

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, June 11, 2014
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes – *Wednesday, April 23, 2014*
Wednesday, May 14, 2014

RESOLUTIONS FOR MEMORIALIZATION

#142009C Christine & Stephen Stankiewicz	Bulk C Variance Block: 6703 Lot: 8, 9, & 10
#142019C Joseph Dunne	Bulk C Variance Block: 15817 Lot: 13
#1420013D Patricia Norcross	Use “D” Variance Block: 16401 Lot: 36

APPLICATIONS FOR REVIEW

#142016C Jonathan Bucci Zoned: R1	Bulk C Variance Block: 15501 Lot: 5 Location: 1301 Hickstown Rd., Sicklerville
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2nd detached garage 36' x 64' x 12'

#142018C
Joel Cani
Zoned: R3

Bulk C Variance
Block: 12702 Lot: 13.01
Location: 429 Grand Ave., Blackwood

Extending driveway 67' x 10' with .5 setback (5' x 10' apron)

#142012CPFMS
Anthony R. Alberto
Zoned: OR

Bulk C Variance; Prel & Final Major Subdivision
Block: 8201 Lot: 2
Location: 1466 & 1468 Chews Landing Rd

One twin Major Subdivision w/setbacks

#142015CPFMS
Coles Road Business Park, LLC
Zoned: BP

Bulk C Variance/Prelim/Final Major Site Plan
Block: 10902 Lot: 13
Location: 50 Coles Rd., Blackwood

Office Warehouse Flex Space Development w/associated parking, stormwater mgmt. systems,
Public water, sewer & other utilities

Meeting Adjourned

ZB 4/23/2014

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, April 23, 2014**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Absent
Mr. Scarduzio	Present
Mrs. Chimento	Present
Mr. Rosati	Present
Mr. Acevedo	Present
Mr. Treger	Absent
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

*Ms. Scully will sit in for Mr. Bucceroni.

Minutes For Adoption

Zoning Board Minutes for March 12, 2014

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

Roll Call:

Vice Chairman Simiriglia	Abstain
Mr. Scarduzio	Yes
Mrs. Chimento	Abstain
Mr. Rosati	Abstain
Mr. Acevedo	Yes
Ms. Scully	Yes
Chairman McMullin	Abstain

Minutes approved.

RESOLUTIONS

#142006C
Anthony Rodriguez
Bulk C Variance
Block: 8103 Lot: 32 & 33

#142007D
Savdeep Bhullar
Use "D" Variance
Block: 18310 Lot: 60

#112039 CDMMa1
Edward Pine

Bulk C & Use "D" Variance; Minor Site
Block: 8301 Lot: 17

A motion to approve the above mentioned resolutions was made by Mr. Scarduzio and seconded by Mr. Acevedo.

Roll Call:

Vice Chairman Simiriglia	Abstain
Mr. Scarduzio	Abstain
Mrs. Chiumento	Abstain
Mr. Rosati	Abstain
Mr. Acevedo	Yes
Ms. Scully	Yes
Chairman McMullin	Abstain

Resolutions Approved.

APPLICATIONS FOR REVIEW

#142009C

Christine & Stephen Stankiewicz

Zoned: R3

Bulk C Variance

Block: 6703 Lot: 8, 9 & 10

Location: 24 Oak Ave., Blackwood

Existing 2nd detached garage 31' x 24' 5" (11'5" ht) 4' from property line.

Mr. Costa swears in Mr. Stankiewicz and Mrs. Stankiewicz.

Mrs. Stankiewicz states the 2nd garage was already there when they bought the home in 2009 and she was under the impression the garage was 5'6" from the property line.

Mr. Costa checks to make sure there would be no commercial use.

Mr. Stankiewicz states the garage is 31' x 24.5' and is covered on 3 sides.

Mrs. Stankiewicz presents the board with pictures of the garage.

Vice Chairman Simiriglia wanted to make sure the Stankiewicz's didn't measure from the fence which isn't on their property.

Mr. Costa states the 4' is a better scenario than 5' and checks on any water issues with the owners.

Mr. Stankiewicz states there aren't any water issues.

Vice Chairman Simiriglia asks if there will be gutters on the building.

Mr. Stankiewicz states there aren't any gutters because it wasn't make like that. They have extenders that go down the driveway with the water.

Mr. Lechner asks if the garage is bolted down.

Mr. & Mrs. Stankiewicz both state YES it is bolted down.

Mr. Lechner states if the garage is w/in 5 ft. of the setback it will require a fire rating.

Mrs. Stankiewicz states Mr. Sheppard said if the garage is 5'6" it should be fine.

Mrs. Chiumento asks if the attached garage is a 3 car garage.

Mrs. Stankiewicz states no the attached garage is a 1 car with a car port attached.

Open to Professionals:

No additional Comments.

Open to the Public:

No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes

Mr. Rosati	Yes
Mr. Acevedo	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#142016C

Jonathan Bucci

Zoned: R1

Bulk C Variance

Block: 1501 Lot: 5

Location: 1301 Hickstown Rd., Sicklerville

2nd detached garage 36' x 64' x 12'

Mr. Costa swears in Mr. Bucci.

Mr. Costa discusses the garage exceeding 880 sq. ft..

Mr. Bucci explains he works on cars as a hobby.

Mr. Costa asks if there is any commercial use.

Mr. Bucci states No business is going to be conducted in the garage. The garage will be 36' x 64' and he has 1.32 acres.

Mr. Costa asks how close the garage is to the neighbors.

Mr. Bucci states he's about 80' from his neighbor.

Mr. Rosati asks Mr. Bucci the purpose is for the garage and the cars he works on.

Mr. Bucci states he shows the cars he repairs.

Vice Chairman Simiriglia asks Mr. Bucci how he plans on getting to the garage with his vehicles.

Mr. Bucci states he'll have a stone driveway.

Vice Chairman Simiriglia states there is no Fire Dept. report. He states the road has to be decent enough for a fire truck to use since the garage is 200'/300' off the road.

Mr. Bucci states it's about 190' off the road.

Vice Chairman Simiriglia states it is about 300' to the back of the garage and the home is 117' off the road. He would need to see something from the Fire Dept. stating they could reach the garage safely.

Mr. Lechner asks Mr. Bucci if he noticed Pine Hill about his application.

Mr. Costa states Mr. Bucci has to go the clerk of Pine Hill to get his back yard neighbors noticed, and a letter from their Fire Dept..

Mr. Mellett states everyone within 200ft. must be noticed.

Mr. Bucci asks if he's Erial or Lambs Terrace Fire Dept..

Mr. Lechner will ask the appropriate fire dept. for a report.

A motion to TABLE the above mentioned application until: 6/11/2014 and all Pine Hill residents are notified & a letter from the fire dept., was made by Mr. Rosati and Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Tabled.

#142012CPFMS

Anthony Alberto

Zone: OR

Bulk C Variance; Prel & Final Major Subdivision

Block: 8201 Lot: 2

Location: 1466 & 1468 Chews Landing Rd.

One Twin Subdivision w/setbacks.

Mr. Costa swears in Mr. Anthony Alberto (applicant) and Addison Bradley (planner).

Mr. Bradley explains the subdivision that was approved 2 years ago with 1 twin on each lot next to the proposed lot:

- major subdivision for 4 lots - 2 more individual lots
- 0' variance as twins are attached.
- frontage variance 46'
- variance for driveways as they are not 5' off the property line.
- drainage waivers, environmental, recycling
- 1/2 acre lots
- easement in back for the "natural area".

Mr. Mellett waivers:

- pg. 3 & 4 of the engineers letter
- not a major development and under an acre
- calculation that is not major development, disturbing more than 1 acre makes it a major development.

Mr. Lechner discusses "creeping major subdivision":

- minor subdivision is 3 lots or less
- going from 2 lots to 4 lots

Mr. Mellett explains this is a way of looking at it, as it will make sure it is NOT a creeping major subdivision.

- it also increases impervious coverage by more than 1/4 of an acre.

Mr. Bradley continues: The soil erosion permit and grading plans have to be submitted to the town.

- the subdivision lot laid out and meets standards
- addresses the 4 lots
- * 1 final Plat is being recommended.

Mr. Alberto states there is no where else to go as the land ends at the Rite Aid, thus is can't "creep". They have done what the neighbors requested by subdividing and selling, not renting the twin homes.

Mr. Lechner asks Mr. Alberto if he still owned the 4 lots.

Mr. Alberto states: Yes, he does.

Mr. Lechner states that doing all 4 lots on 1 Plat makes for a cleaner look and will help the resale value.

Mr. Costa requests information on the major water management issue.

Mr. Mellett states that is a state requirement.

Mr. Lechner states a major subdivision that has no deed has to be filed as a Plat and the surveyor already has all the information he needed.

Mr. Mellett states nothing has to be changed, just show what you're doing for all 4 lots (Plat for 4 lots) and storm water management. Plus something from the engineer. The original site plan was not a major site plan.

Mr. Lechner states they can't discuss ownership.

A motion to table the above mentioned application until 5/14/2014 was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Tabled.

#142008DMSP

Cellco Partnership d/b/a Verizon Wireless

Zoned: IN

Use "D" Variance; Minor Site Plan

Block: 1207 Lot: 1

Location: 712 Black Horse Pike, Glendora

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

Mr. Costa swears in : Mr. Bryan Grebis, Mr. Brian Seidel (land planner), Mr. Frank Pozden (engineer), Ms. Mary Devlin (site specialist).

Mr. James Mitchel (Esq.) gives an overview and states all review letters will be complied with.

Mr. Frank Pozden reviews the A1- zoning drawings, overall site plan and explains on the map where the Fire house is located. The 100 ft. pole will be adjacent to the fire house in the center of the property (mono-pole) and in the shelter will be the emergency generator.

A2- The compound layout and mono pole and equipment shelter fenced in with a 8ft. fence to buffer the view.

Mr. Pozden continues with the top of the pole having the capability of 12 antennas, 4 antennas per section. There will be support cables on the inside of the pole as it is unmanned. The emergency generator will use a gas line that is already available. Every 4 to 6 weeks some maintenance will be done by technician. Parking will be affected: the pole will encroach on 2 parking spots which leaves 77 spots available while only 54 are needed. There is no clearing necessary, no access change. The only generator noise will be for about 20 minutes once a week, which is in compliance with the day and night noise ordinance (during business hours).

Mr. Scarduzio questions the 8 ft. fence vs. the 6 ft fence on the drawing.

Mr. Mellett states the 6 ft. fence is existing.

Mr. Mitchel continues: they will be moving the trash enclosure into the center of the site to keep it away from the neighbors (if the zoning board requires it).

Mr. Pozden states all state requirements will be met for building the monopole.

Vice Chairman Simiriglia states there is an ordinance for the height in a telecom zone in Gloucester Township.

Mr. Pozden states it is 1 1/2 times the height of the pole, 98ft, from the property line.

Ms. Devlin (site acquisition specialist):

- she is responsible for finding suitable locations, that fill the gap in coverage. There are no sites available on Evesham and Rt. 168, as the businesses along RT. 168 aren't tall enough for the antenna. The high tension towers are not suitable because emergency generators aren't allowed by PSE&G and antennas are no longer allowed on their towers. There are no other properties close to the center of the area that needs to be covered.

Mr. Lechner asks Ms. Devlin the range radius needed.

Ms. Devlin states a 1/2 mile from Evesham and RT. 168, the wetlands are too low and the Townships pole is too far away.

Vice Chairman asks how close they are to other towers.

Mr. Costa asks for a definition of "search range" and "Ideal" only.

Mr. Rosati asks if it just "fills the gap" is it good enough.

A3- existing coverage: Mr. Grebis (radio frequency engineer), explains cellular networks and how they work. Hexagonal ideal in desert with all the towers the same height. But when you have different elevations you get "clutter" from houses, trees etc, that block the signal.

- the explanation of how a cell phone call operates.
- towers are usually 1 or 2 miles away from each other.
- white area of A3 shows not reliable coverage.

A4 - coverage with the new site added (aka "Atlas").

- Lower Landing Rd. tower is too low
- existing carriers on that site on top of the tower.
- making another tower higher doesn't really fix the issue.
- fixing the gap fixes all communications that are emergency and non-emergency.
- 911 location within so many meters receives better triangulation.
- FCC rules are the most strict and the rules they follow.

A5 - Electro Magnetic Emissions Analysis:

- fire and police can use the tower,

Mr. Lechner asks if this gap was ever covered for Verizon or was the gap created by more users.

Mr. Grebis states this gap has been consistent because of the more modern phones for about 10 or 15 years. The gap has become more apparent because of more users.

Mr. Lechner has more questions regarding the more users more gaps.

M. Grebis states this gap has been consistent for 10 or 15 years and phones are about as smart as they are going to get.

Mr. Lechner questions the "more users more towers" question again and what is considered "reliable coverage".

Mr. Grebis state the land line works 99.9% of the time and wireless is trying to reach that goal, but 98% is considered reliable.

Mr. Scarduzio questions how high the tower will be exactly.

Mr. Grebis states the tower will be 104' with a lightening rod, 100' is the minimum.

Mr. Rosati questions Mr. Grebis on the relay system and how it works.

Mr. Grebis states that the phone will go to the strongest tower.

Mr. Costa asks if any other property would meet the radio frequency standards, while still meeting the ordinances.

Mr. Grebis states that Verizon uses signal levels for reliability

5 minute break

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Scarduzio	Present
Mrs. Chiumento	Present
Mr. Rosati	Present

Mr. Acevedo	Present
Ms. Scully	Present
Chairman McMullin	Present
Mr. Costa	Present
Mr. Mellett	Present
Mr. Lechner	Present

Mr. Brian Seidel (Planner): Reviewed all plans.

A6- the tower inventory map (aerial photo). This is one of the first steps to why the tower is needed and why.

A7- the alternate site inventory: The "gap" in coverage and where a tower is permitted in the area.

- non-residential area for towers and where they are allowed
- ground elevations
- reviews are areas where towers could be located with the whys and why nots. (wetlands, too low, flood plains).

A8- aerial area of the requested area.

- 2 acre lot variance
- zoning variance, since no other location is available (setbacks).
- utility lines are 110ft. high along the Black Horse Pike.
- conditional use variance, site suitable (commercial residential district, non-residential).
- tower not out of character for the fire house.
- generator could be used by the fire house
- the tower has a very small footprint
- not adding impervious coverage
- homes are not in the "fall zone"
- no negative impact to the public good or the zoning plan

Mr. Costa asks how close to the red house the tower will be.

Mr. Seidel states the monopole will be 98' from the north, 104' from the east, and 102' from the south.

-the Black Horse Pike & 7th ave. the 2 story building is 110' from the pole.

Vice chairman Simiriglia questions how far the service building is:

Mr. Mellett states about 29ft. to the auto service building.

Mr. Costa states if there was 2 acres and all conditions were met would it look any better.

Mr. Seidel states not that much of a difference with the tree line and houses.

Mr. Costa questions about alternate sites.

Mr. Seidel states

- 1.) Methodist church
- 2.) to south
- 3.) park or open space
- 4.) no historic site

Vice Chairman Simiriglia suggests Chews Landing Fire Hall.

Mr. Costa states it is a lower site and a higher tower would be needed.

Ms. Devlin states that site is outside of the search range.

Mr. Seidel states the elevation becomes an issue to cover to the north, thus the search range is less ideal.

Mr. Scarduzio states the Chews Landing Fire Hall is within the white on the map.

Mr. Seidel states the tower would have to be 140ft. and the radio frequency would change and there would still be a coverage gap.

Ms. Chiumento asks if the topography is definite.

Mr. Seidel states the topography map and heights shows a 50ft. difference.

Mr. Mellett discusses the co location on the site.

1. tower
2. compound

Mr. Mitchell states the tower would be built to hold 2 other carriers and the fire dept.

Mr. Mellett states each provider needs a compound and how will this impact the existing facility.

Mr. Mitchell states that would be up to the land lord (fire dept.).

Mr. Lechner discusses the trash enclosure, masonry request.

Mr. Mitchell states "yes" it will be masonry.

Mr. Lechner discusses EBI consulting on his review (Gabriel Davies Tavern).

Mr. Mitchell discusses the historic district and how the monopole is not in the historic district, the state knows that.

Mr. Mellett:

1. address details of construction
2. removal clause (abandonment clause)
3. 8' fence - wire racks & component.
4. landscaping to hide the fence and components that end up above the fence.

PUBLIC PORTION: All residents were sworn in by Mr. Costa.

Ms. Heather Marandole (713 Central): Ms. Marandole thinks the Verizon monopole will be a huge eyesore and understands the board can't accept any petitions. But, a large segment of the neighborhood is against the monopole. They believe the pole will cause property values to drop. Ms. Marandole believes there may be health concerns attached to the pole. In addition: she is worried emergency helicopters won't be able to land at the Fire Dept. anymore.

Vice Chairman Simiriglia states as long as there is a light on the tower they can land helicopters.

Ms. Marandole states she has noise concerns in relation to the generator.

Mr. Costa asks Ms. Marandole if she has any problems with her cell service.

Ms. Marandole states she has Verizon and she has no cell problems.

Ms. Renee' Hill (713 Central): Ms. Hill states she opposes the tower in the parking lot of the Fire Dept.. She repeats zoning issues and points out only 1/2 the required ordinance distance is available (150'). Ms. Hill states the commercial property, B & B tree Service is not happy. She thinks Chews Landing Fire Dept. should be looked at as an alternate site.

Vice Chairman Simiriglia states Chews Landing Fire Dept. wasn't examined as a site possibility.

Ms. Hill continues: She wants to know what revenue is being provided for Glendora Fire Dept., what would they be getting. The Fire Dept.'s land isn't 2 acres which equals another variance. Ms. Hill also has Verizon cell service and has no service issues.

Mr. Mike Staton (9th Ave): He's wondering if 140' reaches his doorstep. Mr. Staton believes the monopole is in line with his front door and he measured it to be 86' not 140'. He has measured from the 26' x 36' feet.

Mr. Mellett states the curb, fence and pole are on the plan, according to scale it's 130' to the fence and 140' to the center of the monopole (from the curb).

Mr. Staton states our grandkids will have to stare at this pole along with the depreciation of his home. He believes Verizon should look at Chews Landing Fire Dept. also.

Vice Chairman Simiriglia asks Mr. Staton who he has for cell service.

Mr. Staton states he has T-Mobile and has no service issues.

Mr. George Haley states his concern is property values. He also states he has T-Mobile and has no service issues.

Ms. Betty Atkinson states she has concerns about the monopole being an eyesore, the dumpsters are next to her property, and its a disgrace what the fire dept. is doing as she has been a loyal neighbor.

Mr. Richard Boskey: States that the fire hall is very busy on bingo night and he wonders where all those cars will park with the monopole in the parking lot. Also, does this make the fire dept. Verizon's land lord.

Vice Chairman states Yes, this will make the fire dept. the land lord. Vice Chairman asks Mr. Mitchell if the fire dept. has generators now.

Mr. Mitchell states NO, the fire dept. does not have generators now. In addition he has AT&T cells and no service problems.

Mr. James Armstrong (8th & Glendora Ave.): Mr. Armstrong heard about the pole from people passing the petition around the neighborhood. He will be able to see the 100 ft. pole plan as day from his home. Questions if there would be any revenue for the community, he didn't see any. He's been a Verizon customer since 1999 and has never had a dropped call and the reception is great. If the fire house needs money we will give them what they need and stand behind them.

Ms. Ann Marie DeFalco (615 Central): states she knows they've had 1.) sink hole problems in that lot.

Mr. Mellett states the geotech analysis will be addressed.

Ms. DeFalco continues: 2.) aesthetically not pleasing, it isn't the neighborhood she pictured raising her 3 yr. old in, along with not raising her family next to a cell tower. They've already lost 4% to 10% of their homes' value and they will lose more value with the tower. She has AT&T and Verizon with no service problems.

Ms. Regina DeFalco (120 8th Ave.): Ms. DeFalco doesn't understand why they can't use the high tension wires instead of the pole structure.

Vice Chairman Simiriglia states that Verizon isn't allowed to use the high tension wires because of the generator that is mandatory with cell towers. PSE&G won't allow the generator on their towers.

Ms. Regina DeFalco continues that the chews church site would be a better site as there is only a cemetery and fewer residences, while Glendora is more densely populated. She believes the impact on the neighborhood, residents and property values is too great and the residents don't want the tower. Ms. DeFalco doesn't have a cell phone.

Mr. Jim Skalamera: Mr. Skalamera has been a resident in Glendora for 53 years. He's worried the emergency helicopters won't be able to land with the tower in the parking lot. He has invested a lot into his property while raising 7 kids. He has 23 grandchildren and doesn't want them exposed to the cell tower. Mr. Skalamera has a Virgin Mobile phone and it works fine.

Ms. Linda Heuschkel (900 Central ave.): Ms. Heuschkel likes the small community she has no worries and the neighbors watch out for each other. She believes they can find another spot and you can see towers going up all over. She has Verizon service since 1990 and has no problems. Other fears are: fear of tower being blown apart by a storm, it's an eyesore and the property values will drop.

Mr. Bob Vanrell (16 E. 9th Ave.): Mr. Vanrell wasn't sure that Verizon was aware of the historical site on 4th st., Gabriel Davies Tavern. Across the street from the tower is the oldest house in Gloucester Township (6th & 7th). He has Verizon for land line and computer and has no problems. He is an AT&T cell customer and has no service issues.

Ms. Marilyn Dealeicobi: Ms. Dealeicobi states her home has been there 112 years and she's been in it 60 years. She believes the tower will hurt the historic value of Glendora. In addition Ms. Dealeicobi states she doesn't want the tower, it is a hindrance to their lifestyle, and there is a baseball field and bus stop within walking distance to the tower site. Ms. Dealeicobi was curious if Verizon surveyed the area to see if there were service issues.

Mr. Bob DeFalco Sr. (120 8th ave.): Mr. DeFalco states he has lived in his home 60 years. He is backing his neighbors 110% about not wanting the tower. He feels Verizon is a business and is only concerned with the financial gains to the tower. Mr. DeFalco

states they approve the fire budget every year and if the fire dept. needs something they'll be glad to give it to them. He does not want the tower.

Mr. Richard Busky (revisits): Mr. Busky asks multiple questions to do with the ownership of the fire hall vs. the town. Whether or not the town runs the fire dept., if the fire hall is owned by the fire dept.. Fire commissioners own the equipment and they rent the building.

Ms. Renee Hill (revisits): Believes they will be taking a chance with their children's and grandchildren's health.

Mr. Scott Birdy: Wants to go on record as not wanting the tower. He believes Verizon will never bring FiOS to Gloucester Township and we don't need any more towers.

Mr. Bob Vanrell (revisits): He hopes the Fire Hall Reps are going to explain the situation to the residents.

Mr. Mitchell requests that the application be tabled until the next meeting.

Mr. Rosati suggests they investigate the Chews Landing Fire Hall location.

Mr. Scarduzio asks Mr. Mitchell about the emergency helicopter.

Mr. Mitchell states they can look at that location and he wanted to make sure the residents knew an emergency helicopter will be able to land at the Glendora Fire Hall with the tower.

A motion to table the above mentioned application until the May 14, 2014 meeting was made by Mr. Rosati and seconded by Mr. Scarduzio.

Roll Call:

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

Application Tabled.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, May 14, 2014**

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

Roll Call:

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

*Ms. Scully will sit in for Mr. Acevedo.

APPLICATIONS FOR REVIEW

**#142019C
Joseph Dunne
Zoned: SCR
Bulk C Variance
Block: 15817 Lot: 13
Location: 17 Joanne Dr., Erial
8' x 12' rear deck w/ 7' setback**

Mr. Costa swears in Mr. Dunne.
Mr. Dunne understands the setback per ordinance is 10', but if he follows that the deck will be too small to be of any use. He has a very shallow back yard and would like to build a decent size deck of 8' x 12', there will be no roof.

Open to Professionals:
No Comments.
Open to the Public:
No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes

Mrs. Chiumento	Yes
Mr. Rosati	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#1420013D

Patricia Norcross

Zoned: R3

Use "D" Variance

Block: 16401 Lot: 36

**Location: 1868 New Brooklyn Rd., Sicklerville
Converting 2nd floor addition to 3 BDRM Apartment**

Mr. Costa swears in Mrs. Patricia Norcross and Mr. George Norcross.

Mr. Norcross states they need to generate income.

Mrs. Norcross states they built the original addition for their daughter but their daughter has moved out and they still have to pay for the addition.

Mr. Norcross states his Dad built the home.

Mr. Costa asks the Norcross's if the addition was built without a kitchen.

Mr. and Mrs. Norcross state "Yes in 2010."

Mr. Norcross states it has 3 bedrooms and 2 baths plus a deck.

Mrs. Norcross states they would like to add a kitchen and block the unit off from downstairs and keep the 2 separate entrances, they may have to renovate the door.

Mr. Norcross explains the home on one side is his Uncle and the other side is an open field owned by his uncle.

His grandfather cut up the parcel into 5 lots for his 5 children. He states they can park 5 cars in the back.

Mrs. Norcross states the house will look the same.

Mrs. Chiumento asks the Norcross's if they will be adding on for the kitchen.

Mr. Norcross states they will be converting one room into a kitchen.

Mrs. Norcross states they will be making part of the living room into an open concept kitchen.

Mr. Bucceroni suggests making the rental an "owner occupied" rental. In other words the owner must live in the home and it would be deed restricted, that way it could never be 2 apartments.

Mr. and Mrs. Norcross have no problem with Mr. Bucceroni suggestion.

Mr. Mellett questions the parking in the rear of the property.

Mr. and Mrs. Norcross state the parking pad will be gravel.

Mr. Lechner states there is plenty of space for parking as it is a bowling alley lot.

Open to Professionals:

No additional Comments.

Open to the Public:

No Comments.

A motion to approve the above mentioned application with the following condition: owner occupied rental and deed restricted, was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Roll Call:

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

Application Approved.

#142008DMSP

Cellco Partnership d/b/a Verizon Wireless

Zoned: IN

Use "D" Variance, Minor Site Plan

Block 1207 Lot: 1

Location: 712 Blackhorse Pike, Glendora

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

The board agrees the above mentioned application must renote for the next zoning board meeting in June 11, 2014.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

**APPLICATION # 142009C
CHRISTINE & STEPHEN STANKIEWIZ
Block 6703, Lots 8, 9&10**

WHEREAS, Christine & Stephen Stankiewiz, are the owners of the land and premises located at 24 Oak Ave., in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a second garage 4 feet from the rear property line instead of the required 10 feet, for the property located upon Block 6703, Lots 8, 9 & 10, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on April 23, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Christine & Stephen Stankiewiz are the owners of the land and premises located at Oak Ave., in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 6703, Lots 8, 9 & 10, on the Official Tax Map of the Township of Gloucester, located in an SCR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicants testified that they purchased the property with the existing 31'x24.5' garage in 2009. The applicant produced photo's of the garage as well as the ad for the sale of the property showing the garage 4 feet from the property line. The applicant agreed that there would be no commercial use of the garage.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to permit a second garage 4 feet from the rear property line the Board voted seven (7) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of April that the applicants, Christine & Stephen Stankiewicz, are hereby granted the aforesaid variances for the property located upon Block 6703, Lots 8, 9 & 10 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, some of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Michael Acevedo	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of June, 2014.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 142019C

JOSEPH DUNNE

Block 15817, Lot 13

WHEREAS, Joseph Dunne, is the owner of the land and premises located at 17 Joanne Drive in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a deck with a rear yard setback of 7.54 feet instead or the required 10 feet, for the property located upon Block 15817, Lot 13, as shown on the Official Map of the Township of Gloucester, located in an SCR-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 14, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Joseph Dunne is the owner of the land and premises located at 17 Joanne Drive, in the Erial section of Gloucester Township, New Jersey, as shown on Block 15817, Lot 13, on the Official Tax Map of the Township of Gloucester, located in an SCR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he has a shallow back yard and this is the only location to construct the deck.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct an deck with a rear yard setback of 7.54 feet the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of May that the applicant, Joseph Dunne, is hereby granted the aforesaid variance for the property located upon Block 15817, Lot 13 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of June, 2014.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 142013D

PATRICIA NORCROSS

Block 16401, Lot 36

WHEREAS, Patricia Norcross, is the owner of the land and premises located at 1868 New Brooklyn-Erial Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit conversion of an existing second story addition into an apartment within the R-3 Zone, for the property located upon Block 16401, Lot 36, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 14, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Patricia Norcross is the owner of the land and premises located at 1868 New Brooklyn-Erial Road, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16401, Lot 36, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that she built the addition for her daughter in 2010; however her daughter decided not to live there. The lot is 62x900 feet, there is parking in the rear, open space to the right of her property and there is already a separate entrance for the apartment. She wants to put in a kitchen and the outside of the house will remain as it is now. As a condition of approval the applicant agreed to place a deed restriction that the main unit must be owner occupied.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to convert the existing second floor into an apartment the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14th day of May that the applicant, Patricia Norcross, is hereby granted the aforesaid variance for the property located upon Block 16401, Lot 36 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of June, 2014.

Ken Lechner, Secretary

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

Gloucester Township, Station 86

Gloucester Township Fire District 6

1946 Williamstown Road
Erial, New Jersey 08081
Phone: 856-435-0700
Fax: 856-435-4274
Captain86@comcast.net



Mr. Jonathan Bucci
1301 Hickstown Road
Sicklerville, NJ 08081
609-970-7733

April 30, 2014

Dear Mr. Bucci,

Please allow this correspondence to serve as follow-up to our meeting on Monday April 28, 2014 at 4:00pm. As per our conversation Gloucester Township, Station 86 has no objections to you adding the proposed garage to the rear of your property.

As I mentioned during our meeting I was the Official who inspected your property for resale prior to you purchasing it. I must again commend you on the upgrades you have made to the property; it really does look great compared to what it looked like prior to you taking ownership.

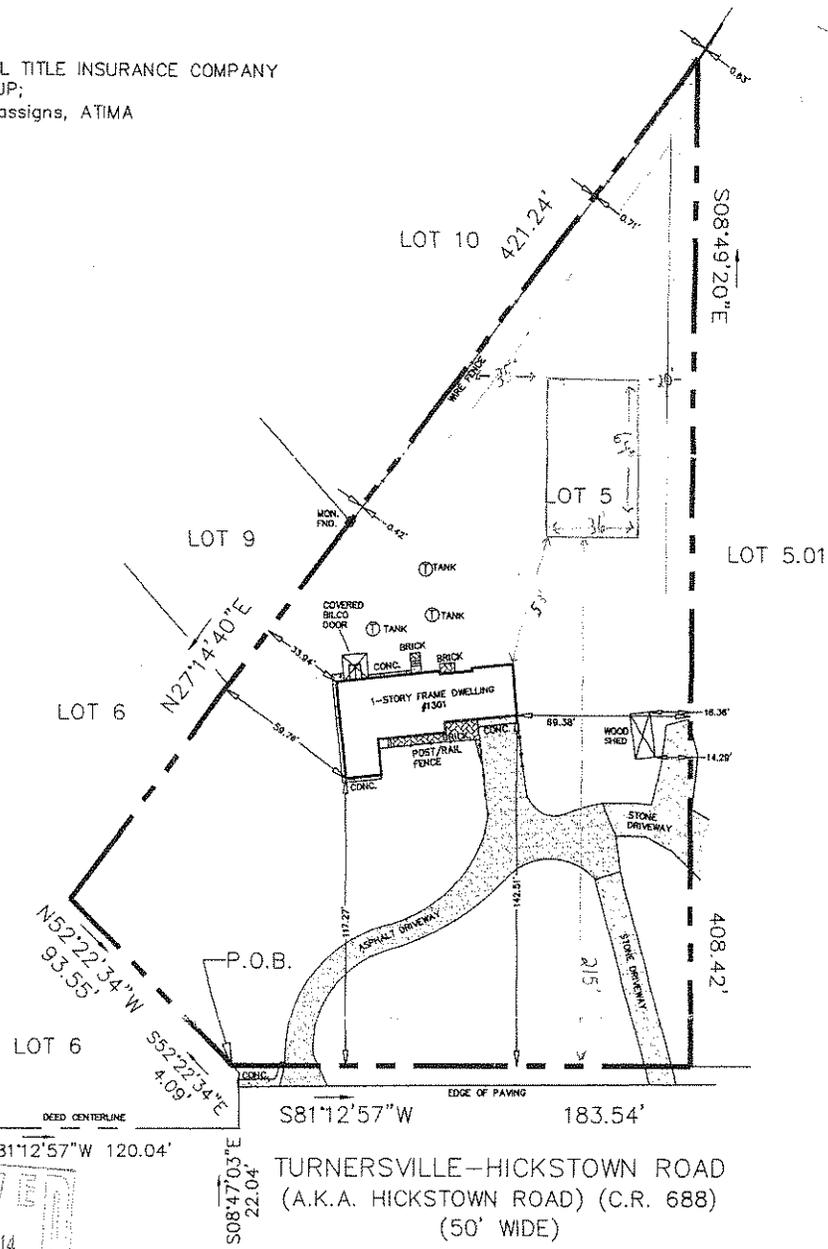
Firefighters face many challenges throughout our township and we train very hard to overcome those challenges. The fact that you would like to place your garage to the rear of your property is not concerning to us at this time. Each of our fire apparatus are loaded with over 2000 foot of fire hose and our firefighters continually train to deploy those hoses quickly and in the most efficient manner possible.

As per our conversation you understood and agreed that those residents who choose to live on properties set back from the road as opposed to those who sit 20 feet from the street must accept a certain amount of acceptable risk when it comes to access to the property by emergency vehicles.

Should you require any further assistance please do not hesitate to contact us in the future? I wish you good luck with your project.

Chief Michael B. Brezee
Fire Official
Gloucester Township, Station 86

To:
 JONATHAN BUCCI
 CORETITLE LLC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 ALLIED MORTGAGE GROUP;
 its successors and/or assigns, ATIMA



RECEIVED
 MAY 01 2014
 By _____

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 15501, LOT 5
 - 2) CONTAINING: 56,661 +/- SF.
 - 3) THIS SURVEY WAS PREPARED WITHOUT
 THE BENEFIT OF A TITLE REPORT.
 - 4) SUBJECT TO SUCH EASEMENTS AND
 RESTRICTIONS THAT MAY BE REVEALED
 BY A TITLE REPORT.

THIS SURVEY WAS PREPARED ONLY FOR THE
 ABOVE NAMED PARTIES FOR PURCHASE AND/
 OR MORTGAGE FOR HEREIN DELINEATED
 PROPERTY BY ABOVE NAMED PURCHASER.
 NO RESPONSIBILITY OR LIABILITY IS
 ASSUMED BY SURVEYOR FOR USE OF SURVEY
 FOR ANY OTHER PURPOSE INCLUDING, BUT
 NOT LIMITED TO USE OF SURVEY FOR SURVEY
 AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY
 OTHER PERSON NOT LISTED 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 15501 LOT 5
 LOCATED IN
 TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY, NEW JERSEY

LOT BEARINGS 5/23/12	AVI LUZON DATE 5/23/12 AVI LUZON PROFESSIONAL LAND SURVEYOR N.J. LICENSE # 36745		AVI LUZON PROFESSIONAL LAND SURVEYOR 83 KENSINGTON DRIVE MT. HOLLY, NEW JERSEY 08060 (609) 261-4947
	REVISION/DATE		DESIGNED: _____ SCALE: 1"=60'

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 #142016C**
Jonathan Bucci
1301 Hickstown Road
BLOCK 15501, LOT 5
DATE: April 9, 2014

The above application is to permit a second 36' x 64' detached private garage within the R-1 Residential district as per the attached sketch.

I. ZONING INFORMATION

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

R-1 Zone Requirements (§401.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	1 acre	1.30 acres	yes
Minimum lot frontage	125 ft.	183.54 ft.	yes
Minimum lot depth	200 ft.	408.42 ft.	yes
Maximum building coverage	15%	±7.6% ¹	yes
Maximum lot coverage	30%	±14.3 % ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	50 ft.	117.27 ft.	yes
Side yard	25 ft.	33.94 ft. ¹ / 69.38 ft.	yes / yes
Rear yard (deck)	75 ft.	±240 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.	±250 ft. ¹	yes
Side yard	10 feet	10 ft. ¹	yes
Side yard	15 feet	10 ft.	yes
Rear yard	20 feet	90 ft.	yes
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			
Standard	Required	Proposed	Complies
Maximum area	800 sf	2,304 sf	no *
Less than area of principal building	< ±1,850 sf ¹	2,304 sf	no *
Maximum stories	1	1	yes
Maximum number of garages	1	2	no *

II. VARIANCE COMMENTS

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

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

1. Area: (2,304 sf provided v. 800 sf maximum allowed).
2. Dwelling/Garage area: (2,304 sf provided v. 1,850 sf maximum allowed).
3. Number of garages: (2 provided v. 1 maximum allowed).

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

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

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 422.H(4) to permit a detached garage two thousand three hundred four (2,304) square feet (800 sf maximum allowed) from Section 422.H(5) to exceed area of principal dwelling (1,850 sf maximum allowed) and from Section 422.H(6) to permit a second garage (1 maximum allowed).

cc: Jonathan Bucci
Anthony Costa, Esq.
James Mellett, PE

K:\ZBA Reviews\Year 2014\Garages\Bucci-R1-142013\R_142013C-R1-Jonathan Bucci.docx

APPLICATION #142016C
Jonathan Bucci
1301 Hickstown Road
BLOCK 15501, LOT 5

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. #142016C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 0422
 Escr. 150⁰⁰ Escr. # 0422

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

LAND DEVELOPMENT APPLICATION

1. Applicant

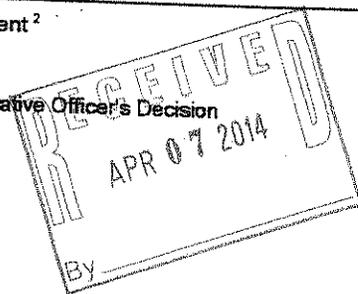
Name: JONATHAN R BUCCI
 Address: 1301 HICKSTOWN RD
 City: SICKLERVILLE
 State, Zip: NJ 08081
 Phone: (609) 970-7733 Fax: () -
 Email: JBUCCI@PAAL.COM

2. Owner(s) (List all Owners)

Name(s): JONATHAN R BUCCI
 Address: 1301 HICKSTOWN RD
 City: SICKLERVILLE
 State, Zip: NJ 08081
 Phone: (609) 970-7733 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
<u>R1</u>	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

Name: JONATHAN RBUCCI
Address: 1301 HICKSTOWN RD
Profession: SHOP SUPERVISOR
City: SICKLERVILLE
State, Zip: NS 08081
Phone: 609 970 7733 Fax: () -
Email: JBUCCI22@AOL.COM

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

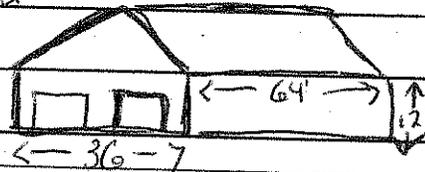
7. Location of Property:

Street Address: 1301 HICKSTOWN RD Block(s): 15501
Tract Area: 56,861 SQFT Lot(s): 5

8. Land Use:

Existing Land Use: RESIDENCE

Proposed Land Use (Describe Application): SECOND
DETACHED GARAGE OUTBACK
POLE BARN KIT 36' x 64' x 12'



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	90'	Fence type	_____
Side setback 1	10'	Fence height	_____
Side setback 2	10'	*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	2,304 SQFT	Shed area	_____
Garage height	18'	Shed height	_____
Number of garages	ONE (ATTACHED)	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	ONE	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

4-3-2014
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

4-7-14
Date

[Signature]
Signature

JONATHAN R BUCCI
Print Name

Sworn and Subscribed to before me this

APRIL day of 7

2014 (Year).

[Signature]
Signature

JONATHAN R BUCCI
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

[Signature]
Signature of Applicant

JONATHAN BUCCI
Print Name

4-3-14
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 5-17-2012, shows and discloses the premises in its entirety, described as Block 15501 Lot 5 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 Gloucester

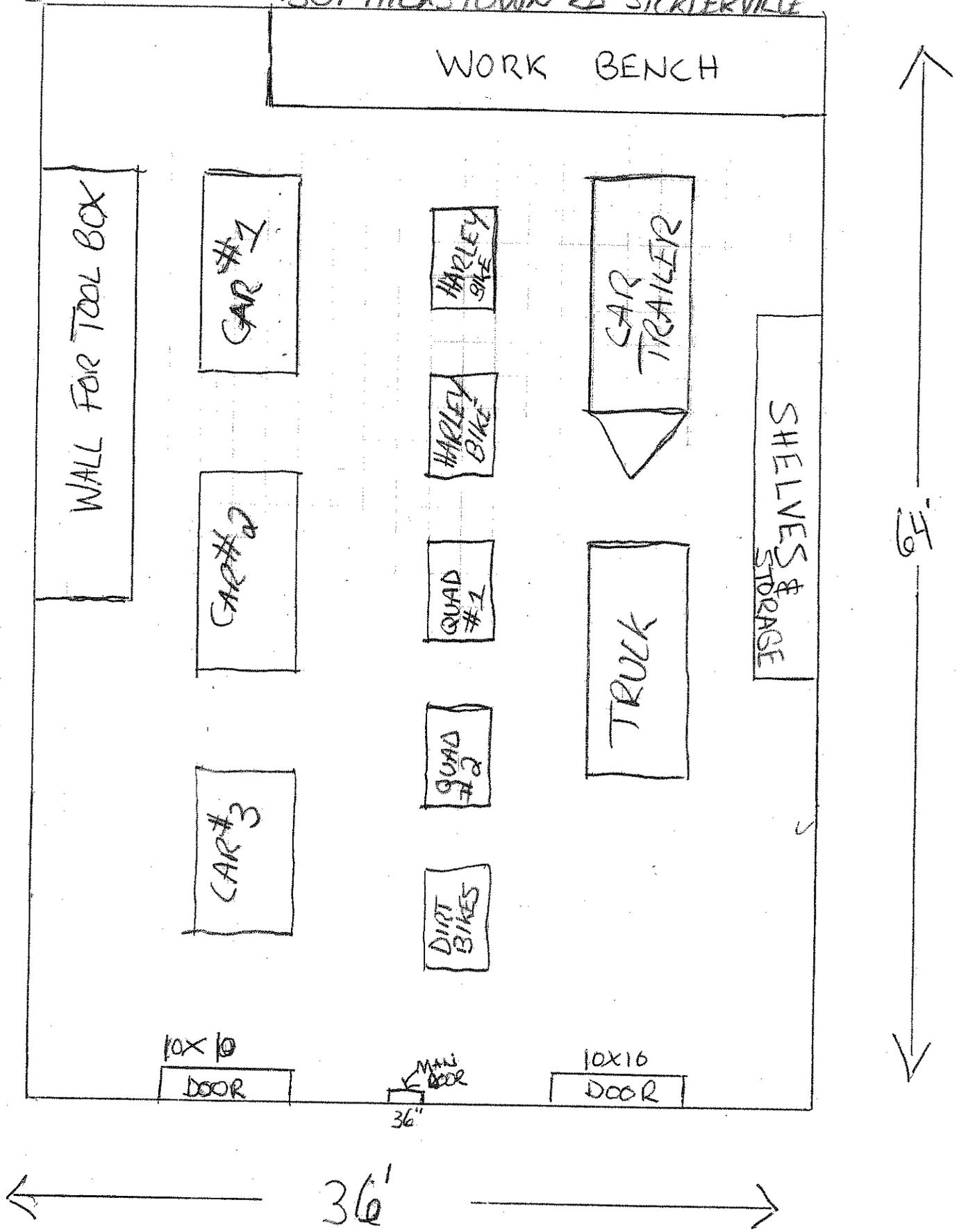
JONATHAN R BUCCI of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this 7th day of April
2014 before the following authority.

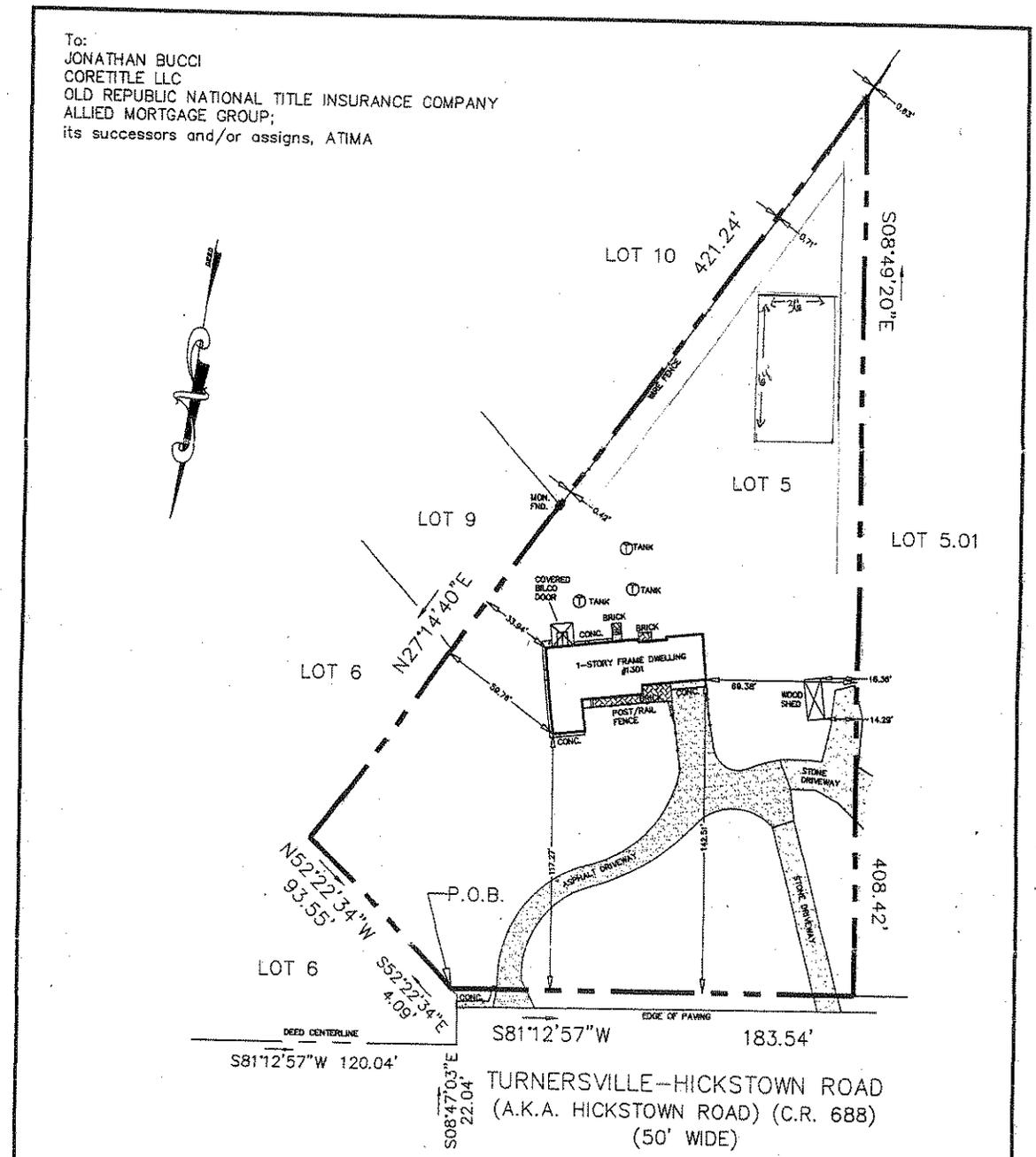
JONATHAN R BUCCI
Name of property owner or applicant

[Signature]
Notary public

JONATHAN R BUCCI
1301 HICKSTOWN RD SICKLERVILLE



To:
 JONATHAN BUCCI
 CORETITLE LLC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 ALLIED MORTGAGE GROUP;
 its successors and/or assigns, ATIMA



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.

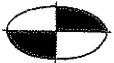
SURVEYOR RESERVES THE RIGHT TO REVISE THIS SURVEY AT ANY TIME AFTER SUBMISSION IF ADDITIONAL PERTINENT INFORMATION IS RECEIVED.

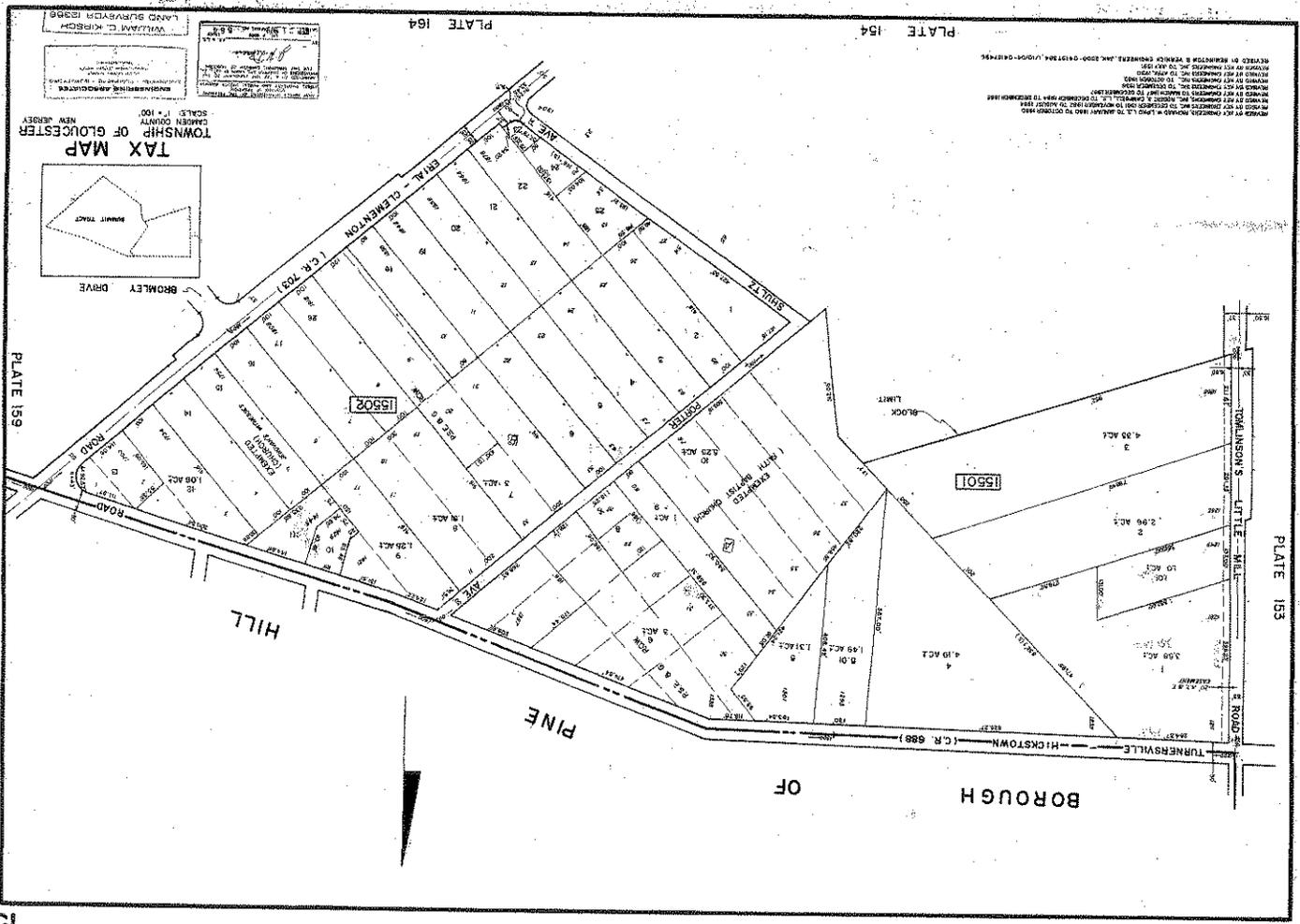
THIS PLAN OF SURVEY IS NOT AN ALTA SURVEY.

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 15501, LOT 5
 - 2) CONTAINING: 56,861 +/- SF.
 - 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - 4) SUBJECT TO SUCH EASEMENTS AND RESTRICTIONS THAT MAY BE REVEALED BY A TITLE REPORT.

PLAN OF SURVEY
 OF
 BLOCK 15501 LOT 5
 LOCATED IN
 TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY, NEW JERSEY

LOT BEARINGS 5/23/12	AVI LUZON PROFESSIONAL LAND SURVEYOR N.J. LICENSE # 36745		AVI LUZON PROFESSIONAL LAND SURVEYOR	
			83 KENSINGTON DRIVE MT. HOLLY, NEW JERSEY 08060 (609) 261-4947	
REVISION/DATE	DATE 5/23/12	DESIGNED:	DRAWN: CC	CHECKED: AL
		SCALE: 1"=60'	DATE: 05/17/2012	DWG. NO.: 12AL1508



MADE BY THIS ENGINEER IN ACCORDANCE WITH THE PROVISIONS OF THE ACT OF APRIL 22, 1902, AS AMENDED BY THE ACT OF APRIL 22, 1907, AND THE ACT OF APRIL 22, 1915, AND THE ACT OF APRIL 22, 1920, AND THE ACT OF APRIL 22, 1925, AND THE ACT OF APRIL 22, 1930, AND THE ACT OF APRIL 22, 1935, AND THE ACT OF APRIL 22, 1940, AND THE ACT OF APRIL 22, 1945, AND THE ACT OF APRIL 22, 1950, AND THE ACT OF APRIL 22, 1955, AND THE ACT OF APRIL 22, 1960, AND THE ACT OF APRIL 22, 1965, AND THE ACT OF APRIL 22, 1970, AND THE ACT OF APRIL 22, 1975, AND THE ACT OF APRIL 22, 1980, AND THE ACT OF APRIL 22, 1985, AND THE ACT OF APRIL 22, 1990, AND THE ACT OF APRIL 22, 1995, AND THE ACT OF APRIL 22, 2000, AND THE ACT OF APRIL 22, 2005, AND THE ACT OF APRIL 22, 2010, AND THE ACT OF APRIL 22, 2015, AND THE ACT OF APRIL 22, 2020.

Tax Account Maintenance

- Add
- Edit
- Close
- Delete
- <<
- >>
- Detail
- Notes
- Letter

Block: 15501

Lot: 5

Qualifier:

Owner: BUCHER, JOHANNHANS R

Prop Loc: 1301 HICKSTOWN ROAD

Tax Bill

Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,501.01	1,501.01	.00	1,501.01
2014	1		1,501.02	.00	.00	.00
2014		Total	3,002.03	1,501.01	.00	1,501.01
2013	4		1,589.33	.00	.00	.00
2013	3		1,589.33	.00	.00	.00
2013	2		1,412.70	.00	.00	.00
2013	1		1,412.70	.00	.00	.00

Other Delinquent Balances:

Interest Date: 04/07/14

Interest Date

Interest Detail

Other APR2 Threshold Amt:

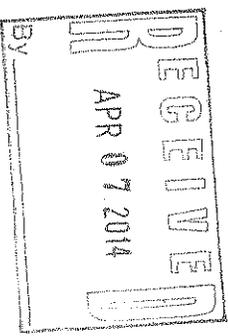
Per Diem: .00000

Last Payment Date: 02/10/14

TOTAL TAX BALANCE DUE

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

Amest



TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Dept. of Community Development
RE: **APPLICATION #142018C**
Joel Cani
429 Grand Avenue
BLOCK 12702, LOT 13.01
DATE: April 23, 2014

The above application is to permit variances for a driveway within the three (3) feet of the property line and lot coverage within the R-3 Residential District as per the submitted sketch.

I. ZONING INFORMATION

R-3 Zone Requirements (§405):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375sf	14,019 sf	yes
Minimum lot frontage	75 ft.	25 ft.	enc
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±7.4% ¹	yes
Maximum lot coverage	40%	±22.8% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	n/a	n/a
Maximum Height	35 ft.	n/a	n/a

¹ = Scaled data.
 * = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

§424.D, Driveways (Residential)

1. Setback: (0.5 ft. provided v. 3 ft. minimum required).
 - a. It appears based on the submitted survey the driveway encroaches three (3) inches on the adjacent property.

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

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

2. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would

result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 424.D, Driveways (Residential) to permit a driveway one-half (0.5) foot from the property line (3 feet minimum required).

cc: Joel Cani
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date: _____ Application No.: #142018C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

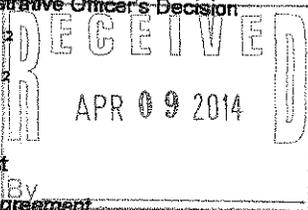
Fees: 160⁰⁰ Project # 8446

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

Escr. 150⁰⁰ Escr. # 8446

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>JOEL CANI</u> Address: <u>429 GRAND AVE</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>856 374 3028</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>JOEL CANI</u> Address: <u>429 GRAND AVE</u> City: <u>BLACKWOOD NJ</u> State, Zip: <u>NJ 08012</u> Phone: <u>856 374 3028</u> Fax: () -					
3. Type of Application. Check as many as apply:						
<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²						
<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement						
CELL 856-381-7603						
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: _____ Address: _____ City: _____				Firm: _____ State, Zip: _____ Phone: () - _____ Fax: () - _____ Email: _____		



APR 08 2014

6. Name of Persons Preparing Plans and Reports:

Name: JOEL CANI
Address: 429 GRAND AVE
Profession: _____
City: BLACKWOOD
State, Zip: NJ 08012
Phone: 856 374 3028 Fax: () - _____
Email: _____

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

7. Location of Property:

Street Address: 429 GRAND AVE. Block(s): 12702
Tract Area: _____ Lot(s): 13.01

8. Land Use:

Existing Land Use: SFD
Proposed Land Use (Describe Application):
EXTENDING DRIVEWAY
67' LONG X 10' WIDE, .5 SET BACK
(N) 5' X 10' APRON

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	<u>.5</u>	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	_____
<p>67'-0" x 10.5 WIDE INCLUDE CURB(SIDEWALK ON APRON</p>		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: 1

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

4/8/14
 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).

4/8/14
Date

[Signature]
Signature
JOEL CANI
Print Name

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

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

[Signature]
Signature of Applicant
JOEL CANI
Print Name

4/8/14
Date

19. Survey waiver certification:

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

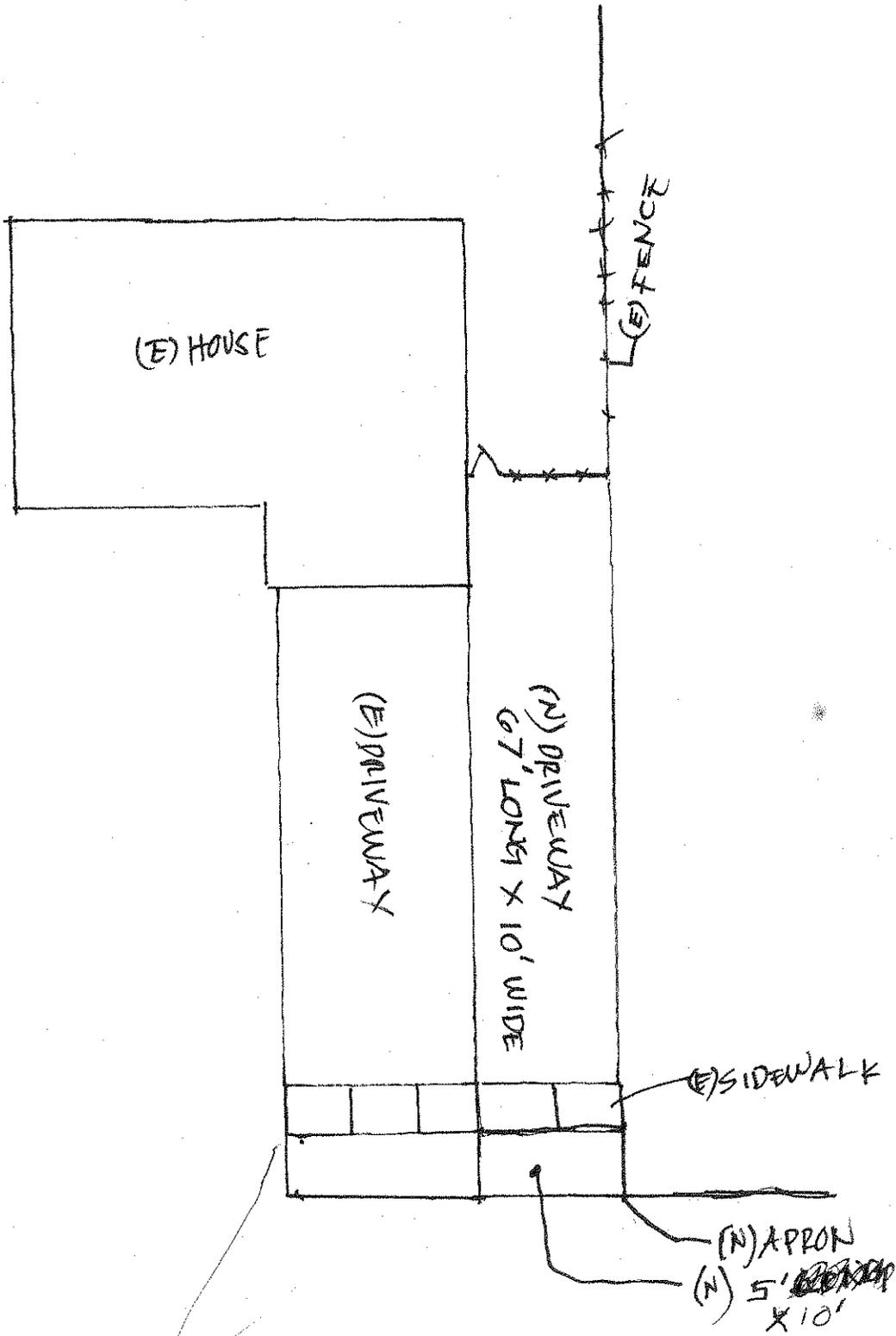
State of New Jersey,
County of Camden:

Sworn and subscribed to
On this 8th day of APRIL
2014 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.

[Signature]
Name of property owner or applicant

[Signature]
Notary public



#429
GRAND AVE.

SHUTE IN
GROUCESTER TWP
COUNTY: CAMDEN
STATE: NJ

10: L.L.T.B. CONSTRUCTION

SURVEY NO. 0205063

DATE 9/26/02

SCALE: 1" = 33'

REV. LOT #

NOV 14 2002 JAN 13 2003

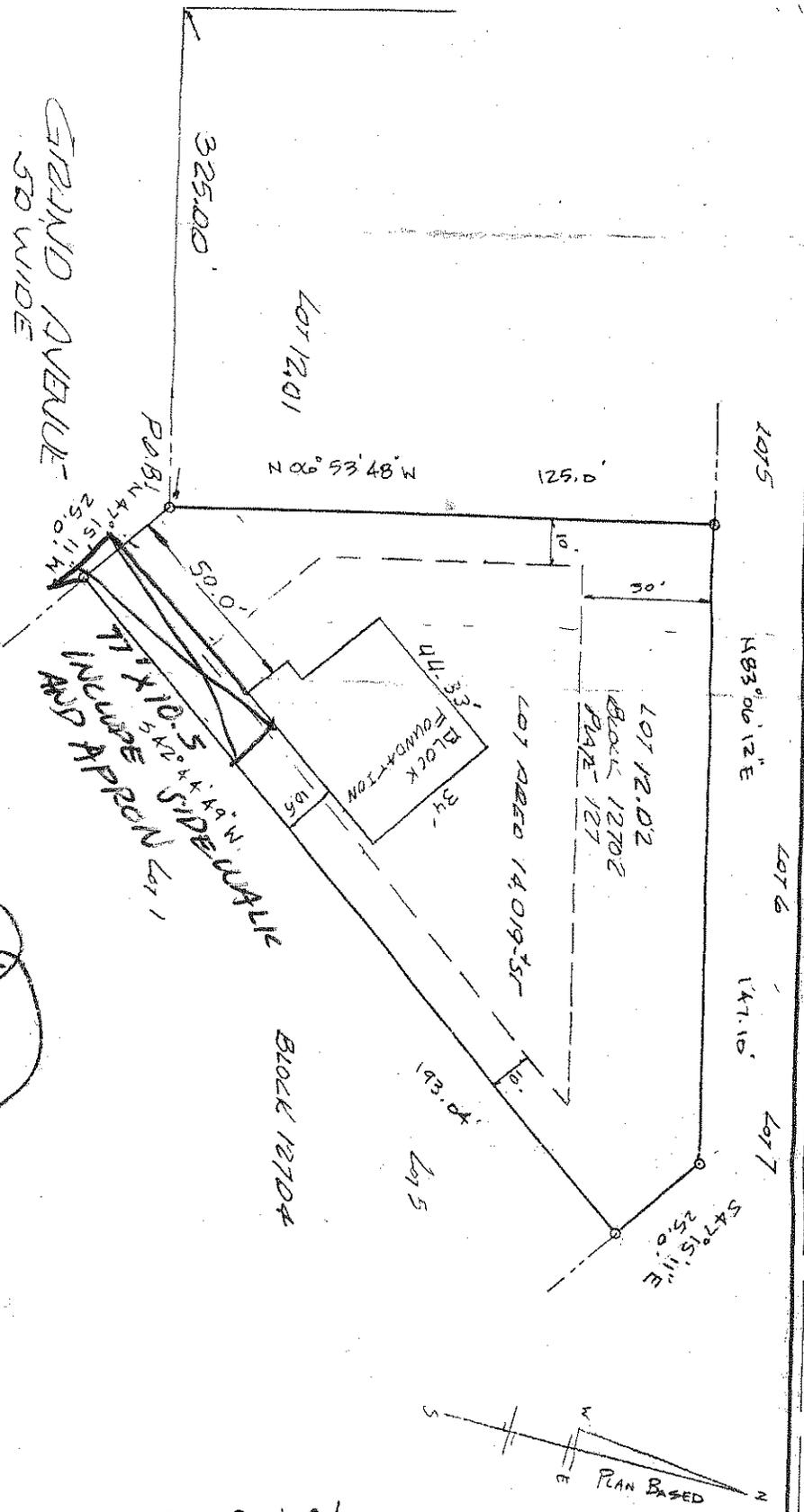
REVISION

DONOVAN
SURVEYORS

19 Hillcrest Road
Stratford, NJ 08084
(856) 627-3551
Fax: (856) 627-484
tincanmayman@home

STATE STREET 50' WIDE

GRAND AVENUE
50' WIDE



In consideration of the fee paid for making this survey, (if no fee is paid this declaration is invalid), this survey is based on the record description furnished. I hereby declare to its accuracy except such as not visible. This declaration is issued solely to the herein named purchaser and this transaction only.

JOHN DONOVAN
Prof. Land Surveyor # 05 02733
Prof. Planner # UJ04198

[Signature]

429 (over)

PLATE 126

PLATE 125

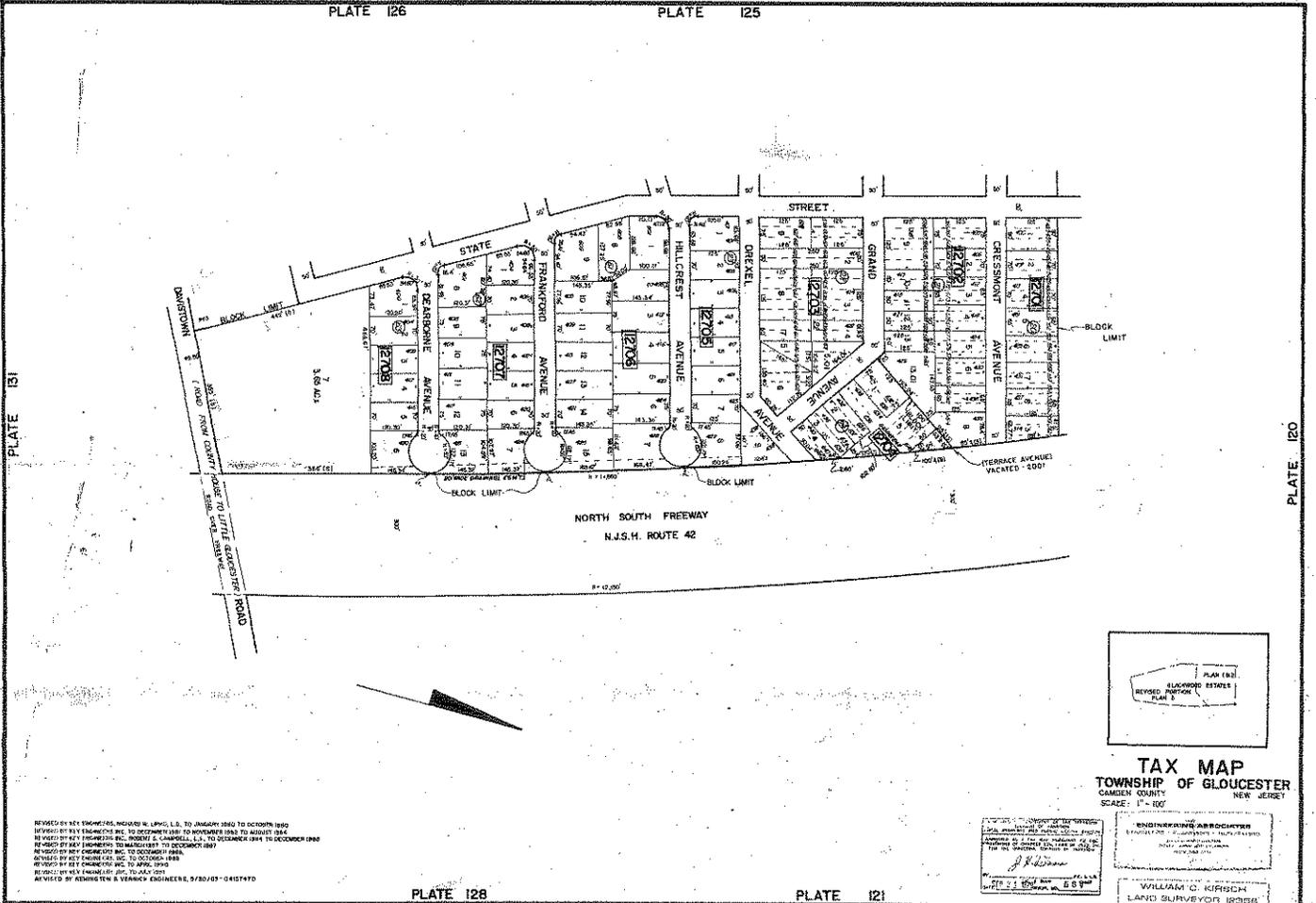
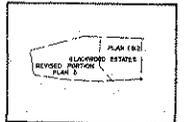


PLATE 120



TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY
 NEW JERSEY

SCALE: 1" = 100'

REVISED BY KEY ENGINEERS, INCORPORATED W. LINDSAY, L.D. TO JANUARY 1960 TO OCTOBER 1962
 REVISED BY KEY ENGINEERS, INC. TO DECEMBER 1963 TO NOVEMBER 1964 TO AUGUST 1964
 REVISED BY KEY ENGINEERS, INC. ROBERT J. CAMPBELL, L.L.D. TO DECEMBER 1964 TO DECEMBER 1966
 REVISED BY KEY ENGINEERS, INC. TO DECEMBER 1967
 REVISED BY KEY ENGINEERS, INC. TO OCTOBER 1968
 REVISED BY KEY ENGINEERS, INC. TO OCTOBER 1968
 REVISED BY KEY ENGINEERS, INC. TO APRIL 1970
 REVISED BY KEY ENGINEERS, INC. TO MAY 1971
 REVISED BY KEY ENGINEERS & SURVEY ENGINEERS, 5730/43 - 04107470

WILLIAM C. KIRFISCH
 LAND SURVEYOR
 1971

ENGINEERING ASSOCIATES
 1000 N. GLOUCESTER HIGHWAY
 GLOUCESTER, N.J. 08030
 1971

WILLIAM C. KIRFISCH
 LAND SURVEYOR
 1971

PLATE 128

PLATE 121

Tax Account Maintenance

Letter

Notes

Detail

>>

<<

Delete

Close

Edit

Add

Block: 12702

Lot: 13.01

Qualifier:

Owner: **CAMI JOEL S SOLERIAN**

Prop Loc: 429 GRAND AVENUE

Tax Bill

Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,726.12	1,726.12	.00	1,726.12
2014	1		1,726.13	.00	.00	.00
2014		Total	3,452.25	1,726.12	.00	1,726.12
2013	4		1,754.35	.00	.00	.00
2013	3		1,754.35	.00	.00	.00
2013	2		1,697.89	.00	.00	.00
2013	1		1,697.89	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/14/14 Interest Date: Interest Detail

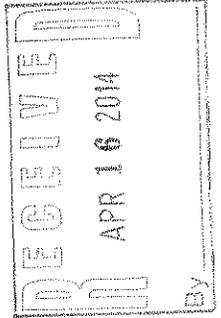
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/06/14

TOTAL TAX BALANCE DUE

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

* Indicates Admitted Billing in a Tax Quarter

Current



Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

April 14, 2014

ROBERT C. BENSON
Executive Director

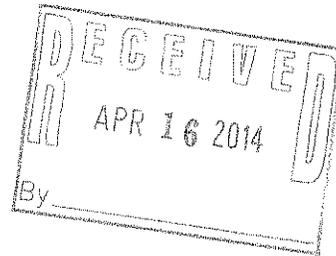
MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #142018C
Joel Cani
429 Grand Avenue, Blackwood, NJ 08012
Block 12702, Lot 13.01



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Robert C. Benson
Executive Director

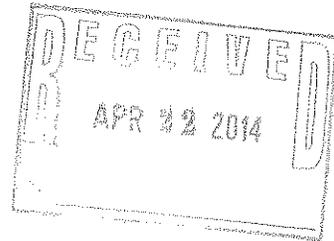
RCB:mh



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

April 18, 2014

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



Re: Anthony R. Alberto
Major Subdivision
1462 Chews Landing Clementon Road (C.R. 683)
Block 8201, Lots 2, 2.01 and 2.02
Gloucester Township, Camden County, NJ
Application No. 142012CPFMS
Our File No. GX14005-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Transmittal dated March 26, 2014;
- B. Copy of Land Development Ordinance Submission Checklist (not completed);
- C. Copy of Township of Gloucester Land Development Application;
- D. A copy of the Township of Gloucester Tax Map Sheet 82;
- E. Legal Descriptions for Proposed Lot 2, Proposed Lot 2.03 and a Common Drive Access; and
- F. A copy of a plan entitled "Plan of Survey & Minor Subdivision," prepared by Tri State Engineering & Surveying, dated February 12, 2014.

We offer the following comments with regard to the application:

I. Project Description

- 1. The project site is located on the southwest side of Chews Landing Clementon Road (C.R. 683).

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Anthony R. Alberto
April 18, 2014
Page 2 of 4

2. The site is known as Block 8201, Lots 2, 2.01 and 2.02.
3. The referenced tract consists of 2.289 acres.
4. The lot is located in the OR Office Residential district.
5. The lots were created by a minor subdivision approved by the Board in 2011.
6. A Use Variance was also approved for the lot in order to allow duplex dwellings on the property in 2011.
7. In 2013, a minor subdivision was completed to create Lots 2.01 and 2.02.
8. The applicant is proposing to subdivide the remainder lot, Lot 2 into two (2) lots.
9. Four (4) semi-detached single family dwellings (twins) are being constructed on the subdivided lots.
10. Semi-detached single family dwellings are defined in the Gloucester Township Land Development Ordinance (LDO) as a building containing two dwelling units side by side on adjoining lots and having a common or party wall and having separate individual sewerage and water facilities and connections.

II. Completeness

It appears that there are a number of items that are required to be submitted for a major subdivision that have not been submitted including:

- a. Drainage calculations;
- b. An environmental impact report;
- c. Soil erosion and sediment control plans;
- d. A traffic impact report;
- e. A recycling report;
- f. Floor plans;

- g. Existing elevations and contour lines over the entire area of the proposed development and benchmarks; and
- h. Proposed grades.

Since some of these items were addressed during the Use Variance & Minor Subdivision application performed in 2011 and construction has begun, we do not object to majority of the items. However, the applicant should provide testimony and address the following items.

1. The applicant should demonstrate that the project is not considered "major development," in relation to stormwater management, based on the amount of disturbance that has been performed during construction. "Major development" is the disturbance of more than one acre or an increase in impervious surface by more than one-quarter of an acre.
2. The applicant should indicate whether the project has a valid soil erosion and sediment control permit.
3. The applicant should indicate if grading plans have been approved by the Township.

III. Land Use / Zoning

1. The project site is located in the OR Office Residential district.
2. The purpose of the Office Residential district is to permit a combination of single family detached residential uses interspersed with professional offices in areas consisting mainly of residential uses.
3. Our office defers review of conformance with the area yard and bulk requirements of the Ordinance to your office.

IV. Major Subdivision

1. Since the proposed subdivision will create four (4) lots, including the lots previously subdivided in 2013, the subdivision is a major subdivision.
2. The plan should be revised to include all items required for a major subdivision of all four (4) lots.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Anthony R. Alberto
April 18, 2014
Page 4 of 4

3. The plan should be prepared as a Preliminary & Final Subdivision Plat to be filed in accordance with the Title Recordation Law and the Gloucester Township Land Development Ordinance.
4. The lot numbers shall be assigned by the Tax Assessor. Proof of the same should be provided.
5. Certifications should be added to the plat in accordance with the Title Recordation Law sections 46:26B-2(13). Please note that this requires certification from the surveyor who prepared the original survey. Otherwise, the plat should reference a Survey Plan prepared by TriState Engineering & Surveying.
6. Please note that we did not review the legal descriptions since the Plat will be filed.

V. Miscellaneous

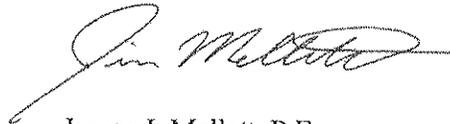
1. It appears that the application is still subject to the requirements of the Site Plan approved in 2012.

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

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

Very truly yours,

Churchill Consulting Engineers

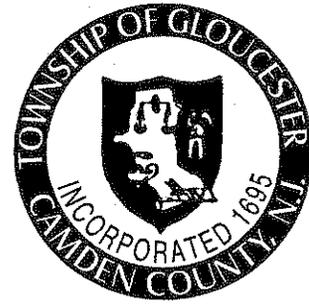


James J. Mellett, P.E.
Project Manager

JJM:jm

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
Mr. Addison G. Bradley, P.P., L.A. (via email)
Mr. Anthony R. Alberto, Applicant (via mail)
Mr. Anthony DiRosa, P.E., P.L.S. (via email)

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
RE: **APPLICATION #142012CPFMS Escrow #8389**
Anthony R. Alberto
BLOCK 8201, LOT 2

DATE: April 09, 2014

The Applicant requests preliminary and final major subdivision approval to create two (2) new lots within the OR – Office Residential District. The project is located on the southwest side of Chews Landing Road southeast of Little Gloucester Road.

The instant application creates the fourth lot of the original tract, commonly referred to as a “creeping” major subdivision, which is the reason for the requirement of preliminary and final major subdivision approval.

An application by Chews Landing Equities, LLC for minor subdivision to create two lots with a conservation easement and use to allow the construction of two twin units for a total of four (4) dwelling units was approved by Zoning Board of Adjustment Resolution #112023-CDMS adopted 8/11/11.

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

Applicant/Owner: Anthony R. Alberto, Inc., 189 Pitman Downer Road, Sewell, NJ 08080 (telephone #609-517-6248).
Planner: Addison Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (856-228-4848).
Surveyor: Anthony DiRosa, PE, PLS, TriState Engineering & Surveying, P.O. Box 1304, Blackwood, NJ 08012 (telephone #856-677-8742).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 3/20/14.
2. Plan of Survey & Minor Subdivision as prepared by TriState Engineering & Surveying comprising one (1) sheet dated 02/12/14.

II. ZONING DISTRICT COMMENTS

ZONE: OR – Office Residential District [§412].

Standard	Required (All Other Uses)	Proposed (Lot 2)	Proposed (Lot 2.03)	Complies
Lot size (min.)	20,000 sf	25,020 sf	23,360 sf	yes / yes
Lot frontage (min.)	125 ft.	46.60 ft.		no [*]
Lot frontage (min.)	125 ft.		46.61 ft.	no [*]
Lot depth (min.)	150 ft.	496 ft.	505.80 ft.	yes / yes
Building coverage (max.)	20%	≤ 20%	≤ 20%	yes / yes
Lot coverage (max.)	65%	≤ 40%	≤ 40%	yes / yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	50 ft.	±74 ft.	±78 ft.	yes / yes
Side yard (min.)	10 ft. one side,	0 ft. one side,		no [*]
	25 ft. aggregate	≥ 25 ft. aggregate		yes
Side yard (min.)	10 ft. one side,		0 ft. one side,	no [*]
	25 ft. aggregate		≥ 25 ft. aggregate	yes
Rear yard (min.)	30 ft.	≥ 30 ft.	≥ 30 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a

¹ = Scaled data.

² = Side yard aggregate complies as approved by Zoning Board of Adjustment Resolution #112023-CDMS adopted 8/11/11.

* 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. APPLICATION SUBMISSION CHECKLIST

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

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

We do not recommend waiving underlined requirements

1. Four (4) copies of the drainage calculations and engineer's report [Checklist #4].
2. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
3. Four (4) copies of the Soil Erosion and Sediment Control Plan [Checklist #6].
4. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
5. Four (4) copies of the Recycling Report. [Checklist #8].
6. "Final Subdivision Plat for (Name of Development) [Checklist #18(f)]."
 - a. The plan must to indicate the following:
 - i. "Preliminary and Final Major Subdivision Plan."
7. A boundary survey by a licensed New Jersey Land Surveyor, certified on a date with in six (6) months of the date of submission. [Checklist #22].

8. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
9. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
10. Existing structures and uses on the tract to include the shortest distance between any existing building and proposed or existing building and proposed or existing lot line, and as indication of those to be removed. [Checklist #52].
11. All side, rear, and front setback lines with dimensions. [Checklist #53].
 - a. It does not appear the submitted plans provide the correct location for the approved 10-foot and 15-foot side yard setbacks as originally approved with the use variance application.
 - i. The plans must be revised to reference the correct side yards as approved by Zoning Board of Adjustment Resolution #112023-CDMS adopted 8/11/11.
 1. It is important the correct side yard setbacks are established with the instant application in order to apply them to future additions to the buildings, if any.
12. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
13. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
14. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
 - a. Defer to the Board Engineer.
15. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
 - a. Defer to the Board Engineer.
16. Within a distance of 200 feet of development show the names, locations and dimensions of all existing streets and existing driveways, and any connections by the development to existing streets, sidewalks, bike routes, water, sewer, or gas mains [Checklist #74].
17. Proposed grades [Checklist #95].
18. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].
19. Environmental Constraints Map (See §519). [Checklist #108].
20. Landscaping, recreation and areas of public use. [Checklist #109].

V. VARIANCE COMMENTS

The property-in-question previously received variance approvals for minor subdivision to create two lots with a conservation easement and use to allow the construction of two twin units for a total of four (4) dwelling units was approved by Zoning Board of Adjustment Resolution #112023-CDMS adopted 8/11/11.

The instant application as submitted requires the following variances:

§412.F –OR – Office Residential District, Area, Yard, Height and Building Coverage

1. Lot frontage (Lot 2): (46.60 ft. provided v. 125 ft. minimum required).
2. Lot frontage (Lot 2.03): (46.61 ft. provided v. 125 minimum required).
3. Side yard (Lot 2): (0 ft. provided v. 10 ft. minimum required).
4. Side yard (Lot 2.03): (0 ft. provided v. 10 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

VI. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised providing a concrete monument between proposed Block 8201, Lots 2 and 2.03 along Chews landing Road as per §503.D, Easements/Restricted Covenants.
2. The plan must be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course as per §504.A, Driveways (Residential).

VII. GENERAL REVIEW COMMENTS

1. The Applicant is advised as a major subdivision filing of a Final Plan of Lots would be required in accordance with the provisions of the Recordation Law in lieu of recording deeds [Basis NJSA 40:55D, 54].
 - a. This would require review and approval by the Township Engineer.
 - i. It does appear the submitted plan properly addresses all the requirements of the recordation law including but not necessarily limited to the following omitted items:
 1. Minimum yards areas [NJAC 46;26B-2(b)(9)].
 2. Certification of land surveyor(s) and date of survey [NJAC 46;26B-2(b)(12)].
 3. Certification of Municipal engineer [NJAC 46;26B-2(b)(12)].
 4. Certification of the Secretary of the Zoning Board of Adjustment [NJAC 46;26B-5].
 - a. The Final Plan of Lots shall include the following to address the above requirement:
 - i. This is to certify that the Zoning Board of Adjustment of the Township of Gloucester is the proper authority to approve and has approved this map and that this map complies with the "Map Filing Law". This map shall be filed in the Camden County Clerk's office on or before the _____ day of _____, which said date is 95 days from the signing of this plat.

Secretary

Date"

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

IX. RECOMMENDATIONS

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

cc: Anthony R. Alberto
Addison G. Bradley, PP
Anthony F. DiRosa, PE, PLS

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. # 142012CPFMS

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: \$1160 Project # 8389

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

Escr. # 5900 Escr. # 8389

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Anthony R. Alberto</u> Address: <u>189 Pitman Downer Rd</u> City: <u>Sewell</u> State, Zip: <u>N.J. 08080</u> Phone: <u>609 577-6248</u> Fax: () - Email: _____	2. Owner(s), (List all Owners) Name(s): <u>Anthony R. Alberto</u> Address: <u>same as applicant</u> City: _____ State, Zip: _____ Phone: () - Fax: () -
---	---

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

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

RECEIVED
 RECEIVED
 MAR 20 2014
 By: _____
 By: _____

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	<u>OR</u>	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR		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>N/A</u> Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: () - Fax: () - Email: _____
---	---

6. Name of Persons Preparing Plans and Reports:

Name: Anthony Di Rosa
Address: P.O. Box 1304
Profession: Engineer
City: Blackwood
State, Zip: N.J. 08012
Phone: 856 677 8742 Fax: 856 872 2024
Email: _____

Name: Addison G. Bradley
Address: 1585 Hider Lane
Profession: Planner
City: Gloucester Twp.
State, Zip: N.J. 08021
Phone: 856 228 4848 Fax: 856 228 8507
Email: thefuneral/memor@comcast.net

7. Location of Property:

Street Address: 1466 & 1468 Chews Landing Rd. Block(s): 8201
Tract Area: 1.111 Lot(s): 2

8. Land Use:

Existing Land Use: one twin under construction
Proposed Land Use (Describe Application): one twin

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 2
Proposed Form of Ownership:
 Fee Simple Cooperative
 Condominium Rental
Are there existing deed restrictions? No Yes (If yes, attach copies)
Are there proposed deed restrictions? No Yes

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials: Plan of Survey & Minor Subdivision
List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:
List all applications on a separate sheet. Resolution 8/11/11 App# 11203-CDMS

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>75</u>	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	<u>100' plus</u>	Fence type	_____
Side setback 1	<u>min 20'</u>	Fence height	_____
Side setback 2	<u>0</u>	*E.O.P. = Edge Of Pavement.	<u>N/A</u>
Lot frontage	<u>46.6'</u>	Pool Requirements	
Lot depth	<u>496</u>	Setback from R.O.W.1	_____
Lot area	<u>0.574 + 0.563</u>	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	<u>N/A</u>	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	<u>N/A</u>
(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

_____ 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).

9/17/14
Date

[Signature]
Signature

Anthony Alberto
Print Name

Sworn and Subscribed to before me this

17th day of MARCH

2014 (Year).

[Signature]
Signature

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/14
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

Anthony Alberto
Print Name

Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

Anthony Alberto 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 MARCH
2014 before the following authority.

[Signature]
Name of property owner or applicant

[Signature]
Notary public

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/14

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY COMMISSION EXPIRES 11/22/14

TRI STATE

ENGINEERING AND SURVEYING, PC

DESCRIPTION OF PROPERTY

Block 8201, Proposed Lot 2, Gloucester Township

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

BEGINNING at a point in the southerly sideline of Chews Landing - Clementon Road (Camden County Route 683), said beginning point being the intersection of said sideline with the easterly line of Block 8201, Lot 1; thence

- (1) S 58°10'00" E a distance of 46.60 feet to a point common corner to Lot 2 and Lot 2.03; thence
- (2) S 42°55'00" W a distance of 505.80 feet to a point; thence
- (3) N 46°06'00" W a distance of 54.25 feet to a point along the southern line of Lot 1.02; thence
- (4) N 43°54'00" E a distance of 496.00 feet to a point being the POINT AND PLACE OF BEGINNING.

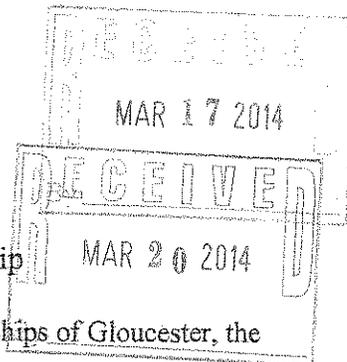
SAID ABOVE DESCRIBED tract or parcel of land containing within said bounds 0.574 acres of land, more or less.

Subject to a Common Drive Easement

Subject to a Conservation Easement more particularly described as follows:

BEGINNING at a point in the division line of Block 8201, Lot 2 and Lot 1, said beginning point being a distance of 265.27 feet from the southerly sideline of Chews Landing - Clementon Road; thence

- (1) S 46°06'00" E a distance of 50.29 feet to a point; thence
- (2) S 42°55'00" W a distance of 230.76 feet to a point; thence
- (3) N 46°06'00" W a distance of 54.25 feet to a point; thence
- (4) N 43°54'00" E a distance of 230.73 feet to a point being the POINT AND PLACE OF BEGINNING.



TRI STATE

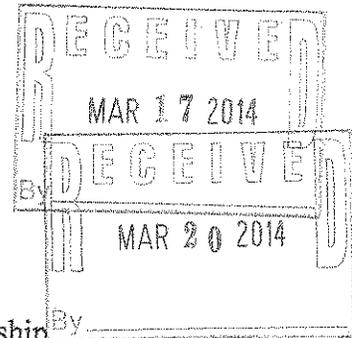
ENGINEERING AND SURVEYING, PC

SAID ABOVE DESCRIBED tract or parcel of land containing within said bounds 12060
S.F. of land, more or less.



Anthony F. DiRosa
NJ Licensed Land Surveyor #24GB04257000

TRI STATE
ENGINEERING AND SURVEYING, P.C.



DESCRIPTION OF PROPERTY

Block 8201, Proposed Lot 2.03, Gloucester Township

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

BEGINNING at a point in the southerly sideline of Chews Landing - Clementon Road (Camden County Route 683), said beginning point being the intersection of said sideline with the easterly line of Block 8201, Lot 1; and runs along said sideline (1) S 58°10'00" E a distance of 46.60 feet to a point: thence

(1) S 58°10'00" E a distance of 46.61 feet to a point common corner to Lot 2.02; thence

(2) S 42°55'00" W a distance of 515.56 feet to a point along the northern line of Lot 3;
thence

(3) N 46°06'00" W a distance of 45.75 feet to a point; thence

(4) N 42°55'00" E a distance of 505.80 feet to a point being the POINT AND PLACE OF
BEGINNING.

SAID ABOVE DESCRIBED tract or parcel of land containing within said bounds 0.536 acres of land, more or less.

Subject to a Common Drive Easement

Subject to a Conservation Easement more particularly described as follows:

BEGINNING at a point in the division line of Block 8201, Lot 2.03 and Lot 2, said beginning point being a distance of 275.04 feet from the southerly sideline of Chews Landing - Clementon Road; thence

(1) S 46°06'00" E a distance of 45.75 feet to a point along the subdivision line of Lot 2.03 and Lot 2.02; thence

(2) S 42°55'00" W a distance of 230.76 feet to a point corner along the eastern property line of Lot 3; thence

(3) N 46°06'00" W a distance of 45.75 feet to a point along the subdivision line of Lot 2.02 and Lot 2; thence

TRI STATE

ENGINEERING AND SURVEYING, PC

(4) N 42°55'00" E a distance of 230.76 feet to a point being the POINT AND PLACE OF BEGINNING.

SAID ABOVE DESCRIBED tract or parcel of land containing within said bounds 10,554 S.F. of land, more or less.

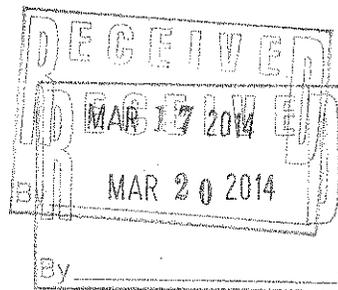


Anthony F. DiRosa
NJ Licensed Land Surveyor #24GB04257000

TRI STATE

ENGINEERING AND SURVEYING, P.C.

DESCRIPTION OF COMMON DRIVE ACCESS



Block 8201, Proposed Lot 2 & Lot 2.03, Gloucester Township

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

BEGINNING at a point in the southerly sideline of Chews Landing - Clementon Road (Camden County Route 683), said beginning point being 38.36' from the intersection of said sideline with the northwesterly line of Block 8201, Lot 2.02; thence

- (1) S 21°51'06" W a distance of 10.15 feet to a point; thence
- (2) S 42°55'00" W a distance of 21.44 feet to a point; thence
- (3) S 47°05'00" E a distance of 20.00 feet to a point; thence
- (4) S 42°55'00" W a distance of 30.00 feet to a point; thence
- (5) N 47°05'00" W a distance of 20.00 feet to a point; thence
- (6) S 42°55'00" W a distance of 21.40 feet to a point; thence
- (7) N 47°05'00" W a distance of 11.75 feet to a point; thence
- (8) N 42°55'00" E a distance of 2.00 feet to a point; thence
- (9) N 47°05'00" W a distance of 11.75 feet to a point; thence
- (10) N 42°55'00" E a distance of 21.40 feet to a point; thence
- (11) N 47°05'00" W a distance of 20.00 feet to a point; thence
- (12) S 42°55'00" W a distance of 30.00 feet to a point; thence
- (13) N 47°05'00" W a distance of 20.00 feet to a point; thence
- (14) S 42°55'00" W a distance of 14.84 feet to a point; thence
- (15) S 21°29'03"E a distance of 10.13 feet to a point; thence
- (16) S 58°10'00"E a distance of 15.75 feet to a point; thence
- (17) S 58°10'00" E a distance of 8.25 feet to the POINT AND PLACE OF BEGINNING.

TRI STATE

ENGINEERING AND SURVEYING, PC

SAID ABOVE DESCRIBED tract or parcel of land containing within said bounds 0.07 acres of land, more or less.



Anthony F. DiRosa
NJ Licensed Land Surveyor #24GB04257000

Tax Account Maintenance

Block:

 Lot:

 Qualifier:

 Owner:

 Prop Loc:

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		415.42	.00	.00	.00
2014	1		415.42	-396.79	.00	-396.79
2014		Total	830.84	-396.79	.00	-396.79
2013	4		-406.10	.00	.00	.00
2013	3		-406.11	.00	.00	.00
2013	2		1,236.94	.00	.00	.00
2013	1		1,236.94	.00	.00	.00

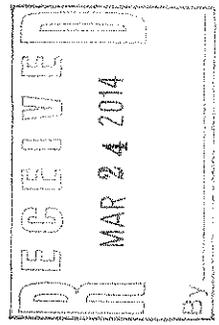
Other Delinquent Balances:
 Interest Date:

Other APR2 Threshold Amt:
 Per Diem:
 Last Payment Date:

TOTAL TAX BALANCE DUE

Principal:
 Penalty:

 Misc. Charges:
 Interest:
 Total:





GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

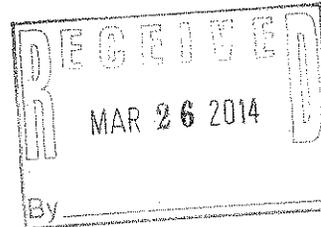
Application #142012CPFMS

1466-1468 Chews landing Rd

Block: 8201 lot 2

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

Other



Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature:  Date Submitted: 3/25/14

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

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



ROBERT C. BENSON
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

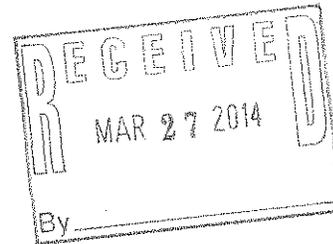
THOMAS LEISSE, PE, CME
Consulting Engineer

**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

March 26, 2014

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



Re: Application #142012CPFMS
Anthony R. Alberto
1466-1468 Chews Landing-Clementon Road, Blackwood, NJ 08012
Block 8201, Lot 2

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Robert C. Benson
Executive Director

RCB:mh

Bin# 62

B

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: March 20, 2014

APPLICATION No. 142012CPFMS

APPLICANT: Anthony R. Alberto

PROJECT No. 8389

BLOCK(S): 8201 Lot(s): 2

LOCATION: 1466-1468 Chews Landing-Clementon Rd., Blackwood, NJ

TRANSMITTAL TO:

-
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-

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

-
-
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-

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

-
-
-

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

STATUS OF APPLICATION:



New Application - **Bulk C Variance & Preliminary & Final Major Subdivision**



Revision to Prior Application

PURPOSE OF TRANSMITTAL:



For Your Review. **Please Forward Report by April 1, 2014**

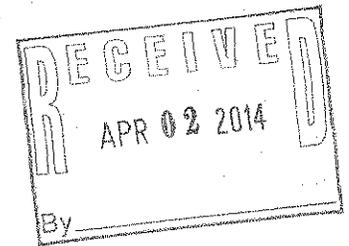


For Your Files.

ENCLOSED:

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



Variance Plan



Prelim & Final Major Subdivision

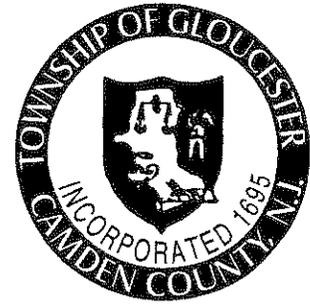


Bulk C Variance

4-24 OK JTG Bldg

Signature

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #142015CPFMS #8414**
Coles Road Business Park, LLC
BLOCK 10902, LOT 13

DATE: May 28, 2014

The Applicant requests preliminary and final major site plan approval for a proposed "Office Warehouse Flex Space Development" in conjunction with a previously approved use variance within the BP – Business Park District. The project is located on the south side of Coles Road west of NJ Route 42.

A use variance for flex space, floor area ratio up to 0.35, and minor subdivision was approved by Zoning Board of Adjustment Resolution #0712128 adopted May 08, 2008.

Applicant/Owner: Coles Road Business Park, LLC, 741 Creek Road, Bellmawr, NJ 08031 (telephone #800-662-0116).

Engineer: Richard j. Clemson, PE, James Sassano Associates, Inc., 41 South Route 73, Building 1, Suite 201, Hammonton, NJ 08037 (telephone #609-704-1155).

Surveyor: Gary R. Civalier, PLS, Civalier Engineering & Surveying, Inc., 12 West Mantua Avenue, Wenonah, NJ 08090 (telephone #856-464-0224).

Attorney: John D. Wade, Esq., Wade, Long, Wood & Kennedy, LLC, 1250 Chews landing Road, Laurel Springs, NJ 08021 (Telephone #856-346-2800).

I. INFORMATION SUBMITTED

1. Land Development Application Form, Checklist, and Corporate Disclosure dated 4/02/14.
2. Solid Waste/Recycling Report, as prepared by James Sassano Associates, Inc.
3. Environmental impact Statement, as prepared by James Sassano Associates, Inc. dated 02/20/14.
4. Traffic Generation, as prepared by Traffic Planning and Design, Inc. dated 02/21/14.
5. Freshwater Wetlands Absence Determination, as prepared by Conestoga-Rovers & Associates dated 9/17/07.
6. Stormwater Management Compliance Report, as prepared by James Sassano Associates, Inc. dated 02/20/14.
7. Stormwater Management Facilities Maintenance Manual, as prepared by James Sassano Associates, Inc. dated 02/20/14.
8. Plan of Survey, as prepared by Civalier Engineering & Surveying, Inc. comprising one (1) sheet dated 3/25/08, last revised 01/08/14.

9. Preliminary and Final Site Development Plans, as prepared by James Sassano Associates, Inc. consisting of the following:

Sheet	Description	Date / Last Revised
1	Cover Sheet	02-20-14
2	Information Sheet	02-20-14
3	Site Plan	02-20-14
4	Grading and Drainage Plan	02-20-14
5	Utility Plan	02-20-14
6	Utility Profiles	02-20-14
7	Landscaping Plans	02-20-14
8	Lighting Plan	02-20-14
9	Landscaping and Lighting Detail Sheet	02-20-14
10	Site Detail Sheet	02-20-14
11	Stormwater Management Detail Sheet	02-20-14
12	Sanitary Sewer Detail Sheet	02-20-14
13	Water Detail Sheet	02-20-14
14	Erosion and Sediment Control Plan	02-20-14
15	Erosion and Sediment Control Narrative	02-20-14
16	Erosion and Sediment Control Detail	02-20-14

II. ZONING REVIEW

ZONE: BP – Business Park District [§418].

Description	Use Other than Planned Commercial Development	Proposed	Complies
Tract area (min.) ¹	5 acres	3.8712 acres	no
Lot size (min.) ¹	5 acres	3.8712 acres	no
Lot frontage (min.) ¹	400 ft.	194.81 ft.	no
Lot Width (min.) ¹	400 ft.	236.65 ft.	no
Minimum lot depth (min.)	400 ft.	616.63 ft.	yes
Tract Perimeter Setback (min.)	n/a	n/a	n/a
Floor Area Ratio (max.)	0.35	0.283	yes
Buffer (min.)	25 ft.	25 ft.	yes

¹ = Variance approved by Zoning Board of Adjustment Resolution #0712128 adopted May 08, 2008.

Description	Use Other than Planned Commercial Development	Proposed	Complies
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	100 ft.	81.63 ft.	no*
Side yard (min.) – 14,400 sf bldg.	25 ft.	26 ft.	yes
Side yard (min.) - 20,000 sf bldg.	25 ft.	26 ft.	yes
Rear yard (min.) – 14,400 sf bldg.	50 ft.	25 ft.	no*
Lot coverage (max..)	60%	50.9%	yes
Building Height (max.)	2 stories	≤ 2 stories	Yes
Floor Area Ratio (max.)	0.35	0.235	yes
Buffer (min.)	25 ft.	25 ft.	yes
Parking (min.)			
Phase 1	20 spaces	25 spaces	yes
Vehicles used in business	---	n/p	---
Phase 2	28 spaces	32 spaces	Yes
Vehicles used in business	---	n/p	---
Parking Area Setback			
From Tract Perimeter (min.)	n/a	n/a	n/a
From Front Property Line (min.)	50 ft.	±50 ft.	yes
From Side Property Line (min.)	20 ft.	±25 ft.	yes
From Rear Property Line (min.)	25 ft.	±95 ft.	yes

* Variance required.

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

SIGN STANDARDS (FACADE)			
Description	Use Other than Planned Commercial Development	Proposed	Complies
Number (max.) - §426.Q(2)	1	1	yes
Area (max.) - §426.Q(1)	---	n/p	---
Setback (min.) - 426.Z(3)	30 ft.	5 ft.	no*

* = Variance required.

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

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 requisite checklist items or receive a waiver:

1. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
 - a. The submitted report only addresses trip generation for the proposed land use.
 - i. The applicant must provide professional testimony to address submission of only a trip generation report in lieu of the required Traffic impact Statement.
2. 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) [Checklist #9].
 - a. The submitted freshwater wetlands report submitted by Conestoga-Rovers & Associates dated 9/17/07 recommended a formal Letter of Interpretation (LOI) to the NJDEP to address an existing "stormwater erosional feature" that drains the southerly property.
 - i. The applicant must provide professional testimony to address whether or not an LOI will be completed to address the recommendation of the applicant's environmental professional.
3. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
 - a. The Applicant should address the proposed building elevations and facade signage, if any for the proposed development.
4. Proposed signs including location, size, height, and scaled elevations of the front, side, and rear of any side directed or modified including sign lighting details [Checklist #44].
 - a. The plans must be revised to provide the size, height, and setbacks of the proposed freestanding sign.
5. Existing elevations and contour lines over the entire area of the proposed development and two (2) permanent benchmarks based upon U.S.G.S datum [Checklist #56].
 - a. The plans must be revised to provide at least two (2) permanent benchmarks.
6. Acceleration/deceleration lanes. [Checklist #75].
 - a. The applicant must provide professional testimony to address the requirements for an acceleration/deceleration lane, if any, which is not addressed in the trip generation report.
7. Traffic channelization [Checklist #76].
 - a. The applicant must provide professional testimony to address the requirements of internal traffic circulation, vehicle sizes, and turning movements.
8. Fire lanes [Checklist #77].
 - a. Defer this requirement to the Fire Marshal of the Blenheim Fire District.

9. Sidewalks and bike routes [Checklist #83].
 - a. The plans must be revised to provide concrete sidewalks along the frontage of Coles Road.
10. Sight triangle easements at intersections. [Checklist #86].
 - a. The plans must be revised to show the sight triangle at the intersections of driveways and the intersection of T & G Way and Coles Road.
11. Streetlights. [Checklist#90].
 - a. The plans must be revised to show existing and proposed streetlights, if any.
12. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].

IV. WAIVER COMMENTS

The Applicant is requesting waiver from the following checklist requirements.

1. Loading areas and number thereof [Checklist #80].
2. Environmental Constraints Map (See §519). [Checklist #108].

The Applicant requests a waiver from the following Performance and Design Standards:

3. To allow loading space of 29', where 40' is the minimum requires as per §409.A.Dimensions.
4. To allow drainage basin side slopes of 3:1, where 4:1 is the minimum required as per §517.H(3), Stormwater Management Systems (General).

V. VARIANCE COMMENTS

The Applicant as submitted requires the following variances:

§418.F. Business Park (BP) District

1. Front yard: (81.63 ft. provided v. 100 ft. minimum required).
2. Rear yard: (25 ft. provided v. 50 ft. minimum required).

§426.Z, Signs, Business Park (BP) District

3. Setback: (5 ft. provided v. 30 ft. minimum required).

§510.A, Off-Street Parking

4. The instant application does not identify the number of vehicles utilized in connection with the business, which may require a variance for the required number of parking spaces

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

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

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

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

NEGATIVE CRITERIA

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

VI. SITE PLAN DESIGN REVIEW COMMENTS

1. The plans must be revised to provide landscaping for the base of the free-standing sign along Coles Road comprising a mixture of evergreen and ornamental shrubs, and perennials as per §426.R(11).
2. The Applicant must provide professional testimony to address the proposed "Dumpster Enclosure" is sufficiently sized to accommodate at least one week's accumulation of solid waste and recyclables as per §502.I, Storage and Waste Disposal.
3. The plans must be revised to provide two permanent benchmarks and symbol in the legend as per §506.A(4), Grading.
4. The plans must be revised to extend the clearing limits to the front and side property lines along the front and side of the proposed building in Phase 1 to enhance the aesthetics and scenic views of the front yard of the development and the Township as per §507.A(c)(3), Landscape Plan.
5. The plan must be revised to provide a more substantially enhance buffer along residential uses as per §507.B(1), Buffering.
 - a. The landscaping must comprise a mixture of evergreen trees and shrubs to supplement the existing trees along the side and rear buffers as per §507.B(2), Buffering.
6. The plan must be revised to provide four (4) additional Serrbian Spruce (*Picea Omorika*) to complete the buffer on the south side of the 4,400 sf building in Phase 2 as per §507.B(2), Buffering
7. The plan must be revised to indicate underground irrigation for landscaping for the proposed non-residential use as per §507.A(4)(b).
8. The plan must be revised to provide and alternative wallpack light fixture with light shields for the south side of the 14,400 sf building to prevent visibility of the proposed light source from adjacent properties as per §508.F(4).
9. The plans must be revised to address proposed and/or existing lighting for the intersection of T & G Way and Coles Road as per §508.F(9), Parking lot lighting.
 - a. It appears there may be an existing pole mounted light at this intersection.
 - i. However, the plans must be revised to show photometric data as per §508.G(4).
10. The Applicant must provide professional testimony to address requirements for off-street parking as per §510.A, Required Number.
 - a. The parking for "Warehouse" requires one (1) space per 1,500 sf, plus one (1) space for vehicles used in connection with business.
 - i. The Applicant must address the parking information that is identified as "n/p - not provided" in the zoning table.

11. The plan must be revised to extend the belgian block curb at the following locations as per §510.J(1), Curbing.
 - a. Along the perimeter ends of the parking area for building Phase 1 in two separate areas along the end parking spaces.
12. The plan must be revised to extend the concrete curb at the following locations as per §510.J(1), Curbing.
 - a. Along the perimeter ends of the parking area between buildings in Phase 2 in four separate areas along the end parking spaces.
13. The plans must be revised to provide concrete sidewalks along the frontage of Coles Road and along T & G Way to entrance drive for the building in Phase 1 as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.
 - a. The Board should note concrete sidewalks presently exist at the bridge crossing of NJ Route 42 and in front of the former Metrologic building, which is less than 0.18 miles from the subject property.

VII. GENERAL REVIEW COMMENTS

1. The plans must be revised Zoning Notes #1 - #6 to correct the date of the use variance resolution which was adopted on May 08, 2008.
2. The Applicant should address the proposed schedule of development.
 - a. It is recommended the plans be revised indicating the Phase 2 area would be graded, fertilized and seeded as a component of Phase 1.

VIII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

IX. RECOMMENDATIONS

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

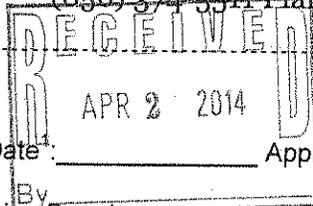
cc: Coles Road Business Park, LLC
John D. Wade, Esq.
Richard J, Clemson, PE
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

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.: 1420150 PFMS

Taxes Paid Yes/No _____ (Initial)

Fees \$1150.00 Project # 8414

Planning Board Zoning Board of Adjustment

Escr. \$7950.00 Escr.# 8414

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Coles Road Business Park, LLC</u> Address: <u>741 Creek Road</u> City: <u>Bellmawr</u> State, Zip: <u>New Jersey, 08031</u> Phone: <u>(800) 662-0116</u> Fax: <u>(856) 933-2304</u> Email: <u>ptighe2555@aol.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Coles Road Business Park, LLC</u> Address: <u>741 Creek Road</u> City: <u>Bellmawr</u> State, Zip: <u>New Jersey, 08031</u> Phone: <u>(800) 662-0116</u> Fax: <u>(856) 933-2304</u>																																			
3. Type of Application. Check as many as apply:																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"> <input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input checked="" type="checkbox"/> Preliminary Major Site Plan ² <input checked="" type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ² </td> <td style="width:50%; border: none;"> <input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____ </td> </tr> </table>		<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input checked="" type="checkbox"/> Preliminary Major Site Plan ² <input checked="" type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <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)																																				
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td>R1</td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>HC</td> <td>PR</td> <td>BW-RD</td> <td>SCR-HC Overlay</td> </tr> <tr> <td>R3</td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		ER	R4	GCR	CR	BP	G-RD	LP-1	R1	RA	BWD	NC	IN	M-RD	NVBP	R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
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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>John Wade</u> Address: <u>1250 Chews Landing Road</u> City: <u>Clementon</u>	Firm: <u>Wood Wade & Kennedy</u> State, Zip: <u>New Jersey, 08021</u> Phone: <u>(856) 346-2800</u> Fax: <u>(856) 346-1910</u> Email: <u>jwade@wkwklaw.net</u>																																			

6. Name of Persons Preparing Plans and Reports:

Name: Richard J. Clemson, P.E./James Sassano Assoc., Inc.
Address: 41 South Route 73, Bldg. 1, Suite 201
Profession: Professional Engineer
City: Hammonton
State, Zip: New Jersey, 08037
Phone: (609) 704 - 1155 Fax: (609) 704 - 1166
Email: rick@jsaengineering.com

Name: Deanna Drumm, PE/Traffic Planning & Design
Address: 2 Riverside Drive, Suite 506
Profession: Professional Engineer (Traffic)
City: Camden
State, Zip: New Jersey, 08103
Phone: (856) 966 - 4242 Fax: (856) 966 - 4250
Email: ddrumm@trafficpd.com

7. Location of Property:

Street Address: 50 Coles Road Block(s): 10902
Tract Area: 3.87 acres Lot(s): 13

8. Land Use:

Existing Land Use: Vacant
Proposed Land Use (Describe Application): Office Warehouse Flex Space Development with associated parking, stormwater management systems, public water, public sewer and other utilities.

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 1
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. see attached

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. see attached

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	81.23	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	25	Fence type	_____
Side setback 1	25	Fence height	_____
Side setback 2	25	*E.O.P. = Edge Of Pavement.	
Lot frontage	195'	Pool Requirements	
Lot depth	616'	Setback from R.O.W.1	_____
Lot area	3.87 acres	Setback from R.O.W.2	_____
Building height	Max. 2 story	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: 49	Number of parking spaces provided: 57
Number of loading spaces required: 3	Number of loading spaces provided: 18

15. Relief Requested:

- Check here if zoning variances are required. Bulk variances requested for front and rear yard setbacks.
- 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

3/31/2014

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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



 Signature

Paul J. Tighe

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes



 Signature of Applicant

3/31/2014

 Date

Paul J. Tighe

 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 01/09/2014, shows and discloses the premises in its entirety, described as Block 10902 Lot 13; 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:
Paul J. Tighe 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 Sarah Marella
 On this 31st day of March
 2014 before the following authority.

Paul J. Tighe

 Name of property owner or applicant



 Notary public

CORPORATE DISCLOSURE – COLES ROAD BUSINESS PARK, LLC

Paul James Tighe, Sr.
Managing Member, 60% Ownership
741 Creek Road
Bellmawr, NJ 08031

Paul James Tighe, Jr.
Managing Member, 40% Ownership
741 Creek Road
Bellmawr, NJ 08031

LIST OF MATERIALS ACCOMPANING TOWNSHIP APPLICATION

- Preliminary and Final Site Development Plans, dated February 20, 2014, prepared by James Sassano Associates, Inc.
- Stormwater Management Compliance Report, dated February 20, 2014, prepared by James Sassano Associates, Inc.
- Stormwater Management Facilities Maintenance Report, dated February 20, 2014, prepared by James Sassano Associates, Inc.
- Environmental Impact Study, dated February 20, 2014, prepared by James Sassano Associates, Inc.
- Traffic Trip Generation Letter, dated February 13, 2014, prepared by Traffic planning and Design, Inc.
- Preliminary Wetlands Investigation Report, dated September 17, 2007, prepared by Conestoga-Rovers and Associates

Camden County Planning Division

Submission Requirements



Making It Better Together.

Subdivisions:

- Two (2) Copies of County Planning Board Application
(Lower left hand corner **MUST BE SIGNED** and classified by appropriate local official)
- One (1) Copy of Municipal/Township Application
- One (1) Copy of Fee Schedule, Filled Out and Signed
(Check made payable to *Camden County Treasurer*)
- One (1) Set of Plans
- Two (2) Copies of the Affidavit of Ownership
- One (1) Copy of Pinelands Certificate of Filing (If applicable)

Site Plans:

- Two (2) Copies of Camden County Planning Board Application
(Lower left hand corner **MUST BE SIGNED** and classified by appropriate local official)
- One (1) Copy of Municipal/Township Application
- One (1) County Fee Schedule, Filled Out & Signed
(Check made payable to *Camden County Treasurer*)
- Two (2) Sets of Signed and Sealed Plans (Which reflect all requirements contained in Chapter V of County's Manual of Land Development Practices, Regulations and Procedures)
- Two (2) Sets of Drainage Calculations
(Data based upon 10 YEAR -PRE and a 25 YEAR -POST Year Storm Event)
- Two (2) Sets of Traffic Impact Study (If applicable)
- Two (2) Copies of the Affidavit of Ownership
- N/A One (1) Copy of Pinelands Certificate of Filing (If applicable)
- One (1) Copy of Local Engineer's Report
- Two (2) Copies of a signed and sealed survey conducted by a licensed surveyor if existing conditions are referenced in accordance with N.J.A.C 13:40-7.2 (a.)1
- All Dedication, Easement, Deed, Etc. (Documents must be submitted to the Planning Division Staff at least thirty (30) working days prior to the scheduled Planning Board meeting. No provisional approvals will be issued at Planning Board meeting.)

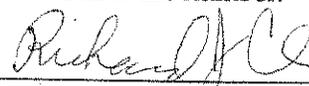
Final or Revised Plans:

- Two (2) Copies of County Planning Board Application
- Two (2) Sets of Signed & Sealed Plans
- One (1) County Fee Schedule, Filled Out & Signed
(Check made payable to *Camden County Treasurer*)

Additional Requirements:

- Please submit a map (highlighted copy) of your parcel and a most recent aerial photo of your parcel.
- A digital copy of only the Site Plan and Elevations. The purpose of this image is to illustrate the basic character of the preliminary plan. The digital image should be provided in the form of pdf on a CD. If the plan was not digitally created, provide an 11" X 17" reduction of the plan. Label CD with plan name & CCPD file number.

X _____
Certification of Completeness
Signature By Local Official

X 
Signature of Agent or Applicant

Camden County Planning Division

Review of Subdivisions & Site Plan Review

Fee Schedule



Making It Better Together.

Applicant's Name: Coles Road Business Park LLC

Project Name: Gloucester Township Business Park Municipality: Gloucester Township

Plate: 109 Block: 10902 Lot(s): 13 Municipal Code (see attached): 15

Type of Plan

Minor Subdivision (3 lots or less) Major Subdivision (4 lots or more) Site Plan

Subdivision

Minor Review Fee (\$200.00) \$ _____
 Major Review Fee (\$500.00) \$ _____

Site Plan/Subdivision

Design Review Fee (\$500.00) \$ 500.00
 Total Parking Spaces (\$8.00/SPACE) \$ 456.00
 Per Dwelling Unit (\$16.00/Unit) \$ _____
 Dedication, Easement, Deed, Etc. Review Fee (\$150.00) \$ _____
 Inspection Fee (\$200.00) \$ _____

Additional Fees

Preliminary (\$200.00) \$ _____
Use for concept drawing review or request for waiver review
 Final (\$200.00) \$ _____
 Revisions (\$200.00) \$ _____
 Signing of Filing Plats (\$150.00) \$ _____

TOTAL \$ 956.00

X

Signature of Applicant or Agent

Special Provisions

- The Fee Schedule Check is Payable to the Camden County Treasurer after Applications are Deemed Complete and Consistent with Municipal Review and Regulations. Fees paid are non-refundable once the review process begins.
- All Plans, Applications, Dedications, Easements, Deeds, etc. MUST be submitted to the Planning Board at Least Thirty (30) Working Days Prior to the Scheduled Planning Board Meeting. All Plan and Application Submissions at the Planning Board Meeting will be placed on the Agenda for the Next Scheduled Planning Board Meeting.

Camden County Planning Division

Affidavit of Ownership



Making It Better. Together.

Name of Company/Organization:

Coles Road Business Park, LLC

Is Company a Corporation? Yes No (LLC)

If yes, name of State in which incorporated:

New Jersey

Is Company a Partnership? Yes No

Is Company an Individual Owner? Yes No

Please list any/all individuals who are owners (full/ part) / (individual/multiple) of the Company/Organization. If a Non-Profit Organization, please list all Board Members.

Name	Address	Title
Paul James Tighe, Sr.	741 Creek Road, Bellmawr, NJ 08031	Managing Member
Paul James Tighe, Jr.	741 Creek Road, Bellmawr, NJ 08031	Member

The above information is true and correct to the best of my knowledge:

X

Signature of Owner & Title

X Paul James Tighe, Sr., Managing Member

Print Name of Owner & Title

PAUL J TIGHE
RENEE F TIGHE
PO BOX 208
BELLMAWR, NJ 08099-0206

4-2-14

Date

616
5521212 8989
1014183477459

\$ 956.00

Pay to the
Order of

Camden County Treasurer

NINE HUNDRED FIFTY SIX AND 00/100



WELLS FARGO BANK, N.A.
MEMBER FDIC

For Coles Co Business Park

⑆021200025⑆1014185477459⑈00615

[Signature]

MP



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

Date: April 8, 2014

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Coles Road Business Park, LLC

Block: 10902 Lot: 13

Application #: 142015CPFMS

Comments: Building review-

- 1. Building review ok with note: NJAC 5:23-7.10(a)3.i, Barrier Free R7-8 sign mounted 60" above parking lot or sidewalk.*

Thank you,

*Jim Gallagher
Building SubCode Official*



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: April 3, 2014

APPLICATION No. 142015CPFMS

APPLICANT: COLES ROAD BUSINESS PARK, LLC

PROJECT No. 8414

BLOCK(S): 10902 Lot(s): 13

LOCATION: 50 COLES ROAD, BLACKWOOD, NJ

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

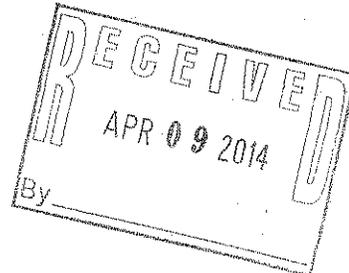
- New Application - **Bulk C Variance & Preliminary & Final Major Site Plan**
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by April 14, 2014**
- For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
 - 1 Copy - Minor Site Plan
 - 1 Copy - Minor Subdivision Plat
 - 3 Copies - Preliminary. Site Plan, 2 County Apps and 1 Twp. App.
 - 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
 - 1 Copy - Major Subdivision - Preliminary. Plat
 - 1 Copy - Preliminary Site Plan *MAJOR*
 - 1 Copy - Major Subdivision - Final Plat
 - 1 Copy - Final Site Plan *MAJOR*
 - 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 Prelim & Final Major Site Plan Bulk C Variance



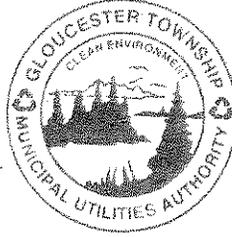
URGENT ISSUE

Need to Determine and/or clarify T+G WAY as dedicated TWP. STREET or accessway/R.O.W.

[Handwritten Signature]
4/9/14

Signature

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman



ROBERT C. BENSON
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

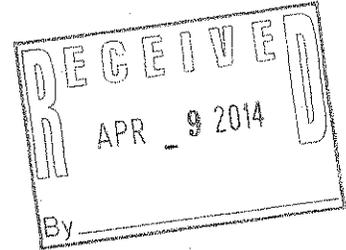
Board Members

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

**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

April 7, 2014



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

Re: Application #142015CPFMS
Coles Road Business Park, LLC
50 Coles Road, Blackwood, NJ 08012
Block 10902, Lot 13

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Robert C. Benson
Executive Director

RCB:mh

Tax Account Maintenance

Letter

Notes

Detail

>>

<<

Delete

Close

Edit

Add

Block: 10902

Lot: 13

Qualifier:

Owner: EMM BROOKHOLMS LLC

Prop Loc: 50 COLES ROAD

Tax Bill

Restricted Edit

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

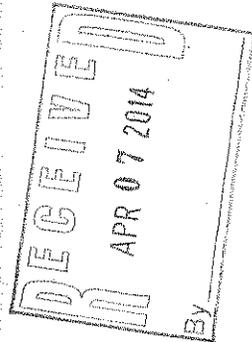
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		905.38	.00	.00	.00
2014	1		905.39	.00	.00	.00
2014		Total	1,810.77	.00	.00	.00
2013	4		920.83	.00	.00	.00
2013	3		920.84	.00	.00	.00
2013	2		889.93	.00	.00	.00
2013	1		889.93	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 04/07/14 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/07/13

TOTAL TAX BALANCE DUE

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



Clarent