

**Township of Gloucester  
Zoning Board of Adjustment  
Thursday, May 23, 2013  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes - *Thursday, April 25, 2012*

**RESOLUTIONS FOR MEMORIALIZATION**

#132010C

Thomas & Michele Beckett

Bulk C Variance

Block: 10704 Lot: 7

**APPLICATIONS FOR REVIEW**

#132012C

Chad Milstein

Zoned: R3

Bulk C Variance

Block: 2906 Lot: 7

Location: 412 N. Otterbranch Dr., Glendora

2<sup>nd</sup> garage 24' x 30' – 5' from property line

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#132006C

Sandra DiCaprio

Zoned: R4

Bulk C Variance

Block: 2003 Lot: 19

Location: 341 Fifth Ave., Glendora

Install a 6' vinyl fence zero (0') foot from property line

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#132013C  
Barry & Camille Wendt  
Zoned: SCR

Bulk C Variance  
Block: 15817 Lot: 10  
Location: 20 Dorothy Dr., Sicklerville

8' x 18' deck 3' from rear property line

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#132014C  
Bryan Voight  
Zoned: R3

Bulk C Variance  
Block: 21005 Lot: 8  
Location: 50 Huckleberry Ave., Sicklerville

Install 160 sq. ft. pool deck 5 ft. from side lot property line

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#132015C  
Brian & Natalie Collazo  
Zoned: R3

Bulk C Variance  
Block: 3003 Lot: 17  
Location: 47 Stephen Dr., Glendora

Trex deck 3' from property line

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#132008CD  
Sierra International  
Zoned: R3

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

Construct 4 twins – 8 lots

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#122049DCPF  
Ville II, LLC  
Zoned: HC Overlay

Bulk C/Preliminary & Final Major Subdiv  
Block: 18501 Lot: 2 & 11  
Location: 1035 & 1051 Sicklerville Rd.

Construct 126 Townhouses – major subdivision

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
THURSDAY, April 25, 2013**

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

<b>Roll Call: Mr. Simiriglia</b>	<b>Present</b>
<b>Mr. Scarduzio</b>	<b>Present</b>
<b>Mr. Bucceroni</b>	<b>Absent</b>
<b>Mr. Gunn</b>	<b>Present</b>
<b>Mr. McMullin</b>	<b>Absent</b>
<b>Mrs. Chiumento</b>	<b>Absent</b>
<b>Mrs. Giusti</b>	<b>Absent</b>
<b>Mr. Acevedo</b>	<b>Absent</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. Ken Lechner, Township Planner

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Mr. Treger will sit in for Mr. Bucceroni.

**MINUTES FOR ADOPTION**

Zoning Board Minutes for April 11, 2013.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Abstain
Mr. Gunn	Abstain
Mr. Treger	Yes
Chairman Richards	Yes

**Minutes approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**Robert McRae (Cedar Lane Missionary Homes)  
Use "D" Variance, Site Plan Waiver  
Block: 14401 Lot: 2**

**#132003MC  
Anthony Alberto  
Minor Subdivision/Bulk C Variance  
Block: 8201 Lot: 2.01**

**A Motion to approve the above mentioned resolutions was  
made by Mr. Gunn and seconded by Vice  
Chairman Simiriglia.**

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Abstain
Mr. Gunn	Yes
Mr. Treger	Yes

Chairman Richards Yes

Resolutions Approved.

#132005C

Patrick McMorrow

Bulk C Variance

Block: 12406 Lot: 9

#132007

Wine Warehouse & Discount Liquor Outlet

Bulk C Variance

Block: 13203 Lot: 3

A motion to approve the above mentioned resolutions was made by Mr. Treger and seconded by Chairman Richards.

Roll Call:

Vice Chairman Simiriglia	Yes (abstain McMorrow)
Mr. Scarduzio	Abstain
Mr. Gunn	Yes
Mr. Treger	Yes
Chairman Richards	Yes (abstain McMorrow)

Resolutions Approved.

Applications For Review

#132008CD

Sierra International

Zoned: R3

Bulk C & Use "D" Variance

**Block: 6801 Lot: 21,22,23,24**  
**Location: 415-421 Almonesson Rd.,Blenheim**  
**Construction of "4 twins 8 lots"**

**The above mentioned application will be continued until the May 23, 2013 zoning board of adjustment meeting. No re-advertisement is necessary. (no re-notice)**

**#132010C**  
**Thomas & Michele Beckett**  
**Zoned: R3**  
**Bulk: C Varance**  
**Block: 10704 Lot: 7**  
**Location: 300 South Drive, Blackwood**  
**concrete pad; bldg. coverage**

Mr. Costa swears in Mr. Thomas Beckett.  
Mr. Beckett explains the shed is necessary so he can use his garage for vehicles. The shed will provide the space for a work bench for personal use....no commercial use.  
Vice Chairman Simiriglia asks Mr. Beckett if the shed is already up.  
Mr. Beckett states "no", but he needed the variance because he needs 12ft from the side to "drop" the shed.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Scarduzio</b>	<b>Yes</b>

<b>Mr. Gunn</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>
<b>Chairman Richards</b>	<b>Yes</b>

**Application Approved.**

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

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 132010C**

**Thomas Beckett**

**Block 10704, Lot 7**

**WHEREAS**, Thomas Beckett, is the owner of the land and premises located at 300 South Drive, in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit an detached shed 12'x18' addition 8' from a garage where 10' is required and building coverage of 26.4% instead of 20% and lot coverage of 43.3% instead of 40% and to permit the shed to be 216 square feet instead of the required 168 square feet , for the property located upon Block 10704, Lot 7, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on April 25<sup>th</sup>, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Thomas Beckett is the owner of the land and premises located at 300 South Drive, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10704, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified they are seeking to add an addition and a 12x21 driveway to the shed because he needs storage and a work area for his own use. Also he needs space to park one car and because of the shape of his lot this is the only place to construct the shed.

5. There were no objections to the variances.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct an 12'x18' addition and a 12x21 driveway 8' from the garage and to increase building and lot coverage as well as to increase the size of the shed to 216 square feet the Board voted five (5) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 25 day of April 2013 that the applicant, Thomas Beckett, is hereby granted the aforesaid variances for the property located upon Block 10704, Lot 7 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Ken Treger	Yes
Carmen Scarduzzio	Yes
Joseph Gunn	Yes
Robert Richards	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Robert Richards

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd Day of May, 2013.

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Ken Lechner, Secretary

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

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



**TO:** Zoning Board of Adjustment

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

**RE:** **APPLICATION #132012C**  
**Chad Milstein**  
**412 N. Otterbranch Drive**  
**BLOCK 2906, LOT 7**

**DATE:** April 3, 2013

The above application is to permit a 24' x320' 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	9,375 sf	yes
Minimum lot frontage	75 ft.	75 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
<b>Maximum building coverage</b>	<b>20%</b>	<b>±22.4%<sup>1</sup></b>	<b>no*</b>
Maximum lot coverage	40%	±27.1 % <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard	30 ft.	35.29 ft.	yes
Side yard	10 ft.	13.68 ft. / ±10 ft. <sup>1</sup>	yes / yes
Rear yard	30 ft.	±61 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.	±90 ft. <sup>1</sup>	yes
<b>Side yard</b>	<b>10 feet</b>	<b>5 ft.<sup>1</sup></b>	<b>no*</b>
Side yard	10 feet	> 5 ft.	yes
<b>Rear yard</b>	<b>10 feet</b>	<b>5 ft.</b>	<b>no*</b>
Maximum garage height	20 feet	11 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	720 sf	yes
Less than area of principal building	< ±1,384 sf <sup>1</sup>	720 sf	yes
Maximum stories	1	1	yes
<b>Maximum number of garages</b>	<b>1</b>	<b>2</b>	<b>no*</b>

**II. VARIANCE COMMENTS**

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

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

1. Building coverage: (22.4% provided v. 20% maximum allowed).
2. Accessory Building – side yard: (5 ft. provided v. 10 ft. minimum required).
3. Accessory Building – rear yard: (5 ft. provided v. 10 ft. minimum required).

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

4. Number of garages: (2 provided v. 1 maximum allowed).

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

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

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

**NEGATIVE CRITERIA**

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

**III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 405.F Area, Yard, Height and Building Coverage to permit a detached garage with a total building coverage of twenty two and four tenths (22.4) percent (20% maximum allowed) and five (5) feet from the side and rear property line (10 ft. minimum required) and from Section 422.H(6) to permit a second garage (1 maximum allowed).**

cc: Chad Milstein  
Anthony Costa, Esq.  
James Mellett, PE

APPLICATION #132012C  
Chad Milstein  
412 N. Otterbrand Drive  
BLOCK 2906, LOT 7

# 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. #132012C

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

Planning Board  Zoning Board of Adjustment

Fees 1600.00 Project # 7698

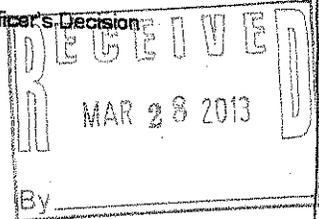
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

Escr. 150.00 Escr. # 7698

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> <span style="float: right;">MILSTEIN</span> Name: <u>Chad Milstein</u> Address: <u>412 N. Hermonch Dr.</u> City: <u>Glendora</u> State, Zip: <u>NJ 08029</u> Phone: <u>856 905 3811</u> Fax: ( ) - Email: <u>chadwteerfugri@comcast.net</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Chad Milstein</u> Address: <u>412 N. Hermonch Dr.</u> City: <u>Glendora NJ 08029</u> State, Zip: _____ Phone: <u>856 905 3811</u> Fax: ( ) -																																			
<b>3. Type of Application. Check as many as apply:</b>																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none; vertical-align: top;"> <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> </td> <td style="width:50%; border: none; vertical-align: top;"> <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"/> _____         </td> </tr> </table>		<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"/> _____																																	
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<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.																																				
<b>4. Zoning Districts (Circle all Zones that apply)</b>																																				
<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><u>R3</u></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	<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
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						IR																														
<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>																																				
Name of Attorney: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: ( ) - - Fax: ( ) - Email: _____																																			

(w/ fee)  
Resina Milstein  
856-905-718-1421 (c)



6. Name of Persons Preparing Plans and Reports:

Name: Carports.com  
Address: \_\_\_\_\_  
Profession: \_\_\_\_\_  
City: \_\_\_\_\_  
State, Zip: DELAWARE  
Phone: (302) 357-4907 Fax: (866) 855-8597  
(888) 877-7767  
Email: \_\_\_\_\_

Name: Chad Milstein  
Address: 412 W OtterBranch Dr.  
Profession: \_\_\_\_\_  
City: Blondora  
State, Zip: NY 08029  
Phone: (856) 905-3811 Fax: (856) 227-0131  
Email: AutoImages@comcast.net

7. Location of Property:

Street Address: 412 N. Otterbranch Dr. Block(s): 2906  
Tract Area: \_\_\_\_\_ Lot(s): 7

8. Land Use:

Existing Land Use: Single Family Dwelling R3  
Proposed Land Use (Describe Application):  
2nd garage (24x30) 5ft from all  
property lines no foundation or footings. It  
will be anchored to the earth / made of metal.

9. Property:

Number of Existing Lots: 1  
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).

3/27/13

Date

[Signature]  
Signature

Chad Milstein  
Print Name

Sworn and Subscribed to before me this

28 day of MARCH

2013 (Year).

Signature

[Signature]

Signature

JOAN CHARLESWORTH  
Print Name

JOAN CHARLESWORTH  
Notary Public  
State of New Jersey

My Commission Expires Sep 26, 2016

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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

[Signature]

Signature of Applicant

Chad Milstein

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 10/13/76, shows and discloses the premises in its entirety, described as Block B Lot 7 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,

County of Camden:

CHAD MILSTEIN 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 28 day of MARCH 20 13 before the following authority.

[Signature]

Name of property owner or applicant

[Signature]  
Notary public

[Signature]

JOAN CHARLESWORTH  
Notary Public  
State of New Jersey  
My Commission Expires Sep 26, 2016

# Zoning Permit Denial

412 N OTTER BRANCH DR  
Block/Lot 2906/7

Applicant

MILSTEIN CHAD A  
412 N OTTER BRANCH DRIVE  
GLENDDORA NJ 08029

Real Estate Owner

MILSTEIN CHAD A  
412 N OTTER BRANCH DRIVE  
GLENDDORA NJ 08029

*This is to certify that the above-named applied for a permit to/authorization fo  
a proposed 24'X30' garage.. This application for approval is hereby denied*

Zone

R3

Application is

**Denied**

**Comments on Decision:**

A Variance must be approved prior to issuance of permit for :

- 1.) Exceeding the maximum building coverage
- 2.) 2nd garage (only 1 garage is permitted per lot)
- 3.) Garage must be located a minimum of 10' from any property line.

. Additional permits must be obtained through the Construction Office

Gloucester Township

P O Box 8

Blackwood, NJ 08012

(856)228-4000 FAX(856)232-6229



Alisa Ortiz  
Zoning Officer

January 29, 2013

Applic No. 7614

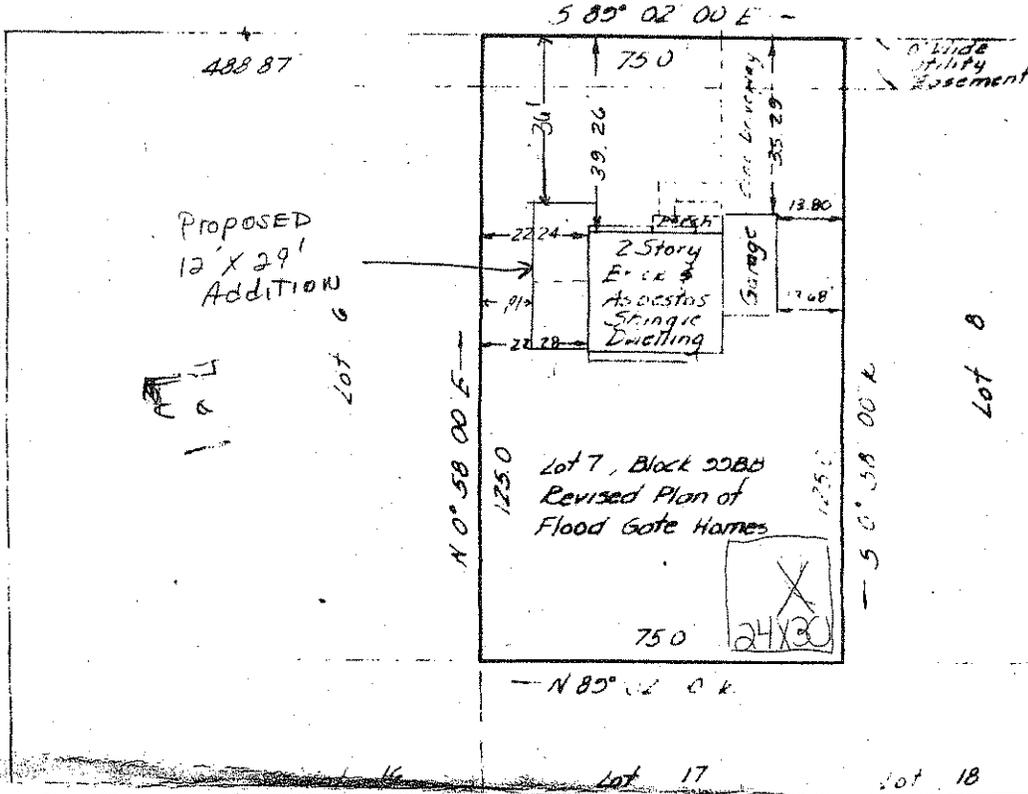
3142

Cut Here



**NORTH OTTER BRANCH DRIVE**  
(50' Wide)

**FLOOD GATE ROAD**  
(66' Wide)



"To: John Doe, any insurer of Title relying hereon, and any other party in interest.  
"In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon."  
This responsibility is limited to the current transaction.

10/13/76  
Date

W. Jerome Smith, Jr.  
Surveyor

**MAP**  
Showing Survey of Property  
Situate in  
**GLOUCESTER TWP., N.J.**  
Scale: 1" = 30' Sept. 27, 1976  
**ROBERTSON & JOHNSON,**  
Civil Engineers & Surveyors  
201 Clements Dr. Rd., Barrington, N.J.

Resurveyed 10/13/76 & Map Revised to Date: W. J. Smith, Jr.

PLATE 30

PLATE 34

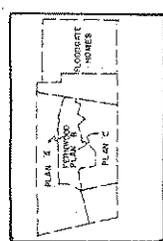
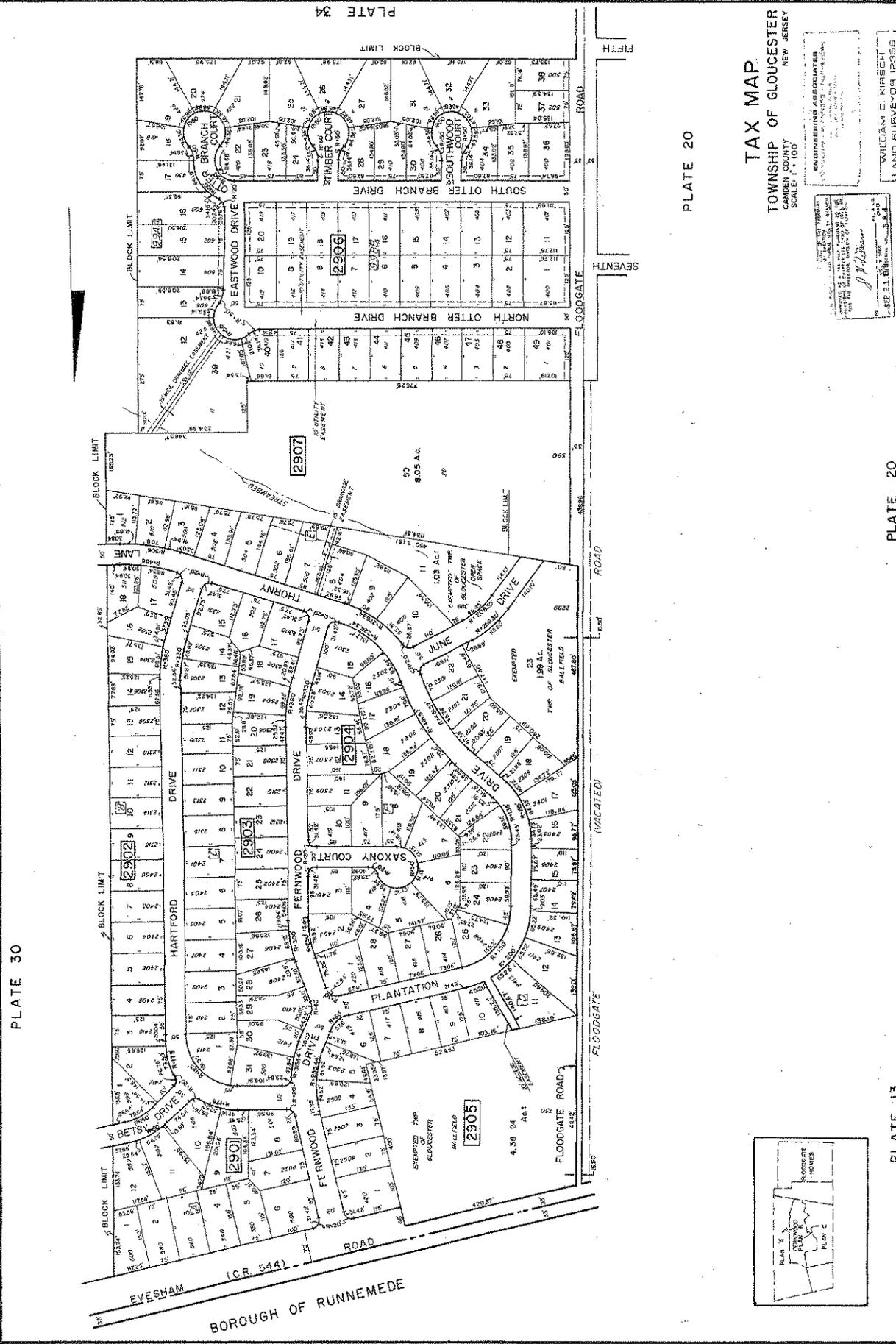


PLATE 20

PLATE 20

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

ENGINEERING ASSOCIATES  
 1000 W. 10TH ST.  
 PHILADELPHIA, PA. 19107  
 TEL: 215-575-1100  
 FAX: 215-575-1101

WILLIAM S. KIRBY  
 LAND SURVEYOR 12355

STATE OF NEW JERSEY  
 COUNTY OF CAMDEN  
 TOWNSHIP OF GLOUCESTER  
 MAP NO. 100  
 FOR THE TAX MAP OF 1990  
 PREPARED BY  
 J. P. BROWN  
 SEP 21 1990

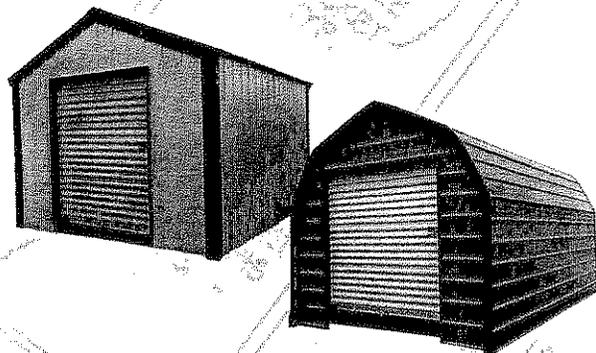
PLATE 13

REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 1990  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 1991  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 1992  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 1993  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 1994  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 1995  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 1996  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 1997  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 1998  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 1999  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2000  
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 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2002  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2003  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2004  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2005  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2006  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2007  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2008  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2009  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2010  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2011  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2012  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2013  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2014  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2015  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2016  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2017  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2018  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2019  
 REVISIONS BY SET ENGINEERS INC. TO GLOUCESTER TWP. TO CORRECT MAP: 2020

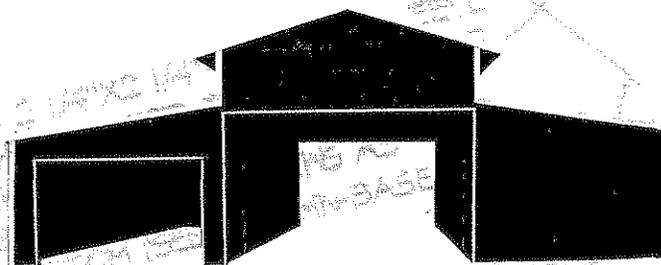
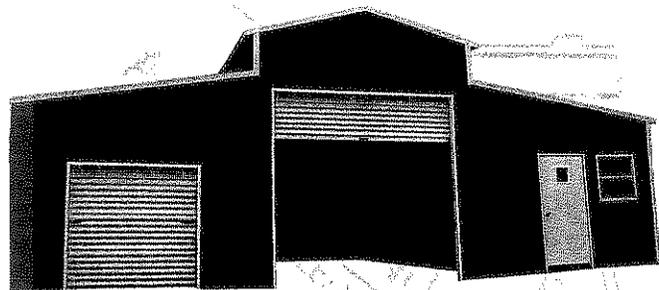
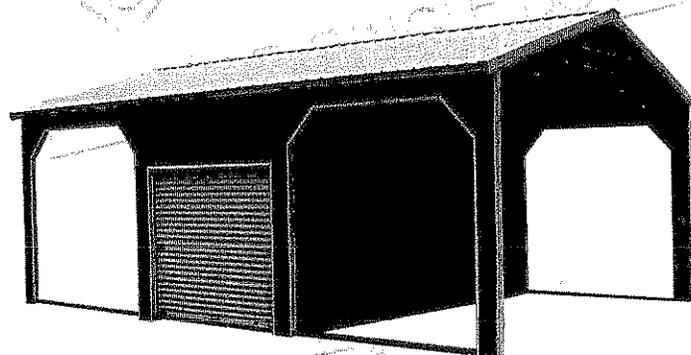
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...no matter where you are!

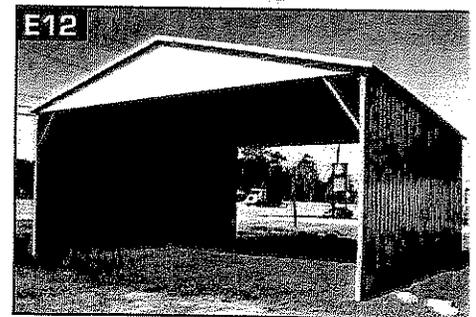
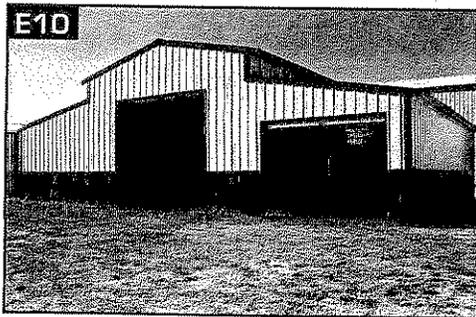
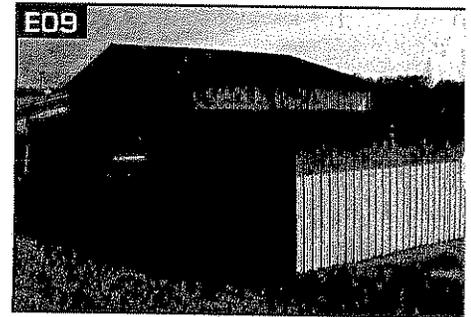
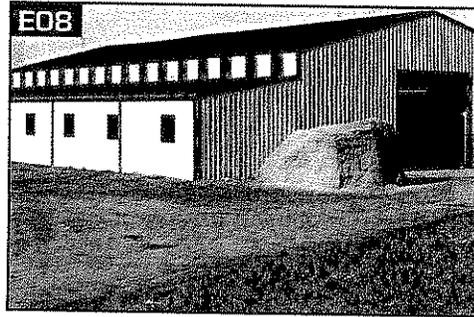
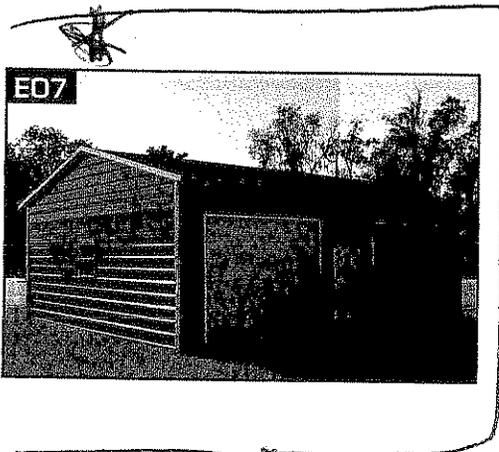
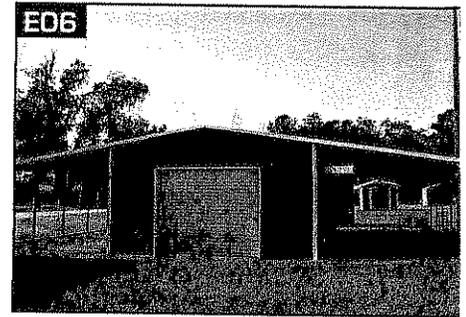
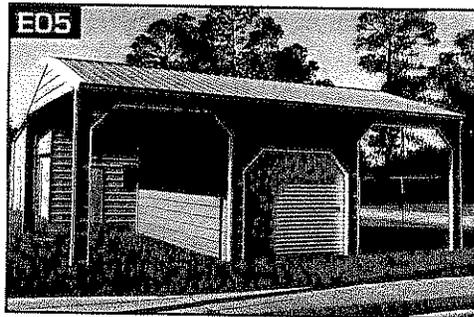
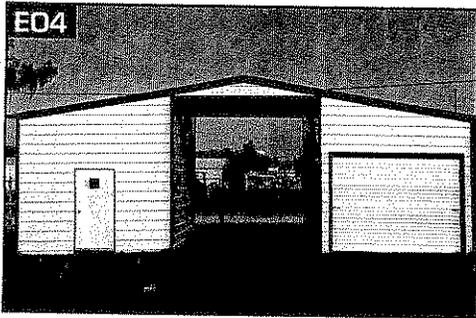
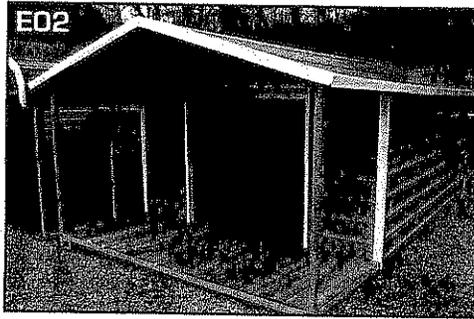
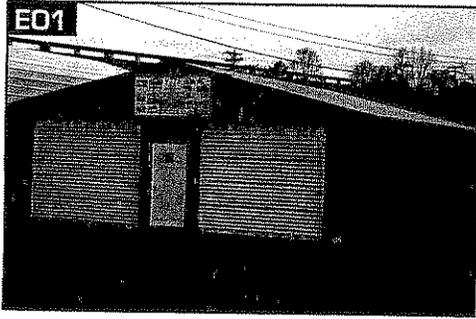


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# Shop by Picture

Shop By Picture – Call Toll free 888-822-7767 with your picture number for a guaranteed price quote!



# Roof Styles

Although, it may seem like we have many different roof options, all of our products are based off three different roof styles. Our more affordable roofing style is our Regular Style because it uses less metal and is less labor intensive to install.

191



## Regular Style Roofing

Sheet metal runs from the front of the structure, to the rear. The roof has a rounded appearance.

Water runoff is on the front and rear of the structure.

192

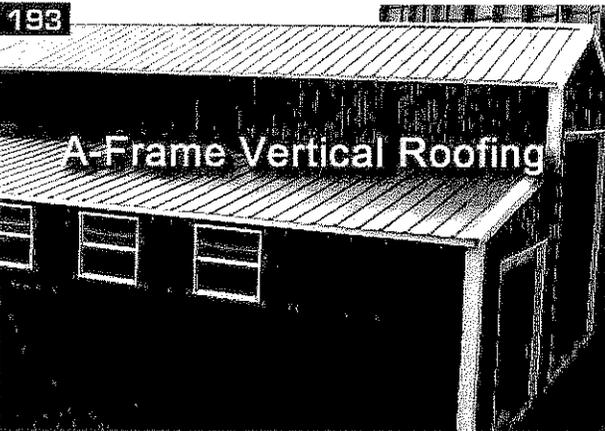


## A-Frame Style Roofing

Sheet metal runs from the front of the structure, to the rear. The roof has a "A" shape appearance.

Water runoff is on the front and rear of the structure.

193



## A-Frame Vertical Style Roofing

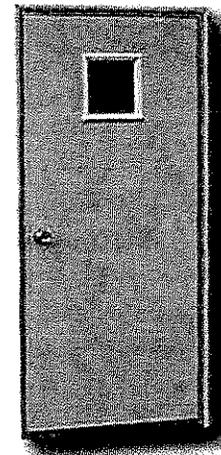
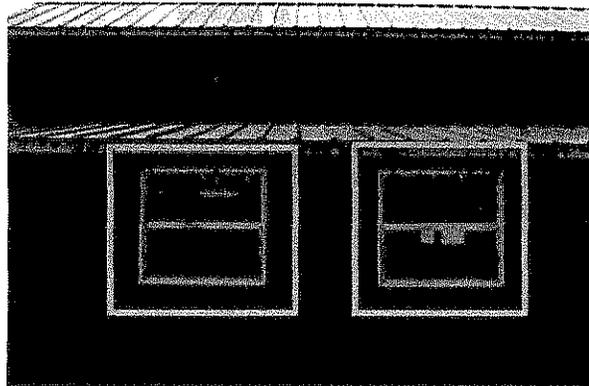
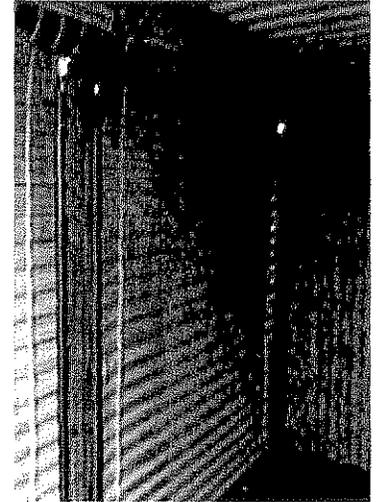
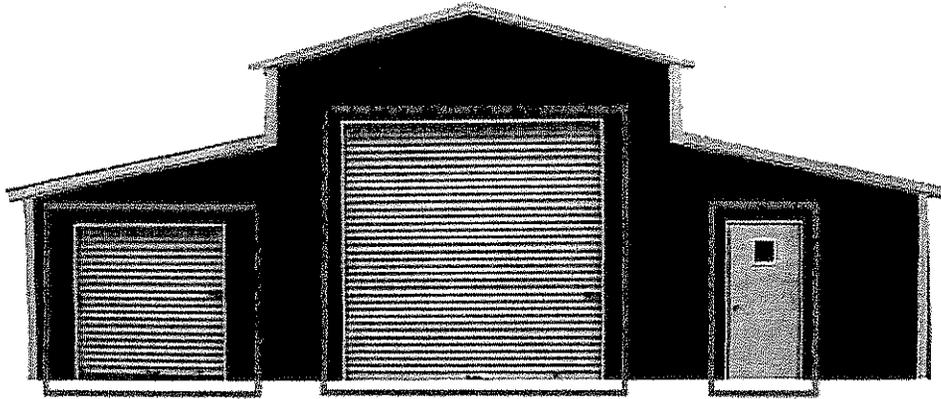
Sheet metal runs from the front of the structure, to the rear. The roof has a "A" shape appearance.

Water runoff is on the sides of the structure.

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# Doors, Windows & Anchors

Our metal carport and building structures allow customers to place garage doors, walk-in doors, windows and custom-size frame-outs in almost any place. Each having custom installed trim (your color choice) for no additional charge. Garage door sizes vary depending on area. We also design custom frame-out openings so you can install the door yourself if desired.



# Color Choices

Carports.com offers 13 colors for you to choose from. Choose up to three: Roofing, Sides/Ends, & Trim.

Barn Red

Brown

Burgundy

Rawhide

Black

White

Evergreen

Clay

Pewter Gray

Pebble Beige

Quaker Gray

Slate Blue

Sandstone

\*Actual colors may vary slightly from printed representation.

## Tubing & Engineering

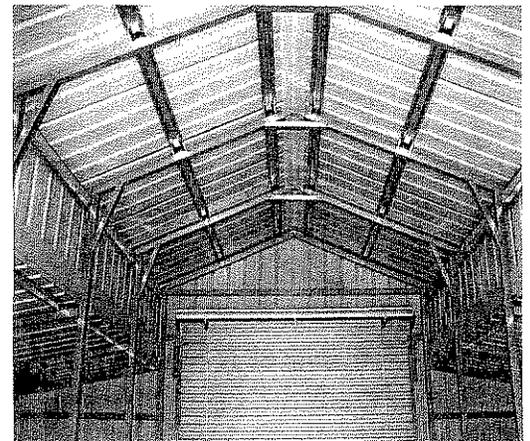
Carports.com manufactures its steel tubing in the United States. All of the steel tubing is galvanized to prevent rust and any corrosion like most red-iron structures will be subject to if not properly maintenance. Our steel structures are maintenance free due to the galvanization process which adds several layers of protection to the steel. Every detail is closely examined to make sure our products are built to last through decades of harsh outdoor conditions.

Engineering is an important feature that customers often take for granted in our day to day activities. Our certified structures are examined and tested by licensed engineers to ensure each product holds up to local code regulations.

The Weather Channel

weather.com

Our products were even tested by the Weather Channel® in 2010 and passed every test! One of our structures were subjected to a simulated hail storm, multiple loads of frozen solid grape fruit dropped from a 7-story building at Universal Studios, and 15 bowling balls! We are extremely proud to stand behind all of our structures, even though Mother Nature can be really harsh throughout the years.



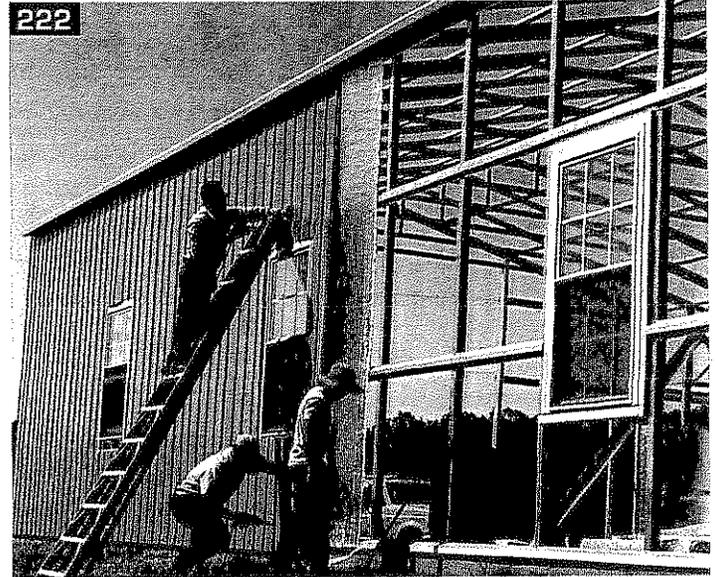
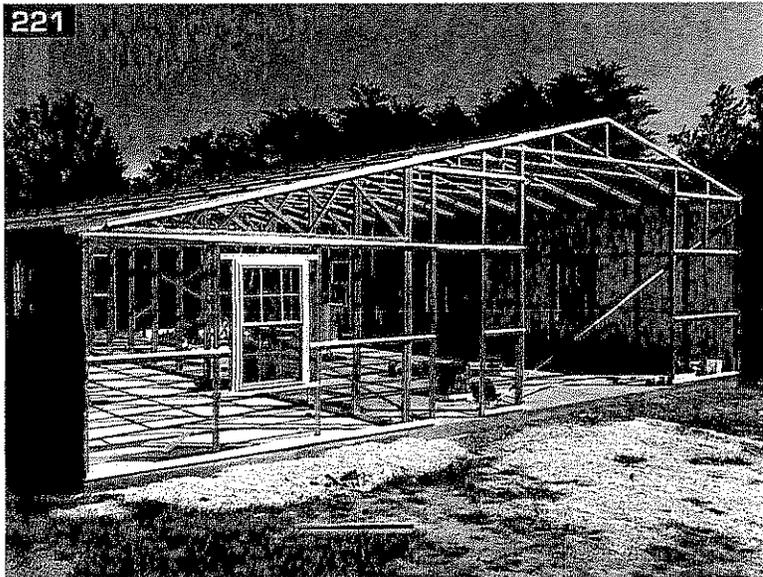
# Delivery & Installation

You may place your order with as little as 10% down. Delivery and installation average between 1-4 weeks after your order is placed. This varies depending on your local region and also your local weather conditions. It is our goal to have your structure installed as promptly as possible after your order is ready in our factory. After all, we do not get to collect the remaining balance of your structure until you are completely satisfied with your delivery and installation.

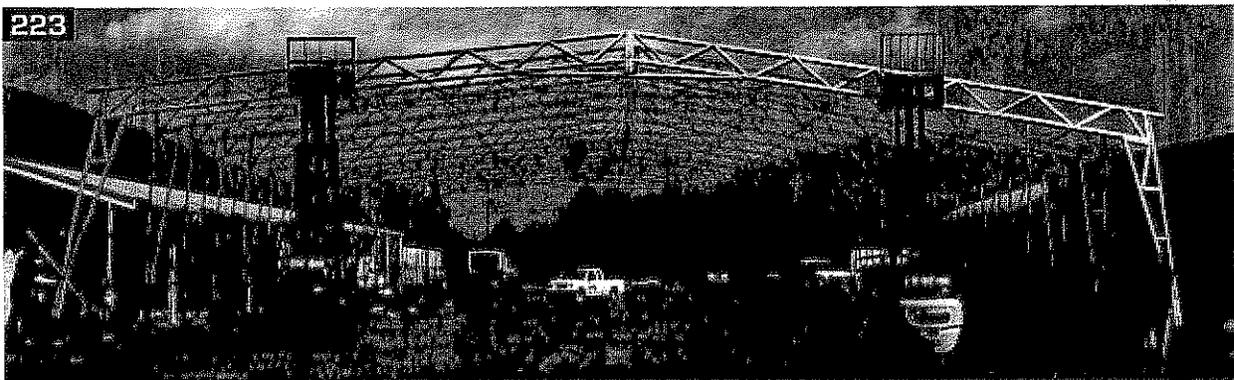
We make it every priority to get your structure installed without delay, for your satisfaction but also so we may get paid as well... Our delivery and installation crews located throughout the United States are well trained and install our structures everyday as their career.



**Delivery & Install:**  
Average of 1 - 4  
weeks after ordering.



Our installation crews are equipped to install free span structures up to 80 feet wide.

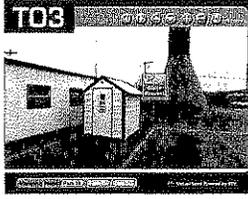


# Virtual Tours

Why bother getting out in the weather when you can view them online in our virtual display lot! Visit our virtual display lot packed full of all sorts of steel buildings and metal barns. Check out any of these Virtual Tours and Videos on our website at [www.Carpports.com](http://www.Carpports.com)



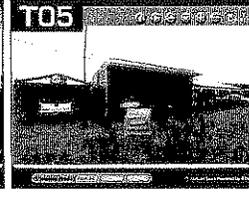
Virtual Tour #2  
Metal Shed



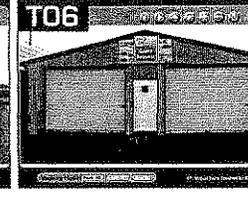
Virtual Tour #3  
Backyard Barn



Virtual Tour #4  
Metal Horse Barn



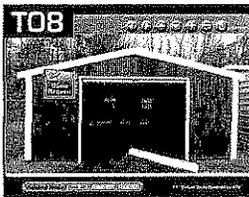
Virtual Tour #5  
Loafing/Car Shed



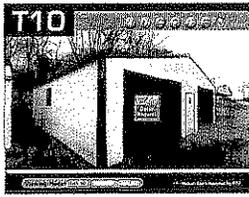
Virtual Tour #6  
Metal Garage



Virtual Tour #7  
Steel Shed



Virtual Tour #8  
Metal Garage  
Building



Virtual Tour #10  
Steel Garage  
Building

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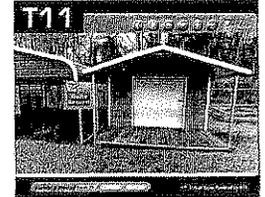
- Free WeatherBlocker Panels
- Free Delivery & Install...
- Free Quotes, Call us!

Virtual Tours Powered by RTV

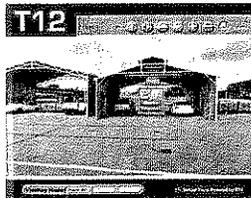
Virtual Tour #1 - Metal Building



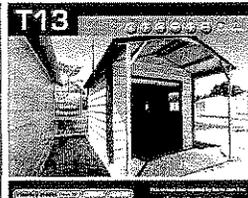
Virtual Tour #9  
Metal Storage  
Barn



Virtual Tour #11  
Mini Metal Barn



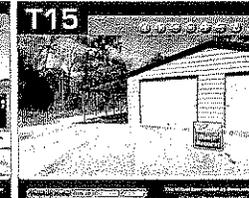
Virtual Tour #12  
Large Loafing  
Shed



Virtual Tour #13  
Backyard Metal  
Shed



Virtual Tour #14  
Steel Garage  
Building



Virtual Tour #15  
Metal Double  
Garage



Virtual Tour #16  
Metal Garage  
Lean-To



Virtual Tour #17  
Loafing  
Shed-Storage



Virtual Tour #18  
Metal Double  
Garage



Virtual Tour #19  
Metal Loafing  
Barn

# Testimonials

Thanks for the email. The installation was completed to satisfaction and at the present time there has not been any issues. It was nice doing business with your company and will keep you in mind for any other future purchases that fall within your arena.

- United States Marine Corps,  
Directorate of Emergency Services

Thank you for the follow up, so few companies take the time or even care what happens to their products.

Yes indeed, the unit is set up and I am completely satisfied with it. The materials are first rate and

everything fit perfectly. As an engineer (retired) I appreciate the thoughtful design that went into it.

Again, thanks for your concern and keep up the good work.

- T. Amlick

I ordered on 1/14/08 and it was installed on 1/24/08. The guys were very efficient and professional. Thanks for the quick service.

- Ron  
Crisp County School System

We ordered 2 structures from you, 1 garage/shop, and a car cover. Both have been installed and we are very Happy to have both units. The Installers were Great also ! Thank You !!

- Rick O.

Yes they installed it early and fast. I'm interested to see about adding a shed to one side 26' wide by the full depth.

- Sent from my BlackBerry® wireless handheld

Thank you! I am very pleased with the barn. It was installed about a month ago. Thank you for your time to follow up with us.

- John

The Group doing the install were VERY fast. The installation was great and there were no issues with the product.

- David

My Barn was installed yesterday evening. The delivery/installation crew was courteous, efficient, and helpful. Thank you for the good service.

- Andre

Yes, our barn is for storage at our emergency vehicle located at our Charleston plant site.

- Mike

Our barn structure has been installed and it is wonderful! Our teachers and students appreciate the extra storage area.

- International School of Louisiana

MIKE!

WHAT A DIFFERENCE A WEEK  
CAN MAKE.

THIS WAS ONE WEEK LATER  
AFTER YOUR CREW HAD PUT  
IT UP.

MY WIFE JUDY HAD GOOD  
IDEAS HOW TO MAKE IT LOOK  
GOOD BACK THERE, DONT YOU  
THINK SO?

I AM HAPPY WITH IT, CAN  
WALK IN MY GARAGE WITHOUT  
DODGEING THINGS.

THANKS  
SCOTTY



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State	Local Number	State	Local Number
Alabama	205-453-4266	Nebraska	402-210-2024
Arizona	480-626-5802	Nevada	702-989-5440
Arkansas	501-255-7369	New Hampshire	603-267-0538
California	323-924-5845	New Jersey	201-465-2591
Colorado	720-221-4707	New Mexico	505-216-0789
Connecticut	860-553-6620	New York	347-293-0886
Delaware	302-351-4907	North Carolina	336-786-5229
Florida	954-333-8558	North Dakota	701-402-2298
Georgia	770-573-2522	Ohio	216-373-6825
Idaho	208-475-3806	Oklahoma	216-373-6825
Illinois	217-391-6783	Oregon	971-222-3489
Indiana	219-390-4141	Pennsylvania	610-938-2246
Iowa	319-208-7727	Rhode Island	401-694-1240
Kansas	913-538-5263	South Carolina	803-233-4312
Kentucky	859-402-0302	South Dakota	605-221-1762
Louisiana	225-612-8464	Tennessee	901-347-0739
Maine	207-636-7939	Texas	281-751-8798
Maryland	240-575-5813	Utah	801-443-4915
Massachusetts	781-679-0659	Vermont	802-882-1912
Michigan	313-281-0491	Virginia	757-271-9051
Minnesota	218-331-0150	Washington	206-774-8608
Mississippi	601-213-5021	West Virginia	304-250-7087
Missouri	314-259-1916	Wisconsin	608-541-8384
Montana	406-205-4409	Wyoming	800-416-7478



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Sales Person: Sheila Cecile Extension: 207

Email: Sheila@carports.com

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 28, 2013

APPLICATION No. #132012C

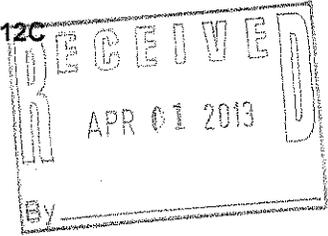
APPLICANT: Chad Milstein

PROJECT No. 7698

BLOCK(S): 2906

Lot(S): 7

LOCATION: 412 N. Otterbranch Dr., Glendora, NJ



**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application - Bulk C  Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. **Please Forward Report by April 8, 2013**  
 For Your Files.

**ENCLOSED:**

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

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

Signature:   
 Assessor  
 3/28/13

*Could be a detriment to neighbors in rear + side due to size + height in the middle of the block. Looks to be the size of a small house.*

Tax Account Maintenance

Block: 2906   
 Lot: 7  
 Qualifier:   
 Owner:   Prop Loc: 412 N OTTER BRANCH DRIVE

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,735.63	1,735.63	.00	1,735.63
2013	1		1,735.63	.00	.00	.00
2013		Total	3,471.26	1,735.63	.00	1,735.63
2012	4		1,823.94	.00	.00	.00
2012	3		1,823.95	.00	.00	.00
2012	2		1,647.31	.00	.00	.00
2012	1		1,647.32	.00	.00	.00

Other Delinquent Balances:  Interest Date: 04/01/13

Other APR2 Threshold Amt:  Per Diem:  Last Payment Date: 01/24/13

TOTAL TAX BALANCE DUE

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



*Current*



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

April 3, 2013

ROBERT C. BENSON  
Executive Director

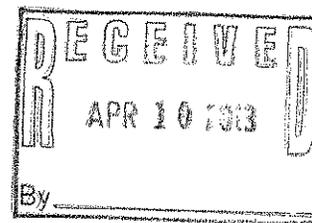
CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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



Re: Application #132012C  
Chad Milstein  
412 N. Otterbranch Drive, Glendora, NJ 08029  
Block 2906, Lot 7

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

*Robert C. Benson*  
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 #132006C**  
**Sandra DiCaprio**  
**341 Fifth Avenue**  
**BLOCK 2003, LOT 19**

**DATE:** February 5, 2013

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-4 Residential District as indicated on the attached sketch.

### I. ZONING INFORMATION

#### R-4 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	6,250 sf	±7,841.13 sf	yes
Minimum lot frontage			
Fifth Avenue	50 ft.	61.03 ft.	yes
Floodgate Road	50 ft.	128.48 ft.	yes
Minimum lot depth	100 ft.	128.48 ft.	yes
Maximum building coverage	35%	±12.3% <sup>1</sup>	yes
Maximum lot coverage	65%	±22.0% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Fifth Avenue	20 ft.	27.88 ft.	yes
Floodgate Road	20 ft.	11.76 ft.	enc
Side yard	10 ft.	17.26 ft.	yes
Rear yard	20 ft.	±59 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

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

**§505.B(2), Fences**

1. To construct a six (6) foot high vinyl fence on a corner lot within the seventy-five (75) foot intersection of curblines, where thirty (30) inches is the maximum allowed.

**§425.B(3), Fences**

2. To install a six (6) foot high vinyl fence zero (0) feet from the property line along Floodgate Road (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

**III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 425.B(2) to construct a six (6) foot high vinyl fence on a corner lot within the seventy-five (75) foot intersection of curblines (30 inches is the maximum allowed) and from Section 425.C(3) zero (0) feet from the property line along Floodgate Road (40 feet from the cartway is the minimum required).**

**IV. RECOMMENDATIONS**

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

cc: Sandra DiCaprio  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No.: 132006C

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

Planning Board  Zoning Board of Adjustment

Fees: 160<sup>00</sup> Project # 7617

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

Escr. 150<sup>00</sup> Escr.# 7617

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

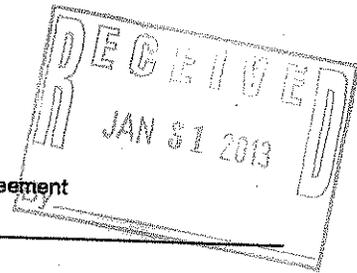
Name: Sandra DiCaprio  
 Address: 341 5th Ave  
 City: Glendora  
 State, Zip: NJ 08029  
 Phone: (856) 939-8846 Fax: ( ) -  
 Email: N/A

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

Name(s): Dominic DiCaprio  
 Address: 341 5th Ave  
 City: Glendora  
 State, Zip: NJ 08029  
 Phone: (856) 939-8846 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	<u>R4</u>	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

Name of Attorney: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_

Firm: \_\_\_\_\_  
 State, Zip: \_\_\_\_\_  
 Phone: ( ) - Fax: ( ) -  
 Email: \_\_\_\_\_

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

Name: Fence Max  
Address: \_\_\_\_\_  
Profession: \_\_\_\_\_  
City: \_\_\_\_\_  
State, Zip: \_\_\_\_\_  
Phone: (856) 845-5570 Fax: ( ) - \_\_\_\_\_  
Email: \_\_\_\_\_

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

**7. Location of Property:**

Street Address: 341 5<sup>th</sup> Ave Glendora NJ 08029 Block(s): 2003  
Tract Area: \_\_\_\_\_ Lot(s): 19

**8. Land Use:**

Existing Land Use: broken wood fence 6 ft  
Proposed Land Use (Describe Application): replace broken wood 6 ft fence with 6 ft white vinyl

**9. Property:**

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

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

### 13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	1'
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	VINYL
Side setback 1	_____	Fence height	6 ft
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

Sandra DiCaprio  
Signature of Applicant

1/31/13  
Date

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

\_\_\_\_\_  
Date

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

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

1/31/13  
Date

Sandra DiCaprio  
Signature

Sandra DiCaprio  
Print Name

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

\_\_\_\_\_  
Signature

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

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

Complete each of the following sections:

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

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

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

**IF YES:**

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

Sandra DiCaprio  
Signature of Applicant

Sandra DiCaprio  
Print Name

1/31/13  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of \_\_\_\_\_, 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 31 day of January  
2013 before the following authority.

Sandra DiCaprio  
Name of property owner or applicant

Marilyn Brabazon  
Notary public



# Zoning Permit Denial

341 FIFTH AVE  
Block/Lot 2003/19

**Applicant**  
DICAPRIO DOMINIC JR & BROOKS S  
341 FIFTH AVENUE  
GLENDDORA, NJ 08029

**Real Estate Owner**  
DICAPRIO DOMINIC JR & BROOKS SANDR  
341 FIFTH AVENUE  
GLENDDORA, NJ 08029

*This is to certify that the above-named applied for a permit to/authorization fo  
a proposed 6" vinyl fence.. This application for approval is hereby denied*

**Zone**  
**R4**  
**Application is**  
**Denied**

**Comments on Decision:**

Any fencing along a corner property shall have a setback equal to the existing front yard setback of the principal structure, or forty feet perpendicular from the edge of the cartway or pavement, whichever is greater. Sect. 505.par. 3. A Variance approval is required prior to issuance of permit.

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

  
\_\_\_\_\_  
Alisa Ortiz  
Zoning Officer  
January 29, 2013

Applic No. 7613  
3141

Cut Here

11/31/13 - H/O will get  
work etc done.

1/31/13 - App. picked up.  
Variance

**Deliver to...**

DICAPRIO DOMINIC JR & BROOKS S  
341 FIFTH AVENUE  
GLENDDORA, NJ 08029



PLATE 13

PLATE 12

PLATE 19

GLENDORA AVE.

SEVENTH

AVENUE

WILSON STREET

PLATE 29

AVENUE

ROAD

2002

EXEMPTED

TOWNSHIP OF GLOUCESTER

(VACATED)

BLOCK LIMIT

1.98 ACRES

0.658 ACRES

11.35

128.48

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# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 4, 2013

APPLICATION No. #132006C

APPLICANT: Sandra DiCaprio

PROJECT No. 7617

BLOCK(S): 2003

Lot(S): 19

LOCATION: ~~600 LINDA AVENUE, BLACKWOOD, NJ 08042~~

*341 5th Ave.*

**TRANSMITTAL TO:**

- 
- 
- 
- 

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

- 
- 
- 
- 

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

- 
- 
- 

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

**STATUS OF APPLICATION:**



New Application - Bulk C



Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**



For Your Review.

*Please Forward Report by February 14, 2013*



For Your Files.

**ENCLOSED:**

- 
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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



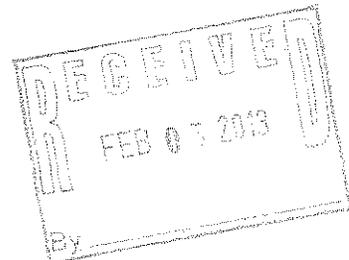
Variance Plan



Bulk (C) Variance



Use (D) Variance



*No issues.*

Signature *[Handwritten Signature]*

*2/5/13*

**Tax Account Maintenance**

Add Edit Close Delete << >> Detail Notes

Block: 2003  
 Lot: 19  
 Qualifier:  
 Owner: **PICARRO DOMENICO JR & SANDRA J** Prop Loc: 341 FIFTH AVENUE  
 Tax Bill Restricted Edit

General		Assessed Values	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Total Balance
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance			
2013	2		1,262.42	1,262.42	.00	1,262.42	.00		1,262.42
2013	1		1,262.42	1,262.42	.00	1,262.42	.00		1,262.42
2013		Total	2,524.84	2,524.84	.00	2,524.84	.00		2,524.84
2012	4		1,281.19	.00	.00	.00	.00		.00
2012	3		1,281.20	.00	.00	.00	.00		.00
2012	2		1,243.64	.00	.00	.00	.00		.00
2012	1		1,262.42	.00	.00	.00	.00		.00

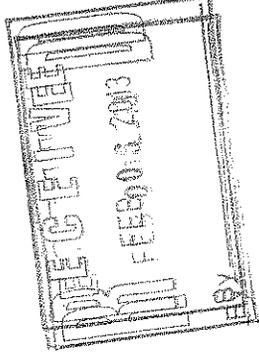
Other Delinquent Balances: .00 Interest Date: 02/06/13  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 11/08/12  
 Interest Date Interest Detail

**TOTAL TAX BALANCE DUE**

Principal: 1,262.42 Penalty: .00  
 Misc. Charges: .00 Interest: .00 Total: 1,262.42

FILED FEB 03 2013

*[Handwritten 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

February 6, 2013

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

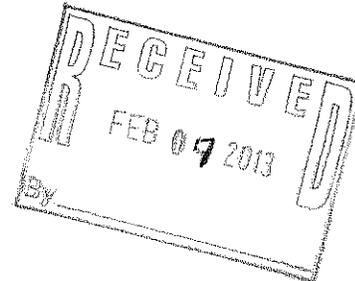
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THOMAS LEISSE, PE, CME  
Consulting Engineer

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

Re: Application #132006C  
Sandra DiCaprio  
341 5<sup>th</sup> Avenue, Glendora, NJ 08029  
Block 2003, Lot 19



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson  
Executive Director

RCB:mh

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 4, 2013

APPLICATION No. #132006C

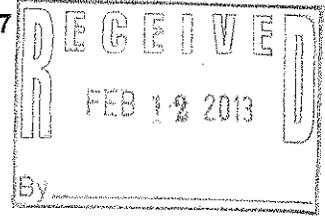
APPLICANT: Sandra DiCaprio

PROJECT No. 7617

BLOCK(S): 2003

Lot(S): 19

LOCATION: 600 LINDA AVENUE, 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
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. *Please Forward Report by February 14, 2013*
- For Your Files.

**ENCLOSED:**

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

Signature \_\_\_\_\_

**Reviewed**  
 Approved     Not Approved  
 Gloucester Twp. Fire Dist. 1  
 Fire Official: *[Signature]*  
 Date: 2-12-13

Bulk 6/5 B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

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APPLICATION No. #132006C

APPLICANT: Sandra DiCaprio

PROJECT No. 7617

BLOCK(S): 2003

Lot(S): 19

LOCATION: ~~600 LINDA AVENUE, BLACKWOOD, NJ 08012~~

341 5th Ave Glendora

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:

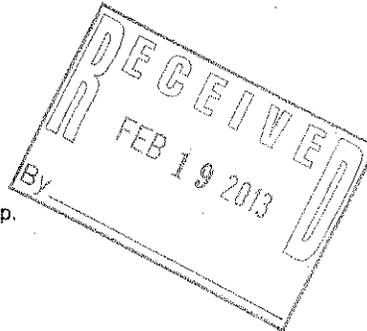
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- Variance Plan     Bulk (C) Variance     Use (D) Variance



OK JGG - Bldg 2-14-13

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 #132013C**  
**Barry J. & Camille R. Wendt**  
**20 Dorothy Drive**  
**BLOCK 15817, LOT 10**

**DATE:** May 7, 2013

The above application is to permit a 8' x 18' deck within the SCR – Senior Citizen Residential district, specifically, the Reserves at Forest Meadows.

### I. ZONING INFORMATION

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

#### SCR ~ Senior Citizen Residential District [Reserves at Forest Meadows<sup>1</sup>]:

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	4,250 sf	5,850 sf	yes
Minimum lot frontage			
Dorothy Drive	50 ft.	81.78 ft.	yes
Shelly Street	50 ft.	86.78 ft.	yes
Minimum lot depth	85 ft.	90 ft.	yes
Maximum lot coverage	55%	±54%	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (dwelling)			
Dorothy Drive	20 ft.	20.43 ft.	yes
Shelly Street	20 ft.	27.54 ft.	yes
Side yard (deck)	4 ft.	7.62 ft.	yes
Side yard (Aggregate)	15 ft.	n/a	n/a
<b>Rear yard (deck)</b>	<b>10 ft.</b>	<b>±3 ft.</b>	<b>no</b> <sup>*</sup>
Maximum Height	35 ft.	≤ 35 ft.	yes

<sup>1</sup> = Zoning schedule applies to the Reserves at Forest Meadows approval.

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

= Variance required

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

## II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

1. Rear yard: (±3 ft. provided v. 10 ft. minimum required).

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

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

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

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

### NEGATIVE CRITERIA

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

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

**From Section 409.F, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a deck approximately three (3) feet from the rear lot line (10 feet minimum required).**

cc: Barry J, & Camille R. Wendt  
Anthony Costa, Esq.  
James Mellett, PE

# TOWNSHIP OF GLOUCESTER

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No: #132013C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 1600 Project # 7745  
 Escr. 1500 Escr.# 7745

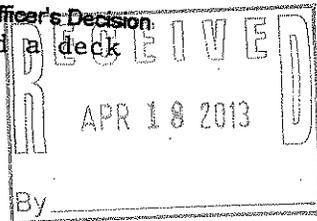
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Barry J. Wendt &amp; Camille R. Wendt</u> Address: <u>20 Dorothy Drive</u> <u>Sicklerville, N.J. 08081</u> City: <u>Sicklerville</u> State, Zip: <u>N.J. 08081</u> Phone: <u>(856) 547 1000</u> Fax: <u>(856) 547 8891</u> Email: <u>BarryJWendt@aol.com cwendt@comcast.net</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Barry J. Wendt &amp; Camille R. Wendt</u> <u>20 Dorothy Drive</u> <u>Sicklerville N.J. 08081</u> Address: <u>Sicklerville</u> City: <u>Sicklerville</u> State, Zip: <u>N.J. 08081</u> Phone: <u>(856) 435 1777</u> Fax: <u>( )</u>
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**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> add a deck
<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: <u>Barry J. Wendt, Esquire</u> Address: <u>212 White Horse Pike</u> City: <u>Haddon Heights, N.J. 08035</u>	Firm: <u>Barry J. Wendt, Esquire</u> State, Zip: <u>N.J. 08035</u> Phone: <u>(856) 547 1000</u> Fax: <u>(856) 547 8891</u> Email: <u>BarryJWendt@aol.com</u>
---	---

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

Name: Survey: James J. Maddonni, PLS

Address: 427 Jackson Road, Atco, NJ 08004

Profession: Surveyor

City: Atco

State, Zip: N.J. 08004

Phone: (856) 768 0759 Fax: ( ) NA

Email: NA

Name: Barry J. Wendt

Address: 20 Dorothy Drive

Profession: Applicant: plans from contractor

City: Sicklerville

State, Zip: N.J. 08081

Phone: (856) 547 1000 Fax: (856) 547 8891

Email: BarryJWendt@aol.com

**7. Location of Property:**

Street Address: 20 Dorothy Drive

Block(s): 15817

Tract Area: 65' x 90'

Lot(s): 10

**8. Land Use:**

Existing Land Use: Residential

Proposed Land Use (Describe Application): Residential: add a deck to the rear door

8' x 18' COMPOSITE.

3' FROM REAR

**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? See approval from homeowners association  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:** Survey; deck plan; price estimate; home association approval letter

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:** None other than from the original builder

List all applications on a separate sheet. Not applicable

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

### 14. Parking and Loading Requirements:

Number of parking spaces required: 2      Number of parking spaces provided: 4

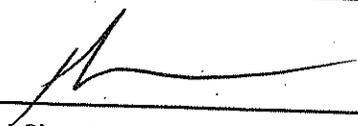
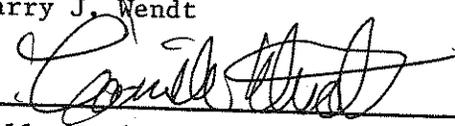
Number of loading spaces required: 0      Number of loading spaces provided: \_\_\_\_\_

### 15. Relief Requested:

- Check here if zoning variances are required. Bulk variance to add a deck to the rear of the house
- 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.**

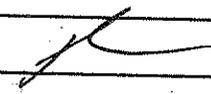
### 16. Signature of Applicant

 _____ Signature of Applicant Barry J. Wendt	April 15 2013 _____ Date
 _____ Signature of Co-applicant Camille Wendt	April 15 2013 _____ 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).

April 15 2013  
Date

Signature 

Barry J. Wendt

Sworn and Subscribed to before me this

Print Name

15 day of April 2013.

Signature 

2013 (Year).

Camille R. Wendt

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
- Not applicable

Signature of Applicant 

4-15-2013

Date

Barry J. Wendt Camille R. Wendt

Print Name

**19. Survey waiver certification:**

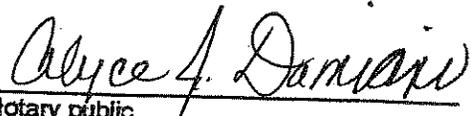
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of Jan. 24, 2006 shows and discloses the premises in its entirety, described as Block 15817 Lot 10; and I further certify that no buildings, fences or other facilities have been constructed, 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:

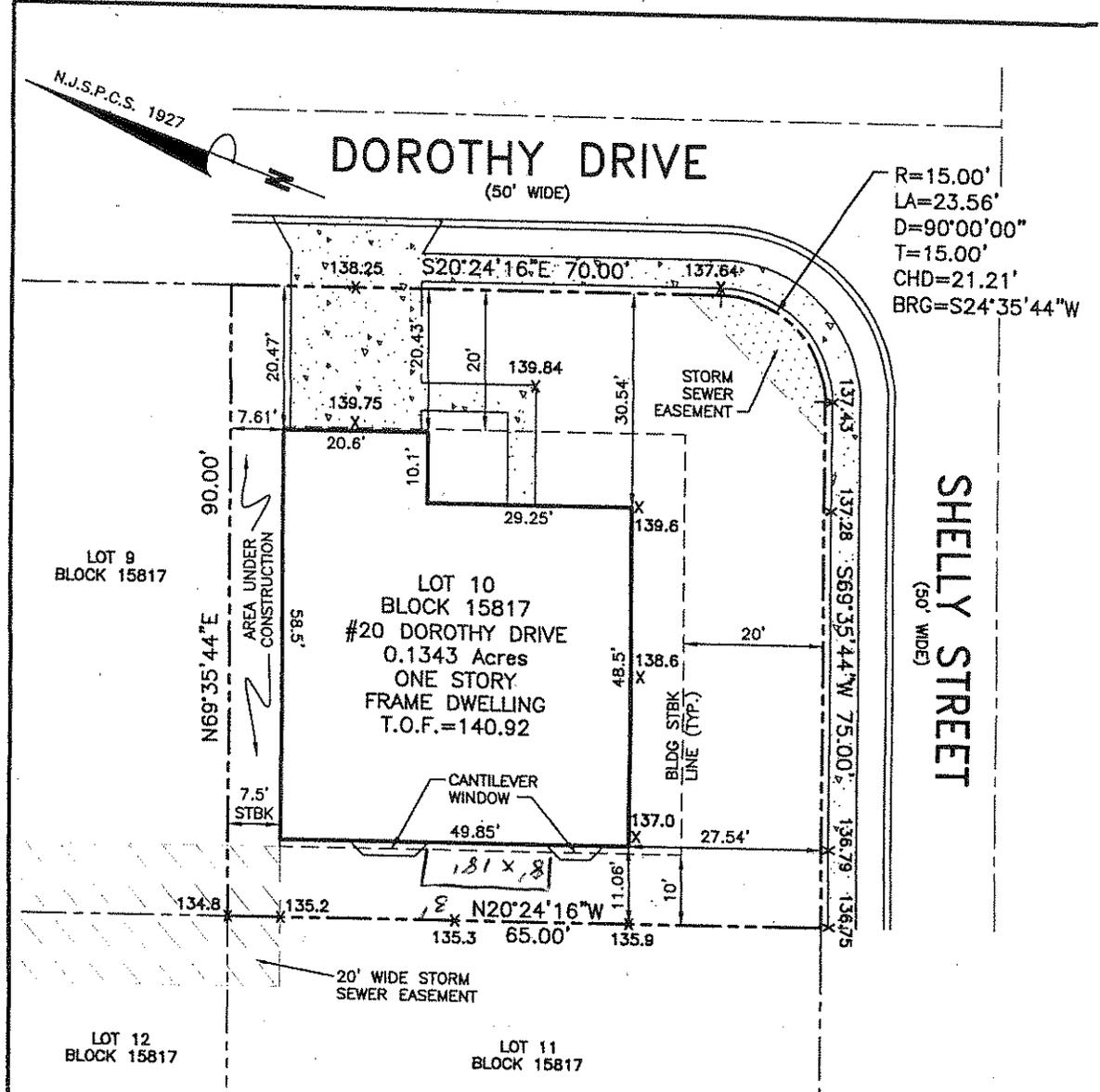
Sworn and subscribed to  
On this 15th day of April  
2013 before the following authority.

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

BARRY J WENDT + CAMILLE R WENDT  
Name of property owner or applicant

  
Notary public

ALYCE A. DAMIANI  
A Notary Public of New Jersey  
My Commission Expires 10/11/15



**NOTES:**

1. K. HOVNIANIAN~BUILDING No. 86
2. LOT AREA = 5,850 S.F.
3. T.O.F. = TOP OF POURED FOUNDATION WALL
4. ALL CORNERS ARE SET WITH IRON BARS WITH PLASTIC CAPS EXCEPT THE FRONT PROPERTY CORNER BETWEEN LOTS 9 & 10.

**DEED DESCRIPTION:**

PARCEL IS DESCRIBED AS LOT 10, BLOCK 15817 ON SECTION 2 FINAL PLAN OF LOTS, FOR THE RESERVE AT FOREST MEADOWS, RECORDED IN THE CAMDEN COUNTY REGISTER OF DEEDS OFFICE AS MAP 872-12 FILE DATE 1-22-03.

**TO:**  
 BARRY J. WENDT, HUSBAND  
 CAMILLE R. WENDT, WIFE;  
 LAWYERS TITLE INSURANCE COMPANY;  
 EASTERN TITLE AGENCY, INC.;  
 K. HOVNIANIAN AMERICAN MORTGAGE, LLC.  
 ITS SUCCESSORS AND/OR ASSIGNS  
 AS THEIR INTEREST MAY APPEAR.

"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LAND AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO THE LANDS AND PREMISES SHOWN THEREON THIS RESPONSIBILITY LIMITED TO THE CURRENT MATTER AS OF THE DATE OF THIS SURVEY."

*James J. Maddonni 1-24-06*  
**JAMES J. MADDONNI**  
 PROFESSIONAL LAND SURVEYOR, N.J. Lic. #35383

**LEGEND**

EXISTING SPOT ELEVATION X 142.2

2/15/06	1	ADD CERTIFICATIONS	J.M.D.
DATE	NO.	REVISION	BY

**PLAN OF SURVEY**

SITUATE  
 LOT 10, BLOCK 15817  
 GLOUCESTER TOWNSHIP  
 CAMDEN COUNTY, NJ



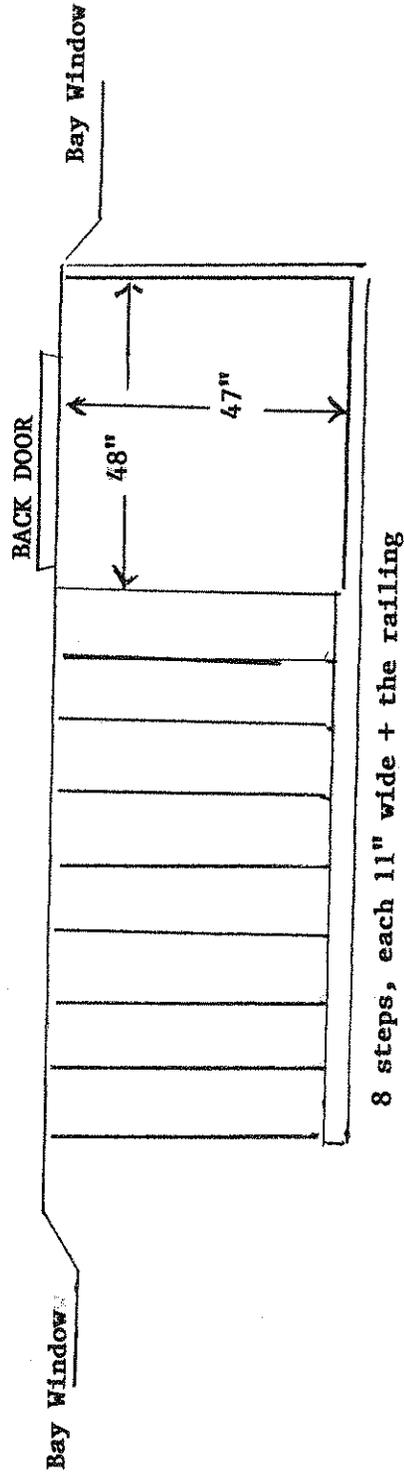
**G.S. WINTERS & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS

427 JACKSON ROAD  
 ATCO, NEW JERSEY 08004  
 PHONE 856-768-0759

DATE	1/24/06	SCALE	1" = 20'	DRAWN	J.M.D.	JOB No.	492.04
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EXISTING STRUCTURE AS BUILT

REAR WALL OF THE HOME AT 20 DOROTHY DR., SICKLERVILLE



BACK YARD

NEIGHBOR'S FENCE

NEIGHBOR'S DECK

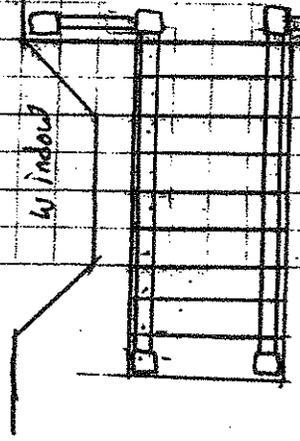
NEIGHBOR'S HOME

PROPOSED NEW REAR DECK

Berry & Comile Wendt

House

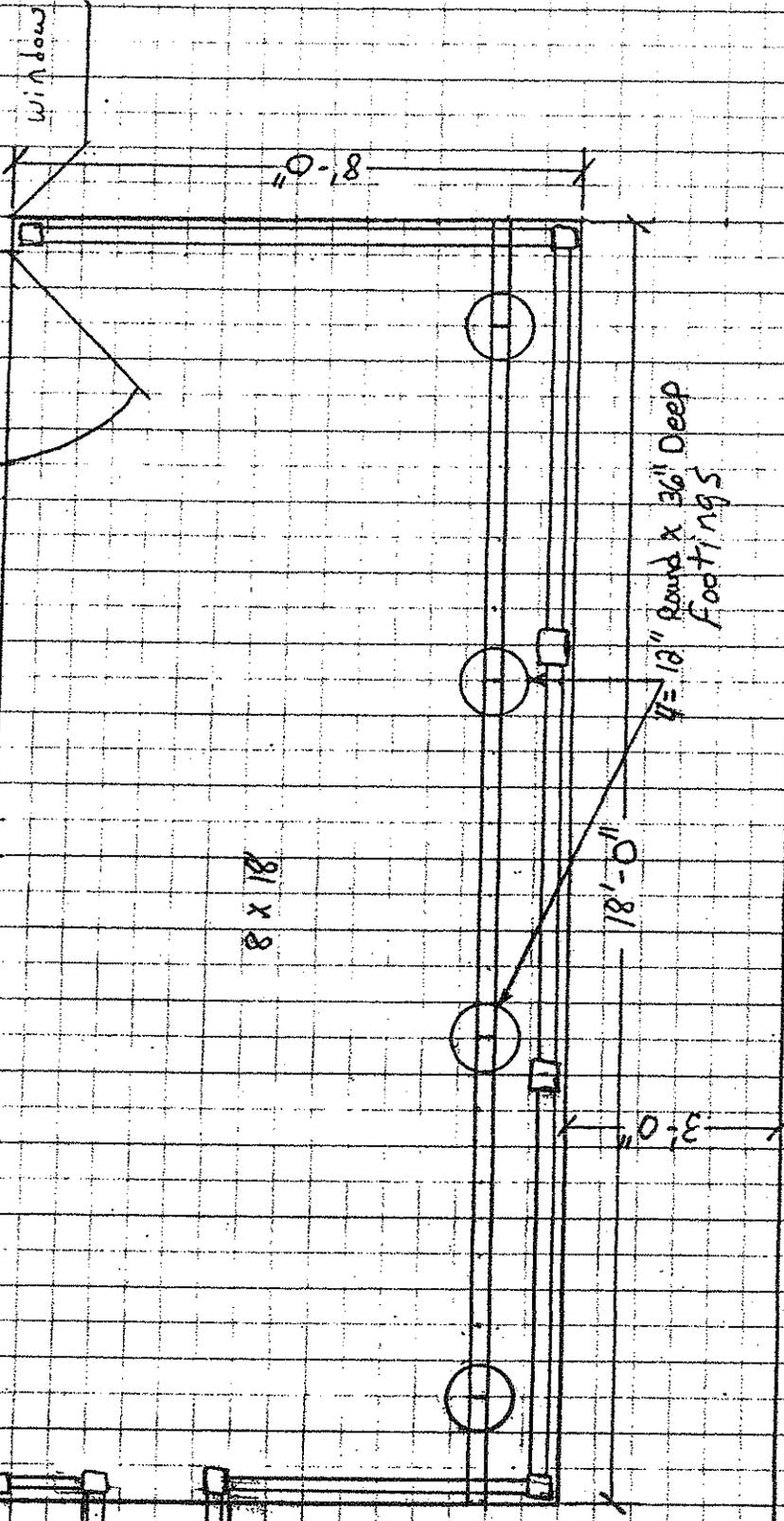
2x6" x 1/2" ANKER BOLTS  
130" O.C. ALONG HOUSE



Window

9 TREDS

8 x 18



4x12" Round x 36" Deep  
Footings

18'-0"

3'-0"

8'-0"

Window

FENCE LINE

- 2x8 PT Framing
- 2x8 PT MAIN BEAM ON 4x4 POSTS
- 3/4" VINYL Decking & Handrails



# Estimate

R&R Construction  
1176 Gibbsboro Rd  
Voorhees, NJ 08043

Phone: 856-627-9491  
Cell: 856-761-8380  
Fax: 856-627-7636  
My email: grth.hutchinson@gmail.com

Estimate No:

62

Date:

21 Jan 2013

**Bill To:**

Barry And Camille Wendt  
20 Dorothy Dr  
Sicklerville, NJ

Description	Quantity	Rate	Amount
Deconstruction of existing landing and stairs. Install 8'x18' deck, surface with composite Azek deck material standard beige color (to verify with owner), with white vinyl railings (standard square spindles). Option of white or colored apron. Construction of deck steps with railings at side of deck. Railings same as deck railings. Treads and risers same color as deck. Support stairs with concrete base.	1.00	\$6,450.00	\$6,450.00*
Install white vinyl lattice around base of deck with access door.	1.00	\$300.00	\$300.00*
Install solar light caps on posts (10). Owner to purchase caps.	1.00	\$0.00	\$0.00*
Removal of debris.	1.00	\$100.00	\$100.00*
Price of permits not included in quote.	1.00	\$0.00	\$0.00*

<b>Subtotal</b>	<b>\$6,850.00</b>
<b>TAX (0.00%)</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$6,850.00</b>

**FOUR SEASONS AT FOREST MEADOWS  
EXTERIOR IMPROVEMENT AGREEMENT  
(to be signed/countersigned after ARB approval)**

IMPROVEMENT REQUESTED: 8' x 18' REAR DECK

DATE OF ARB ACTION: MARCH 29, 2013

**Whereas:** Resident WENDT (name) ((herein after referred to as "Resident" of 20 DOROTHY DRIVE (address) has applied to the Architectural Review Board of the Four Seasons at Forest Meadows Home Owners Association (hereinafter referred to as the "ARB") for an exterior improvement; and:

~~**Whereas:** The ARB has reviewed the application in compliance with the ARB rules and regulations in effect at the date of the application; and:~~

**Whereas:** The ARB has approved or conditionally approved the application in compliance with those rules; and:

**Whereas:** Resident agreed to abide by the *By Laws and the Rules and Regulations of Forest Meadows* when the Resident bought a home at Forest Meadows or joined the BOT or ARB; and:

**Whereas:** In the case of a conditional approval; the Resident was aware of the procedures available to contest the applied conditions; and:

**Whereas:** Resident agrees that they have reviewed and understand the approval or conditional approval in its entirety; and:

**Whereas:** Resident agrees that failure to comply will result in reversal of the approval and the need for any unapproved improvement to be removed at the Resident's sole expense and within 30 days; and:

**Whereas:** Resident understands that they may be subject to fines for failure to comply with this agreement for any reason.

**Now Therefore the Parties hereby agree:** Resident may proceed with the improvement in strict conformance to the approval (copy attached) without modifications of any kind:

Signed this date 4/9/2013

Resident: [Signature] Print name: BARRY J WENDT

ARB Officer: [Signature] Print name: ANTHONY VENUTO

See e-mail for documentation of note

O.F. 3/21/2013

MW SL

vmp

THE FOUR SEASONS AT FOREST MEADOWS HOMEOWNERS ASSOC., INC.,  
33 Shelly Street  
Sicklerville, NJ 08081  
Phone: (856) 435-0100 Fax: (856) 435-3008  
ARB APPLICATION - REQUEST FOR APPROVAL OF EXTERIOR IMPROVEMENT

Homeowner (Print): Camille & Barry Wendt  
Address: 20 Dorothy Drive Phone: 856 547 1000  
Housemodel: Birchwood Elevation/Roofline: \_\_\_\_\_  
Siding Color: Beige Door color: Green

INSTRUCTIONS

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

Application MUST be accompanied by a copy of the FINAL SURVEY (issued to each homeowner at the time of settlement) showing location and dimensions of proposed improvements to scale. Please attach additional sketches/pictures when necessary.

The application must be signed by homeowner in the space below and under liabilities on the reverse side. Work **MUST BEGIN** within six (6) months of approval. If work is not started within six (6) months, the approved application will be null and void. Township approval is required for all construction. Prior ARB approval is necessary before submission to Township. All outside improvements/modification/changes require ARB approval.

DESCRIPTION OF IMPROVEMENT

Proposed deck in rear yard. See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Homeowner's Signature \_\_\_\_\_ Date February 22 2013  
\*\*\*\*\*

THIS SPACE FOR USE BY THE OFFICE AND THE ARB ONLY

Date application received: 2/22/13 <sup>VC3</sup> Approved:   
Date of first review by ARB: 3/21/13 Application is: \_\_\_\_\_  
Not Approved: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_

Signature: [Signature] Date: 3/21/13  
Chairman, ARB Committee

Completion Inspection Date: \_\_\_\_\_ Completion Inspected By: \_\_\_\_\_

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

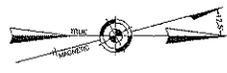
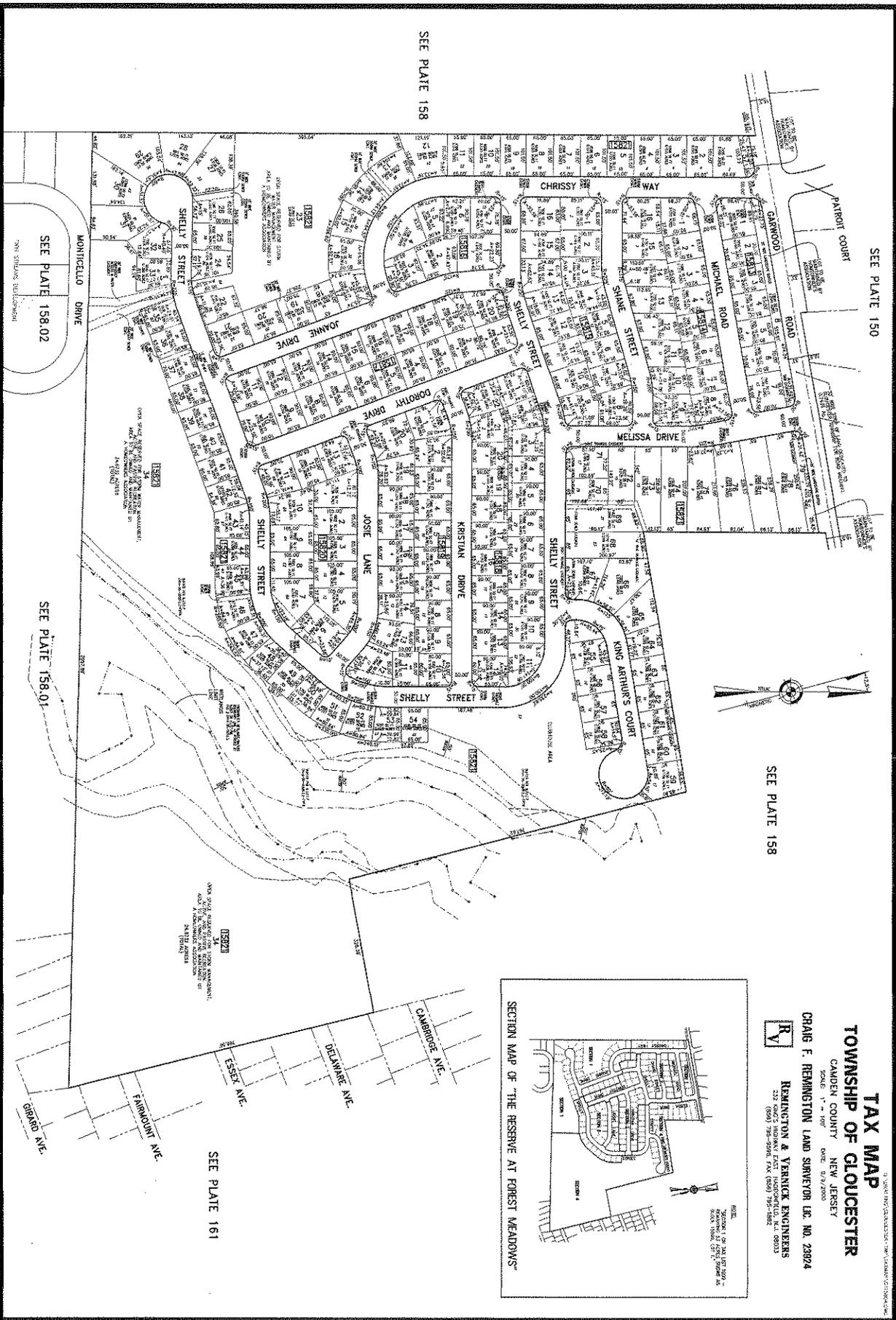
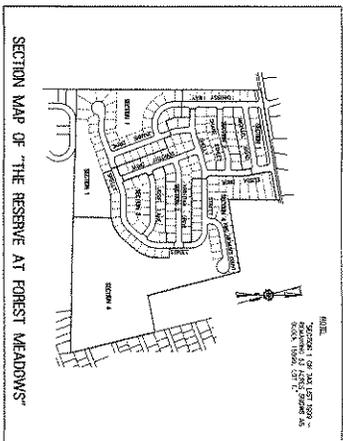
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 9/2/2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23974

REMINGTON & YERNICK ENGINEERS

222 (609) 398-2800 FAX (609) 398-1888



SEE PLATE 158

SEE PLATE 150

SEE PLATE 158

SEE PLATE 158.02

SEE PLATE 158.01

SEE PLATE 161

REMINGTON & YERNICK ENGINEERS, 2222 SOUTH BRIDGE AVENUE, SUITE 200, CAMDEN, NJ 08105  
CRAIG F. REMINGTON, LAND SURVEYOR LICENSE NO. 23974  
CRAIG F. REMINGTON & YERNICK ENGINEERS, 2222 SOUTH BRIDGE AVENUE, SUITE 200, CAMDEN, NJ 08105

Bin# 63

~~B~~

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 18, 2013

APPLICATION No. #132013C

APPLICANT: Barry & Camille Wendt

PROJECT No. 7745

BLOCK(S): 15817 Lot(S): 10

LOCATION: 20 Dorothy Drive, Sicklerville, NJ

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

- New Application - Bulk C  Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by April 30, 2013**  
 For Your Files.

### ENCLOSED:

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



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

OK 5-13 JTK

Signature

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 18, 2013

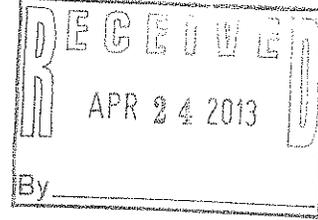
APPLICATION No. #132013C

APPLICANT: Barry & Camille Wendt

PROJECT No. 7745

BLOCK(S): 15817 Lot(S): 10

LOCATION: 20 Dorothy Drive, Sicklerville, NJ



**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

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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

*Mayann Bessa*  
 Signature    *Asst Tax Collector*

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 18, 2013

APPLICATION No. #132013C

APR 22 2013

APPLICANT: Barry & Camille Wendt

PROJECT No. 7745

BLOCK(S): 15817

Lot(S): 10

LOCATION: 20 Dorothy Drive, Sicklerville, NJ

## TRANSMITTAL TO:

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

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

Signature

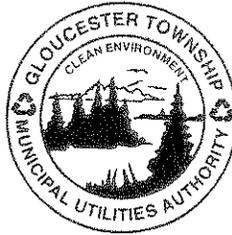
4/18/13

Nothing different than all the others that have been granted...

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

April 23, 2013

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

APR 24 2013

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

Re: Application #132013C  
Barry & Camille Wendt  
20 Dorothy Drive, Sicklerville, NJ 08081  
Block 15817, Lot 10

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

  
Robert C. Benson  
Executive Director

RCB:mh

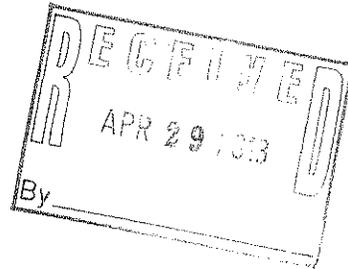


# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #132013C      20 Dorothy Dr Barry Wendt      Block 15817 Lot 10

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

Other:



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

Signature: \_\_\_\_\_ *[Handwritten Signature]* \_\_\_\_\_ Date Submitted: 4/29/13

**TOWNSHIP OF GLOUCESTER**  
**INTER-OFFICE CORRESPONDENCE**



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #132014C**  
**Bryan Voight**  
**50 Huckleberry Avenue**  
**BLOCK 21005, LOT 8**  
**DATE:** May 7, 2013

The Applicant requests approval to install a 160 sf above ground swimming pool deck within the R-3 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	9,375 sf	yes
Minimum lot frontage	75 ft.	75 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±16.7% <sup>1</sup>	yes
Maximum lot coverage	40%	±34.9% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (dwelling)	30 ft.	35.12 ft.	yes
Side yard (dwelling)	10 ft.	10.37 ft. / 9.83 ft.	yes / enc
Rear yard (dwelling)	30 ft.	±57 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a
<b>RESIDENTIAL SWIMMING POOL REQUIREMENTS</b>			
Front yard (deck)	30 ft.	±80 ft.	yes
<b>Side yard<sup>2</sup> (deck)</b>	<b>10 ft.</b>	<b>5 ft.</b>	<b>no*</b>
Rear yard <sup>2</sup> (pool)	10 ft.	±12 ft.	yes
Distance from dwelling (pool)	10 ft.	±24 ft. <sup>1</sup>	yes

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

<sup>2</sup> = Above ground swimming pool setback is measure from deck.

enc = Existing nonconformance.

n/a = not applicable.

\* = Variance required.

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

## **II. VARIANCE COMMENTS**

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

### **§422.K, Residential Swimming Pools and Cabana**

1. Side Yard: (5 ft. provided v. 10 ft. min. required).

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

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

#### **NEGATIVE CRITERIA**

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

## **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variance:

**From Section 422.K(2) to permit an above ground swimming pool deck five (5) feet from the side lot lines (10 ft. minimum required).**

## **IV. RECOMMENDATIONS**

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

cc: Bryan Voight  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No: #132014C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 7765  
 Escr. 150<sup>00</sup> Escr. # 7765

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

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Bryan Voigt</u> Address: <u>50 Huckleberry Ave</u> <u>Sicklerville NJ 08081</u> City: <u>Sicklerville</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 740-0945</u> Fax: ( ) Email: <u>194RB0915@yahoo</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Bryan Voigt</u> <u>Valerie Voigt</u> Address: <u>50 Huckleberry Ave</u> City: <u>Sicklerville</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 740-0945</u> 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
<u>R2</u>	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

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

Name: Bryan Voigt  
Address: 50 Huckleberry Ave  
Homeowner  
Profession: LU 420 Steamfitter  
City: Sicklerville  
State, Zip: NJ 08081  
Phone: (856) 742 0745 Fax: ( ) -  
Email: Nayrb0915@yahoo

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

**7. Location of Property:**

Street Address: 50 Huckleberry Ave Block(s): 21005  
Tract Area: \_\_\_\_\_ Lot(s): 8

**8. Land Use:**

Existing Land Use: Private Residence  
Proposed Land Use (Describe Application): same, seeking variance  
for pool deck 5' from property line  
160 sq ft (see diagram on survey)

**9. Property:**

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

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	82'	Setback from E.O.P.*1	_____
Front setback 2	1756 FROM HOUSE	Setback from E.O.P.*2	_____
Rear setback	27'	Fence type	_____
Side setback 1	56'	Fence height	_____
Side setback 2	5'	E.O.P. = Edge Of Pavement.	_____
Lot frontage	75'	<b>Pool Requirements</b>	
Lot depth	125'	Setback from R.O.W.1	_____
Lot area	9,375 SQ FT	Setback from R.O.W.2	_____
Building height	7'-3"	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: \_\_\_\_\_

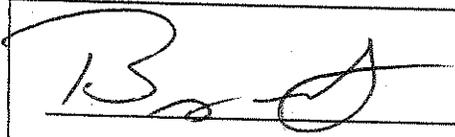
Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

**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	4/18/13 _____ Date
_____ Signature of Co-applicant	_____ Date

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

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

4/18/13  
Date

[Signature]  
Signature

Bryan Voigt  
Print Name

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

[Signature]  
Signature

[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

N/A

[Signature]  
Signature of Applicant  
Bryan Voigt  
Print Name

4/18/13  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 4/18/13, shows and discloses the premises in its entirety, described as Block 21005 Lot 8 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:

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

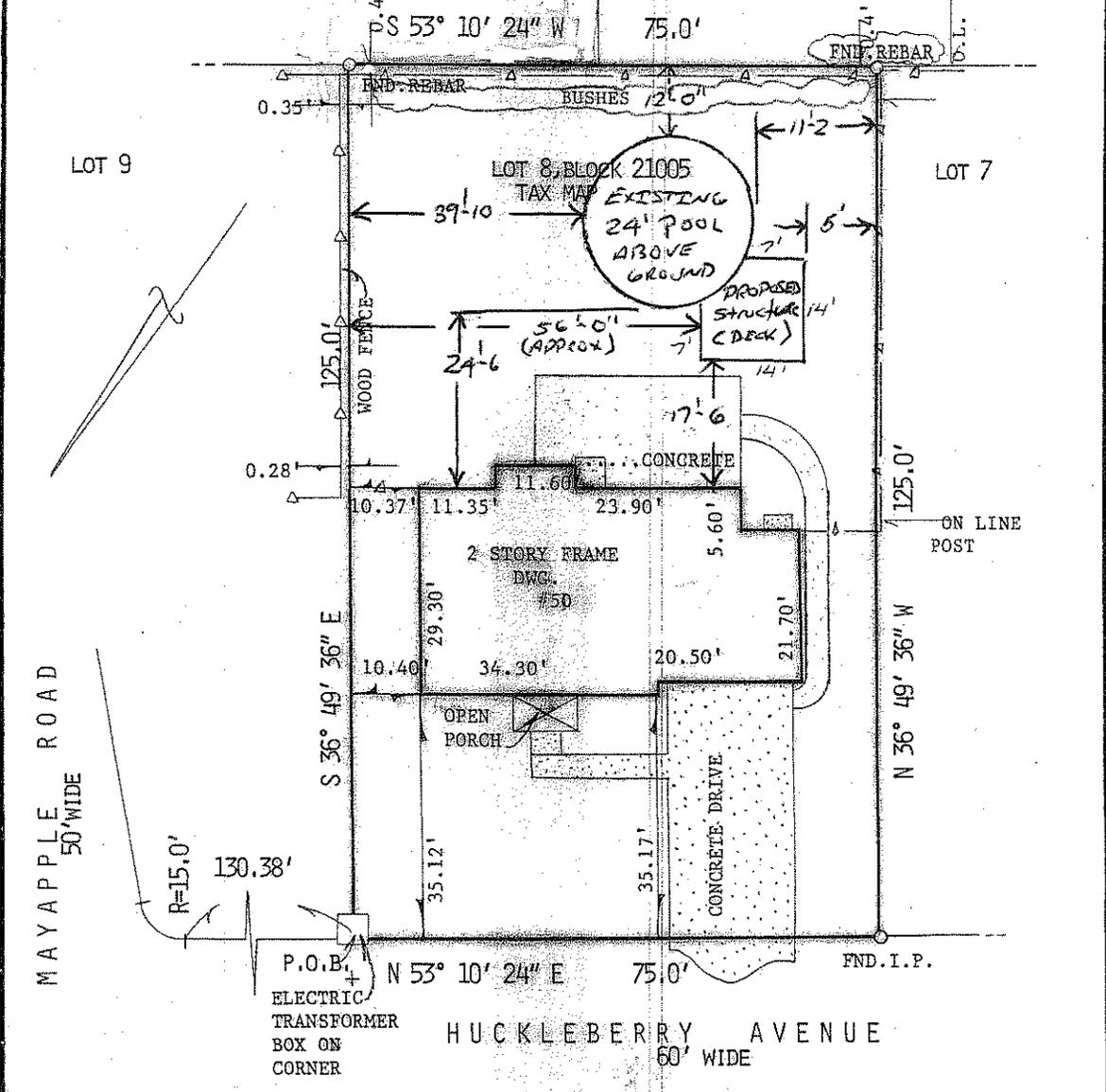
Sworn and subscribed to  
On this 18<sup>th</sup> day of April  
2013 before the following authority.

Bryan Voigt  
Name of property owner or applicant

MARIANNE NASTASI  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
MY COMMISSION EXPIRES OCTOBER 15, 2013

[Signature]  
Notary public

NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE.  
 MERIDIAN - DEED BASE  TAX MAP BASE  DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 8, BLOCK 21005 AS ILLUSTRATED ON A PLAN ENTITLED "PLAN OF LOTS (1 OF 2) CRIMSON MEADOWS, PREPARED BY REMINGTON & VERNICK, ENGINEERS, DATED DECEMBER 1987, FILED IN THE CAMDEN COUNTY CLERK'S OFFICE ON 7/15/88 AS MAP #4-15-11,746-3, A/K/A LOT 8, BLOCK 21005 ON THE OFFICIAL TAX MAP, AREA=9,375.0± S.F.



TO: FOUNDATION TITLE LLC  
 UNITED GENERAL TITLE INSURANCE COMPANY  
 AMERICAN MORTGAGE, INC.  
 ITS SUCCESSORS AND/OR ASSIGNS AS THEIR  
 INTEREST MAY APPEAR

TO THE OWNER BRYAN VOIGT & VALERIE VOIGT  
 TO THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of lands or on the surface of the lands and not visible) as an inducement for the insuror of title to insure the title to the lands and premises shown hereon

NEW JERSEY  
 LIC. NO. 21759

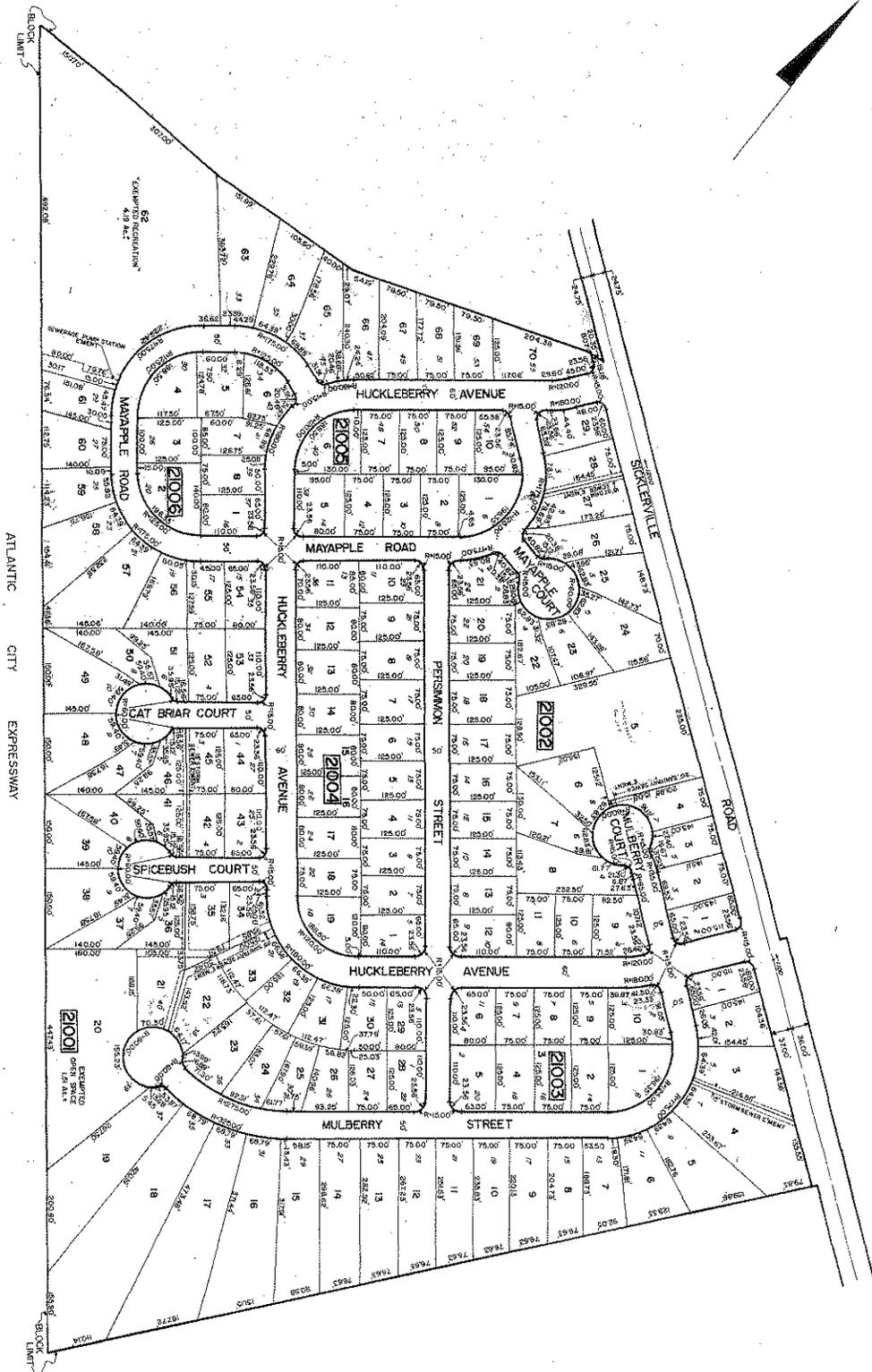
*Albert N. Floyd*  
 ALBERT N. FLOYD, L.S.

SURVEY OF PREMISES  
 NO. 50 HUCKLEBERRY AVENUE  
 SITUATE  
 TOWNSHIP OF GLOUCESTER  
 CAMDEN COUNTY, NEW JERSEY

**ALBERT N. FLOYD**  
 LAND SURVEYOR  
 NEW JERSEY LIC. NO. 21759  
 P.O. BOX 903, ELMER, NEW JERSEY 08318

DATE	SCALE	DRAWN	CHECKED	NUMBER
11/14/05	1" = 20'	DAM	ANF	05-2014

REPRODUCED BY KEY ENGINEERS, INC. TO ACCURATELY  
REPRESENT THE TOWNSHIP OF CAMDEN, NEW JERSEY  
AS PROVIDED BY THE CAMDEN BOARD OF TAXATION  
REPRODUCED BY KEY ENGINEERS, INC. TO ADAPT 186



**TAX MAP**  
**TOWNSHIP OF GLoucester**  
 CAMDEN COUNTY, NEW JERSEY  
 SCALE: 1" = 100' DATE: AUGUST 8, 1989  
 KEY ENGINEERS, INC.  
 NELSON L. HOOVER, N.J.P.L.S.  
 BERLIN, NEW JERSEY  
 No. 21200

**Tax Account Maintenance**

Block: 21005   
 Lot: 8   
 Qualifier:   
 Owner: **VOIGT, BRYAN & VALERIE**  Prop Loc: 50 HUCKLEBERRY AVENUE

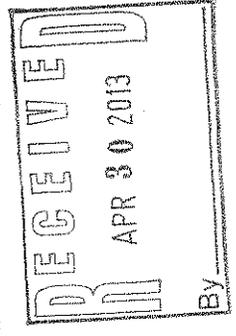
**General Assessed Values Additional Billing Deductions Balance All Charges Add/Omit**

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,756.03	.00	.00	.00
2013	1		1,756.03	.00	.00	.00
2013		Total	3,512.06	.00	.00	.00
2012	4		1,534.41	.00	.00	.00
2012	3		1,534.41	.00	.00	.00
2012	2		1,977.65	.00	.00	.00
2012	1		1,077.55	.00	.00	.00

Other Delinquent Balances:  Interest Date: 04/30/13    
 Other APR2 Threshold Amt:  Per Diem:  Last Payment Date: 04/22/13

**TOTAL TAX BALANCE DUE**

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



*Current*

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

April 23, 2013

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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

APR 24 2013

Re: Application #132014C  
Bryan Voight  
50 Huckleberry Avenue, Sicklerville, NJ 08081  
Block 21005, Lot 8

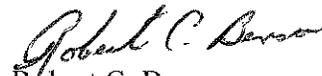
Gentlemen:

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.

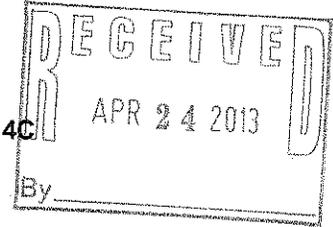
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

  
Robert C. Benson  
Executive Director

RCB:mh

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: April 18, 2013

APPLICATION No. #132014C

APPLICANT: Bryan Voight

PROJECT No. 7765

BLOCK(S): 21005

Lot(S): 8

LOCATION: 50 Huckleberry Ave, Sicklerville, NJ

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

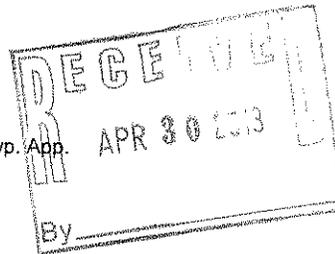
- New Application - Bulk C       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.      **Please Forward Report by April 30, 2013**  
 For Your Files.

**ENCLOSED:**

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



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

Signature

4/30/13

No issues.

Ed Sacca Jr  
assess





**TOWNSHIP OF GLOUCESTER**  
**INTER-OFFICE CORRESPONDENCE**



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #132015C**  
**Brian & Natalie Collazo**  
**47 Stephen Drive**  
**BLOCK 3003, LOT 17**  
**DATE:** May 7, 2013

The Applicant requests approval to install a 20' x 22' above ground swimming pool deck within the R-3 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	7,280.5 sf	enc
Minimum lot frontage	75 ft.	116.21 ft.	yes
Minimum lot depth	125 ft.	125.30 ft.	yes
Maximum building coverage	20%	±13.9% <sup>1</sup>	yes
Maximum lot coverage	40%	±20% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (dwelling)	30 ft.	27.40 ft.	yes
Side yard (dwelling)	10 ft.	12.3 ft. / ±14 ft.	yes / yes
Rear yard (dwelling)	30 ft.	±61 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

<sup>1</sup> = Scaled data.  
 enc = Existing nonconformance.  
 n/a = not applicable.

RESIDENTIAL SWIMMING POOL REQUIREMENTS			
Front yard (deck)	30 ft.	±49 ft. <sup>1</sup>	yes
<b>Side yard<sup>2</sup> (deck)</b>	<b>10 ft.</b>	<b>3 ft.</b>	<b>no<sup>*</sup></b>
Side yard <sup>2</sup> (deck)	10 ft.	31 ft.	yes
Rear yard <sup>2</sup> (pool)	10 ft.	±41 ft.	yes
Distance from dwelling (pool)	10 ft.	±24 ft. <sup>1</sup>	yes

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

<sup>2</sup> = above ground swimming pool setback is measure from deck.

n/a = not applicable.

\* = Variance required.

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

## II. VARIANCE COMMENTS

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

### §422.K, Residential Swimming Pools and Cabana

- Side Yard: (3 ft. provided v. 10 ft. min. required).

#### 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 setback variance:
  - 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 40:55D-70).

## III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

**From Section 422.K(2) to permit an above ground swimming pool deck three (3) feet from the side lot lines (10 ft. minimum required).**

## IV. RECOMMENDATIONS

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

cc: Brian & Natalie Collazo  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No: #132015C

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

Planning Board  Zoning Board of Adjustment

Fees: 160<sup>00</sup> Project # 7806

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

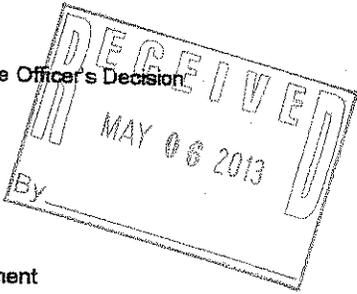
Escr. 150<sup>00</sup> Escr.# 7806

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>BRIAN COLLARD</u> Address: <u>47 Stephen DR</u> City: <u>Glendora</u> State, Zip: <u>NJ 08029</u> Phone: <u>(261) 979-6259</u> Fax: ( ) <u>(C) 261-979-6259</u> Email: <u>bcollard70@aol.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>WALTER COLLARD</u> Address: <u>47 Stephen DR</u> City: <u>Glendora</u> State, Zip: <u>NJ 08029</u> <u>856-655-4582 (C)</u> Phone: <u>(856) 655-4582</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 <sup>2</sup> <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____
---	--



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

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

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

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

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

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

Name: Brian Collazo  
Address: 47 Stephen Dr  
Profession: \_\_\_\_\_  
City: Glendora  
State, Zip: CA 91702  
Phone: (917) 999-6259 Fax: ( ) - \_\_\_\_\_  
Email: \_\_\_\_\_

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

**7. Location of Property:**

Street Address: 47 Stephen Dr Glendora CA 91702 Block(s): 3003  
Tract Area: \_\_\_\_\_ Lot(s): 17

**8. Land Use:**

Existing Land Use: \_\_\_\_\_  
Proposed Land Use (Describe Application): TEX POOL 12x16 3ft from rear  
LINE 20ft by 22ft on Right 12ft on Left BACK 6ft and 3ft  
off of fence

**9. Property:**

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

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	3 FT	Fence height	_____
Side setback 2	App 3 FT	*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	_____
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**

Bruce Collyer  
Signature of Applicant

5/6/2013  
Date

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

\_\_\_\_\_  
Date

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

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

5/6/2013  
3-21-13  
Date

Brian Collazo  
Signature

Brian Collazo  
Print Name

Sworn and Subscribed to before me this

6<sup>th</sup> day of may

Natalie Collazo  
Signature

2013 (Year).

Natalie Collazo  
Print Name

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

Complete each of the following sections:

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

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

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

**IF YES:**

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

Brian Collazo  
Signature of Applicant

BRIAN Collazo  
Print Name

5/6/2013  
3-21-13  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 3-21-13, shows and discloses the premises in its entirety, described as Block 9003 Lot 17 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:

Brian Collazo of full age, being duly sworn to PATRICIA McCLINTON on this 6<sup>th</sup> day of MAY, before the following authority.

herein is true.

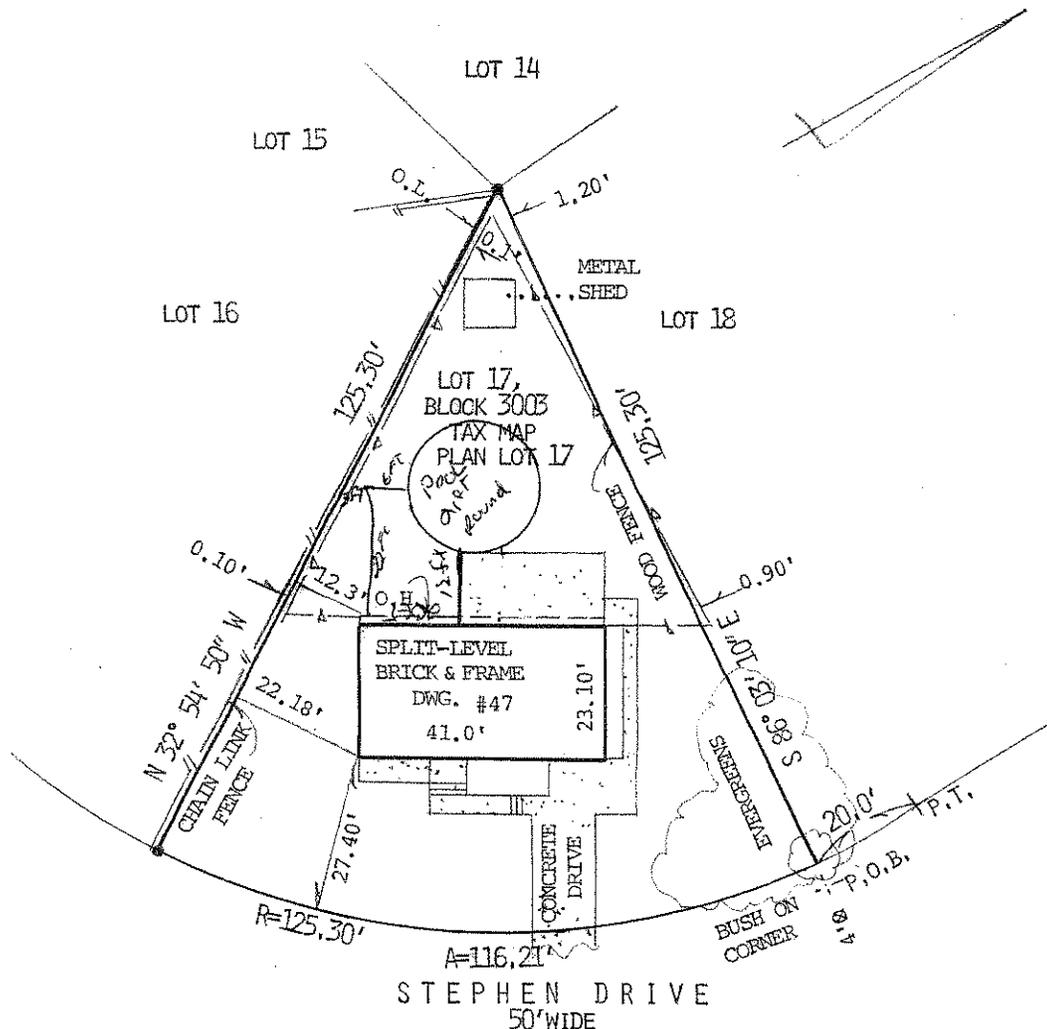
MY COMMISSION EXPIRES MARCH 14, 2018

Brian Collazo  
Name of property owner or applicant

Patricia McClinton  
Notary public

NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE.  
MERIDIAN- DEED BASE XX TAX MAP BASE PLAN BASE FORMER SURVEY BASE

○ - REBAR / IRON PIPE SET DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 17, BLOCK 3003 ON THE OFFICIAL TAX MAP.; A/K/A LOT 17, BLOCK J, PLAN OF STEPHEN VILLA #2, SECTION C, MADE BY ROBERTSON & JOHNSON, C.E. & L.S., AREA=7,280.5± S.F.  
□ - CONCRETE MONUMENT SET



TO: FOUNDATION TITLE, LLC  
STEWART TITLE GUARANTY COMPANY  
PHH MORTGAGE CORPORATION  
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR  
INTEREST MAY APPEAR

RECEIVED  
MAY 08 2013  
By \_\_\_\_\_

TO THE OWNER:  
BRIAN K. COLLAZO & NATALIE A. COLLAZO

SURVEY OF PREMISES  
NO. 47 STEPHEN DRIVE

TO THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the discription furnished I hereby certify to its accuracy ( except such easements, if any that may be located below the surface of the lands not visible) as an inductment for the insurer of title to insure the title to the lands and premises shown hereon.

SITUATE  
TOWNSHIP OF GLOUCESTER  
CAMDEN COUNTY, NEW JERSEY

**ALBERT N. FLOYD & SON**  
LAND SURVEYORS  
ALBERT N. FLOYD ... N.J. LIC. NO. 21759  
ALBERT N. FLOYD, JR. N.J. LIC. NO. 36725  
P.O. BOX 903, ELMER, NEW JERSEY 08318

*Albert N. Floyd*

New Jersey  
Lic. No 21759

ALBERT N. FLOYD L.S.

DATE	SCALE	DRAWN	CHECKED	NUMBER
9/18/06	1" = 25'	S.M.F.	A.N.F.	06-1448

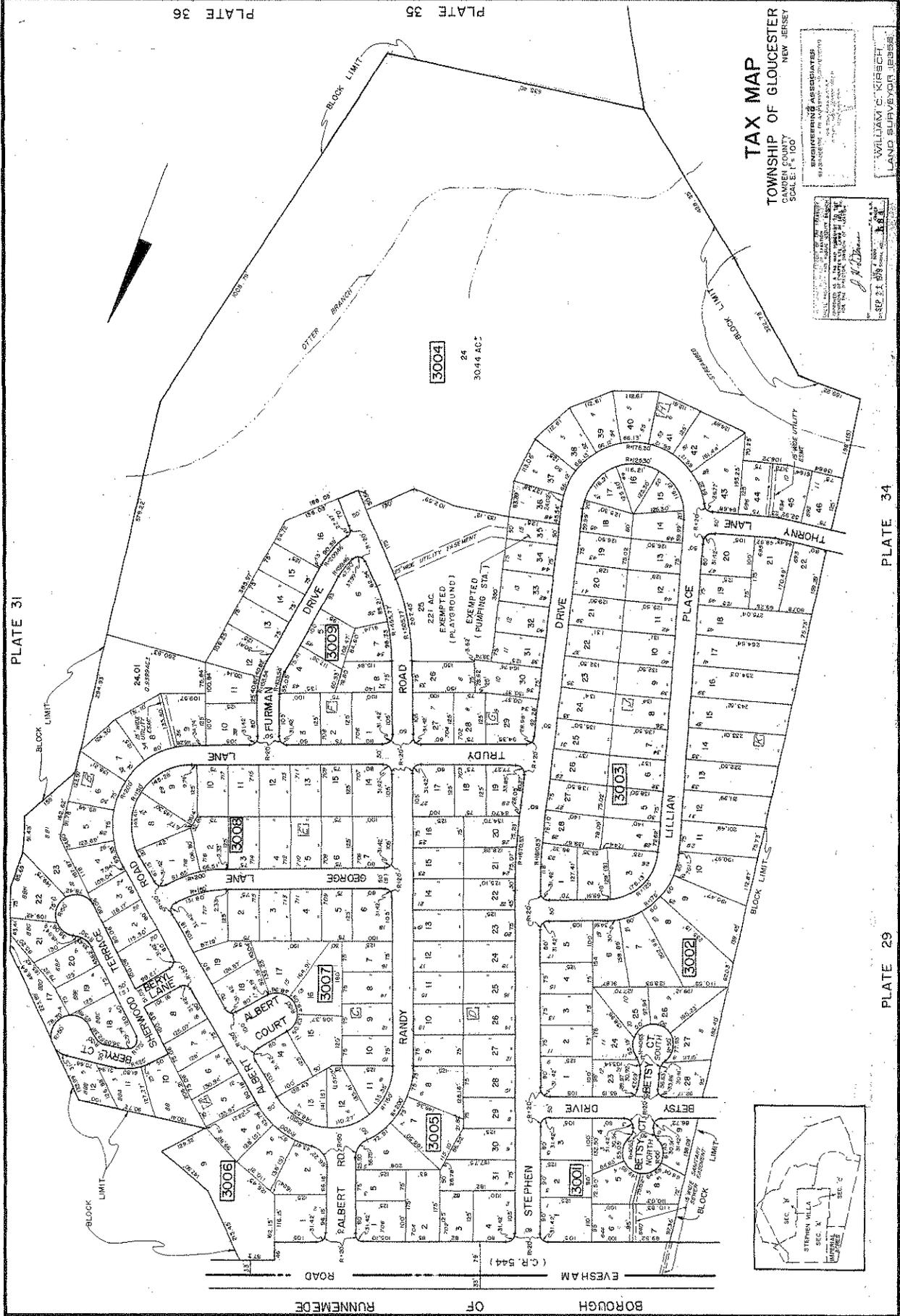


PLATE 31

PLATE 32

PLATE 33

PLATE 34

PLATE 35

PLATE 36

PLATE 37

PLATE 38

PLATE 39

PLATE 40

PLATE 41

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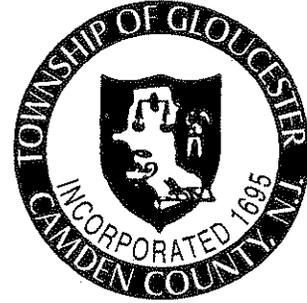
PLATE 311

PLATE 312

PLATE 313

PLATE 314

# Inter-office Correspondence



**TO:** Zoning Board of Adjustment

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

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

**DATE:** April 10, 2013

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

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

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

## **I. INFORMATION SUBMITTED**

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

## **II. ZONING DISTRICT COMMENTS**

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

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

\* Variance required.

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

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

\* Variance required.

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

APPLICATION #132008CD  
 Sierra International, LLC  
 BLOCK 6801, LOTS 21, 22, 23 and 24

### III. APPLICATION SUBMISSION CHECKLIST

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

### IV. WAIVER COMMENTS

The Applicant has requested waivers from the following checklist items.

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

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

### V. VARIANCE COMMENTS

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

#### **§405.B, R3 –Residential, Permitted Use**

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

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

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

#### **§405.E, Density Limitation**

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

#### **§424.D, Driveways (Residential)**

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

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

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

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

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

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

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

#### NEGATIVE CRITERIA

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

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

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

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

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

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

## **IX. RECOMMENDATIONS**

1. The Applicant must address the above referenced underlined comments.
2. We reserve the right to provide additional comments subject to submission of a subdivision plan signed and sealed by a New Jersey licensed Land Survey.
3. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

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

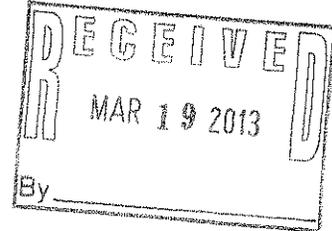


# CHURCHILL

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

March 15, 2013

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



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

Dear Mr. Lechner:

We have received the following information for the referenced project:

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

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

## **I. Project Description**

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

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

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

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

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

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

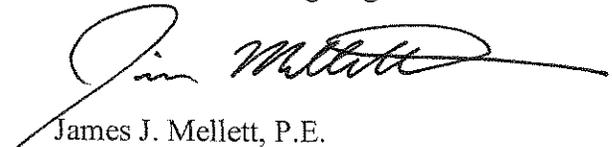
Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc./New Jersey American Water, etc.

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

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

Very truly yours,

Churchill Consulting Engineers



James J. Mellett, P.E.  
Project Manager

JJM:jm

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

# TOWNSHIP OF GLOUCESTER

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No.: 132008CD Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 360.00 Project # 7631  
 Escr. 1200.00 Escr. # 7631

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

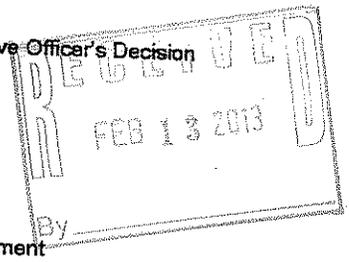
## LAND DEVELOPMENT APPLICATION

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

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

<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input checked="" type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <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: <u>Guido Barbore Esq.</u> Address: <u>2 Aquarium Dr. Suite 320</u> City: <u>Camden</u>	Firm: <u>The Waterfront Law Firm</u> State, Zip: <u>N.J. 08103</u> Phone: <u>856-668-8600</u> fax <u>856-668-8610</u> Email: _____
--	---

6. Name of Persons Preparing Plans and Reports:

Name: Addison G. Bradley  
Address: 1585 Hider Lane  
Profession: Planner  
City: Gloucester Twp.  
State, Zip: New Jersey 08021  
Phone: (856) 228-4448 ax 856 228-8507  
Email: thefuneralmonor@comcast.net

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

7. Location of Property:

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

8. Land Use:

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

9. Property:

Number of Existing Lots: 4  
Number of Proposed Lots: 8  
Proposed Form of Ownership:  
 Fee Simple  Condominium  Cooperative  Rental  
Are there existing deed restrictions?  No  Yes (if yes, attach copies)  
Are there proposed deed restrictions?  No  Yes

10. Utilities: (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials: Variance Plan, Survey, Proposed Architecture  
List all additional materials on an additional sheet.

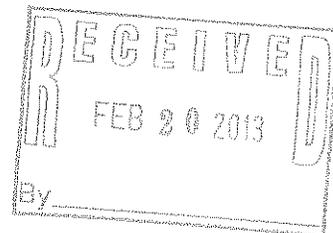
12. List Previous or Pending Applications for this Parcel: Previous Final Major Sub  
List all applications on a separate sheet. App # 041010 PB

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

Existing Land Use: Vacant  
Proposed Land Use: 4 Twins

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

Addison G. Bradley, Planner



### 13. Zoning

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

### 14. Parking and Loading Requirements:

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

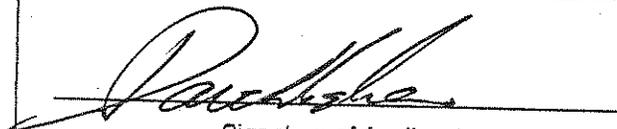
Number of loading spaces required: \_\_\_\_\_      Number of loading spaces provided: \_\_\_\_\_

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

  
Signature of Applicant

2/12/13  
Date

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

\_\_\_\_\_  
Date

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

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

2/12/13  
Date

[Signature]  
Signature

Joe Darakhshean  
Print Name

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

[Signature]  
Signature

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

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

Complete each of the following sections:

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

- No  Yes

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

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

**IF YES:**

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

No  Yes

[Signature]  
Signature of Applicant

2/12/13  
Date

Print Name

**19. Survey waiver certification:**

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

State of New Jersey,

County of Camden:

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

Joe Darakhshean  
Name of property owner or applicant

Sworn and subscribed to  
On this 12<sup>th</sup> day of February  
20 13 before the following authority.

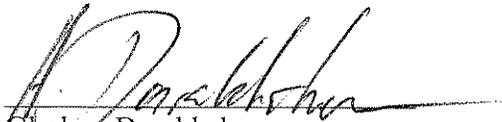
[Signature]  
RAYMOND M. PICCOLO  
NOTARY PUBLIC STATE OF N.J.  
MY COMMISSION EXPIRES 11/22/  
Notary public

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

February 14, 2013

To whom it may concern,

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

  
Gholam Darakhshan

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

February 19, 2013

ROBERT C. BENSON  
Executive Director

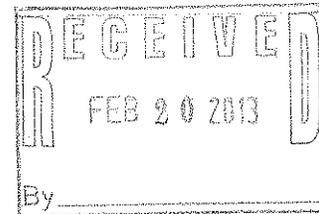
CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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



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

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

RCB:mh

**Gloucester Township Planning Board  
Regular Meeting**

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

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

**Minor Suidivision  
Block: 6801 Lots:**

**Location: 415 - 421**

**Blenheim, NJ 08012**

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

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

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

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

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

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

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

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

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 14, 2013

APPLICATION No. #132008CD

APPLICANT: Sierra International

PROJECT No. 7631

BLOCK(S): 6801

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

*Delivered Feb 2013*

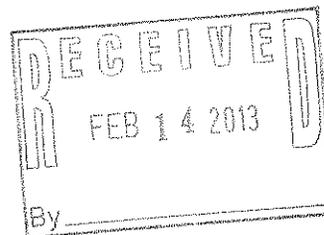
LOCATION: 415-421 Almonesson Rd., Blenheim, NJ-08012

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

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



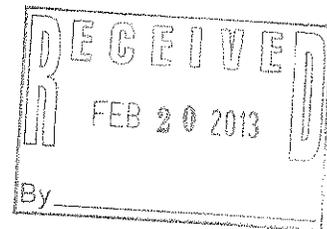
**PURPOSE OF TRANSMITTAL:**

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

**ENCLOSED:**

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

*Forwarded per  
Morgan 2/20/13*



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

Signature \_\_\_\_\_

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 14, 2013

APPLICATION No. #132008CD

APPLICANT: Sierra International

PROJECT No. 7631

BLOCK(S): 6801

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

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

**TRANSMITTAL TO:**

- |                          |                              |                          |                      |                                     |                           |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <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 (4 twin units)
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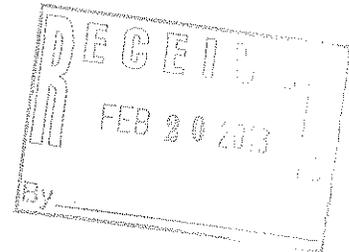
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- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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



2/19/13

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

Signature *[Handwritten Signature]*  
Assessor

Bm# 68

B

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: February 14, 2013

APPLICATION No. #132008CD

APPLICANT: Sierra International

PROJECT No. 7631

BLOCK(S): 6801

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

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

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

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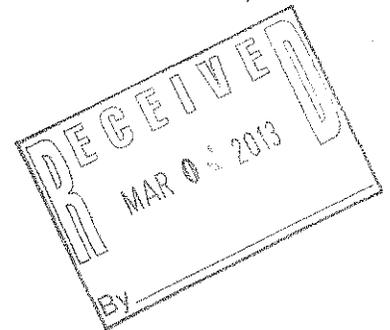
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- Recycling Report

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



OK 2-21-13 JTB

Signature



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #132008CD

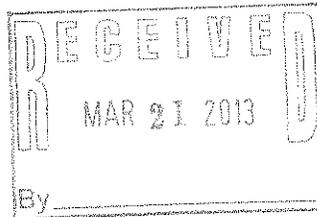
Sierra International 415 Almonesson Rd

Block 6801 Lot 21 to 24

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

Other:

MAR 21 2013



Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

Signature:  Date Submitted: 3/21/13

# 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.: #122049DCPF

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

Planning Board  Zoning Board of Adjustment

Fees \$ 7450.00 Project # 7783

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

Escr. 40,700.00 Escr.# 7783

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b>				<b>2. Owner(s) (List all Owners)</b>			
Name: <u>VILLE II, LLC</u>				Name(s): <u>VILLE II, LLC</u>			
Address: <u>765 John Barry Drive</u>				Address: <u>765 John Barry Drive</u>			
City: <u>Bryn Mawr</u>				City: <u>Bryn Mawr</u>			
State, Zip: <u>PA 19010</u>				State, Zip: <u>PA 19010</u>			
Phone: <u>(856) 526_9503</u> Fax: <u>(856) 526_9508</u>				Phone: <u>(856) 526_9503</u> Fax: <u>(856) 526_9508</u>			
Email: <u>Harveysternberg1@gmail.com</u>							
<b>3. Type of Application. Check as many as apply:</b>							
<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input checked="" type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input checked="" 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"/> _____			
<div style="text-align: right; border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <b>RECEIVED</b>              APR 25 2013              By _____           </div>							
<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.							
<b>4. Zoning Districts (Circle all Zones that apply)</b>							
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
<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>							
Name of Attorney: <u>Robert D. Mintz, Esq.</u>				Firm: <u>Freeman &amp; Mintz, P.A.</u>			
Address: <u>34 Tanner Street</u>				State, Zip: <u>New Jersey 08033</u>			
City: <u>Haddonfield</u>				Phone: <u>(856) 795_1234</u> Fax: <u>(856) 795_4620</u>			
				Email: <u>bob@freemanandmintzpa.com</u>			

<b>6. Name of Persons Preparing Plans and Reports:</b>	
Name: <u>Bach Associates, PC, Steven M. Bach, PE, RA, PP, CME</u> Address: <u>304 White Horse Pike</u> Profession: <u>Civil Engineer/Planner</u> City: <u>Haddon Heights</u> State, Zip: <u>New Jersey 08035</u> Phone: <u>(856) 546_8611</u> Fax: <u>(856) 546_8612</u> Email: <u>bach@bachdesigngroup.com</u>	Name: <u>Shropshire Associates, LLC, David R. Shropshire, PA, PP</u> Address: <u>277 White Horse Pike</u> Profession: <u>Traffic Engineer</u> City: <u>Atco</u> State, Zip: <u>New Jersey 08004</u> Phone: <u>(856) 714_0400</u> Fax: <u>(856) 714_9944</u> Email: <u>dshrop@sallc.org</u>
<b>7. Location of Property:</b>	
Street Address: <u>1035 &amp; 1051 Sicklerville Road</u>	Block(s): <u>18501</u>
Tract Area: <u>25.32 acres of a 50-plus acre mixed-use project</u>	Lot(s): <u>2 and 11</u>
<b>8. Land Use:</b>	
Existing Land Use: <u>Fallow farmland</u>	
Proposed Land Use (Describe Application): <u>126 town home major subdivision</u>	
<b>9. Property:</b>	
Number of Existing Lots: <u>2</u>	<b>Proposed Form of Ownership:</b> <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Number of Proposed Lots: <u>130</u>	
Are there <i>existing</i> deed restrictions?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <b>(If yes, attach copies)</b>
Are there <i>proposed</i> deed restrictions?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes    See major subdivision plan
<b>10. Utilities: (Check those that apply.)</b>	
<input checked="" type="checkbox"/> Public Water <input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Private Well <input type="checkbox"/> Private Septic System	
<b>11. List of Application Submission Materials:</b>	
List all additional materials on an additional sheet.	
<b>12. List Previous or Pending Applications for this Parcel:</b>	
List all applications on a separate sheet.	

<b>13. Zoning</b>			
<b>All Applications</b>	<b>Proposed</b>	<b>Fence Application</b>	<b>Proposed</b>
Front setback 1	25'	Setback from E.O.P.*1	
Front setback 2	20'	Setback from E.O.P.*2	
Rear setback	20'	Fence type	
Side setback 1	20'	Fence height	
Side setback 2		*E.O.P. = Edge Of Pavement.	
Lot frontage	20'	<b>Pool Requirements</b>	
Lot depth	100'	Setback from R.O.W. 1	
Lot area	50.42 ac/26.32 ac.	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 (Include attached garage if applicable)		Setback from R.O.W. 1	
Number of stories		Setback from R.O.W. 2	
		Setback from property line 1	
		Setback from property line 2	
<b>14. Parking and Loading Requirements:</b>			
Number of parking spaces required: <u>302</u>		Number of parking spaces provided: <u>339</u>	
Number of loading spaces required: <u>N/A</u>		Number of loading spaces provided: <u>N/A</u>	
<b>15. Relief Requested:</b>			
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> 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].			
<b>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.</b>			
<b>16. Signature of Applicant</b>			
VILLE II, LLC			
By: <u>Robert D Mintz</u>		<u>4/25/13</u>	
	Signature of Applicant		Date
	Robert D. Mintz Harvey Steinberg Atty for APPLICANT		
	Signature of Co-applicant		Date

**APPLICANT: VILLE II, LLC**

**FACTUAL MEMORANDUM:**

Under Application 122049D, Ville II, LLC, owner of Block 18501, Lot 2/11 was granted a variance to allow non-age restricted residential units in the SCR-HC Overlay Zone with a density of 5 units per acre. That non-conditioned unit revision was later approved by the Gloucester Township Council under an amendment to its Developer's Agreement with Ville II, LLC.

This application respecting Block 18501, Lots 2 and 11 comprising 25.32 acres of a 50-plus acre mixed-use project reflects a density of 126 town home lots with three open-space/drainage structure lots to be owned by a homeowners association and one undeveloped open lot, to be retained by a private owner. This undeveloped lot, while satisfying the acreage for project density, is not sought for current development but is disclosed on a separate example plan as having potential developability, if and when additional acreage is added to the overall project site, or relevant factual circumstances develop which would allow additional units. While the applicant does not here request additional density, this plan is utilized in order to provide fair disclosure to future prospective home purchasers in the event, that in the future, additional lands are obtained or relevant circumstances allow consideration of any additional units. This plan is included merely for the purpose of reasonable disclosure.

With authorization of non-conditioned units by prior variance, the applicant seeks to proceed as a non-senior project with appropriate variances including variance from Section 512 (C) to allow 2' facade setback in lieu of 4' on approximately 40% of the lots and Section 512 (C)(2) to permit three-story town home with similar roof height where a percentage of roof lines are to be staggered and discontinuous by varied height and other variances as appropriate to the non-senior design (Section 418[b]).

Applicant seeks a variance to permit sidewalk within the buffer in the area of the entry as well as at the interconnection with the shopping center (Section 507[B]). Additional request is made for interpretation under Section 409(F) that corner lots require front yard setback only on the road fronting the building with side yard for the second street, or variance to allow 20' secondary setback on dual front lots.

Further, your applicant seeks the Board's authorization for a sales/marketing pre-manufactured structure to be placed off-site of the subject lot, but upon a portion of the commercial project lot, being Block 18501, Lot 2 containing an existing retail building under control of the same principal as Ville II, LLC, and to permit identification signage on such temporary structure with use to commence promptly should the Board give affirmative consideration to this subdivision application.

Phasing is as set forth in the application plans.

**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).

4/25/13  
Date

Ville 2 LLC  
Robert D Mintz  
Signature

Robert O Mintz  
Harvey Sternberg attorney for owner  
Print Name

Sworn and Subscribed to before me this \_\_\_\_\_ day of April, 2013 (Year).

\_\_\_\_\_  
Signature

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

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?  No  Yes

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?  No  Yes

C. Is this application for approval on a site or sites for commercial purposes?  No  Yes

D. Is the applicant a corporation?  No  Yes

E. Is the applicant a limited liability corporation?  No  Yes

F. Is the applicant a partnership?  No  Yes

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

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

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

**IF YES:**  
List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary). Harvey Sternberg, 765 John Barry Drive, Bryn Mawr, PA 19010 - 100% Owner

By: Robert D Mintz  
Signature of Applicant

Robert O Mintz  
Harvey Sternberg attorney for owner  
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 March 25, 2013, shows and discloses the premises in its entirety, described as Block 18501 Lot 2 & 11; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey, Sworn and subscribed to  
County of Camden: On this \_\_\_\_\_ day of April, 2013 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.

Ville 2 LLC by Robert D Mintz  
Harvey Sternberg attorney for applicant in reliance upon engineer  
Name of property owner or applicant

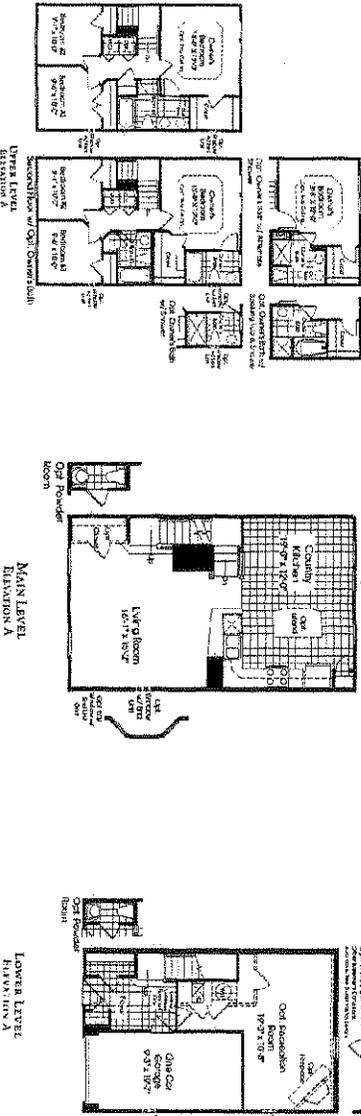
\_\_\_\_\_  
Notary public

# 122049 DEF

RECEIVED  
APR 25 2013  
By \_\_\_\_\_



THE BETHOVEN



THE VILLAGES AT CROSS KEYS  
PRELIMINARY & FINAL MAJOR SUBDIVISION

BLOCK 18501, LOT 2 & 11  
TOWNSHIP OF GLOUCESTER  
CAMDEN COUNTY, NEW JERSEY

EXHIBIT



BA  
BACH ASSOCIATES  
ARCHITECTS  
1000 ...  
Tel: 856-228-1100  
Fax: 856-228-1101  
www.bacharchitects.com

BUILDING  
ELEVATIONS  
FLOOR PLANS

BE-1

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 25, 2013

APPLICATION No. 122049DCPF

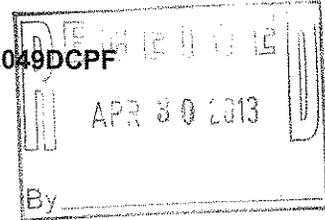
APPLICANT: Ville 2, LLC

PROJECT No. 7783

BLOCK(S): 18501

Lot(S): 2 and 11

LOCATION: 1035 & 1051 Sicklerville Rd., Sicklerville, NJ



**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application** - Bulk C; Prelim & Final Major Subdivision
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. **Please Forward Report by May 13, 2013**
- For Your Files.

**ENCLOSED:**

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Preliminary. Plat / Final
- 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       Prelim & Final Major Subdivision

4/30/13

Signature

ISSUE

① Block + Lot numbers not acceptable

② Need street name + addresses

If this is going to be FINAL.

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 18501

Lot: 11

Qualifier:

Owner: **WINE 2 INC**

Tax Bill

Restricted Edit

Prop Loc: 1051 SICKLERVILLE ROAD

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		23.66	23.62	.00	23.62
2013	1		23.67	.00	.00	.00
2013		Total	47.33	23.62	.00	23.62
2012	4		47.33	.00	.00	.00
2012	3		47.33	.00	.00	.00
2012		Total	94.66	.00	.00	.00

Other Delinquent Balances: .00

Interest Date: 04/30/13

Interest Date

Interest Detail

Other APR2 Threshold Amt: .00

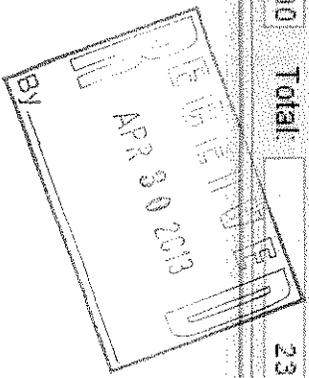
Per Diem: .0000

Last Payment Date: 03/13/13

TOTAL TAX BALANCE DUE

Principal: 23.62  
 Penalty: .00  
 Misc Charges: .00  
 Interest: .00  
 Total: 23.62

*Comment as of 4/30/13*



Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block 18501

Lot 2

Qualifier:

Owner: WILIE 2 LLC

Prop Loc: 1035 SICKLEEVILLE ROAD

Tax Bill

Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	3		.00	-164.73	.00	-164.73
2013	2		162.38	-1,182.98	.00	-1,182.98
2013	1		162.39	.00	.00	.00
2013		Total	324.77	-1,347.71	.00	-1,347.71
2012	4		164.72	.00	.00	.00
2012	3		164.73	.00	.00	.00
2012	2		164.73	.00	.00	.00
2012	1		164.73	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/30/13 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 01/24/13

TOTAL TAX BALANCE DUE

Principal: -1,182.98 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: -1,182.98

*Current + Credit as of 4/30/13*

**Donna Barrett**

---

**To:** Robert Mintz <Bob@freemanandmintzpa.com>  
**Cc:** Anthony Costa; James Mellett; Ken Lechner  
**Subject:** Ville II, LLC #122049DCPF  
**Attachments:** Aqua response letter of 5.7.13.pdf

Gentlemen,

Attached please find Aqua's response to the above matter.

Please be advised that Ville II, LLC is on the May 23<sup>rd</sup> Zoning Board Agenda.

Thank you.

Donna Barrett  
Zoning Sr. Clerk 2



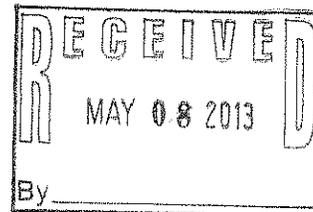
Aqua New Jersey, Inc.  
10 Black Forest Road  
Hamilton, NJ 08691

T: 609.587.5406  
F: 609.587.0689  
www.aquanewjersey.com

May 7, 2013

Township of Gloucester  
Zoning Board  
PO Box 8  
Blackwood NJ 08012

RE: Availability of Service  
Block 18501, Lot 2, 11  
Gloucester Township, Camden County



Dear Sir:

Aqua New Jersey, Inc. is franchised to supply water utility service to the above referenced project/property and is willing to provide service. At the present time, we are unaware of any moratorium or restriction on new water service connections in Gloucester Township.

This project requires an extension of the water distribution system.

*Please note, this Will-Serve letter is for the Zoning Board's purposes only. Though Aqua New Jersey, Inc. is willing and able to serve the property in question, no water will be reserved for this project until the Applicant has contacted Aqua New Jersey, Inc. directly.*

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

Sincerely,  
**AQUA NEW JERSEY, INC.**



Stephen Gates  
Engineering Tech

cc file

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 25, 2013

APPLICATION No. 122049DCPF

APPLICANT: Ville 2, LLC

PROJECT No. 7783

BLOCK(S): 18501

Lot(S): 2 and 11

LOCATION: 1035 & 1051 Sicklerville Rd., Sicklerville, NJ

**TRANSMITTAL TO:**

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

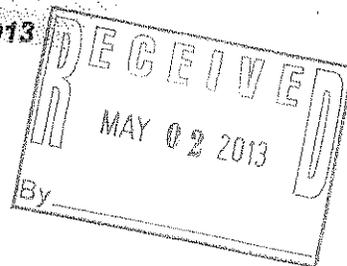
**STATUS OF APPLICATION:**

- New Application - Bulk C; Prelim & Final Major Subdivision
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.
- For Your Files.

*Please Forward Report by May 13, 2013*



**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 / *Final*
- 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 *Part / Exhibit*
- Bulk (C) Variance
- Prelim & Final Major Subdivision

**REVIEWED WITHOUT COMMENT  
GLOU. TWP. FIRE DIST. # 5**

*[Signature]*  
FIRE MARSHALL  
*3/2/13*

Signature \_\_\_\_\_

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 25, 2013

APPLICATION No. 122049DCPF

APPLICANT: Ville 2, LLC

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BLOCK(S): 18501

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LOCATION: 1035 & 1051 Sicklerville Rd., Sicklerville, NJ

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application** - Bulk C; Prelim & Final Major Subdivision
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review. *Please Forward Rep*
- For Your Files.

*Approval will  
Require Form 'A'  
Application*

**ENCLOSED:**

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. A
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp
- 3 Copies - Major Subdivision - Preliminary. Plat, 2 County
- 1 Copy - Major Subdivision - Preliminary. Plat / *Final*
- 1 Copy - Preliminary Site Plan
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- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report
- Planning Report*
- Variance Plan

*4-30-13  
ajc*

- Bulk (C) Variance
- Prelim & Final Major Subdivision

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

May 1, 2013

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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

Re: Application #122049DCPF  
Ville 2, LLC  
1035 & 1051 Sicklerville Road, Sicklerville, NJ 08081  
Block 18501, Lots 2 & 11

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Robert C. Benson  
Executive Director

RCB:mh