 year.

Mrs. Chiumento asks the applicant what the business was used for previously.

Mr. Del Borrello stated it was a car repair shop.

Mrs. Giusti asks the applicant if he wants to sell new or used cars.

Mr. DelBorrello states he would like to sell used cars.

Chairman Richards asks the applicant if the apartments were occupied.

Mr. DelBorrello states, yes, the apartments are occupied and being maintained.

Vice Chairman Simiriglia states this is where the number of cars on the lot may become an issue.

Mr. DelBorrello states he is open to restricting the number of cars on the lot.

Mr. Bradley (planner) states the property is in 2 zones, CR and R3. The applicant will be using the property as auto repair shop and apartments which is exactly how it's zoned. The applicant is asking to sell 10 cars from the site. There are no issues with the sales of autos, only negative is the parking. There are 20 parking spots on the map, bumper stops will be added. Mr. Bradley sees this as an opportunity to update the property. Ornamental trees will be added along with sprinklers and the big tree already on the property, the rest of the property is paved. In Mr. Bradley's opinion, the positives outweigh the request to sell 10 cars.

Vice Chairman Simiriglia requests a sketch with the 10 spots to be used for the cars that will be for sale, so the board has something in the records.

Mr. Bradley states there are 12 spots on the Black Horse Pike. But the applicant wants to get the parking lot seal coated and set the lines with the help of Mr. Lechner and get it done right.

Mr. Bradley states the 10 cars will probably be 4 in the front and 6 in the second row. Also, Mr. Bradley suggests instead of bonding: approval for 4 months and the work gets inspected by Mr. Lechner or the variance gets withdrawn.

Mr. Lechner states he is willing to work with the applicant. Mr. Lechner's department has been trying to work with applicants to improve these older properties.

Mr. Bradley states they will be willing to come back to the board if the work isn't done.

Mr. Bucceroni states if the applicant has poor car sales he may be tempted into attempting to expand the car repair business.

Mr. Bradley states each bay needs 5 parking spaces and they don't have enough spaces for the additional bay.

Mrs. Giusti wants to make sure some follow up is included if the application is approved.

Mr. Mellett: 4/18/2012 letter:

- most issues have been hashed out.
- 5 spaces for each bay
- 10 spaces for 2 bays
- apartment residents parking

Mr. Bradley states there is parking off of Oak Ave. for the apartment and the other resident (plumber) parks on Maple Ave., the other side of the building.

-Mr. Mellett wants the all the parking designated, Mr. Mellett continues with his letter.

-The current sketch of 18 spaces is not to scale and an official survey is needed.

-show the light pole in the survey with the parking spaces and make sure it can actually be done.

-the 4 spaces on the Black Horse Pike may be in the site triangle, they must be 15 foot off the pavement.

Mr. Bradley states the sidewalk is more on Maple or Oak.

Mr. Mellett they need a sidewalk waiver, light standard need to be located & moved, it may be in the drive aisle.

Mr. Bradley questions the expense to move the light standard.

Mr. Lechner states he has been working with the Del Borrello's for a couple of months, the survey may be redundant. Mr. Lechner explains how he has been trying to work with applicants with these types of lots.

Mr. Bradley states once the lot is seal coated they could work the parking issue out.

Vice Chairman Simiriglia questions whether there is an alternative to the light in the middle of the lot.

**Summation:**

**Use Variance, waive site plan, seal coat, irrigation, 10 parking spaces, landscaping, finished in 120 days, sidewalk waiver, light has to be removed.**

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mrs. Giusti</b>	<b>Yes</b>

**Mr. Acevedo**  
**Chairman Richards**

**Yes**  
**Yes**

**Application Approved.**

**#122002CDSPW**

**500 Davistown Rd., LLC**

**Zoned: BP**

**Bulk C, Use D Variance; Site Plan Waiver**

**Location: 500 Davistown Rd., Blackwood**

**Block: 13103 Lot: 2**

**Double-sided digital 14 x 48 billboard.**

**The above mentioned application has been postponed until 5/24/2012 zoning board meeting. No need to re advertise.**

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

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 12012C**

**CLEVELAND C. WYCHE**

**Block 5801, Lot 1**

**WHEREAS**, Cleveland C. Wyche, is the record owner of the property located at 31 Linden Drive in the Blenheim section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6 foot vinyl fence 30 inches is the maximum allowed and 52 feet from the patio on Hemlock Drive and follow the easement line instead of the required 40 feet for the property located upon Block 5801, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said applicant being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on April 26, 2012 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Cleveland C. Wyche is the record owner of the property located at 31 Linden Drive, in the Blenheim section of Gloucester Township, New Jersey, as shown on Block 5801, Lot1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that his property is an irregular corner lot and this is the only place to erect the fence in order for him to use his yard and would be more pleasing to the neighborhood. The engineer stated there would be no sight problem.

5. The applicant submitted a drawing showing location of the property as well as the proposed fence and was admitted into evidence as Exhibit "A".

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

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 6 foot fence 52 feet from the patio on Hemlock Drive and to follow the easement, the Board voted seven (7) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th Day of April, 2012 that the applicant, Cleveland C. Wyche is hereby granted the aforesaid variances for the property located upon Block 5801, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, some of which are incorporated herein and made a part hereof.

**ROLL CALL:**

**LIST NAME**

Robert Richards	Yes
Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Arlene Chiuemento	Yes
Phyliss Gustii	Yes
Joseph Gunn	Yes
Michael Acevedo	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

---

Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 24th Day of May, 2012.

---

Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**  
63 Warwick Road  
Stratford, New Jersey 08084

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 122015C**

**RICHARD DeBELLA**

**Block 12507, Lot 1**

**WHEREAS**, Richard DeBella, is the record owner of the property located at 200 Cressmont Ave. in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6 foot vinyl fence 30 inches is the maximum allowed and 10.67 feet from the curb instead of the required 40 feet for the property located upon Block 12507, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said applicant being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on April 26, 2012 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Richard DeBella is the record owner of the property located at 200 Cressmont Ave., in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12507, Lot1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that a truck crashed through his existing fence and he is replacing the fence in the exact same location. The engineer stated there would be no sight problem.

5. The applicant submitted a drawing showing location of the property as well as the proposed fence and was admitted into evidence as Exhibit "A".

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

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 6 foot fence 10.67 feet, the Board voted seven (7) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th Day of April, 2012 that the applicant, Richard De Bella is hereby granted the aforesaid variances for the property located upon Block 12507, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

**ROLL CALL:**

**LIST NAME**

Robert Richards	Yes
Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Arlene Chiuemento	Yes
Phyliss Gustii	Yes
Joseph Gunn	Yes
Michael Acevedo	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

\_\_\_\_\_  
Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 24th Day of May, 2012.

\_\_\_\_\_  
Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**  
63 Warwick Road  
Stratford, New Jersey 08084

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 112042-aCD  
IRON GATE, LLC  
Block 17499, Lot 1**

**WHEREAS**, Iron Gate LLC, is the record owner of the property located at Williamstown-Chews Landing and Jarvis Roads in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct 40 fee simple residential town homes and bulk variances as enumerated in Ken Lechner's letter, dated April 23, 2001 for the property within the HC/R-3 Zone for the property located upon Block 17499, Lot 1, as shown on the Official Map of the Township of Gloucester, and said application being represented Robert Messick, Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on April 26, 2012 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Iron Gate, LLC, is the record owner of the property located at Williamstown-Chess Landing and Jarbas Roads, in the Erial section of Gloucester Township, New Jersey, as shown on Block 17499, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an HC/R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Larry Di Vietro, a Professional Planner, George Matteo, Principal of the company, and Greg Lingo, the proposed builder.

Introduced into evidence were (A1) a rendering and plot showing the density and bulk variances, (A2) the lot layout, (A3) an overlay of the zone lines and (A4) a rendering from Seneca depicting the type of town houses to be built.

Larry Di Vietro, a Professional Planner, explained the site and the split zoning. He indicated that the town homes would be fee simple lots with a single entrance. He indicated the property is approximately 5.6 acres and the density would be 7 units per acre. An R3 Zone the density would be 3 per acre. However, Mr. Di Vietro was of the opinion that the 5.6 acres and the 7 units per acre are comparable to other town house developments in the township. He went on to say that the plan meets the 125 ft. depth for all but 3 lots. He indicated that the Board previously in December of 2011 found that this site was particularly suited and granted a Use Variance for town houses and they were back before the Board this evening to ascertain the number of town houses and bulk variances. Mr. Di Vietro also went on to say that there is a 3.9 acres adjacent to the property that already been donated to the township as Open Space.

The Board reviewed Churchill's letter of 4-19-2012 and the applicant was in agreement with same. The applicant did agree as a condition of approval that there would be a deed restriction that the garage could not be converted to living space. The Board also reviewed a letter from Ken Lechner and incorporates same herein.

5. Two members of the public spoke in opposition to the project since they were concerned about drainage, however, two of the members also spoke in favor of the project, that they thought it would be a benefit for the neighborhood.

**UPON MOTION** duly made and seconded to grant the applicant a Use variance to construct 40 town homes as per the rendering submitted and the bulk variances as enumerated in Mr. Lechner's letter, the Board voted seven (7) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 26<sup>th</sup> day of April 2012 that the applicant, Iron Gate, LLC, is hereby granted the aforesaid variance for 40 town homes and the bulk variances enumerated in Mr. Lechner's letter conditioned upon the applicant providing a deed restriction, that the garage will not be converted into living space for the property located upon Block 17499, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

**ROLL CALL:**

**LIST NAMES**

Robert Richards	Yes
Frank Simiriglia	Yes
Levin Bucheroni	Yes
Jay Gunn	Yes
Arlene Chiumento	Yes
Phyllis Gusti	Yes
Mr. Acevedo	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

---

Robert Richards

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 24<sup>th</sup> Day of May 2012.

---

Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**  
63 Warwick Road  
Stratford, New Jersey 08084

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 122014-DSPW**

**MARY DEL BORRELLO**

**Block 5402, Lots 7, 8, 9**

**WHEREAS**, Mary Del Borrello is record owner of the property located at 1464 North Black Horse Pike in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use variance to allow car sales and a site plan waiver for the property located upon Block 5402, Lots 7,8,& 9, as shown on the Official Map of the Township of Gloucester, located in a CR Zone, said application being represented Steven Passarello; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on 26<sup>th</sup> Day of April 2012 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, May Del Borrello, is the record owner of the property located at 1464 North Black Horse Pike, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5402, Lots 7, 8, & 9, on the Official Tax Map of the Township of Gloucester, located in a CR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that the auto repair and detailing business has been there for quite some time. He is merely asking the Board to allow them to sell used cars. He indicated that the auto repairing and detailing business will remain, however instead of using two garage bays he would only be using one lift for car repairs. He went on to say that he has 2 employees including herself and that there would not be any more than 10 cars on the lot at any one time, and as a condition of approval he agreed that there would be no sales or repair of trucks or boats. He went on to say that the auto repair and services facility was there for years and that the sales are a less intense, that there would be no noise or pollution problems...

The Board discussed a number of conditions with the applicant to which he agreed. Namely, the applicant would put bumper stops on the property, he would landscape the property, he would stripe and steel coat the parking lot. He would put in an irrigation system and he would submit a drawing to Mr. Lechner showing the 10 parking spaces. In addition, as a condition of approval the applicant agreed to complete all landscaping within 120 days from the date of the hearing, or his variance would be withdraw.

5. Introduced into evidence for exhibit "A" a drawing showing the proposed lot as well as the proposed landscaping and parking.

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

**UPON MOTION** duly made and seconded to grant the applicant a Use variance to allow for motor vehicle sales, and a site plan waiver and a waiver on the sidewalks, the Board voted seven (7) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 26<sup>th</sup> Day of April 2012 that the applicant, Mary Del Borrello, is hereby granted the aforesaid variances to allow for Use Car Sales, Site Plan Waiver, and a Waiver of the side walk conditioned upon the applicant complying with the bumper stops, landscaping, a stripping and steel coating of the parking lot, irrigation system, and submitting a drawing to Ken Lechner showing the 10 parking spaces and it is further condition upon the applicant completing all landscaping within 120 days of the date of the hearing for the property located upon Block 402, Lots 7, 8, & 9 on the official tax map of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

**ROLL CALL:**

**LIST NAMES**

Robert Richards	Yes
Frank Simiriglia	Yes
Kevin Bucheroni	Yes
Jay Gunn	Yes
Arlene Chiumento	Yes
Phyllis Gusti	Yes
Michael Acevedo	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 24<sup>th</sup> Day of May, 2012.

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Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**  
63 Warwick Road  
Stratford, New Jersey 08084

## Donna Barrett

---

**From:** Ken Lechner <klechner@glotwp.com>  
**Sent:** Tuesday, May 08, 2012 2:27 PM  
**To:** Donna Barrett  
**Subject:** Fw: 180 Plymouth Rd. inspection  
**Attachments:** fitzgerald memo.doc

Donna,

Add this memo to the general correspondence for the 5/24/12 meeting.

----- Original Message -----

**From:** [Alisa Ortiz](#)  
**To:** [Ken Lechner](#)  
**Cc:** [Donna Barrett](#)  
**Sent:** Tuesday, May 08, 2012 11:31 AM  
**Subject:** 180 Plymouth Rd. inspection



Township Of Gloucester  
Planning/Zoning Department  
1261 Chews Landing Road, Blackwood, NJ 08012  
(856) 374-3512  
Fax (856) 232-6229

## Memorandum

May 8, 2012

To: KEN LECHNER

From: Alisa Ortiz  
Zoning Officer

Re: 180 PLYMOUTH RD  
Block/Lot: 17504./16.01

This memo is to inform you of my findings at the location listed above. I performed a site inspection and met with Mrs. Fitzgerald in regards to her ongoing issues with the shed in question. Upon investigation I found that there are two sheds on the property, Mrs. Fitzgerald informed me that the smaller shed will be removed. The shed that is being applied for is 14' in height and does infact match the brochure that Mrs. Fitzgerald supposedly showed to the Zoning Board members on the night of her meeting, she also showed it to me. The shed does sit in the rear yard of the property and is setback far enough to where it is not visibly seen from the road unless you are intentionally looking for it. Mrs. Fitzgerald showed me the inside of the shed which was empty, therefore leading me to the conclusion that it is not being occupied for any purpose at the present time. The only issue I found was that the shed was not located 10' from the detached garage, the shed was only at 9' away from the garage. I was told by Mrs. Fitzgerald that at the time of her meeting it was stated by her neighbor that the "shed was bigger than her home", that is not true. I found that the shed was a standard large shed.

# TOWNSHIP OF GLOUCESTER

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

MAR 22 2012

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No. # 122016C Taxes Paid Yes/No \_\_\_\_\_ (Initial) \_\_\_\_\_  
 Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 6850  
 Upon receipt of all fees, documents, plans, etc. Escr. 150<sup>00</sup> Escr. # 6850

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Joseph Fitzgerald</u> Address: <u>180 Plymouth Rd.</u> City: <u>ERIAL</u> State, Zip: <u>NJ 08081</u> Phone: <u>856-784-4639</u> Fax: _____ Email: _____	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Arthur Fitzgerald</u> Address: _____ City: <u>ERIAL</u> State, Zip: <u>NJ 08081</u> Phone: <u>856-784-4639</u> Fax: _____
---	---

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

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

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

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

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

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

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

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

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

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

**7. Location of Property:**

Street Address: 180 Plymouth Rd. Erial Block(s): 17504  
Tract Area: \_\_\_\_\_ Lot(s): 16.01

**8. Land Use:**

Existing Land Use: Dwelling  
Proposed Land Use (Describe Application): 16x24 shed  
Storage for personal use 9' from  
detached garage.

**9. Property:**

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

**10. Utilities: (Check those that apply.)**

Public Water  Public Sewer  Private Well  Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

### 13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P. #1	_____
Front setback 2	_____	Setback from E.O.P. #2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	<del>Pool Requirements</del>	_____
Lot depth	350'	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	14'	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	_____
		R.O.W. = Right-of-way.	_____
		Setback = Measured from edge of pool apron.	_____
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	16x24
Garage height	_____	Shed height	14'
Number of garages	_____	Setback from R.O.W.1	297'
(Include attached garage if applicable)	_____	Setback from R.O.W.2	79'
Number of stories	_____	Setback from property line 1	12'
		Setback from property line 2	72'

### 14. Parking and Loading Requirements:

Number of parking spaces required: <input type="radio"/>	Number of parking spaces provided: <input type="radio"/>
Number of loading spaces required: <input type="radio"/>	Number of loading spaces provided: <input type="radio"/>

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

Joseph J. G. [Signature]  
Signature of Applicant

3-22-12  
Date

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

\_\_\_\_\_  
Date

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

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

3-22-12  
Date

Joseph Fitzgerald  
Signature

Joseph Fitzgerald  
Print Name

Sworn and Subscribed to before me this

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

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

Joseph Fitzgerald  
Signature of Applicant

Joseph Fitzgerald  
Print Name

\_\_\_\_\_  
Date

**19. Survey waiver certification:**

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

State of New Jersey,  
County of Camden:

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

Sworn and subscribed to  
On this 19 day of March  
2012 before the following authority.

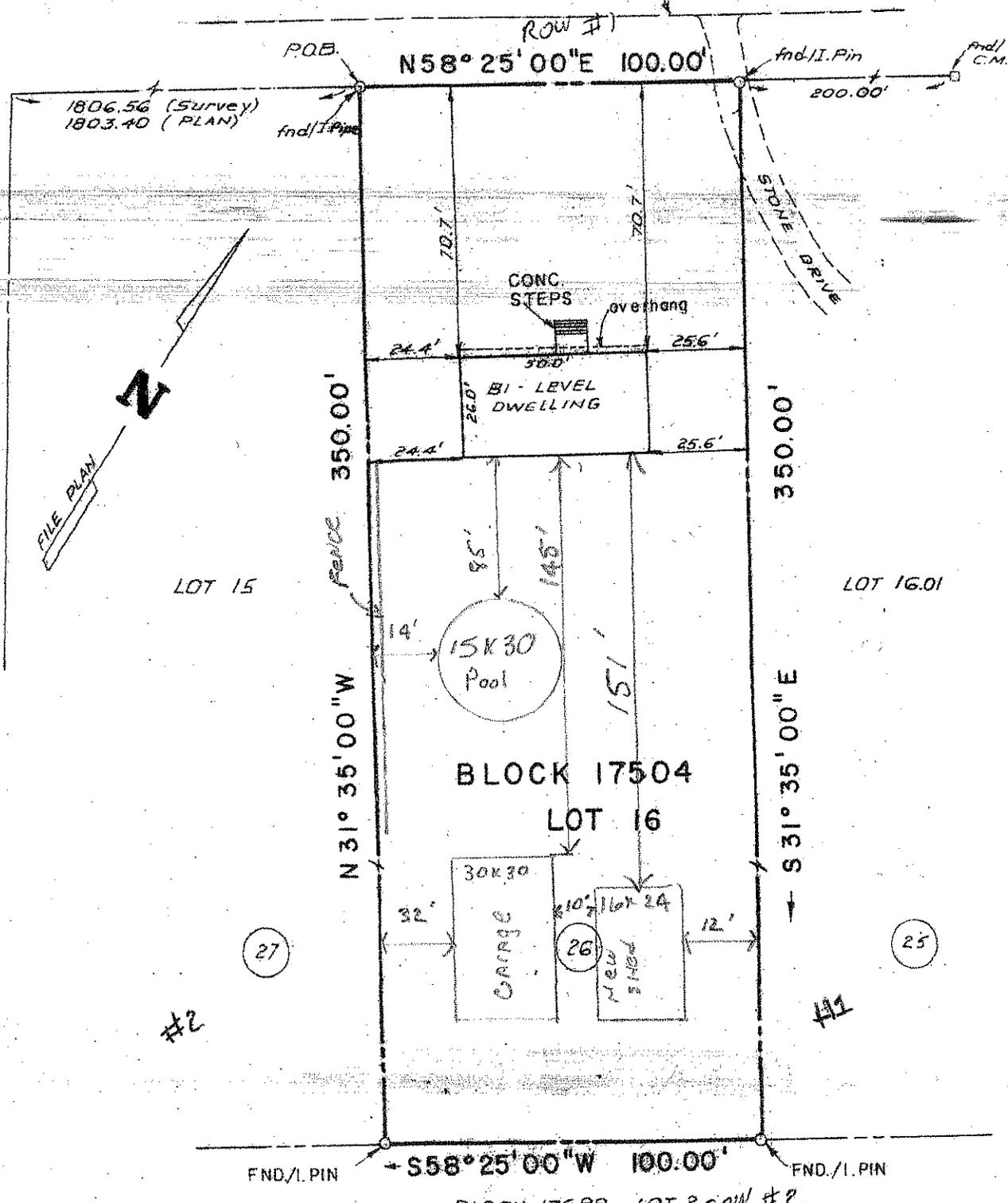
Rita A. Reeves  
Notary public

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

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

NEW BROOKLYN  
 (50' WIDE)

PLYMOUTH ROAD  
 BITUM. PAVING (50' WIDE)



**NOTES:**

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

TAX MAP  
TOWNSHIP OF GLOUCESTER  
CAMDEN COUNTY  
NEW JERSEY

SCALE: 1" = 100'  
ENGINEERING APPROVED  
WILLIAM C. KIRSCH  
LAND SURVEYOR 1939E

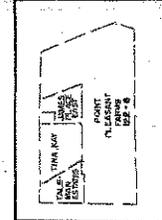
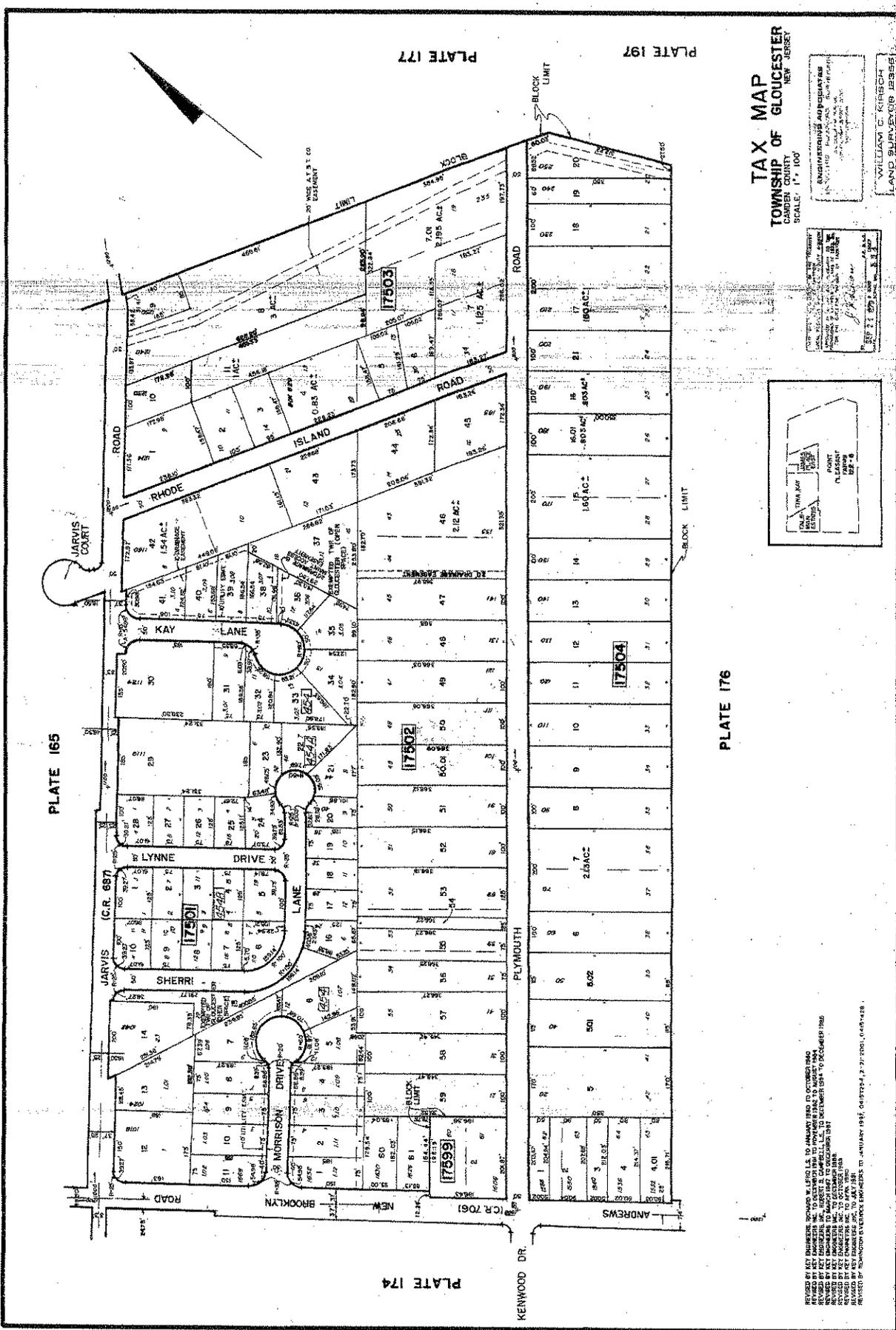


PLATE 165

PLATE 176

PLATE 174



REVISIONS BY THE ENGINEER FOR THE TOWNSHIP OF GLOUCESTER, NEW JERSEY, TO THE TAX MAP FOR THE YEAR 1941, AS APPROVED BY THE BOARD OF TAXATION, CAMDEN COUNTY, NEW JERSEY, ON JANUARY 15, 1941, AND AS AMENDED BY THE BOARD OF TAXATION, CAMDEN COUNTY, NEW JERSEY, ON JANUARY 15, 1942, AND AS AMENDED BY THE BOARD OF TAXATION, CAMDEN COUNTY, NEW JERSEY, ON JANUARY 15, 1943, AND AS AMENDED BY THE BOARD OF TAXATION, CAMDEN COUNTY, NEW JERSEY, ON JANUARY 15, 1944, AND AS AMENDED BY THE BOARD OF TAXATION, CAMDEN COUNTY, NEW JERSEY, ON JANUARY 15, 1945, AND AS AMENDED BY THE BOARD OF TAXATION, CAMDEN COUNTY, NEW JERSEY, ON JANUARY 15, 1946, AND AS AMENDED BY THE BOARD OF TAXATION, CAMDEN COUNTY, NEW JERSEY, ON JANUARY 15, 1947, AND AS AMENDED BY THE BOARD OF TAXATION, CAMDEN COUNTY, NEW JERSEY, ON JANUARY 15, 1948, AND AS AMENDED BY THE BOARD OF TAXATION, CAMDEN COUNTY, NEW JERSEY, ON JANUARY 15, 1949, AND AS AMENDED BY THE BOARD OF TAXATION, CAMDEN COUNTY, NEW JERSEY, ON JANUARY 15, 1950.

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



TO: Zoning Board of Adjustment

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

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

DATE: April 5, 2012

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

### I. ZONING INFORMATION

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

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

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

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

## II. VARIANCE COMMENTS

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

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

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

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

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

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

#### NEGATIVE CRITERIA

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

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

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

## IV. RECOMMENDATIONS

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

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

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 22, 2012

APPLICATION No. 122016C

APPLICANT: Joseph Fitzgerald

PROJECT No. 6850

BLOCK(S): 17504

Lot(S): 16.01

LOCATION: 180 Plymouth Rd., Erial, NJ 08081

**TRANSMITTAL TO:**

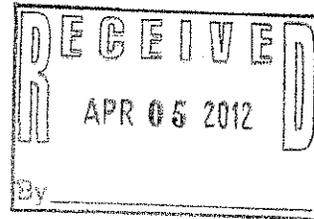
- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|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

**STATUS OF APPLICATION:**

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

**PURPOSE OF TRANSMITTAL:**

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



**ENCLOSED:**

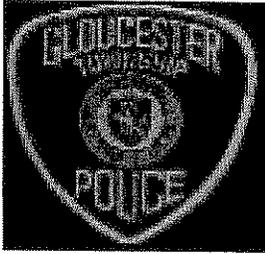
- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision -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

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

NO ISSUES for THIS AREA.

  
Signature

4/4/12



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

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

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

Other:



Reviewed By:  Lt. Brian McKendry  Cpl. Rich Worst

Signature:  Date Submitted: 4/2/12





**Commissioners**  
**RICHARD P. CALABRESE**  
Chairman

**FRANK SIMIRIGLIA**  
Vice Chairman

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

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

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

March 27, 2012

**ROBERT C. BENSON**  
Executive Director

**CAROLINE M. TARVES**  
Administrative Secretary

**MARLENE HRYNIO**  
Recording Secretary

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

**THOMAS LEISSE, PE**  
Consulting Engineer

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

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



Gentlemen:

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

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

Very truly yours,

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

Robert C. Benson  
Executive Director

RCB:mh



# 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.: 122017C Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 160.00 Project # 6923

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

Escr. 150.00 Escr. # 6923

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

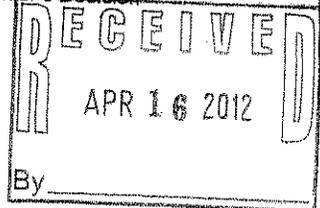
Name: Mark Shipotofsky  
 Address: 70 Larkspur Circle  
 City: Sicklerville  
 State, Zip: NJ 08081  
 Phone: (856) 262-4662 Fax: ( ) -  
 Email: ships@comcast.net

### 2. Owner(s) (List all Owners)

Name(s): Mark Shipotofsky  
Bonnie Shipotofsky  
 Address: 70 Larkspur Circle  
 City: Sicklerville  
 State, Zip: NJ 08081  
 Phone: (856) 262-4662 Fax: ( ) -

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

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



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

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

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

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

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

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

Name: Mark Shipolofsky  
Address: 70 Lakeside Circle  
Profession: project accounting  
City: Sicklerville  
State, Zip: NJ 0808  
Phone: (856) 262-4662 Fax: ( ) -  
Email: shipe5@comcast.net

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

**7. Location of Property:**

Street Address: 70 Lakeside Circle Block(s): 18605  
Tract Area: \_\_\_\_\_ Lot(s): 24

**8. Land Use:**

Existing Land Use: residential yard <sup>Back</sup>  
Proposed Land Use (Describe Application): Tik: Hut by pool (16x16)  
to be placed approx 6' from pool on existing  
slab of concrete 7'6" from side property line / fence

**9. Property:**

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

**10. Utilities: (Check those that apply.)**

Public Water  Public Sewer  Private Well  Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	50'	Fence type	_____
Side setback 1	7' 6"	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	<b>Pool Requirements</b>	_____
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	_____
		R.O.W. = Right-of-way.	_____
		Setback = Measured from edge of pool apron.	_____
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	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:**

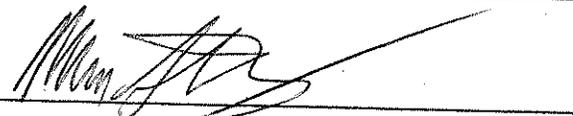
Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_  
 Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

**15. Relief Requested:**

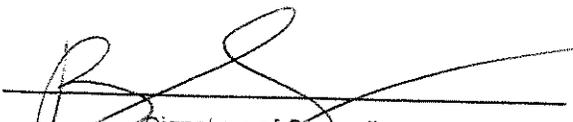
- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the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

4-12-12  
 \_\_\_\_\_  
 Date

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

4/12/12  
 \_\_\_\_\_  
 Date

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

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

4-13-12

Date

Signature

Print Name

Sworn and Subscribed to before me this

13<sup>th</sup> day of April

2012 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

- No  Yes

**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

Mach Shipotofsky

Print Name

Date

4-13-12

**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 8/6/96, shows and discloses the premises in its entirety, described as Block 18605 Lot 29 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:

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

Sworn and subscribed to

On this 13<sup>th</sup> day of April 2012 before the following authority.

Mach Shipotofsky

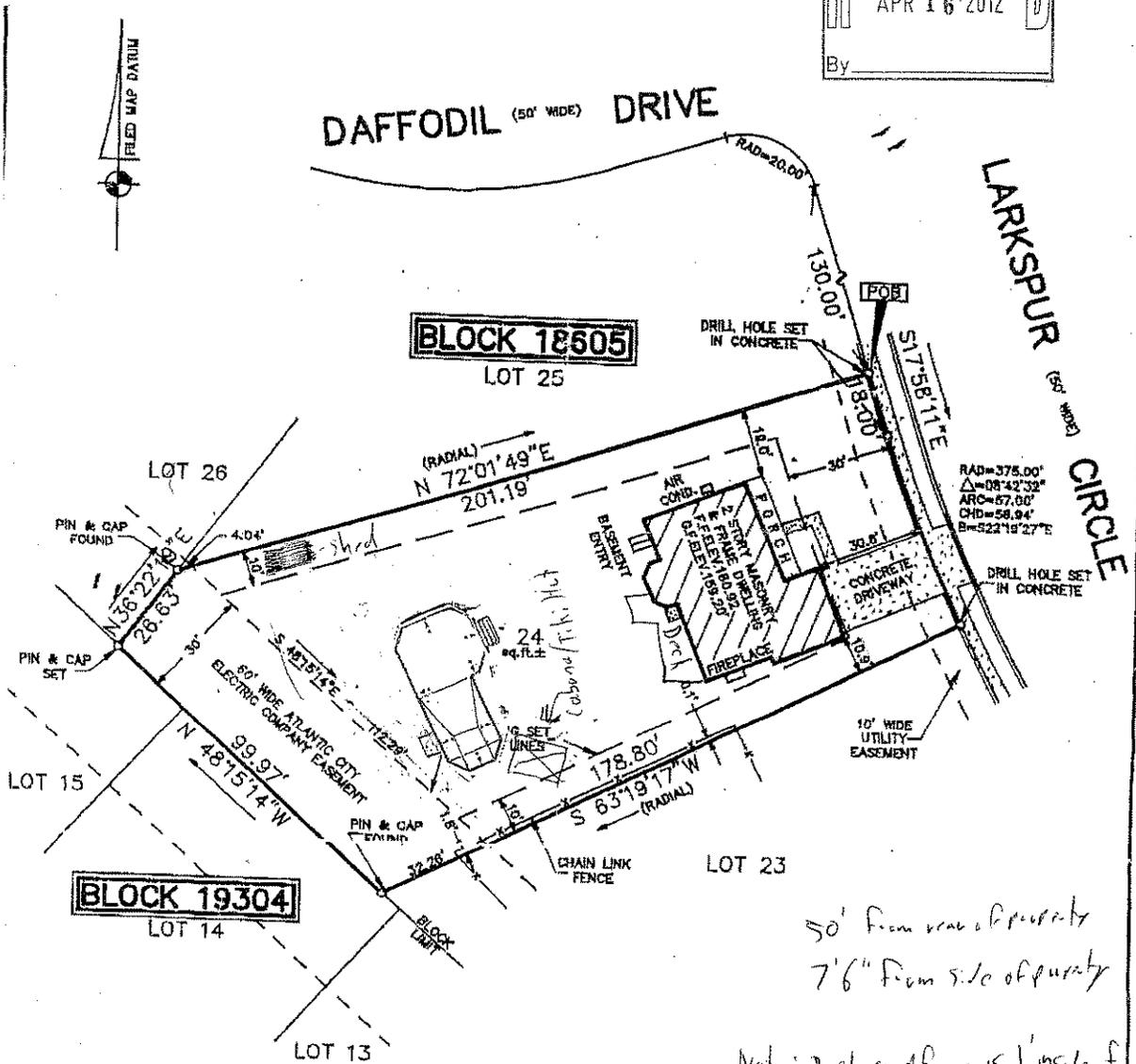
Name of property owner or applicant

MARIANNE ROBERTS  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES OCTOBER 15, 2012

Notary public



**RECEIVED**  
 APR 16 2012  
 By \_\_\_\_\_



WE ARE NOT EXPERTS IN THE DETECTION AND IDENTIFICATION OF HAZARDOUS SUBSTANCES, NOR DOES THIS PLAN PURPORT TO REVEAL THE PRESENCE OF SUCH SUBSTANCES.

THE BUILDING TIES ARE TO THE FOUNDATION.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS, VALIDITY OF CHAIN OF TITLE, ETC; THAT A SUBSEQUENT SEARCH MAY DISCLOSE BEING KNOWN AS QUAKER LOT 81.

THE ELEVATIONS ARE BASED ON SITE DATUM.

DEED DESCRIPTION  
 BEING LOT 24 OF BLOCK 18605 AS SHOWN ON A PLAN OF MAYFAIR NORTH, SECTION TWO, SITUATE GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NJ, BY LAND DIMENSIONS ENGINEERING, DATED 12/01/88, REVISED THRU 11/05/81, FILED OR ABOUT TO BE FILED IN THE COUNTY CLERK'S OFFICE.

*50' from rear property  
 7'6" from side of property  
 Note: Backyard fence is 1' inside of property line*

NOTIFIED TO: MARK B. SHIPOTOTSKY & BONNIE L. SHIPOTOTSKY  
 SECURITY FIRST  
 NORTHERN MORTGAGE SERVICES INC., ITS SUCCESSOR AND/OR  
 OWNERS, AS THEIR INTERESTS MAY APPEAR.

09/16/98	FINAL SURVEY		
04/27/98	CHANGE HOUSE TYPE	Dam	
DATE	REVISIONS	BY	CHK

THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY BELOW THE SURFACE AND NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES EXCEPT AS FOLLOWS: TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON; TO THE MORTGAGEE, THE DECLARATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS.  
 CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL AND SIGNATURE OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED.

*[Signature]*  
**MICHAEL J. GALANTE**  
 N.J. PROFESSIONAL LAND SURVEYOR LICENSE NO. 27593  
 N.J. PROFESSIONAL PLANNER LICENSE NO. 02823

<b>SURVEY OF PROPERTY</b>			
<b>BLOCK 18605 LOT 24</b>			
WOODS EDGE			
<b>GLOUCESTER TOWNSHIP</b>			
CAMDEN COUNTY, NJ			
<b>GALANTE ASSOCIATES, P.C.</b>			
SURVEYORS / PLANNERS			
375 NORTH MAIN STREET			
WILLIAMSTOWN NEW JERSEY 08094			
DATE:	SCALE:	DWG BY:	DWG NO.:
08/06/96	1"=40'	klm/...	...

**TOWNSHIP OF GLOUCESTER**  
**Inter-office Correspondence**



**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #122017C**  
**Mark Shipotofsky**  
**70 Larkspur Circle**  
**BLOCK 18605 LOT 24**

**DATE:** May 2, 2012

The above application is to permit a 16' x 16' "tiki hut" (cabana) within the R-3 - Residential district as per the submitted sketch.

**I. ZONING INFORMATION**

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

**R-3 – Residential Requirements (§405.F):**

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±15,701 sf	yes
Minimum lot frontage	56.25 ft.	75 ft.	yes
Minimum lot depth	125 ft.	178.80 ft.	yes
Maximum building coverage	20%	±13.3% <sup>1</sup>	yes
Maximum lot coverage	40%	±28.9% <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (dwelling)	30 ft.	30.8 ft.	yes
Side yard (dwelling)	10 ft.	10.9 ft. / 19 ft.	yes / yes
Rear yard (deck)	30 ft.	±100 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes
<b>CABANA SIZE AND SETBACK LIMITATIONS</b>			
<b>Cabana area (max.)</b>	<b>168 sf</b>	<b>256 sf</b>	<b>no<sup>1</sup></b>
Front yard (min.)	N.P.	no	yes
<b>Side yard (min.)</b>	<b>10 ft.</b>	<b>7.5 ft.</b>	<b>no<sup>1</sup></b>
Side yard (min.)	10 ft.	±65 ft. <sup>1</sup>	yes
Rear yard (min.)	3 ft.	±50 ft. <sup>1</sup>	Yes
Accessory building height (max.)	15 FT.	n/p	---

<sup>1</sup> = Scaled data.  
 n/p = Not provided.  
 = Variance required.

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

## II. VARIANCE COMMENTS

The application as submitted requires the following variances from §405.F, Area, Yard, Height and Building Coverage and §422.K(6), Residential Swimming Pools and Cabanas:

1. Area: (256 sf provided v. 168 sf maximum allowed).
2. Side yard: (7.5 ft. provided v. 10 ft. minimum required).

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

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

The Board must consider the following in satisfying the positive criteria for the required variances:

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

### NEGATIVE CRITERIA

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

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

**Section 422.K(6), Residential Swimming Pools and Cabanas to permit a tiki hut (cabana) area of two hundred fifty six (256) square feet (168 sf maximum allowed) and side yard setback of seven and five tenths (7.5) feet (10 ft. minimum required).**

cc: Mark Shipotofsky  
Anthony Costa, Esq.  
James Mellett, PE

Commissioners  
RICHARD P. CALABRESE  
Chairman  
FRANK SIMIRIGLIA  
Vice Chairman

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



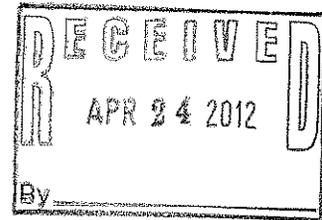
**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

ROBERT C. BENSON  
Executive Director  
CAROLINE M. TARVES  
Administrative Secretary  
MARLENE HRYNIO  
Recording Secretary  
HOWARD C. LONG JR, ESQ.  
Solicitor  
THOMAS LEISSE, PE, CME  
Consulting Engineer

April 23, 2012

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



Re: Application #122017C  
Mark Shipotofsky  
70 Larkspur Circle, Sicklerville, NJ 0801  
Block 18605, Lot 24

Gentlemen:

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

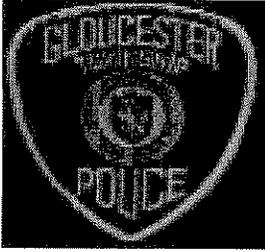
Should you have any further questions, please feel free to contact me.

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

RCB:mh

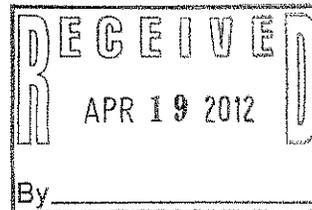


# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application # 122017C 70 Larkspur Cr Sicklerville Block 18605 lot 24

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

Other:



Reviewed By:  Lt. Brian McKendry  Cpl. Rich Worst

Signature: \_\_\_\_\_ Date Submitted: 4/19/12

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 16, 2012

APPLICATION No. 122017C

APPLICANT: Mark Shipotofsky

PROJECT No. 6923

BLOCK(S): 18605 Lot(S): 24

LOCATION: 70 Larkspur Circle, Sicklerville, NJ 08081

## TRANSMITTAL TO:



Township Engineer  
 Camden County Planning Board  
 N.J. American Water Co.  
 Taxes



Zoning Board Planner  
 Traffic Officer  
 Aqua N.J. Water Co.  
 Construction



Tax Assessor  
 G.T.M.U.A.  
 Fire District 1 2 3 4 5 6

## STATUS OF APPLICATION:



**New Application** - Bulk C (16 x 16 Tiki Hut w/a 7'6" setback from property line/fence)



Revision to Prior Application

## PURPOSE OF TRANSMITTAL:



For Your Review. *Please Forward Report by April 30, 2012*



For Your Files.

## ENCLOSED:



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



Variance Plan



Bulk (C) Variance



Use (D) Variance



Maryann Busa - taxes current  
Signature



# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6220

RECEIVED  
APR 17 2012

**For Office Use Only**

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No. A122018C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees 160<sup>00</sup> Project # 6932  
<sup>1</sup> Upon receipt of all fees, documents, plans, etc. Escr. 150<sup>00</sup> Escr.# 6932

**LAND DEVELOPMENT APPLICATION**

<p><b>1. Applicant</b></p> <p>Name: <u>Daryl (St. John) (JoAnne)</u>          Address: <u>302 South Drive</u>          City: <u>Blackwood</u>          State, Zip: <u>NJ, 08012</u>          Phone: <u>(856) 232-9669</u> Fax: ( ) -          Email: <u>Tomthumb7@comcast.net</u></p>	<p><b>2. Owner(s) (List all Owners)</b></p> <p>Name(s): <u>Daryl St. John</u>  <u>JoAnne St. John</u>          Address: <u>302 South Drive</u>          City: <u>Blackwood</u>          State, Zip: <u>NJ 08012</u>          Phone: <u>(856) 232-9669</u> Fax: ( ) -</p>																																			
<p><b>3. Type of Application. Check as many as apply:</b></p> <table style="width:100%;"> <tr> <td><input type="checkbox"/> Informal Review <sup>2</sup></td> <td><input type="checkbox"/> Planned Development <sup>2</sup></td> </tr> <tr> <td><input type="checkbox"/> Minor Subdivision</td> <td><input type="checkbox"/> Interpretation <sup>2</sup></td> </tr> <tr> <td><input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup></td> <td><input type="checkbox"/> Appeal of Administrative Officer's Decision</td> </tr> <tr> <td><input type="checkbox"/> Final Major Subdivision</td> <td><input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup></td> </tr> <tr> <td><input type="checkbox"/> Minor Site Plan</td> <td><input type="checkbox"/> Use "D" Variance <sup>2</sup></td> </tr> <tr> <td><input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup></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 <sup>2</sup></td> <td><input type="checkbox"/> Redevelopment Agreement</td> </tr> <tr> <td><input type="checkbox"/> General Development Plan <sup>2</sup></td> <td><input type="checkbox"/> _____</td> </tr> </table> <p><sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.</p>		<input type="checkbox"/> Informal Review <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup>	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation <sup>2</sup>	<input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup>	<input type="checkbox"/> Appeal of Administrative Officer's Decision	<input type="checkbox"/> Final Major Subdivision	<input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup>	<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance <sup>2</sup>	<input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>	<input type="checkbox"/> Site Plan Waiver	<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request	<input type="checkbox"/> Conditional Use Approval <sup>2</sup>	<input type="checkbox"/> Redevelopment Agreement	<input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> _____																	
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<p><b>4. Zoning Districts (Circle all Zones that apply)</b></p> <table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td>R1</td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>HC</td> <td>PR</td> <td>BW-RD</td> <td>SCR-HC Overlay</td> </tr> <tr> <td><b>R3</b></td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		ER	R4	GCR	CR	BP	G-RD	LP-1	R1	RA	BWD	NC	IN	M-RD	NVBP	R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	<b>R3</b>	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
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						IR																														
<p><b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b></p> <table style="width:100%;"> <tr> <td style="width:50%;">Name of Attorney: _____</td> <td style="width:50%;">Firm: _____</td> </tr> <tr> <td>Address: _____</td> <td>State, Zip: _____</td> </tr> <tr> <td>City: _____</td> <td>Phone: ( ) - - Fax: ( ) - -</td> </tr> <tr> <td></td> <td>Email: _____</td> </tr> </table>		Name of Attorney: _____	Firm: _____	Address: _____	State, Zip: _____	City: _____	Phone: ( ) - - Fax: ( ) - -		Email: _____																											
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Address: _____	State, Zip: _____																																			
City: _____	Phone: ( ) - - Fax: ( ) - -																																			
	Email: _____																																			

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

Name: Daryl St. John  
Address: 302 South Drive  
Profession: Boiler Operator  
City: Blackwood  
State, Zip: NJ 08012  
Phone: 856 232 9669 Fax: ( )  
Email: Tomthumb7@comcast.net

Name: JoAnne St. John  
Address: 302 South Drive  
Profession: Claims Analyst  
City: Blackwood  
State, Zip: NJ, 08012  
Phone: 856 232 9669 Fax: ( )  
Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 302 South Drive, Blackwood Block(s): A 10704  
Tract Area: \_\_\_\_\_ Lot(s): 8

**8. Land Use:**

Existing Land Use: shed 8x10  
Proposed Land Use (Describe Application): REPLACING 8x10 shed with  
12x18 shed sitting on a stone pad

**9. Property:**

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

**10. Utilities: (Check those that apply.)**

Public Water  Public Sewer  Private Well  Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

Garage Application		Shed Requirements	
Garage Area	_____	Shed area	12' x 18'
Garage height	_____	Shed height	10'
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	4'
		Setback from property line 2	4'

**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**

Ray St. John  
 Signature of Applicant

4-12-12  
 Date

Johnnie St. John  
 Signature of Co-applicant

4-12-12  
 Date

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

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

4-17-12  
Date

Daryl St. John  
Signature

Daryl St. John  
Print Name

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

JoAnne St. John  
Signature

JoAnne St. John  
Print Name

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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

Daryl St. John  
Signature of Applicant

Daryl St. John  
Print Name

4-12-12  
Date

**19. Survey waiver certification:**

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

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

Sworn and subscribed to  
On this 17 day of April  
2012 before the following authority.

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

Rita A. Reeves  
Notary public





**TOWNSHIP OF GLOUCESTER**  
**Inter-office Correspondence**



**TO:** Zoning Board of Adjustment

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

**RE: APPLICATION #122018C**  
**Daryl St. John**  
**302 South Drive**  
**BLOCK 10704 LOT 8**

**DATE:** May 2, 2012

The above application is to permit a 12' x 18' residential tool shed within the R-3 - Residential district as per the submitted sketch.

**I. ZONING INFORMATION**

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

**R-3 – Residential Requirements (§405.F):**

<b>Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Complies</b>
Minimum lot size	9,375 sf	7,800 sf	enc
Minimum lot frontage	75 ft.	65 ft.	enc
Minimum lot depth	125 ft.	120 ft.	enc
<b>Maximum building coverage</b>	<b>20%</b>	<b>±21.7%<sup>1</sup></b>	<b>no</b>
Maximum lot coverage	40%	±24.7% <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (dwelling)	30 ft.	25.56 ft.	enc
Side yard (dwelling)	10 ft.	16.74 ft. / 10.09 ft.	yes / yes
Rear yard (deck)	30 ft.	±52 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

<sup>1</sup> = Scaled data.  
 enc = existing nonconformance.  
 = Variance required.

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

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
<b>Maximum shed area</b>	<b>168 sf</b>	<b>256 sf</b>	<b>no*</b>
Number <sup>2</sup>	1	1	yes
Maximum shed height	12 ft.	10	yes
Distance between adjacent buildings	10 ft.	±36 ft. <sup>1</sup>	yes
Front yard	N.P.	no	yes
Side yard	5 ft.	±43 ft. <sup>1</sup>	yes
<b>Side yard</b>	<b>5 ft.</b>	<b>4 ft.</b>	<b>no*</b>
<b>Rear yard</b>	<b>5 ft.</b>	<b>4 ft.</b>	<b>no*</b>

- <sup>1</sup> = Scaled data.  
enc = existing nonconformance.  
n/a = not applicable.  
\* = Variance required.

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

## II. VARIANCE COMMENTS

The application as submitted requires the following variances from §405.F, Area, Yard, Height and Building Coverage and §422.L, Residential Tool Shed:

### §405.F, R3 – Residential District - Area, Yard, Height and Building Coverage

1. Building coverage: (±21.7% provided v. 20% maximum allowed).

### §422.L, Residential Tool Shed

2. Area: (256 sf provided v. 168 sf maximum allowed).
3. Side yard: (4 ft. provided v. 5 ft. minimum required).
4. Rear yard: (4 ft. provided v. 5 ft. minimum required).

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

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

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

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

### NEGATIVE CRITERIA

The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not

substantially impair the intent and purpose of the zone plan and zoning ordinance (basis 40:55D-70).

### III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

**Section 405.F, R3 – Residential District - Area, Yard, Height and Building Coverage to permit a building coverage of approximately twenty one and seven tenths (21.7) percent (20% maximum allowed) and Section 422.L(1) to permit a residential tool shed two hundred fifty six (256 square feet (168 sf maximum allowed) and from Section 422.L(3) to permit a side and rear yard setback of four (4) feet (5 ft. minimum required).**

cc: Daryl St. John  
Anthony Costa, Esq.  
James Mellett, PE



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

*Date: May 1, 2012*

*To: Ken Lechner*

*From: Jim Gallagher*

*Re: Site Plan Review*

*Applicant: Daryl & JoAnne St. John*

*Block: 10704                      Lot: 8*

*Application #: 122018C*

*Comments: Building review-*

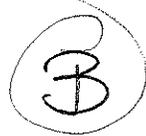
- 1. A structure less than 5' from the lot line requires a 1 hour fire rating on the wall and projections rated from the interior and exterior.*
- 2. A structure over 200sqft requires a permanent foundation.*

*Thank you,*

*Jim Gallagher  
Building SubCode Official*



30# 71



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 17, 2012

APPLICATION No. 122018C

APPLICANT: Daryl & JoAnne St. John

PROJECT No. 6932

BLOCK(S): 10704 Lot(S): 8

LOCATION: 302 South Drive, Blackwood, NJ 08012

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

- New Application** - Bulk C (replacing an 8 x 10 shed with 12 x 18 Shed sitting on a stone pad)
- Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by April 30, 2012*
- For Your Files.



### ENCLOSED:

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

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

5-1-12 (1) A structure less than 5' from lot line requires a 1 hour fire rating on the wall + projections rated from the interior + exterior.

(2) A structure over 200 sq. ft requires a permanent foundation

Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 17, 2012

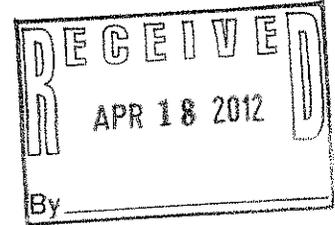
APPLICATION No. 122018C

APPLICANT: Daryl & JoAnne St. John

PROJECT No. 6932

BLOCK(S): 10704 Lot(S): 8

LOCATION: 302 South Drive, Blackwood, NJ 08012



**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application** - Bulk C (replacing an 8 x 10 shed with 12 x 18 Shed sitting on a stone pad)
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. *Please Forward Report by April 30, 2012*
- For Your Files.

**ENCLOSED:**

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

*Maryann Busa*  
\_\_\_\_\_  
Signature



# GLOUCESTER TOWNSHIP POLICE

## TRAFFIC SAFETY UNIT

### SITE PLAN REVIEW

Application # 122018C 302 South Dr Blackwood Block 10704 lot 8

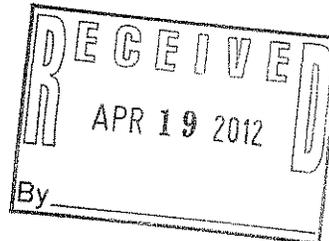
Plans as shown along with available information do not reveal any anticipated traffic problems.

Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

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



Reviewed By:  Lt. Brian McKendry  Cpl. Rich Worst

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

A handwritten signature in black ink, appearing to be "BT" followed by a stylized flourish.

Date Submitted: 4/19/12

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 17, 2012

APPLICATION No. 122018C

APPLICANT: Daryl & JoAnne St. John

PROJECT No. 6932

BLOCK(S): 10704

Lot(S): 8

LOCATION: 302 South Drive, Blackwood, NJ 08012

**TRANSMITTAL TO:**

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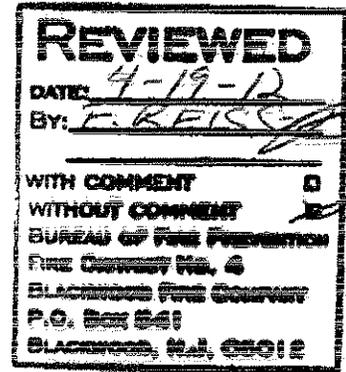
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- Variance Plan      Bulk (C) Variance      Use (D) Variance



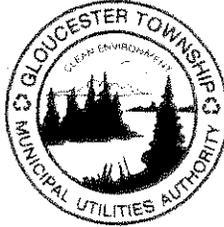
\_\_\_\_\_  
Signature



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

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Executive Director

CAROLINE M. TARVES  
Administrative Secretary

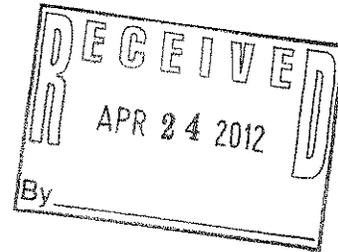
MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

April 23, 2012

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



Re: Application #122018C  
Daryl & JoAnne St. John  
302 South Drive, Blackwood, NJ 08012  
Block 10704, Lot 8

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson  
Executive Director

RCB:mh

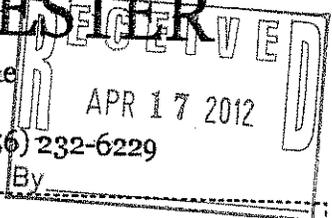
# TOWNSHIP OF GLOUCHESTER

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: 4/17/12 Application No: #122019C

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 160<sup>00</sup> Project # 6942

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

Escr. 150<sup>00</sup> Escr.# 6942

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

Name: Emidio Bosco  
 Address: 2065 Broad Acres Dr  
 City: Clementon  
 State, Zip: NJ 08021  
 Phone: (856) 816-8322 Fax: ( ) -  
 Email: EBOSCO3@Comcast.net

### 2. Owner(s) (List all Owners)

Name(s): PATRICIA BOSCO  
Emidio Bosco  
 Address: 2065 Broad Acres Dr.  
 City: Clementon  
 State, Zip: NJ 08021  
 Phone: (856) 816-8322 Fax: ( ) -

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

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

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

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

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

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

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

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

Name: Emidio Bosco  
Address: 2065 Broadacres Dr  
Profession: Carpenter  
City: Clementon  
State, Zip: NJ, 08021  
Phone: (856) 816-8322 Fax: ( )  
Email: EBosco3@Comcast.net

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

**7. Location of Property:**

Street Address: 2065 Broadacres Dr, Clementon NJ Block(s): 13703  
Tract Area: \_\_\_\_\_ Lot(s): 30

**8. Land Use:**

Existing Land Use: N/A  
Proposed Land Use (Describe Application): Building 2<sup>nd</sup> Floor Deck attached to town house 12' x 23'

**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.



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

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

4/17/12  
Date

[Signature]  
Signature

Emidio Bosco  
Print Name

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

[Signature]  
Signature

Patricia E Bosco  
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 or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).
- 2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

**IF YES:**

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

[Signature]  
Signature of Applicant

Emidio Bosco  
Print Name

\_\_\_\_\_  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 3/21/12, shows and discloses the premises in its entirety, described as Block 13703 Lot 30 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:

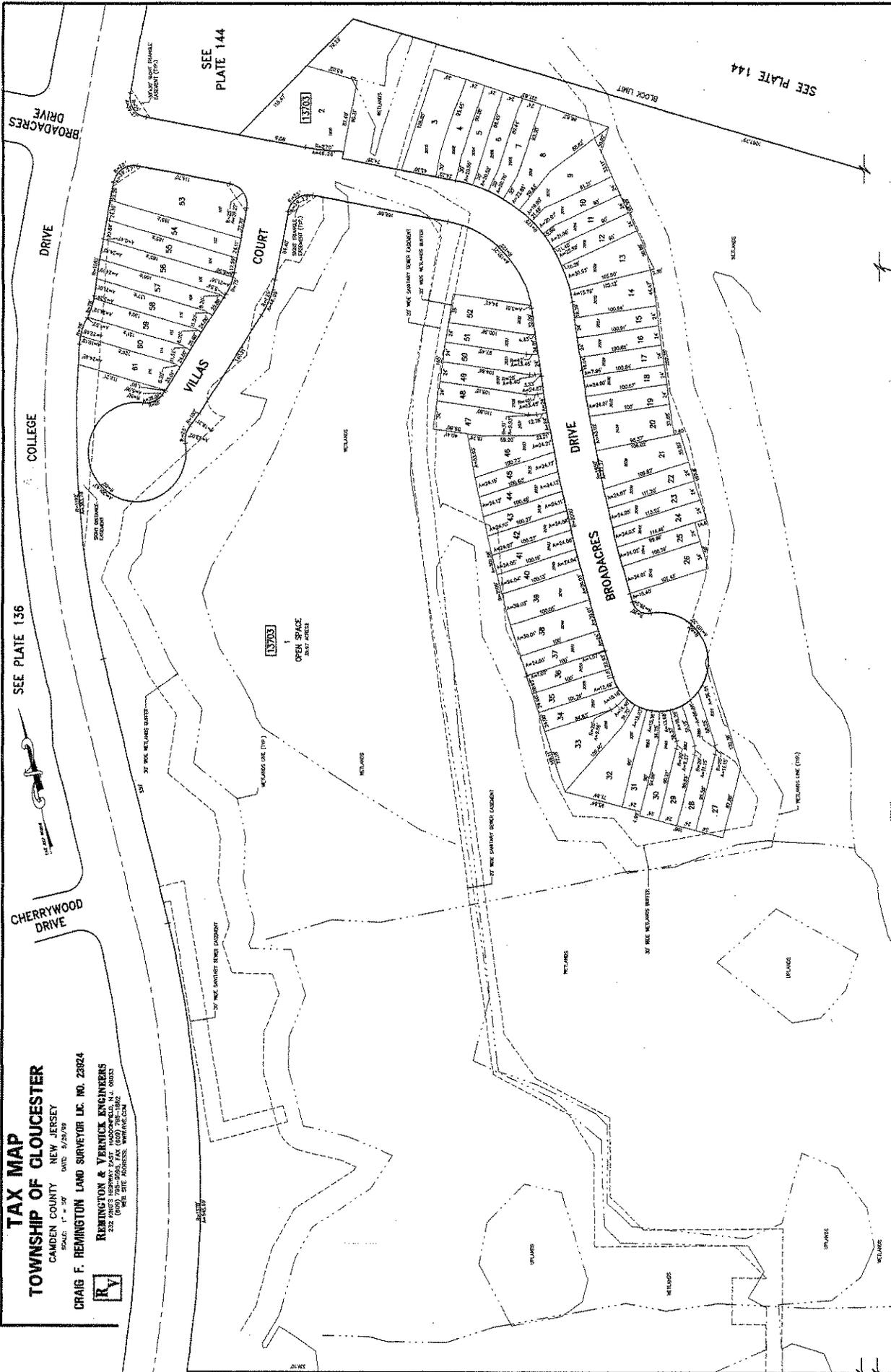
Emidio Bosco of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to  
On this 16 day of April  
20 12 before the following authority.

[Signature]  
Name of property owner or applicant

[Signature]  
Notary public

CINDY L DOYLE  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES JUNE 28, 2015

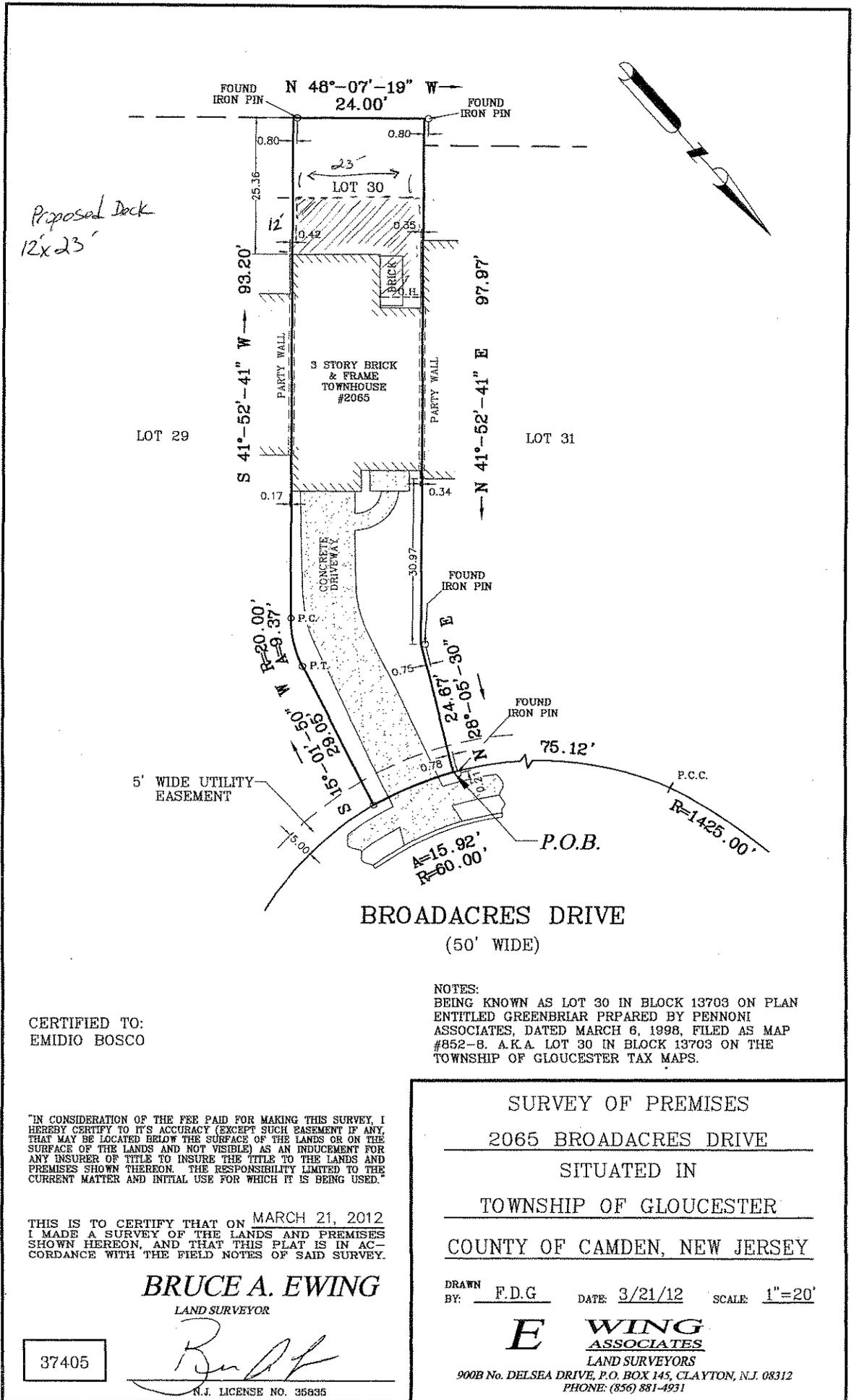


**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 SCALE: 1" = 50' DATE: 8/28/93  
**CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 22624**  
**REMINGTON & YENICK ENGINEERS**  
 425 LINDSAY PARKWAY SUITE 200  
 CAMDEN NJ 08105  
 (609) 395-5550 FAX (609) 395-1842  
 WEB SITE ADDRESS: WWW.REM.COM



SEE PLATE 137

SEE PLATE 144



*Proposed Deck  
12x23'*

CERTIFIED TO:  
EMIDIO BOSCO

"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENT IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON. THE RESPONSIBILITY LIMITED TO THE CURRENT MATTER AND INITIAL USE FOR WHICH IT IS BEING USED."

THIS IS TO CERTIFY THAT ON MARCH 21, 2012 I MADE A SURVEY OF THE LANDS AND PREMISES SHOWN HEREON, AND THAT THIS PLAT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

**BRUCE A. EWING**  
LAND SURVEYOR

37405

*Bruce A. Ewing*  
N.J. LICENSE NO. 36836

NOTES:  
BEING KNOWN AS LOT 30 IN BLOCK 13703 ON PLAN ENTITLED GREENBRIAR PREPARED BY PENNONI ASSOCIATES, DATED MARCH 6, 1998, FILED AS MAP #852-B. A.K.A. LOT 30 IN BLOCK 13703 ON THE TOWNSHIP OF GLOUCESTER TAX MAPS.

SURVEY OF PREMISES

2065 BROADACRES DRIVE

SITUATED IN

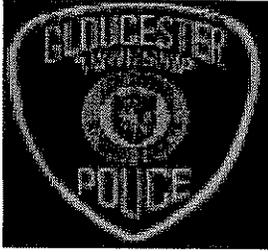
TOWNSHIP OF GLOUCESTER

COUNTY OF CAMDEN, NEW JERSEY

DRAWN BY: F.D.G. DATE: 3/21/12 SCALE: 1"=20'

**E WING ASSOCIATES**  
LAND SURVEYORS

900B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312  
PHONE: (856) 881-4931



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

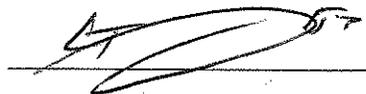
Application # 122019C 2065 Broadacres Dr Block 13703 lot 30

- 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.
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- Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

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



Reviewed By:  Lt. Brian McKendry  Cpl. Rich Worst

Signature: 

Date Submitted: 4/19/12

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 18, 2012

APPLICATION No. 122019C

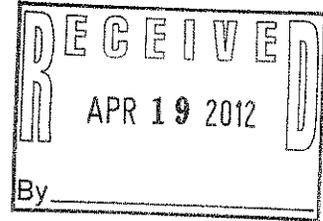
APPLICANT: Emidio Bosco

PROJECT No. 6942

BLOCK(S): 13703

Lot(S): 30

LOCATION: 2065 Broadacres Drive, Clementon, NJ 08021



**TRANSMITTAL TO:**

- |                                     |                              |                          |                      |                          |                           |
|-------------------------------------|------------------------------|--------------------------|----------------------|--------------------------|---------------------------|
| <input type="checkbox"/>            | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input type="checkbox"/> | Tax Assessor              |
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| <input type="checkbox"/>            | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input checked="" type="checkbox"/> | Taxes <i>-current (MB)</i>   | <input type="checkbox"/> | Construction         |                          |                           |

**STATUS OF APPLICATION:**

- New Application - Bulk C (2<sup>nd</sup> flr deck 12 x 23 attached to townhouse)
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. *Please Forward Report by May 2, 2012*
- For Your Files.

**ENCLOSED:**

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

*Emidio Bosco*  
Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 18, 2012

APPLICATION No: 122019C

APPLICANT: Emidio Bosco

PROJECT No. 6942

BLOCK(S): 13703      Lot(S): 30

LOCATION: 2065 Broadacres Drive, Clementon, NJ 08021

**TRANSMITTAL TO:**

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| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input checked="" type="checkbox"/> | Fire District 123(4)56 |
| <input type="checkbox"/> | Taxes                        | <input type="checkbox"/> | Construction         |                                     |                        |

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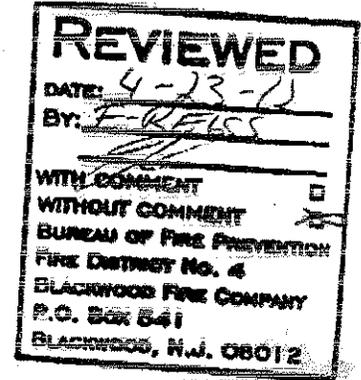
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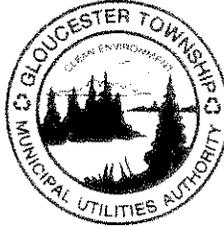


\_\_\_\_\_  
Signature



Commissioners  
RICHARD P. CALABRESE  
Chairman  
FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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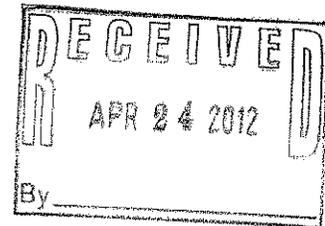
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Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

April 23, 2012

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



Re: Application #122019C  
Emidio Bosco  
2065 Broadacres Drive, Clementon, NJ 08021  
Block 13703, Lot 30

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

Very truly yours,

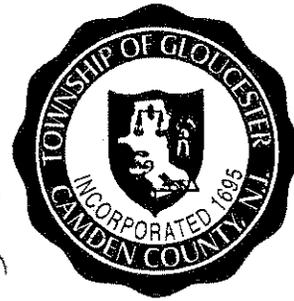
**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in cursive script that reads "Robert C. Benson".

Robert C. Benson  
Executive Director

RCB:mh

**TOWNSHIP OF GLOUCESTER**  
**Inter-office Correspondence**



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #122019C**  
**Emidio Bosco**  
**2065 Broadacres Drive**  
**BLOCK 13703, LOT 30**

DATE: May 2, 2012

The above application is to permit a 12' x 23' second floor deck in the RA – Residential Attached District as per the submitted sketch.

**I. ZONING INFORMATION**

- Zone: RA ~ Residential District [\$407].

Standard	Required (Fee-Simple Townhouse)	Proposed	Complies
Minimum lot size	2,500 sf	±2,812 sf	yes
Minimum lot frontage	20 ft.	15.92 ft.	enc
Minimum lot depth	125 ft.	122.64 ft.	enc
Maximum building coverage	40%	±31.6%	yes
Maximum lot coverage	60%	±54.3%	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (dwelling)	30 ft.	±54 ft.	yes
Side yard (deck)	20 ft. end wall only	n/a	n/a
<b>Rear yard (deck)</b>	<b>30 ft.</b>	<b>±13 ft.</b>	<b>no*</b>
Minimum Useable Yard Area	40%	≥ 40%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

<sup>1</sup> = Scaled data.  
 \* = Variance required.

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

**II. VARIANCE COMMENTS**

The application as submitted requires the following variance:

§407.F – R-3 –Residential District, Area, Yard, Height and Building Coverage

- Rear yard (deck): (±13 ft. provided v. 30 ft. minimum required).

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

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

- 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 407.F, Area, Yard, Height and Building Coverage, to permit a second floor deck approximately thirteen (13) feet from the rear lot line (30 feet minimum required).**

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

cc: Emidio Bosco  
Anthony Costa, Esq.  
Robert Smith, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 18, 2012

APPLICATION No. 122019C

APPLICANT: Emidio Bosco

PROJECT No. 6942

BLOCK(S): 13703 Lot(S): 30

LOCATION: 2065 Broadacres Drive, Clementon, NJ 08021

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application** - Bulk C (2<sup>nd</sup> fir deck 12 x 23 attached to townhouse)
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. *Please Forward Report by May 2, 2012*
- For Your Files.



**ENCLOSED:**

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

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

*No Issues.*

*4/23/12*

*[Signature]*

Signature

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date<sup>1</sup>: \_\_\_\_\_ Application No.: 122021C

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 160<sup>00</sup> Project # 6948

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

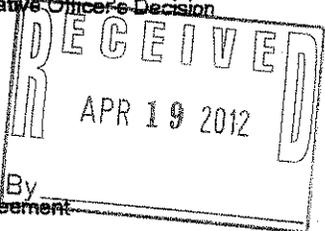
Escr. 150<sup>00</sup> Escr. # 6948

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Joseph A. Salimao</u> Address: <u>14 Grecco Way</u> City: <u>Blackwood</u> State, Zip: <u>NJ, 08012</u> Phone: <u>(856) 302-6032</u> Fax: ( ) - Email: <u>jsalimao@comcast.net</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Joseph + Kristin Salimao</u> Address: <u>Same</u> City: _____ State, Zip: _____ Phone: ( ) - Fax: ( ) -
---	---

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

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



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

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

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

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

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

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

Name: Joseph A. Salimao  
Address: ~~Same~~ 14 Greens Way  
Profession: Electrical Engineer  
City: Blackwood  
State, Zip: NJ, 08012  
Phone: (856) 302-6032 Fax: ( ) -  
Email: jsalimao@comcast.net

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

**7. Location of Property:**

Street Address: 14 Greens Way Block(s): 8012  
Tract Area: \_\_\_\_\_ Lot(s): 24

**8. Land Use:**

Existing Land Use: Patio  
Proposed Land Use (Describe Application): Deck (attached) 11 X 19 1/2

**9. Property:**

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

**10. Utilities: (Check those that apply.)**

Public Water       Public Sewer       Private Well       Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	15'	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	18'	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	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**

Joseph A. Sabin  
Signature of Applicant

4/16/12  
Date

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

\_\_\_\_\_  
Date

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

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

4/16/12  
Date

Joseph A. Salimao  
Signature

Joseph A. Salimao  
Print Name

Sworn and Subscribed to before me this

16<sup>th</sup> day of April  
2012 (Year).

Kristin Salimao  
Signature

Kristin Salimao  
Print Name

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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

Joseph A. Salimao  
Signature of Applicant

Joseph A. Salimao  
Print Name

4/16/12  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 4/16/12, shows and discloses the premises in its entirety, described as Block 8012 Lot 24 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:

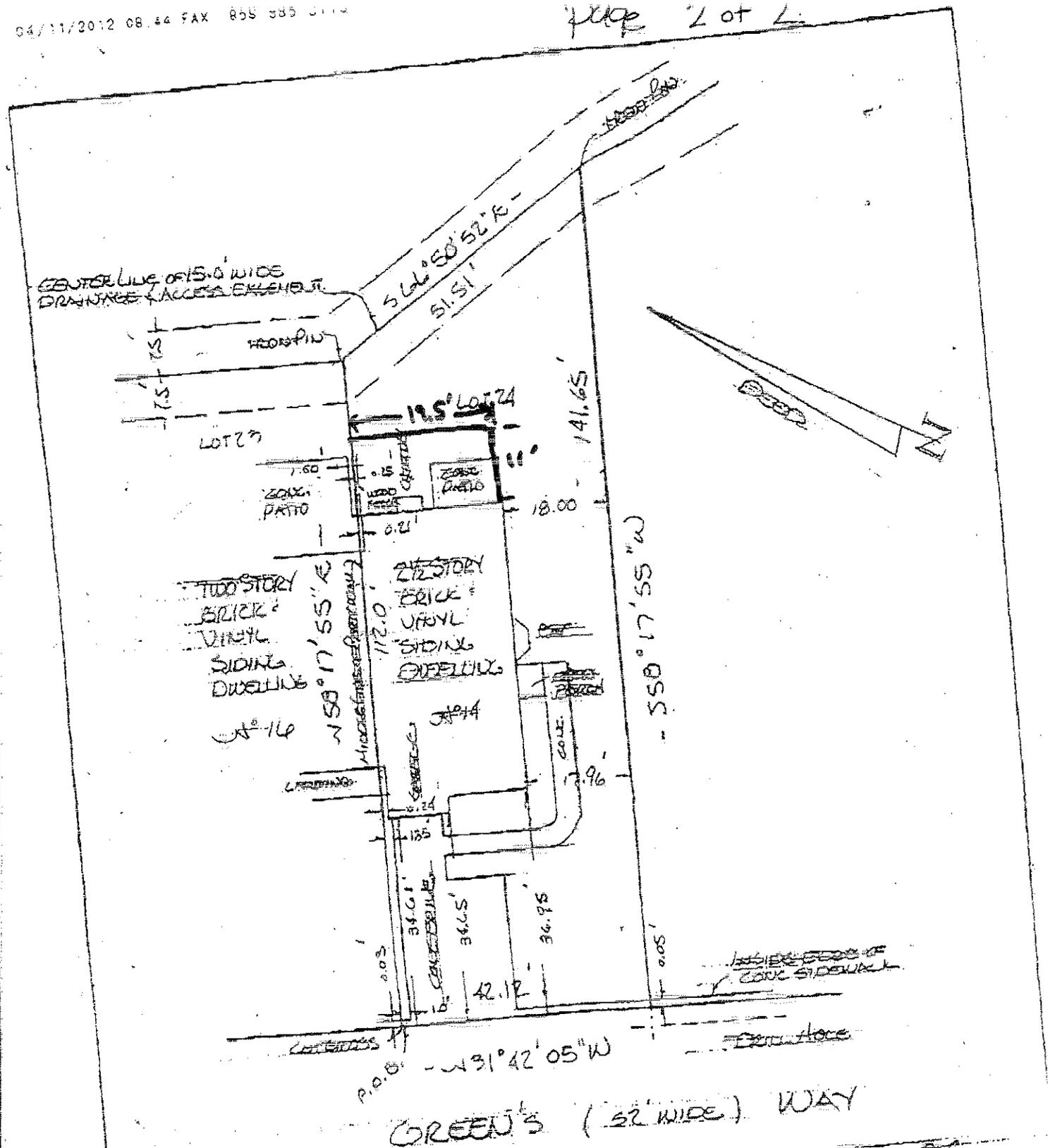
Joseph Salim of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to

On this 19<sup>th</sup> day of April  
2012 before the following authority.

Joseph A. Salim  
Name of property owner or applicant

Marilyn R. Drabazon  
Notary public



NOTES:  
 PREVIOUS SURVEYED BEING LOT 24 BOOK 1017 PAGE 52  
 SECTION 2 FILED JULY 15, 1992 MAP No. 193-D LOT 24 BOOK 2012 TAX MAP  
 COURTYARD HOME CONSTRUCTION, PASADENA, CALIF. FOR ASSOCIATES ATINA  
 ENGINEERING & SURVEYING, LLC  
 Walter H. Monnema Assoc. Inc

Attn: Donna

page 1 of 2  
Salimao

From Kristin



**WALTER H. MACNAMARA  
ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

813 HADDON AVENUE • COLLINGSWOOD, NJ 08108

R.W. HUMPHRIES, P.L.S.  
R.S. HUMPHRIES, P.L.S.

PHONE: (856) 854-5229  
FAX: (856) 854-5457

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

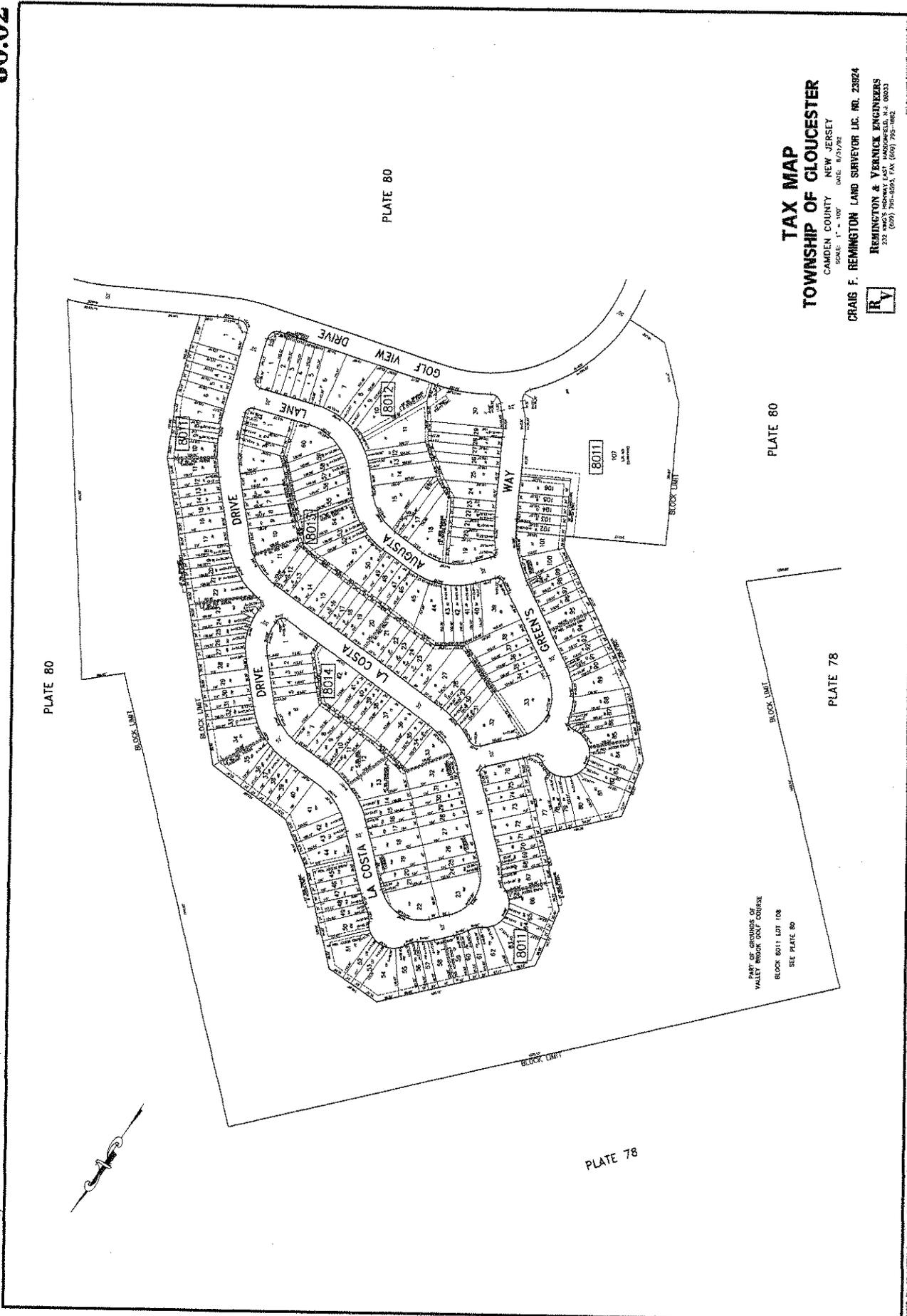
BEGINNING at a point along the Northerly line of Green's Way (50.00 feet wide) said point being the division line of Lots 24 and 23, said Block and Plan hereinafter mentioned; thence

- (1) North 58 degrees 17 minutes 55 seconds East, a distance of 112.00 feet to a point; thence
- (2) South 66 degrees 50 minutes 52 seconds East, a distance of 51.51 feet to a point; thence
- (3) South 58 degrees 17 minutes 55 seconds West, a distance of 141.65 feet to a point; thence
- (4) North 31 degrees 42 minutes 05 seconds West, a distance of 42.12 feet to the point and place of BEGINNING.

BEING Lot 24, Block 8012 on Plan of Valleybrook Phase 3-C, Section 2, filed July 15, 1992 as Map No. 793-3.

BEING premises No. 14 Green's Way.

Block: 8012, Lot: 24



**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**

CAMDEN COUNTY NEW JERSEY  
 SCALE: 1" = 100' ONE: 8/21/82

**CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23824**  
**REMINGTON & VERNICK ENGINEERS**  
 222 HOOKS HIGHWAY EAST HADDONFIELD, N.J. 08033  
 (609) 793-2824, FAX (609) 793-1822



Bin# 67

~~D~~

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 23, 2012

APPLICATION No. 122021C

APPLICANT: Joseph A. Salimao

PROJECT No. 6948

BLOCK(S): 8012 Lot(S): 24

LOCATION: 14 Greens Way, Blackwood, NJ 08012

### TRANSMITTAL TO:

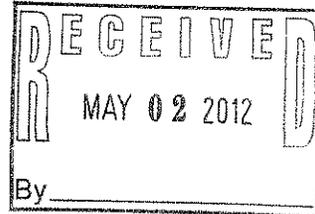
- |                          |                              |                                     |                      |                          |                           |
|--------------------------|------------------------------|-------------------------------------|----------------------|--------------------------|---------------------------|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

### STATUS OF APPLICATION:

- New Application - Bulk C (attached deck 11 x 19 1/2)
- Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by May 7, 2012*
- For Your Files.



### ENCLOSED:

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

OK 5-12 JKG Bldg

Signature \_\_\_\_\_

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

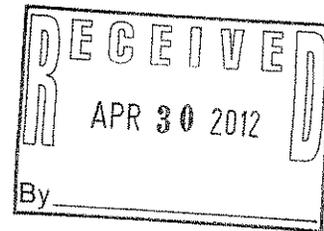
HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

April 26, 2012

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

Re: Application #122021C  
Joseph Salimao  
14 Greens Way, Blackwood, NJ 08012  
Block 8012, Lot 24



Gentlemen:

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

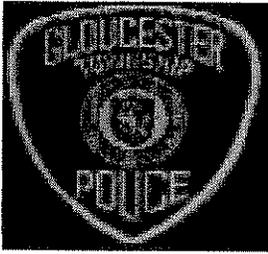
Should you have any further questions, please feel free to contact me.

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

RCB:mh



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #122021C 14 Greens Way Blackwood Block 8012 lot 24

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

Other:



Reviewed By:  Lt. Brian McKendry  Cpl. Rich Worst

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

Date Submitted: 4/24/12





**TOWNSHIP OF GLOUCESTER**  
**Inter-office Correspondence**



**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #122021C**  
**Joseph A. Slimao**  
**14 Greens Way**  
**BLOCK 8012, LOT 24**

**DATE:** May 2, 2012

The above application is to permit an 11' x 19.5' deck in the GCR – Golf Course Residential District as per the submitted sketch.

**I. ZONING INFORMATION**

1. Zone: GCR ~ Golf Course Residential District [§410].

<b>Standard</b>	<b>Required (Fee-Simple Townhouse)</b>	<b>Proposed</b>	<b>Complies</b>
Minimum lot size	2,000 sf	±5,342 sf	yes
Minimum lot frontage	20 ft.	42.12 ft.	yes
Minimum lot depth	100 ft.	112 ft.	yes
Maximum building coverage	50%	±21.8%	yes
Maximum lot coverage	65%	±41%	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (dwelling)	20 ft.	34.61 ft.	yes
<b>Rear yard (deck)</b>	<b>20 ft.</b>	<b>±15 ft.</b>	<b>no<sup>1</sup></b>
Minimum Useable Yard Area	30%	≥ 40%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

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

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

**II. VARIANCE COMMENTS**

The application as submitted requires the following variance:

§410.G – GCR – Golf Course Residential District, Area, Yard, Height and Building Coverage

1. Rear yard (deck): (±15 ft. provided v. 20 ft. minimum required).

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

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

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 410.G, Area, Yard, Height and Building Coverage, to permit a deck approximately fifteen (15) feet from the rear lot line (20 feet minimum required).**

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

cc: Joseph A. Salimao  
Anthony Costa, Esq.  
Robert Smith, 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<sup>1</sup>: \_\_\_\_\_ Application No.: 1220220 Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 160<sup>00</sup> Project # 6971

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

Escr. 400<sup>00</sup> Escr. # 6971

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

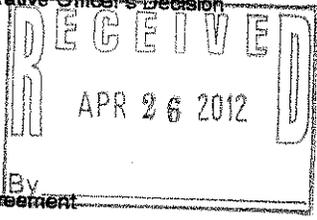
Name: Fred Feucht  
 Address: 501 Good Intent Rd  
 City: Blenheim  
 State, Zip: N.J. 08012  
 Phone: (856) 986-2097 Fax: ( ) -  
 Email: \_\_\_\_\_

### 2. Owner(s) (List all Owners)

Name(s): Gertrude Feucht  
 Address: 501 Good Intent Rd  
 City: Blenheim, NJ 08012  
 State, Zip: N.J.  
 Phone: (856) 277-3718 Fax: ( ) -

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

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



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

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

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

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

Name of Attorney: N/A Firm: \_\_\_\_\_  
 Address: \_\_\_\_\_ State, Zip: \_\_\_\_\_  
 City: \_\_\_\_\_ Phone: ( ) - Fax: ( ) -  
 Email: \_\_\_\_\_

6. Name of Persons Preparing Plans and Reports:

Name: Fred Feucht  
Address: 501 Good Intent Rd  
Profession: \_\_\_\_\_  
City: Blenheim  
State, Zip: N.J. 08012  
Phone: (986-2097) Fax: ( ) \_\_\_\_\_  
Email: \_\_\_\_\_

Name: Addison G. Bradley  
Address: 1585 Hider Lane  
Profession: Planner  
City: Gloucester Twp.  
State, Zip: N.J. 08021  
Phone: (856-228-4848) Fax: 856-228-8507  
Email: \_\_\_\_\_

7. Location of Property:

Street Address: 505 Good Intent Rd Block(s): 10303  
Tract Area: 29,456 sq. ft Lot(s): 30

8. Land Use:

Existing Land Use: Residential  
Proposed Land Use (Describe Application): Residential  
1280 sq ft proposed  
40 x 32 garage

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

Top Map, Survey, Plan  
showing location of Garage

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

N/A

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>N/A</u>	Setback from E.O.P.*1	_____
Front setback 2	<u>N/A</u>	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	<u>1280</u>	Shed area	_____
Garage height	<u>less than 20</u>	Shed height	_____
Number of garages	<u>1</u>	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	<u>1</u>	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**

*Procurub J. ...*  
Signature of Applicant

4/24/12  
Date

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

\_\_\_\_\_  
Date

Commercial Express  
11/21/2014

**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).

April 24<sup>th</sup> 2012 Date  
Gertrude M. Feucht Signature  
Gertrude M F Print Name  
 Sworn and Subscribed to before me this  
24<sup>th</sup> day of April  
2012 (Year).  
Raymond M. Piccolo Signature  
RAYMOND M. PICCOLO Print Name

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

Complete each of the following sections:

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

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

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

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

Fred Feucht Signature of Applicant  
Fred Feucht Print Name  
4/24/12 Date

**19. Survey waiver certification:**

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

State of New Jersey,  
 County of Camden:  
 \_\_\_\_\_ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.  
Gertrude M. Feucht Name of property owner or applicant  
 Sworn and subscribed to  
 On this 24<sup>th</sup> day of April  
2012 before the following authority.  
Raymond M. Piccolo Notary public

SCALE: 2" = 1/16"

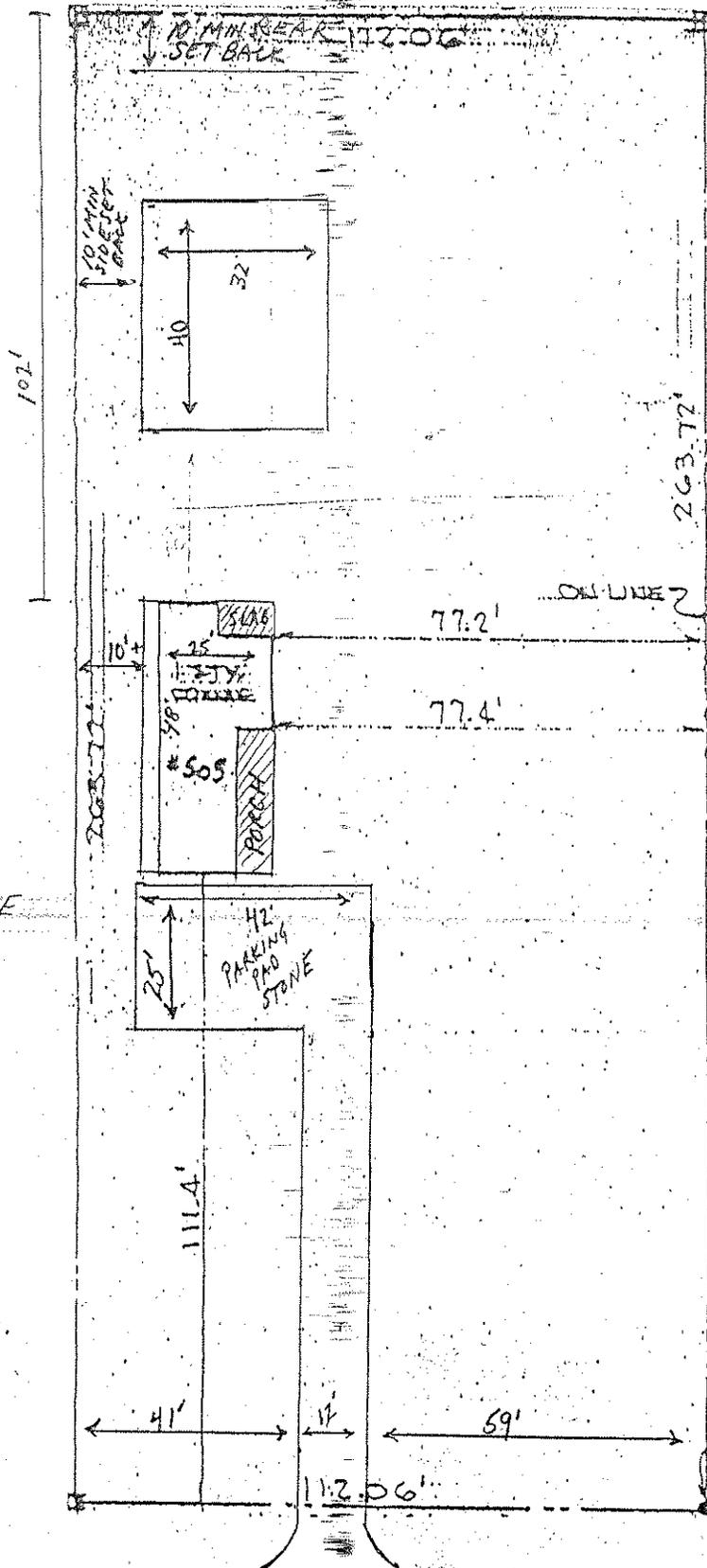


EXHIBIT for "C" VARIANCE

PROPOSED GARAGE  
800sf PERMITTED  
1280sf PROPOSED

PROPERTY SITES: 505 GOOD INTENT ROAD

PART OF LOT 3, EMBLETTAS  
TRAP AND ASSOCIATION  
LOT 3 SECTION 2  
ELMWOOD TOWNSHIP

3,957.45 SQ  
0.076 ACRES

77.2'

77.4'

127.7  
CORNER  
# 505

CHAIN LINK  
FENCE

LOT A-B T.M.

SET IR.

112.06'

112.06'  
N. 89° 59' 30" W

GOOD INTENT ROAD  
(ROAD FROM LOWER LANDING TO GOOD INTENT)  
SURVEY OF PREMISES  
PART OF LOT 3, BLOCK 243 T.M.  
(50' WIDE)

SUBDIVISION  
CALDWELL TOWNSHIP  
CALDWELL COUNTY

ALBERT N. FLOYD  
LAND SURVEYOR  
NEW JERSEY LI. NO. 21759  
22 POLARIS ROAD

THE STATE OF NEW JERSEY  
COUNTY OF CALDWELL  
TOWNSHIP OF CALDWELL  
I, ALBERT N. FLOYD, a duly licensed and qualified Land Surveyor in and for the State of New Jersey, do hereby certify that the foregoing is a true and correct copy of the original of the plat of the subdivision of the premises described in the above description, as the same appears on the records of the Office of the County Clerk of Caldwell County, New Jersey, and that the same has been duly filed for record in the Office of the County Clerk of Caldwell County, New Jersey, and that the same is a true and correct copy of the original of the plat of the subdivision of the premises described in the above description, as the same appears on the records of the Office of the County Clerk of Caldwell County, New Jersey, and that the same has been duly filed for record in the Office of the County Clerk of Caldwell County, New Jersey.

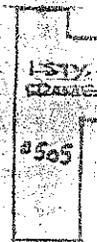


PART OF LOT 3 BLOCK 243  
 TAX MAP ALSO PART OF  
 LOT 3 SECTION 12  
 SLENNHEIM TOWNSHIP

23,552.45 S.F.  
 0.576 ACRES

N 60° 00' 30" E  
 203.72'

S 80° 00' 30" W  
 203.72'



77.2'

77.4'

CLEMEN TON AVE  
 (40' WIDE)

LOT 4-8 T.M.

112.06'  
 N. 90° 59' 30" W

112.06'

GOOD INTENT ROAD  
 (ROAD FROM LOWER LANDING TO GOOD INTENT)  
 (30' WIDE)

SURVEY OF PREMISES  
 PART OF LOT 3 BLOCK 243 T.M.

SITUATE  
 UNINCORPORATED TOWNSHIP  
 CAMDEN COUNTY

**ALBERT N. FLOYD**  
 LAND SURVEYOR  
 NEW JERSEY LIC. NO. 21759  
 22 POLARIS ROAD  
 TURNERSVILLE N.J.

I, the undersigned, being a duly qualified and licensed land surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the lands and premises shown hereon.

*Albert N. Floyd*  
 Albert N. Floyd, L.S.  
 New Jersey Lic. No. 21759

Date	Scale	Drawn	Checked	Number
12-25-1980	1"=40'	A.N.F.	A.N.F.	75-21



# GLOUCESTER TOWNSHIP POLICE

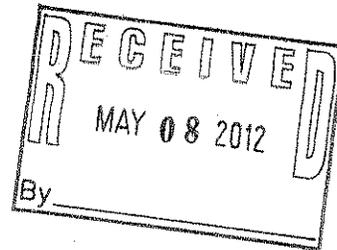
## TRAFFIC SAFETY UNIT

### SITE PLAN REVIEW

Application #122022C 501 Good Intent Rd Blenheim Block 10303 lot 30

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

Other:



Reviewed By:  Lt. Brian McKendry  Cpl. Rich Worst

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

Date Submitted: 5/8/12

Bn#69 *B*

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 30, 2012

APPLICATION No. 122022C

APPLICANT: Fred Feucht

PROJECT No. 6971

BLOCK(S): 10303

Lot(S): 30

LOCATION: 501 Good Intent Rd., Blenheim, NJ 08012

### TRANSMITTAL TO:

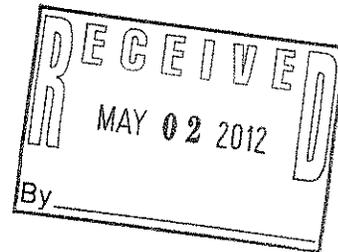
- |                          |                              |                                     |                      |                          |                           |
|--------------------------|------------------------------|-------------------------------------|----------------------|--------------------------|---------------------------|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

### STATUS OF APPLICATION:

- New Application - Bulk C (1280 sft - 40' x 32' garage)
- Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by May 7, 2012*
- For Your Files.



### ENCLOSED:

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

*Done 5/12 JGA OK Jldg*

Signature \_\_\_\_\_

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 30, 2012

APPLICATION No. 122022C

APPLICANT: Fred Feucht

PROJECT No. 6971

BLOCK(S): 10303

Lot(S): 30

LOCATION: 501 Good Intent Rd., Blenheim, NJ 08012

**TRANSMITTAL TO:**

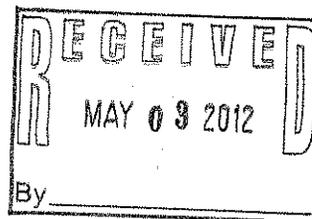
- |                                     |                              |                          |                      |                          |                           |
|-------------------------------------|------------------------------|--------------------------|----------------------|--------------------------|---------------------------|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

**STATUS OF APPLICATION:**

- New Application - Bulk C (1280 sft - 40' x 32' garage)
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

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**ENCLOSED:**

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

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

*Maryann Busa*  
\_\_\_\_\_  
Signature



**TOWNSHIP OF GLOUCESTER**  
**Inter-office Correspondence**



**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #122022C**  
**Fred Feucht**  
**501 Good Intent Road**  
**BLOCK 10303, LOT 30**

**DATE:** May 2, 2012

The above application is to permit a 32' x 40' detached private garage within the R-3 Residential district as per the attached sketch.

**I. ZONING INFORMATION**

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

**R-3 Zone Requirements (§405.F):**

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	29,552.46 sf	yes
Minimum lot frontage	75 ft.	112.06 ft.	yes
Minimum lot depth	125 ft.	263.72 ft.	yes
Maximum building coverage	20%	±6.9% <sup>1</sup>	yes
Maximum lot coverage	40%	±6.9 % <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard	30 ft.	111.4 ft.	yes
Side yard	10 ft.	±14ft. <sup>1</sup> / 77.2 ft.	yes / yes
Rear yard	30 ft.	±102 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
<b>ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front Yard	N.P.	±178 ft. <sup>1</sup>	yes
Side yard	10 feet	10 ft. / 70.06 ft.	yes / yes
Rear yard	10 feet	±30 ft. <sup>1</sup>	yes
Maximum garage height	20 feet	< 20 ft.	yes
Maximum other building height	15 feet	n/a	n/a

<sup>1</sup> = Scaled data.  
 \* = Variance required

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

OFF-STREET PARKING AND PRIVATE GARAGES			
Maximum area	800 sf	1,280 sf	no *
Less than area of principal building	< ±750 sf <sup>1</sup>	1,280 sf	no *
Maximum stories	1	1	yes
Maximum number of garages	1	1	yes

**II. VARIANCE COMMENTS**

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

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

1. Area: (1,280 sf provided v. 800 sf max. allowed).
2. Less than area of principal building: (1,280 sf provided v. ±750 sf max. allowed).

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

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

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

NEGATIVE CRITERIA

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

**III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

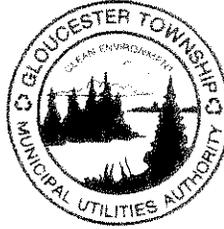
**From Section 422.H(4) – Off-Street Parking and Private Garages to permit a detached private garage one thousand two hundred eighty (1,280) square feet (800 sf maximum allowed) and from 422.H(5) to permit a private garage larger than the principal dwelling (less than the principal dwelling required).**

cc: Fred Feucht  
 Anthony Costa, Esq.  
 James Mellett, PE

**Commissioners**  
**RICHARD P. CALABRESE**  
Chairman

**FRANK SIMIRIGLIA**  
Vice Chairman

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



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

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

**ROBERT C. BENSON**  
Executive Director

**CAROLINE M. TARVES**  
Administrative Secretary

**MARLENE HRYNIO**  
Recording Secretary

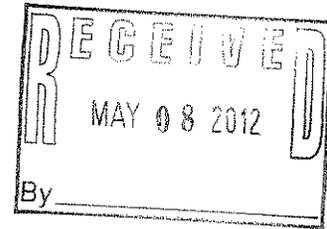
**HOWARD C. LONG JR, ESQ.**  
Solicitor

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

May 3, 2012

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

Re: Application #122022C  
Fred Feucht  
501 Good Intent Road, Blenheim, NJ 08012  
Block 10303, Lot 30



Gentlemen:

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

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

Very truly yours,

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

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

RCB:mh



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

*May 14, 2012*

*TO: All Zoning Board Members*

*FROM: Kenneth D. Lechner, Zoning Board Secretary*

***RE: ZONING BOARD PACKETS***

*You will be reviewing the following application(s):*

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

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

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

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

*Thank you,*

*Kenneth Lechner, Zoning Board Secretary  
KL/dmb*

# TOWNSHIP OF GLOUCESTER

*Revised*

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: #122002CDSW Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment Fees: \$570<sup>00</sup> Project # 6678

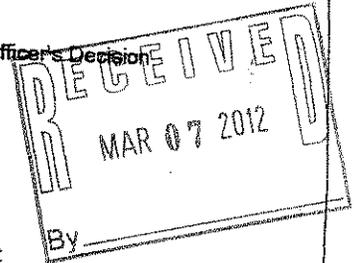
<sup>1</sup> Upon receipt of all fees, documents, plans, etc. Escr. \$2100<sup>00</sup> Escr.# 6678

### LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>500 Davis Town Rd. Inc</u> Address: <u>P.O. Box 286</u> City: <u>Blackwood</u> State, Zip: <u>N.J. 08012</u> Phone: <u>(609) 685-6086</u> Fax: ( ) - Email: _____	<b>2. Owner(s) (List all Owners)</b> Name(s): _____ <u>same as applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: ( ) - Fax: ( ) -
--	---

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

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



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

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

ER	R4	GCR	CR	<b>BP</b>	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>Michael J. McKenna</u> Address: <u>648 Longwood Ave</u> City: <u>Cherry Hill</u>	Firm: <u>same</u> State, Zip: <u>N.J.</u> Phone: <u>(856) 665-7777</u> Fax: <u>(856) 665-7766</u> Email: _____
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6. Name of Persons Preparing Plans and Reports:

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

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

7. Location of Property:

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

8. Land Use:

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

9. Property:

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

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

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials: Exhibit for Site Plan Waiver & Var. and

List all additional materials on an additional sheet. Aerial Photo Exhibit

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

List all applications on a separate sheet.

**13. Zoning**

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

*See attached list*

**14. Parking and Loading Requirements:**

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

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

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

*Alice Maglio*

Signature of Applicant

*3/2/12*

Date

*James Salario*

Signature of Co-applicant

*3/2/12*

Date

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

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

3/2/12  
Date

Alice Maglio  
Signature

ALICE MAGLIO  
Print Name

Sworn and Subscribed to before me this

2 day of March  
2012 (Year).

Howard J Wood  
Signature

Howard J Wood  
Print Name

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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No  Yes

Alice Maglio  
Signature of Applicant

100%

3/2/12  
Date

ALICE MAGLIO  
Print Name

**19. Survey waiver certification:**

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

State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_ before the following authority.

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

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

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

500 Davistown Road (block 13103, lot 2) Application

STOCK OWNERSHIP

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

500 Davistown Road (block 13103, lot 2) Application

SUMMARY OF VARIANCES AND WAIVERS

VARIANCES:

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

WAIVERS:

1. Site Plan
2. Checklist items



## Inter-office Correspondence

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TO: Zoning Board of Adjustment

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

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

DATE: March 8, 2012



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

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

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

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

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

### I. INFORMATION SUBMITTED

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

**II. ZONING REVIEW**

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

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

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

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

n/p = Not provided.

\* Variance required.

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

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

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

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

<sup>1</sup> = Measured from road surface as indicated on Billboard Sign Exhibit.

<sup>2</sup> = Scaled data.

\* Variance required.

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

### III. APPLICATION SUBMISSION CHECKLIST

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

### IV. WAIVER COMMENTS

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

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

## V. VARIANCE COMMENTS

The Application as submitted requires the following variances:

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

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

### Use Variances

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

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

### Bulk and Setback Variances

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

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

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

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

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

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

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

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

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

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

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

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

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

#### POSITIVE CRITERIA ("D6" use variance)

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

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

#### NEGATIVE CRITERIA

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

## **VI. GENERAL REVIEW COMMENTS**

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

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

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

**VII. LAND DEVELOPMENT ORDINANCE COMMENTS**

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

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

## VIII. RECOMMENDATIONS

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

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

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



### TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 18, 2012

APPLICATION No. 122002CDSPW

APPLICANT: 500 DAVISTOWN RD., INC

PROJECT No. 6678

BLOCK(S): 13103

Lot(S): 2

LOCATION: 500 Davistown Rd., Blackwood, NJ 08012

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

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

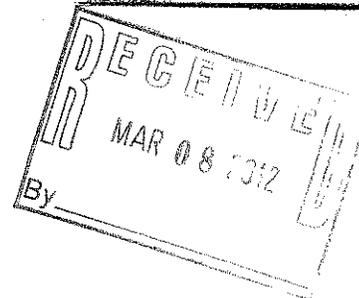
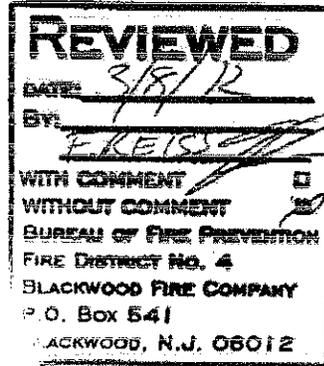
**PURPOSE OF TRANSMITTAL:**

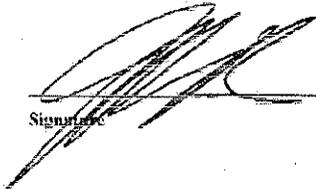
- For Your Review. *Please Forward Report by January 31, 2012*
- For Your Files.

**ENCLOSED:**

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

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



  
 \_\_\_\_\_  
 Signature

Bin # 66 ~~8~~  
~~R~~

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: January 18, 2012

APPLICATION No. 122002CDSPW

APPLICANT: 500 DAVISTOWN RD., INC

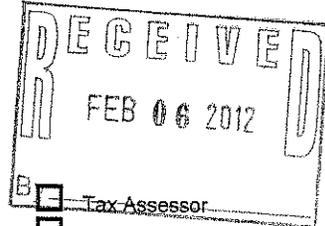
PROJECT No. 6678

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

LOCATION: 500 Davistown Rd., Blackwood, NJ 08012

**TRANSMITTAL TO:**

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



**STATUS OF APPLICATION:**

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

**PURPOSE OF TRANSMITTAL:**

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

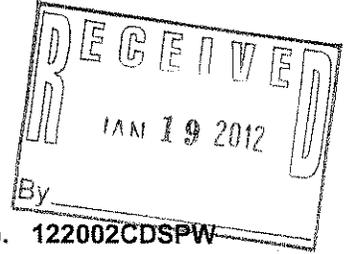
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  - 1 Copy - Minor Site Plan
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  - 1 Copy - Development Plan
  - 1 Copy - Drainage Calculations
  - 1 Copy - E.I.S.
  - Recycling Report
- Variance Plan     Bulk (C) Variance     Use (D) Variance & Site Plan Waiver

OK 1-24-12 JTG RJG

Signature

**TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL**



DATE: January 18, 2012

APPLICATION No. 122002CDSPW

APPLICANT: 500 DAVISTOWN RD., INC

PROJECT No. 6678

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

LOCATION: 500 Davistown Rd., Blackwood, NJ 08012

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

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

**PURPOSE OF TRANSMITTAL:**

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

**ENCLOSED:**

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- Recycling Report

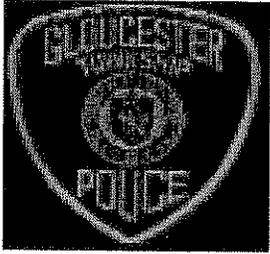
- Variance Plan     Bulk (C) Variance     Use (D) Variance & Site Plan Waiver

*MORE BILLBOARDS?*

*TOTALLY MAKING A MESS OF THIS TOWN.*

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

Signature  1/19/12

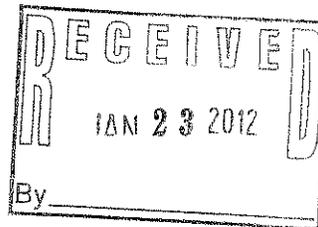


# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application # 122002CDSPW 500 Davistown Rd Block 13103 lot 2

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

Other:



Reviewed By:  Lt. Brian McKendry  Cpl. Rich Worst

Signature:  Date Submitted: 1/23/12



**Commissioners**  
**RICHARD P. CALABRESE**  
Chairman

**FRANK SIMIRIGLIA**  
Vice Chairman

**Board Members**  
**SAMUEL M. SILER**  
**RICHARD EDGAR**  
**AMY TARVES**

**DORA M. GUEVARA**  
**JOSEPH PILLO**

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

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

January 23, 2012

**ROBERT C. BENSON**  
Executive Director

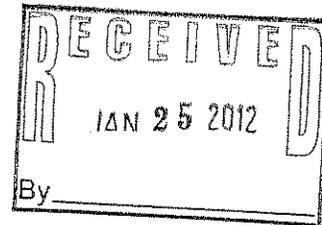
**CAROLINE M. TARVES**  
Administrative Secretary

**MARLENE HRYNIO**  
Recording Secretary

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

**THOMAS LEISSE, PE**  
Consulting Engineer

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



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

Gentlemen:

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

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

Very truly yours,

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

Robert C. Benson  
Executive Director

RCB:mh

# REMINGTON & VERNICK ENGINEERS AND AFFILIATES

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

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

**DIRECTOR OF OPERATIONS  
CORPORATE SECRETARY**  
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Terence Vogt, PE, PP, CME  
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Kim Wendell Bibbs, PE, CME  
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Christopher J. Fazio, PE, CME  
Kenneth C. Ressler, PE, CME  
Gregory J. Sullivan, PE, PP, CME  
Richard B. Czekanski, PE, CME, BCEE

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

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

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

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

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

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

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

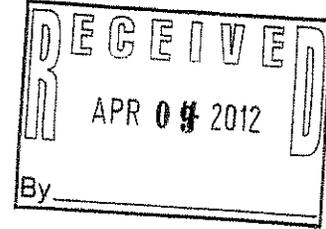
U.S. Steel Tower  
600 Grant Street, Suite 1251  
Pittsburgh, PA 15219  
(412) 263-2200  
(412) 263-2210 (fax)

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

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

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

April 2, 2012



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

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

Dear Mr. Lechner:

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

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

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

**I. GENERAL INFORMATION**

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

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

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

**Zone:** BP Business Park District

## II. GENERAL COMMENTS

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

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

### **III. OUTSIDE AGENCY APPROVALS**

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

1. Camden County Planning Board.

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

#### IV. APPROVAL PROCESS

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

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

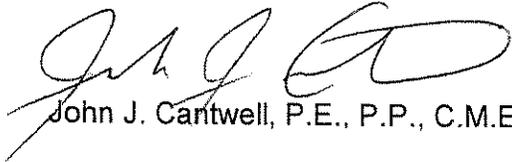
When plans are resubmitted, they are to be accompanied with a point by point response to all underlined items.

Page 5  
Township of Gloucester  
April 2, 2012

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

Sincerely yours,

**REMINGTON & VERNICK ENGINEERS, INC.**



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

JJC/MJA/mcb

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

03/05/12  
13:46:19

TOWNSHIP OF GLOUCESTER  
Lien Redemption Work Sheet

Certificate: 11-02184  
Prop Loc: 600 DAVISTOWN ROAD

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

Block/Lot/Qual: 13103. 2.

Sale Date: 12/20/11

Redemption Calculation Date: 03/05/12

Include Current Charges: N

TOWNSHIP OF GLOUCESTER

TAX SALE CERTIFICATE:

03/05/12 13:37:06 Lien Payment

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

BLQ: 13103. 2.  
Cert: 11-01344

12 Lien Fees-Prin	52.00
12 Cost-Int	16.24
12 Tax-Prin	5,024.62
12 Tax-Int	921.27
12 Cost-Prin	71.68
	-----
	4,085.81

Chk#: 51274354

Ref Num: 316B Seq: 29 to 33

SUBSEQUENT CHARGES:

Cash Amount:	0.00
Check Amount:	4,085.81
Credit Amount:	0.00
	-----
Total:	4,085.81

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

BALANCE TYPE SUMMARY:

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

LIEN REDEMPTION:

Principal:	4,244.03
Redemption Penalty ( 2.00 %):	58.27
Interest:	131.88
Recording Fees:	11.00
	-----
TOTAL REDEMPTION:	4,445.18
	Total Per Diem: 2.122015

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

03/05/12  
13:37:47

TOWNSHIP OF GLOUCESTER  
Lien Redemption Work Sheet

Certificate: 11-01344  
Prop Loc: 600 DAVISTOWN ROAD

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

Block/Lot/Qual: 13103. 2.

Sale Date: 01/12/11

Holder Name: US BANK CUST/EMPIRE TAX FUND

Redemption Calculation Date: 03/05/12

Address: 2 LIBERTY PLACE-TSSG

Include Current Charges: N

50 SOUTH 16TH ST, SUITE 195C  
PHILADELPHIA, PA 19102-2513

TOWNSHIP OF GLOUCESTER

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

TAX SALE CERTIFICATE:

BLA: 13103. 2.  
Cert: 11-02184

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

12 Lien Fees-Prin	11.00
12 Cost-Int	4.69
12 Tax-Prin	4,162.37
12 Tax-Int	185.46
12 Cost-Prin	81.64
	4,445.16

Chk#: 51274355-5  
Ref Num: J168 Seq: 34 to 37

Cash Amount:	0.00
Check Amount:	4,445.16
Credit Amount:	0.00
Total:	4,445.16

SUBSEQUENT CHARGES:

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

BALANCE TYPE SUMMARY:

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

LIEN REDEMPTION:

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

TOTAL REDEMPTION: 6,085.81

Total Per Diem: 2.548150



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

*April 4, 2012*

*TO: All Zoning Board Members*

*FROM: Kenneth D. Lechner, Zoning Board Secretary*

**RE: ZONING BOARD PACKETS**

*You will be reviewing the following application(s):*

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

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

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

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

*Thank you,*

*Kenneth D. Lechner*  
*Kenneth Lechner, Zoning Board Secretary*  
*KL/dmb*