

**Township of Gloucester
Zoning Board of Adjustment
Thursday, July 11, 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, June 13, 2013*

RESOLUTIONS FOR MEMORIALIZATION

#132012C Chad Milstein	Bulk C Variance Block: 2906 Lot: 7
#132006C Sandra DiCaprio	Bulk C Variance Block: 2003 Lot: 19
#132013C Barry & Camille Wendt	Bulk C Variance Block: 15817 Lot: 10
#132014C Bryan Voight	Bulk C Variance Block: 21005 Lot: 8
#132015C Brian & Natalie Collazo	Bulk C Variance Block: 3003 Lot: 17
#122049DCPF Ville II, LLC	Bulk C/Preliminary & Final Major Subdiv Block: 18501 Lot: 2 & 11
#132017C Kenneth Lehman	Bulk C Variance Block: 18102 Lot: 8
#132019C John J Colaianni, Jr	Bulk C Variance Block: 8201 Lot: 24

#132020C
Christina Mattison

Bulk C Variance
Block: 19303 Lot: 17

APPLICATIONS FOR REVIEW

#132021C
Mark & Kathleen Dempsey
Zoned: R4

Bulk C Variance
Block: 16201 Lot: 5
Location: 47 Highland Ave., Erial

Replace 6' stockade fence w/5' side setback; 0' rear setback

#132022C
Charles & Pat Elia
Zoned: SCR

Bulk C Variance
Block: 15821 Lot: 48
Location: 57 shelly Street, Sicklerville

Constructing 12.6' x 20.10' sunroom; extending deck 2' w/1' rear lot line setback

#132023C
Robert & Yvonne Shipman
Zoned: SCR

Bulk C Variance
Block: 15817 Lot: 15
Location: 13 Joanne Drive, Sicklerville

Constructing deck 10' x 19' w/rear setback of 5.36'

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, June 13, 2013**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Absent
Mr. Scarduzio	Present
Mr. Gunn	Present
Mr. McMullin	Present
Mrs. Chiumento	Absent
Mrs. Giusti	Absent
Mr. Acevedo	Present
Mr. Treger	Present
Chairman Richards	Present

**Chairman Richards had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett, P.E., Churchill Engineering**

MINUTES FOR ADOPTION

Zoning Board Minutes for May 23, 2013.

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

Roll Call:

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

Minutes approved.

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

Mr. Costa swears in Mr. Lehman.

Mr. Lehman states the deck will be halfway down the side of the home. The house is 15.7 feet from the property line.

Vice Chairman Simiriglia states homes surrounding this home are zoned R1 and R3.

Mr. Mellett states the deck is going to be 13' x 21' which will be replacing the 10' x 10' existing deck.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman Richards	Yes

Application Approved.

#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%

Mr. McMullin	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman Richards	Yes

Application Approved.

#132020C

Christina Mattison

Zoned: R3

Bulk C Variance

Block: 19303 Lot: 17

Location: 76 Jonquil Way, Sicklerville

Install 6' fence on corner lot

Mr. Costa swears in Ms. Christina Mattison.

Ms. Mattison states her backyard is very small and the ordinance would place the fence in the middle of her deck. The fence will not block her neighbors view.

Vice Chairman Simiriglia asks Ms. Mattison if there is no fence now and if she will be installing the new fence to the sketch the board was provided.

Ms. Mattison states there is no fence now and it will be installed according to the sketch.

Mr. Mellett states it is a unique lot and the fence is nowhere near the intersection. In addition the fence will not bother any neighbors' sight lines.

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. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes
Chairman Richards	Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132012C

**Chad Milstein
Block 2906, Lot 7**

WHEREAS, Chad Milstein, is the owner of the land and premises located at 412 N. Otterbranch Drive, in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a detached garage with building coverage 23.3% instead of allowed 20%, and 5' from the rear lot line instead of the required 10 feet and to permit a second garage where only one is allowed for the property located upon Block 2906, Lot 7, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 23, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Chad Milstein is the owner of the land and premises located at 412 N. Otterbranch Drive, in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2906, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is out of room for storage of his older car and motorcycle. He wants to construct a 24 x 30' pole barn, 12' high. The applicant agreed as a condition of approval that he would direct water from his property to the street.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a pole barn with 23.3% building coverage 5' from the rear property line and to permit a second garage the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of May 2013 that the applicant, Chad Milstein, is hereby granted the aforesaid variances for the property located upon Block 2906, Lot 7 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Jay McMullen	Yes
Joseph Gunn	Yes
Robert Richards	Yes
Carmen Scarduzzio	Yes
Arlene Chiumento	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of July, 2013.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132006C

Sandra DiCaprio

Block 2003, Lot 19

WHEREAS, Sandra DiCaprio, is the owner of the land and premises located at 341 Fifth Ave., in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' fence within the 75' intersection of curb line instead of 30'' and a 0 foot instead of the required 40 feet along Floodgate Road, for the property located upon Block 2003, Lot 19, as shown on the Official Map of the Township of Gloucester, located in an R4 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 23, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Sandra DiCaprio is the owner of the land and premises located at 341 Fifth Ave., in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2003, Lot 19, on the Official Tax Map of the Township of Gloucester, located in an R-4 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified she is merely replacing an old fence with a new vinyl one in the exact same location.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a fence in the same location as the old fence the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of May 2013 that the applicant, Sandra DiCaprio, is hereby granted the aforesaid variances for the property located upon Block 2003, Lot 19 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Jay McMullen	Yes
Joseph Gunn	Yes
Robert Richards	Yes
Carmen Scarduzzio	Yes
Arlene Chiumento	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Robert Richards

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of July, 2013.

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63 Warwick Road
Stratford, New Jersey 08084

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132014C

**Bryan Voight
Block 21005, Lot 8**

WHEREAS, Bryan Voight, is the owner of the land and premises located at 50 Huckleberry Avenue, in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a pool deck 5' from the side lot line instead of the required 10feet, for the property located upon Block 21005, Lot 8, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 23, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Bryan Voight is the owner of the land and premises located at 50 Huckleberry Avenue, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 21005, Lot 8, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified this is the only location that is most feasible to place the deck.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a deck with a rear yard setback of 5 feet the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of May 2013 that the applicant, Bryan Voight, is hereby granted the aforesaid variance for the property located upon Block 21005, Lot 8 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, some of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Jay McMullen	Yes
Joseph Gunn	Yes
Robert Richards	Yes
Carmen Scarduzzio	Yes
Arlene Chiumento	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of July, 2013.

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132015C

Brian & Natalie Collazo

Block 3003, Lot 17

WHEREAS, Brian and Natalie Collazo are the owners of the land and premises located at 47 Stephen Drive, in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a pool deck 3' from the side lot line instead of the required 10 feet, for the property located upon Block 3003, Lot 17, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 23, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Brian and Natalie Collazo are the owners of the land and premises located at 47 Stephen Drive, in the Glendora section of Gloucester Township, New Jersey, as shown on Block 3003, Lot 17, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicants testified their house is located on a street that turns and the lot is pie shaped and this is the only location that is most feasible to place the deck.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a deck with a rear yard setback of 3 feet the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of May 2013 that the applicants, Brian and Natalie Collazo, are hereby granted the aforesaid variance for the property located upon Block 3003, Lot 17 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Jay McMullen	Yes
Joseph Gunn	Yes
Robert Richards	Yes
Carmen Scarduzzio	Yes
Arlene Chiumento	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of July, 2013.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132013C

Barry Wendt

Block 15817, Lot 10

WHEREAS, Barry Wendt, is the owner of the land and premises located at 20 Dorothy Drive, in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a deck 3' from the rear lot line instead of the required 10feet, for the property located upon Block 15817, Lot 10, as shown on the Official Map of the Township of Gloucester, located in an SCR Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 23, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Barry Wendt is the owner of the land and premises located at 20 Dorothy Drive, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15817, Lot 10, on the Official Tax Map of the Township of Gloucester, located in an SCR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he has an old 4x4 patio and would like to construct an 8'x18' composite deck and because his yard is small the variance is needed.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a deck with a rear yard setback of 3 feet the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of May 2013 that the applicant, Barry Wendt, is hereby granted the aforesaid variance for the property located upon Block 15817, Lot 10 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 122049DCPF

Ville 2, LLC

Block 18501, Lots 2,11

WHEREAS, Ville 2, LLC, is the record owner of the property located at 1035 and 1051 Sicklerville Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a “Major Subdivision, bulk variances and certain waivers” to construct 126 Town houses for the property located upon Block 18501, Lots 2 & 11, as shown on the Official Tax Map of the Township of Gloucester, located in a HC Overlay Zone, and BP & SCR Zone said application being represented Robert Mintz, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on May 23, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Ville 2, LLC, is the record owner of the property located at 1035 & 1051 Sicklerville Road, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18501, Lots 2 & 11, on the Official Tax Map of the Township of Gloucester, located in a BP & SCR – HC Overlay Zone.

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

3. All property taxes were paid to date.

4. The applicant produced Steven Bach, a Professional Engineer & Planner and David Shopshire, a Traffic Engineer. Mr. Bach went on to explain the site ingress and egress and storm water management. He stated there would be open space over almost one acre in the center of the development and there would be a 25 ft. landscape buffer. The sidewalks to be installed would have granite curbs, benches in the development and ornamental lighting throughout the development and would connect to the stores. The Homeowner Association would operate the site and there would be a 4 ft. high split rail fence along the Atlantic City Expressway. Lot 19 would have a retail center and a sales trailer.

Introduced into evidence were (A1) aerial photos, (A2) the color rendering of the site, (A3 & 4) building elevation and floor plan, (A5) landscaping plan, (A6) sign plan, and (A7) a striping plan.

Mr. Bach went on to state the variances required and gave the reasons for same. The following were the variances:

1. A variance from the Community Center.
2. 20 ft. setback instead of 25ft. for block 18501.02, lot 10.
3. A sidewalk in the buffer, only at the entrance drive. There would be a 5 ft. encroachment.
4. Lot depth on block 18501.03, Lots 2, 3, 4, 5, 8, 9, 10, 11, 44 & 45. Mr. Bach was of the opinion that this would be a better design.
5. The sign would be 27.5 ft instead of the allowed 24 ft.
6. The variance for the driveway on the property line.
7. A .09 acre variance for common space which would be 37 ft. by 175 ft.

As to design waivers, Mr. Bach stated the following:

1. A 40% setback 4 ft. apart and the applicant requested 2 ft.
2. The buildings would be 3 stories same height instead of 2 and 3 stories and a 5% roof line difference.
3. The site triangle on Sicklerville Road would be designed according to AASTGO Standards.
4. Three to one slope instead of a four to one slope is being requested.
5. Grass instead of sand in the basin.
6. Seventy-two hour water basin not 18 hours.

Mr. Bach went on to say that Block 18501, Lot 3 would be open space and would be deed restricted for the adjoining neighbors. The Homeowners Association would deed restrict that the garage cannot be used for living space and that the applicant would work with the MUA for a recycling plan and the cans would be kept in the garage.

As a condition of approval the applicant agreed work would be done from 7:00 AM to sundown six days a week and from 8:00 AM to sundown on Sunday. The applicant also agreed with the condition of Ken Leckner's letter, dated May 22, 2013 and Churchill's letter, dated May 23, 2013 except the applicant was granted a waiver from the Ground Water Management Analysis and they will provide a statement as to why this is not needed.

David Shropshire, a Traffic Engineer, testified that there would be an acceptable level of service at Bryce Court. He indicated in the morning there would be 62 peak hour trips, in the afternoon there would be 73 peak hour trips. He indicated the site does not meet the requirements for traffic light; therefore the County would not sign off on same. He also explained the need for a left turn lane 100 ft along Sicklerville Road.

Mr. Shropshire and also Mr. Bach were of the opinion that these variances and waivers can be granted because the benefits outweigh any detriment, and there would be no impairment to the zone plan.

Also, as a condition of approval the applicant agreed that they would put protective vegetation in-lieu of fencing along the ravine area.

That the hours of operation would be 7:00 AM to 7:00 PM or sundown except on Sunday it would be 8:00 AM to sundown.

They would meet with the MUA regarding a recycling plan.

5. Approximately 5 residences spoke in opposition to the application. Among their concerns were traffic, rental of the properties, children from the development using their playground.

UPON MOTION duly made and seconded to grant the applicant a major subdivision, the aforesaid bulk variances and waivers, the Board voted seven (7) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of May, 2013 that the applicant, Ville 2, LLC, is hereby granted the major subdivision, and the aforesaid variance and waivers for the property located upon, Block 18501, Lot 2 & 11 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, some of which are incorporated herein and made a part hereof.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132017C

Kenneth Lehman

Block 18102, Lot 8

WHEREAS, Kenneth Lehman, is the owner of the land and premises located at 891 Kearsley Road, in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a deck 15.7' from the side lot line instead of the required 25feet, for the property located upon Block 18102, Lot 8, as shown on the Official Map of the Township of Gloucester, located in an R-1 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 13, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Kenneth Lehman is the owner of the land and premises located at 891 Kearsley Road, in the Erial section of Gloucester Township, New Jersey, as shown on Block 18102, Lot 8, on the Official Tax Map of the Township of Gloucester, located in an R-1 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.
4. After being sworn, the applicant testified this is the only location to construct the deck because he is following the existing setback of the house.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a deck with a rear yard setback of 15.7 feet the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of June 2013 that the applicant, Kenneth Lehman, is hereby granted the aforesaid variance for the property located upon Block 18102, Lot 8 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Ken Treger	Yes
Jay McMullen	Yes
Joseph Gunn	Yes
Robert Richards	Yes
Carmen Scarduzzio	Yes
Michael Acevedo	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of July, 2013.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132019C

John Colaianni Jr.

Block 8201, Lot 24

WHEREAS, John Colaianni Jr., is the owner of the land and premises located at 35 W. Brookline Dr., in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a single family dwelling with building coverage of 23% instead of the required 20%, for the property located upon Block 8201, Lot 24, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 13, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, John Colaianni Jr. is the owner of the land and premises located at 35 W. Brookline Dr., in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 8201, Lot 24, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that his house exploded and he is rebuilding the house with the master bedroom and bath on the first floor thereby exceeding the building coverage by 3%. He stated a rancher would not fit on this lot.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a dwelling with building coverage of 23% the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of June 2013 that the applicant, John Colaianni Jr., is hereby granted the aforesaid variance for the property located upon Block 8201, Lot 24 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Ken Treger	Yes
Jay McMullen	Yes
Joseph Gunn	Yes
Robert Richards	Yes
Carmen Scarduzzio	Yes
Michael Acevedo	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of July, 2013.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132020C

Christina Mattison

Block 19303, Lot 17

WHEREAS, Christina Mattison, is the owner of the land and premises located at 76 Jonquil Way, in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6 foot fence 2 feet from a point on the cul-de-sac property line along Teaberry Court instead of the required 40feet, for the property located upon Block 19303, Lot 17, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 13, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Christina Mattison is the owner of the land and premises located at 76 Jonquil Way, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 19303, Lot 17, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified she has a unique shaped lot that is very small and has very little space. There would be no obstruction to the neighbors and no negative impact to the neighborhood.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a fence 2 feet from the property line the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 13th day of June 2013 that the applicant, Christina Mattison, is hereby granted the aforesaid variance for the property located upon Block 19303, Lot 17 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Ken Treger	Yes
Jay McMullen	Yes
Joseph Gunn	Yes
Robert Richards	Yes
Carmen Scarduzzio	Yes
Michael Acevedo	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of July, 2013.

Ken Lechner, Secretary

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

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #132021C**
Mark J. Dempsey
47 Highland Avenue
BLOCK 16201, LOT 6

DATE: June 24, 2013

The Applicant requests approval to install a six (6) foot high stockade fence five (5) from the front property line in the R-4 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-4 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	6,250 sf	6,000 sf	enc
Minimum lot frontage			
Highland Avenue	50 ft.	60 ft.	yes
Park Avenue	50 ft.	100 ft.	yes
Minimum lot depth	100 ft.	100 ft.	yes
Maximum building coverage	35%	n/a	n/a
Maximum lot coverage	65%	n/a	n/a
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Highland Avenue	20 ft.	n/a	n/a
Park Avenue	20 ft.	n/a	n/a
Side yard	10 ft.	n/a.	n/a
Rear yard	20 ft.	n/a	n/a
Minimum Useable Yard Area	25%	n/a	n/a
Maximum Height	35 ft.	n/a	n/a

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

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

II. VARIANCE COMMENTS

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

§505.B(2), Fences

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

§425.B(3), Fences

2. To install a six (6) foot high stockade fence five (5) feet from the property line along Highland 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.B(2) to construct a six (6) foot high stockade fence on a corner lot within the seventy-five (75) foot intersection of curblines (30 inches is the maximum allowed) and from Section 425.C(3) five (5) feet from the property line along Highland Avenue (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Mark J. Dempsey
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date: _____ Application No: #132021C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160⁰⁰ Project # 7894

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

Escr. 150⁰⁰ Escr. # 7894

LAND DEVELOPMENT APPLICATION

1. Applicant

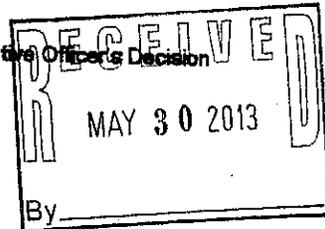
Name: MARIN J. Dempsey
 Address: 47 Highland Ave
 City: ERIAL
 State, Zip: N.J. 08081
 Phone: (856) 376-9547 Fax: () - -
 Email: _____

2. Owner(s) (List all Owners)

Name(s): KATHLEEN E. Dempsey
 Address: 47 Highland Ave
~~ERIAL~~
 City: ERIAL
 State, Zip: N.J. 08081 856-906-
 Phone: (856) 376-9547 Fax: () - 8236 (c)

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

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

7. Location of Property:

Street Address: 47 Highland Ave Block(s): 16201
Tract Area: _____ Lot(s): 5

8. Land Use:

Existing Land Use: Single F D
Proposed Land Use (Describe Application): 6' stockaid fence
5' from side yard, 0 foot to back
property line w/ 3' gate front

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P. #1	_____
Front setback 2	_____	Setback from E.O.P. #2	_____
Rear setback	0	Fence type	Stacked
Side setback 1	5'	Fence height	6'
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

Mindy Dwyer
Signature of Applicant

5/29/13
Date

Kathy Dempsey
Signature of Co-applicant

5/29/13
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).

5-30-13
Date

[Signature]
Signature

Mark Dempsey
Print Name

Sworn and Subscribed to before me this

30th day of May

2013 (Year).

[Signature]
Signature

Kathy Dempsey
Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

[Signature]
Signature of Applicant

Mark Dempsey
Print Name

5/28/13
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 5-30-13, shows and discloses the premises in its entirety, described as Block _____ Lot _____ and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Sworn and subscribed to
On this 30th day of May
20 13 before the following authority.

[Signature]
Name of property owner or applicant

Judith A. Calabrese
Notary public

neighbors

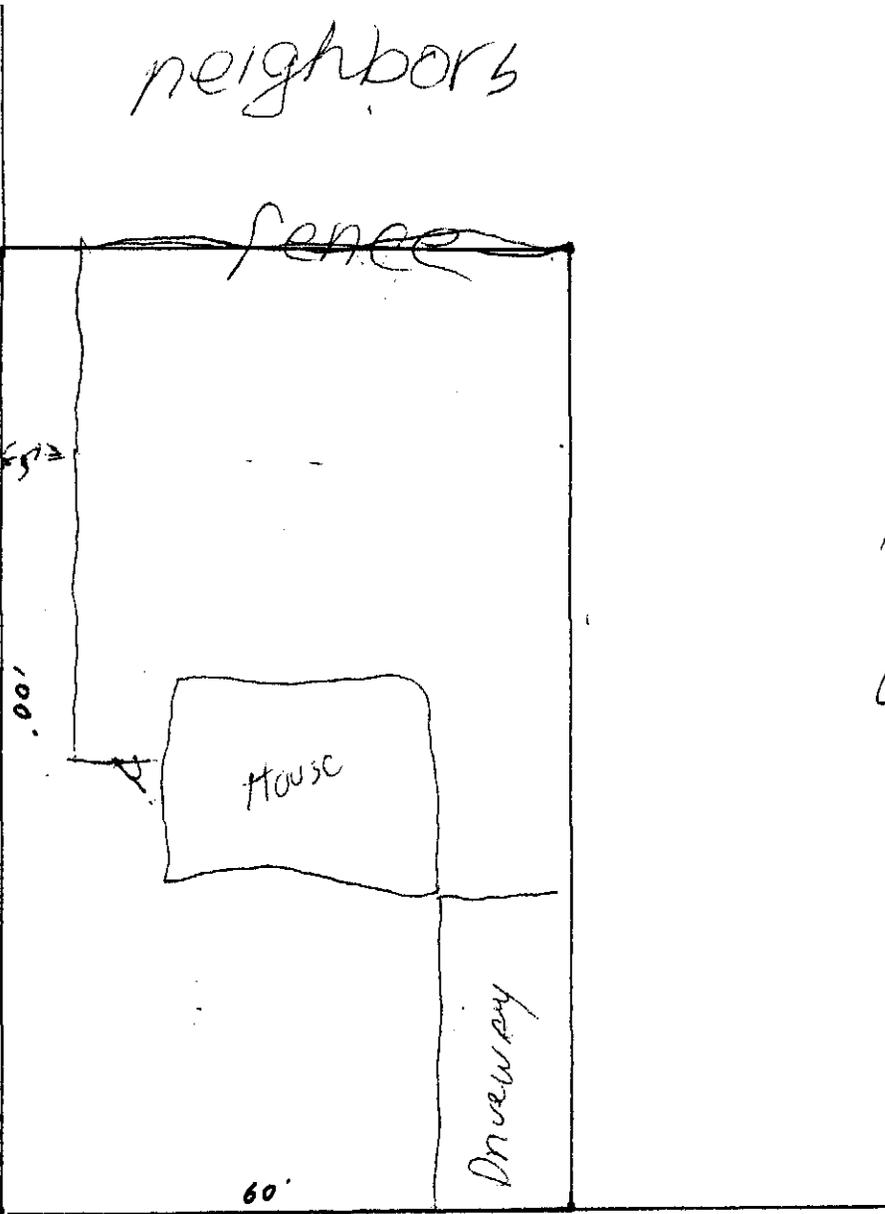
fence

19 sections
8' long
6' High

Park Ave

House

Driveway



Highland

1" = 20'

Clementina

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 30, 2013

APPLICATION No. #132021C

APPLICANT: Mark & Kathleen Dempsey

PROJECT No. 7894

BLOCK(S): 16201

Lot(S): 5

LOCATION: 35 West Brookline Drive, Laurel Springs, NJ 08021

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:

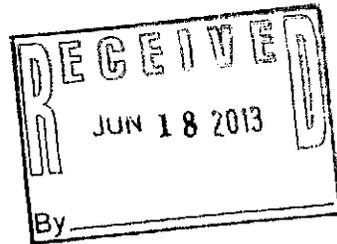
- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by June 10, 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

6/3/13

No issues

[Handwritten Signature]
Assessor

Signature

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

May 31, 2013

ROBERT C. BENSON
Executive Director

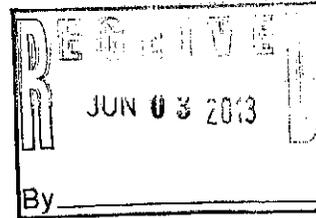
CAROLINE M. TARVES
Administrative Secretary

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 #132021C
Mark & Kathleen Dempsey
47 Highland Avenue, Erial, NJ 08081
Block 16201, Lot 5

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Robert C. Benson
Executive Director

RCB:mh

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block 16201
 Lot 5
 Owner: **BEVERLY ANN W. BESSER**
 Property: 47 HIGHLAND AVENUE

Tax Bill Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,278.40	.00	.00	.00
2013	1		1,278.40	.00	.00	.00
2013		Total	2,556.80	.00	.00	.00
2012	4		1,298.77	.00	.00	.00
2012	3		1,298.77	.00	.00	.00
2012	2		1,258.03	.00	.00	.00
2012	1		1,258.03	.00	.00	.00

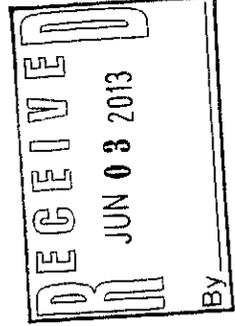
Other Delinquent Balances: .00 Interest Date: 04/03/13 Interest Date: 04/24/13

Other 100% Threshold Amt: .00 Per Exem: .0000 Last Payment Date: 04/24/13

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: Edward W. Sayers, Director/Zoning Officer
Kenneth D. Lechner, PP, AICP, Deputy Director/Planner
Dept. of Community Development

RE: **APPLICATION #0132022C**
Charles & Patricia Elia
57 Shelly Street
BLOCK 15821, LOT 48

DATE: June 24, 2013

The applicant requests approval to extend existing deck by two (2) feet to 12.5' x 28' and construct a 12.5' x 21' sunroom addition within the SCR – Senior Citizen Residential district, specifically, the Reserves at Forest Meadows.

The existing deck was approved by Zoning Board of Adjustment Resolution #072007-C adopted March 08, 2007.

I. ZONING INFORMATION

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

SCR ~ Senior Citizen Residential District [Reserves at Forest Meadows¹]:

Standard	Required	Proposed	Complies
Minimum lot size	4,250 sf	5,850 sf	yes
Minimum lot frontage	50 ft.	62.45 ft.	yes
Minimum lot depth	85 ft.	133.9 ft.	yes
Maximum lot coverage	55%	±54%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	20 ft.	20.49 ft.	yes
Side yard (deck)	4 ft.	±30 ft.	yes
Side yard (Aggregate)	15 ft.	±34.37 ft.	yes
Rear yard (deck)	10 ft.	±1 ft.	no*
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Zoning schedule applies to the Reserves at Forest Meadows approval.

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

= Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

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

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 409.F, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a deck approximately one (1) foot from the rear lot line (10 feet minimum required).

cc: Charles & Patricia Elia
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. #132022C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees 1160.00 Project # 7895
 Escr. 150.00 Escr. # 7895

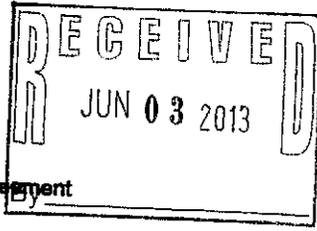
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>CHARLES & PAT ECIA</u> Address: <u>57 SHELLY ST.</u> City: <u>SICKLERVILLE</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 784-5264</u> Fax: () - Email: <u>kascycreek@comcast.net</u>	2. Owner(s) (List all Owners) Name(s): <u>CHARLES & PAT ECIA</u> Address: <u>57 SHELLY ST.</u> City: <u>SICKLERVILLE</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 784-5264</u> Fax: () -
--	--

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

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



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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
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: SRIBLE dba BETTER LIVING
Address: 24 PORTLAND RD SUITE 100
W CONSHOHOCKEN, PA. 19428
Profession: CONTRACTOR
City: West Conshohocken
State, Zip: PA. 19428
Phone: (610) 945-1916 Fax: (610) 397-1699
Email: installation@mysrig.com

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

7. Location of Property:

Street Address: 57 STELLY ST. Block(s): 15821
Tract Area: _____ Lot(s): 48

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): Residential
① EXPAND EXISTING 10 1/2' x 28' to 12 1/2' x 28' (COMPOSITE MATERIAL)
② CONSTRUCT SUNROOM ON DECK of size 12 1/2' x 21'

9. Property:

Number of Existing Lots: 1 Proposed Form of Ownership:
Number of Proposed Lots: 0 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. See Attached

17. Consent of Owner(s):

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

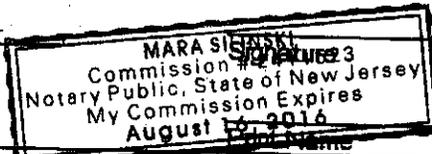
APRIL 24, 2013
Date

Charles J. Elia
Signature
CHARLES J. ELIA
Print Name

Sworn and Subscribed to before me this

24 day of APRIL
2013 (Year).

Mara Silinski



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).

Charles J. Elia
Signature of Applicant

CHARLES ELIA
Print Name

Date
4/24/2013

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 2/20/06, shows and discloses the premises in its entirety, described as Block 15821 Lot 48, 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:

CHARLES ELIA 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 24 day of APRIL
2013 before the following authority.

Charles J. Elia
Name of property owner or applicant

Mara Silinski
Notary public



13. Zoning

All Applications		Proposed	Fence Application	Proposed
Front setback 1		<u>N/A</u>	Setback from E.O.P.*1	_____
Front setback 2			Setback from E.O.P.*2	_____
Rear setback <i>proposed</i>		<u>1.5'</u>	Fence type	_____
Side setback 1			Fence height	_____
Side setback 2			*E.O.P. = Edge Of Pavement.	
Lot frontage			Pool Requirements	
Lot depth		<u>169.5'</u>	Setback from R.O.W.1	_____
Lot area		<u>5850 sq ft</u>	Setback from R.O.W.2	_____
Building height <i>proposed</i>		<u>7.5'</u>	Setback from property line 1	_____
			Setback from property line 2	_____
			Distance from dwelling	_____
			Distance = measured from edge of water.	
			R.O.W. = Right-of-way.	
			Setback = Measured from edge of pool apron.	
Garage Application			Shed Requirements	
Garage Area		_____	Shed area	_____
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

Charles Elia
Signature of Applicant

4/24/2013
Date

Signature of Co-applicant

Date



GLEN V. BIANCHINI
Council President

ORLANDO MERCADO
Council Vice President

Council Members
RODNEY A. GRECO
DAN HUTCHISON
KEVIN A. KITCHENMAN
SHELLEY LOVETT
FRANKLIN T. SCHMIDT

TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000 • FAX: (856) 374-3527 (Clerk)
FAX: (856) 374-3528 (Finance)

March 23, 2007

CINDY RAU-HATTON
Mayor

THOMAS G. GARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

Charles & Patricia Elia
57 Shelly Street
Sicklerville, NJ 08081

RE: #072007C
Bulk C Variance
Block: 15821 Lot: 48

Dear Mr & Mrs Elia,

Enclosed you will find a copy of your resolution, which was adopted by the Gloucester Township Zoning Board of Adjustments on March 22, 2007.

If you should have any questions, you may contact this office.

Very truly yours,

Edward W. Sayers
Zoning Board Secretary

EWS/mw
encl.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 072007-C

CHARLES & PATRICIA ELIA

Block 15821 Lot 48

WHEREAS, Charles & Patricia Elia, are the record owners of the property located at 57 Shelly Street in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a covered deck 3 feet from the rear lot line instead of the required 10 feet for the property located upon Block 15821 Lot 48, as shown on the Official Map of the Township of Gloucester, located upon Block 15821 Lot 48, in an SCR Zone, said application being presented pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on March 8, 2007 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The Applicants, Charles & Patricia Elia, are the record owners of property located at 57 Shelly Street, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15821, Lot 48, on the Official Tax Map of the Township of Gloucester, located in an SCR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he was seeking to construct a 10-1/2 by 28 foot deck without a roof with a rear yard setback of 3 feet instead of the required 10 feet.

5. The Applicant submitted a survey prepared by GS Winters dated 2./20/06 showing the location of the property as well as the proposed deck and was admitted into evidence as Exhibit "A".

6. The applicant testified that his rear yard is only 13-1/2 feet. If he were to make the deck any shorter it would not really be usable and there are other similar decks in the area.

7. There were no objections to the request for the variance presented at the hearing.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a deck with a rear set back of 3 feet instead of the required 10 feet, the Board voted seven (7) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

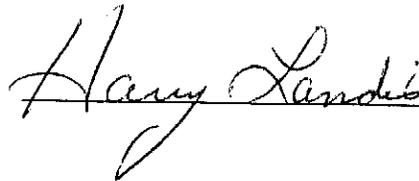
NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 8th day of March, 2007 that the Applicants, Charles & Patricia Elia are hereby granted the aforesaid variance for the property located upon Block 15821, Lot 48, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

LIST NAMES

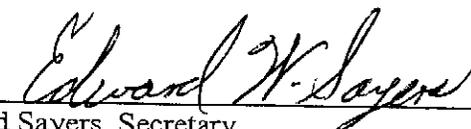
Harry Landis	Yes
Joseph LaRatta	Yes
Frank Simiriglia	Yes
George Marks	Yes
John Fuscherello	Yes
Robert Richards	Yes
Kevin Bucceroni	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**



Chairperson

I, Ed Sayers, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on 8th day of March, 2007.



Ed Sayers, Secretary

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

EASMENT

43 SQ FT 0.09
59 ACRES 0.0009
94.57'

A=26.05.40'

0.5179 SQ FT 0.000059
0.1327 ACRES 0.00003

A=37.12.57
36.40'

0.3525 SQ
0.1288 ACRES

55
6.5

TAX MAP

TOWNSHIP OF GLOUCESTER

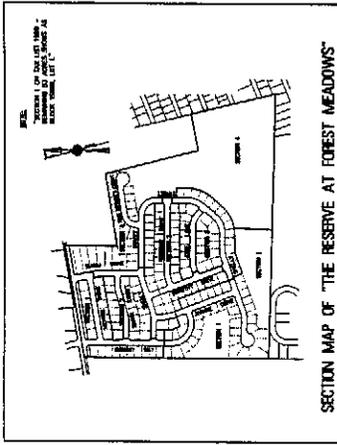
CAMDEN COUNTY NEW JERSEY

DATE: 9/1/2000

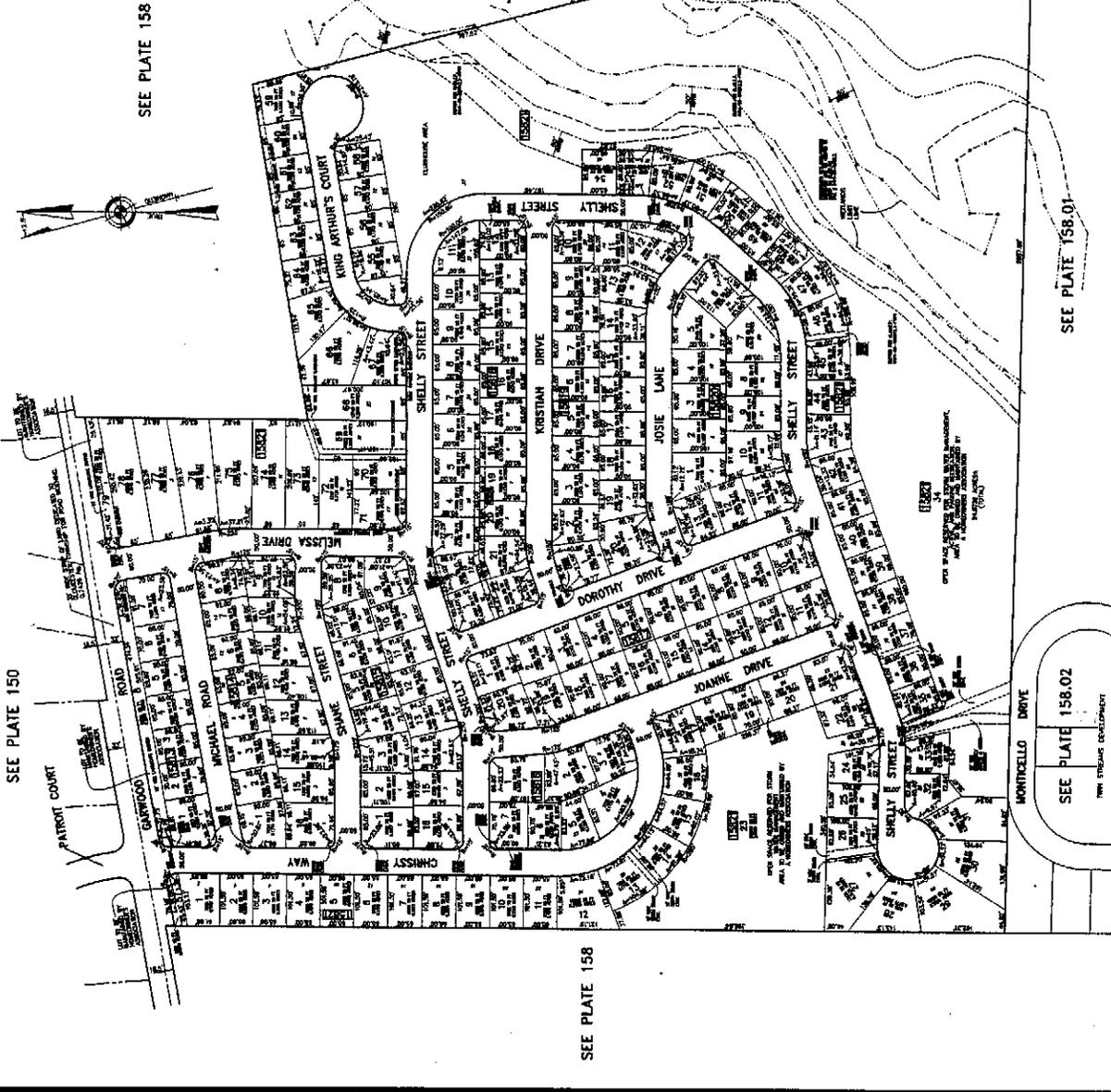
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23824



REMINGTON & VERNECKE ENGINEERS
233 HANCOCK HIGHWAY EAST ANDERSONVILLE, N.J. 08003
(609) 750-0000 FAX (609) 750-0002



SECTION MAP OF "THE RESERVE AT FOREST MEADOWS"



SEE PLATE 150

SEE PLATE 158

SEE PLATE 158

SEE PLATE 161

SEE PLATE 158.01

SEE PLATE 158.02

REVISIONS TO THIS MAP: 1. 10/1/2000 - CORRECTED LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



April 18, 2013

Charlie Elia
57 Shelly St.
Sicklerville, NJ 08081

RE: ARB application – amend Jan '13 ARB approved application – extend deck & sunroom by 2 ft.

Your application received on March 27, 2013 for the above property improvement was reviewed by the *Architectural Review Board* at their April 15th meeting. Please be advised that your request has been approved; a copy of the signed application is attached hereto.

The work is to begin within six (6) months of approval. If work is not started within six (6) months, the approved application will be *null and void*.

Certain alterations may require additional approval by the County and/or Township. In such cases, all County/Township approvals must be secured before any work is undertaken. However, the County/Township will not give approval until the ARB gives its approval. It is the sole responsibility of the homeowner to determine if such County and/or Township approvals are required and if so to provide a copy of the approval to the Community Manager before work begins.

Reminder: Gloucester Township approval is required for all construction.

Please call the office when the work is completed, so that a final inspection can be done to confirm compliance as per the submitted ARB Request.

If additional clarification is needed regarding this approval, please call the office.

Yours truly,

Mara Silinski
Community Manager

attachment
file

THE FOUR SEASONS AT FOREST MEADOWS HOA, INC.

33 Shelly Street
Sicklerville, NJ 08081

Phone: (856) 435-0100 Fax: (856) 435-3008

ARB APPLICATION - REQUEST FOR APPROVAL OF EXTERIOR IMPROVEMENT

Handwritten initials and scribbles

Homeowner (Print): CHARLIE & PAT ELIA
Address: 57 SHELLY STREET Phone: 856-784-5264
Housemodel: CYPRESS Elevation/Roofline: 111 C7
Siding Color: WHITE Door color: BLUE

INSTRUCTIONS

Please submit one application per improvement for example if you are going to install landscaping and a storm door we would want two applications are required.

Proper completion of this application will expedite processing. Incomplete applications will be returned without approval; therefore, it is suggested you review your documents before filling out application.

Application MUST be accompanied by a copy of the FINAL SURVEY (issued to each homeowner at the time of settlement) showing location and dimensions of proposed improvements to scale. Exception: if the improvement is attached to the structure - i.e. door, window, lights. Please make every effort to attach additional sketches/pictures and/or material samples whenever available. Failure to do so may result in a denial or place conditions on the approval. The application must be signed by homeowner in the space below and under liabilities on the reverse side. Work MUST BEGIN within six (6) months of approval. If work is not started within six (6) months, the approved application will be null and void. Township approval is required for all construction. Prior ARB approval is necessary before submission to Township. All outside improvements/modification/changes require ARB approval.

DESCRIPTION OF IMPROVEMENT

MODIFICATION OF PREVIOUS REQUEST FOR 3-SEASON SUNROOM.
SINCE A VARIANCE WAS REQUIRED BY THE TOWNSHIP WE ARE
NOW REQUESTING PERMISSION TO EXPAND DECK AND SUNROOM BY 2 FEET.
(SEE ACCOMPANYING EXPLANATION LETTER.)

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

Homeowner's Signature Charlie Elia Date 3/27/2013

THIS SPACE FOR USE BY THE OFFICE AND THE ARB ONLY

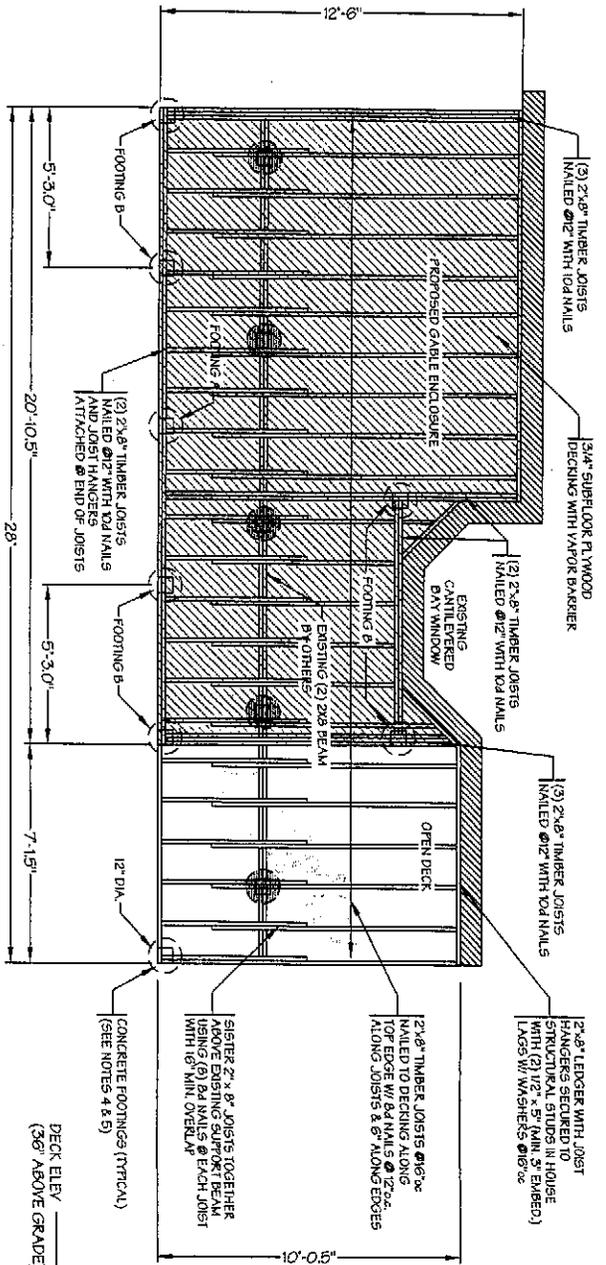
Date application received: 3/27/13 (M) Approved: ✓

Date of first review by ARB: 4/15/13 Application is: Not Approved: _____

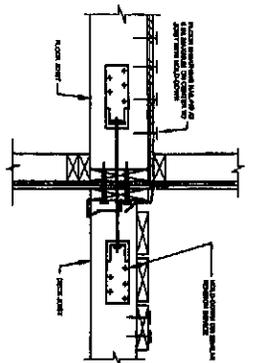
Comments: _____

Signature: [Signature] Date: 4/18/13
Chairman, ARB Committee

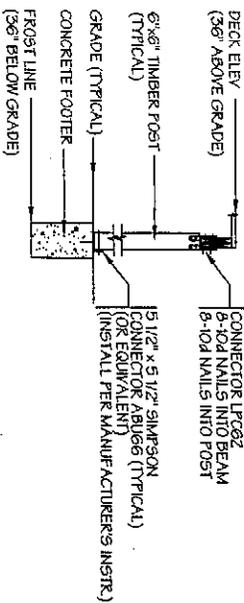
Completion Inspection Date: _____ Completion Inspected By: _____



DECK FRAMING PLAN



BEAM ATTACHMENT TO STRUCTURAL COLUMN
 (MINIMUM OF TWO BEAMS PER COLUMN
 OR SIMILAR TO SECTION 519.0303)



POSTS ON NEW FOOTINGS A & B

- NOTES:
- TIMBER DESIGN STRESS ASSUMES:
 SPECIES: SCOTCH PINE NO. 2
 BENDING STRESS: 1,200 PSI
 COMP. PERP. TO GRAIN: 566 PSI
 COMP. PARALLEL TO GRAIN: 1,800 PSI
 SHEAR PARALLEL TO GRAIN: 175 PSI
 MODULUS OF ELASTICITY: 1,800,000 PSI
 EXTERIOR LUMBER SHALL BE PRESURE TREATED, PULVERULIN 2001 MS DESIGN VALUES FOR WOOD CONSTRUCTION
 - DESIGN LOADS:
 DESIGNED PER 2009 INTERNATIONAL RESIDENTIAL CODE
 PLATO DECK LIVE LOAD- 40 PSF DEAD LOAD- 10 PSF
 PLATO ROOF GROUND SNOW LOAD- 20 PSF DEAD LOAD- 5 PSF
 OPEN DECK LIVE LOAD- 40 PSF DEAD LOAD- 10 PSF
 3. AUTHORIZED FOR DETAILING OF LATER USE ONLY.
 4. REQUIRED MINIMUM FOOTING DIMENSIONS:
 FIELD VERIFY SOIL TYPE (BY OTHERS)
 SOIL BEARING CAPACITIES PER IBC TABLE 1806.2
 FOR CLAY SOIL / 1,500 PSF SOIL BEARING
 FOOTING A = 24" DIAMETER OR 21" x 21" SQUARE
 OR 18" DIAMETER
 FOR SAND SOIL / 2,000 PSF SOIL BEARING
 FOOTING A = 22" DIAMETER OR 18" x 18" SQUARE
 FOOTING B = 14" DIAMETER
 FOR GRAVEL SOIL / 3,000 PSF SOIL BEARING
 FOOTING A = 18" DIAMETER
 FOOTING B = 12" DIAMETER

PROJECT DRAWING LIST

SHEET 1 of 5 - DECK FRAMING PLAN
 SHEET 2 of 5 - GABLE ENCLOSURE GENERAL LAYOUT
 SHEET 3 of 5 - ALUMINUM GABLE ENCLOSURE CONNECTION DETAILS - 100 MPH
 SHEET 4 of 5 - ALUMINUM GABLE ENCLOSURE STRUCTURAL FRAMING - 100 MPH
 SHEET 5 of 5 - ALUMINUM GABLE ENCLOSURE STRUCTURAL A-FRAMING COLUMN - 100 MPH

PROJECT:	ELIA SHELLEY ST SIKLERSVILLE, NJ 08061	DRAWN BY:	CAF
CONTRACTOR:	BL of MID ATLANTIC 24 FORKLAND RD - SUITE 100 W. CONSHOHOCKEN, PA 19428	DWG. NO.:	SHEET 1 OF 5
		DATE:	2/21/2013
		REV. DATE:	5/16/2013

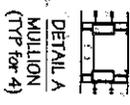
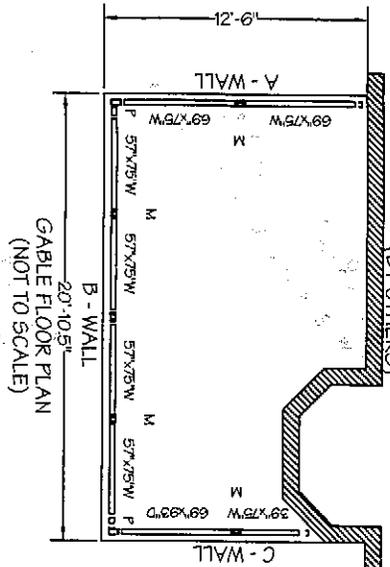
SCALE: 1/4" = 1'-0"

12'-0.5" X 28' DECK FRAMING PLAN FOR GABLE ENCLOSURE

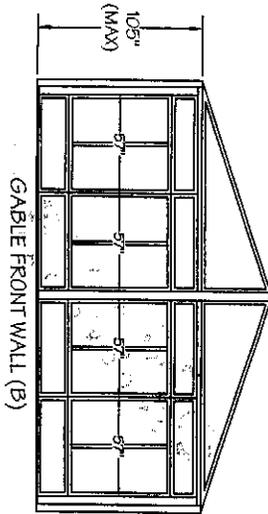
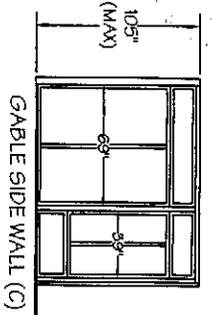
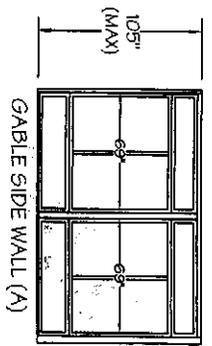
5/24/13

LAYOUT PLANS

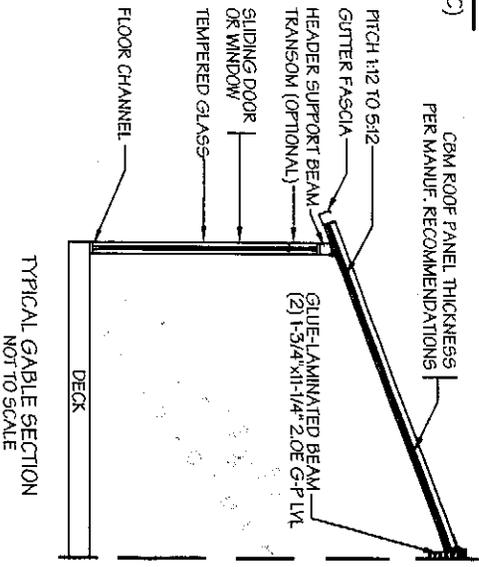
EXISTING BUILDING
(BY OTHERS)



WALL SECTIONS



ASSEMBLY DETAILS



NOTES FOR GABLE CONSTRUCTION

1. ALLOWABLE LOADS ARE BASED UPON THE LESSOR OF THE ULTIMATE LOAD/2.5 OR THE LOAD AT SPAN/20.
2. HC/EPS REFERS TO CBM STRUCTURAL PANELS WITH ALUMINUM SKINS, BONDED TO HONEYCOMB/POLYSTYRENE CORES (3", 4 1/2" AND 6" IN THICKNESS). ADJACENT PANELS ARE CONNECTED USING H-STIFFENERS.
3. ONE-HUNDRED (100) MPH DESIGN WIND SPEED, EXPOSURE B.
4. DESIGN ROOF PANEL DEAD LOAD = 5 PSF.
5. DOOR AND WINDOW LOCATIONS/SIZES ARE INTERCHANGEABLE PER MFG'S SPECS.
6. ROOM PROJECTION (A OR C WALL WIDTH) MAY VARY PER DOOR/WINDOW LAYOUT & RIDGE BEAM/COLUMN DESIGN (UP TO 16 FT).
7. PANELS MAY ONLY BE USED IN ROOFS AND WALLS OF ONE STORY BUILDINGS OF CONSTRUCTION TYPE VB (FOR IBC).
8. PANELS MAY ONLY BE USED IN ROOFS AND WALLS WHERE CLASS B OR CLASS II INTERIOR FINISHES ARE PERMITTED BY CODE.
9. HORIZONTAL JOINTS BETWEEN THE ENDS OF PANELS ARE NOT PERMITTED.
10. ALL ELEVATED SUNROOMS, CONTRACTOR TO PROVIDE FALL PROTECTION PER LOCAL CODES.
11. STRUCTURAL FRAMING AND CONNECTIONS TO BE INSTALLED PER APPLICABLE CODES AND CBM/MFG'S SPECS.
12. CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND AS NECESSARY REPAIR AND/OR REPLACE ALL MATERIALS AS REQUIRED TO RENDER THEM STRUCTURALLY SOUND AND COMPLETE.
13. AUTHORIZED FOR BETTERING DEALER/MATERIALS USE ONLY.
14. GABLE FLOOR PLAN & SECTION NOT TO SCALE.
15. PROVIDE BARRIER MEMBRANES TO PROTECT AGAINST GALVANIC ACTION. AVOID ALUMINUM CONTACT WITH STEEL, CONCRETE AND WOOD TREATMENTS.

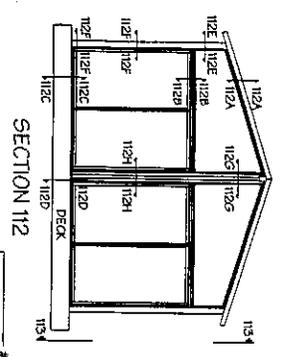
ABBREVIATIONS:

- D = DOOR
- M = MULLION
- W = WINDOW
- HC = HONEYCOMB PANELS
- EPS = POLYSTYRENE PANELS
- H = THERMALLY-BROKEN ALUMINUM H-STIFFENER
- P = PANEL
- L = WALL HEIGHT
- MPH = MILES PER HOUR
- CBM = CRAFT-BUILT MANUFACTURING
- PSF = POUNDS / SQ. FOOT
- F = FEET
- BC = BUILDING CODE
- IBC = INTERNATIONAL BC
- UBC = UNIFORM BC
- NBC = NATIONAL BC
- SBC = STANDARD BC
- MFG = MANUFACTURER
- SPECS = SPECIFICATIONS
- MAX = MAXIMUM

PROJECT: ELIA 57 SHELLY ST SICKLEWILLE, NJ 08081	CONTRACTOR: BL of MID ATLANTIC 24 FORTLAND RD - SUITE 100 W. CONSHOHOCKEN, PA 19428	12'-0.5" x 20'-10.5" GABLE ENCLOSURE GENERAL LAYOUT
DRAWN BY: CJJ SCALE: 1" = 75"	DWG NO.: SHEET 2 OF 5 Elia-Gbl-Encd-12x20-a DATE: 5/15/2015	

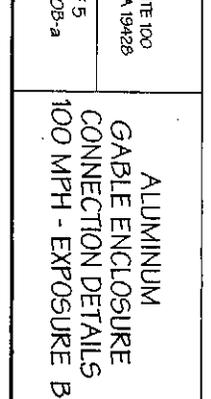
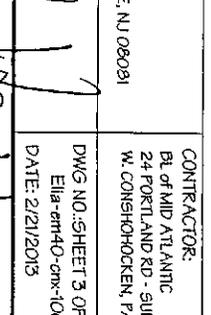
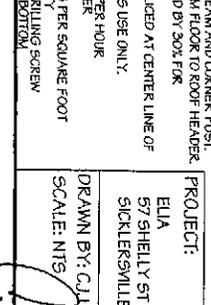
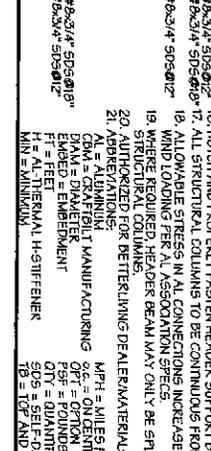
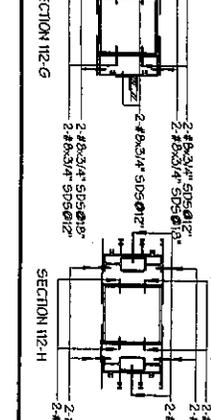
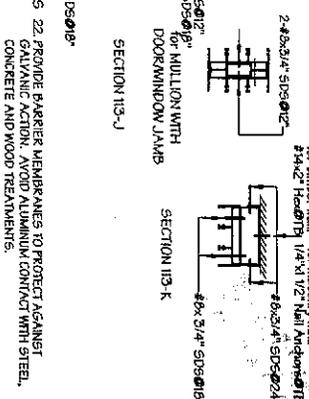
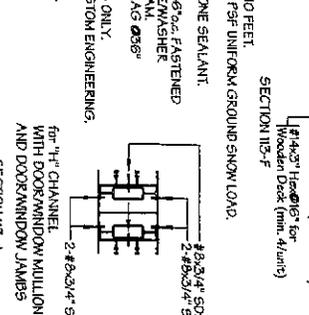
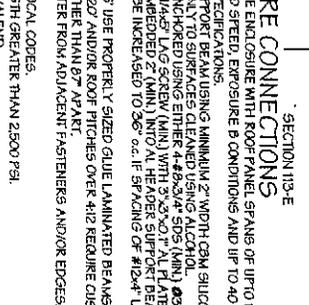
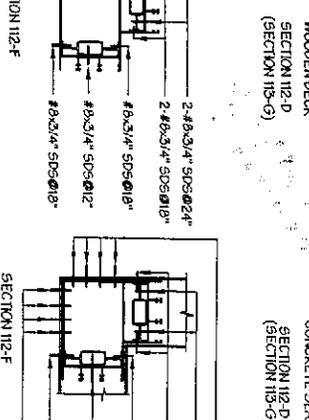
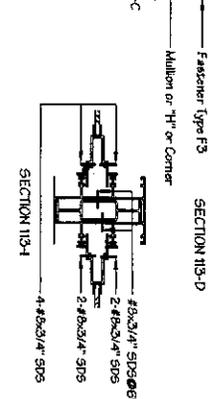
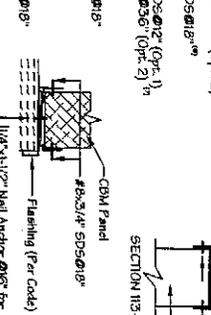
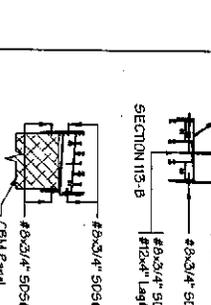
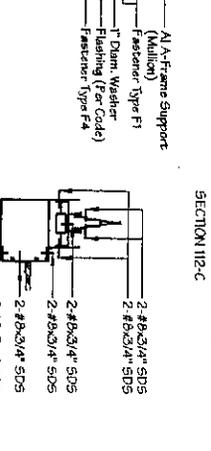
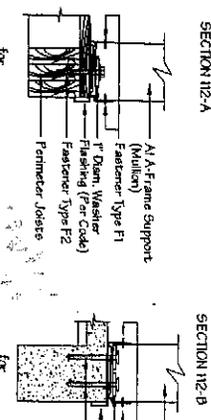
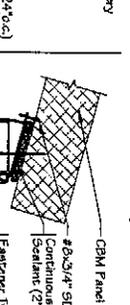
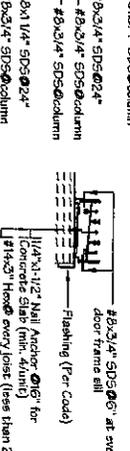
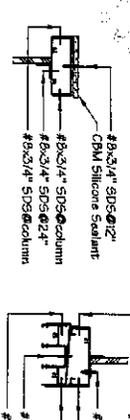
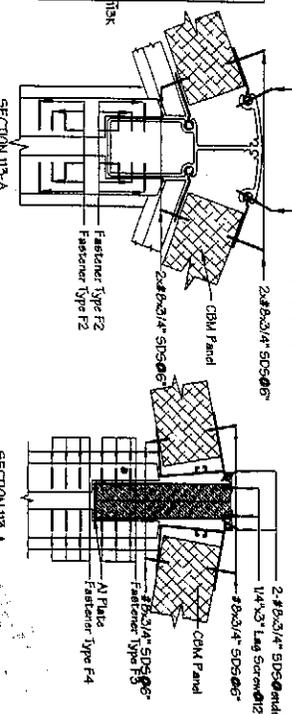
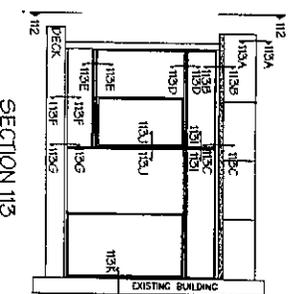
5/24/13

TYPICAL FRONT WALL CONNECTION DETAILS



100 MPH WIND TABLE EXPOSURE B

Section	Fastener	Type	Fastener Qty/Spacing	Exposure	Spacing
112-G	F1	2-#8x3/4 SPS@24"	21	1	24"
112-H	F2	2-#8x3/4 SPS@24"	21	1	24"
112-I	F3	2-#8x3/4 SPS@24"	21	1	24"
112-J	F4	2-#8x3/4 SPS@24"	21	1	24"
112-K	F5	2-#8x3/4 SPS@24"	21	1	24"
112-L	F6	2-#8x3/4 SPS@24"	21	1	24"
112-M	F7	2-#8x3/4 SPS@24"	21	1	24"
112-N	F8	2-#8x3/4 SPS@24"	21	1	24"
112-O	F9	2-#8x3/4 SPS@24"	21	1	24"
112-P	F10	2-#8x3/4 SPS@24"	21	1	24"
112-Q	F11	2-#8x3/4 SPS@24"	21	1	24"
112-R	F12	2-#8x3/4 SPS@24"	21	1	24"
112-S	F13	2-#8x3/4 SPS@24"	21	1	24"
112-T	F14	2-#8x3/4 SPS@24"	21	1	24"
112-U	F15	2-#8x3/4 SPS@24"	21	1	24"
112-V	F16	2-#8x3/4 SPS@24"	21	1	24"
112-W	F17	2-#8x3/4 SPS@24"	21	1	24"
112-X	F18	2-#8x3/4 SPS@24"	21	1	24"
112-Y	F19	2-#8x3/4 SPS@24"	21	1	24"
112-Z	F20	2-#8x3/4 SPS@24"	21	1	24"



NOTES FOR GABLE ENCLOSURE CONNECTIONS

1. TYPICAL CONNECTION DETAILS FOR ALUMINUM GABLE ENCLOSURE WITH ROOF PANEL SPRAWS OF UP TO 10 FEET.
2. DESIGN LOADS BASED ON ASCE 7-05, 100 MPH WIND SPEED, EXPOSURE B CONDITIONS AND UP TO 40 PSF UNIFORM GROUND SNOW LOAD.
3. STRUCTURAL MEMBERS SHALL CONFORM TO CMU SPECIFICATIONS.
4. ALL ROOF PANELS TO BE ANCHORED TO HEADER SUPPORT BEAM USING MINIMUM 2" WIDTH CMU SILICONE SEALANT.
5. WHERE REQUIRED, APPLY CMU SILICONE SEALANT ONLY TO SURFACES CLEARED USING ALCOHOL.
6. ALL ROOF PANELS WITH SPRAWS UP TO 10 FEET TO BE ANCHORED USING EITHER 4-#8x3/4 SPS (MIN.) @ 24" O.C. FASTENED @ 24" O.C. FASTENED DOWN FROM ROOF PANEL TO SUPPORT BEAM OR 2-#8x3/4 SPS @ 24" O.C. FASTENED TO 2x4 FLOOR JOIST.
7. SPACING OF #8x3/4 SPS @ 24" O.C. IN DETAIL 113-E MAY BE INCREASED TO 36" O.C. IF SPACING OF #12x4 LVS @ 36" (OPT. 2) IS REDUCED TO 18" O.C.
8. FOR A-FRAME RIDGE BEAM SPRAWS LARGER THAN 16" USE PROPERLY SIZED GLUE LAMINATED BEAMS ONLY.
9. ENCLOSURES WITH DIMENSIONS LARGER THAN 20'x20' AND/OR ROOF FITCHES OVER 4:12 REQUIRE CUSTOM ENGINEERING.
10. SPACE COLLIMERS IN LOAD-BEARING WALLS NO FURTHER THAN 8" APART.
11. REPLACE ALL OVERDRIVEN FASTENERS.
12. USE ANAMA EXTERIOR FASTENER PRODUCTS TO HAVE STRENGTH GREATER THAN 2500 PSI.
13. WHERE USED, ASSUME CONCRETE TO BE CONTINUOUS FROM FLOOR TO ROOF HEADER.
14. NOTCH AND PROPERLY FASTEN HEADER SUPPORT BEAM AND CORNER POST.
15. MITER ALL FLOOR CHANNELS AT CORNERS (OR EQUIVALENT).
16. ALLOW VUE STRESS IN ALL CONNECTIONS TO BE CONTINUOUS FROM FLOOR TO ROOF HEADER.
17. ALL STRUCTURAL COLUMNS TO BE CONTINUOUS FROM FLOOR TO ROOF HEADER.
18. ALLOW VUE STRESS IN ALL CONNECTIONS TO BE CONTINUOUS FROM FLOOR TO ROOF HEADER.
19. WHERE REQUIRED, PER AL ASSOCIATION SPEC.
20. AUTHORIZED FOR DETAILING DEALERS/MATERIALS USE ONLY.
21. APPROVALS:
22. APPROVED FOR DETAILING DEALERS/MATERIALS USE ONLY.

PROJECT: ELIA SICKLERVILLE, NJ 08031

CONTRACTOR: BL OF MID ATLANTIC 24 FORT AND RD - SUITE 100 W. CONSHOHOCKEN, PA 19426

ALUMINUM GABLE ENCLOSURE CONNECTION DETAILS 100 MPH - EXPOSURE B

DRAWN BY: CJM

SCALE: NTS

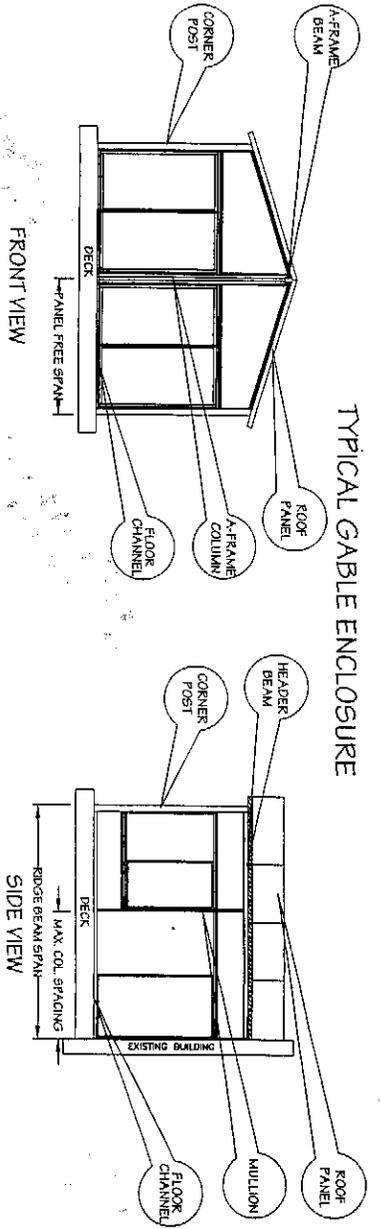
DWG NO.: SHEET 3 OF 5

DATE: 2/21/2013

ELIA-ent40-cmk-100B-a

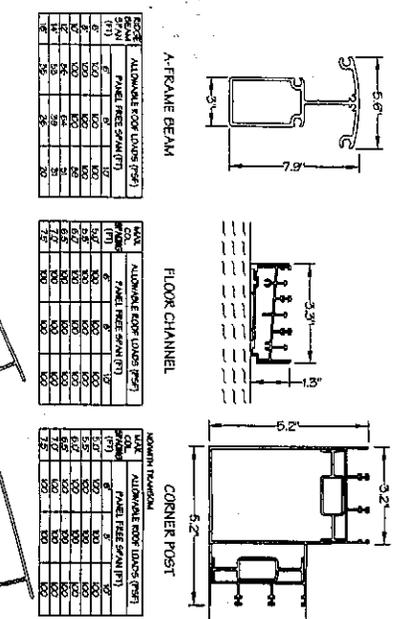
5/17/13

TYPICAL GABLE ENCLOSURE



ALLOWABLE ROOF LOADS

NO TRANSOM (STANDARD)	NO TRANSOM (ALTERNATE)	NO TRANSOM (STANDARD)	NO TRANSOM (ALTERNATE)	NO TRANSOM (STANDARD)	NO TRANSOM (ALTERNATE)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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NOTES FOR GABLE ENCLOSURE STRUCTURAL FRAMING

- TYPICAL STRUCTURAL SECTIONS FOR ALUMINUM GABLE ENCLOSURE WITH ROOF PANEL SPANS OF UP TO 10 FEET.
- DESIGN WIND LOADS BASED ON ASCE 7-05, UP TO 90 MPH WIND SPEED EXPOSURE B CONDITIONS.
- STRUCTURAL MEMBERS SHALL CONFORM TO CURRENT MANUFACTURING COMPANY (CM) SPECIFICATIONS.
- ROOF CHOLARS IN LOAD BEARING WALLS NO FURTHER THAN 90° APART.
- FASENER DETAILS PER CM SPECIFICATIONS.
- ACTUAL LOADS (DESIGN VALUES) ON ROOF SH/ALL BE LESS THAN ALLOWABLE ROOF LOADS IN STRUCTURAL MEMBERS (SEE TABLES).
- SECTIONAL ADJUST PROVIDE SUFFICIENT CONTACT AREA TO ACCOMMODATE FASTENERS.
- ALL STRUCTURAL COLLIMING TO BE CONTIGUOUS FROM ROOF TO CORNER POST AND HEADER.
- MAXIMUM WALL HEIGHT NOT TO EXCEED 20 FT.
- A-FRAME COLUMN HEIGHT NOT TO EXCEED 12 FT.
- AUTHORIZED FOR DETAILING OF ALTERNATE DETAILS USE ONLY.
- PROVIDE BARBER MEMBERSHIPS TO PROTECT AGAINST GALVANIC ACTION.
- AVOID ALUMINUM CONTACT WITH STEEL, CONCRETE AND WOOD TREATMENTS.

5/1/13

PROJECT:	CONTRACTOR:	ALUMINUM GABLE ENCLOSURE STRUCTURAL FRAMING
EUA 57 SHELLY ST SICKLERSVILLE, NJ 08061	BL of MID ATLANTIC 24 FORTLAND RD - SUITE 100 W. CONSHOHOCKEN, PA 19428	STRUCTURAL FRAMING UPTO 100 MPH - EXPOSURE B
DRAWN BY: CJJ	DWG NO.: SHEET 4 OF 5	
SCALE: NTS	DATE: 2/21/2013	



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

Date: June 17, 2013

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Charles & Pat Elia

Block: 15821 Lot: 48

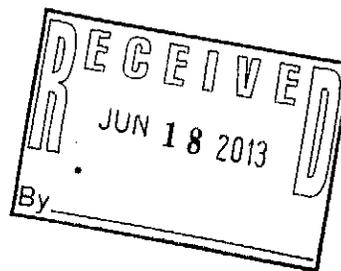
Application #: 132022C

Comments: Building review-

- 1. Require fire rating of exterior wall within 5' of property line. Code also limits the window opening sizes. Refer to IRC 2009 section R-302.*

Thank you,

*Jim Gallagher
Building SubCode Official*



Bin# 70

(B)

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 3, 2013

APPLICATION No. #132022C

APPLICANT: Charles & Pat Elia

PROJECT No. 7895

BLOCK(S): 15821

Lot(S): 48

LOCATION: 57 Shelly St., Sicklerville, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

ENCLOSED:

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

6-13-13 JKE Bldg - Remove Fire parking of Exterior wall
 within 5' of Property Line.
 Code also limits the Window
 opening size. Refer to IRC
 2009 Section R-302

Signature

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

June 10, 2013

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

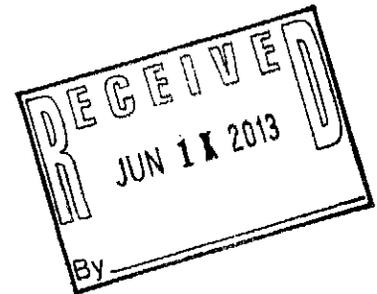
MARLENE HRYNIO
Recording Secretary

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 #132022C
Charles & Pat Elia
57 Shelly Street, Sicklerville, NJ 08081
Block 15821, Lot 48



Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Executive Director

RCB:mh

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**

DATE: June 3, 2013

APPLICATION No. #132022C

APPLICANT: Charles & Pat Elia

PROJECT No. 7895

BLOCK(S): 15821

Lot(S): 48

LOCATION: 57 Shelly St., Sicklerville, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

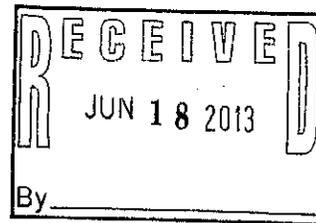
PURPOSE OF TRANSMITTAL:

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

ENCLOSED:

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

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



Signature

J. J. [Signature]
6/11/13

No issues. All encroach on yard set backs. Nothing that wasn't already approved previously.

Tax Account Maintenance

Account: 15821
 Year: 48
 Quarter:
 Owner: 57 SHELLY STREET

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,886.30	.00	.00	.00
2013	1		1,886.30	.00	.00	.00
2013		Total	3,772.60	.00	.00	.00
2013	4		1,886.67	.00	.00	.00
2013	3		1,886.92	.00	.00	.00
2013	2		1,886.92	.00	.00	.00
2013	1		1,886.92	.00	.00	.00

Other Delinquent Balances: Interest Date: 06/05/13
 Other APSE Incomplete AMT: Penalties: Interest Date:
 TOTAL TAX BALANCE DUE:

Principal: Penalty:
 Misc. Charges: Interest:

RECEIVED
 JUN 05 2013
 By:

Current

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Alisa Ortiz, Zoning Officer
 Department of Community Development & Planning
RE: **APPLICATION #132023C**
Robert V. Shipman
13 Joanne Drive
BLOCK 15817, LOT 15

DATE: June 24, 2013

The above application is to permit a 10' x 19' deck within the SCR – Senior Citizen Residential district, specifically, the Reserves at Forest Meadows.

I. ZONING INFORMATION

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

SCR ~ Senior Citizen Residential District [Reserves at Forest Meadows¹]:

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	4,250 sf	5,850 sf	yes
Minimum lot frontage	50 ft.	65 ft.	yes
Minimum lot depth	85 ft.	90 ft.	yes
Maximum lot coverage	55%	±47%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	20 ft.	20.32 ft.	yes
Side yard (deck)	4 ft.	7.60 ft.	yes
Side yard (Aggregate)	15 ft.	46 ft.	n/a
Rear yard (deck)	10 ft.	5.36 ft.	no
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Zoning schedule applies to the Reserves at Forest Meadows approval.

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

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

1. Rear yard: (5.36 ft. provided v. 10 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 409.F, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a deck five and thirty six hundredths (5.36) feet from the rear lot line (10 feet minimum required).

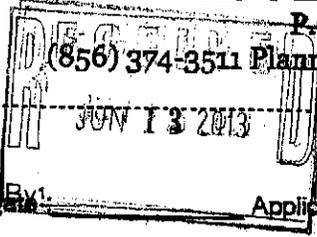
cc: Robert V. Shipman
Anthony Costa, Esq.
James Mellett, PE

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. #1320230

Taxes Paid Yes/No _____ (Initial)

- Planning Board Zoning Board of Adjustment

Fees 160.00 Project # 7923

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

Escr. 150.00 Escr.# 7923

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: ROBERT V. SHIPMAN
 Address: 13 JOANNE DRIVE
 City: SICKLEVILLE
 State, Zip: NJ 08081
 Phone: (856) 693-0293 Fax: () -
 Email: thaship55@yahoo.com

2. Owner(s) (List all Owners)

Name(s): ROBERT V. SHIPMAN
YVONNE A. SHIPMAN
 Address: 13 JOANNE DRIVE
 City: SICKLEVILLE
 State, Zip: NJ 08081
 Phone: (856) 693-0293 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	<u>APT</u>	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	<u>SCR</u>	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: BAA LLC T/A GADB
Address: 937 MONROEVILLE ROAD
MONTROSE
Profession: CONSTRUCTION
City: MULlica Hill
State, Zip: NJ
Phone: (856) 292-8404 Fax: ()
Email: _____
LIC: 13Y H06 880460

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

7. Location of Property:

Street Address: 13 JOHNS DRIVE Block(s): 15817
Tract Area: SICKLEWELL, NJ 0881 Lot(s): 15

8. Land Use:

Existing Land Use: RESIDENTIAL SCR ZONE
Proposed Land Use (Describe Application): INSTALL A DECK 14'x10'

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	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	<u>5.56</u>	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: _____ 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

Robert J. Signor
Signature of Applicant

06/13/2013
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

6/13/2013
Date

Robert V. Shipman
Signature

ROBERT V. SHIPMAN
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

Robert V. Shipman
Signature of Applicant

ROBERT V. SHIPMAN
Print Name

06/13/2013
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 New Jersey shows and discloses the premises in its entirety, described as Block 15817 Lot 15 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:

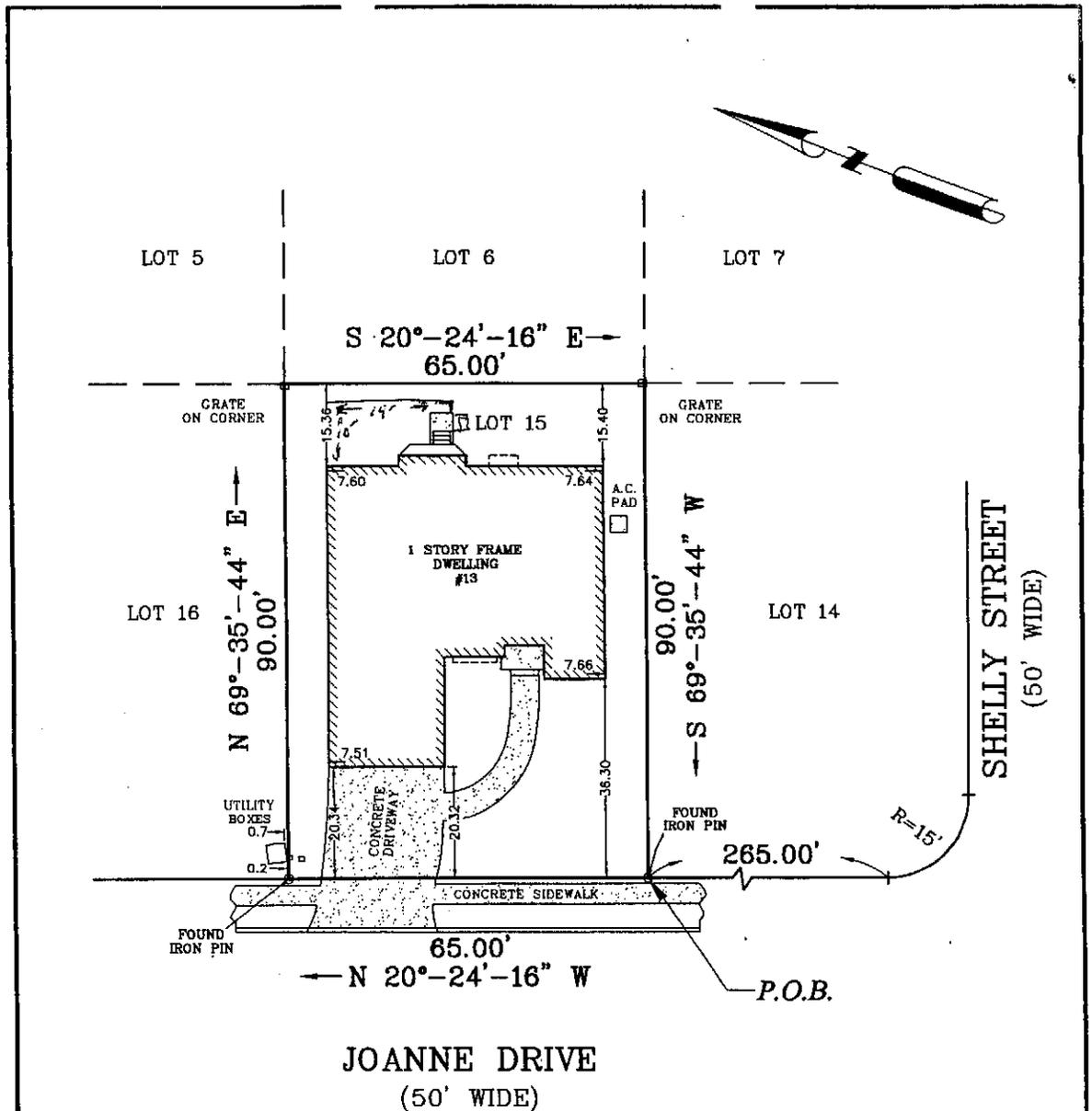
Robert V. Shipman of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to

On this 13th day of June 2013 before the following authority.

ROBERT SHIPMAN
Name of property owner or applicant

Marilyn Brabazon
Notary public



CERTIFIED TO:
 ROBERT V. AND YVONNE A. SHIPMAN
 TRIDENT LAND TRANSFER COMPANY OF
 NEW JERSEY, L.P.
 TRIDENT MORTGAGE COMPANY, L.P., IT'S
 SUCCESSORS AND/OR ASSIGNS AS THEIR
 INTEREST MAY APPEAR.

NOTES:
 BEING KNOWN AS LOT 15 IN BLOCK 15817, SECTION 1,
 ON FINAL PLAN OF LOTS THE RESERVE AT FOREST
 MEADOWS, FILED NOVEMBER 15, 2000 AS MAP #448-7
 AND FILED MARCH 22, 2001 AS MAP #863-5. A.K.A
 LOT 15 IN BLOCK 15817 ON THE TOWNSHIP OF
 GLOUCESTER TAX MAPS.

"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I
 HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH BASEMENT IF ANY,
 THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE
 SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR
 ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND
 PREMISES SHOWN THEREON. THE RESPONSIBILITY LIMITED TO THE
 CURRENT MATTER AND INITIAL USE FOR WHICH IT IS BEING USED."

THIS IS TO CERTIFY THAT ON OCT. 18, 2011
 I MADE A SURVEY OF THE LANDS AND PREMISES
 SHOWN HEREON, AND THAT THIS PLAT IS IN AC-
 CORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

BRUCE A. EWING
 LAND SURVEYOR

37216

Bruce A. Ewing
 N.J. LICENSE NO. 35836

SURVEY OF PREMISES

13 JOANNE DRIVE

SITUATED IN

TOWNSHIP OF GLOUCESTER

COUNTY OF CAMDEN, NEW JERSEY

DRAWN BY: F.D.G. DATE: 10/18/11 SCALE: 1"=25'

EWING
 ASSOCIATES
 LAND SURVEYORS

900B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312
 PHONE: (856) 881-4931

Zoning Permit Denial

13 JOANNE DR
Block/Lot 15817/15

Applicant

SHIPMAN ROBERT V & YVONNE A
13 JOANNE DRIVE
SICKLERVILLE NJ 08081

Real Estate Owner

SHIPMAN ROBERT V & YVONNE A
13 JOANNE DRIVE
SICKLERVILLE NJ 08081

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:

Rear yard: (5.36' provided v. 10' min. required)

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
SCR
Application is

Denied

Gloucester Township

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

Alisa Ortiz
Zoning Officer
June 4, 2013

Applic No. 7900
3383

Cut Here

Deliver to...

SHIPMAN ROBERT V & YVONNE A
13 JOANNE DRIVE
SICKLERVILLE NJ 08081

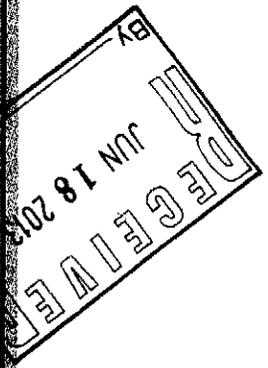
Tax Account Maintenance

ID: 15817
 Tax: 15
 Address: 13 JOANNE DRIVE
 City: ...
 State: ...
 Zip: ...
 Phone: ...

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,897.60	.00	.00	.00
2013	1		1,897.60	.00	.00	.00
2013		Total	3,795.20	.00	.00	.00
2012	4		1,947.85	.00	.00	.00
2012	3		1,947.85	.00	.00	.00
2012	2		1,947.85	.00	.00	.00
2012	1		1,947.85	.00	.00	.00
2012		Total	7,791.40	.00	.00	.00

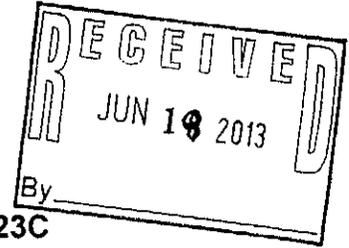
Other Charges and Extensions: .00
 Interest Total: 00/00/13
 Current Period: 05/07/13
 Last Payment Date: 05/07/13
 Interest Date: Interest Detail
 Interest Date: Interest Detail

TOTAL TAX BALANCE ONE
 Principal: .00
 Penalty: .00
 Interest: .00
 Total: .00



Clement

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL



DATE: June 13, 2013

APPLICATION No: #132023C

APPLICANT: Robert V. Shipman

PROJECT No: # 7923

BLOCK(S): 15817

Lot: 15

Zoned : SCR

LOCATION: 13 Joanne Drive, Sicklerville, NJ

APPLICATION: Deck - 10' x 19' ft. Rear yard: (5.36' provided v. 10' min. required

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 | |

PURPOSE OF TRANSMITTAL:

- For Your Review **JULY 5, 2013**
 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) Varlance Conditional Use _____

Signature

No issue. Similar to these already approved

6/18/13



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

July 2, 2013

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

Re: Mark & Kathleen Dempsey
Fence Variance
47 Highland Avenue
Block 16201, Lot 5
Gloucester Township, Camden County, NJ
Application No. 132021C
Our File No. GX13001-ME

Dear Mr. Lechner:

We have reviewed the referenced application and have performed a site inspection. It is our understanding that the applicant is proposing to install a six (6) feet tall fence on a corner property. It appears that the fence will replace an existing fence. Based on review of the submitted sketch and description of work as well as our site visit, we do not believe that the proposed fence will affect the sightlines of the adjacent intersection. Additionally, it does not appear that the fence will affect sightlines associated with adjacent properties' driveways.

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

Very truly yours,

Churchill Consulting Engineers

James J. Mellett, P.E.
Project Manager

JJM:jm

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)

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

June 20, 2013

ROBERT C. BENSON
Executive Director

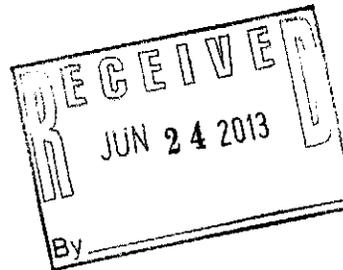
CAROLINE M. TARVES
Administrative Secretary

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 #132023C
Robert V. Shipman
13 Joanne Drive, Sicklerville, NJ 08081
Block 15817, Lot 15

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Executive Director

RCB:mh