

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, June 25, 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*,

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

#142023C

Michelle E. Watts-Clark

Zoned: R4

Bulk C Variance

Block: 1801 Lot: 8-9

Location: 311 Woodland Ave., Glendora

A-frame roof approx. 14.52' from the front property line over 8' x 20' composite deck

#142026C

Robert & Jennifer McKinney

Zoned: R3

Bulk C Variance

Block: 12609 Lot: 7

Location: 144 Hillcrest Ave., Blackwood

6' vinyl fence approx. 10' from front property line and 20' from cartway

Meeting Adjourned

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 #142023C**
Michelle E. Watts-Clark
311 Woodland Avenue
BLOCK 1801 LOTS 8 and 9

DATE: May 29, 2014

The above application is to permit an 8' x 20' deck with "A-Frame" roof within the R-4 - Residential district as per the submitted sketch.

I. ZONING INFORMATION

1. Zone: R-4 - Residential District [§406].

R-4 - Residential Requirements (§406.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	6,250sf	12,500 sf	yes
Minimum lot frontage	50 ft.	100 ft.	yes
Minimum lot depth	100 ft.	125 ft.	yes
Maximum building coverage	35%	±11.9% ¹	yes
Maximum lot coverage	65%	±13.5% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (addition)	20 ft.	14.52 ft.	no[*]
Side yard (addition)	10 ft.	36.96 ft. / ±43 ft.	yes / yes
Rear yard (dwelling)	20 ft.	±57 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Scaled data.
^{*} = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from §405.F, Area, Yard, Height and Building Coverage and §422.H, Additional Residential District Regulations, Off-Street Parking and Private Garages:

1. Front yard: (14.52 ft. provided v. 20 ft. minimum required).

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

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

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

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)).
3. 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 406.F, Area, Yard, Height and Building Coverage to permit a deck with A-Frame roof approximately fourteen and fifty-two hundredths (14.52) feet from the front property line (20 ft. minimum required).

cc: Michelle E. Watts-Clark
Anthony Costa, Esq.
James Mellett, PE

Donna - 2280 NHR.

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. #142023C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160⁰³ Project # 8545

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

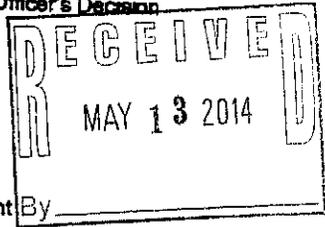
Escr. 150⁰³ Escr.# 8545

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: <u>Michelle E. Watts Clark</u>	Name(s): <u>Michelle E. Watts Clark</u>
Address: <u>311 Woodland Avenue</u> <u>313</u>	Address: <u>311 Woodland Avenue</u>
City: <u>Glendora</u>	City: <u>Glendora</u>
State, Zip: <u>NJ, 08029</u>	State, Zip: <u>NJ, 08029</u>
Phone: <u>(856) 304-1805</u> Fax: ()	Phone: <u>(856) 304-1805</u> Fax: ()
Email: <u>mrsmichelle.clark30@gmail.com</u>	

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

<input type="checkbox"/> Informal Review ²	<input type="checkbox"/> Planned Development ²
<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Interpretation ²
<input type="checkbox"/> Preliminary Major Subdivision ²	<input type="checkbox"/> Appeal of Administrative Officer's Decision
<input type="checkbox"/> Final Major Subdivision	<input checked="" type="checkbox"/> Bulk "C" Variance ²
<input type="checkbox"/> Minor Site Plan	<input type="checkbox"/> Use "D" Variance ²
<input type="checkbox"/> Preliminary Major Site Plan ²	<input type="checkbox"/> Site Plan Waiver
<input type="checkbox"/> Final Major Site Plan	<input type="checkbox"/> Rezoning Request
<input type="checkbox"/> Conditional Use Approval ²	<input type="checkbox"/> Redevelopment Agreement
<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	<u>R4</u>	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

Name: C.M.D. Construction
Address: 122 Woodland Ave
Profession: Contractor
City: Barrington
State, Zip: NJ, 08007
Phone: (82) 296-9129 Fax: () - ()
Email: cdimartinis@comcast.net

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

7. Location of Property:

Street Address: 313 Woodland Ave Block(s): 1801/9
Tract Area: _____ Lot(s): 8

8. Land Use:

Existing Land Use: One story Single Family dwelling
Proposed Land Use (Describe Application): Supply + install 8x20
Composite deck over existing patio with A Frame
roof, white vinyl rails including 3 steps and 3
6x6x8 post. Supply + install new shingles on
porch roof tied into existing roof.

9. Property:

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

14' 5/16

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
Front setback 1	14 FT
Front setback 2	_____
Rear setback	_____
Side setback 1	_____
Side setback 2	_____
Lot frontage	_____
Lot depth	_____
Lot area	_____
Building height	_____

Fence Application

	Proposed
Setback from E.O.P.*1	_____
Setback from E.O.P.*2	_____
Fence type	_____
Fence height	_____

*E.O.P. = Edge Of Pavement.

Pool Requirements

Setback from R.O.W.1	_____
Setback from R.O.W.2	_____
Setback from property line 1	_____
Setback from property line 2	_____
Distance from dwelling	_____
Distance = measured from edge of water.	
R.O.W. = Right-of-way.	
Setback = Measured from edge of pool apron.	

Garage Application

Garage Area	_____
Garage height	_____
Number of garages	_____
(Include attached garage if applicable)	
Number of stories	_____

Shed Requirements

Shed area	_____
Shed height	_____
Setback from R.O.W.1	_____
Setback from R.O.W.2	_____
Setback from property line 1	_____
Setback from property line 2	_____

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

A. J. W. Clark
Signature of Applicant

May 13, 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).

May 13, 14
Date

Michelle E. Clark
Signature

Michelle E. Clark
Print Name

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

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Michelle E. Watts Clark
Signature of Applicant

Michelle E. Watts Clark
Print Name

5.13.14
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 3-12-06, shows and discloses the premises in its entirety, described as Block 1801 Lot B+9 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.

Michelle E. Watts Clark
Name of property owner or applicant

Sworn and subscribed to Michelle E. Watts
On this 13th day of May
2014 before the following authority.

Patricia A. Watts
Notary Public
Notary Public of New Jersey

My Commission Expires August 10, 2014

Zoning Permit Denial

311 WOODLAND AVE.
Block/Lot 1801/9

Applicant
CLARK, MICHELLE
311 WOODLAND AVE.
GLENDDORA, NJ 08029

Real Estate Owner
CLARK, MICHELLE
311 WOODLAND AVE.
GLENDDORA, NJ 08029

*This is to certify that the above-named applied for a permit to/authorization for
a proposed 8'X20' front yard porch.. This application for approval is hereby denied*

Zone
R4
Application is

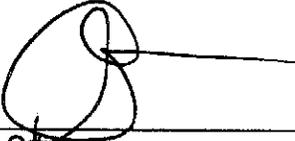
Denied

Comments on Decision:

Proposed porch is to maintain a minimum of 20' from the front property line. A Variance approval is required by the Zoning Board of Adjustment prior to issuance of permits.

. 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
May 8, 2014

Applic No. 8537

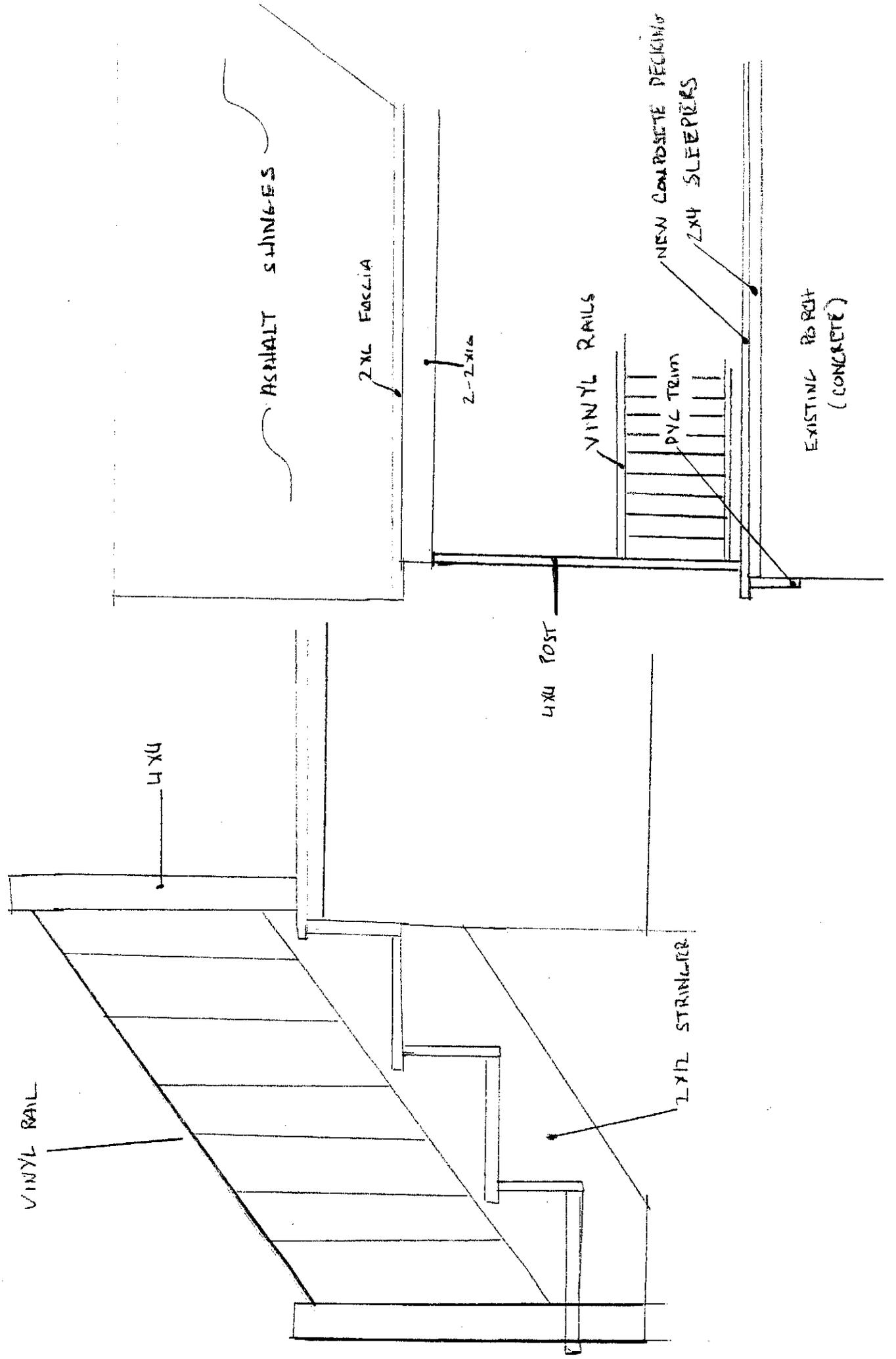
Cut Here

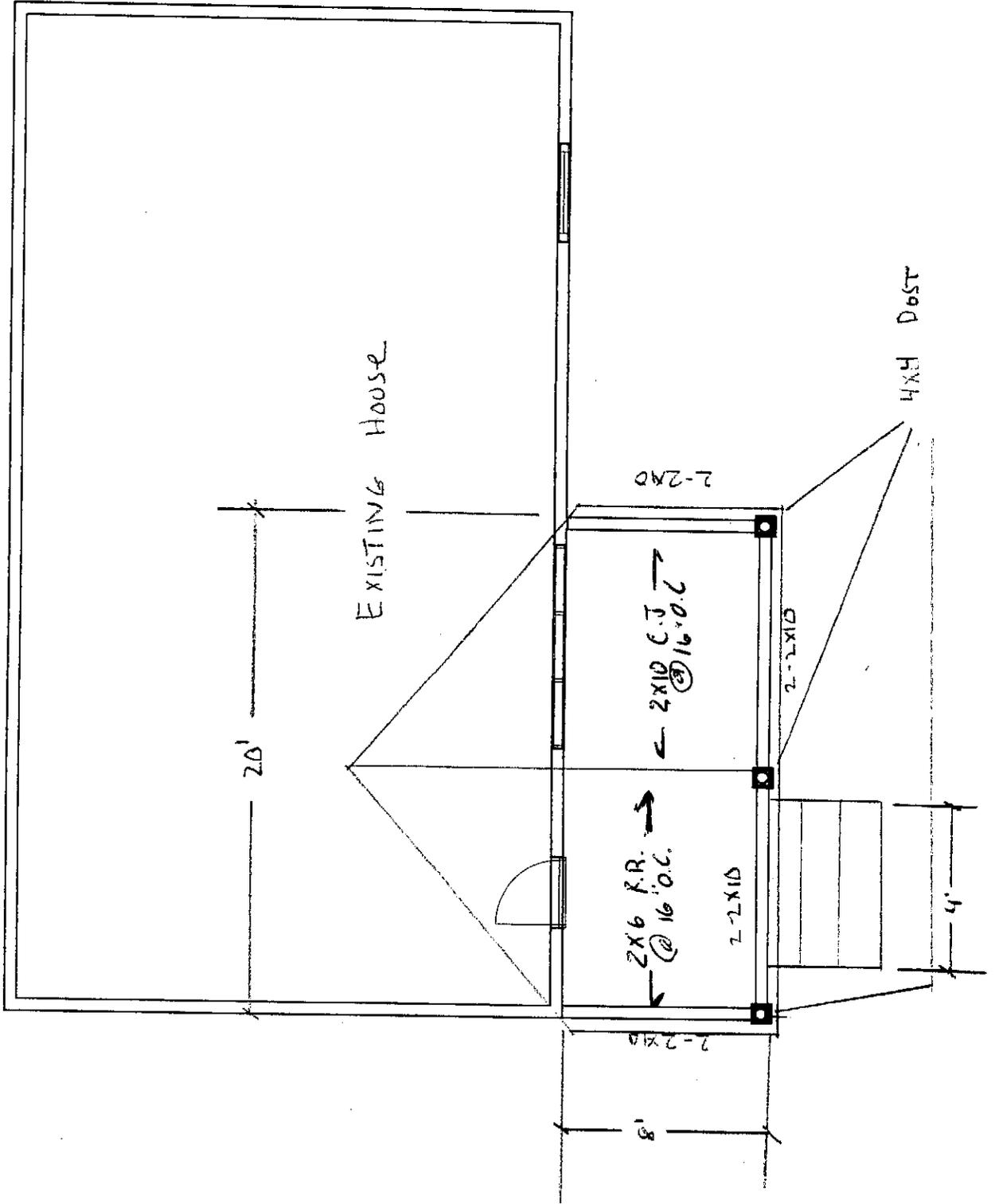
Deliver to...

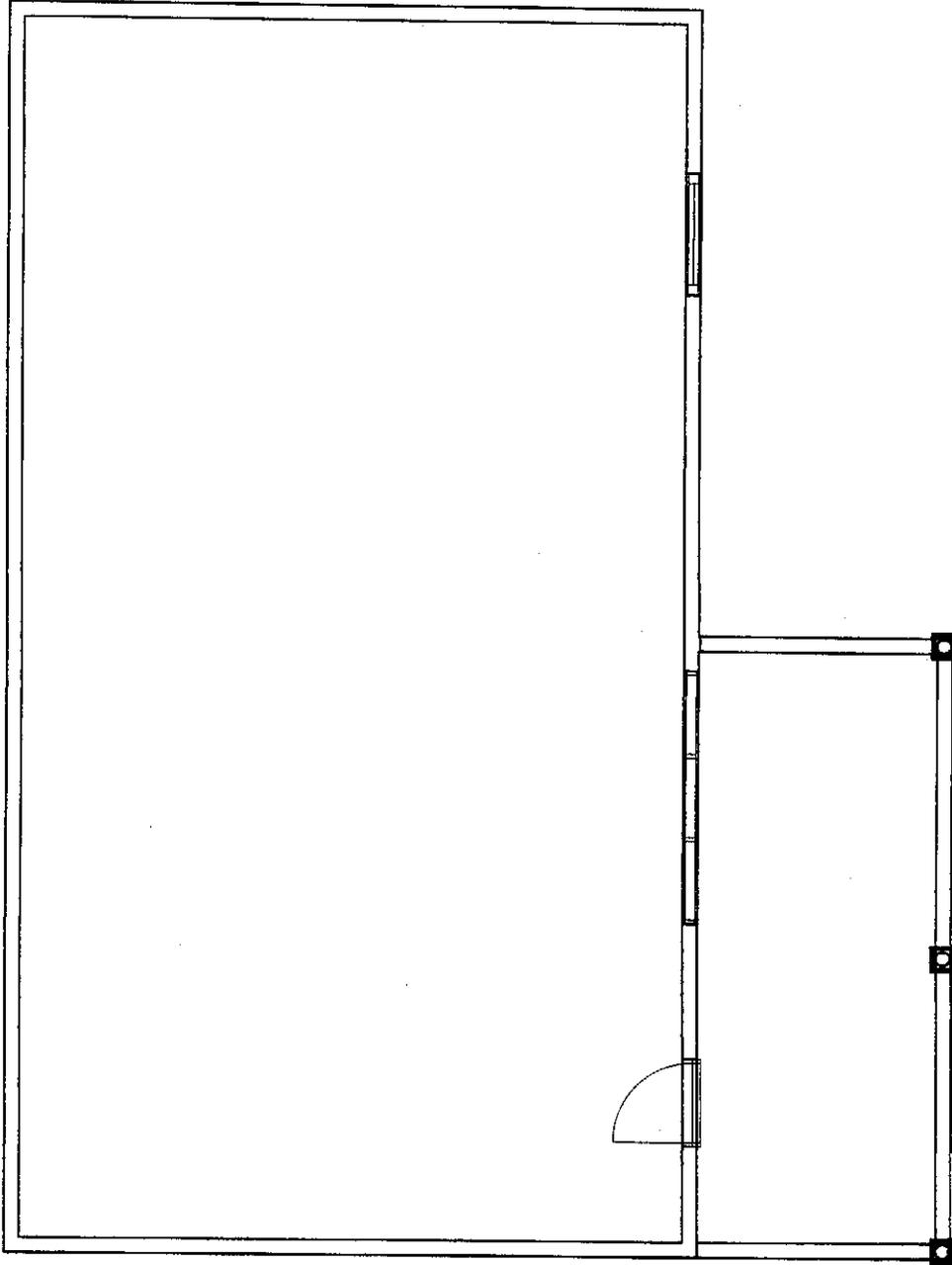
CLARK, MICHELLE
311 WOODLAND AVE.
GLENDDORA, NJ 08029

~~Roof Deck~~
- Steps

①







660.300 sq'

Tax Account Maintenance

<<
 >>

Block: 1801
 Lot: 8
 Qualifier:
 Owner: **NAJIS, MICHELLE**

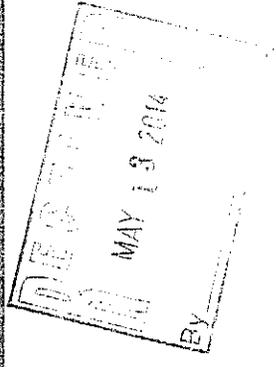
General		Assessed Values	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Total Balance
Year	Qtr	Type	Billed	Principal Balance	Interest	Interest	Total Balance		
2014	2		1,411.75	.00	.00	.00	.00		.00
2014	1		1,411.75	.00	.00	.00	.00		.00
2014		Total	2,823.50	.00	.00	.00	.00		.00
2013	4		1,435.47	.00	.00	.00	.00		.00
2013	3		1,435.47	.00	.00	.00	.00		.00
2013	2		1,588.03	.00	.00	.00	.00		.00
2013	1		1,588.03	.00	.00	.00	.00		.00

Other Delinquent Balances: Interest Date: 05/13/14
 Other APR2 Threshold Amt: Per Diem: Last Payment Date: 04/30/14

TOTAL TAX BALANCE DUE

Principal:	<input type="text" value=""/>	Penalty:	<input type="text" value=""/>
Misc. Charges:	<input type="text" value=""/>	Interest:	<input type="text" value=""/>
Total:		<input type="text" value=""/>	

* Indicates Adjusted Billing in a Tax Quarter



Current

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 13, 2014

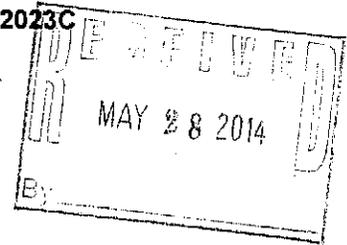
APPLICATION No. #142023C

APPLICANT: MICHELLE E. WATTS-CLARK

PROJECT No. 8545

BLOCK(S): 1801 Lot(S): 9

LOCATION: 311 WOODLAND AVE., GLENDORA, NJ 08028



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application- Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by May 22, 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
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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

Signature

Reviewed
 Approved Not Approved
 Gloucester Twp. Fire Dist. 1
 Date: 5/22/14

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

May 16, 2014

RAYMOND J. CARR
Executive Director

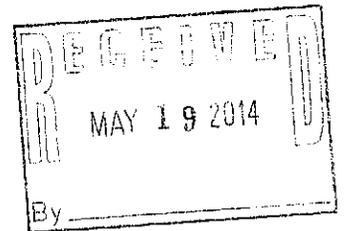
MARLENE HRYNIO
Administrative Secretary

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 #142023C
Michelle E. Watts-Clark
311 Woodland Avenue, Glendora, NJ 08029
Block 1801, Lot 9



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray J. Carr".

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 13, 2014

APPLICATION No. #142023C

APPLICANT: MICHELLE E. WATTS-CLARK

PROJECT No. 8545

BLOCK(S): 1801 Lot(S): 9

LOCATION: 311 WOODLAND AVE., GLENDORA, NJ 08028

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:

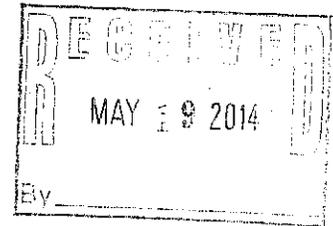
- New Application - Bulk C Revision to Prior Application

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- For Your Review. ***Please Forward Report by May 22, 2014***
 For Your Files.

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



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

No Issues

Signature

5/16/14

[Handwritten Signature]

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 #142026C**
Robert & Jennifer McKinney
144 Hillcrest Avenue
BLOCK 12609, LOT 7

DATE: May 29, 2014

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	9,375 sf	yes
Minimum lot frontage			
Hillcrest Avenue	75 ft.	75 ft.	yes
Estelle Street	75 ft.	125 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±11.27% ¹	yes
Maximum lot coverage	40%	±20.84% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Hillcrest Avenue	30 ft.	31.98 ft.	yes
Estelle Street	30 ft.	±25 ft.	yes
Side yard	10 ft.	9.96 ft.	yes
Rear yard	30 ft.	±70 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

¹ = Scaled data.
 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.C(3), Fences

1. To install a six (6) foot high vinyl fence approximately ten (10) feet from the front property line and twenty (20) feet from the cartway along Estelle Avenue (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 425.C(3) to construct a six (6) foot high vinyl fence approximately ten (10) feet from the front property line and twenty (20) feet from the cartway along Estelle Avenue (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Robert & Jennifer McKinney
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 15 2014

For Office Use Only

Submission Date: _____ Application No: #1420216 Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 8575
 Escr. 150⁰⁰ Escr. # 8575

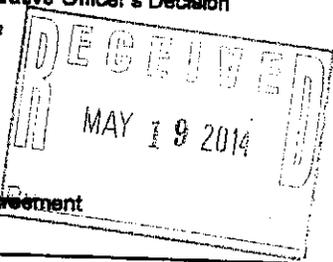
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>ROBERT & JENNIFER MCKINNEY</u> Address: <u>144 HILLCREST AVE</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>856-374-9590</u> Fax: () Email: <u>JSM61103@COMCAST.NET</u>	2. Owner(s) (List all Owners) Name(s): <u>ROBERT & JENNIFER MCKINNEY</u> Address: <u>144 HILLCREST AVE</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> Phone: <u>856-374-9590</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 <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: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: () - - Fax: () - - Email: _____
----------------------------------------------------------	---------------------------------------------------------------------------------

6. Name of Persons Preparing Plans and Reports:

Name: ROBERT MCKINNEY

Address: 144 HILLCREST AVE

Profession: _____

City: BLACKWOOD

State, Zip: NS 08012

Phone: 870 874 9590 Fax: () - -

Email: Jsm61103@COMCAST.NET

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

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

Email: _____

7. Location of Property:

Street Address: 144 HILLCREST AVE BLACKWOOD NS 08012 Block(s): 12609

Tract Area: _____ Lot(s): 7

8. Land Use:

Existing Land Use: PROPERTY RESIDENTIAL

Proposed Land Use (Describe Application):
RESIDENTIAL W/FENCE - 6 FOOT VINYL
ON CORNER PROPERTY 20 FT IN FROM
CARTWAY

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: _____

Proposed Form of Ownership:

- Fee Simple Cooperative
 Condominium Rental

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

Are there proposed deed restrictions? No Yes

10. Utilities: (Check those that apply.)

- Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	<u>20 FEET</u>
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	<u>VINYL</u>
Side setback 1	_____	Fence height	<u>6 FT.</u>
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

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

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

16. Signature of Applicant



 Signature of Applicant

 Date 5/15/14

 Signature of Co-applicant

 Date

17. Consent of Owner(s):

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

5/15/14
Date

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

Jennifer McKinney
Signature

JENNIFER MCKINNEY
Print Name

Jennifer McKinney
Signature

JENNIFER MCKINNEY
Print Name

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

Complete each of the following sections:

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

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

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

D. Is the applicant a corporation? No Yes

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

F. Is the applicant a partnership? No Yes

IF YES TO ANY OF THE ABOVE:

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

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

IF YES:

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

Jennifer McKinney
Signature of Applicant

JENNIFER MCKINNEY
Print Name

5/15/14
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 5/15/14, shows and discloses the premises in its entirety, described as Block 12609 Lot 7 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

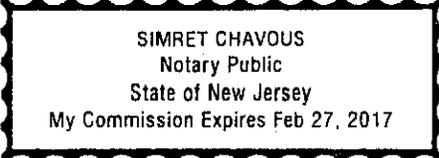
State of New Jersey,
County of Camden:

Sworn and subscribed to
On this 15th day of May
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.

JENNIFER MCKINNEY
Name of property owner or applicant

Lu Uvans
Notary public



Zoning Permit Denial

144 HILLCREST AVE
Block/Lot 12609/7

Applicant

MCKINNEY, ROBERT N. & JENNIFER
45 SPRINGDALE DR
BLACKWOOD NJ 08012

Real Estate Owner

MCKINNEY, ROBERT N. & JENNIFER S.
45 SPRINGDALE DR
BLACKWOOD NJ 08012

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

Zone

R3

Application is

Denied

Comments on Decision:

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



Gloucester Township

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

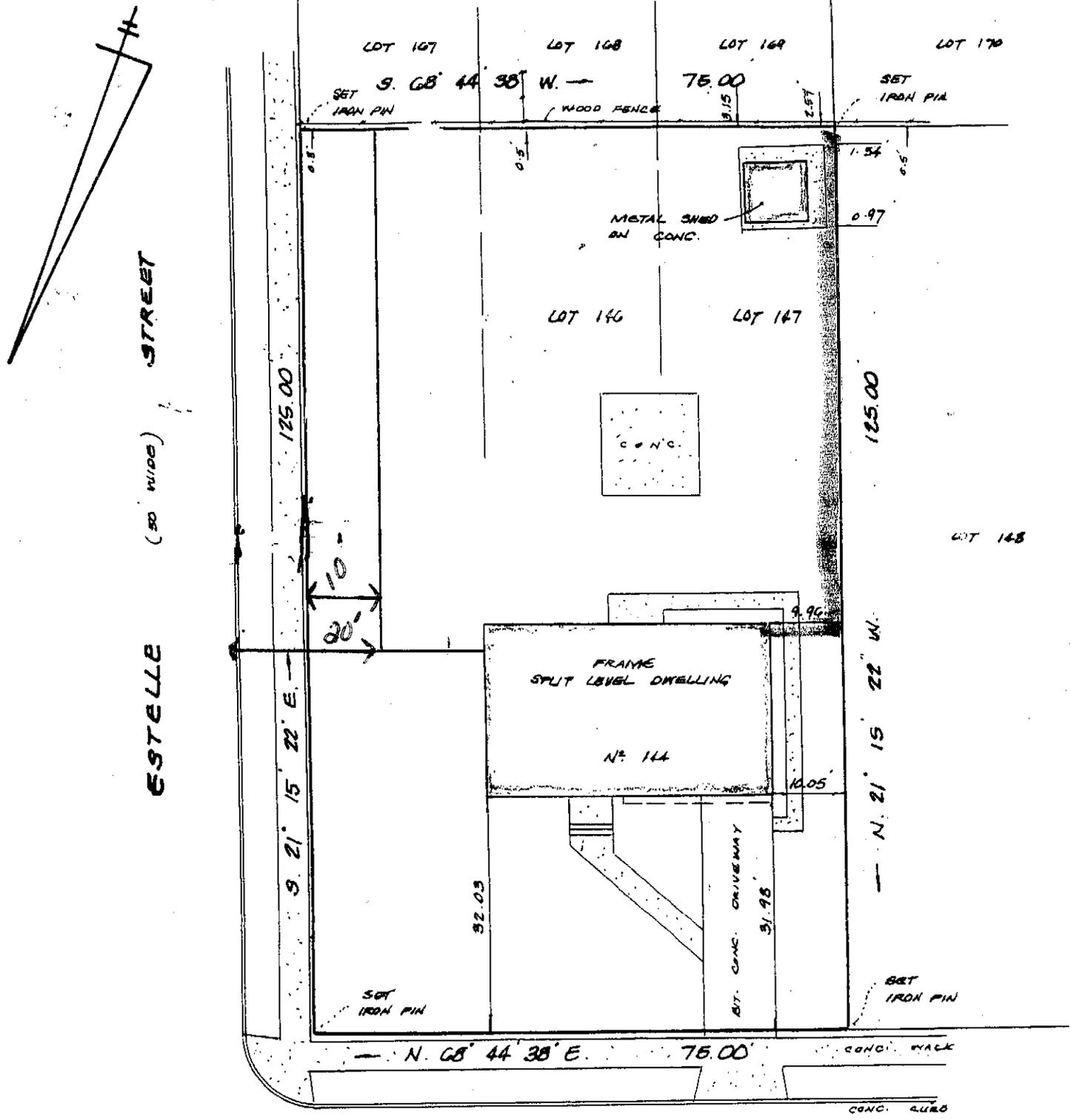
Alisa Ortiz
Zoning Officer
May 8, 2014

Applic No. 8538
2014

Cut Here

Deliver to...

MCKINNEY, ROBERT N. & JENNIFER
45 SPRINGDALE DR
BLACKWOOD NJ 08012



LOT NUMBERS REFER TO SECTION 46 ON PLAN Nº 3 BLACKWOOD ESTATES, FILED. BEING BLOCK 12609 LOT 7 ON THE TOWNSHIP OF GLOUCESTER TAX MAPS.

CERTIFIED TO:
 ROBERT N. MCKINNEY & JENNIFER S. MCKINNEY
 WACHOVIA MORTGAGE CORP.
 ITS SUCCESSORS AND/OR ASSIGNS
 INDEPENDENCE ABSTRACT & TITLE AGENCY

Tax Account Maintenance

Block: 12609
 Lot: 7
 Qualifier:
 Owner: **MCINNEY, ROBERT N. & JENNIFER S.** Prop Loc: 144 HILLCREST AVENUE

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,382.71	.00	.00	.00
2014	1		1,382.72	.00	.00	.00
2014		Total	2,765.43	.00	.00	.00
2013	4		1,405.33	.00	.00	.00
2013	3		1,405.33	.00	.00	.00
2013	2		1,360.10	.00	.00	.00
2013	1		1,360.10	.00	.00	.00

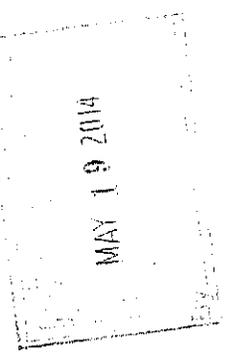
Other Delinquent Balances: Interest Date: 05/19/14

Other APR2 Threshold Amt: Per Diem: Last Payment Date: 05/08/14

TOTAL TAX BALANCE DUE

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

* Indicates Arrears Billing in a Tax Quarter



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 19, 2014

APPLICATION No. #142026C

APPLICANT: Robert & Jennifer McKinney

PROJECT No. 8575

BLOCK(S): 12609 Lot(S): 7

LOCATION: 144 HILLCREST AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

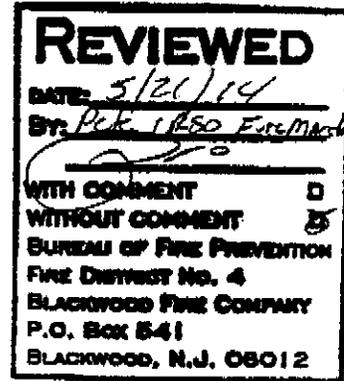
PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by May 29, 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
- 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

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
May 22, 2014

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

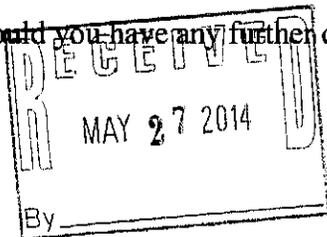
Township of Gloucester
Dept. of Community Development
P.O. Box 8
Blackwood, New Jersey 08012

Re: Application #142026C
Robert & Jennifer McKinney
144 Hillcrest Avenue, Blackwood, NJ 08012
Block 12609, Lot 7

Gentlemen:

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

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



Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Raymond J. Carr".

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 19, 2014

APPLICATION No. #142026C

APPLICANT: Robert & Jennifer McKINNEY

PROJECT No. 8575

BLOCK(S): 12609 Lot(S): 7

LOCATION: 144 HILLCREST AVE., BLACKWOOD, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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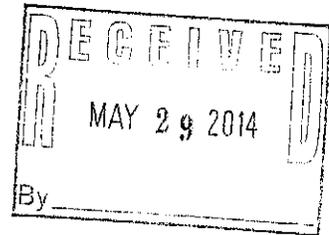
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- 1 Copy - Amended Site Plan
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- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

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



Signature

[Handwritten Signature]
Assessor
 5/23/14

No Issues