

**Township of Gloucester
Zoning Board of Adjustment
Thursday, June 13, 2013
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes - *Thursday, May 23, 2013*

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

#132017C
Kenneth Lehman
Zoned: R1

Bulk C Variance
Block: 18102 Lot: 8
Location: 891 Kearsley Road, Erial

13' x 21' wooden deck – 15.7' from property line

#132019C
John J Colaianni, Jr
Zoned: R3

Bulk C Variance
Block: 8201 Lot: 24
Location: 35 W. Brookline Dr, Laurel Springs

SFD approx. 3000 sq. ft.; Lot coverage 38%; Bldg. coverage 22%

#132020C
Christina Mattison
Zoned: R3

Bulk C Variance
Block: 19303 Lot: 17
Location: 76 Jonquil Way, Sicklerville

Install 6' vinyl fence on Corner Lot

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, May 23, 2013**

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

Roll Call: Mr. Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Present
Mr. Gunn	Present
Mr. McMullin	Present
Mrs. Chiumento	Present
Mrs. Giusti	Absent
Mr. Acevedo	Absent
Mr. Treger	Late Arrival 8:20PM
Mr. Richards	Present

**Chairman Richards 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**

MINUTES FOR ADOPTION

Zoning Board Minutes for April 25, 2013.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Abstain
Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Abstain
Mrs. Chiumento	Abstain
Chairman Richards	Yes

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

#132012C

Thomas & Michele Beckett

Bulk C Variance

Block: 10704 Lot: 7

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Abstain
Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Abstain

Mrs. Chiumento
Chairman Richards

Abstain
Yes

Resolution Approved.

APPLICATIONS FOR REVIEW

#132012C

Chad Milstein

Zoned: R3

Bulk C Variance

Block: 2906 Lot: 7

Location: 412 N. Otterbranch Dr., Glendora

2nd Garage 24' x 30' - 5ft. from the property line

Mr. Costa swears in Mr. Chad Milstein

Mr. Milstein explains he is running out of storage room and in addition he has an old car and motorcycle to store. In his opinion trying to adhere to the setbacks will ruin his yard. The garage will be steel about 30ft. deep and 10 to 12 feet high.

Vice Chairman Simiriglia asks Mr. Milstein if there is anything else in the yard that isn't on the survey.

Mr. Milstein states there are a shed and a concrete pad.

Vice Chairman Simiriglia asks Mr. Milstein if he has a car dealer license.

Mr. Milstein states: "no" and adds there will be no business use for the new garage.

Mrs. Chiumento asks if the attached garage large enough for storage.

Mr. Milstein states it's barely big enough for a car.

Mr. Mellett states to be sure the roof leaders are directed away from any neighbors' homes.

Mr. Milstein states the drainage will be directed to the front of the home.

Mr. Lechner asks the Mr. Milstein the size of the existing shed. Mr. Milstein state it is 10' x 10'.

Mr. Lechner states that puts the lot coverage at 23.5%.

Mr. Milstein states the garage is only for personal use.

Mr. Lechner asks Mr. Milstein if the shed is 5ft. from the property line.

Mr. Milstein states the shed is 5ft. from the rear and side of the lot.

Mr. Bucceroni asks Mr. Milstein if he has considered removing the shed.

Mr. Milstein states he'd rather take 3 ft. of length off the garage than take the shed down. He really doesn't want the lawn equipment in the garage; he would prefer to keep it separate.

Mrs. Chiumento asks the applicant if he is going to put a driveway to the new garage.

Mr. Milstein states not now, but will come in front of the zoning board in the future to build one if he can.

Open to the Public:

No Comments.

Open to Professionals:

No Comments.

A motion to approve the above mentioned application with the following condition: that all run off water be directed away from any neighbors' homes was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Chairman Richards	Yes

Application Approved.

#132006C

Sandra DiCaprio

Zoned: R4

Bulk C Variance

Block: 2003 Lot: 19

Location: 341 Fifth Ave., Glendora

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

Mr. Costa swears in Ms. DiCaprio.

Ms. DiCaprio states they are replacing an existing fence that past hurricane had blown down.

Vice Chairman Simiriglia asks if the fence is already up.

Ms. DiCaprio states "yes", and explains that she has a special needs child and a dog.

Mr. Mellet states there are no site issues.

Mr. Bucceroni asks Ms. DiCaprio if this was an emergency situation.

Ms. DiCaprio states "yes".

Open to the Public:

No Comments.

Open to Professionals:
No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Chairman Richards	Yes

Application Approved.

#132013C

Barry & Camille Wendt

Zoned: SCR

Bulk C Variance

Block: 15817 Lot: 10

Location: 20 Dorothy Dr., Sicklerville

11' x 18' deck 3' from rear property line.

Mr. Costa swears in Barry Wendt.

Mr. Wendt states he has a very small yard and his 4' x 4' porch is deteriorating. He would like to replace it with a larger composite deck so they can fit table/chairs and grill.

Vice Chairman Simiriglia states the yards are very small and the residents really have no choice.

Open to the Public:
No Comments.

Open to Professionals:
No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Chairman Richards	Yes

Application Approved.

#132014C

Bryan Voight

Zoned: R3

Bulk C Variance

Block: 21005 Lot: 8

Location: 50 Huckleberry Ave., Sicklerville

Mr. Costa swears in Mr. Bryan Voight.

Mr. Voight states the 5 foot setback leaves his children more yard to play and in addition if the patio is smaller they won't be able to see the children in the pool (safety issue).

Vice Chairman Simiriglia thinks the 10ft. setback is a little too much.

Mr. Bucceroni asks the applicant how far away his shed is from his neighbor's home.

Mr. Voight states the shed is 28.29ft from his neighbor.

Mr. Lechner stated the plan that was submitted to his department for this application was excellent!

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Chairman Richards	Yes

Application Approved.

#132015C

Brian & Natalie Collazo

Zoned: R3

Bulk C Variance

Block: 3003 Lot: 17

Location: 47 Stephen Dr., Glendora

Treks deck 3' from property line.

Mr. Costa swears in Mr. Collazo.

Mr. Collazo states his pool deck is 3 ft. instead of 10ft. because his property is an odd shape. The lot is shaped like a pie and putting the pool deck where they like would allow them to see the children in the pool.

Open to the Public:

No Comments.

Open to Professionals:

No Comments.

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

Roll Call:

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

Mrs. Chiumento	Yes
Chairman Richards	Yes

Application Approved.

#132008CD

Sierra International

Zoned: R3

Bulk C & Use "D" Variance

Block: 6801 Lot: 21, 22, 23, 24

Construct 4 twins – 8 lots.

The above mentioned application was cancelled...The applicant must re-advertise (re notice).

#122049DCPF

Ville II, LLC

Zoned: HC Overlay

Bulk C/Preliminary & Final Major Subdiv.

Block: 18501 Lot: 2 & 11

Location: 1035 & 1051 Sicklerville Rd.

Construct 126 Townhouses – major subdivision.

Mr. Albano requests a 10 minute recess until Mr. Mince can arrive as he was delayed due to a prior commitment.

10 minute break

Mr. Treger arrives at 8:20pm and Chairman Richards leaves at 9:20pm.

Mr. Costa swears in Mr. Mince (attorney), Mr. Sternberg (Ryan Homes), Mr. Shropshire (traffic engineer), Mr. Bach (PE, architectural planner).

Mr. Bach presents the project:

A1- project location

A2- rendering/overall site plan: 25 ft. residential buffer, sidewalks both sides, Village Green, pavers in cross walks, 6 benches, ornamental lighting, pedestrian path, link to Cross Keys Shoppes that will have ornamental lighting, granite curbing, architecturally coordinated.

A3- façade of structures

A4- building elevations and floor plans, HOA maintained including lawn maintenance, all consistent in color and façade in perpetuity.

A5- along AC Expressway there will be a 4ft. split rail fence with black wire mesh along with the buffer.

LOT 19 – the retail center in front will be where the sales trailer will be located until the sample is ready, then the trailer will be relocated (in grass area).

5 VARIANCES:

1. Community center (SSR)
2. Second setback 20 ft. not 25ft. from side yard, one lot (#10) adjacent to the expressway.
3. Sidewalk within the perimeter buffer, in entrance drive by Braces Ct., 5 ft. encroachment.
4. Lot depth for lots 2,3,4,5,8,9,10,11,44,45, adjacent to the Village Green, 100 without curved lot line, a curved lot line will be nicer.
5. Development sign rendering, just the sign itself 27.5ft. the ordinance is 24ft.

DESIGN WAIVERS:

1. Ordinance 40% of units set 4ft. apart from each other they will have 2ft. (still 40%).
2. 3 stories of the same height, rooflines 5% different from each other.

3. Site triangles Sicklerville Rd. AASTHO standards instead.
4. 3 to 1 side slope in basin, where 4 to 1 are required.
5. Storm water 72 hour dewater not 18 hours.

Open space calculation: lot 3 clear area in woods and the neighbor also wants access to the area. That property owner will enjoy open space too. Restriction with licensed access to that neighbor 35% is met for open space.

Access: HOA owners can travel within 20ft. in backyards, no front lawn access and 10ft on side yards. Rear yards: in the 20ft. section the residents will be able to install fences 6ft. in height. The fences will be approved by the HOA and they will all match. There will only be 2 side fences allowed, no rear fences allowed.

There will be a space for recycle and garbage in the garage.

Mr. Lechner asks the area in the garage be large enough to store the recycle can which is quite large.

Mr. Mellett asks Mr. Bach the garage door width.

Mr. Bach states the garage door will be 8ft. he continues:

-the garage will never be allowed to be a living space which will be stated in the deed.

-storm water basin in rear property will meet all storm water management.

-meet all erosion standards

-hours of construction will be 7 days: 7am to 10pm allowed, but 7 days 7am to sundown will do.

Mr. Bach states there will be no ground water mounding analysis as there are no basements therefore they won't affect water under the slab.

Mr. Mellett requests that Mr. Bach include that in the storm water report in one or two sentences.

PHASE I: 48 units, storm water pipes, loop road, road A to B Blvd., Village Green.

PHASE II: 45 units, south side and front.

PHASE III: completion of 2 loop roads, 126 townhomes, completion of crosswalks.

Mr. Shropshire: traffic engineer.

The traffic light study March 25, 2013:

-standard traffic pattern

-Bryce's Ct. and Sicklerville rd.

Acceptable levels of control are currently in place and after the townhouses are completed the trips in and out of the development will be 63 morning rush hour and in the morning and 72 in the evening rush hour.

-there are acceptable levels of service without the light.

-far away from warrants that hit thresh holds for a light.

A7 - improvements on road striping plan: left turn lane in NB side needed 100ft. Striping 100f t. needed left turn lane and has been sent to the county for approval.

- Roadway parking is being reviewed by the county

-roadway dedication: no additional required, only along frontage

-add markings and cross hatch

-garages will be deed restricted storage only, part of parking requirement

-handicap ramps will comply

-sight triangle access will use ASHTO requirements

-additional traffic controls at cross walks aren't needed

Mr. Bach adds that all variances and waivers outweigh any detriments

Vice Chairman Simiriglia asks Mr. Bach if the driveway goes to the property line.

Mr. Bach states "yes".

Vice Chairman Simiriglia points out the variance of 3ft. from the property line for driveways.

Mr. Lechner states the townhouses have a 0 foot side setback.

Mr. Bach states they would need relief from that variance.

Vice Chairman Simiriglia mentions the recycle cans.

Mr. Bach states the municipality will be picking up the recycling.

Vice Chairman Simiriglia points out that cars parked along the front of the townhomes may be an issue with the MUA trucks.

Mr. Bach states they will meet with the MUA to make a recycle plan.

Mr. Lechner suggests no parking in the front of the townhomes during recycle pickup days.

Vice Chairman Simiriglia suggests an area within each group of townhomes for the recycle cans.

Mr. McMullin asks how much parking is available in the driveway.

Mr. Bach states 1 in the driveway, 1 in the garage plus street parking, which actually exceeds parking requirements.

Mr. Mellett reviews the engineer's letter with Mr. Bach: Lot 43 open space? Treat Lot 43 the same as the other and it will be considered restricted open space.

Mr. Bach states they may try to expand this development with the land on the opposite side of Lot 43.

Mr. Mellett reviews roads and levels of service.

-East and West bound left from Bryce's and left from the proposed road will remain the unchanged: at 25 seconds for Bryce's Ct. level D for the entrance into the development.

-fire trucks and turning templates will be provided

-extra parking provided (339 existing)

-handicap poured concrete or granite slab

-AASTHO standards acceptable

-basin fence surroundings, basin 3 to 1 vs. 4 to 1 is fine

-water discharge into wetlands from basin: does not go into a pond but into a culvert

-basin drain time 72 hours is fine

-easement on basin so the town could step in and fix it if necessary and pass the cost onto the HOA

-grass bottom basin acceptable

-ornamental lights with extra on intersections

-manholes in right of way are excessive

Mr. Bach states the manholes will be reduced with MUA.

-flood hazard area (repairing zone 50ft from center line) impacts 3 properties and stays in its natural state.

Mr. Lechner discusses the existing 35 easement in new corner.

Mr. Bach explains lot 11 is land locked and will not exist.....it is an access easement.

-drainage, utility easements only in the roadway and the rest will be maintained by the HOA.

Mr. Mellett requests the storm water blanket ability to intervene and fix if necessary, including the rear yard drainage inlets.

Mr. Bach states the HOA will be responsible.

Mr. Lechner mentions fences, pools, and shed restrictions.

Mr. Bach states there will only be a 20ft. divider fence allowed with no pools or sheds.

Mr. Lechner requests the mailboxes be uniform or in kiosks.

Mr. Somerville states Ryan Homes will work with the post office on individual vs. group mail boxes.

**Mr. Richards leaves the meeting and Mr. Treger steps in ..also: Vice Chairman Simiriglia is now Chairman.

Vice Chairman Simiriglia mentions the assessors' report.

Mr. Bach states they are awaiting approval from Mr. Palumbo.

Mrs. Chiumento inquires about patios and decks.

Mr. Bach states there will be no roofs allowed on the patios and will be prohibited through the HOA.

Mr. Lechner inquires about the timing of the rear property line buffering.

Mr. Bach states the entire buffer will be done in Phase I.

PUBLIC PORTION:

Mr. Leonard Massina 1023 Sicklerville Rd.

Mr. Massina discusses construction hours:

7am to 7 pm

Monday thru Saturday 7am to sundown (7pm)

Sunday 8am to sundown

Also: easement vs. deed restriction clarification.

Mr. Costa explains the deed restriction keeps the easement an easement.

Mr. Massina believes Sicklerville Rd. speed limit should be 40 not 50.

Vice Chairman Simiriglia states that would have to be done on the county level.

Mr. Costa states council can adopt a resolution asking the county for the change.

Mr. Massina would like a copy of the deed restriction.

Mr. Bach states the .09acre will be a permanent easement and is OK with the variance.

Mr. Massina states he would like to plant and “upkeep” the .09acre. He would also like it to stay with his property. An easement with deed restriction will be provided with a buffer afterwards. That property will have no changes or clearing.

Wineta Hawkins 7 Mulberry St.

Ms. Hawkins would like a barrier to prevent people from cutting through to her development. Ms. Hawkins inquires if the new townhouses will have its own playground as she is worried about people cutting through the buffer zone to use the play equipment in their development.

Mr. Bach answers: currently there is a ravine 100ft through wetlands about 10’ to 12’ high. A 4ft fence could be added, but he admits their probably isn’t any way to stop teenagers from getting through.

Mr. Mellett suggests protective vegetation something with thorns and dense.

Mr. Bach states that would be acceptable as long as it’s not on the resident’s side.

Plauga Nwoga 17 Mulberry St.

-the closest the fence will be is 220ft to Mulberry Station homes and the farthest is 300ft.

-expansion will be on Shoppes of Cross Keys side.

-requests price of townhomes

Mr. Bach states from 180,000 to low 200,000's.

-resident states it takes a lot longer to make a left out of Mulberry Station then is reflected in the traffic study and he doesn't believe that is accurate.

Mr. Shropshire explains the traffic study.

Mr. Nwoga is worried about renters being the primary residents in these townhomes not owners. He is also upset that after 10 years of ownership that is being developed.

Mr. Lechner states the fresh water wetlands will always be there.

Mrs. Faragalli 13 Mulberry St.

-lot 7 is her where the fence is only 220 ft. from her property.

-inquires about the ravine being 100ft wide

Mr. Mellett there is about 200 ft. between the actual houses and it can NOT be touched.

-Mrs. Faragalli inquires how long it will take to complete the project.

Mr. Bach states it will take years to finish.

Mrs. Faragalli states it takes at least 5 minutes to get out of their development.

Mr. Lenny Frederick 9 Mulberry St.

Mr. Frederick inquires if town council approved this development.

Mr. Mince states "yes" at a public meeting, he didn't have the exact date.

Mr. Frederick quotes Delaware Valley cars per day as 12,000 in 1996 (about 500 per hour).

Mr. Shropshire states it is about 900 to 1000 per hour now which qualifies it as a major thorofare.

Mr. Massina asks who he would call if there is construction going on after 7pm.

Vice Chairman Simiriglia states probably the police department if it isn't during office hours at the municipal building.

Mr. Costa states a complaint can be signed with the police department and the zoning officer will be notified. He also suggests calling the zoning officer the next business day and if it continues to call the police department.

A motion to approve the above mentioned application with the following conditions: meet with the MUA, 7am to 7 pm (sundown) Monday thru Saturday, 8am to sundown on Sunday, protective vegetation without a fence, variances and waivers previously stated and .09 easement was made by Mr. Bucceroni and seconded by Mr. Treger.

Roll Call:

Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Mr. Treger	Yes
Chairman Simiriglia	Yes

Application Approved.

19 ZB 5/23/2013

A Motion to Adjourn was made by Mr. Gunn and seconded by Mr. Scarduzio.

Respectfully Submitted, Jean Gomez, Recording Secretary

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
 FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Alisa Ortiz, Zoning Officer
 Dept. of Community Development & Planning
 RE: **APPLICATION #132017C**
Kenneth Lehman
891 Kearsley Road
BLOCK 18102, LOT 8

DATE: May 28, 2013

The above application is to permit a 13' x 21' deck in the R-1 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	1 ac.	0.949 ac.	enc
Minimum lot frontage ¹	125 ft.	99 ft.	enc
Minimum lot depth	125 ft.	415.53 ft.	yes
Maximum building coverage	20%	±3% ²	yes
Maximum lot coverage	40%	±3% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling)	50 ft.	87.72 ft.	yes
Side yard (deck)	25 ft.	15.7 ft.	no
Side yard (deck)	25 ft.	62.3 ft.	yes
Rear yard (deck)	75 ft.	±289 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

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

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§403.F – R-1 – Residential District, Area, Yard, Height and Building Coverage

- Side yard: (15.7 ft. provided v. 25 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:

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 403.F, Area, Yard, Height and Building Coverage, to permit a deck approximately fifteen and seven tenths (15.7) feet from the side lot line (25 feet minimum required).

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

cc: Kenneth Lehman
Anthony Costa, Esq.
James Mellet, PE, Churchill Consulting Engineers

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

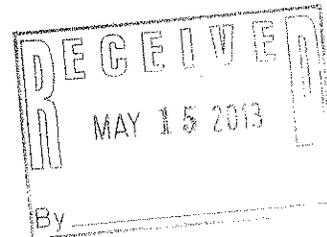
THOMAS LEISSE, PE, CME
Consulting Engineer

**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

May 14, 2013

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



Re: Application #132017C
Kenneth Lehman
891 Kearsley Road, Erial, NJ 08081
Block 18102, 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**

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

Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 8, 2013

APPLICATION No. #132017C

APPLICANT: Kenneth Lehman

PROJECT No. 7822

BLOCK(S): 18102 Lot(S): 2

LOCATION: 891 Kearsley Road, Erial, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

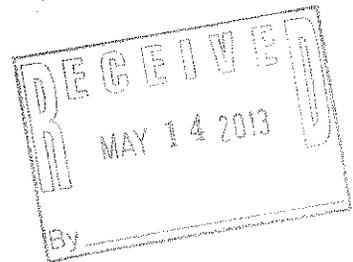
PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by May 23, 2013***
 For Your Files.

ENCLOSED:

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

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



Signature

No Issues.

[Handwritten Signature]

5/13/13

assess

Tax Account Maintenance

Block: 18102
 Lot: 2
 Qualifier:
 Owner: KORZANELI, STEVEN J DEAN
 Prop Loc: 947 KEARSLEY ROAD

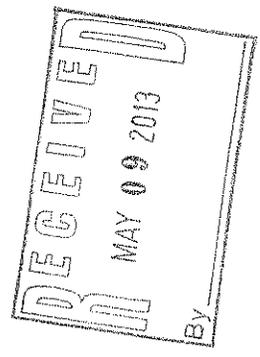
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		2,399.20	.00	.00	.00
2013	1		2,399.20	.00	.00	.00
2013		Total	4,798.40	.00	.00	.00
2012	4		2,437.43	.00	.00	.00
2012	3		2,437.44	.00	.00	.00
2012	2		2,360.96	.00	.00	.00
2012	1		2,360.96	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 05/09/13 Interest Date: Interest Detail
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 04/01/13

TOTAL TAX BALANCE DUE

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

Current



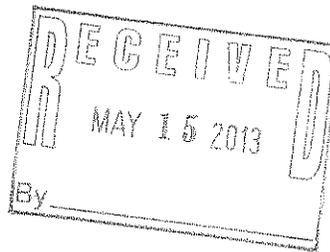


GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application # 132017C – 891 Kearsley Road, Erial, N.J. 08081

- 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 Other: Cpl. Richard Worst Jr.

Signature: Cpl. Richard Worst Jr. Date Submitted: 5/14/13

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date: _____ Application No. #132017C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees 160⁰⁰ Project # 7822

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

Escr. 150⁰⁰ Escr.# 7823

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: KENNETH LEHMAN

Address: 891 KEARSELEY RD

City: ERIAL

State, Zip: NT 08081

Phone: (856) 783-9241 Fax: () -

Email: _____

2. Owner(s) (List all Owners)

Name(s): SAME

Address: _____

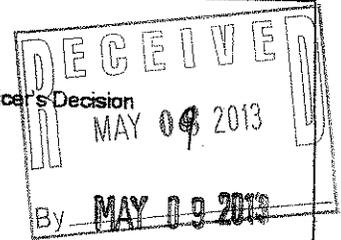
City: 856-783-9241

State, Zip: (let ring - 2/m)

Phone: () - 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: _____

Address: _____

City: _____

Firm: _____

State, Zip: _____

Phone: () - Fax: () -

Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: <u>KENNETH H. LEHMAN</u>	Name: _____
Address: <u>891 KEARSLEY RD</u>	Address: _____
Profession: <u>OWNER</u>	Profession: _____
City: <u>ERIAL</u>	City: _____
State, Zip: <u>N.J. 08081</u>	State, Zip: _____
Phone: <u>856 783-9241</u> Fax: () - () -	Phone: () - () - Fax: () -
Email: _____	Email: _____

7. Location of Property:

Street Address: 891 KEARSLEY RD Block(s): 18102
Tract Area: _____ Lot(s): 8

8. Land Use:

Existing Land Use: 10 X 10 wooden deck
Proposed Land Use (Describe Application): 13 X 20' wooden deck
15.7' FROM PROPERTY LINE

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.)

^{AVAILABLE} Public Water Public Sewer ^{USE INK} 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	87.72	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	303.41	Fence type	_____
Side setback 1	1507'	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	99.00	Pool Requirements	
Lot depth	915.53	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

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

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

16. Signature of Applicant


Signature of Applicant

09/30/13
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

05/08/13

Date

Kenneth Lehman
Signature

KENNETH LEHMAN
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

Kenneth Lehman

Signature of Applicant

KENNETH LEHMAN

Print Name

05/08/13
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 18102 Lot 8 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

_____ 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 8th day of May
2013 before the following authority.

KENNETH LEHMAN
Name of property owner or applicant

Marilyn Brabazon
Notary public

Zoning Permit Denial

891 KEARSLEY RD
Block/Lot 18102/8

Applicant

LEHMAN, KENNETH W & DONNA L
891 KEARSLEY ROAD
ERIAL, NJ 08021

Real Estate Owner

LEHMAN, KENNETH W & DONNA L
891 KEARSLEY ROAD
ERIAL, NJ 08021

This is to certify that the above-named applied for a permit to/authorization for.
A PROPOSED 21'x13' ATTACHED FRAME DECK. This application for approval is hereby denied

Zone
R1
Application is

Denied

Comments on Decision:

DECK TO MAINTAIN A MINIMUM OF 25' FROM SIDE PROPERTY LINE. A VARIANCE APPROVAL BY THE ZONING BOARD OF ADJUSTMENT IS REQUIRED PRIOR TO UPDATING EXISTING PERMIT.

Additional permits must be obtained through the Construction Office

Gloucester Township

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


Alisa Ortiz
Zoning Officer
April 11, 2013

Applic No. 7704
3242

Cut Here

Deliver to...

LEHMAN, KENNETH W & DONNA L
891 KEARSLEY ROAD
ERIAL, NJ 08021

NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE.

MERIDIAN - DEED BASE TAX MAP BASE DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 3, BLOCK 18102 ON THE OFFICIAL TAX MAP.
 AREA = 1.033± AC. (INCLUDING R.O.W.)
 0.949± AC. (EXCLUDING R.O.W.)

LOT 46, BLOCK 18104

N 03° 41' 30" W
99.11'

FND. C.M.
BLOCK LIMIT

LOT 9.04

O.L.
LOT 3
BLOCK 18102
TAX MAP

LOT 7

LOT 9.03

452.53' CL
415.53'
420.23'
457.23' CL

S 83° W

N 33° E

CROSSKEYS - BERLIN
A/K/A COUNTY ROUTE #633

DIANA DRIVE

LOT 9.02

0.53'

FRAME SHED

CHAIN LINK
FENCE

WOOD DECK

CONCRETE

DWG. 15.7'

0.20'

44.20' M.C.

LOT 9.01

155.0'

FND. C.M.

BI-LEVEL
FRAME &
MASONRY DWG.
#891

40.0'

40.0'

40.0'

40.0'

40.0'

40.0'

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40.0'

40.0'

40.0'

40.0'

843.50' (DEED)

849.77 (M) E.D.M.

S 07° E

99.00'

S 07° E

99.00'

KEARSLEY ROAD
74' WIDE

TO: LAWRENCE ABSTRACT COMPANY
MARGARETTEN & COMPANY, INC., ITS
SUCCESSORS AND/OR ITS ASSIGNS

SURVEY OF PREMISES
NO. 891 KEARSLEY ROAD

SITUATE
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY

ALBERT N. FLOYD

LAND SURVEYOR
NEW JERSEY LIC. NO. 21759
RT. 2 BOX 384C, SEWELL, N.J. 08080

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

NEW JERSEY
LIC. NO. 21759

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

DATE	SCALE	DRAWN	CHECKED	NUMBER
3/10/92	1" = 60'	DAM	ANF.	92-91

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Dept. of Community Development & Planning
RE: **APPLICATION #132019C**
John J. Colaianni Jr.
BLOCK 8201, LOT 24
DATE: May 28, 2013

The above application is to permit a proposed detached single-family dwelling and variance for building coverage within the R-3 Residential District. The property is located on the north side of Charter Oak Road east of Olympus Avenue.

Applicant/Owner: John J. Colaianni Jr., 35 West Brookline Drive, Laurel Springs, NJ 08021 (telephone #609-922-6661).

Architect: Bishop & Smith, 1344 Chews Landing Road, Laurel Springs, NJ 08021 (telephone #856-227-1626).

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

I. INFORMATION SUBMITTED

1. Land Development Application Form dated 6/29/11.
2. Lot Grading Plan, as prepared by Civalier Engineering & Surveying, Inc. comprising one (1) sheet dated 4/29/13.

II. ZONING INFORMATION

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

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375	13,507.3041 sf	yes
Minimum lot frontage	75 ft.	64.77 ft.	enc
Minimum lot depth	125 ft.	140.32 ft.	yes
Maximum building coverage	20%	±22%	no
Maximum lot coverage	40%	±39%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	30.42 ft.	yes
Side yard	10 ft.	10.34 ft. / 11.75 ft.	yes
Rear yard (deck)	30 ft.	±56 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 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.

III. VARIANCE COMMENTS

The application as submitted requires the following variance from the R-3 – Residential Standards:

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

1. Building Coverage: (±22% provided v. 20% 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 variance:

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

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

NEGATIVE CRITERIA

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

IV. NOTICE REQUIREMENTS

It is recommended the applicant provide notice for the following variance and appeal:

From Section 405.F, Area, Yard, Height and Building Coverage, to permit a single family dwelling with building coverage of approximately twenty two (22) percent (20% maximum allowed).

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

cc: John J. Colaianni Jr.
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. #132019C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 1600⁰⁰ Project # 7828

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

Escr. 150⁰⁰ Escr.# 7828

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: John J Colaianni Jr
Address: 35 WEST BROOKLINE DR

City: LAUREL SPRINGS

State, Zip: NJ 08021

Phone: 609 922 6666 Fax: ()

Email: JCOLAIANNI@OUTLADYOFHOPE.NJ

2. Owner(s) (List all Owners)

Name(s): John J Colaianni Jr
Nancy A Colaianni
Address: 35 WEST BROOKLINE DR

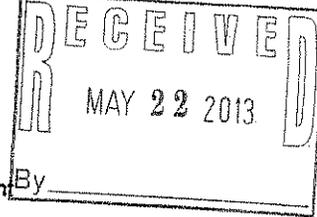
City: LAUREL SPRINGS NJ

State, Zip: 08021

Phone: 609 922 6666 Fax: ()

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: N/A
Address: _____
City: _____

Firm: _____
State, Zip: _____
Phone: () - - Fax: () - -
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: John J. Colacanni Jr
 Address: 35 W Brookline Dr
 Profession: Home owner
 City: Laurel Springs
 State, Zip: NJ 08021
 Phone: 609-922-6661 Fax: ()
 Email: JColacanni@OurLadsOfHop NJ.org

Name: Bishop & Smith Architects
 Address: 13444 Jews Landing Rd
 Profession: Architect
 City: Laurel Springs
 State, Zip: NJ - 08021
 Phone: 878-227-1624 Fax: 878-0733
 Email: bishopnsmith@comcast.net

7. Location of Property:

Street Address: 35 West Brookline Dr. Block(s): 8201
 Tract Area: _____ Lot(s): 24

8. Land Use:

Existing Land Use: Vacant lot - House blew up - destroyed
 Proposed Land Use (Describe Application):
Rebuilding House. Approx 3000 SQ FT
LOT Coverage 38%
Bldg Coverage 22%

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. Site Plan Architectural

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. N/A

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	30.42	Setback from E.O.P.*1	N/A
Front setback 2	N/A	Setback from E.O.P.*2	
Rear setback	30 plus	Fence type	
Side setback 1	10 plus	Fence height	
Side setback 2	10 plus	*E.O.P. = Edge Of Pavement.	
Lot frontage	Existing	Pool Requirements	
Lot depth	Existing	Setback from R.O.W.1	N/A
Lot area	Existing	Setback from R.O.W.2	
Building height	less than 35'	Setback from property line 1	
Lot coverage	38%	Setback from property line 2	
Building Coverage	* 22%	Distance from dwelling	
	* Variance required	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	N/A	Shed area	N/A
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

14. Parking and Loading Requirements:

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

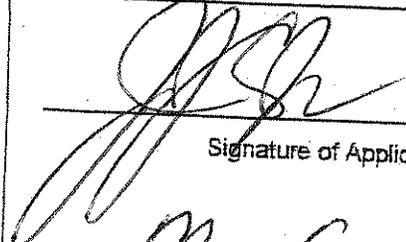
Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

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

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

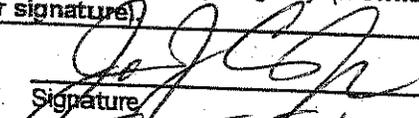
16. Signature of Applicant

 _____ Signature of Applicant	5/22/13 _____ Date
 _____ Signature of Co-applicant	5/22/13 _____ Date

17. Consent of Owner(s):

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

5-22-2013
 TRACY M. PEZZUTO
 NOTARY PUBLIC OF NEW JERSEY
 I.D. # 2394412
 Sworn and Subscribed to before me this
 My Commission Expires 3/17/2015
 22 day of May
 2013 (Year)
 Tracy Pezzuto


 Signature
 John J Colaianni Jr
 Print Name
 Nancy Colaianni
 Signature
 Nancy Colaianni
 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
 No Yes
 No Yes
 No Yes
 No Yes
 No Yes

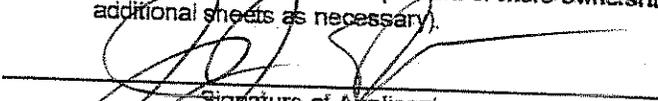
IF YES TO ANY OF THE ABOVE:

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 of Applicant
 John J Colaianni Jr
 Print Name

5/22/13
 Date

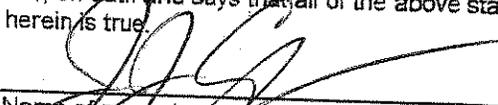
19. Survey waiver certification:

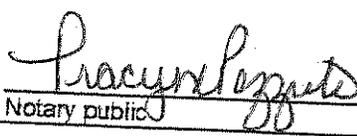
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 4-29-13 shows and discloses the premises in its entirety, described as Block 8201 Lot 24 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

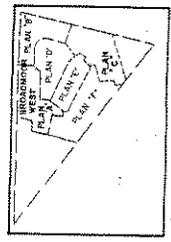
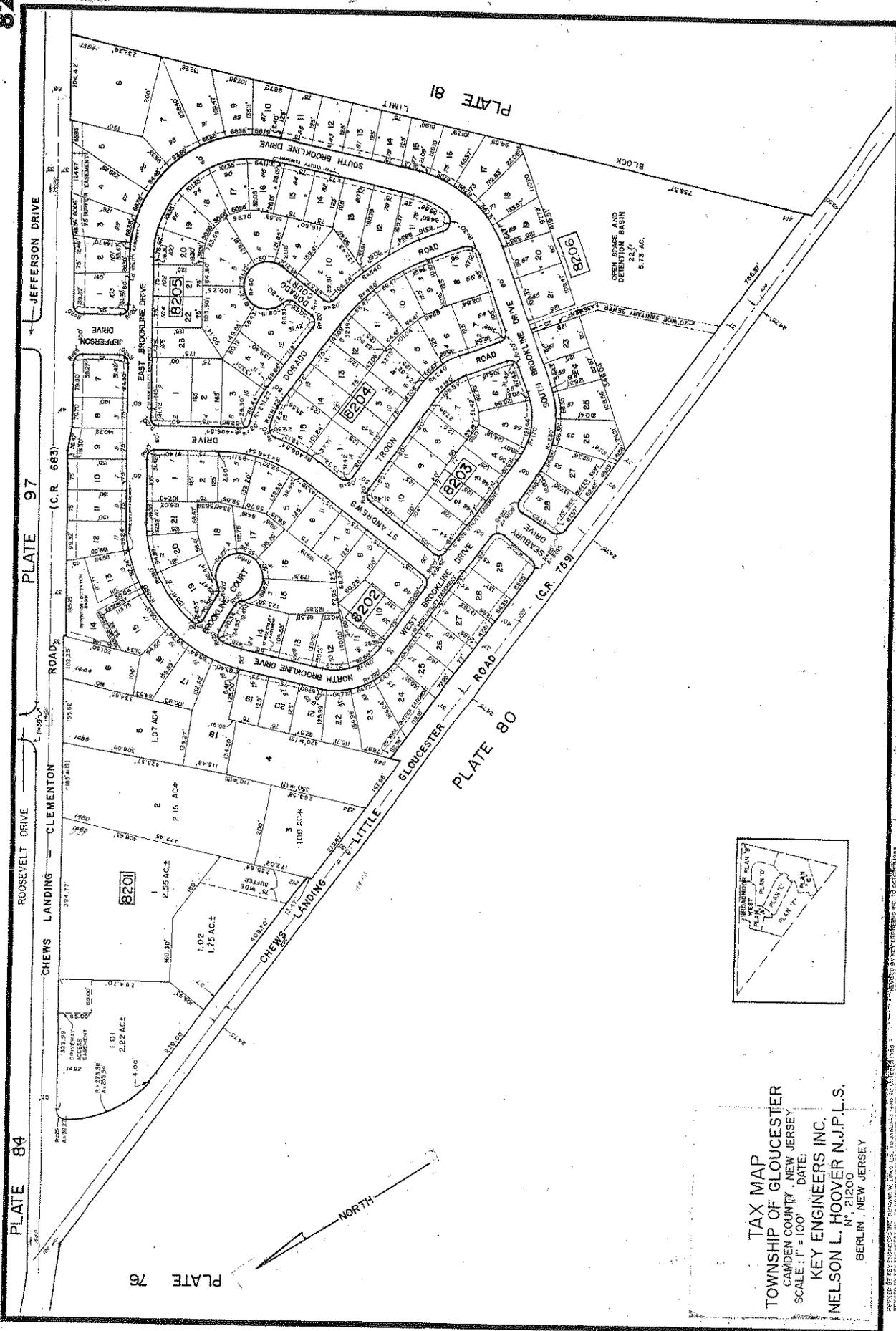
State of New Jersey,
 County of Camden:

John J Colaianni 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 22nd day of May
 2013 before the following authority.


 Name of property owner or applicant


 Notary public
 TRACY M. PEZZUTO
 NOTARY PUBLIC OF NEW JERSEY
 I.D. # 2394412
 My Commission Expires 3/17/2015



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY
 SCALE: 1" = 100' DATE: _____
KEY ENGINEERS INC.
NELSON L. HOOVER N.J.P.L.S.
 BERLIN, NEW JERSEY

THIS MAP WAS PREPARED BY KEY ENGINEERS INC. IN ACCORDANCE WITH THE PROVISIONS OF THE TAX MAP ACT, P.L. 1975-11, AS AMENDED. THE MAP IS BASED ON THE RECORDS OF THE TOWNSHIP ENGINEER'S OFFICE AND THE RECORDS OF THE COUNTY ENGINEER'S OFFICE. THE TOWNSHIP ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE MAP. THE COUNTY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE MAP. THE TOWNSHIP ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE MAP. THE COUNTY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE MAP.

Zoning Permit Denial

35 West Brookline Drive
Block/Lot 8201/24

Applicant

JOHN J. COLAIANNI JR.
35 West Brookline Drive
Laurel Springs, NJ 080821

Real Estate Owner

JOHN J. COLAIANNI JR.

This is to certify that the above-named applied for a permit to/authorization for

We are unable to approved the application as submitted. A variance is required for the following:

Building Area: (21.88% provided v. 20% maximum allowed)

Comments on Decision:

A "C" type variance is required from the Zoning Board of Adjustment. Application materials may be downloaded at www.glotwp.com (Departments -- Community Development -- scroll down to Community Development and Planning Documents (7 documents). Any questions call 856-374-3500

Zone

R3

Application is

Denied

Gloucester Township

P O Box 8

Blackwood, NJ 08012

(856)228-4000

FAX(856)232-6229


Alisa Ortiz

ACTING Zoning Officer

May 16, 2013

Applic No. 7867
3352

Cut Here

Deliver to...

JOHN J. COLAIANNI JR.
35 West Brookline Drive
Laurel Springs, NJ 080821

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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



GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

May 28, 2013

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

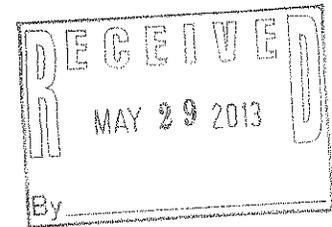
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #132019C
John J. Colaianni, Jr.
35 W. Brookline Drive, Laurel Springs, NJ 08021
Block 8201, Lot 24



Gentlemen:

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

The property has an existing permit. However, an inspection will be required when reconnecting to the 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

Tax Account Maintenance

Block: 8201
 Lot: 24
 Qualifier:
 Owner: **SCIALAPINI, JOHN J & VENNY** Prop Loc: 35 W. BROOKLINE DRIVE

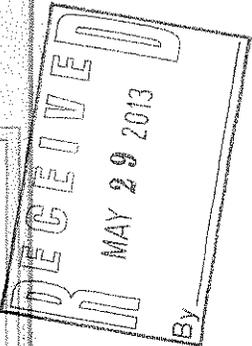
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		2,326.70	.00	.00	.00
2013	1		2,326.70	.00	.00	.00
2013		Total	4,653.40	.00	.00	.00
2012	4		2,359.97	.00	.00	.00
2012	3		2,359.97	.00	.00	.00
2012	2		2,293.42	.00	.00	.00
2012	1		1,735.22	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 05/28/13

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 04/22/13

TOTAL TAX BALANCE DUE

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



Account

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Acting Zoning Officer
 Department of Community Development & Planning

RE: APPLICATION #132020C
 Christina Mattison
 76 Jonquil Way
 BLOCK 19303, LOT 17

DATE: May 28, 2013

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±14,861.82 sf	yes
Minimum lot frontage			
Jonquil Way	75 ft.	159.335 ft.	yes
Teaberry Court	75 ft.	163.505 ft.	yes
Minimum lot depth	125 ft.	126.75 ft.	yes
Maximum building coverage	20%	±12.95% ¹	yes
Maximum lot coverage	40%	±20.20% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Jonquil Way	30 ft.	30.64 ft.	yes
Teaberry Court	30 ft.	21.16 ft.	enc
Side yard	10 ft.	10.81 ft.	yes
Rear yard	30 ft.	±34	n/a
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

- ¹ = Scaled data.
- enc = Existing nonconformance.
- n/a = not applicable.
- = Variance required.

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

II. VARIANCE COMMENTS

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

§425.B(3), Fences

1. To install a six (6) foot high vinyl fence approximately two (2) feet from a point on the cul-de-sac property line along Teaberry Court (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 425.C(3) to construct a six (6) foot high vinyl fence approximately two (2) feet from a point on the cul-de-sac property line along Teaberry Court (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Christina Mattison
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

MAY 23 2013

For Office Use Only

Submission Date: _____ Application No: # 1320202

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: \$1160 Project # 7976

Upon receipt of all fees, documents, plans, etc

Escr. # \$150.00 Escr. # 7976

LAND DEVELOPMENT APPLICATION

<p>1. Applicant</p> <p>Name: <u>Christina Mattison</u></p> <p>Address: <u>76 Jonguil Way</u></p> <p>City: <u>Sicklerville, NJ 08081</u></p> <p>State, Zip: <u>NJ 08081</u></p> <p>Phone: <u>856-465-0516</u> Fax: <u>() - () - ()</u></p> <p>Email: _____</p>	<p>2. Owner(s) (List all Owners)</p> <p>Name(s): _____</p> <p>Address: _____</p> <p>City: _____</p> <p>State, Zip: _____</p> <p>Phone: () - () - () Fax: () - () - ()</p>
---	--

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Leon Land Surveying LLC
Address: 3 Sprague Landing
Profession: _____
City: Turnersville
State, Zip: NJ 08012
Phone: (954) 232-8200 Fax: () _____
Email: _____

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

7. Location of Property:

Street Address: 76 Jonquil Way, Sicklerville Block(s): 19303
Tract Area: NJ 08081 Lot(s): 17

8. Land Use:

Existing Land Use: Single family dwelling
Proposed Land Use (Describe Application): Install 8 ft fence as on survey on corner property

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

17. Consent of Owner(s):

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

Date

Signature

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

Print Name

Signature

Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots? No Yes
- 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). No Yes
- 2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? No Yes

IF YES:

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

Christina Mattison
Signature of Applicant

Christina Mattison
Print Name

5/23/13
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 04.18.2011, shows and discloses the premises in its entirety, described as Block 19303 Lot 17 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey, Sworn and subscribed to
County of Camden: On this 5 31st day of May
Christina Mattison of full age, being duly sworn to 20 13 before the following authority.

Christina Mattison
Name of property owner or applicant

Marilyn R. Spadazone
Notary public

Zoning Permit Denial

76 Jonquil Way
Block/Lot 19303/17

Applicant

CHRISTINA & DAVID MATTISON
76 Jonquil Way
Sicklerville, NJ 08081

Real Estate Owner

CHRISTINA & DAVID MATTISON

This is to certify that the above-named applied for a permit to/authorization for:
Any fencing along a corner property shall have a setback equal to the existing front yard setback of the principal structure, or forty feet perpendicular from the edge of the cartway or pavement, whichever is greater. Sect. 505.par. 3. This application for approval is hereby denied

Zone
R-3
Application is

Approved

Comments on Decision:

A "C" type variance is required from the Zoning Board of Adjustment. Application materials may be downloaded at www.glotwp.com (Departments – Community Development – scroll down to Community Development and Planning Documents (7 documents). Any questions call 856-374-3500.

Gloucester Township

P.O. Box 8

Blackwood, NJ 08012

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

Alisa Ortiz

Zoning Officer

May 1, 2013

Applic No. 7803
3299

Cut Here

Deliver to...

CHRISTINA & DAVID MATTISON

76 Jonquil Way

Sicklerville, NJ 08081



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

Telephone: (856) 374-3512

FAX: (856) 232-6229

APPLICATION FOR ZONING PERMIT # 7803
(RESIDENTIAL)

Date: 4/30/13 Block: 79303 Lot: 17

Name of Applicant: Christina Mattison Telephone: 856-262-9169

Address of Applicant: 76 Jongquil Way Sicklerville, NJ 08081

Name of Property Owner: Christina & David Telephone: 856-262-9169 or 443-465-0516

Address of Property Owner: Mattison 76 Jongquil Way, Sicklerville, NJ 08081

Work site street address: same as above

Type of work and/or use: Fence installation

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

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

ZONING PERMIT EXEMPTIONS

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

1. DWELLING:

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

2. ADDITION:

L x W and/or sq. ft.	Height	Stories	Use: (i.e., bedroom, bathroom, etc.)
----------------------	--------	---------	--------------------------------------

3. GARAGE:

L x W and/or sq. ft.	Height	Stories	Second garage (Yes/No)
----------------------	--------	---------	------------------------

4. SHED:

L x W and/or sq. ft.	Height	Stories	Second shed (Yes/No)
----------------------	--------	---------	----------------------

5. POOL:

L x W and/or sq. ft.	Type (Above ground or Inground)
----------------------	---------------------------------

6. FENCE:

<u>Privacy Vinyl</u> <u>Style</u>	<u>6 ft.</u>	Height
--------------------------------------	--------------	--------

7. OTHER:

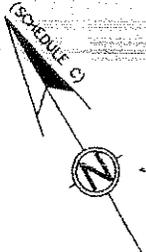
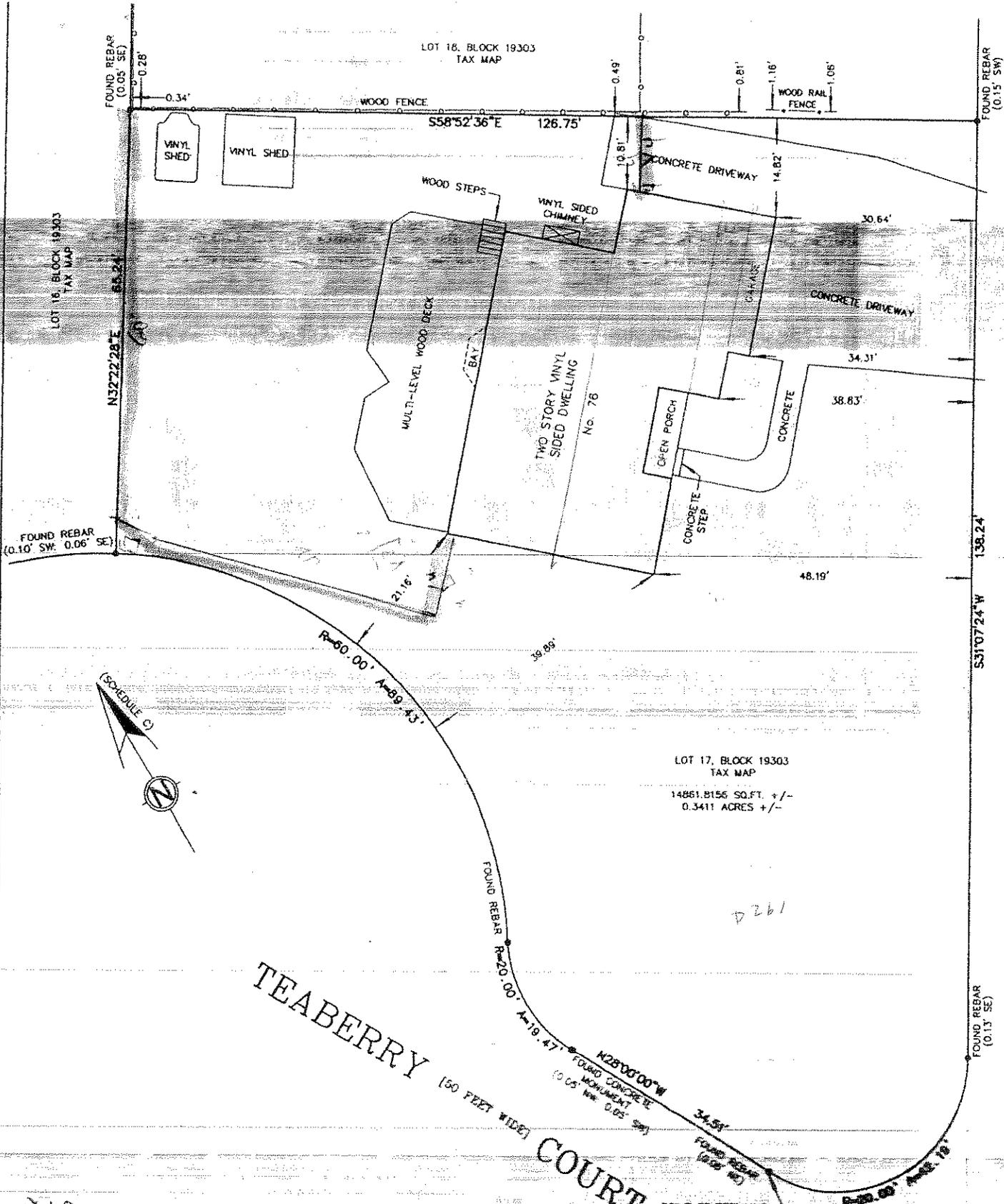
L x W and/or sq. ft.	Proposed Use/Construction (i.e., deck, patio, driveway, etc.)
----------------------	---

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

Christina Mattison
(OWNER'S NAME)

[Signature]
(OWNER'S SIGNATURE)

LOT 16, BLOCK 19303
TAX MAP



LOT 17, BLOCK 19303
TAX MAP

14861.5155 SQ. FT. +/-
0.3411 ACRES +/-

TEABERRY COURT [50 FEET WIDE]

JONQUIL [50 FEET WIDE] WAY

132020c

SURETY TITLE
WELLS FARGO HOME MORTGAGE

To: DAVID B. MATTISON AND CHRISTINE V. MATTISON
Any insurer of title relying hereon and any other party in interest:
In Consideration of the fee paid for making this survey, I hereby
declare to the best of my knowledge, information and belief, and

Leon Land Surveying, LLC
Certificate of Authorization No. 24GA28094800
3 Sprague Landing, Turnersville, NJ 08012
856-232-8800

TOWNSHIP OF GLOUCESTER
PLANNING BOARD TRANSMITTAL

DATE: May 28, 2013

APPLICATION No: #132020C

PROJECT: #7876

ZONED: R3

APPLICANT: Christina Mattison

Block: 19303 Lot: 17

LOCATION: 76 Jonquil Way, Sicklerville, NJ 08081

TRANSMITTAL TO:

- | | | |
|---|--|--|
| <input type="checkbox"/> Township Engineer | <input type="checkbox"/> Planner | <input checked="" type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> Camden County Planning | <input type="checkbox"/> Traffic | <input type="checkbox"/> GTMUA |
| <input type="checkbox"/> American Water | <input type="checkbox"/> Aqua N.J. Water | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> Taxes | <input type="checkbox"/> Construction | |

APPLICATION: To Construct a six ft. high vinyl fence approximately (2) ft. from a point on the cul-de-sac property line along Teaberry Court

PURPOSE OF TRANSMITTAL:

- For Your Review **ASAP**
 For Your Files.

ENCLOSED:

- Survey
- Traffic Impact Study
- Environmental Impact Statement
- Stormwater Facilities Maintenance Plan
- Stormwater Management Report
- 1 Copy - Preliminary/Final Major Site Plan, County apps, Twp. app.
- 1 Copy - Preliminary & Final Major Site Plan
- 1 Copy - Road Improvements
- 1 Copy - Operational Statement
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report
- Variance Plan
- Bulk (C) Variance
- Conditional Use

No Issues.

Signature

5/28/13

[Handwritten Signature]
Assessor

TOWNSHIP OF GLOUCESTER
~~PLANNING~~ BOARD TRANSMITTAL
ZONING

DATE: May 28, 2013

APPLICATION No: #132020C
PROJECT: #7876
ZONED: R3

APPLICANT: Christina Mattison

Block: 19303 Lot: 17

LOCATION: 76 Jonquil Way, Sicklerville, NJ 08081

TRANSMITTAL TO:

- | | | |
|--|--|--|
| <input type="checkbox"/> Township Engineer | <input type="checkbox"/> Planner | <input type="checkbox"/> Tax Assessor |
| <input type="checkbox"/> Camden County Planning | <input type="checkbox"/> Traffic | <input type="checkbox"/> GTMUA |
| <input type="checkbox"/> American Water | <input type="checkbox"/> Aqua N.J. Water | <input type="checkbox"/> Fire District 1 2 3 4 5 6 |
| <input checked="" type="checkbox"/> Taxes - <i>current</i> | <input type="checkbox"/> Construction | |

APPLICATION: To Construct a six ft. high vinyl fence approximately (2) ft. from a point on the cul-de-sac property line along Teaberry Court

PURPOSE OF TRANSMITTAL:

- For Your Review **ASAP**
 For Your Files.



ENCLOSED:

- Survey
 - Traffic Impact Study
 - Environmental Impact Statement
 - Stormwater Facilities Maintenance Plan
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 - 1 Copy - Preliminary & Final Major Site Plan
 - 1 Copy - Road Improvements
 - 1 Copy - Operational Statement
 - 1 Copy - Drainage Calculations
 - 1 Copy - E.I.S.
 - Recycling Report
- Variance Plan Bulk (C) Variance Conditional Use

Maryann Busa

Signature