

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, June 10, 2015
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes – *Wednesday, May 13, 2015*

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

#152026C	Bulk C Variance
Dennis & Patricia O'Leary	Block: 7001 Lot: 2
Zoned: R3	Location: 244 Woodland Ave., Blackwood

24'x32'x10.4' Pole Barn w/5' setback side property; 20'x24' Metal Carport on existing concrete patio w/5' setback side property

#152027C	Bulk C Variance
Antonio Lasala	Block: 16301 Lot: 5.01
Zoned: R3	Location: 1855 New Brooklyn Erial Rd., Sicklerville

12'X22' Wood Storage Shed (336 sq. ft.) 12' setback from side property

#152029C
Nicholas DiBiasio
Zoned: R3

Bulk C Variance
Block: 9110 Lot: 3
Location: 78 Hollyoke Rd., Somerdale

Construct 2nd garage 25'x30' rear yard w/3' setback on West (rear) & 0' setback on South (left); install new driveway around left side of residence to access garage (approx. – 1800 sq. ft.) install w/0' setback on South (left); Concrete floor in garage

#152030C
Tina Fort
Zoned: R3

Bulk C Variance
Block: 8708 Lot: 7
Location: 3314 High St., Blackwood

6' to 4' vinyl fence

#152020DSPW
Richard Budman (Dream Car Authaus, LLC)
Zoned: HC

Use "D" Variance/Site Plan Waiver
Block: 18403 Lot: 22
Location: 563 Berlin-Cross Keys Rd., Sicklerville

Indoor Used Car Dealership

#142050BDa
P. Cheeseman Rd., LLC
Zoned: R2 & IN

Use "D" Variance – Amended
Block: 14003 Lots: 13, 13X, 14, 15 & 23
Location: 1840 Peter Cheeseman Rd., Blackwood

Residential Substance Abuse Treatment Facility

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, MAY 13, 2015**

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

Roll Call:

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

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

Mr. Treger will sit for Mrs. Chiumento and Ms. Scully will sit for Mr. Acevedo.

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday April 22, 2015.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#152005DCM
1743 Farmhouse, LLC
Bulk C & Use "D" Variance/Minor subdivision
Block: 3306 Lot: 11 & 12

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Resolution Approved.

#142001DSPW
Timbercreek Liquors
Use "D" Variance/Site Plan Waiver
Block: 101 Lot: 12

#112042DaCDPC
Ryland Homes
Bulk C Variance; Prelim Major Subdivision
Block: 17499 Lot: 1

#152019C
Shawn Chando
Bulk C Variance
Block: 10401 Lot: 3

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Ms. Scully	Yes
Chairman McMullin	Yes (abstains from #142001DSPW)

Resolutions Approved.

APPLICATIONS FOR REVIEW

#152022C
Joseph Pertruzzi
Zoned: R3
Bulk C Variance
Block: 18307 Lot: 4
Location: 6 Crystal Ct., Sickderville
12' x 18' shed - 2' from easement, 9.5' from property line; 14' x 20' stone bed - 0' from easement & 7.5' from property line.

Mr. Costa swear in Mr. Pertruzzi.
Mr. Pertruzzi states the shed will be large enough to store snow blowers, wheel barrels, lawnmowers etc.. He explains he has a large diamond shaped yard.
Mr. Lechner explains how Mr. Pertruzzi actually has 3 frontages on his lot.
Mr. Bucceroni questions other sheds.

Open to Professionals:
No Additional Comments.

Open to the Public:
No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosafi	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#15200Ca

James J. Gordon

Zoned: R3

Bulk C Variance

Block: 6201 Lot: 3

Location: 995 Cummings Ave., Blackwood

11' x 32' lean-to to Pole Barn (amended application-resolution #152007C memorialized 4/8/2015).

Mr. Costa swears in Mr. Gordon.

Mr. Gordon explains this is an amendment to his previous application because he is adding a lean-to, there are no setback changes.

Mr. Lechner states this was approved as a pole barn but the roof makes it a structure.

Vice Chairman Simiriglia suggests Council should issue a design standard. A metal building with a lean-to looks like a farm building.

Mr. Mellett states there are all 1 acre lots on his side.

Vice Chairman Simiriglia states: it just doesn't look residential.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosafi	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#152003DPMFM

Old Country, LLC

Zoned: R1

Prelim/Final Subdivision

Block: 19702 Lot: 6.14

Location: Kearsley Rd, Sicklerville

4 lots.

Mr. Costa swears in: Mr. Guido Barbaro (Esq.), Mr. Addison Bradley (Planner), Mr. Joseph Raday (PE).

- Mr. Bradley explains the application with the addition of the 4 lots: previous approval in 2007.
- 14 lots approved
- applicant has returned for the approval of 4 more lots because they are afraid if Remington and Vernick come out to the site they'll change it back to the original plan.
- Mr. Bucceroni mentions a problem with the ramps.
- Mr. Mellett states there are 8 different handicap ramps and they just need to specify which one they want to use.
- Mr. Bradley brings up the issue of making the cart way 30' instead of 28'.
- Mr. Lechner states making the cart way 30' allows parking on both sides of the street.
- Mr. Mellett states the applicant must demonstrate they have enough parking.
- Mr. Bradley state they have enough parking with the 28' cart way and would ask council to approve no parking on one side of the street.
- Mr. Bradley explains to The Board how much difference a 30' cart way would make in the plans, parking and handicap ramps.
- Mr. Lechner and Mr. Bradley discuss lot depth.
- Mr. Raday reviews the Mr. Mellett's engineers' letter.
- layout access and parking,
 - cart way width and parking,
 - fire dept. approval and access to site,
 - cul de sac,
 - adequate parking (3 per lot),
 - curb ramp.
- Mr. Lechner states the parking detail must be on the plan!
- ASH to site
 - drainage- no porous pavement,
- Mr. Mellett: elevation 164 - soil test pits - looking for unsuitable soils and water table. Have a 2' separation need 2 1/2 ft. along with a basin discussion 164' vs. 168'.
- Mr. Lechner states: redo the soil test because of all the work that has been done on the site.
- Mr. Costa asks Mr. Raday asks if the basin will handle 4 more homes.
- Mr. Raday states the porous driveways would fix the drainage: followed by much discussion about drainage, 14 vs. 18 homes, soil absorption, basin, drainage, swales and easement.
- Mr. Mellett wants the drainage easement moved to the back, 3 to 1 slope vs. 4 to 1 needed (waiver needed).
- submit a maintenance plan.
- Mr. Lechner discusses:
- lighting and landscaping,
 - re locate basin,
 - must be in writing if the buyer (new owner) doesn't want a tree,
 - dark slates/picket aluminum fence/vinyl,
 - defer fence to professionals.
- Mr. Raday questions the environmental impact statements.
- Mr. Lechner states they are needed because of the history of the site and its historic pesticide problems.
- Mr. Mellett states the design is based on the survey from 2003.
- Mr. Raday explains: except where the demolished home was located.
- Mr. Lecher explains that neighbors may have made improvements to their properties (fences, sheds) and the 2003 survey may not be valid any longer.
- Mr. Mellett states a new survey is needed or additional note on plan.
- Mr. Raday states an additional note will be added to the plan.
- Mr. Lechner states the swale is still an issue.
- Mr. Mellett questions if all the contours are going towards Kearsley - going towards an inlet.
- Mr. Raday states the clearing will have to got to the property line for the swale, 50' of trees will be removed.
- Mr. Lechner asks Mr. Raday: who would want a swale in the middle of your yard?
- Mr. Raday states they will clear the trees then.
- Mr. Mellett states: leave the decision about the cart way 28' vs. 30' up to the board.

Vice Chairman Simiriglia suggests the home owners wouldn't want other cars in front of their homes and he is worried about the fire dept. apparatus getting in to the street safely and being able to maneuver.

Mr. Mellett and Mr. Raday have a lengthy discussion about DCA standards (28' vs. 30').

Mr. Mellett states there is enough parking with 28' as it was approved by the planning board, thus he removes his recommendation.

Mr. Lechner clarifies: 28' cart way w/no parking on one side of the street.

Mr. Mellett states: "yes"

Mr. Lechner states it will require an ordinance and when will that be obtained (time limit).

Mr. Barbore agrees to getting the ordinance within 30 days of filing the map.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

A motion to approve the above mentioned application w/the following: agrees w/engineer letter recommendation, 28' cart way, ordinance obtained w/in 30 days, board defers fence to professionals, add test pit, swale in back of lot, was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosafi	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#152002BD

Puff & Pipes, LLC

Zoned: R1

Interpretation / Use "D" Variance

Block: 14402 Lot: 8.01

Location: 2001 College Dr., Unit 8A, Laurel Springs

Seeking permits to construct & operate a cigar lounge within its existing tobacco retail establishment.

Mr. Costa swears in Mr. Kevin Shah (owner), Mr. Jack Smith (architect) Ms. Tiffany CuvIELLO(Planner)
Mr. Charles Rotkah

Mr. Shah explains the business: He purchased the business in 2013; there is a big demand for smoking inside the shop; he's trying to add to the local business and add jobs.

Mr. Bucceroni discusses Mr. Shah's clientele.

Mr. Costa and Mr. Shah discuss the business:

- 1000 sq. ft/

- 24 people

-TV, coffee, music will be provided;

-time for customers to smoke the whole cigar;

-w/in the existing building;

-w/in the building next door.

Vice Chairman Simiriglia and Mr. Shah discuss the air handling system: Mr. Shah states his experts will know more about the air system.

Mr. Costa and Mr. Rotkah discuss his discussion with the County Council about the smoke room w/the health dept.

- the county health dept. states the smoke room is permissible as long as there is an existing business selling tobacco.
- they have a letter from the county stating the above statement.
- the county is satisfied with the air handling system;
- satisfy C.O. regulations for the town;
- Mr. Shah only sells cigars;
- CC Bd. of Health exception because Mr. Shah's gross sales for tobacco is greater than 51%;
- tobacco retail establishment and the clean air act are discussed.

Ms. Tiffany Cuviallo (planner):

- interpretation of zoning ordinance;
- permitted accessory use;
- if the board doesn't agree a Use variance is requested'
- state policy does accept the smoke room as an accessory use;
- there is much discussion about the definition of retail sales and services establishment in relation to a cigar lounge; along with accessory uses and principle uses.
- there will be 2 sections a. 1000 sq. ft. cigar lounge and 1000 sq. ft. cigar store;
- 24 people will fit in the lounge;
- a good meeting place for people.

Chairman McMullin asks if any alcohol will be involved.

Mr. Rotkah states no alcohol.

Mr. Lechner inquires if you will need a membership "like a club".

Mr. Rotkah states you must enter the Puff and Pipe store to enter the lounge.

Mr. Lechner inquires again about a membership, because private clubs aren't allowed in a highway/commercial zone. In his opinion that would be 2 principle uses on one property.

Vice Chairman Simiriglia discusses club membership principle use vs. accessory use.

This is followed by much discussion about club/principle use/accessory use/membership fee.

**alcohol can not be sole or brought on premises ..this would be a condition.

Mr. Rosati inquires about the Laurel Hill dance school, fish business, sandwich shop.

Mr. Ratkah states they will get more business if Puff and Pipes customers are allowed to stay longer.

Vice Chairman Simiriglia inquires if the parking is sufficient.

Mr. Ratkah states the old Tuscan Tavern had parking they don't utilize now and he has plenty as he has less people than they do.

Mr. Bucceroni does mention that the parking lot is never full.

Mr. Treger asks if a customer buys a cigar at The Puff and Pipes can use the lounge without a membership.

Mr. Ratkah states "no membership is needed".

Mr. Bucceroni corrects the applicant that he is in Gloucester Township not Clementon.

PUBLIC PORTION:

Mr. John Kearney (Esq.):

- in his opinion this is mostly a variance issue;
- state law - no smoke law accessory;
- state of NJ is trying to stop people from smoking;
- sounds like a club in his opinion'
- zoning ordinance doesn't permit this Use then it's not a permitted Use.

Mr. Greg Kowkowsky: (health food store)

- 25% vacancy in the strip mall;
- he is there to show support for the business;
- struggling to get people into the plaza/
- sidewalk covered with facade;
- no complaints from people smoking outside on the sidewalk.

Ms. Cathy King: owner of the Dance Studio:

- already lost business because of the things being sold in the cigar store and on display in the front window.
- 400 to 500 people in her door every week;
- a concern for asthmatic customers and employees;
- 24 people cigars at the same time is a lot of smoke'
- this business will be a problem for her.

Mr. Scarduzio states there will be ventilation for those 24 people.

Mr. Costa clarifies:

If accessory use it goes to the planning board.

Not accessory use = use variance vote.

Mr. Lechner states all highway/commercial zones in township will be allowed to have smoking rooms. It will be permitted everywhere.

There is no motion to approve.

A motion to deny the above mentioned application as a "permitted accessory use" was made Mr. Bucceroni and seconded by Mr. Rosafi.

Roll Call:

Vice Chairman Simiriglia	Yes to deny
Mr. Bucceroni	Yes to deny
Mr. Scarduzio	Yes to deny
Mr. Rosafi	Yes to deny
Mr. Treger	Yes to deny
Ms. Scully	Yes to deny
Chairman McMullin	Yes to deny

Application as a permitted accessory use is denied.

Mr. Costa discussed rescheduling the remaining applications:

#15202DSPW Budman will be heard June 10, 2015

#152025DMS Jersey/Outdoor will be heard June 24, 2015.

USE VARIANCE: PUFF AND PIPES:

Mr. Jack Smith (architect):

- smoke permeating unit and how it will be discarded.
- Due diligence report / accordance with board of health;
- 1600 CFM's and limit air intake; air in negative pressure to ensure all smoke goes intake ventilation system.

-blast air approximately 10' into the air above the building;

-wall is 8" block and will have 2 coats permeated paint and drywall as additional barriers;

-private area for the smokers.

Vice Chairman Simiriglia inquires if this system will be independent of the heating and A/C systems; is it a separate exhaust?

Mr. Smith states "yes" it will be separate, that area will be separate from the other areas and through a separate exhaust. HVAC system will come on, as all the blowers will have to come on for the system to work.

Vice Chairman Simiriglia asks for clarification on the separate system.

Mr. Smith states the shop and lounge will be separate systems.

-smoking lounge separate;

-9 ton unit.

Mr. Rosati inquires if blowing the air 10' in the air will eliminate odor to the dance studio.
Mr. Smith explains an "up blast air system" will blow just the exhaust 10' in the air.
Mr. Bucceroni suggests keeping the exhaust away from the dance studios intake.
Mr. Smith states he will make sure everything is caulked tightly along with the smoke retardant paint;
this will provide a place to smoke out of sight to the public.
Mr. Treger asks if it is allowed to smoke outside.
Mr. Shah states he is trying to stop the outside smoking.
Vice Chairman Simiriglia believes when the exhaust leaves the exhaust system and it's cool outside
the air will drop.
Mr. Shah states the engineer can work on a solution.
Vice Chairman Simiriglia states air conditioned air will sink.
Mr. Smith repeats the concrete wall will be treated with smoke retardant paint.
Mr. Scarduzio states you get pin holes over the years.
Mr. Smith states with the negative pressure system there will be a constant draw on the wall.
Mr. Lechner discusses the exhaust not being by the intake by any other unit in the complex.
Mr. Smith discusses no make up air on the units and the smoke shop's will be coming from the top.
Mr. Lechner questions any stand alone kitchens in the lounge.
Mr. Smith states there will be cold beverages and coffee.
Mr. Lechner questions a fire place and discusses negative pressure air and fail rate with Mr. Smith.
Mr. Smith states the fire place will be LED electric.
Chairman McMullin asks if the board of health inspects the premises.
Mr. Shah states "yes".
Mr. Bucceroni discusses the system running similar to a big funnel.

Ms. CuvIELLO: (planner)

- advances general welfare of state policy;
- where you can smoke tobacco;
- promotes state policy under smoke free act;
- site and use suited for each other;
- retail type use;
- extensive mitigation measures;
- exhaust not near any intake (a condition that would be accepted);
- parking sufficient;
- 25% shopping center vacancy;
- enhanced burden of use;
- not specifically prohibited;
- highway/commercial zone fits in the master plan for community shopping;
- does not exist in the municipality

Mr. Bucceroni: no seating outside because it would make it inhospitable.
Mr. Shah states there will be 3 doors to get to the lounge.
Mr. Bucceroni requests the front window displays change, so it doesn't look like a "head shop".
Mr. Shah states he will dress the window up and change it.
Mr. Rosati questions alcohol.
Mr. Shah states he agrees to NO alcohol.

Mr. Lechner discusses hours of operation for the lounge and membership.
Mr. Shah states the HOO will be: 10 am to 9 pm Monday thru Saturday; Sunday 11 am to 7pm.
Mr. Lechner states Mr. Shah will not be able to exceed 7pm or 9pm and there is NO membership.
Mr. Shah states there is NO membership but the customer must buy the cigar from Mr. Shah to use
the lounge.

Mr. Mellett states are no true engineer issues.

PUBLIC PORTION:

Mr. Kearney (Esq.)
- worried because we haven't seen the ventilation system;

- one professional should sign off on the ventilation system;
- CC of health has signed off on the existing retail not the lounge;
- report the statute up to 10' not above;
- NJ legislature and government states smoking is the leading cause of a preventable disease;
- negative criteria and is inherently evil;
- extremely limited;
- guarantee of no sign of tobacco smoke in other businesses or the dance studio will go out of business.

Mr. Bucceroni states he has witnessed smokers standing outside the dance studio door smoking.
- there will be no smoke from the cigar shop in her dance studio;
-Board of Health has to approve it;
-Mr. Shah won't get a permit w/o proper measures.

Mr. Lechner asks Mr. Smith if he used the architectural design standard or his own standard.
Mr. Smith states: certain air change is necessary for a smoking lounge and how the air changes;
mechanical code and it has to be approved by the County's Board of Health.
Mr. Smith states they are getting rid of the air not filtering the air.
Mr. Lechner asks if the smoke stack can be enhanced to blow the air 15' instead of 10'.
Mr. Smith states the exhaust will NOT be near any windows and a 2nd story isn't present.
Mr. Rotkah summarizes and discusses no site plan needed (waiver).

A motion to approve the above mentioned application with the following conditions: display case changed, no smoke impact on any other store, hours of operation : 10 am to 9 pm Monday thru Saturday; Sunday 11 am to 7pm, no alcohol, no club membership was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	No
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Rosati	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Mr. Scarduzio and seconded by Mr. Bucceroni.

Respectfully Submitted, Jean Gomez, Recording Secretary.

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 #152026C**
Dennis & Patricia O'Leary
244 Woodland Avenue
BLOCK 7001, LOT 2

DATE: May 12, 2015

The above application is to permit a 24' x 32' detached private garage (2nd garage) and a 20' x 24' detached carport (3rd 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	±43,566 sf	yes
Minimum lot frontage	75 ft.	92.70 ft.	yes
Minimum lot depth	125 ft.	469.86 ft.	yes
Maximum building coverage	20%	±7.4% ¹	yes
Maximum lot coverage	40%	±12.6% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	14.43 ft.	yes
Side yard	10 ft.	28.25 ft. / 31.25 ft.	yes / yes
Rear yard (screen porch)	30 ft.	±413 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS (20' x 24' CARPORT)			
Front yard	N.P.	±114 ft. ¹	yes
Side yard	10 feet	63.7 ft.	yes / yes
Side yard	10 feet	5 ft.	no*
Rear yard	10 feet	±332 ft.	yes
Maximum garage height	20 feet	±10 ft.	yes
Maximum other building height	15 feet	n/a	n/a
(24' x 32' PRIVATE GARAGE)			
Front yard	N.P.	±223 ft. ¹	yes
Side yard	10 feet	63.7 ft.	yes / yes
Side yard	10 feet	5 ft.	no*
Rear yard	10 feet	±215 ft.	yes
Maximum garage height	20 feet	±10 ft.	yes
Maximum other building height	15 feet	n/a	n/a

¹ = Scaled data.
* = Variance required

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

OFF-STREET PARKING AND PRIVATE GARAGES (20' x 24' CARPORT)			
Maximum area	800 sf	480 sf	yes
Less than area of principal building	< ±1,196 sf ¹	480 sf	yes
Maximum stories	1	1	yes
(24' x 32' PRIVATE GARAGE)			
Maximum area	800 sf	768 sf	yes
Less than area of principal building	< ±1,196 sf ¹	768 sf	yes
Maximum stories	1	1	yes
Maximum number of garages	1	3	no*

¹ = Scaled data.
* = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following 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. Carport (private garage) – side yard: (5 ft. provided v. 10 ft. min. required).

- a. A carport satisfies the following definition of a private garage.

“A structure that is accessory to a residential building and that is used for the parking and storage of vehicles owned and operated by the residents thereof that is not a commercial enterprise available to the general public for such use.”

2. Private garage – side yard: (5 ft. provided v. 10 ft. min. required).

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

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

- a. The application as submitted proposes three (3) private garages: an existing detached “1 ½ Sty. Frame Garage,” a proposed 20’ x 24’ detached carport, and a proposed 24’ x 32’ detached private garage.

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:

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F Area, Yard, Height and Building Coverage to permit a detached carport and detached private garage five (5) feet from the side property line (10 ft. minimum required) and from Section 422.H(6) to permit a three (3) garages (1 maximum allowed).

cc: Dennis & Patricia O’Leary
Anthony Costa, Esq.
James Mellett, PE

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APPLICATION #152026C
Dennis & Patricia O’Leary
244 Woodland Avenue
BLOCK 7001, LOT 2

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: 4/29/15 Application No.: A152026C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160⁰⁰ Project # 9389

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

Escr. 150⁰⁰ Escr. # 9389

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: DENNIS & PATRICIA O'LEARY

Address: 244 WOODLAND AVE.

City: BLENHEIM

State, Zip: N.J. 08012

Phone: (856) 232-2053 Fax: () -

Email: 111516332@VERIZON.NET

2. Owner(s) (List all Owners)

Name(s): DENNIS & PATRICIA O'LEARY

2

Address: 244 WOODLAND AVE.

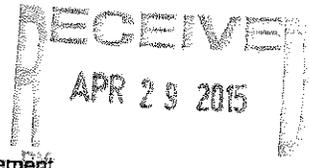
City: BLENHEIM

State, Zip: N.J. 08012

Phone: (856) 232-2053 Fax: () -

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

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



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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<u>R3</u>	SCR	OF	GJ	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: DENNIS P. O'LEARY
Address: 244 WOODLAND AVE.
Profession: _____
City: BLEDHEIM
State, Zip: N.J. 08012
Phone: (856) 232-2653 Fax: () _____
Email: IPISH332@VERIZON.NET

Name: PIONEER POLE BUILDINGS INC.
Address: 716 S. RT. 183
Profession: _____
City: SCARY/KILL HAVEN
State, Zip: PA. 17972
Phone: (888) 448-2585 Fax: (888) 448-2515
Email: PPB1.COM

7. Location of Property:

Street Address: 244 WOODLAND AVE Block(s): 7001
Tract Area: _____ Lot(s): 2

8. Land Use:

Existing Land Use: RESIDENTIAL
Proposed Land Use (Describe Application): CONSTRUCT A 24 FOOT BY 32 FOOT, 10'4" HIGH POLE BUILDING FOR STORAGE. APPROXIMATELY 5 FEET FROM SIDE PROPERTY LINE. (2) CONSTRUCT A 20' X 20' METAL CARPORT ON EXISTING CONCRETE PATIO APPROXIMATELY 5 FEET FROM SIDE PROPERTY LINE.

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	<i>Carport on top pre existing</i>	<u>64 FEET.</u>	Setback from E.O.P.*1	_____
Front setback 2		_____	Setback from E.O.P.*2	_____
Rear setback	<i>Concrete pad</i>	<u>5 FEET.</u>	Fence type	_____
Side setback 1		<u>FEET</u>	Fence height	_____
Side setback 2	<i>5.5ft</i>	<u>FEET.</u>	*E.O.P. = Edge Of Pavement.	_____
Lot frontage		<u>92.7 FEET.</u>	Pool Requirements	_____
Lot depth		<u>469.86 FEET.</u>	Setback from R.O.W.1	_____
Lot area		<u>43,556 SQ FT.</u>	Setback from R.O.W.2	_____
Building height		<u>10'4"</u>	Setback from property line 1	_____
			Setback from property line 2	_____
			Distance from dwelling	_____
			Distance = measured from edge of water.	_____
			R.O.W. = Right-of-way.	_____
			Setback = Measured from edge of pool apron.	_____
Garage Application			Shed Requirements	
Garage Area	_____		Shed area	<u>768 SQ FT.</u>
Garage height	_____		Shed height	<u>10'4"</u>
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]
Signature of Applicant

4/29/15
Date

Catarina A. O'Leary
Signature of Co-applicant

4/29/15
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).

4/29/15
Date

[Signature]
Signature

DENNIS P. O'LEARY
Print Name

Sworn and Subscribed to before me this

29th day of April
2015 (Year).

[Signature]
Signature

PATRICIA A. O'LEARY
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).

[Signature]
Signature of Applicant

DENNIS P. O'LEARY
Print Name

4/29/15
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 7001 Lot 2 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 29th day of April
2015 before the following authority.

[Signature]
Name of property owner or applicant

[Signature]
Notary public

Home Portfolio 24' W x 32' L x 10' 4" H (ID# 393) - Total Cost: \$10,349

24' W X 32' L X 10' 4" H (ID# 393) - TOTAL COST: \$10,349

[RETURN TO BUILDINGS](#)

Building Overview

Share

Dimensions:

24' W x 32' L x 10' 4" H
24' Standard Trusses, 4' on Center,
4/12 Pitch

Colors:

Siding Color: Clay
Roofing Color: Bronze
Trim Colors: Ivy, Bronze, & Brite White

Openings:

(2) 10' x 8' Commercial Garage Doors
(1) 3068 9-Lite Entry Door
(1) 3068 6-Panel Entry Door

Overhangs:

Eave 1: 1', Eave 2 & Gables: Flush
Soffit: White Vinyl

Miscellaneous:

Stainless Snow Guards

Like Us on Facebook!

Building Details

Building Type: Residential

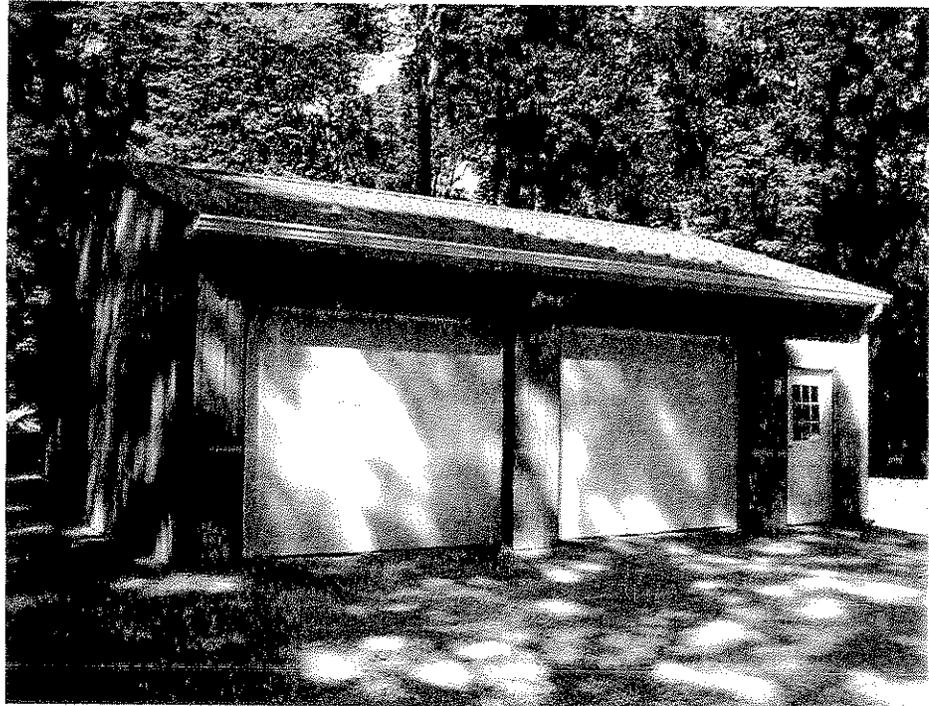
Building Size: 24ft. X 32ft. X 10ft.

Siding Color: Clay

Roof Type: Metal

Roof Color: Bronze

Trim Color: Brite White, Bronze, Ivy



Building

Dimensions: 24' W x 32' L x 10' H
4 x 6 poles .60 treated poles 6' on center
Siding: 29 Gauge Frontier Panel Limited Lifetime Warranty
Roofing: 29 Gauge Frontier Panel Limited Lifetime Warranty
24' Standard Trusses, 4' on center, 4/12 pitch, snow load by code and design

Openings

(1) Entry Door 3068 inswing 6-panel RH steel insulated primed

Overhangs

Eave 1: Flush, Eave 2: Flush, Gables Overhang: Flush

Miscellaneous

2 x 6 Skirtboard .60 Treated

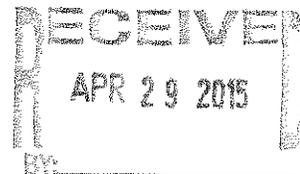
Additional Materials

ID #393

Add Snowguards to quote total: \$644

Total for above building erected on your level, compacted site:

\$6,852



Additional Options

Openings

(2) 10 x 8 Commercial, 15" track, Placement: gable \$1,930

(1) Entry Door 3068 inswing 9-lite LH steel insulated primed \$479

Overhangs

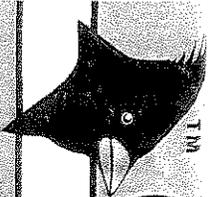
Eave 1: OH 1' \$448

Miscellaneous

Trash Removal if needed \$250

Engineered Sealed Blueprints (if Required By Township/County) \$500

Non Stamped Blueprints Free

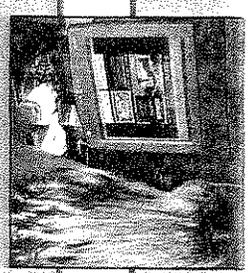


CARROLLINA CARPOPS INC

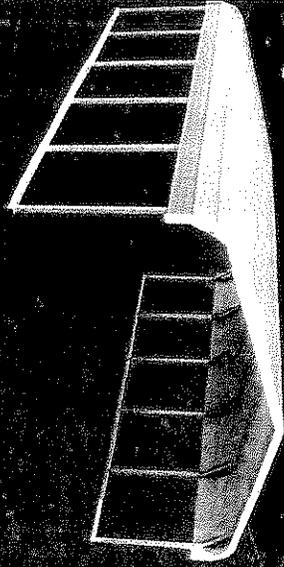
South Jersey Sheds and Gazebos
749 Rannah Rd
Millville, NJ 08332
Ph # 856-447-5150
Fax # 856-447-4314
www.SJSheds.com
SJSheds@comcast.net

QUALITY, CUSTOMER SERVICE AND FREE PRICING ESTIMATOR ONLINE AT WWW.CARROLLINA

WIND 30PSF SNOW

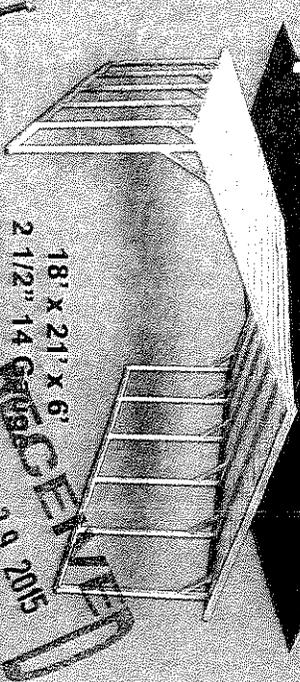


CERTIFIED BUILDINGS 12'-24', 130 MPH REGULAR STYLE \$995.00



ALL BUILDINGS INCLUDE: -29 Gauge Roofing -Braces on Every Leg -Center Braces -One Extra Bow

BOXED EAVE STYLE \$1095.00

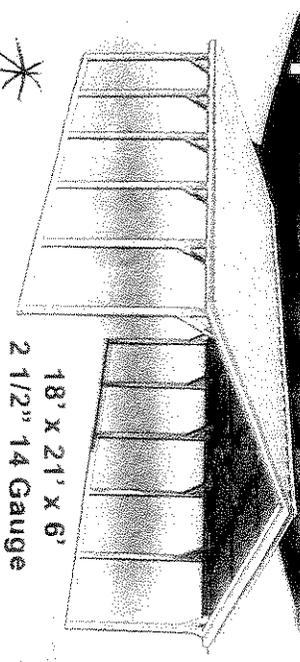


INCLUDED IN PRICE: REBAR ANCHORS (GROUND) OR CEMENT ANCHORS

Boxed Eave Style, Standard Height 6'

12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$995	\$1095	\$1395	\$1695	\$1795
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$1295	\$1495	\$1695	\$1995	\$2195
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$1595	\$1795	\$1995	\$2295	\$2595
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$1795	\$1995	\$2295	\$2695	\$2995
12 x 41	18 x 41	20 x 41	22 x 41	24 x 41
\$2095	\$2295	\$2695	\$3095	\$3495

VERTICAL ROOF STYLE \$1395.00



ALSO AVAILABLE -12 GA. 2 1/4" Framing 20 Year Limited Rust Through Warranty -Certified Buildings 130mph - 50psf -Certified Buildings 26' 40' Wide

Vertical Roof Style, Standard Height 6'

12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$1295	\$1395	\$1695	\$1895	\$2095
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$1695	\$1895	\$2095	\$2395	\$2595
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$2095	\$2195	\$2495	\$2795	\$2995
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$2395	\$2495	\$2895	\$3195	\$3595
12 x 41	18 x 41	20 x 41	22 x 41	24 x 41
\$2695	\$2895	\$3295	\$3695	\$4095

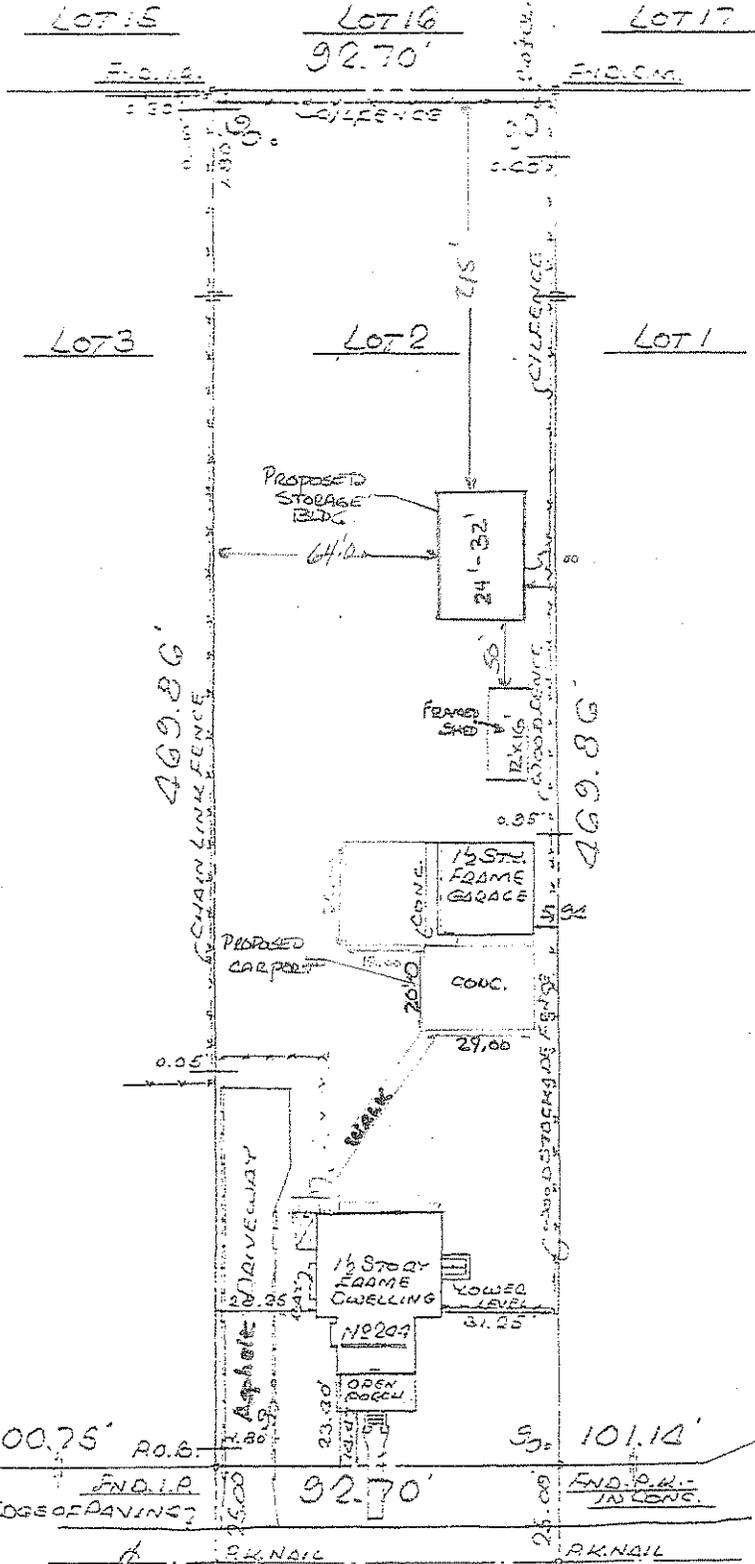
PLEASE NOTE THAT COLORS MAY VARY DUE TO PRINTING PROCESS

- BASE PRICE IS FOR TOP ONLY • FRAME IS 1FT SHORTER THAN ROOF LENGTH WISE • FREE INSTALLATION ON YOUR LEVEL LAND**
- B. Red
 - Black
 - Burgundy
 - Clay
 - E. Brown
 - E. Green
 - P. Beige
 - P. Gray
 - Q. Gray
 - S. Stone
 - S. Blue
 - Tan
 - White

- GARAGE DOORS NOW AVAILABLE IN:**
- B. Red
 - E. Brown
 - E. Green
 - White

Carrollina Carpops Inc. is not related or affiliated with any other Carroll company nor does it operate under any other names.

RECEIVED
APR 29 2015



WEST BLEINHEIM AVENUE (40' WIDE)

LOT NOS. REFER TO SECTION 19 ON A CERTAIN PLAN OF LOTS ENTITLED "BLEINHEIM FARMS."

WOODLAND AVENUE (50' WIDE)

TO: DENNIS R. & PATRICIA A. O'LEARY, H/W
 AMERICAN TITLE ABSTRACT CO.
 SHELTER MORTGAGE SERVICES, INC.
 ITS SUCCESSORS AND/OR ASSIGNS

ALSO BEING LOT 2 BLOCK 7001, PLAT 7, TAX MAP
 NOTE: CORNERS NOT SET AT TIME OF SURVEY

Arthur T. Del Campo

ARTHUR T. DEL CAMPO PE & LS LIC. NO. 13526

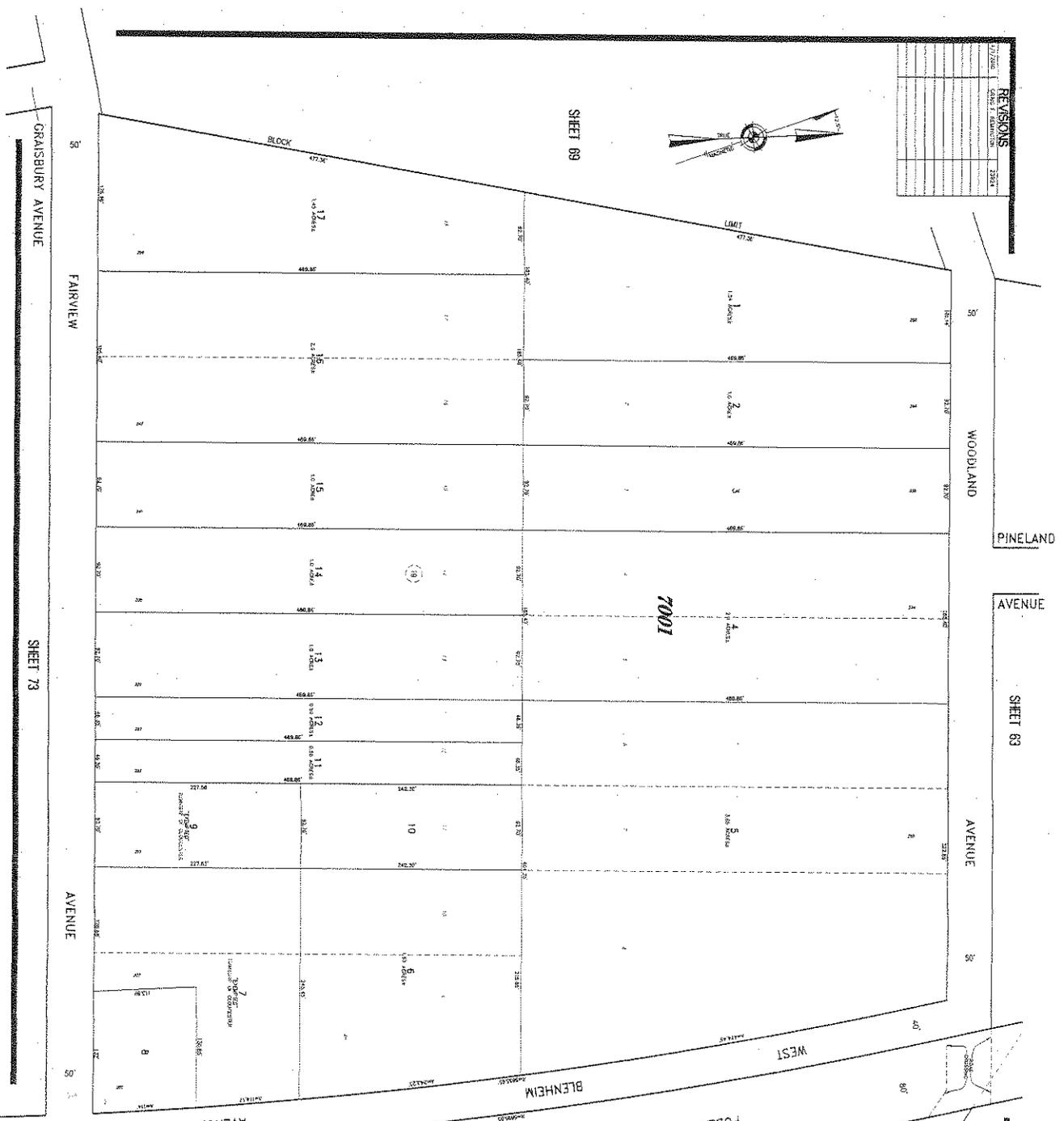
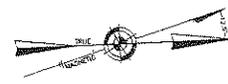
1218 ST. MARK DRIVE
 GLENDDORA N.J. 08029

SURVEY OF PREMISES	SITUATE IN	DATE	SURVEY NO.
244 WOODLAND AVE	GLOUCESTER TOWNSHIP CAMDEN COUNTY, N.J.	5-02-94	9726
		SCALE 1" = 40'	
		APP. NO.	

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 INCORPORATION OF THE SURVEY TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON.

REVISED 5-12-94

NO.	DATE	DESCRIPTION
1	11-14-2008	23924



SHEET 63

AVENUE

88

WEST

BLENHEIM

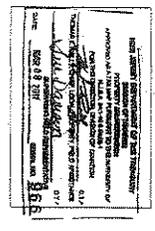
AVENUE

80

70

TAX MAP
TOWNSHIP OF GLOUCESTER
 LANDEN COUNTY NEW JERSEY

CRAG F. HEMMINGTON LAND SURVEYOR LIC. NO. 23924
 REMINGTON & YENICK ENGINEERS
 222 PINE BROADWAY EAST, HAZLET, NJ 07730
 908.887.8888
 1100 WEST BROADWAY, NEWARK, NJ 07102



NOTE:
 THIS MAP, THE DATA THEREON, AND THE INFORMATION CONTAINED THEREIN, ARE THE PROPERTY OF REMINGTON & YENICK ENGINEERS AND SHALL REMAIN THE PROPERTY OF REMINGTON & YENICK ENGINEERS.

SHEET 71

AVENUE

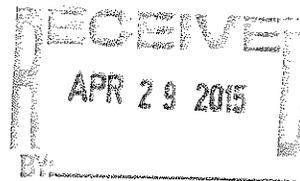
FAIRVIEW

SHEET 73

AVENUE

FAIRVIEW

GRAISBURY AVENUE



Township Of Gloucester
1261 Chews Landing -Clementon Rd., at Hider Lane
P. O. Box 8
Blackwood, New Jersey 08012
(856) 228-4000

TAXES PAID CERTIFICATION

***FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE
AND RETURNED WITH COMPLETED APPLICATION**

DATE: 4/29/15

APPLICATION#: _____

APPLICANT: DENNIS P. O'LEARY PATRICIA A. O'LEARY

PROPERTY LOCATION: 244 WOODLAND AVE., BLEUHEIM, N. J.

BLOCK(S): 7001 LOT(S): 2 QUALIFIER: _____

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

_____ Our records indicate the above property is delinquent on taxes (see attached).

_____ Our records indicate the above property has liens (see attached).

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


SANDRA L. FERGUSON
GLOUCESTER TWP. TAX COLLECTOR



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

Date: May 7, 2015

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Dennis & Patricia O'Leary

Block: 7001 Lot: 2

Application #: 152026C

Note to applicant:

- 1. Site setbacks must be a full 5' from the property line.*
- 2. Both structures will require 2 sets of NJ engineer sealed plans specific to this property.*

Thank you,

*Jim Gallagher
Building SubCode Official*

Bin# 67



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 29, 2015

APPLICATION No. #152026C

APPLICANT: DENNIS & PATRICIA O'LEARY

PROJECT No. 9389

BLOCK(S): 7001 Lot(S): 2

LOCATION: 244 WOODLAND AVE., 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 Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by MAY 9, 2015**
 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

5-5-15 Jkr Building - Note to Applicant.
 ① Site Set backs must be a full 5' from

Signature: the property line.
 ② Both structures will require 2 sets of
 N.J. Engineer sealed plans specific to this
 property. - Travis Please type for Ken

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

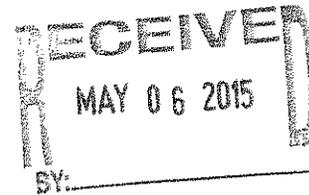
THOMAS LEISSE, PE, CME
Consulting Engineer

**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 4, 2015

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



Re: Application #152026C
Dennis & Patricia O'Leary
244 Woodland Avenue, Blenheim, NJ 08012
Block 7001, Lot 2

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 29, 2015

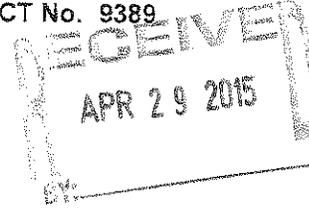
APPLICATION No. #152026C

APPLICANT: DENNIS & PATRICIA O'LEARY

PROJECT No. 9389

BLOCK(S): 7001 Lot(S): 2

LOCATION: 244 WOODLAND AVE., 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 | | |

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

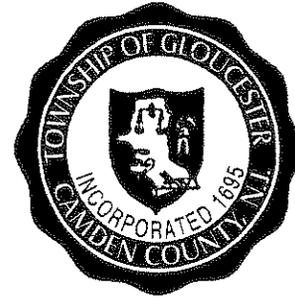
- Variance Plan Bulk (C) Variance Use (D) Variance

Signature

[Handwritten Signature]
4/29/15

No Issues.

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 #152027C**
Antonio L. Lasala
1855 New Brooklyn Erial Road
BLOCK 16301, LOT 5.01

DATE: May 12, 2015

The Applicant requests approval to construct an 11.958' x 22.25' Residential Tool shed 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	±21,338.5 sf ¹	yes
Minimum lot frontage	75 ft.	100 ft.	yes
Minimum lot depth	125 ft.	195.23 ft.	Yes
Maximum building coverage	20%	±3.6% ¹	yes
Maximum lot coverage	40%	±5.6% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard	30 ft.	3.7 ft.	enc
Side yard	10 ft.	46.8 ft. / 10.6 ft.	yes / yes
Rear yard	30 ft.	±145 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a
RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	266 sf	no*
Number	1	1	yes
Maximum shed height	12 ft.	9.75 ft.	yes
Distance between adjacent buildings	10 ft.	±32 ft. ¹	yes
Front yard	N.P.	no	yes
Side yard	5 ft.	12 ft. / 76 ft.	yes / yes
Rear yard	5 ft.	±61 ft. ¹	yes

- ¹ = scaled data.
- enc = existing nonconformance.
- N.P. = Not Permitted.
- * = Variance required.

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

II. VARIANCE COMMENTS

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

§422.L, Residential Tool Shed

1. Area: (266 sf provided v. 168 sf maximum allowed).

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 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.L to construct a residential tool shed approximately two sixty six (266) square feet (168 sf maximum allowed).

IV. RECOMMENDATIONS

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

cc: Antonio L. Lasala
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.: #152027C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160⁰⁰ Project # 9391

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

Escr. 150⁰⁰ Escr. # 9391

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: ANTONIO L. LASALA
 Address: 1855 NEW BROOKLYN EMERALD RD.
 City: SICKLEVILLE
 State, Zip: NJ, 08081
 Phone: (856) 783-7054 Fax: () -
 Email: cell 856-426-6936

2. Owner(s) (List all Owners)

Name(s): ANTONIO L. LASALA
SANDRA DRONFIELD
 Address: 1855 NEW BROOKLYN EMERALD RD.
 City: SICKLEVILLE
 State, Zip: NJ, 08081
 Phone: (856) 783-7054 Fax: () -

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: BARNCO WOODWORKS, LLC
Address: BERLIN FARMERS MARKET
Profession: BUILDING
City: BERLIN
State, Zip: NJ
Phone: (878) 767-6887 Fax: (878) 753-8900
Email: _____

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

7. Location of Property:

Street Address: 1855 NEW BROOKLYN ERIAL RD. Block(s): 16301
Tract Area: _____ Lot(s): 5.01

8. Land Use:

Existing Land Use: RESIDENTIAL
Proposed Land Use (Describe Application): STORAGE SHED
(WOOD)
12x22 DURATEMP SIDES (A FRAME) 336 sq ft
12 FT FROM SIDE PROPERTY LINE
70 FT FROM REAR PROPERTY LINE

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	70'-2"	Fence type	_____
Side setback 1	12'	Fence height	_____
Side setback 2	12'	*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	9'-9"	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	264 sq. ft.
Garage height	_____	Shed height	9'-9"
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: _____

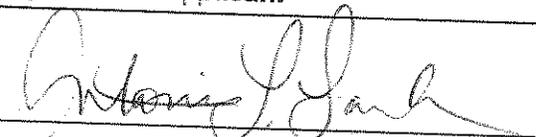
Number of loading spaces required: _____ Number of loading spaces provided: _____

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	4/29/2015 _____ 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).

4-29-15
Date

Antonio L. Lasala
Signature

ANTONIO L. LASALA
Print Name

Sworn and Subscribed to before me this

29 day of April

2015 (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).

Antonio L. Lasala
Signature of Applicant

ANTONIO L. LASALA
Print Name

No Yes

4/23
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 16301 Lot 5.01 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

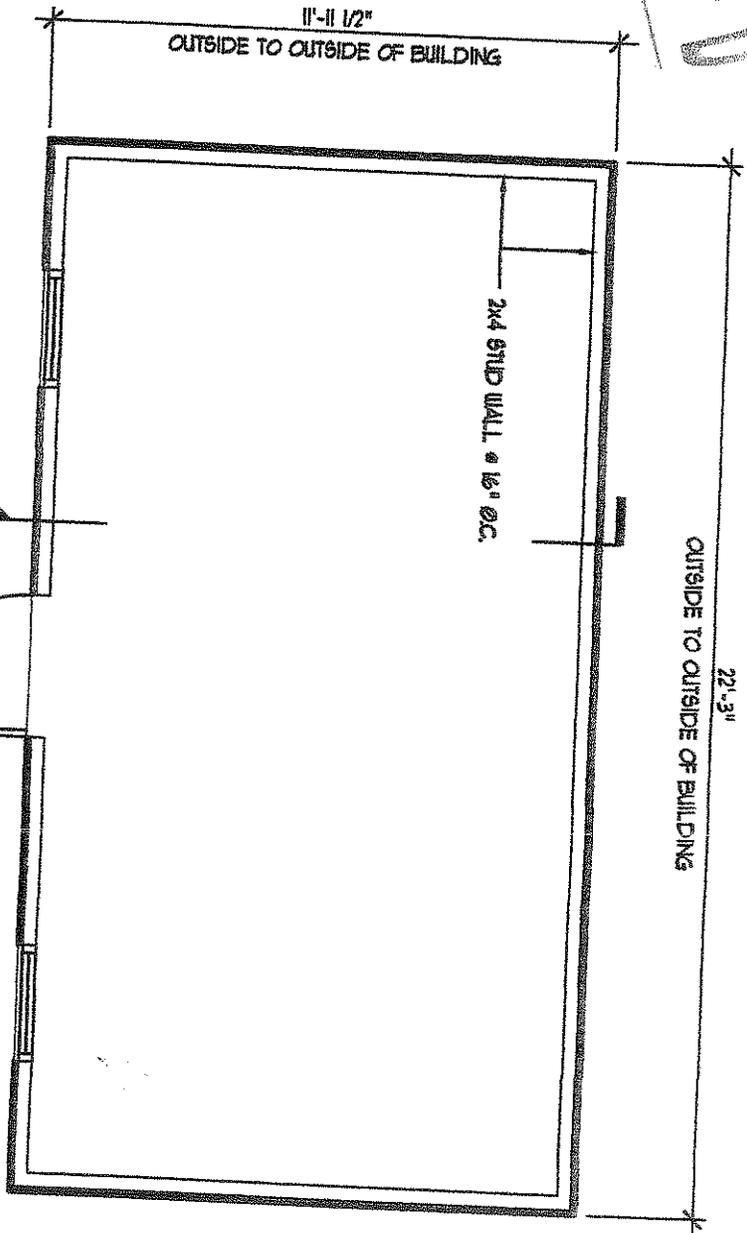
Michele Lyn Tregger of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this 29 day of April
20 15 before the following authority.

Antonio L. Lasala
Name of property owner or applicant

Michele Lyn Tregger
Notary public

RECEIVED
 APR 29 2015



1
 A.1
 PLAN OF 12X22
 A-FRAME
 SCALE: 1/4" = 1'-0"

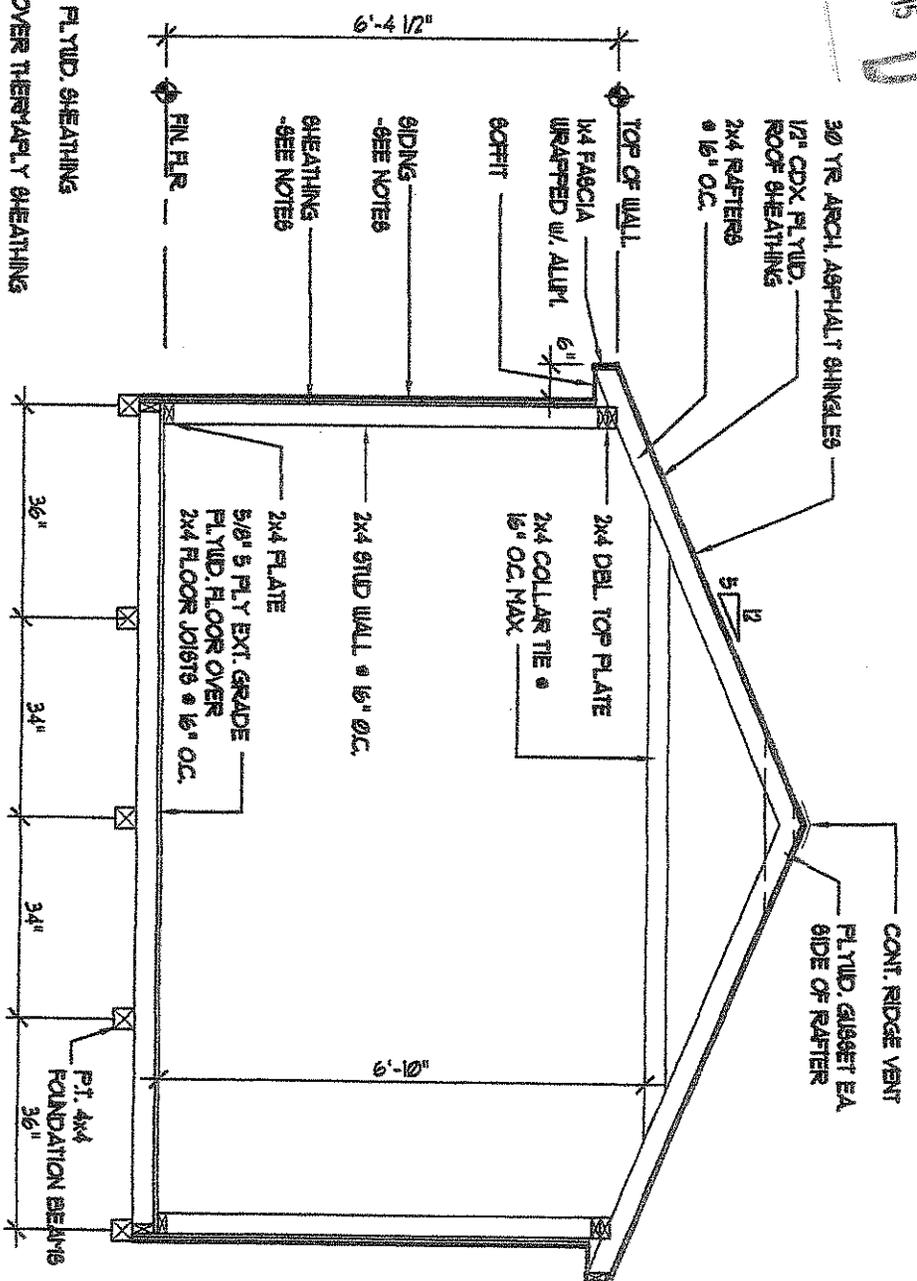
- GENERAL NOTES:**
1. WINDOW & DOOR SIZES & TYPE MAY VARY UPON OWNER'S REQUEST
 2. ROOF DESIGNED FOR 30 PSF SNOW LOAD
 3. FLOOR FRAMING DESIGNED FOR 50 PSF TOTAL LOAD
 4. DOOR OR WINDOW OPENINGS THAT EXCEED 48" TO BE ENGINEERED ACCORDINGLY

Engel Architects
 1854 Lincoln Highway East
 Lancaster, PA 17602
 (717)392-8021, fax 392-7140

J&M WOODWORKS, INC.

PROJ. # 05222A22
DWN. BY: RE
FLOOR PLAN SERIES 12
A.1

RECEIVED
APR 29 2015



GENERAL NOTES:

1. VINYL SIDING OVER 1/2" PL. YUD. SHEATHING
2. PINE & CEDAR SIDING OVER THERMAPLY SHEATHING
3. OPTIONAL TO MAKE FLOORING PRESSURE TREATED
4. OPTIONAL MTL. ROOF - w/ PLUD. SHEATHING & W3 FURLINS
5. STANDARD 5/12 PITCH - OPTION TO MAKE 7/12 PITCH
6. DRIP EDGE AT ALL ROOF EDGES
7. OVERLAP ON GABLES TO BE 4" FOR QUALITY FINISH
8. WOOD SOFFIT NOT VENTED - VINYL SOFFIT VENTED
9. BUILDING FEATURES MAY VARY UPON OWNER REQUESTS

SECTION OF SERIES 12
A-FRAME
SCALE: 3/8" = 1'-0"
A2

Engel Architects
1854 Lincoln Highway East
Lancaster, PA 17602
(717)392-8021, fax 392-7140

J&M WOODWORKS, INC.

DUN. BY: RE
SECTION
A.2

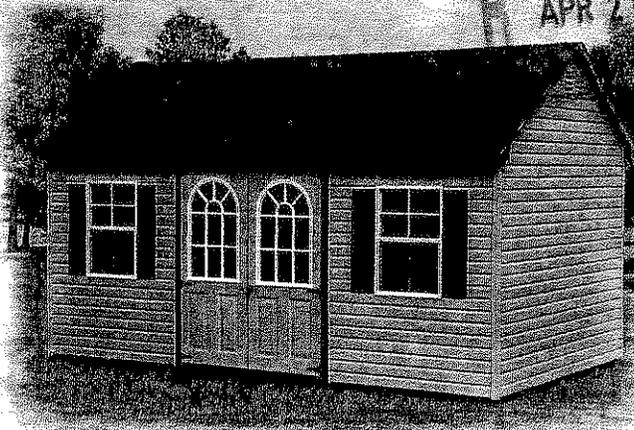


8'x12' Vinyl A-Frame
 Creme with white trim, blue shutters and tan shingles
 Optional house door and gable vents

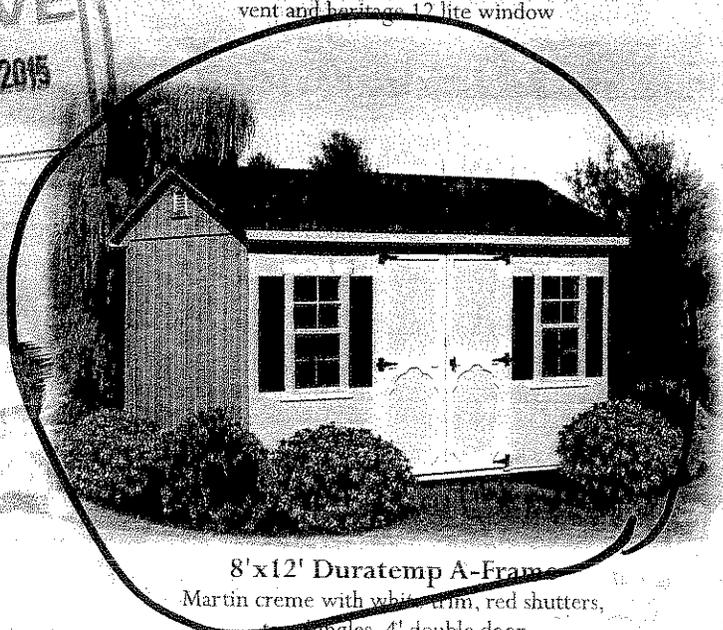


10'x16' Pine Board and Batten A-Frame
 Optional: tin shingles, sealer, steeper roof, moonlight vent and heritage 12 lite window

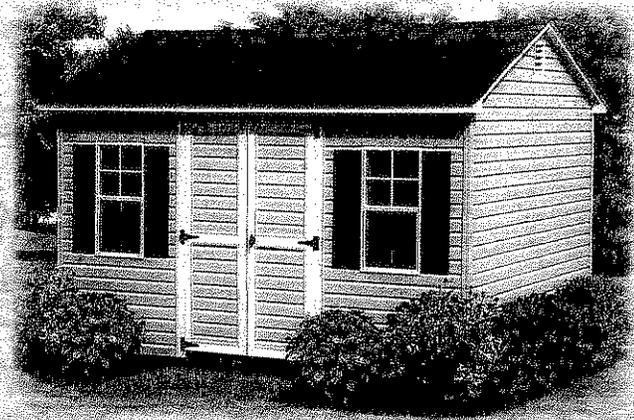
RECEIVED
 APR 29 2015



10'x16' Vinyl A-Frame
 Sandalwood with red trim and tan shingles
 Optional: steeper roof, gable vents, 5' double steel doors, colored doors, 11 lite glass in doors



8'x12' Duratemp A-Frame
 Martin creme with white trim, red shutters, tan shingles, 4' double door
 Optional: gable vents

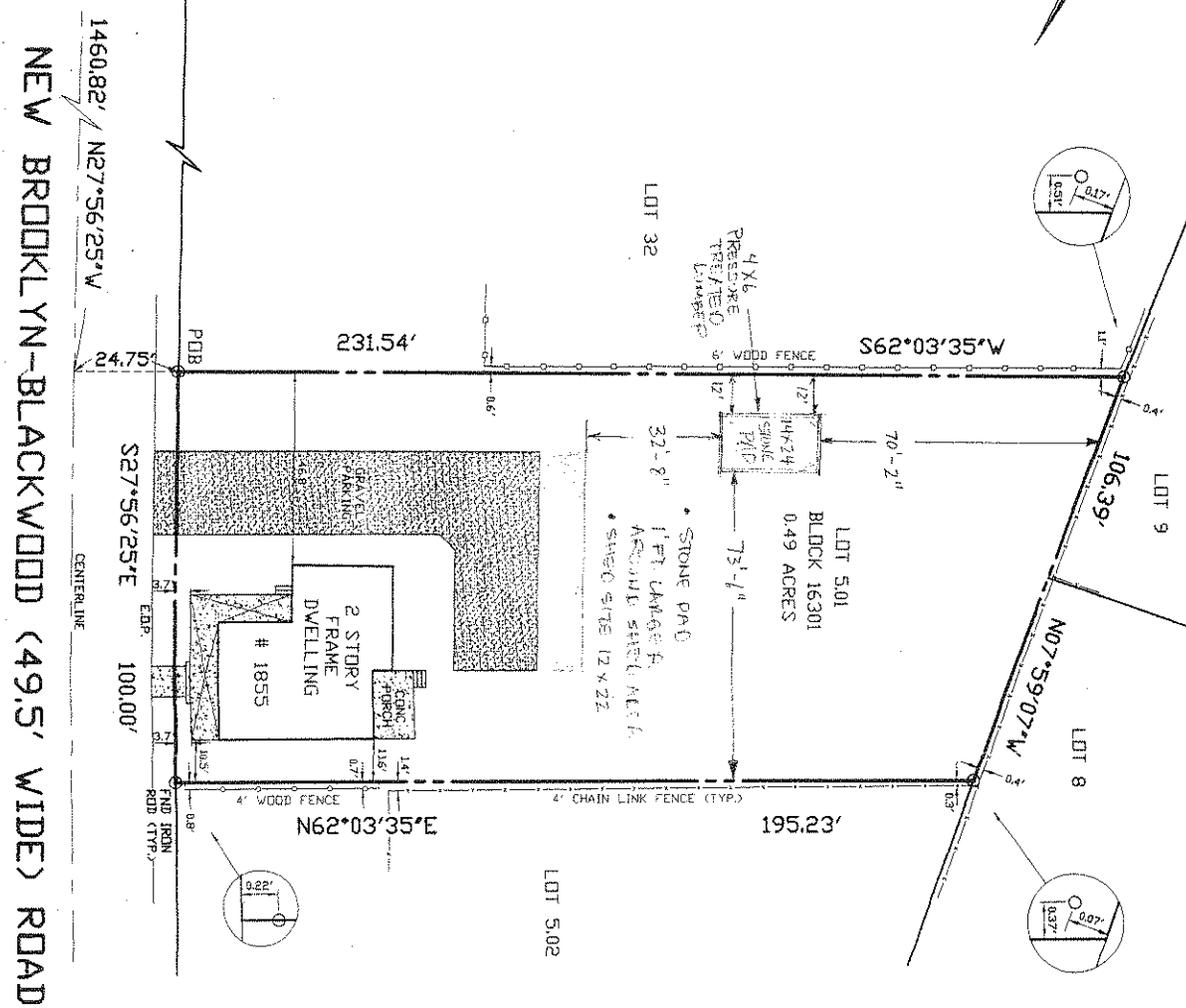


10'x12' Vinyl A-Frame
 Almond with white trim, green shutters
 4' double door, vinyl siding, weatherwood shingles
 Optional: gable vents



10'x16' Vinyl A-Frame with Porch
 3'x6' Porch, lite gray with dark gray trim, blue shutters
 black shingles, 5' double door in gable, single door porch

JARVIS (33' WIDE) ROAD



GENERAL NOTES

1. IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY (IF NO FEE IS PAID THIS SURVEY IS INVALID) I HEREBY DECLARE TO ITS ACCURACY BASED ON THE RECORD INFORMATION FURNISHED, EXCEPT SUCH ENCUMBRANCES OR STRUCTURES IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS THAT ARE NOT VISIBLE. THIS SURVEY IS ISSUED SUBJECT TO THE HEREIN NAMED SURVEYOR'S FIELD NOTES AND NO LIABILITY IS ASSUMED BY THE SURVEYOR FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE, INCLUDING BUT NOT LIMITED TO, USE OF THE SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, PERMIT APPLICATIONS OR ANY OTHER PERSON EITHER DIRECTLY OR INDIRECTLY. COPIES MUST BEAR THE PROFESSIONAL'S EMOSSSED SEAL TO BE CONSIDERED VALID.
2. SURVEY INFORMATION AND/OR TOPOGRAPHY OBTAINED ON THIS PLAN SHALL NOT BE REFERRED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF V & I ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN.
3. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A TITLE REPORT.
4. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSES OF CLEARING COMPANIES WITH ZONING AND USED RESPECTIVELY ON THE PLAN. LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.
5. FIELD WORK COMPLETED ON: 8/15/01
6. ISSUED TO:
SANDRA LEE BESS & ANTONIO LASCOMO USMA
HUNTER TITLE AGENCY
AMERICAN RESIDENTIAL MORTGAGE CORPORATION,
and/or its successors and assigns, as their interest may appear

RECEIVED
APR 29 2015
BY:

REVISION	DATE	REVISION DESCRIPTION	DRAWN	CHECKED	APPROVED
			BY:	BY:	BY:

SURVEY OF PROPERTY
FOR
BLOCK: 16301, LOT: 5.01
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN
STATE OF NEW JERSEY

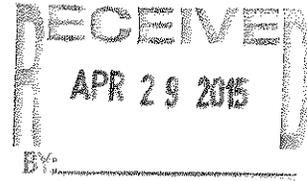
V & I Associates

LAND SURVEYING & LAND PLANNING
247 WHITE HORSE PIKE, ATCD, NEW JERSEY, 08004
TELEPHONE: (856) 767-8162 FAX: (856) 767-6106

FRANK A. INTESSEMOMI
LICENSE No. 31656

N.J. PROFESSIONAL LAND SURVEYOR

DATE:	8/16/01
SCALE:	1" = 30'
DRAWN BY:	CNL
CHECKED BY:	FAL
SHEET:	1 OF 1
DRAWING No.:	10343



Township Of Gloucester
1261 Chews Landing -Clementon Rd., at Hider Lane
P. O. Box 8
Blackwood, New Jersey 08012
(856) 228-4000

TAXES PAID CERTIFICATION

***FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE
AND RETURNED WITH COMPLETED APPLICATION**

DATE: 4/29

APPLICATION#: _____

APPLICANT: ANTONIO L. CASARA

PROPERTY LOCATION: 1855 New Brooklyn

BLOCK(S): 16301 LOT(S): 5.01 QUALIFIER: _____

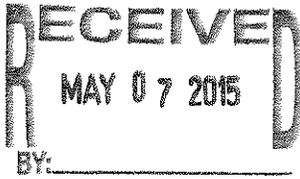
Our records indicate that the above referenced property is current with taxes and there are no outstanding liens.

_____ Our records indicate the above property is delinquent on taxes (see attached).

_____ Our records indicate the above property has liens (see attached).

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


SANDRA L. FERGUSON
GLOUCESTER TWP. TAX COLLECTOR



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

Date: May 7, 2015

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Antonio L. Lasala

Block: 16301 Lot: 5.01

Application #: 152027C

Note to applicant:

- 1. Ok for setbacks. Note to applicant: this size shed will require 2 sets of sealed plans with a permanent foundation that complied with the building code.*

Thank you,

*Jim Gallagher
Building SubCode Official*

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

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



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

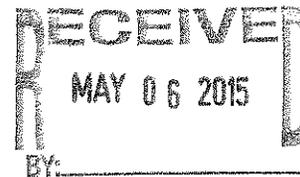
THOMAS LEISSE, PE, CME
Consulting Engineer

**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 4, 2015

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



Re: Application #152027C
Antonio L. Lasala
1855 New Brooklyn Erial Road, Sicklerville, NJ 08081
Block 16301, Lot 5.01

Gentlemen:

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

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

Very truly yours,

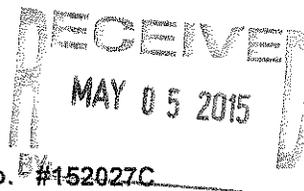
**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to be "R. Carr".

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL



DATE: April 29, 2015

APPLICATION No. #152027C

APPLICANT: ANTONIO L. LASALA

PROJECT No. 9391

BLOCK(S): 16301 Lot(S): 5.01

LOCATION: 1855 NEW BROOKLYN ERIAL RD., SICKLERVILLE, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by MAY 9, 2015**
 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

[Handwritten Signature]
Assessor
 4/29/15

No Issues.

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 #152029C**
Nicholas DiBlasio
78 Hollyoke Road
BLOCK 9110, LOT 3
DATE: May 13, 2015

The above application is to permit a 25' x 30' second detached private garage and concrete driveway with a zero (0) foot setback from the side property line 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
Maximum building coverage	20%	±25%¹	no*
Maximum lot coverage	40%	±51%¹	no*
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	34.82 ft.	yes
Side yard	10 ft.	11.24 ft. / 10.86 ft.	yes / yes
Rear yard (deck)	30 ft.	±45 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	N.P.	±97 ft. ¹	yes
Side yard	10 feet	3 ft.	no*
Side yard	10 feet	±42 ft.	yes
Rear yard	10 feet	3 ft.	no*
Maximum garage height	20 feet	18 ft.	yes
Maximum other building height	15 feet	n/a	n/a

¹ = Scaled data.

* = Variance required

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

OFF-STREET PARKING AND PRIVATE GARAGES			
Maximum area	800 sf	750 sf	yes
Less than area of principal building	< ±1,594 sf ¹	750 sf	yes
Maximum stories	1	1	yes
Maximum number of garages	1	2	no*
Distance between adjacent buildings	10 ft.	±21 ft. ¹	yes

¹ = Scaled data.

* = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

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

1. Building coverage: (±25% provided v. 20% maximum allowed).
2. Lot coverage: (±51% provided v. 40% maximum allowed)
3. Accessory Building – side yard: (3 ft. provided v. 10 ft. minimum required).
4. Accessory Building – rear yard: (3 ft. provided v. 10 ft. minimum required).

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

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

§424.D – Driveways (Residential)

6. Setback: (0 ft. provided v. 3 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 variances:

7. 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)).
8. 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 25' x 30' second detached private garage with a building coverage of approximately twenty five (25%) percent (20% maximum allowed), a lot coverage of approximately fifty one (51%) percent (40% maximum allowed), and a setback of three (3) feet from the side and rear property lines (10 ft. minimum required), from Section 422.H(6), Off-Street Parking and Private Garages to permit a second garage (1 maximum allowed), and from Section 424.D, Driveways (Residential) to permit a concrete driveway zero (0 ft.) feet from the side property line (3 ft. minimum required).

cc: Nicholas DiBlasio
Anthony Costa, Esq.
James Mellett, PE

Donna
3/28/15

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: #152029C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment Fees: 160.00 Project # 9418

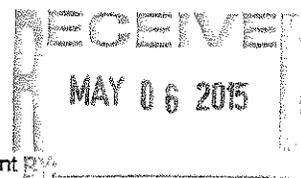
¹ Upon receipt of all fees, documents, plans, etc. Escr. 150.00 Escr. # 9418

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: <u>Nicholas DiBlasio</u>	Name(s): <u>Nicholas DiBlasio</u>
Address: <u>78 Hollyoke Rd</u>	Address: <u>78 Hollyoke Rd</u>
City: <u>Somerdale</u>	City: <u>Somerdale</u>
State, Zip: <u>NJ 08083</u>	State, Zip: <u>NJ 08083</u>
Phone: <u>(609) 820-6331</u> Fax: () -	Phone: <u>(609) 820-6331</u> Fax: () -
Email: <u>ndiblasio29@gmail.com</u>	

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Tam Lapp Construction LLC
Address: 1147 North George St.
Profession: Builder
City: York
State, Zip: PA 17404
Phone: (717) 650-2269 Fax: (206) 888-2994
Email: NEWPOLEBarn@gmail.com

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

7. Location of Property: Residential

Street Address: 78 Hollyokc Rd. Block(s): 9110
Tract Area: _____ Lot(s): 3

8. Land Use:

Existing Land Use: Residential

Proposed Land Use (Describe Application): Construct detached ^{det} garage (25x30').
In Rear yard. Install new driveway around left side of residence
to Access garage (Approx. 1800 sq ft). Install Concrete Floor in
garage. Driveway to have 0' setback on South side (left). Garage to have 3' setback
on West (rear) + 3' setback on South side (left).

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning	GARAGE	Driveway	Fence Application	Proposed
All Applications		Proposed		
Front setback 1	97'	0	Setback from E.O.P.*1	
Front setback 2	-	-	Setback from E.O.P.*2	
Rear setback	3'	28'	Fence type	
Side setback 1	3'	0	Fence height	
Side setback 2	42'	42'	*E.O.P. = Edge Of Pavement.	
Lot frontage	75'	75'	Pool Requirements	
Lot depth	125'	125'	Setback from R.O.W.1	
Lot area	9375 sq ft	9375 sq ft	Setback from R.O.W.2	
Building height	18		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	750		Shed area	
Garage height	18'		Shed height	
Number of garages	2		Setback from R.O.W.1	
(Include attached garage if applicable)			Setback from R.O.W.2	
Number of stories	1		Setback from property line 1	
			Setback from property line 2	

14. Parking and Loading Requirements:

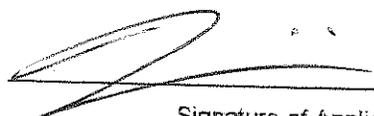
Number of parking spaces required: _____ Number of parking spaces provided: _____
 Number of loading spaces required: _____ Number of loading spaces provided: _____

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

5/6/15

 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).

5/5/15
Date

[Signature]
Signature

Nicholas DiBiasio
Print Name

Sworn and Subscribed to before me this

5 day of May
2015 (Year).

[Signature]
Signature

Eva M Zepp
Print Name

EVA M ZEPP
Notary Public
State of New Jersey
My Commission Expires May 11, 2017

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).

[Signature]
Signature of Applicant

Nicholas DiBiasio
Print Name

No Yes

5/6/15
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 2/3/15, shows and discloses the premises in its entirety, described as Block 9110 Lot 3 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:

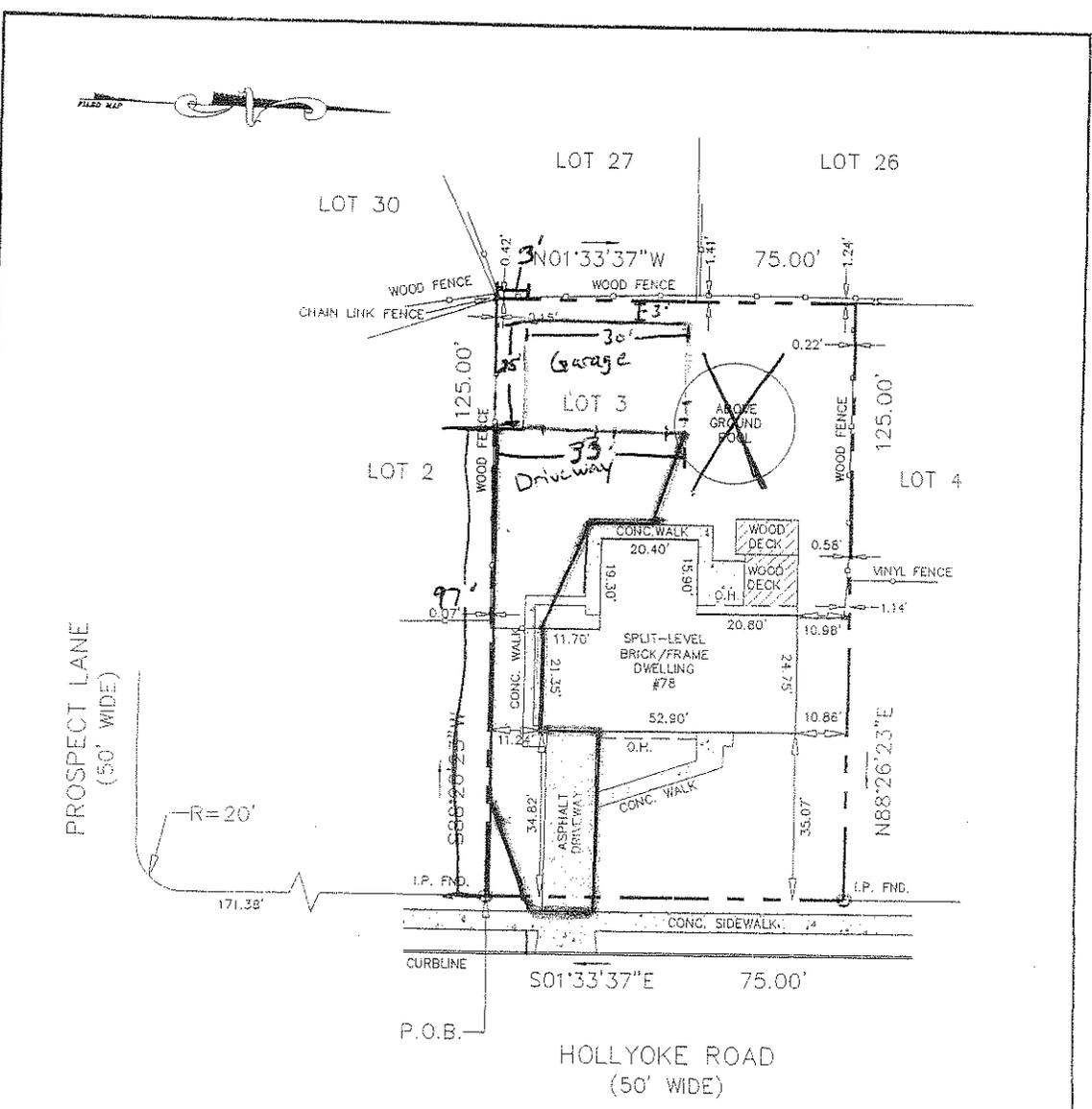
Nicholas DiBiasio of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this 5 day of May
2015 before the following authority.

Nicholas DiBiasio
Name of property owner or applicant

[Signature]
Notary public

EVA M ZEPP
Notary Public
State of New Jersey
My Commission Expires May 11, 2017



To:
 NICHOLAS E. DIBIASIO
 CONNECTION TITLE AGENCY OF NJ, LLC
 STEWART TITLE GUARANTY COMPANY, INC.
 GREENTREE MORTGAGE COMPANY, L.P.;
 its successors and/or assigns, ATIMA

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

NOTES:

- 1) TAX MAP REFERENCE:
 TOWNSHIP OF GLOUCESTER,
 BLOCK 9110, LOT 3
- 2) FILE MAP REFERENCE:
 BEING KNOWN AS LOT 3 IN BLOCK G,
 PLAN K, MAR-DALE MANOR, MADE BY
 ROBERTSON AND JOHNSON, C.E. AND L.S.
- 3) CONTAINING: 9,375 +/- SF.
- 4) THIS SURVEY WAS PREPARED WITHOUT
 THE BENEFIT OF A TITLE REPORT.
- 5) SUBJECT TO SUCH EASEMENTS AND
 RESTRICTIONS THAT MAY BE REVEALED
 BY A TITLE REPORT.
- 6) PLAN DEPICTS CONDITIONS AS OF: 2/3/2015

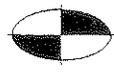
THIS SURVEY WAS PREPARED ONLY FOR THE
 ABOVE NAMED PARTIES FOR PURCHASE AND/
 OR MORTGAGE FOR HEREIN DELINEATED
 PROPERTY BY ABOVE NAMED PURCHASER.
 NO RESPONSIBILITY OR LIABILITY IS
 ASSUMED BY SURVEYOR FOR USE OF SURVEY
 FOR ANY OTHER PURPOSE INCLUDING, BUT
 NOT LIMITED TO USE OF SURVEY FOR SURVEY
 AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY
 OTHER PERSON NOT LISTED HEREIN, EITHER
 DIRECTLY OR INDIRECTLY. SURVEY MAY NOT
 BE USED FOR CONSTRUCTION OR SUBDIVISION
 PURPOSES WITHOUT WRITTEN CONSENT OF
 THIS SURVEYOR.

THIS SURVEY PLAN, FLAGS AND/OR PINS
 SET ARE NOT VALID UNTIL FEE IS PAID IN
 FULL. IF FEE NOT PAID, THIS SURVEY IS
 INVALID. ANY OTHER USE OF THIS PLAN OR
 A COPY OR ALTERATION OF IT NOT SIGNED
 AND SEALED BY THE SURVEYOR WHO
 PREPARED THIS PLAN IS NOT THE
 RESPONSIBILITY OF THE UNDERSIGNED.

SURVEYOR RESERVES THE RIGHT TO REVISE
 THIS SURVEY AT ANY TIME AFTER SUBMISSION
 IF ADDITIONAL PERTINENT INFORMATION IS
 RECEIVED.

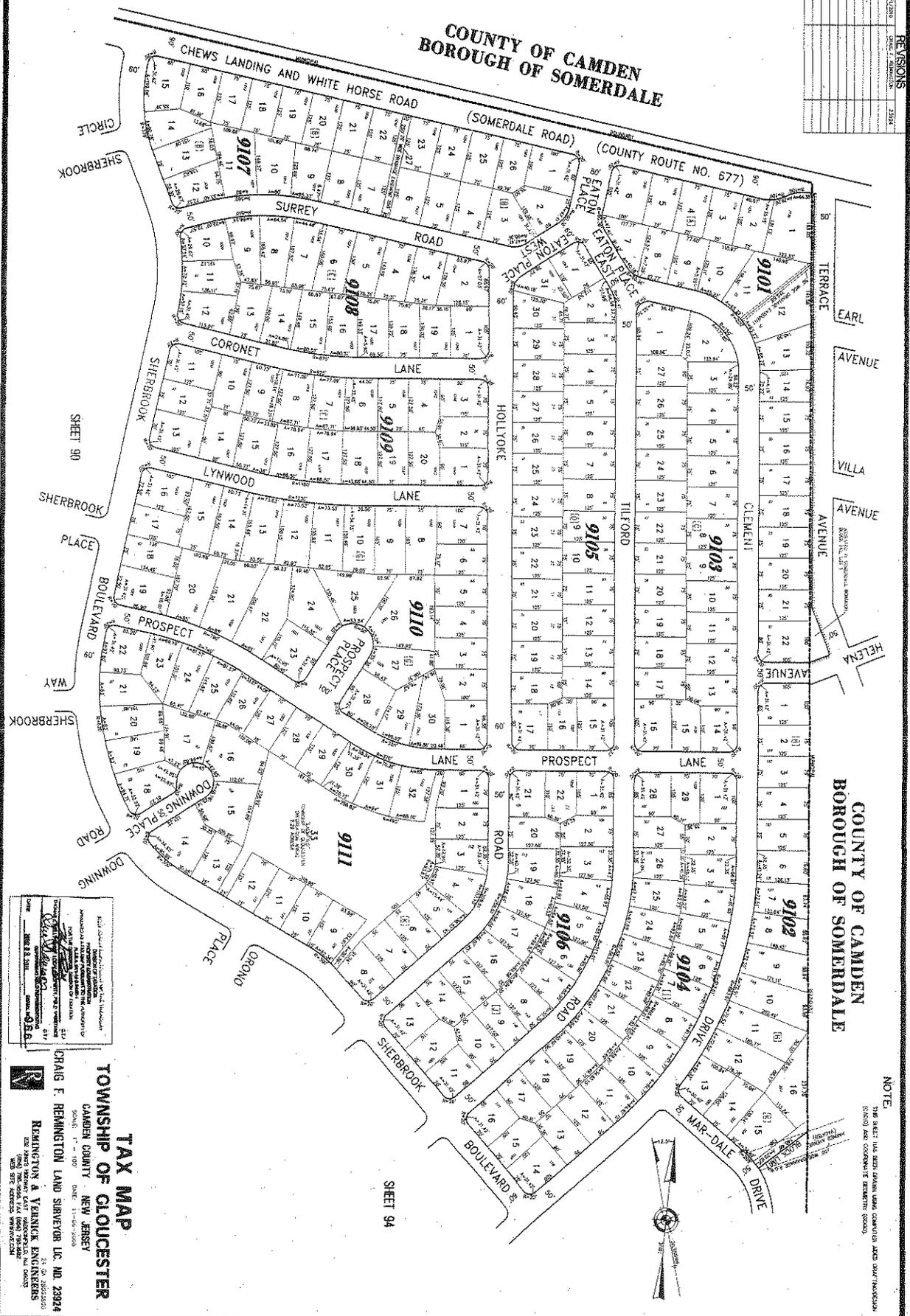
THIS PLAN OF SURVEY IS NOT AN ALTA
 SURVEY.

PLAN OF SURVEY
 OF
BLOCK 9110 LOT 3
 LOCATED IN
 TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY, NEW JERSEY

<p style="text-align: center;"><i>AVI LUZON</i> DATE <i>2/4/15</i></p> <p style="text-align: center;">AVI LUZON PROFESSIONAL LAND SURVEYOR</p>		<p style="text-align: center;">AVI LUZON PROFESSIONAL LAND SURVEYOR</p> <p style="text-align: center;">83 KENSINGTON DRIVE MT. HOLLY, NEW JERSEY 08060 (609) 261-4947</p>						
<p>REVISION/DATE</p>	<p>M.J. LICENSE # 36745</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">DESIGNED:</td> <td style="width: 33%;">DRAWN: CC</td> <td style="width: 33%;">CHECKED: AL</td> </tr> <tr> <td>SCALE: 1"=30'</td> <td>DATE: 02/04/2015</td> <td>DWG. NO.: 15AL1089</td> </tr> </table>	DESIGNED:	DRAWN: CC	CHECKED: AL	SCALE: 1"=30'	DATE: 02/04/2015	DWG. NO.: 15AL1089
DESIGNED:	DRAWN: CC	CHECKED: AL						
SCALE: 1"=30'	DATE: 02/04/2015	DWG. NO.: 15AL1089						

NO.	DATE	REVISIONS
1	11/15/20	ISSUE
2	11/15/20	REVISED
3	11/15/20	REVISED
4	11/15/20	REVISED
5	11/15/20	REVISED
6	11/15/20	REVISED
7	11/15/20	REVISED
8	11/15/20	REVISED
9	11/15/20	REVISED
10	11/15/20	REVISED

**COUNTY OF CAMDEN
BOROUGH OF SOMERDALE**



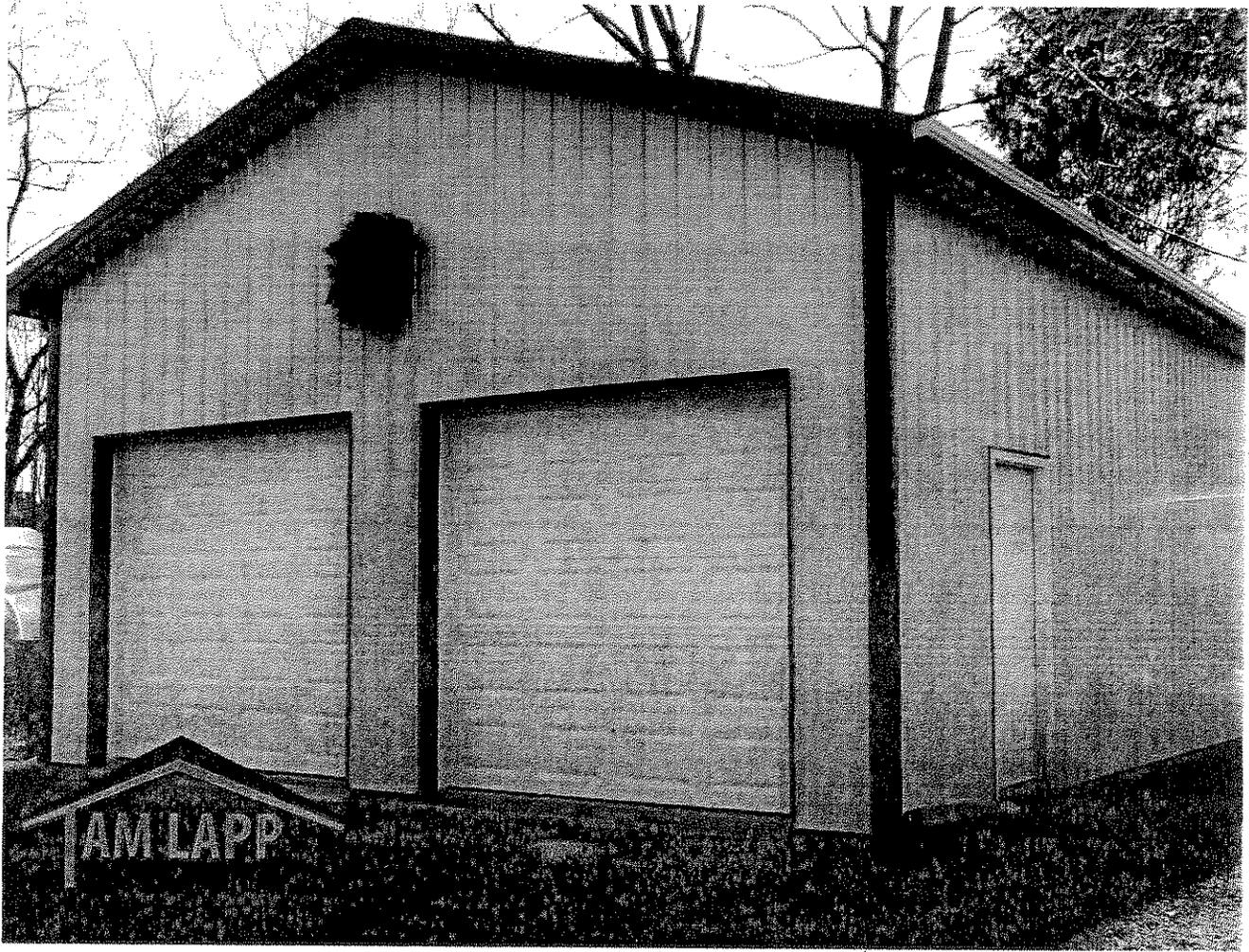
**COUNTY OF CAMDEN
BOROUGH OF SOMERDALE**

NOTE:

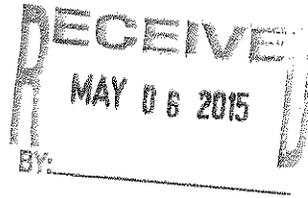
THIS SHEET HAS BEEN DRAWN USING COMPASS AND SURVEYING
INSTRUMENTS AND CONFORMS TO THE REQUIREMENTS OF THE
STATE OF NEW JERSEY.

CRAIG F. REMINGTON, P.E.
 CAMDEN COUNTY, NEW JERSEY
 1000 N. 10TH STREET, SUITE 200
 CAMDEN, NJ 08102
 TEL: 856.971.1111
 FAX: 856.971.1112

TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY, NEW JERSEY
 DATE: 11/15/2020
CRAIG F. REMINGTON LAND SURVEYOR, L.C. NO. 23924
REMINGTON & VEINICK ENGINEERS
 2400 N. 10TH STREET, SUITE 200
 CAMDEN, NJ 08102
 TEL: 856.971.1111
 FAX: 856.971.1112







Township Of Gloucester
1261 Chews Landing -Clementon Rd., at Hider Lane
P. O. Box 8
Blackwood, New Jersey 08012
(856) 228-4000

TAXES PAID CERTIFICATION

***FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE
AND RETURNED WITH COMPLETED APPLICATION**

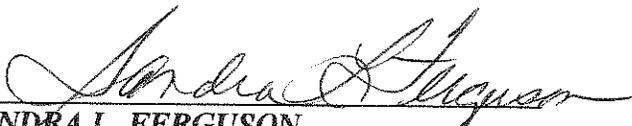
DATE: 5/5/15
APPLICATION#: 152029C
APPLICANT: Nicholas DiBiasio
PROPERTY LOCATION: 78 Hollyoke Rd
BLOCK(S): 9110 LOT(S): 3 QUALIFIER: _____

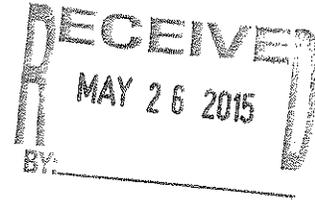
Our records indicate that the above referenced property is current with taxes and there are no outstanding liens.

_____ Our records indicate the above property is delinquent on taxes (see attached).

_____ Our records indicate the above property has liens (see attached).

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


SANDRA L. FERGUSON
GLOUCESTER TWP. TAX COLLECTOR



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

Date: May 26, 2015

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Nicholas DiBiasio

Block: 9110 Lot: 3

Application #: 152029C

Note to applicant:

- 1. This structure will require a designed 1 hr fire-rated rear & side wall & overhang rated from both sides of the walls per IRC 2009 section R-302.*

Thank you,

*Jim Gallagher
Building SubCode Official*

Bmt # 62

(B)

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 7, 2015

APPLICATION No. #152029C

APPLICANT: Nicholas DiBiasio

PROJECT No. 9418

BLOCK(S): 9110 Lot(S): 3

LOCATION: 18 Hollyoke Rd. Somerdale 08083

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 MAY 18, 2015**
 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

RECEIVED
MAY 26 2015
BY: _____

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

Signature

5-13-15 Dldg - This structure will require a design
 1 hr Fire Rated Rear + Side wall + overhang
 Rated from both sides of the walls per
 T.R.C 2009 Section R-302

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 #152030C
 Tina Fort
 3314 High Street
 BLOCK 8708, LOT 7

DATE: May 13, 2015

The Applicant requests approval to install a four (4) foot high vinyl fence within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	9,375 sf	yes
Minimum lot frontage			
High Street	75 ft.	75 ft.	yes
Wilson Avenue	75 ft.	125 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±10.1% ¹	yes
Maximum lot coverage	40%	±19% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
High Street	30 ft.	27.10 ft.	enc
Wilson Avenue	30 ft.	±27 ft.	enc
Side yard	10 ft.	17.10 ft.	yes
Rear yard	30 ft.	±55 ft. ¹	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

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

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a four (4) foot high vinyl fence zero (0) feet from the front property line along Wilson Avenue (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to construct a four (4) foot high vinyl fence zero (0) feet from the front property line along Wilson Avenue (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Tina Fort
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

Denied

Donna 3285 P

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. #152030C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 9432

¹ Upon receipt of all fees, documents, plans, etc. Escr. 150⁰⁰ Escr. # 9432

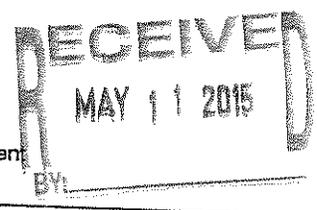
LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Tina Fort</u> Address: <u>3314 High Street</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 217-7946</u> Fax: () - Email: <u>Tina L Fort@yahoo.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Tina Fort</u> Address: <u>3314 High Street</u> City: <u>Blackwood</u> State, Zip: <u>NJ, 08012</u> Phone: <u>(856) 217-7946</u> Fax: () -
--	--

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

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

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



4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
<u>B2</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: Aomega Fence Co.
Address: 2901 ~~Blackwood~~ Rt. 42
Profession: _____
City: Sicklerville
State, Zip: NJ 08081
Phone: (850) 728-3708 Fax: (850) 728-3708
Email: _____

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

7. Location of Property:

Street Address: 3314 High St., Blackwood Block(s): 8708
Tract Area: _____ Lot(s): 7

8. Land Use:

Existing Land Use: _____
Proposed Land Use (Describe Application): Residential property, replacing 6' fence with a 4' fence.

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	0'
Rear setback	_____	Fence type	vinyl
Side setback 1	_____	Fence height	4'
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

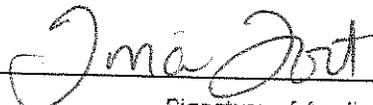
Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

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

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

16. Signature of Applicant



 Signature of Applicant

 5-7-15

 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).

5-7-15
Date

Tina Fort
Signature

Tina Fort
Print Name

Sworn and Subscribed to before me this

7th day of May
2015 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

Tina Fort

Signature of Applicant

Tina Fort

Print Name

5-7-15
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 5-7-15, shows and discloses the premises in its entirety, described as Block 8708 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:

Tina Fort 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 7th day of May
20 15 before the following authority.

Tina Fort

Name of property owner or applicant

Marilyn R. Brabazon
Notary public

Zoning Permit Denial

3314 HIGH ST
Block/Lot 8708/7

Applicant

FORT JOSEPH F & TINA L
3314 HIGH STREET
BLACKWOOD NJ 08012

Real Estate Owner

FORT JOSEPH F & TINA L
3314 HIGH STREET
BLACKWOOD NJ 08012

This is to certify that the above-named applied for a permit to/authorization for
a proposed 4' rear yard vinyl fence.. This application for approval is hereby denied

Zone
R3
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. A Variance approval by the Zoning Board is required prior to issuance of permit. Please make application as soon as possible.

Gloucester Township

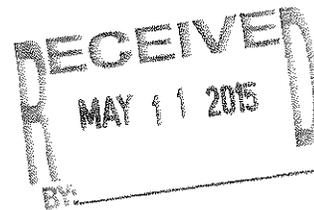
P O Box 8
Blackwood, NJ 08012
(856)228-4000 FAX(856)232-6229



Alisa Ortiz
Zoning Officer
August 5, 2014

Applic No. 8807

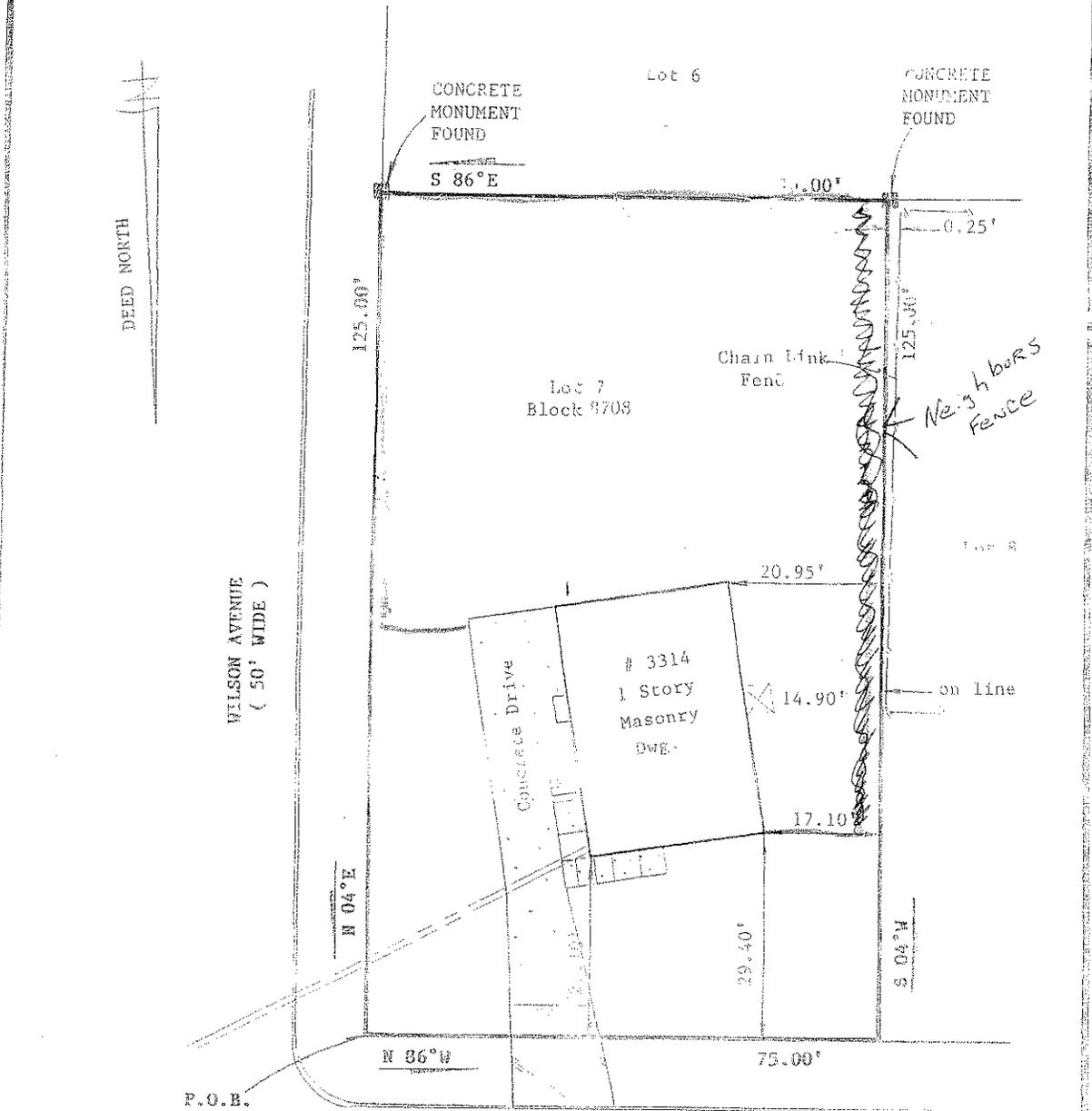
Cut Here



Deliver to...

FORT JOSEPH F & TINA L
3314 HIGH STREET
BLACKWOOD NJ 08012

Being part of Lot 4. Plan of Orchard Dale.
 Being also known as Lot 08 as shown on the Township of Gloucester Tax Map.
 Containing 9,375±S.F.



RECEIVED
 MAY 11 2015
 BY _____

TO: HARRY RITZIUS
 UNITED MORTGAGE CORPORATION, ITS SUCCESSORS
 AND/OR ASSIGNS.
 FEDERATION TITLE AGENCY, INC.

SURVEY OF PREMISE
 # 3314 HIGH STREET
 TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY, NEW JERSEY

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I DECLARE THAT THIS PLAN IS BASED ON A FIELD SURVEY MADE ON 11-22-97 BY ME OR UNDER MY IMMEDIATE SUPERVISION, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH EASEMENTS AND STRUCTURES, IF ANY, BELOW THE SURFACE OF THE LANDS AND NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES FOR THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE, EXCEPT AS PROVIDED HEREIN.

PENNELL LAND SURVEYING
 327 CLEMS RUN
 MULICA HILL, N.J. 08062
 (609 478-4571) FAX (609) 478-0286

Donald C. Pennell 9-25-97
DONALD C. PENNELL DATE
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE #35393

DATE 9-25-97	SCALE 1"=20'	DRAWN T.K.	COMM # 97-905
-----------------	-----------------	---------------	------------------

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

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



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

**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 15, 2015

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

MAY 14 2015

Re: Application #152030C
Tina Fort
3314 High Street, Blackwood, NJ 08012
Block 8708, 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.

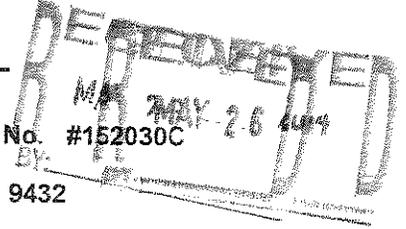
Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: May 11, 2015

APPLICATION No. #152030C

APPLICANT: Tina Fort

PROJECT No. 9432

BLOCK(S): 8708 Lot(S): 7

LOCATION: 3314 High Street, 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 23456 |
| <input type="checkbox"/> | Taxes | <input type="checkbox"/> | Construction | | |

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

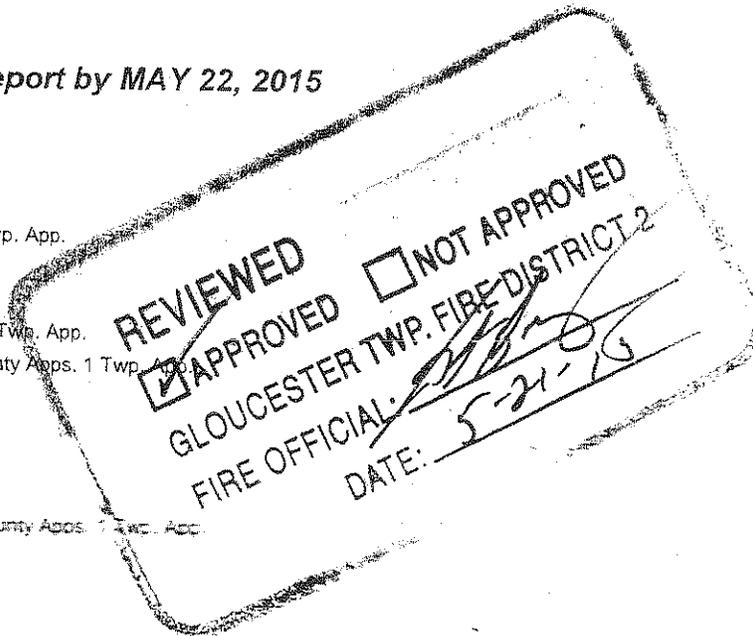
PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by MAY 22, 2015*
 For Your Files.

ENCLOSED:

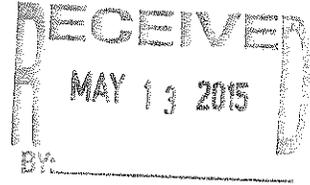
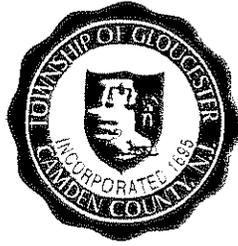
- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision -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



W. J. Connor

 Signature



Township Of Gloucester
1261 Chews Landing -Clementon Rd., at Hider Lane
P. O. Box 8
Blackwood, New Jersey 08012
(856) 228-4000

FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE

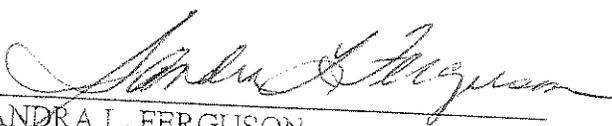
DATE: 5/13/15
APPLICATION#: #152030C
APPLICANT: FORT
PROPERTY LOCATION: 3314 High St.
BLOCK: 8708 LOT: 7

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

Our records indicate the above property is delinquent on taxes (see attached).

Our records indicate the above property has liens (see attached).

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


SANDRA L. FERGUSON
GLOUCESTER TWP. TAX COLLECTOR



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

May 12, 2015

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

Re: Richard Budman/Dream Car Autohaus, LLC
Use Variance & Site Plan Waiver
Block 18403, Lot 22
563 Berlin Cross Keys Road
Gloucester Township, Camden County
Gloucester Application #15202DSPW
Our File No.: GX15014-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. A copy of a Township of Gloucester Zoning Board Transmittal dated April 7, 2015;
- B. A copy of a Township of Gloucester Land Development Application for Use Variance and Site Plan Waiver;
- C. A site sketch prepared by Richard Budman;
- D. A copy of the Township of Gloucester Tax Map Sheet 184;
- E. The Township of Gloucester Land Development Ordinance §817 Submission Checklist;

We have reviewed the application and offer the following comments:

I. Project Description

1. The project site is located on the western side of the Berlin-Cross Keys Road (C.R. 689) between Sicklerville Road (C.R. 705) and Erial-Williamstown Road (C.R. 704).
2. The property contains two structures. A one-story frame office building and a five-bay metal garage with associated site improvements. It is the current site of US Drywall & Painting.
3. The site is known as Block 18403, Lot 22 and is approximately 1.4 acres as per the Township of Gloucester Tax Map.
4. The tract has approximately 183 feet of frontage along the Berlin-Cross Keys Road (C.R. 689).
5. The lot is located within the Highway Commercial (HC) District.
6. The applicant is proposing to utilize the current facility for an indoor used car dealership.

II. Use Variance

1. The property is located within Highway Commercial (HC) District.
2. The Highway Commercial (HC) District is to provide for the development of commercial activities which are oriented for automotive use and traffic and which constitute the main shopping and service areas within the municipality.
3. An auto accessories sales/repair shop is not listed as a permitted use in the zone. Additionally, a used auto sales facility is not listed as an accessory or conditional use in the zone. The applicant is therefore seeking a use variance.
4. The applicant should describe typical operations for the business.
5. The specific amount of autos to be stored or displayed should be specified.
6. The applicant should discuss loading operations, i.e. frequency, types of vehicles which deliver the cars to the site, etc.
7. The applicant should indicate whether automobile maintenance will be performed on site, either for the cars to be sold or the general public.
8. The applicant should indicate if any vehicles will be displayed outside.

9. 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.
10. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.
11. We defer review of conformance with the area yard and bulk requirements of the Ordinance to your office.

III. Site Plan Waiver

1. The applicant is requesting a Site Plan waiver for this project.
2. We have reviewed the submitted sketch and performed a site visit. Since the applicant is not proposing any additional site improvements we do not have an objection to the waiver request. However, the Board may wish to require the following items:
 - a. It appears that the on-site stormwater management basin has not been maintained. This should be reviewed and addressed.
 - b. The driveway access onto Berlin-Cross Keys Road has limited site distance especially looking north. The applicant should coordinate with The Camden County Department of Public Works regarding the trimming or removal of vegetation within the right of way north of the site.
 - c. The applicant should address existing/proposed signage.
 - d. A 24" stop bar at the stop sign should be added at the exit from the site.
3. There appears to be multiple existing uses at the site. The applicant should indicate the specific uses present at the site.
4. The applicant should address parking adequacy of the site. There appears to be 14 existing parking spaces including 1 barrier free stall. According to the Land Development Ordinance the following parking requirements apply to the site:
 - a. Automobile sales require one parking space for each four hundred (400) square feet of showroom area, plus one (1) per employee. In addition, at least one hundred and seventy (170) square feet, exclusive of building or customer parking area, for each vehicle displayed or anticipated for inventory.

Mr. Kenneth D. Lechner, PP, AICP

May 12, 2015

Page 4 of 4

- b. An automobile service bay, if required, requires five spaces per service bay.
5. We defer review of the handicap accessible parking spaces and the barrier free access to the Construction Official.
6. The applicant should indicate if a Survey has been performed for the site.

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

Please contact me if you have any questions or require additional information.

Very truly yours,
Churchill Consulting Engineers

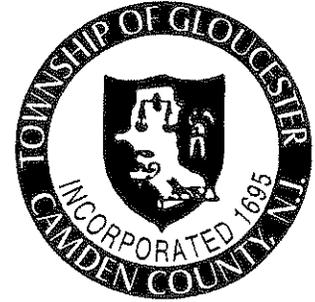


James J. Mellett, P.E.
Project Manager

JJM:tb:jm

- C: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Mr. Richard Budman, Applicant (via email & mail)
Mr. Jeffrey Resnick, Esq. (via email)

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #152020DSPW Escrow #9301**
Richard Budman / Dream Car Autohaus, LLC
BLOCK 18403, LOT 22

DATE: April 22, 2015

The Applicant requests use variance approval for an "Indoor Used Car Dealership" within the HC – Highway Commercial District. The project is located on the west side of Berlin-Cross Keys Road north of Sicklerville Road.

The applicant must address the instant application is substantially different from two previous applications, namely, #83-1-8 and #88-7-2, John Harty described below, which involved the "storage of cars" and "storage of trucks and trailers" and were denied and the doctrine of res judicata does not apply.

Applicant: Richard Budman / Dream Car Autohaus, LLC, 1626 Prince Drive, Cherry Hill, NJ 08003 (telephone #856-520-8821).

Owner: John J. Hackett, 730 Mantua Boulevard, Sewell, NJ 08080 (telephone #609-970-0600).

Attorney: Angel Kuchta, Sherman, Silverstein Kohl, P.A., 308 Harper Drive, Suite 200, Moorestown, NJ 08057 (telephone #856-661-2085)

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 4/07/15.
2. Disclosure Statement.
3. Sketch Plat as prepared by Richard Budman.

II. PROPERTY HISTORY

The Zoning Board of Adjustment has previously considered the following applications at the subject property:

1. #83-1-8, John Harty – Resolution adopted June 09, 1983 – DENIED
 - a. Application for a 37' x 60' garage for the "Storage of Cars."
 - i. It appears this applicant constructed the garage without the required zoning or building permits and subsequently applied for the variance.
2. #88-7-2, John Harty – Resolution adopted November 22, 1988 – DENIED
 - a. Application for a 37' x 60' garage for the "Store trucks and trailers."
 - i. The Board determined application #88-7-2 was substantially consistent with #83-1-8 and applied res judicata.
 1. It appears based on limited research the aforementioned garage was demolished on or about December 28, 1988 (Permit No. GL-1346-88).
3. #992084CDP, John Hackett Resolution adopted July 27, 2000 – APPROVED
 - a. Application for a 5,000 sf building for painting contractor.

III. ZONING REVIEW

ZONE: Indoor Used Car Dealership is not a listed permitted use in the HC – Highway Commercial [§416.B].

Section 416.F, HC – Highway Commercial District

Description	Other Use	Proposed	Complies
Lot size (min.)	1 acre	0.92 acres ¹	enc
Lot frontage (min.)	100 ft.	122.50 ft. ¹	yes
Lot depth (min.)	300 ft.	319.55 ft. ¹	yes
Building coverage (max.)	15%	15.2% ¹	enc
Lot Coverage (max.)	50%	54.3% ¹	enc
Buffer (min.) ²	25 ft.	25 ft. ¹	enc
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	20 ft.	±130 ft. ^{1,2}	yes
Side yard (min.)	10 ft.	±10 ft. ^{1,2} / ±53 ft. ^{1,2}	yes / yes
Rear yard (min.)	25 ft.	±63 ft. ^{1,2}	yes
Building Height (max.)	35 ft.	< 35 ft.	yes
Floor Area Ratio (max.)	0.25	0.152	yes
Parking spaces Garage (1 space/400 sf) Employees (1 space/ employee)	13 spaces n/p	14 spaces	---
Parking Area Setback			
From any Right-of-Way (Driveway)	25 ft.	±100 ft. ^{1,2}	yes
From side property line (min.) - Driveway	15 ft.	±45 ft. ^{1,2}	yes
From side property line (min.) - Driveway	15 ft.	±3 ft. ^{1,2}	enc
From rear property line (min.) - Driveway	15 ft.	±25 ft. ^{1,2}	yes

¹ = Based on site plan for application #992084CDP, John J. Hackett.

² = Scaled data.

enc = Existing non-conformance.

* Variance required.

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

IV. VARIANCE COMMENTS

The Application as submitted requires the following variances from the HC- Highway Commercial District:

§416.B, Permitted Uses

1. Indoor Used Car Dealership is not a listed permitted use in the HC –Highway Commercial District.

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

2. Parking: (14 spaces provided)
 - a. A variance may be required for parking depending on the number of employees.

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

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

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

POSITIVE CRITERIA ("D1" use variance)

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

- a. Uses determined as not "inherently beneficial."
 - i. 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)*).
 1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
 2. 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.
 3. 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 40:55D-70).

Balancing Test (*basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)*).

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

1. Master Plan

- a. Consistency of the proposed Indoor Used Car Dealership use with the criteria of the following Highway Commercial (B-3) land use classification of the master plan.

- i. "The Highway Commercial land use category is for community-sized retail shopping centers usually anchored by a supermarket or discount store. It is proposed to allow more automobile-oriented uses than the B-2 classification, as well as pad sites for fast food restaurants. It would attract more national chains than the B-2 class because of the concentration of retail uses. In addition to the retail sales and services proposed, office buildings and entertainment uses are intended; however, wholesale businesses would be located in the Industrial or Business Park districts as envisioned. A floor area ratio between .25 and .30 would be appropriate for this land use category."

2. Zoning

- a. Consistency of the proposed Indoor Used Car Dealership use with the HC – Highway Commercial District and character of the built environment.

3. Use Variance

- a. The Applicant shall provide testimony addressing the proposed Indoor Used Car Dealership use including but not necessarily limited to the following:

- i. A description of proposed business operations such as number of employees, hours of operation, etc.
- ii. The number of indoor vehicle display spaces.
- iii. The number and location of any outdoor vehicle spaces.
- iv. Type of vehicles for sale such as cars, trucks, motorcycles, boats, trailers, etc.
- v. Type of auto and body repair services conducted on the premises, if applicable.
- vi. Location and measures for trash disposal and recycling including waste oil, anti-freeze, tires, batteries, etc.

- b. The Applicant is advised should the Board approved the instant application a license to sell used motor vehicles is also required from the Township in accordance with Chapter 33, Automobiles, Used or Second Hand of the Township Code.
- 4. Site Plan Waiver:

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

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

VI. 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.*

VII. RECOMMENDATIONS

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

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

Enclosures: Zoning Board of Adjustment Resolution #83-1-8.
Zoning Board of Adjustment Resolution #88-7-2.

cc: Richard Budman
Angel Kuchta, Esq. (w/enclosures).
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

RESOLUTION OF THE ZONING BOARD OF
ADJUSTMENT RE: APPLICATION 83-1-8
JOHN HARTY, BLOCK 18403, LOT 22

WHEREAS, John Harty, has made application to the Zoning Board of Adjustment of the Township of Gloucester, pursuant to N.J.S. 40:55D-70(d) for a Use Variance to erect an oversized garage on the subject premises known as Block 18403, Lot 22, commonly known as 59-A Cross Keys Road, Sicklerville, Gloucester Township, New Jersey and situated in a "C" Residential District (Ch. 83, Art. IV, Sec. 83-11) Code of the Township of Gloucester;

WHEREAS, after due notice and publication, public hearing on said application was held before the Board on May 26, 1983, at which hearing the applicant, John Harty appeared pro se, evidence was adduced and other matters presented and filed; and

WHEREAS, after consideration of the evidence and other matters presented and filed, the Board has made the following findings:

1. John Harty, the applicant, is the owner of the property located at 59-A Cross Keys Road, Sicklerville, Gloucester Township, New Jersey, Block 18403, Lot 22.
2. Applicant seeks permission to build a garage that is 37' x 60' and is 8' high.
3. Applicant built the garage for which he now seeks approval without obtaining proper permits.

4. Applicant stated that his hobby is race cars and he seeks permission to build the garage in order to store race cars.

5. Applicant initially stated he had a half dozen cars and some early convertibles. However, when confronted with the report of the traffic lieutenant he admitted he had 14 cars.

6. Initially the applicant stated that most of the cars were his and that the rest belonged to members of his family. However, when confronted by the Zoning Officer he stated two of the cars belonged to a friend.

7. Many of the cars presently on the property are in various stages of disrepair. The applicant stated he uses 3 cars for parts.

8. It was noted that Spring Hollow development is in close proximity to the subject property.

9. The applicant admitted storing windshields, fenders and other spare car parts in an old garage, 24 x 24, which is presently on the property.

10. Applicant indicated that he fixed and tested race cars on his property.

WHEREAS, the Board has made the following conclusions:

1. The applicant, John Harty, is the owner of the property located on Block 18403, Lot 22, commonly known as 59-A Cross Keys Road, Sicklerville, Gloucester Township, New Jersey situated in the "C" Residential District (Ch. 83, Art. IV. Sec. 83-11) Code of the Township of Gloucester.

2. Applicant's erection of a garage 37' x 60' x 8' in the C residential district is not a permitted use. Accordingly the grant of a Use Variance as requested is required.

3. The subject property is located in proximity to the residential development of Spring Hollow.

4. The applicant presently has 14 cars on the property. Many of the cars are in various stages of disrepair. The cars belong to the applicant, other members of his family and outside third persons. The applicant in addition to storing the cars stores various spare parts for the cars on the property. The applicant test race cars on the property.

5. The applicant's present use of the property with respect to the storage, testing and repair of cars is not complementary or conducive to the neighborhood. The storage of car parts and numerous vehicles in disrepair is unsightly. The number of cars being stored and repaired at the present time is extensive. Indeed it is similar to that which the applicant would be storing or repairing if engaged in the business of part time repair and storage. This activity is not permitted and would not be complementary to the neighborhood.

6. Granting the applicant the requested variance would allow the applicant to continue these activities. This would be a detriment to the public good and would substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

NOW THEREFORE, BE IT RESOLVED by the Zoning Board of Adjustment of the Township of Gloucester, that the application of John Harty, for the grant of a use variance for the proposed garage as presented on the plan before the Board is hereby denied.


ROBERT BROWN, Chairperson

ROLL CALL VOTE:

Those in Favor:

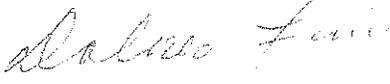
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Those Opposed :

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CERTIFICATION

I HEREBY CERTIFY that the following is a true and correct copy.


Dolores Fini
Secretary Zoning Board of Adjustment

Adopted

June 9, 1983

RESOLUTION OF THE ZONING BOARD OF ADJUSTMENT
RE: APPLICATION 88-7-2, JOHN J. HARTY,
BLOCK 18403, LOT 22

WHEREAS, John Harty, has made application to the Zoning Board of Adjustment of the Township of Gloucester pursuant to N.J.S.A. 40:55D-70(d) for a use variance and pursuant to N.J.S.A. 40:55D-70(c) for attendant bulk variances to allow the continued existence of an oversized garage situated on the subject site located at Block 18403, Lot 22, which property is commonly known as Box 59A Cross Keys Road, Sicklerville, New Jersey and situated in the R-3 Zone; and

WHEREAS, after certification of the non-payment of taxes by the Tax Collector and due notice and publication, public hearing on said application was held before the Board on November 10, 1988, at which time the applicant was represented by A. Robert Gloeser, Esquire, evidence was adduced and other matters were presented and filed; and

WHEREAS, after consideration of the evidence and other matters presented and filed the Board made the following findings:

1. The applicant, John J. Harty, resides at the subject site located at Block 18403, Lot 22, which property is located at Box 59A Cross Keys Road, Sicklerville, New Jersey and situated in the R-3 Zone.

2. The applicant erected a garage on the subject site that is 37' x 60' and 8 foot high.

3. The applicant previously applied to the Zoning Board of Adjustment for a use variance for the same garage. That application was heard before the Board on May 26, 1983. At that time the applicant sought a use variance to permit the garage on the subject premises. He stated that the purpose for the garage at that time was for the storage of cars. After a

full hearing on the matter the Board denied the applicant's request for a use variance. The Board embodied its findings, conclusions and decisions in a written resolution which it hereby adopts by reference as if fully set forth herein.

4. The applicant is seeking a use variance for the exact same structure for which the Board previously denied a use variance. The only difference in the present application is that the applicant instead of proposing to store cars in the garage now proposes to store trucks and trailers. Moreover the storage of trucks and trailers would involve greasing and other maintenance activities on the vehicles such as changing of brakes, tires and washing.

WHEREAS, the Board made the following conclusions:

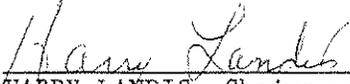
1. The applicant's erection of the garage is not a permitted use. Accordingly the grant of a use variance as requested is required.

2. The applicant appeared before the Board seeking a use variance for the same structure on May 26, 1983. At that time there was a complete hearing and an adjudication on the merits of the applicant's request. The application presently before the Board is essentially the same application that was before the Board in May of 1983. The only difference is that the applicant instead of proposing the store cars in the garage is now proposing to store trucks and tractor trailers which would be a more intense use than originally proposed.

3. The Board concluded that the prior application and the current application involve the same parties. That the prior application was determined through an adjudication on the merits. That the application

presently before the Board is substantially similar to the application heard before the Board in May of 1983. Consequently the Board determined that the current application must be denied under the principles of res judicata since it is essentially the same application that was heard and ruled upon by the Board in May of 1983.

NOW THEREFORE, BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester that the application of John J. Harty for a use variance for the proposed garage as set forth on the plans presented, the application submitted and the testimony before the Board is hereby denied on the basis of res judicata.



HARRY LANDIS, Chairperson.

ROLL CALL VOTE

Those In Favor:

6

Those Opposed :

1

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of
a Resolution adopted by the Zoning Board of Adjustment at a meeting held on
the 22 day of November, 1988.



DELORES FINI, Secretary

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date¹: _____ Application No.: #15202025FW Taxes Paid Yes/No _____ (Initial)
 Fees \$410⁰⁰ Project # 9301
 Planning Board Zoning Board of Adjustment
 Escr. \$1950⁰⁰ Escr. # 9301

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Richard Budman / DreamCar-owners, LLC</u> Address: <u>1126 France Drive</u> City: <u>Cherry Hill</u> State, Zip: <u>NJ 08003</u> <i>Call 215-620-3030</i> Phone: <u>(856) 857-0134</u> Fax: () - Email: <u>richard@dreamcarowners.com</u>	2. Owner(s) (List all Owners) Name(s): <u>John J. Hackett</u> Address: <u>730 Mantua Blvd</u> City: <u>SEWELL</u> State, Zip: <u>N.J. 08080</u> Phone: <u>(609) 970-0600</u> Fax: () -
---	---

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

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

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	<u>HC</u>	PR	BW-RD	SCR-HC Overlay
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>Jeffrey P Resnick</u> Address: <u>308 Harper Drive Suite 200</u> City: <u>Moorestown</u>	Firm: <u>SHERMAN SILVERSTEIN KOHL P.A.</u> State, Zip: <u>NEW JERSEY 08057</u> Phone: <u>(856) 661-2085</u> Fax: <u>(856) 488-4744</u> Email: <u>Jresnick@sherman-silverstein.com</u>
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6. Name of Persons Preparing Plans and Reports:

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: (____) ____ - ____ Fax: (____) ____ - ____

Email: _____

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: (____) ____ - ____ Fax: (____) ____ - ____

Email: _____

7. Location of Property:

Street Address: 5143 BERLIN CROSS KEYS ROAD Block(s): 18403

Tract Area: _____ Lot(s): 22

8. Land Use:

Existing Land Use: _____

Proposed Land Use (Describe Application): INDOOR USED CAR DEALERSHIP

9. Property:

Number of Existing Lots: _____

Number of Proposed Lots: _____

Proposed Form of Ownership:

Fee Simple Cooperative

Condominium Rental

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

Are there *proposed* deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

14. Parking and Loading Requirements:

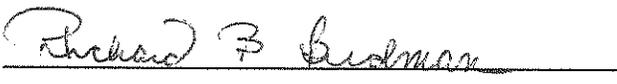
Number of parking spaces required: 2 Number of parking spaces provided: 8
 Number of loading spaces required: 1 Number of loading spaces provided: 3

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	<u>3-25-15</u> _____ Date
_____ Signature of Co-applicant	_____ Date

17. Consent of Owner(s):

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

Signature

Print Name

Date

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

Richard B Budman

Signature of Applicant

3-25-15
Date

Richard B Budman

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 3-25-15, shows and discloses the premises in its entirety, described as Block 18403 Lot 72; 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 2 day of April,

20 15 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.

Richard B Budman 4-2-15
Name of property owner or applicant

Marilyn R Brabazon
Notary public



"Where Every Car is a Dream Car"

Disclosure statement attachment:

Dream Car Autohaus, LLC is a Florida LLC formed January 1st 2011. Below is the name of the individual partners (s) owning 10% or more:

Richard B Budman, 1626 Prince Drive Cherry Hill NJ 08003

Prepared By:

Richard B Bulman

Lease Fence

Cheedy Hill NJ 08003

856-857-0134

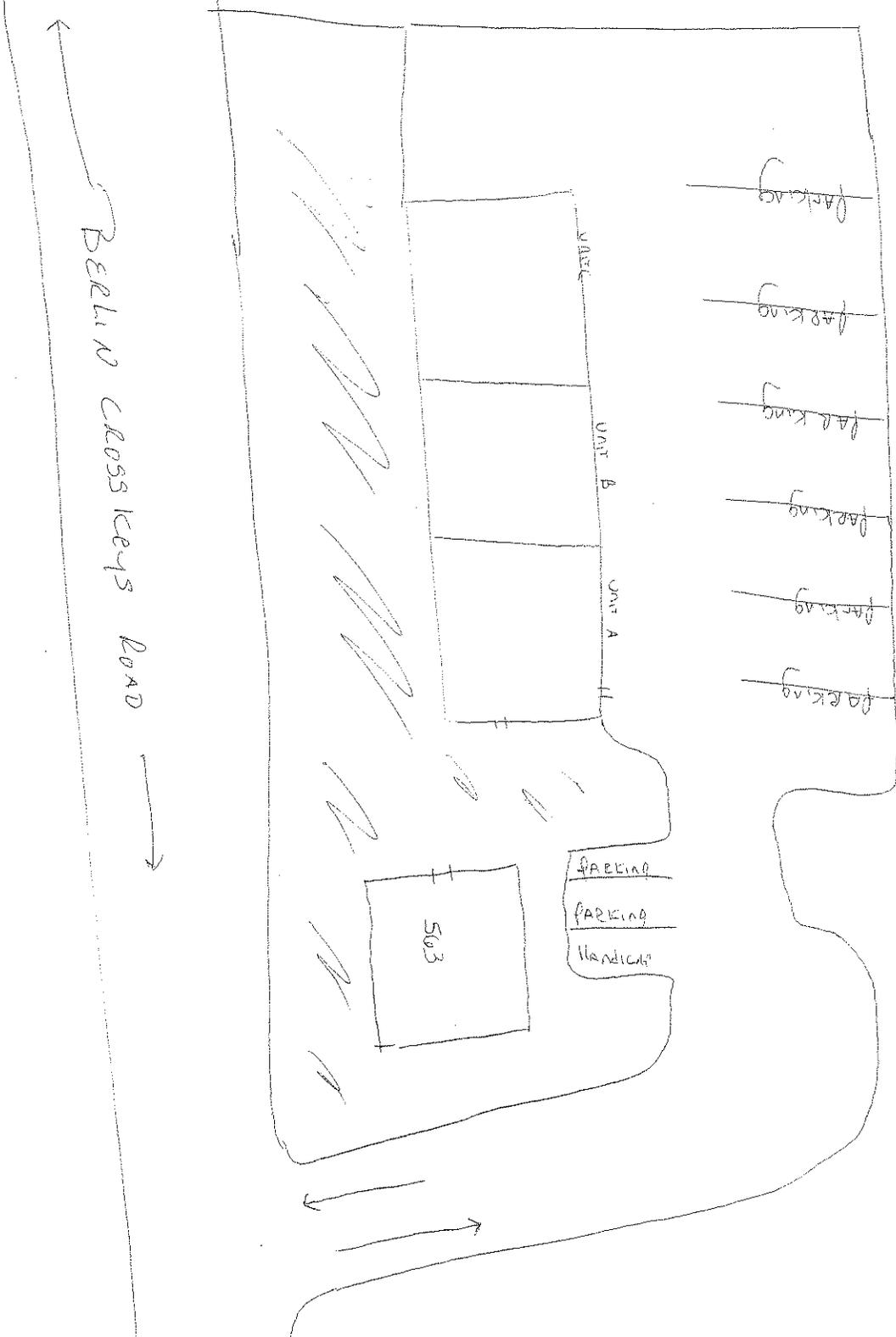
Richard Bulman

APPLICATION #

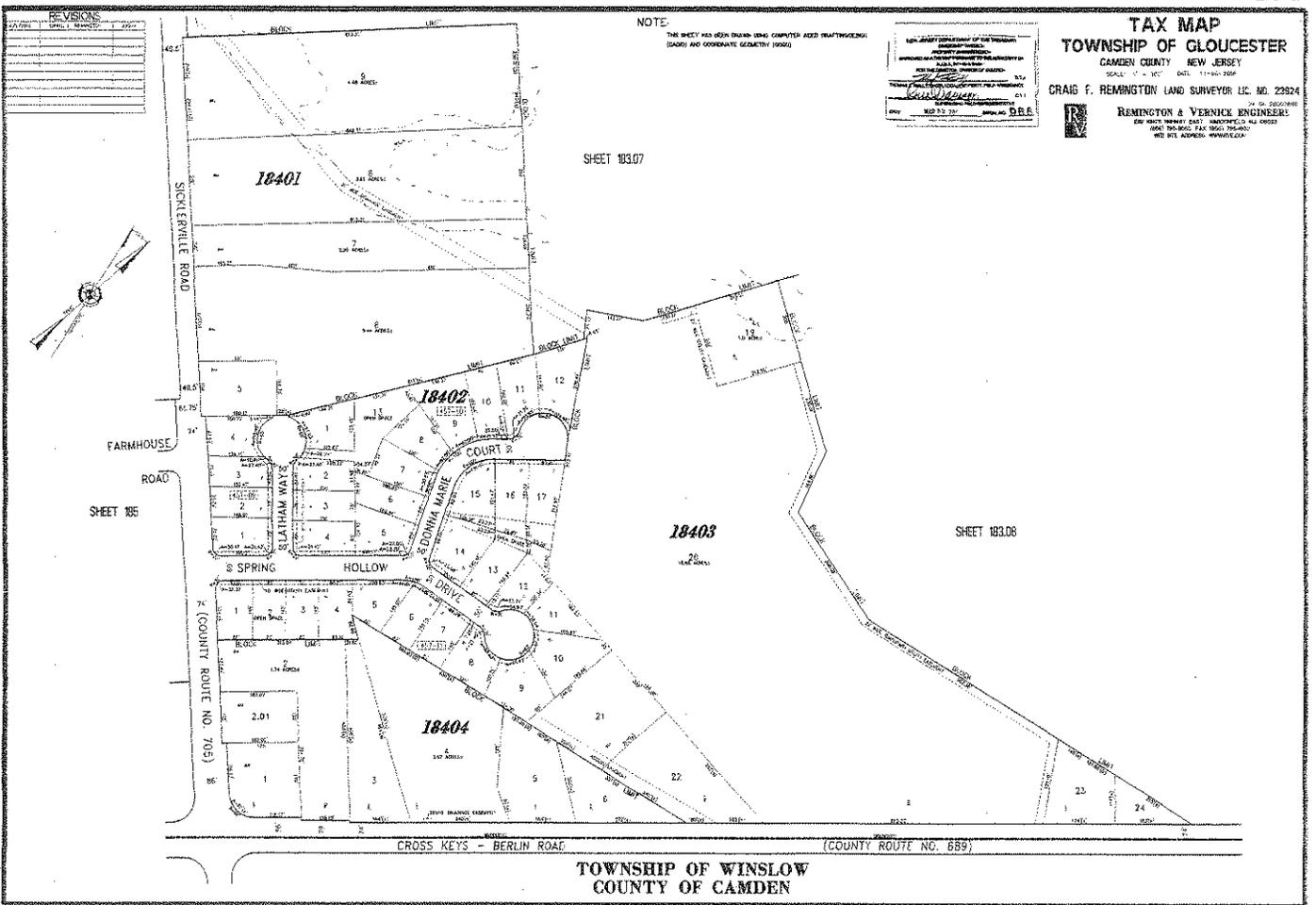


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S03 BELLING CROSS KEYS
SICLEMILLE NJ 08081



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

Submission Item No. and Description	Minor	Preliminary	Final	Variance	Waiver	Submitted
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	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
9. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519).	X	X	X	X				<input type="checkbox"/>	<input type="checkbox"/>
10. Four (4) copies of any additional reports.	X	X	X	X				<input type="checkbox"/>	<input type="checkbox"/>
11. Twelve (12) copies of the development plan including.	X	X	X	X	X	X	X	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Clearly and legibly drawn plan in accordance with §802.K	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Plan titled appropriately as follows:									
13. [a] "Minor Site Plan for (Name of Development) "	X							<input type="checkbox"/>	<input type="checkbox"/>
14. [b] "Minor Subdivision Plat for (Name Development) "		X						<input type="checkbox"/>	<input type="checkbox"/>
15. [c] "Preliminary Site Plan for (Name of Development) "			X					<input type="checkbox"/>	<input type="checkbox"/>
16. [d] "Preliminary Plat for (Name of Development) "				X				<input type="checkbox"/>	<input type="checkbox"/>

Submission Item No. and Description	Minor		Preliminary		Final		Variance	Waiver Requested	Submitted
	Site Plan	Sub-division	Site Plan	Sub-division	Site Plan	Sub-division			
17. [e] "Final Site Plan for (Name of Development)"					X			<input type="checkbox"/>	<input type="checkbox"/>
18. [f] "Final Subdivision Plat for (Name of Development)"						X		<input type="checkbox"/>	<input type="checkbox"/>
19. Plats shall be presented on sheets of one of the following dimensions: 30"x48", 30"x42", 24"x36", 15"x21" or 8 1/2"x13".	X	X	X	X	X	X	X	<input type="checkbox"/>	<input type="checkbox"/>
20. If more than one sheet is required to show the entire development, a separate composite map shall be drawn showing the entire development on the sheets of which various sections are shown, and each detail sheet shall include a key map showing its relation to the whole tract.			X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>
21. The plan shall consist of as many separate maps as are necessary to properly evaluate the development and the proposed work.	X	X	X	X	X	X	X	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date within six (6) months of the date of submission.		X				X		<input type="checkbox"/>	<input type="checkbox"/>
23. Title block containing block and lot number for the tract and the name of the Township.	X	X	X	X	X	X		<input type="checkbox"/>	<input type="checkbox"/>



RECEIVED
APR 02 2015
BY: INCOMPLETE

Township Of Gloucester
1261 Chews Landing -Clementon Rd., at Hider Lane
P. O. Box 8
Blackwood, New Jersey 08012
(856) 228-4000

RECEIVED
APR 07 2015
BY:

TAXES PAID CERTIFICATION

***FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE
AND RETURNED WITH COMPLETED APPLICATION**

DATE: 3-23-2015

APPLICATION#: _____

APPLICANT: DREAM CAR AUTOMOBILES, LLC

PROPERTY LOCATION: 563 Berlin Cross Keys Road Sickleville

BLOCK(S): 18403 LOT(S): 22 QUALIFIER: _____

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

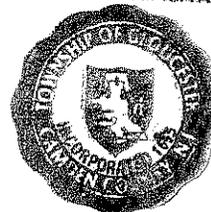
_____ Our records indicate the above property is delinquent on taxes (see attached).

_____ Our records indicate the above property has liens (see attached).

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


SANDRA L. FERGUSON
GLOUCESTER TWP. TAX COLLECTOR

OFFICIAL VERIFICATION



Tax Collector
Gloucester Township
Camden County

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 7, 2015

APPLICATION No. #152020DSPW

APPLICANT: Richard Budman/Dream Car Autohaus, LLC

PROJECT No. #9301

BLOCK(S): 18403 Lot(S): 22

LOCATION: *563 Berlin Cross Keys Rd.*

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 – Use “D” Variance & Site Plan Waiver
- Revision to Prior Application

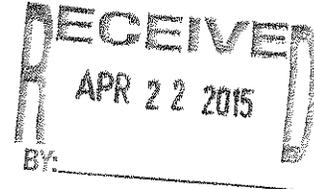
PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by April 17, 2015**
- For Your Files.

ENCLOSED:

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

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



No ISSUES.

[Signature]
Assess *4/16/15*

Signature

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668
April 9, 2015

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

9/10/15

Re: Application #152020DSPW
Richard Budman/Dream Car Autohaus, LLC
563 Berlin-Cross Keys Road, Sicklerville, NJ 08081
Block 18403, Lot 22

Gentlemen:

In response to your letter regarding the above application, a Form "F" Application is required.

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

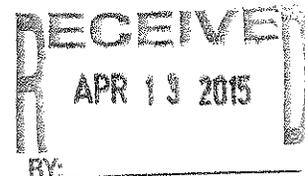
Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "R. Carr", with a long horizontal flourish extending to the right.

Raymond J. Carr
Executive Director

RJC:mh





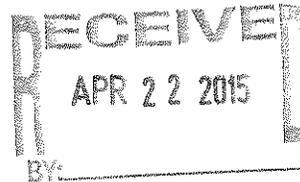
*Township Of Gloucester
Construction Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3500
Fax (856) 232-6229*

Date: April 20, 2015

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review



Applicant: Richard Budman/Dream Car Autohaus, LLC

Block: 18403 Lot: 22

Application #: 152020DSPW

Comments: Building review-

- 1. Is there an actual site plan or survey of this property? It would help me to determine code compliance.*

Thank you,

*Jim Gallagher
Building SubCode Official*

Bm# 64

(B)

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 7, 2015

APPLICATION No. #152020DSPW

APPLICANT: Richard Budman/Dream Car Autohaus, LLC

PROJECT No. #9301

BLOCK(S): 18403

Lot(S): 22

LOCATION:

563 Berlin Cross Keys Rd.

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application – Use “D” Variance & Site Plan Waiver
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by April 17, 2015**
- For Your Files.

ENCLOSED:

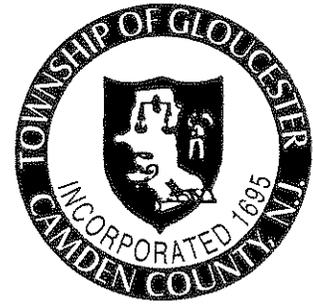
- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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

4-15-15 JTG Bldg - Is there an actual Site Plan or Survey of this property? It would help me to determine code compliance. Please type for Ken

Signature

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #142050BD**^a
1840 P. Cheeseman Road, LLC
BLOCK 14003, LOTS 13, 13X, 14, 15 & 23

DATE: June 3, 2015

The Applicant requests a use variance for a "Sober Living Residential Community comprised of approximately 340 residential townhouse units and/or apartments and related facilities" within the IN – Institutional District.

Applicant: 1840 P. Cheeseman Road, LLC, 2701 Renaissance Boulevard, 4th Floor, King of Prussia, PA 19406.

Owner: The Diocese of Camden, 6312 Market Street, Camden, NJ 08102.

Engineer: Right Angle Engineering, LLC, 700 South Henderson Road, Suite 202, King of Prussia, PA 19406 (telephone #610-337-5569).

Traffic Engineer: David H. Horner, PE, Horner & Canter Associates, 105 Atsion Road, Suite F, Medford, NJ 08055 (telephone#609-654-4104).

Attorney: Edmund Campbell, Esq., Campbell Rocco Law, LLC, 2701 Renaissance Boulevard, 4th Floor, King of Prussia, PA 19406 (telephone #610-992-5885).

I. INFORMATION SUBMITTED

New Information

1. Township of Gloucester Land Development Application dated 11/21/14, last revised 5/19/15.
 - a. Campbell Rocco Law, LLC Amendment Letter dated 5/19/15.
2. Traffic Impact Statement, as prepared by David H. Horner, PE, Horner & Canter Associates dated 5/08/15.
3. Overall Site Plan, as prepared by Right Angle Engineering comprising one (1) sheet dated 4/08/15.

Previous Information (Interpretation/Sober Living Community)

4. Campbell Rocco Law, LLC Interpretation Letter dated 11/21/14.
5. Township of Gloucester Land Development Application dated 11/21/14.
 - a. Diocese of Camden, New Jersey Resolution for Owner's Consent dated 11/18/14.
 - b. Corporate Disclosure Statement.
 - c. Recovery Centers of America Statement of Proposed Use dated 11/21/14.
6. Campbell Rocco Law, LLC Interpretation/Use Variance Letter dated 11/17/14.
7. Freeman & Mintz, P.A., Rehabilitation Centers of America Letter dated 10/21/14.
8. Minor Subdivision and Lot Consolidation Plan (reduced copy), as prepared by Land Dimensions Engineering comprising one (1) sheet dated 4/09/14.

II. ZONING REVIEW

1. A Residential Substance Abuse Treatment Facility is a permitted use in the IN - Institutional District as approved by Zoning Board of Adjustment resolution #142050BD adopted March 11, 2015.
2. The "Proposed In-Patient Recovery" is not a listed permitted use in the IN-Institutional District [§419.B].
3. The proposed "Outpatient AA/NA" is not a listed permitted use in the IN-Institutional District [§419.B].

ZONE: IN – Institutional District [§419].

Description	Other Use	Proposed	Complies
Proposed In-Patient Recovery			
Lot size (min.)	5 acres	±26.67 acres	yes
Lot frontage (min.)	400 ft.	±1,299.24 ft.	yes
Lot width (min.)	400 ft.	±1,299.24 ft.	yes
Lot depth (min.)	400 ft.	921.86 ft.	yes
Tract Perimeter Setback (min.)	75 ft.	n/p	---
Front yard (min.)			
In-Patient Recovery	75 ft.	±60 ft. ¹	no ¹
Outpatient AA/NA	75 ft.	±50 ft. ¹	no ¹
Side yard (min.)	10 ft.	≥ 10 ft.	yes
Rear yard (min.)	10 ft.	≥ 10 ft.	yes
Building coverage (max.)	20%	n/p	---
Lot Coverage (max.)	55%	n/p	---
Building height (min.)	4 stories or 60 ft., whichever is less	n/p	---

¹ = Scaled data.

n/p = Not provided.

Description	Other Use	Proposed	Complies
Sober Living Residential Community			
Lot size (min.)	5 acres	±113.43 acres	yes
Lot frontage (min.)	400 ft.	±2,462.68 ft.	yes
Lot width (min.)	400 ft.	±3,130.00 ft.	yes
Lot depth (min.)	400 ft.	±1,055 ft.	yes
Tract Perimeter Setback (min.)	75 ft.	±40 ft.^{1,2}	no*
Front yard (min.)	75 ft.	±140 ft. ¹	yes
Side yard (min.)	10 ft.	±140 ft. / ±90 ft.	yes / yes
Rear yard (min.)	10 ft.	±610 ft.	yes
Building coverage (max.)	20%	8.46%	yes
Lot Coverage (max.)	55%	23.8%	yes
Building height (min.)	4 stories or 60 ft., whoever is less	35 ft	yes

¹ = Scaled data.

² = Applies to south driveway along pool perimeter.

* = Variance required

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

III. APPLICATION SUBMISSION CHECKLIST

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

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

It's not recommended to waive underlined comments

1. Name, address, telephone number, signature and seal of the plat preparer. [Checklist #25].
 - a. The plan must be signed and sealed.
2. Existing signs including the location, size, and height [Checklist #43].
3. 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].
4. All side, rear, and front setback lines with dimensions. [Checklist #53].
 - a. The Overall Site Plan must be revised to depict the correct bulk and setback requirements for the "Other Use" classification, which is applied to uses other than listed in the ordinance zoning table.

IV. VARIANCE COMMENTS

The proposed project requires the following variances:

§419.D, Area, Yard, Height and Building Coverage (Other Use)

1. In-Patient Recovery
 - a. Front yard: (±60 ft. provided v. 75 ft. minimum required)
2. Outpatient AA/NA
 - a. Front yard: (±50 ft. provided v. 75 ft. minimum required).
3. Sober-Living Community
 - a. Tract Perimeter: (±40 ft. provided v. 75 ft. minimum required).

"D1" TYPE VARIANCES

4. In-patient Recovery is not a listed permitted use in the IN-Institutional District.
 - a. The proposed eight "In-Patient Recovery" buildings were not part of the application for the interpretation for a Residential Substance Abuse Treatment Facility and no plan was provided depicting this proposed land use in the initial application.
 - b. The Zoning Board of Adjustment Resolution #142050BD adopted March 11, 2015 indicates the Residential Treatment Center is within the existing St. Pius X Retreat House "similar to a hospital."
 - i. The Gloucester Township Land Development Ordinance provides the following definition for hospital.

"A public institution providing public health services primarily for inpatient medical or surgical care of the sick or injured and including related facilities, such as laboratories, out-patient department, training facilities, central service facilities and staff offices which are an integral part of the facility."
5. A sober living residential community is not a listed permitted use in the IN-Institutional District.
 - a. The Zoning Board of Adjustment Resolution #142050BD adopted March 11, 2015 confirms the proposed sober living community is not a permitted use and a use variance is 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 required 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 variance)

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

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)).
 - a. Uses determined as not "inherently beneficial."
 - i. 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)*).
 1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
 2. 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.
 3. 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 40:55D-70).

9. The Applicant must address and the Board carefully consider the negative criteria for the instant application to determine if granting the variance would be a de facto rezoning.
 - a. If the Board so finds that this is the case, the proposed application must be administered as a rezoning in accordance with §812. Request for Zone Change within the Land Development Ordinance.

Balancing Test (*basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)*).

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

ZONING HISTORY AND MASTER PLAN CLASSIFICATION

1. The following table provides a history of the zoning districts that are applicable to the property-in-question.

YEAR	ZONING DISTRICT
June 17, 1957	Industry
April 07, 1961	Industry
August 25, 1967	Industry
June 01, 1969	B – Residential (1 acre)
January 1978	INS - Institutional
August 1984 – April 1995	INS – Institutional / LI – Light Industry
September 1999 - present	I - Institutional

2. The following is a description of the Public/Quasi Public (P) Land Use Classification with the Master Plan, adopted June 29, 1999 applicable to the property-in-question.

“Governmental, educational, religious, fraternal, and other institutional uses are included in the Public and Quasi-Public land use category. Religious and fraternal uses on one acre or less lots have been included in the surrounding land use, rather than being mapped individually. All of these uses are mapped on the Community Facilities Plan. This category does not include land proposed for parks or conservation purposes. These are included in the following two land use categories.”

V. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

1. IN-PATIENT RECOVERY

a. Master Plan

- i. Consistency of the proposed eight In-Patient Recovery buildings with the criteria of the aforementioned P – Public and Quasi Public land use classification of the master plan.

b. Zoning

- i. Consistency of the proposed In-Patient Recovery buildings with the specific intent of the IN - Institutional Zoning District.

c. General Planning

- i. The Applicant should provide testimony to address the operation of the proposed In-Patient Recovery buildings and their relationship to the previously approved Residential Substance Abuse Treatment Facility within the existing St. Pius X Retreat House.
- ii. The Applicant should provide building elevations and floor plans of the proposed buildings.
 1. The Board should consider and the applicant address building materials, colors, streetscape elements, and other features of planned development.

2. OUTPATIENT AA/NA

- a. Master Plan
 - i. Consistency of the proposed Outpatient AA/NA building with the criteria of the aforementioned P – Public and Quasi Public land use classification of the master plan.
- b. Zoning
 - i. Consistency of the proposed Outpatient AA/NA building with the specific intent of the IN - Institutional Zoning District.
- c. General Planning
 - i. The Applicant should provide testimony to address the operation of the proposed Outpatient AA/NA buildings and their relationship to the previously approved Residential Substance Abuse Treatment Facility within the existing St. Pius X Retreat House.
 - ii. The Applicant should provide building elevations and floor plans of the proposed buildings.
 - iii. The Board should consider and the applicant address building materials, colors, streetscape elements, and other features of planned development.

3. SOBER LIVING RESIDENTIAL COMMUNITY

- a. Master Plan
 - i. Consistency of the proposed 340 residential units with the criteria of the aforementioned P – Public and Quasi Public land use classification of the master plan.
- b. Zoning
 - i. Consistency of the proposed 340 residential units with the specific intent of the IN - Institutional Zoning District.
- c. Density
 - i. Consistency of the proposed 2.99 du/ac density with the character of the built environment.
 - 1. While the density for the overall property is 2.99 du/ac the density for the upland area is 6.67 du/ac
 - a.) Approximately ±64 ac, more than half of the property, is impacted by freshwater wetlands and transition areas characterizing a quaggy sylvan setting that is ±800 feet extent from Peter Cheeseman Road and distinctly apart from the area proposed for development.
 - b.) The remaining upland ±51 acres along the frontage of Peter Cheeseman Road would have a 6.67 du/ac density.
- d. De-facto Zoning
 - i. The following project attributes may be considered as establishing a de facto rezoning of the subject property, which is not in the Board's jurisdiction.
 - 1. Proposal to develop 113.43 acres within the IN-Institutional District for a residential townhouse and/or apartment land use.
 - 2. A High density of 6.67 du/ac within the upland.

e. General Planning

- i. In consideration of the size of the property there appears to be no extraordinary situation to allow more than six (6) units per building or proposed distances between buildings, which are inconsistent with the RA – Residential Attached standards for such a prosaic site layout.

RA – Residential Attached District

Description	Required	Proposed	Complies
Sober Living Residential Community			
Distance from the front of any building to any other building (min.)	100 ft.	±60 acres	no
Distance from the side of any building to any other building (min.)	40 ft.	±20 ft.	no
Distance from the front of any building to any other building (min.)	80 ft.	±65 ft.	no

f. General Planning

- i. The instant application may be considered as a planned development, as per §512.D, Planned Development of the Land Development Ordinance.

- 1. The Applicant should provide and the Board consider a comprehensive urban design concept plan that would address the performance and design standards as per §512.D, Planned Development, as follows:

§512.D, Planned Development

PLANNED DEVELOPMENTS. The following performance and design standards shall be used in the creation of planned developments:

1. The planned development shall be developed by a single entity and shall include all contiguous or non-contiguous lands of the developer. The planned development shall integrate all lands, buildings and related community facilities, infrastructure, roads, transportation and open space in an architecturally complete package.
2. A comprehensive urban design concept plan shall be prepared for the entire planned development before any plan is prepared for any section. This urban design plan shall include the location of streets, utilities, services, building sites, described in site plans, floor plans, building elevations, site sections, and other graphic representations, including perspectives, models, etc., deemed necessary to show the relationship of buildings, open spaces, streetscapes and parks, as intended to be located, constructed, used and related to each other.

3. A comprehensive urban design plan for the planned development shall be developed to include proposed materials, colors, streetscape elements, textures, facade modulation, roof lines, landscaping, and lighting.
4. Generally, grid and modified grid street patterns that create civic plazas or parks as the focal points of streets shall be favored over curvilinear patterns.
5. The development for a portion of the planned development shall relate functionally and aesthetically to the urban design plan for the entire development and contain sufficient information to show the relationship of buildings, open spaces, streetscapes and parks, as intended to be located, constructed, and used compared to the approved urban design plan.
6. A program shall be provided for open space, parks, and community facilities including operation and maintenance of such areas, facilities and improvements as will be for common use by some or all of the occupants of or visitors to the district but will not be provided, operated or maintained at general public expense, except as may be deemed appropriate by the approving agency and accepted by the governing body.
7. Planned developments shall be approved only where an applicant agrees to provide its pro rata share of the cost of either private facilities, utilities, and/or services required by the increase in population and/or related community service requirements by any appropriate public agencies having jurisdiction, or any such facilities, utilities and/or services that are not available from the Township, that otherwise would service the particular development.

VI. TRAFFIC IMPACT STATEMENT COMMENTS

The applicant must address the following items as per §815, Traffic Impact Report.

1. The location on transit routes, and stops and transit facilities, including on-street, off-street, and private facilities and service frequency as per §815.A(2)(c).
2. The location of school bus routes and stops as per §815.A(2)(d).
3. The location of pedestrian crosswalks, sidewalks, and bicycle pathways as per §815.A(2)(e).
4. Recommendations for automobile reduction techniques as per §815.A(4)(c).

5. Schematic plan for any recommended improvements as per §815.A(4)(d).

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VIII. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.

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

cc: Edmund Campbell, Esq.
Anthony Costa, Esq.
Churchill Consulting Engineers

Amended #1420543Da

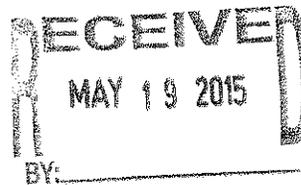
CAMPBELL **CR** ROCCO
L A W L L C

Edmund J. Campbell, Jr.
Direct Dial: (610) 992-5885
Email: ecampbell@campbellroccolaw.com

May 19, 2015

VIA HAND DELIVERY

Mr. Kenneth Lechner
Community Development
Gloucester Township
P.O. Box 8
Blackwood, NJ 08012



MAY 19 2015

**Re: #14205BD (the "Application")
1840 P. Cheeseman Road, LLC (the "Applicant")
Block 14003, Lots 13, 13X, 14, 15 & 23 (the "Property")**

Dear Mr. Lechner:

I spoke with Donna Barton of the Township's Zoning Staff earlier this afternoon. She advises that the Township requires a new zoning application relating the request for a Use "D" Variance.

As you will recall, the above application requested an interpretation that the proposed Residential Treatment Facility with an integrated Sober Living Community were permitted uses at the Property. As an alternative, the Applicant requested a Use "D" Variance with regard to these uses. On March 11, 2015, the Zoning Board of Adjustment voted to deny the request for an interpretation with regard to both components of the application, but then voted separately approving the interpretation with regard to the Residential Treatment Facility. The ZBA did not take any action on the request for a variance with regard to the Sober Living Community. It was our understanding that the matter would be reconvened for the purpose of hearing the variance application with regard to the Sober Living Community.

Given that procedural history, it does not appear that a new zoning application is required. We do however understand your desire to have the applicant provide greater detail with regard to the Use "D" Variance. Accordingly, we respectfully request that you allow this letter to clarify and amend the Application as follows:

1. Proposed Land Use: In addition to the residential drug and alcohol treatment facilities allowed pursuant to the ZBA's March 11th decision, the Applicant proposes to develop a Sober Living Residential Community. The Sober Living Residential Community is to be comprised of approximately 340 residential townhouse units which are depicted on those plans delivered to you on May 12, 2015, by Jerry O'Connor, prepared by Right Angle Engineering, dated April 8, 2015.

2. Corporate Disclosure Statement: The Corporate Disclosure Statement is amended as follows:

The Applicant is 1840 P. Cheeseman Road, LLC, which is 100% owned by TRE-RE, LLC, a Delaware limited liability company.

TRE-RE, LLC is owned 100% by Recovery Centers of America Holdings, LLC, a Delaware limited liability company.

The following entities own 10% or more of Recovery Centers of America Holdings, LLC:

- a. Recovery LLC, a Delaware limited liability company. J. Brian O'Neill is the only individual who owns or controls more than 10% of Recovery LLC.
- b. Deerfield Private Fund III, LLC., a Delaware limited liability company.

The Applicant respectfully requests to be included on the agenda for the June 10, 2015 Zoning Board Meeting.

Thank you for your consideration in this matter.

Sincerely,



CAMPBELL ROCCO LAW, LLC
Edmund J. Campbell, Jr.

EJC/aw

cc: Joseph D. Rocco, Esquire
Kevin Mullin
Jerry O'Connor

Amended # 142050 BDa

TOWNSHIP OF GLOUCESTER

5/19/2015

Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012

rec'd #4500 us Escrow CK.

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

For Office Use Only

Submission Date: 11/21/14 Application No.: #142050 BDa

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 360⁰⁰ Project # 9071

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

Escr. 1450⁰⁰ Escr. # 9071

LAND DEVELOPMENT APPLICATION

1. Applicant				2. Owner(s) (List all Owners)			
Name: <u>1840 P. Cheeseman Road LLC</u>				Name(s): <u>The Diocese of Camden</u>			
Address: <u>2701 Renaissance Boulevard</u>				Address: <u>631 Market Street</u>			
<u>4th Floor</u>				_____			
City: <u>King of Prussia</u>				City: <u>Camden</u>			
State, Zip: <u>PA, 19406</u>				State, Zip: <u>NJ, 08102</u>			
Phone: (____) <u>205_1594</u> Fax: (____) <u>337_5599</u>				Phone: (____) _____ Fax: (____) _____			
Email: <u>kmullin@oneillproperties.com</u>				_____			
3. Type of Application. Check as many as apply:							
<input type="checkbox"/> Informal Review ²				<input type="checkbox"/> Planned Development ²			
<input type="checkbox"/> Minor Subdivision				<input checked="" type="checkbox"/> Interpretation ²			
<input type="checkbox"/> Preliminary Major Subdivision ²				<input type="checkbox"/> Appeal of Administrative Officer's Decision			
<input type="checkbox"/> Final Major Subdivision				<input type="checkbox"/> Bulk "C" Variance ²			
<input type="checkbox"/> Minor Site Plan				<input checked="" type="checkbox"/> Use "D" Variance ² <i>as per Joseph Rocco 11/20/14</i>			
<input type="checkbox"/> Preliminary Major Site Plan ²				<input type="checkbox"/> Site Plan Waiver			
<input type="checkbox"/> Final Major Site Plan				<input type="checkbox"/> Rezoning Request			
<input type="checkbox"/> Conditional Use Approval ²				<input type="checkbox"/> Redevelopment Agreement			
<input type="checkbox"/> General Development Plan ²				<input type="checkbox"/> _____			
² Legal advertisement and notice is required to all property owners within 200 feet.							
4. Zoning Districts (Circle all Zones that apply)							
ER	R4	GCR	CR	BP	G-RD	LP-1	
R1	RA	BWD	NC	<u>IN</u>	M-RD	NVBP	
<u>R2</u>	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>Edmund Campbell</u>				Firm: <u>Campbell Rocco Law</u>			
Address: <u>2701 Renaissance Boulevard, 4th Floor</u>				State, Zip: <u>PA, 19406</u>			
City: <u>King of Prussia</u>				Phone: (<u>610</u>) <u>992_5885</u> Fax: (<u>610</u>) <u>337_5599</u>			
				Email: <u>ecampbell@campbellroccolaw.com</u>			

6. Name of Persons Preparing Plans and Reports: N/A

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: (____) ____ - ____ Fax: (____) ____ - ____

Email: _____

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: (____) ____ - ____ Fax: (____) ____ - ____

Email: _____

7. Location of Property:

Street Address: 1840 Peter Cheesman Road

Block(s): 14003

Tract Area: 140 Acres

Lot(s): 13, 13X, 14, 15 & 23

8. Land Use:

Existing Land Use: Diocese retreat center

Proposed Land Use (Describe Application): Residential Substance Abuse Treatment Facility

9. Property:

Number of Existing Lots: 5

Number of Proposed Lots: 5

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

14. Parking and Loading Requirements:

Number of parking spaces required: _____ Number of parking spaces provided: Same as Existing

Number of loading spaces required: _____ Number of loading spaces provided: Same as Existing

15. Relief Requested: NONE, Applicant is requesting an interpretation under NJS 40:55D-70 b.

- 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

 _____ 11-17-2014
 Signature of Applicant Date

 Signature of Co-applicant Date

17. Consent of Owner(s):

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

NOVEMBER 18, 2014

Date

[Signature]
Signature

ROBERT E. HUGHES
Print Name

Sworn and Subscribed to before me this

18th day of November
2014 (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? 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

[Signature]
Signature of Applicant

J. Brian O'Neill on behalf of
Print Name 1840 P. Cheeseman Road LLC

11-17-2014
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the Minor Subdivision Plan survey submitted with this application, under the date of 4-4-14, shows and discloses the premises in its entirety, described as Block 14003 Lot 13, 14, 15, 16 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
County of Camden
J. Brian O'Neill 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 17th day of November
20 14 before the following authority.

J. Brian O'Neill, on behalf of 1840 P. Cheeseman Road LLC
Name of property owner or applicant

[Signature]
Notary public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Annmarie Weisenberger, Notary Public
Swarthmore Boro, Delaware County
My Commission Expires Sept. 4, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

17. Consent of Owner(s):

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

_____ Date
 _____ Signature
 Sworn and Subscribed to before me this _____ day of _____, _____ (Year).
 _____ Print Name
 _____ 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
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IF YES:

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

 Signature of Applicant
J. Brian O'Neill on behalf of
 Print Name 1840 P. Chesemon Road LLC

11-17-2014
 Date

19. Survey waiver certification:

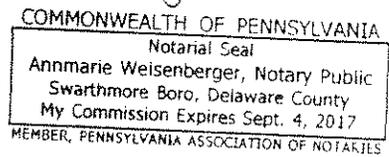
As of the date of this application, I hereby certify that the Minor Subdivision Plan submitted with this application, under the date of 4-4-14, shows and discloses the premises in its entirety, described as Block 1403 Lot 13, 14, 15, 17 and I further certify that no buildings, fences or other facilities 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, Commonwealth of Pennsylvania
 County of Camden: Mt. Summit
J. Brian O'Neill 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 17th day of November,
 20 14 before the following authority.

J. Brian O'Neill, on behalf of 1840 P. Chesemon Road LLC
 Name of property owner or applicant

 Notary public



THE DIOCESE OF CAMDEN, NEW JERSEY
A RELIGIOUS CORPORATION ORGANIZED PURSUANT TO THE LAWS OF
THE STATE OF NEW JERSEY

RESOLUTION

A meeting of the Board of Trustees of The Diocese of Camden, New Jersey, was held at the Chancery at 631 Market Street, Camden, New Jersey on Tuesday, November 18, 2014, and a quorum being present, it was resolved and passed as follows:

WHEREAS, The Diocese of Camden, New Jersey, hereinafter referred to as the Diocese, is the owner of certain lands commonly known as 1840 Peter Cheeseman Road, Blackwood, New Jersey and identified as Block 14003 Lots 13, 13X, 14, 15, & 23 on the tax map of the Township of Gloucester, County of Camden, State of New Jersey hereinafter referred to as the Property;

WHEREAS, the Diocese has entered into an Agreement of Sale to sell the Property;

WHEREAS, the Buyer has requested that the Diocese sign the attached Gloucester Township land use application; and

WHEREAS, the Reverend Robert E. Hughes, is the Vice-president of the Diocese, and Reverend James L. Bartoloma is the Secretary of the Diocese;

NOW THEREFORE, BE IT RESOLVED, that the Board of Trustees of The Diocese of Camden, New Jersey, subject to the approval of the Bishop of the Diocese of Camden, does hereby consent to the submission of the attached Gloucester Township land use application and authorize the said Reverend Robert E. Hughes to sign the attached Gloucester Township land use application.

ON MOTION OF: the Most Reverend Dennis J. Sullivan, D.D.

SECONDED BY: the Reverend James Bartoloma

AYES: 3 NAYS: 0 ABSTENTIONS: 0

Robert E. Hughes
REVEREND ROBERT E. HUGHES
Vice-president

Approved on this 18 day of November, in
the year of our Lord, 2014.

Dennis J. Sullivan
MOST REVEREND DENNIS J. SULLIVAN, D.D.

CERTIFIED TO BE A TRUE COPY OF A RESOLUTION DULY ADOPTED BY THE BOARD OF TRUSTEES OF
THE DIOCESE OF CAMDEN, NEW JERSEY ON THE 18TH DAY OF NOVEMBER 2014.


REVEREND JAMES L. BARTOLOMA
Secretary

CORPORATE DISCLOSURE STATEMENT

The Applicant 1840 P. Cheeseman Road, LLC is owned 100% by TRE-RE, LLC, a Delaware limited liability company.

TRE-RE, LLC, a Delaware limited liability company, is owned 100% by Recovery Center of America Holdings, LLC a Delaware limited liability company.

Recovery Center of America Holdings, LLC a Delaware limited liability company is owned 100% by Recovery, LLC a Delaware limited liability company.

J. Brian O'Neill, an individual, is the only shareholder owning more than 10% of Recovery, LLC a Delaware limited liability company.



November 21, 2014

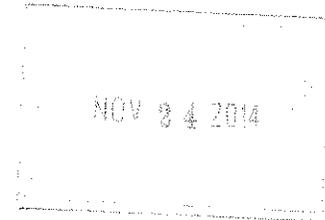
VIA HAND DELIVERY

Township of Gloucester

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

Attn: Zoning Board Clerk



RE: 1840 Peter Cheeseman Road- STATEMENT OF PROPOSED USE

Dear Zoning Board,

1840 P. Cheeseman Road, LLC /Recovery Centers of America will be providing substance abuse treatment at 1840 Peter Cheeseman Road in Blackwood, NJ. We will have approximately 100 residential beds at this location. This location will be our Mid-Atlantic Center for Addiction Medicine and will provide the following services:

- Residential Detoxification
 - This program is a medically managed detoxification that is monitored by our team of physicians and nursing professionals on a 24 hours a day, seven days a week basis. The program is designed to monitor and treat patients undergoing withdrawal from drugs or alcohol using prescribed medical and clinical interventions. Patients are provided a medication regimen for detoxification that is specific to their needs and this detoxification process typically lasts five to ten days. Once patients are completed detoxification they typically step-down to our residential rehabilitation program.
- Short-Term Residential Rehabilitation
 - This program is designed to provide substance use disorder treatment primarily to address addiction and living skills problems, through a prescribed 24-hour a day, seven days a week program on a short term basis. Patients receive a variety of medical and clinical services including a minimum of 12 hours of counseling per week. Patients are typically in our short-term residential rehabilitation program for 30 days.
- Partial Care Treatment
 - This structured program provides intensive treatment for substance use disorders in an outpatient setting, five days a week for four hours each day. Patients in our Partial Care program receive substance abuse counseling, education seminars and individual therapy sessions. We also provide psychiatric and medical consultation is to our patients as needed.
- Intensive and General Outpatient Treatment
 - These programs provide intensive substance abuse counseling and education services for a minimum of nine hours per week in an outpatient setting. Patients receive individual, group and



family counseling along with educational seminars. We also provide psychiatric and medical consultation is to our patients as needed.

- Addiction Medicine Research and Training

We will also offer space within our facility for the community to hold AA and NA meetings. In addition, RCA plans to build to step-down sober living housing for those who are in recovery and wish to live in a sober community. Our sober living community will be a rental only community and will not have options to buy. We will not be operating a methadone clinic anywhere on our property. Our program will be licensed under the NJAC 10:161A and NJAC 10:161B "Standards for Licensure" issued by the Office of Licensing for Addiction Services under the New Jersey Department of Human Services.

Warm regards,

Brian O'Neill
Chairman



STATEMENT OF PROPOSED USE- 1840 Peter Cheeseman Road

[Remainder of page intentionally left blank. Statement of Proposed Use attached on following page]



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application: 142050BDa

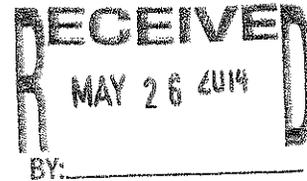
1840 Peter Cheeseman Rd

Block:14003 Lot: 12, 13x,14,15 &23

- 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

1. Preliminary plans have no traffic control shown. Will need detailed plans if project continues
2. Recommend 81-35 application be submitted



Reviewed By: Lt. Brian McKendry

Signature: _____

Date Submitted 5/21/15

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

Instructions for completion of application

Box 1: Corporate name, address, phone number and representative name and title

Box 2: Date of request

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

Box 4: Authority name and address

Box 5: Applicant signature

Box 6: Applicants printed name

Contact:

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

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

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

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

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

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

Comments	5.
	↑ Authorized Signature
	6.
	↑ Print Name

**PARKING ONLY
IN DESIGNATED**

AREA AND

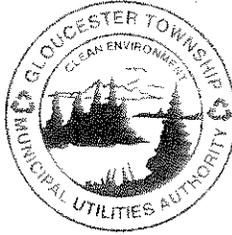
BETWEEN THE

PAVEMENT LINES

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012
P.O. Box 216, Glendora, NJ 08029-0216
Phone: (856) 227-8666 • FAX: (856) 227-5668
May 22, 2015

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

MAY 26 2015

Re: Application #142050BDa
The Diocese of Camden
1840 Peter Cheeseman Road, Blackwood, NJ 08012
Block 14003, Lots 13, 13X, 14, 15 & 23

Gentlemen:

In response to your letter regarding the above application, a Form "A" Application is required.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "RJC", is written over the typed name of Raymond J. Carr.

Raymond J. Carr
Executive Director

RJC:mh