

**Township of Gloucester
Zoning Board of Adjustment
Thursday, July 12, 2012
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 14, 2012*

RESOLUTIONS FOR MEMORIALIZATION

#122027C Lindsey & Robert Dale, III	Bulk C Block: 15908 Lot: 1
#122028C Michael & Kristen Nosal	Bulk C Block: 14802 Lot: 10
#122030C Christopher Lucci	Bulk C Block: 1004 Lot: 14

APPLICATIONS FOR REVIEW

#122026C Antonio & Lavone Toplyn Zoned: R3	Bulk C Block: 18603 Lot: 47 Location: 36 Larkspur Circle, Sicklerville
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Construct a 20 x 9 roof pavilion ½ ‘from the edge of an existing swimming pool

#122029C
Edy Ruben Medina
Zoned: R3

Bulk C
Block: 10405 Lot: 5
Location: 216 Almonesson Rd., Blackwood

Construct 14' x 22' attached carport w/352 sq. ft. roof 2' from property line

#122031C
Rose & George Dugan
Zoned: R4

Bulk C
Block: 16110 Lot: 7
Location: 60 Essex Ave., Sicklerville

12' x 16' Tool Shed – 5' from property line

#122032C
Dennis Ferry
Zoned: R2

Bulk C
Block: 14003 Lot: 5
Location: 18 Holly Lane, Blackwood

Replacing 12' x 42' deck w/12' x 38' – removing steps that encroach on East side & replacing steps that will not encroach over property line & 4.2ft setback

#122038C
Aurelio Pontarelli
Zoned: SCR

Bulk C
Block: 15818 Lot: 9
Location: 28 Shelly St., Sicklerville

6' x 20' deck addition

#122039C
Wilbur & Roseann Cornwell, Jr,
Zoned: R3

Bulk C
Block: 7805 Lot: 3
Location: 310 Hillcrest Ave., Hilltop

Extending driveway w/2nd drive opening for handicap accessibility

#122002CDSPW
500 Davistown Road, LLC
Zoned: BP

Bulk C, Use D Variance; Site Plan Waiver
Block: 13103 Lot: 2
Location: 500 Davistown Rd., Blackwood

Double-sided digital 14 x 48 billboard

(TABLED TO 8/9/12 – NO FURTHER NOTICE TO BE GIVEN)

#122033D
Marketplace @ Chews Landing
Zoned: HC

Use "D" Variance
Block: 20601 Lot: 2 & 3
Location: 1236 Chews Landing Rd., Laurel Springs

To utilize an existing tenant space as a house of worship

(THIS APPLICATION HAS BEEN WITHDRAWN AS OF 7/9/2012)

Meeting Adjourned

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 122027C

LINDSEY DALE

Block 15908, Lot 1

WHEREAS, Lindsey Dale is the record owner of the property located at 1 Carrie Place 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 6 foot high vinyl fence 1 foot from the property line within the 75' intersection instead of 30'' and to be 1' from the caraway instead of the required 40 feet for the property located upon Block 15908, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said applicant being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 14, 2012 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, Lindsey Dale is the record owner of the property located at 1 Carrie Place in the Erial section of Gloucester Township, New Jersey, as shown on Block 15908, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.
4. After being sworn, the applicant testified that she was replacing an old fence in the exact spot. The Engineer indicated there would no sight problem.

5. The applicant submitted a drawing showing location of the property as well as the proposed fence and was admitted into evidence as Exhibit "A".

6. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a fence 1 foot from the property line , the Board voted five (6) 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 12th Day of July, 2012 that the applicant, Lindsey Dale is hereby granted the aforesaid variances for the property located upon Block 15908, Lot 1 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 NAME

Robert Richards	Yes
Frank Simiriglia	Yes
Mike Acevedo	Yes
Arlene Chiuemento	Yes
Joseph Gunn	Yes
Joseph Scarduzio	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 12th Day of July, 2012.

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 # 122028C

Michael & Kristen Nosal

Block 14802, Lot 10

WHEREAS, Michael and Kristen Nosal are the record owner of the property located at 6 Bainbridge Ct. 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 25 feet from the rear lot line instead of the required 30 feet for the property located upon Block 14802, Lot 10, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said applicant being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 14, 2012 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, Michael & Kristen are the record owner of the property located at 6 Bainbridge Ct. in the Sicklersville section of Gloucester Township, New Jersey, as shown on Block 14802, Lot 10, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that she was making a new deck over the existing one. The present one is too small and the new deck will be the same distances as the old one, but will be 32'x16'.

ROLL CALL:

LIST NAME

Robert Richards	Yes
Frank Simiriglia	Yes
Mike Acevedo	Yes
Arlene Chiuemento	Yes
Joseph Gunn	Yes
Joseph Scarduzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Robert Richards

Chairperson

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63 Warwick Road
Stratford, New Jersey 08084

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 122030C

CHRISTOPHER LUCCI

Block 1004, Lot 14

WHEREAS, Christopher Lucci is the record owner of the property located at 514 Chestnut 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 second floor addition 6.8 feet from the property line instead of the required 20 feet and 2.4 feet from the side from the side property line instead of the required 10 feet for the property located upon Block 1004, Lot 14, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said applicant being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 14, 2012 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, Christopher Lucci is the record owner of the property located at 514 Chestnut Ave. in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1004, Lot 14, 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 he wanted to construct a 32'6x24'6x22' second floor addition with 3 bedrooms and a bath for his aging parents. The new living space will be 840 square feet with no separate entrance. He is using the existing footprint.

5. The applicant submitted a drawing showing location of the property as well as the proposed addition and was admitted into evidence as Exhibit "A".

6. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a second floor addition with a front yard setback of 6.8 feet and a side yard setback of 2 feet , the Board voted five (6) 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 12th Day of July, 2012 that the applicant, Christopher Lucci is hereby granted the aforesaid variances for the property located upon Block 1004, Lot 14 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 NAME

Robert Richards	Yes
Frank Simiriglia	Yes
Mike Acevedo	Yes
Arlene Chiuemento	Yes
Joseph Gunn	Yes
Joseph Scarduzio	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 12th Day of July, 2012.

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
 Alisa Ortiz, Zoning Officer
 Department of Community Development & Planning

RE: **APPLICATION #122026C**
Antonio & Lavone Toplyn
36 Larkspur Circle
BLOCK 18603, LOT 47

DATE: May 17, 2012

The Applicant requests approval to construct a 20' x 9' roof pavilion one-half (0.5) feet from the edge of an existing swimming pool within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±10,845 sf	yes
Minimum lot frontage	75 ft.	75 ft.	yes
Minimum lot depth	125 ft.	144.59 ft.	yes
Maximum building coverage	20%	±18% ¹	yes
Maximum lot coverage	40%	±29.2% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (dwelling)	30 ft.	31.1 ft.	yes
Side yard (addition)	10 ft.	±44 ft. / 10.7 ft.	yes / yes
Rear yard (addition)	30 ft.	±64 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a
RESIDENTIAL SWIMMING POOL REQUIREMENTS			
Front yard	30 ft.	±80 ft.	yes
Side yard (apron)	10 ft.	≥ 10ft.	yes / yes
Rear yard (apron)	10 ft.	≥ 10 ft.	yes
Distance from dwelling	10 ft.	0.5 ft.	no*

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.

§422.K(2), Residential Swimming Pools and Cabana

1. Distance from dwelling: (0.5ft. provided v. 10 ft. min. required).

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

2. The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested 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 422.K(2) to permit a roof pavilion one-half (0.5) feet from an existing swimming pool (10 ft. 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: Antonio & Lavone Toplyn
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 Date¹: _____ Application No.: 122026C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment Fees: 1600⁰⁰ Project # 6991

¹ Upon receipt of all fees, documents, plans, etc. Escr. 150⁰⁰ Escr.# 6991

LAND DEVELOPMENT APPLICATION

1. Applicant

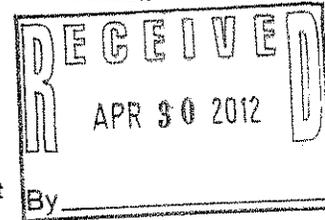
Name: Lavona Toplyn TOPLYN
 Address: 36 hawkspur Cir
 City: Sicklerville
 State, Zip: NJ 08081
 Phone: 856 340-9522 Fax: ()
 Email: lavona_toplyn@US.army.mil

2. Owner(s) (List all Owners)

Name(s): Antonio Toplyn
 Address: Same
 City: _____
 State, Zip: _____
 Phone: 856 971-6267 Fax: ()

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: John McMahon
Address: 204 Pacific, Cape May
Profession: Contractor
City: Cape May
State, Zip: NJ 08204
Phone: (252) 683-6831 Fax: () -
Email: javona_topin@us.army.mil

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

7. Location of Property:

Street Address: 36 Larkspur Circle Block(s): 18603
Tract Area: _____ Lot(s): 47

8. Land Use:

Existing Land Use: concrete patio
Proposed Land Use (Describe Application): Wood porch roof
over concrete porch
Roof closer than 10 ft from pool 120' x 9'
12 ft from pool

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

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

Proposed

30
31.1
67.7
10
10.7
75
144.59
10,845 sf
2 story

Fence Application

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

Proposed

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

Pool Requirements

Setback from R.O.W.1
 Setback from R.O.W.2
 Setback from property line 1
 Setback from property line 2
 Distance from dwelling

Distance = measured from edge of water.

R.O.W. = Right-of-way.

Setback = Measured from edge of pool apron.

Garage Application

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

Shed Requirements

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

14. Parking and Loading Requirements:

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

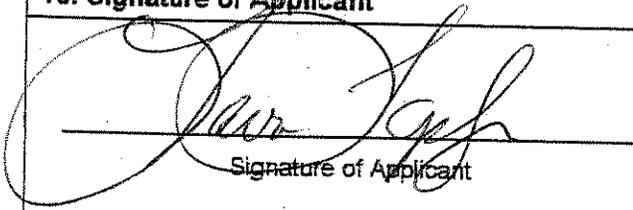
Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

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

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

16. Signature of Applicant



 Signature of Applicant

~~05/11/11~~ 4/30/12

 Date

 Signature of Co-applicant

~~11/11/11~~

 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).

30 Apr 12
Date

[Signature]
Signature
Lavona Tegen
Print Name

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

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

[Signature]
Signature of Applicant
Lavona Tegen
Print Name

Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

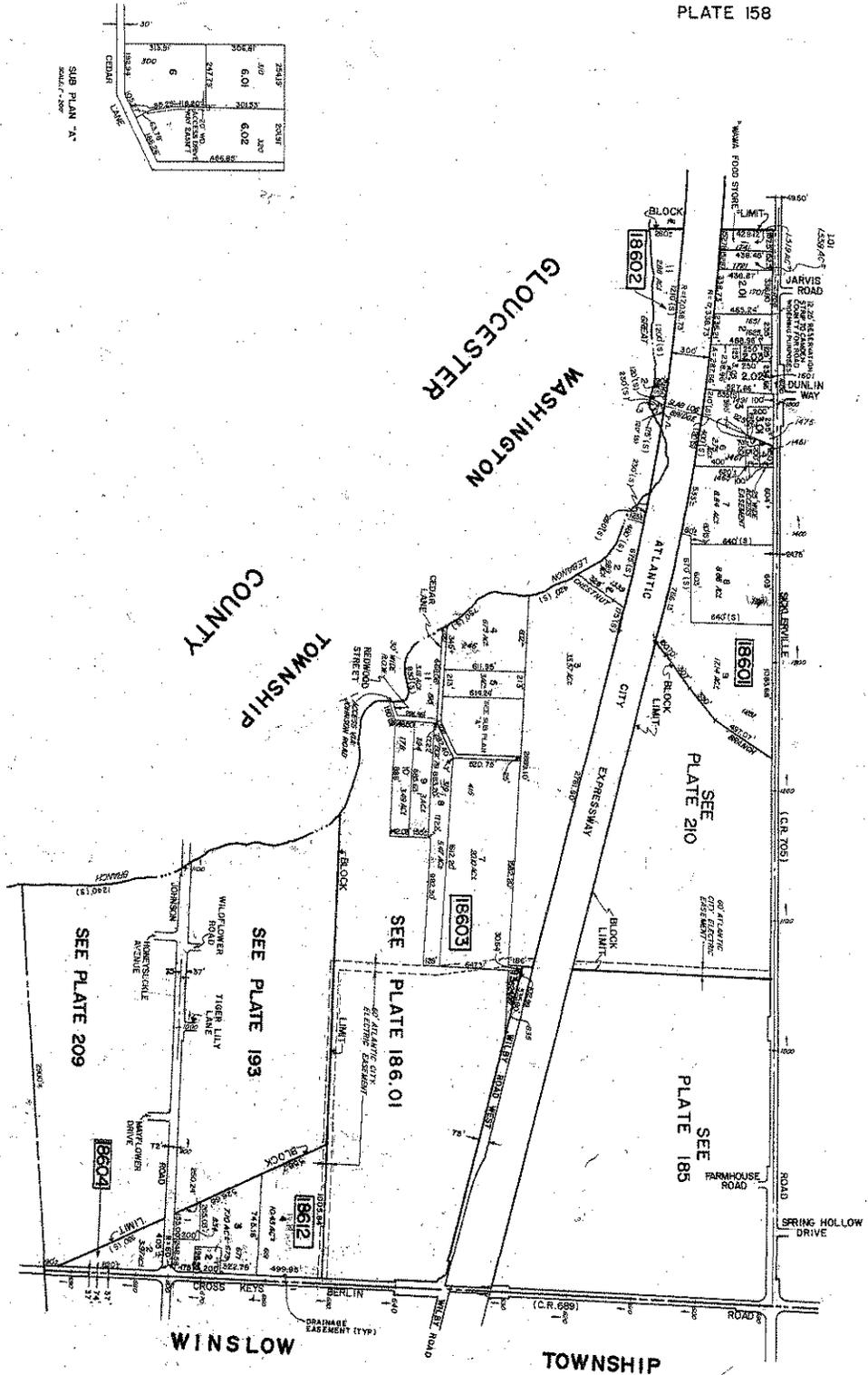
Lavona Tegen of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this 30 day of April
20 12 before the following authority.

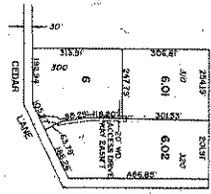
[Signature]
Name of property owner or applicant

[Signature]
Notary public

RITA A. REEVES
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 01/16/2013



SUB PLAN "A"



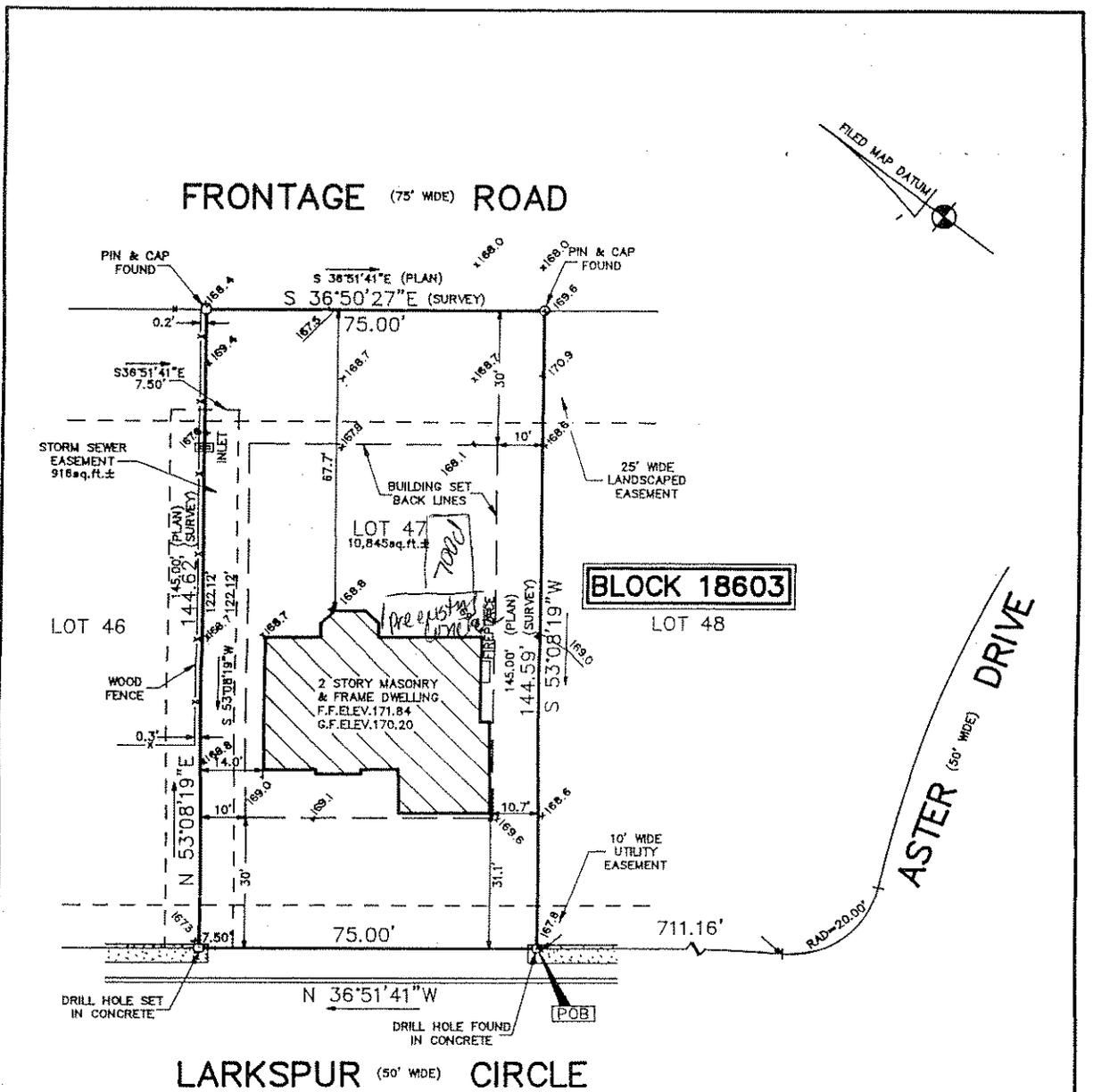
ADVISED BY CITY ENGINEER, INC. (INCORPORATED IN NEW JERSEY) TO OBTAIN PERMITS FOR CONSTRUCTION OF ANY PUBLIC WORKS TO BE CONSTRUCTED IN THE CITY OF ATLANTIC CITY, NEW JERSEY, THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS SUBMITTED BY THE CITY ENGINEER, INC. AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR THE CITY OF ATLANTIC CITY, NEW JERSEY. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND SPECIFICATIONS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND SPECIFICATIONS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION THEREON.

WASHINGTON TOWNSHIP
 WASHINGTON COUNTY
 WINSLOW TOWNSHIP
 WASHINGTON COUNTY

TAX MAP
 TOWNSHIP OF GLOUCESTER
 GLOUCESTER COUNTY
 NEW JERSEY

WILLIAM O. KIRSCH
 LAND SUBDIVISION ENGINEER
 1000 21ST ST. #3
 ATLANTIC CITY, N.J. 08401
 TEL. 421-1111

WILLIAM O. KIRSCH
 LAND SUBDIVISION ENGINEER
 1000 21ST ST. #3
 ATLANTIC CITY, N.J. 08401
 TEL. 421-1111



WE ARE NOT EXPERTS IN THE DETECTION AND IDENTIFICATION OF HAZARDOUS SUBSTANCES, NOR DOES THIS PLAN PURPORT TO REVEAL THE PRESENCE OF SUCH SUBSTANCES.

THE BUILDING TIES ARE TO THE FOUNDATION.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO EASEMENTS, VALIDITY OF CHAIN OF TITLE, ETC; THAT A SUBSEQUENT SEARCH MAY DISCLOSE

BEING KNOWN AS QUAKER LOT 22.

THE ELEVATIONS ARE BASED ON SITE DATUM.

DEED DESCRIPTION
 BEING LOT 47 OF BLOCK 18603 AS SHOWN ON A PLAN OF MAYFAIR NORTH, SECTION ONE, SITUATE GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NJ, BY LAND DIMENSIONS ENGINEERING, DATED 12/01/88, REVISED THRU 11/05/91, FILED OR ABOUT TO BE FILED IN THE COUNTY CLERK'S OFFICE

CERTIFIED TO: LAVONA A. JACKSON CITIZEN'S TITLE EASTERN MORTGAGE SERVICES, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR	06/02/99	FINAL SURVEY	Dam	
	DATE	REVISIONS	BY	CHK
SURVEY OF PROPERTY				
BLOCK 18603 LOT 47 WOODS EDGE GLOUCESTER TOWNSHIP CAMDEN COUNTY, NJ				
GALANTE ASSOCIATES, P.C. SURVEYORS / PLANNERS 375 NORTH MAIN STREET WILLIAMSTOWN NEW JERSEY 08094				
DATE:	SCALE:	DWG BY:	DWG NO.	
12/23/98	1"=30'	Kln/Dam	94-036	

THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS. I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY BELOW THE SURFACE AND NOT VISIBLE. THIS DECLARATION IS GIVEN SOLELY TO THE ABOVE NAMED PARTIES EXCEPT AS FOLLOWS: TO THE TITLE INSURER SO THAT IT MAY INSURE TITLE TO THE PREMISES SHOWN HEREON; TO THE MORTGAGE HOLDER, THE DECLARATION SHALL SURVIVE TO ITS SUCCESSORS OR ASSIGNS. CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED SEAL IMPRESSION OF THE PROFESSIONAL, IT IS NOT AN ORIGINAL AND MAY HAVE BEEN ALTERED

[Signature]
MICHAEL J. GALANTE
 N.J. PROFESSIONAL LAND SURVEYOR LICENSE NO. 27893
 N.J. PROFESSIONAL PLANNER LICENSE NO. 02823

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 #122029CC**
Edy Ruben Medina
216 Almonesson Road
BLOCK 15203, LOT 9

DATE: May 17, 2012

The above application is to permit a 14' x 22' attached carport (private garage) within the R-3 Residential district.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±14,525 sf ¹	yes
Minimum lot frontage			
Almonesson Road	75 ft.	100 ft.	yes
Marino Avenue	75 ft.	150.13 ft.	yes
Minimum lot depth	125 ft.	150 ft.	yes
Maximum building coverage	20%	±14.3% ¹	yes
Maximum lot coverage	40%	±24.7% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)			
Almonesson Road	30 ft.	36.88 ft.	yes
Marino Avenue	30 ft.	18.65 ft.	enc
Side yard (carport)	10 ft.	2 ft.	no*
Rear yard (carport)	30 ft.	±50 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

¹ = Scaled data.

Enc = Existing nonconformance.

= Variance required.

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

OFF-STREET PARKING AND PRIVATE GARAGES			
Maximum area	800 sf	308 sf	yes
Less than area of principal building	< ±2075 sf ¹	308 sf	yes
Maximum stories	1	1	yes
Maximum number of garages	1	1	yes

¹ = Scaled data.

II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage and Additional Uses and Structures Permitted in Residential District standards:

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a carport addition with a side yard setback of two (2) feet (10 ft. minimum required).

cc: Edy Rubin Medina
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: 5/6/2012 Application No. #122029C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

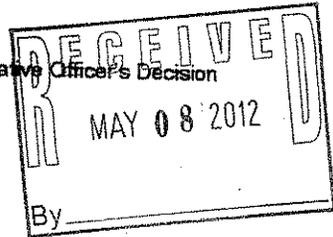
Fees: 100 Project # 7002

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

Escr. 1500 Escr. # 7002

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Edy Ruben Medina</u> Address: <u>216 ALMONGUSSON RD.</u> <u>BL</u> City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08012</u> <u>856-553-2723</u> Phone: <u>(856) 553-2723</u> Fax: () - Email: <u>liralcorp@hotmail.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Edy Ruben Medina</u> <u>216 ALMONGUSSON RD.</u> Address: _____ City: <u>BLACKWOOD</u> State, Zip: <u>NJ 08093 1835</u> Phone: <u>(856) 553-2723</u> Fax: () -																																			
3. Type of Application. Check as many as apply:																																				
<table style="width:100%;"> <tr> <td style="width:50%; vertical-align: top;"> <input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ² </td> <td style="width:50%; vertical-align: top;"> <input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input checked="" type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____ </td> </tr> </table>		<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input checked="" type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____																																	
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<p>² Legal advertisement and notice is required to all property owners within 200 feet.</p>																																				
4. Zoning Districts (Circle all Zones that apply)																																				
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td>R1</td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>HC</td> <td>PR</td> <td>BW-RD</td> <td>SCR-HC Overlay</td> </tr> <tr> <td><u>R3</u></td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		ER	R4	GCR	CR	BP	G-RD	LP-1	R1	RA	BWD	NC	IN	M-RD	NVBP	R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
ER	R4	GCR	CR	BP	G-RD	LP-1																														
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<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay																														
						IR																														
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership																																				
Name of Attorney: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: () - - Fax: () - Email: _____																																			



6. Name of Persons Preparing Plans and Reports:

Name: Edy Ruben Medina
Address: 216 Almonerson Rd.
Profession: _____
City: BLACKWOOD
State, Zip: NJ 08012
Phone: (856) 553-2723 Fax: () - _____
Email: _____

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

7. Location of Property:

Street Address: 216 Almonerson rd. Block(s): 10405/5
Tract Area: _____ Lot(s): _____

8. Land Use:

Existing Land Use: SFD
Proposed Land Use (Describe Application): ATTACHED TO HOUSE
THIS AREA WILL BE USED FOR A
CARPORT. DIMENSION AL. 14 X 22 ROOF SIZE IS 352.SF.
wood. 2 ft from pipeline

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	_____	Fence type	_____
Side setback 1	2 ft	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	apron - 9.9 ft	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

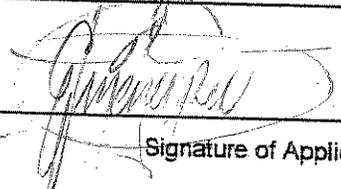
Number of loading spaces required: _____ Number of loading spaces provided: _____

15. Relief Requested:

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

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

16. Signature of Applicant



 Signature of Applicant

5/4/2012

 Date

 Signature of Co-applicant

 Date

17. Consent of Owner(s):

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

5/6/2012
Date

[Signature]
Signature

Edy R. Medina
Print Name

Sworn and Subscribed to before me this

6 day of MAY
2012 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

[Signature]
Signature of Applicant

Edy Medina
Print Name

5/6/2012
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 5/6/2012, 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.

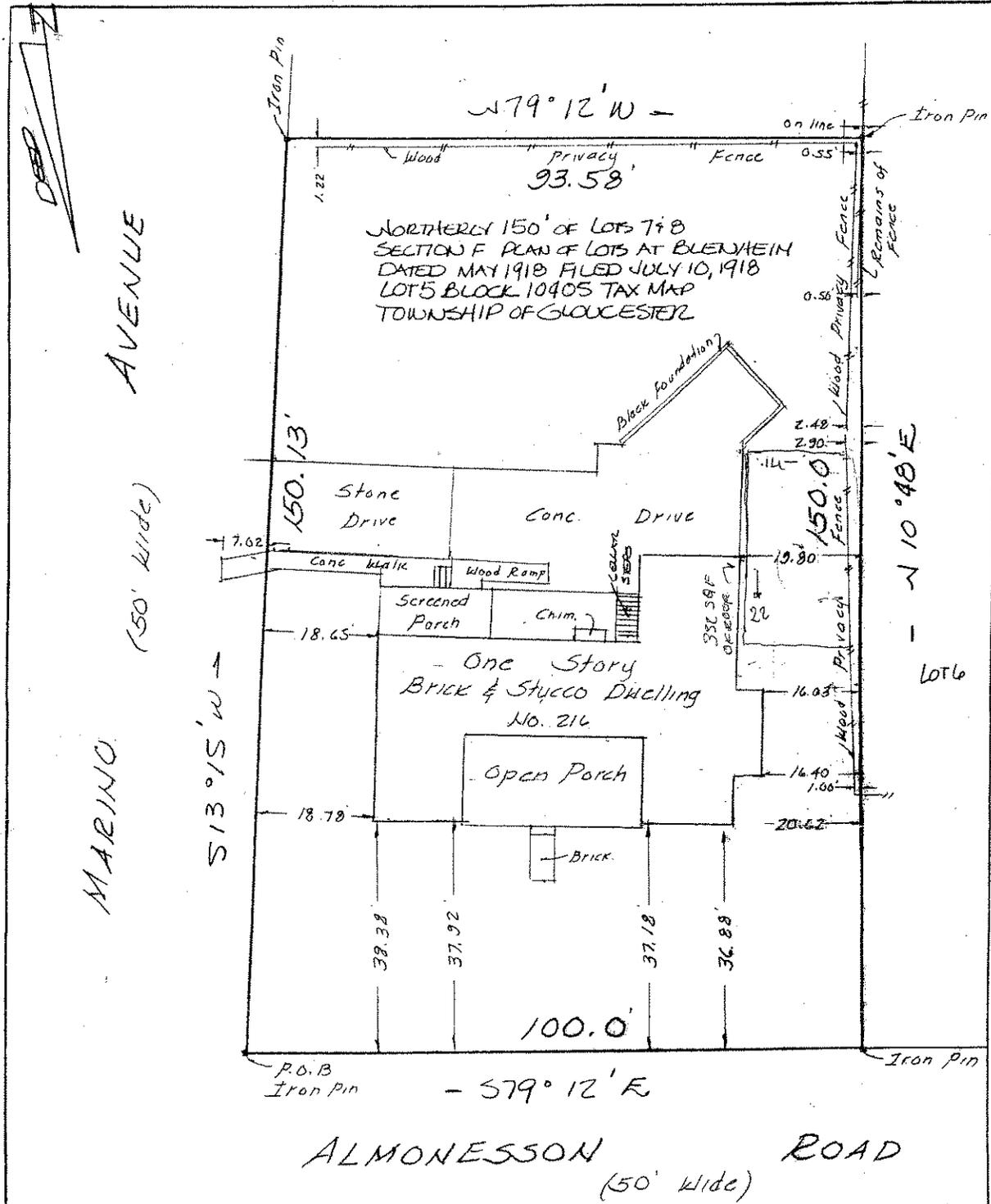
State of New Jersey,
County of Camden:

_____ 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 8 day of may
2012 before the following authority.

Name of property owner or applicant

[Signature]
Notary public



To: Group 21 Title Agency, LLC.
 Wells Fargo Home Mortgage, its successors and/or assigns

TO Edy R. Medina-Palma
 any Insurer of Title relying hereon and any other party in interest:
 In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, 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. Responsibility limited to current transaction.

Richard S. Humphries
RICHARD S. HUMPHRIES
 P.L.S. N.J. LIC. 34859
 DATE OF SURVEY JAN 10, 2010

Walter H. Macnamara Assoc., Inc.
 Professional Land Surveyors
 Certificate of Authorization 24GA28052300
 813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises
 NO. 216 ALMONESSON ROAD
 GLOUCESTER TOWNSHIP
 CAMDEN Co. New Jersey
 Scale - 1" = 20' 526-52

856-854-5229



Township Of Gloucester
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 228-4000
Fax (856) 232-6229

May 17, 2012

TO: Edy Ruben Medina
216 Almonesson Rd.
Blackwood, NJ 08012

FROM: Donna Barrett
Zoning Clerk II

RE: Zoning Variance #122029C
Carport 14 x 22 – 2 ft. from property line

Attached please find the response we received from Jim Gallagher, Building Sub Code Official indicating that there must be **supporting construction & projections within 5' of property line.**

If you have any questions or concerns please contact Mr. Gallagher at 856-374-3500 to speak with him direct.

Thank you.

Cc: Jim Gallagher
Building Sub Code Official
Construction Dept.



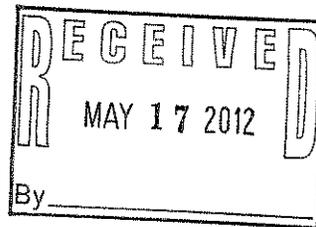
*Township Of Gloucester
Construction Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3500
Fax (856) 232-6229*

Date: May 17, 2012

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review



Applicant: Edy Ruben Medina

Block: 10405 Lot: 5

Application #: 122029C

Comments: Building review-

- 1. Supporting construction & projections within 5' of property line requires a 1hr fire-rating.*

Thank you,

*Jim Gallagher
Building SubCode Official*

Bn# 69 ~~B~~

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 8, 2012

APPLICATION No. #122029C

APPLICANT Edy Ruben Medina

PROJECT No. 7002

BLOCK(S): 10405

Lot(S): 5

Zoned: R3

LOCATION: 216 Almonesson Road, Blackwood

TRANSMITTAL TO:

- | | | | | | |
|--------------------------|------------------------------|-------------------------------------|---------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Township Engineer | <input type="checkbox"/> | 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 checked="" 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:

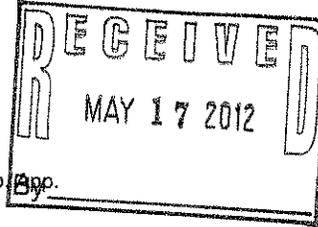
- New Application - Bulk Variance for carport 14 x 22 - 2 ft. from property line Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. Please Forward Report by May 21, 2012
- For Your Files.

ENCLOSED:

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



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

Supporting construction + projections within 5' of property line requires a 2 hr fire rating 5-16-02 JCR Plat

Signature

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



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

RE: APPLICATION #122031C
 Rose & George Dugan
 60 Essex Avenue
 BLOCK 16110 LOT 7

DATE: June 13, 2012

The above application is to permit a 12' x 16' residential tool shed within the R-4 - Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

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

Standard	Required	Proposed	Complies
Minimum lot size	6,250 sf	6,000 sf	enc
Minimum lot frontage			
Essex Avenue	50 ft.	60 ft.	yes
Morgan Street	50 ft.	100 ft.	yes
Minimum lot depth	100 ft.	100 ft.	yes
Maximum building coverage	35%	±17.7% ¹	yes
Maximum lot coverage	65%	±26.2% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)			
Essex Avenue	20 ft.	30.9 ft.	yes
Morgan Street	20 ft.	20.7 ft.	yes
Side yard (dwelling)	10 ft.	8.7 ft.	yes
Rear yard (wood patio)	20 ft.	±30 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Scaled data.
 * = Variance required.

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

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	192 sf	no ¹
Number	1	1	yes
Maximum shed height	12 ft.	n/p	---
Distance between adjacent buildings	10 ft.	n/p	---
Front yard			
Essex Avenue	N.P.	no	yes
Morgan Street	N.P.	no	yes
Side yard	5 ft.	5 ft.	yes
Rear yard	5 ft.	≥5 ft.	yes

¹ = Scaled data.

enc = existing nonconformance.

n/a = not applicable.

= Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from §405.F, Area, Yard, Height and Building Coverage and §422.L, Residential Tool Shed:

§422.L, Residential Tool Shed

1. Area: (192 sf provided v. 168 sf maximum allowed).
2. Shed Height: The applicant must provide testimony addressing compliance with the maximum shed height requirement of 12 feet or request a variance.
3. Distance between buildings: The applicant must provide testimony addressing compliance with the minimum distance between buildings (dwelling and shed) of 10 feet or request a variance.

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

Section 422.L(1) to permit a residential tool shed one hundred ninety two (192 square feet (168 sf maximum allowed)).

cc: Rose & George Dugan
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) 232-6220

MAY 29 2012

For Office Use Only

Submission Date: MAY 29 2012 Application No.: 122031C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 7081
 Escr. 150⁰⁰ Escr. # 7081

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

LAND DEVELOPMENT APPLICATION

1. Applicant				2. Owner(s) (List all Owners)			
Name: <u>Rose & George Dugan</u>				Name(s): <u>Rose & George Dugan</u>			
Address: <u>60 Essex Ave</u>				Address: <u>60 Essex Ave</u>			
City: <u>Sicklerville</u>				City: <u>Sicklerville NJ 08081</u>			
State, Zip: <u>NJ 08081</u>				State, Zip: <u>NJ 08081</u>			
Phone: <u>(856) 761-2900</u> Fax: () -				Phone: <u>(856) 761-2900</u> Fax: () -			
Email: <u>Dogskids3@GeoDugan.com</u>							
3. Type of Application. Check as many as apply:							
<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²				<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____			
² Legal advertisement and notice is required to all property owners within 200 feet.							
4. Zoning Districts (Circle all Zones that apply)							
ER	(R4)	GCR	CR	BP	G-RD	LP-1	
R1	RA	BWD	NC	IN	M-RD	NVBP	
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	
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:

Shed

Name: Paul Catone
American Shed of NJ LLC
Address: 1401 N. Blackhorse Pike
Profession: _____
City: Williamstown
State, Zip: NJ 08094
Phone: () - - Fax: () - -
Email: _____

Name: George Dugan
Address: 60 Essex Ave
Profession: _____
City: Sicklerville
State, Zip: NJ 08081
Phone: (856) 761-2900 Fax: () - -
Email: _____

No
Patio

7. Location of Property:

Street Address: 60 Essex Ave, Sicklerville NJ Block(s): 16110
Tract Area: _____ 08081 Lot(s): 7

8. Land Use:

Existing Land Use: Single Family
Proposed Land Use (Describe Application): Single family wants to add a
shed 12x16 5' from property line
~~Wood Patio 16x10 attached to house~~

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

Wood Patio

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	<u>192</u>
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	<u>5'</u>
		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

Alexis Dugan
Signature of Applicant

5/14/12
Date

Rose Marie Dugan
Signature of Co-applicant

5/14/2012
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).

Date

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

Signature
George DUGAN
Print Name

Signature
Rose DUGAN
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?

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

Signature of Applicant
George DUGAN
Print Name

Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

Sworn and subscribed to
On this 29 day of May
2012 before the following authority.

Rita A. Reeves
Notary public

Name of property owner or applicant

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Alisa Ortiz, Zoning Officer
 Dept. of Community Development & Planning
RE: **APPLICATION #102032C**
Dennie Ferry
18 Holly Lane
BLOCK 14003, LOT 5
DATE: June 13, 2012

The above application is to permit a 12' x 38' deck within the R-2 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

1. Zone: R-2 ~ Residential District [§404].

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	20,000 sf	±13,278 sf	yes
Minimum lot frontage	100 ft.	114 ft.	yes
Minimum lot depth	200 ft.	168.58 ft.	yes
Maximum building coverage	20%	±10.8% ¹	yes
Maximum lot coverage	30%	±13.2% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling)	50 ft.	65.10 ft.	yes
Side yard (deck)	15 ft.	4.2 ft.	no[*]
Side yard (deck)	15 ft.	±18 ft.	yes
Rear yard (deck)	40 ft.	±40 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Scaled data.
 * = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§404.F – R-2 – Residential District, Area, Yard, Height and Building Coverage

1. Side yard: (4.2 ft. provided v. 15 ft. minimum required).

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

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

2. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or

physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

NEGATIVE CRITERIA

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

III. GENERAL REQUIREMENTS

The Applicant is advised the proximity of the proposed improvements to Holly Run may require an application to the New Jersey Department of Environmental Protection (NJDEP) for a Letter of Interpretation (LOI) for freshwater wetlands, which may impact the location of the proposed deck.

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 404.F, Area, Yard, Height and Building Coverage, to permit a deck four and two tenths (4.2) feet from the side lot line (15 feet minimum required).

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

cc: Dennis Ferry
Anthony Costa, Esq.
James Mellet, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

MAY 29 2012

For Office Use Only

Submission Date: 5/29/2012 Application N# #122092C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees 160⁰⁰ Project # 7085
 Escr. 150⁰⁰ Escr.# 7085

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

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: <u>Dennis Ferry</u>	Name(s): _____
Address: <u>18 Holly Lane</u>	Address: _____
City: <u>Blackwood</u>	City: _____
State, Zip: <u>N.J. 08012</u>	State, Zip: _____
Phone: <u>609230-8942</u> Fax: _____	Phone: (____) ____ - ____ Fax: (____) ____ - ____
Email: <u>dennis.ferry@hotmail.com</u>	

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

13. Zoning

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

westside 50'
 Eastside 17.90'
 4.2'

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 ✓

Dennis C Ferry
 Signature of Applicant

29 May 2012
 Date

 Signature of Co-applicant

 Date

6. Name of Persons Preparing Plans and Reports:

Name: Dennis Ferry
Address: 18 Holly Lane
Profession: College Admin
City: Blackwood
State, Zip: NJ 08013
Phone: (609) 230-8946 Fax: () -
Email: Dennis.Ferry@hotmail.com

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

7. Location of Property:

Street Address: 18 Holly Lane Block(s): 14003
Tract Area: _____ Lot(s): 5

8. Land Use:

Existing Land Use: _____ 12 x 42 w/ steps encroach on E prop line
Proposed Land Use (Describe Application): _____ ; Replacing 12 x 42 Deck
w/ 12 x 38 - REMOVING steps that encroach on E side & REPLACING steps that will
DECKS DAMAGED BY STORM - SEE PHOTOS not encroach over prop line.
& 4.2 ft setback

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

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).

29 May 2012 Date
Dennis C. Ferry Signature
Dennis C. Ferry 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?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
C. Is this application for approval on a site or sites for commercial purposes?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
D. Is the applicant a corporation?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
E. Is the applicant a limited liability corporation?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
F. Is the applicant a partnership?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

IF YES TO ANY OF THE ABOVE:

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

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

Dennis C. Ferry Signature of Applicant
Dennis C. Ferry Print Name
609-230-8942 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 8/2/88 shows and discloses the premises in its entirety, described as Block 14003 Lot 5 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
 County of Camden:
 _____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
 On this 29 day of May
 2012 before the following authority.

 Name of property owner or applicant

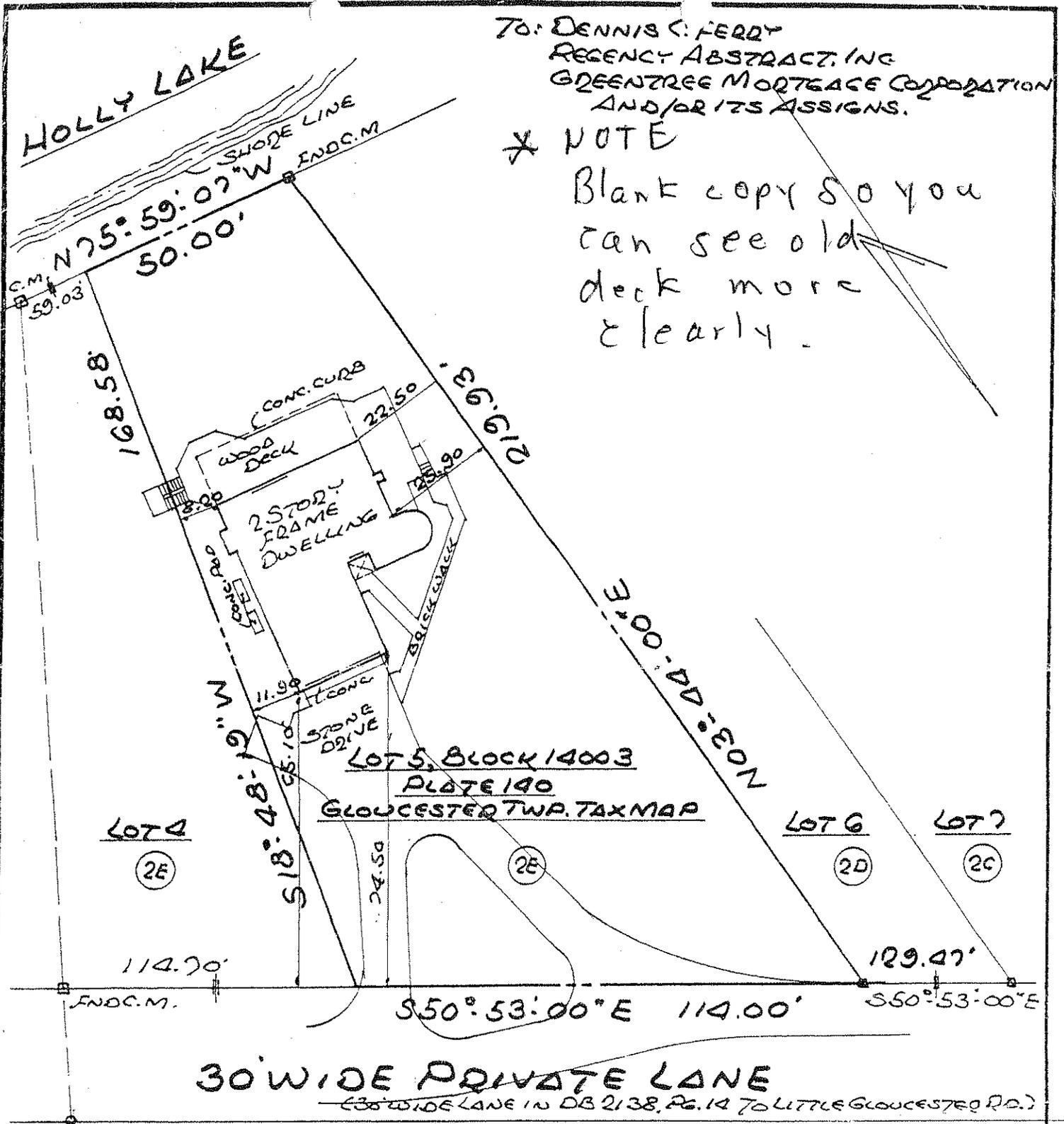
Rita A. Reeves
 Notary public

RITA A. REEVES
 NOTARY PUBLIC OF NEW JERSEY
 MY COMMISSION EXPIRES 01/16/2013

TO: DENNIS C. FERDY
 REGENCY ABSTRACT, INC
 GREENTREE MORTGAGE CORPORATION
 AND/OR ITS ASSIGNS.

* NOTE

Blank copy so you
 can see old
 deck more
 clearly.



⊙ DENOTES LOT NOS. SHOWN ON PREVIOUS TAX MAP.

NOTE: CORNERS NOT SET AT TIME OF SURVEY.

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

Arthur T. Del Campo

1218 ST. MARK DRIVE
 GLENDORA N.J. 08029

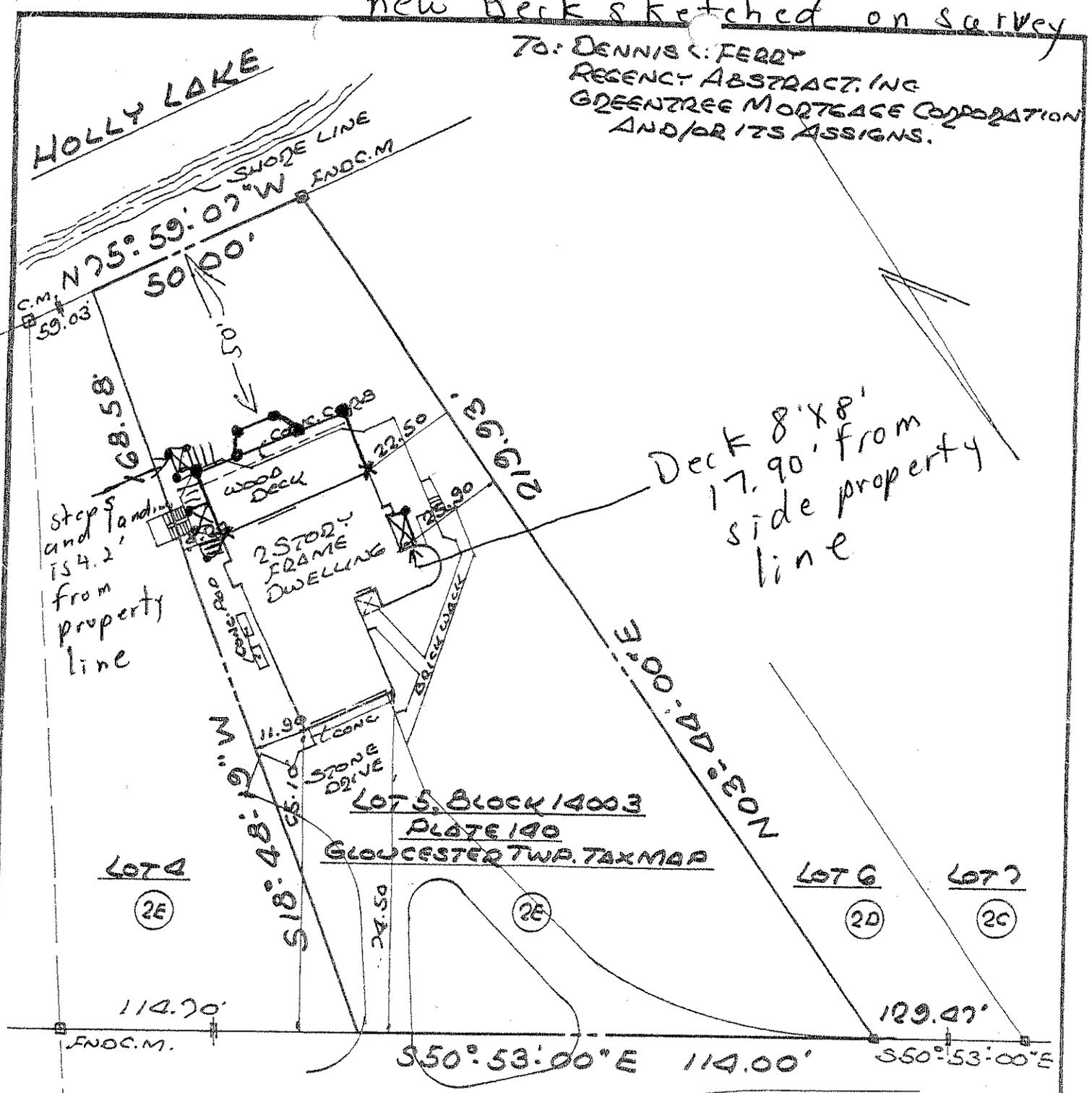
SURVEY OF PREMISES	SITUATE IN	DATE 8-8-88	SURVEY NO.
RD-2, LOT 5, BLOCK 14003	GLOUCESTER TOWNSHIP CAMDEN COUNTY, N.J.	SCALE 1" = 30'	8577
		APP. NO. E 4988	

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSUREE OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON.

new Deck sketched on survey

To: DENNIS C. FERRY
REGENCY ABSTRACT, INC
GREENTREE MORTGAGE CORPORATION
AND/OR ITS ASSIGNS.

HOLLY LAKE



30' WIDE PRIVATE LANE
(30' WIDE LANE IN DB 2138, Pg. 14 TO LITTLE GLOUCESTER RD.)

00 DENOTES LOT NOS. SHOWN ON PREVIOUS TAXMAP.
NOTE: CORNERS NOT SET AT TIME OF SURVEY.

ARTHUR T. DEL CAMPO PE 87LS LIC. NO. 13526

Arthur T. Del Campo

1018 ST. MARK DRIVE
GLEN DORA N.J. 08029

SURVEY OF PREMISES
20-2 LOT 5, BLOCK 14003

SITUATE IN
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, N.J.

DATE 8-8-88
SCALE 1" = 30'
APP. NO. 24988

SURVEY NO.
8577

IN CONSIDERATION OF THE FEE PAID HEREIN MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS IF ANY THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON.

05/21/2012

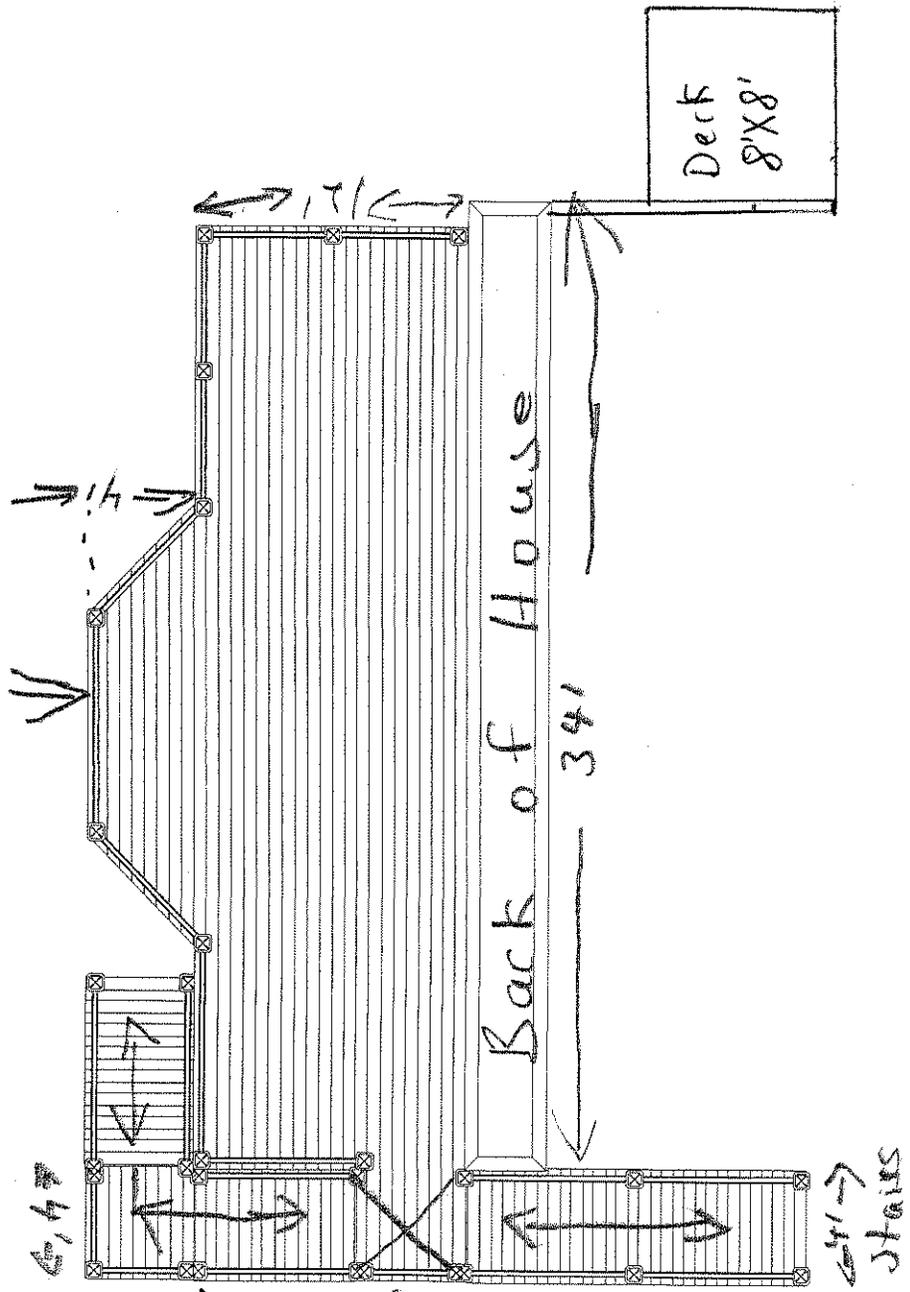
Scale: see legend

PLAN VIEW

Customer:

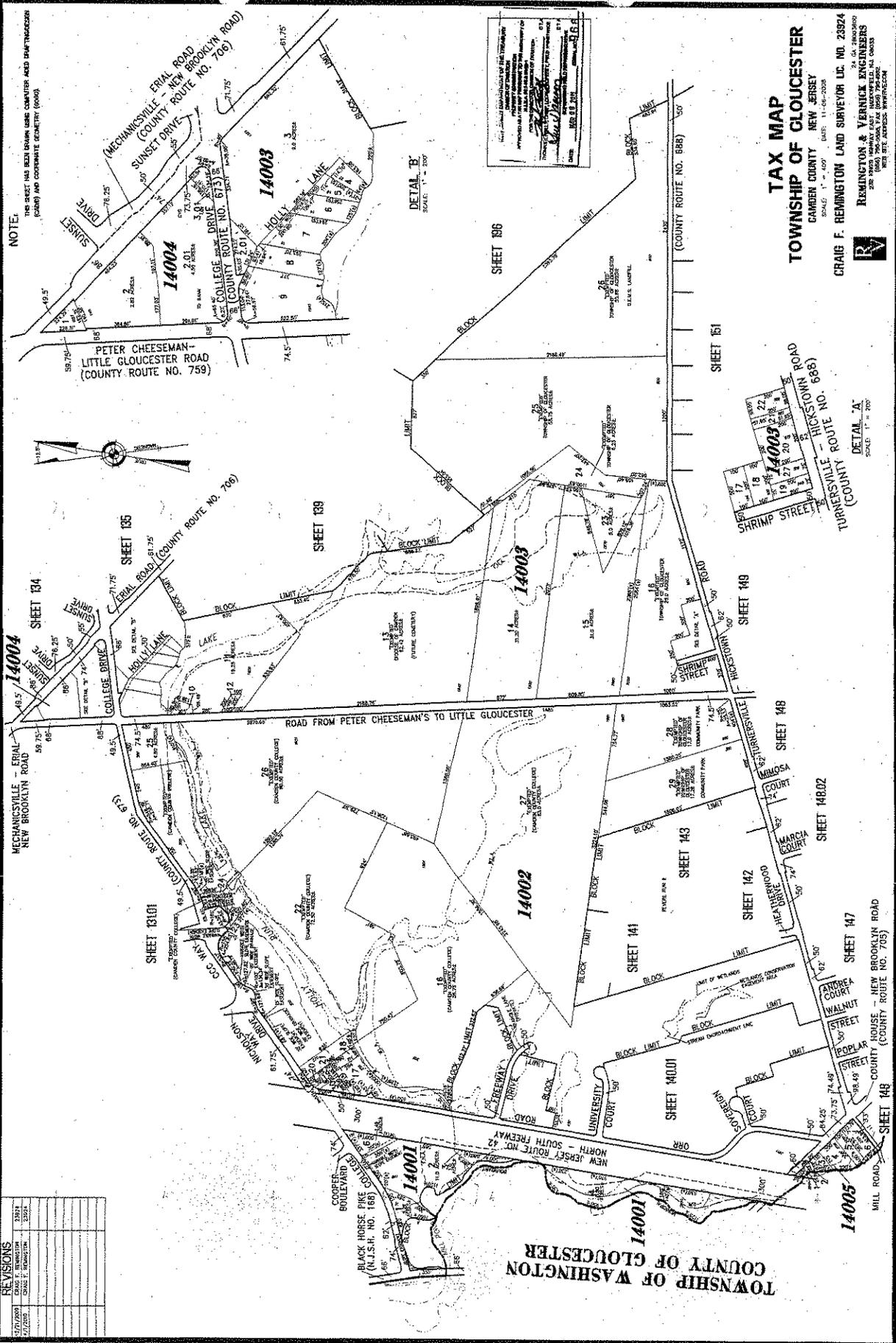
D. STERN
5/29/2012

60' x 60'



new stairs 4.2' →
 = 4.2' off
 prop. line
 landing 4.2' off →
 prop. line





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 #122038C
Aurielio Pontarelli
28 Shelly Street
BLOCK 15818, LOT 19

DATE: June 20, 2012

The above application is to permit a 12' x 20' deck associated with a handicapped ramp 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]:

Standard	Required	Proposed	Complies
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%	±47.6%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	20 ft.	20.50	yes
Side yard (deck)	4 ft.	±2 ft.	no*
Side yard (Aggregate)	15 ft.	45 ft.	yes
Rear yard (deck)	10 ft.	±7.5 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. Side yard: (±2 ft. provided v. 4 ft. minimum required).
2. Rear yard: (±7.5 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:

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

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 two (2) feet from the side property line and seven and fifty hundredths (5.50) feet from the rear lot line (10 feet minimum required).

cc: Aurelio Pontarelli
Anthony Costa, Esq.
James Mellett, PE

Survey

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date¹: _____ Application No: 1220380

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees 160⁰⁰ Project # 7181

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

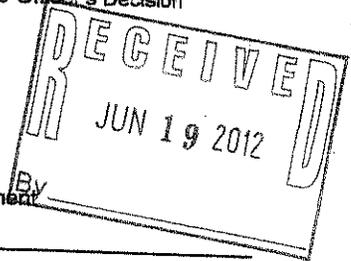
Escr. 150⁰⁰ Escr.# 7181

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: <u>Aurelio Pontarelli</u>	Name(s): <u>Aurelio Pontarelli</u>
Address: <u>28 Shelly St.</u>	<u>MARY Pontarelli</u>
City: <u>Sicklerville</u>	Address: <u>28 Shelly St.</u>
State, Zip: <u>NJ 08081</u>	City: <u>Sicklerville</u>
Phone: <u>(856) 258-2454</u> Fax: () -	State, Zip: <u>NJ 08081</u>
Email: <u>MAGIE.PONT@COMCAST.NET</u>	Phone: <u>(856) 258-2454</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	<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: Aurelio Pontarelli
Address: 28 Shelly St.
Profession: Retired
City: Sicklerville
State, Zip: NJ 08081
Phone: 856-258-2459 Fax: () - () - ()
Email: MAGI@PONT@COMCAST.NET

Name: G. S. Winters & Assoc. Inc.
Address: 427 Jackson Rd.
Profession: Consulting Engineers
City: Atco
State, Zip: NJ 08004
Phone: 856-768-0759 Fax: () - () - ()
Email: _____

7. Location of Property:

Street Address: 28 Shelly St. Block(s): 15818
Tract Area: _____ Lot(s): 9

8. Land Use:

Existing Land Use: SFD

Proposed Land Use (Describe Application):

6 x 20 deck addition

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	6 1/2 FT.	Fence type	_____
Side setback 1	2 1/2 FT.	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

Andrea P... ..
Signature of Applicant

6/14/12
Date

Mary Pontanelli
Signature of Co-applicant

6/14/12
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).

MARA SILINSKI
Commission # 2411523
Notary Public, State of New Jersey
My Commission Expires
August 16, 2016

Aurelio Pontarelli
Signature

Aurelio PONTARELLI
Print Name

Mary Pontarelli
Signature

MARY PONTARELLI
Print Name

Sworn and Subscribed to before me this

15th day of JUNE

2012 (Year).

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

Aurelio Pontarelli

Signature of Applicant

AURELIO PONTARELLI

Print Name

6/14/12
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 15818 Lot 9 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,

County of Camden:

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

Aurelio Pontarelli

Name of property owner or applicant

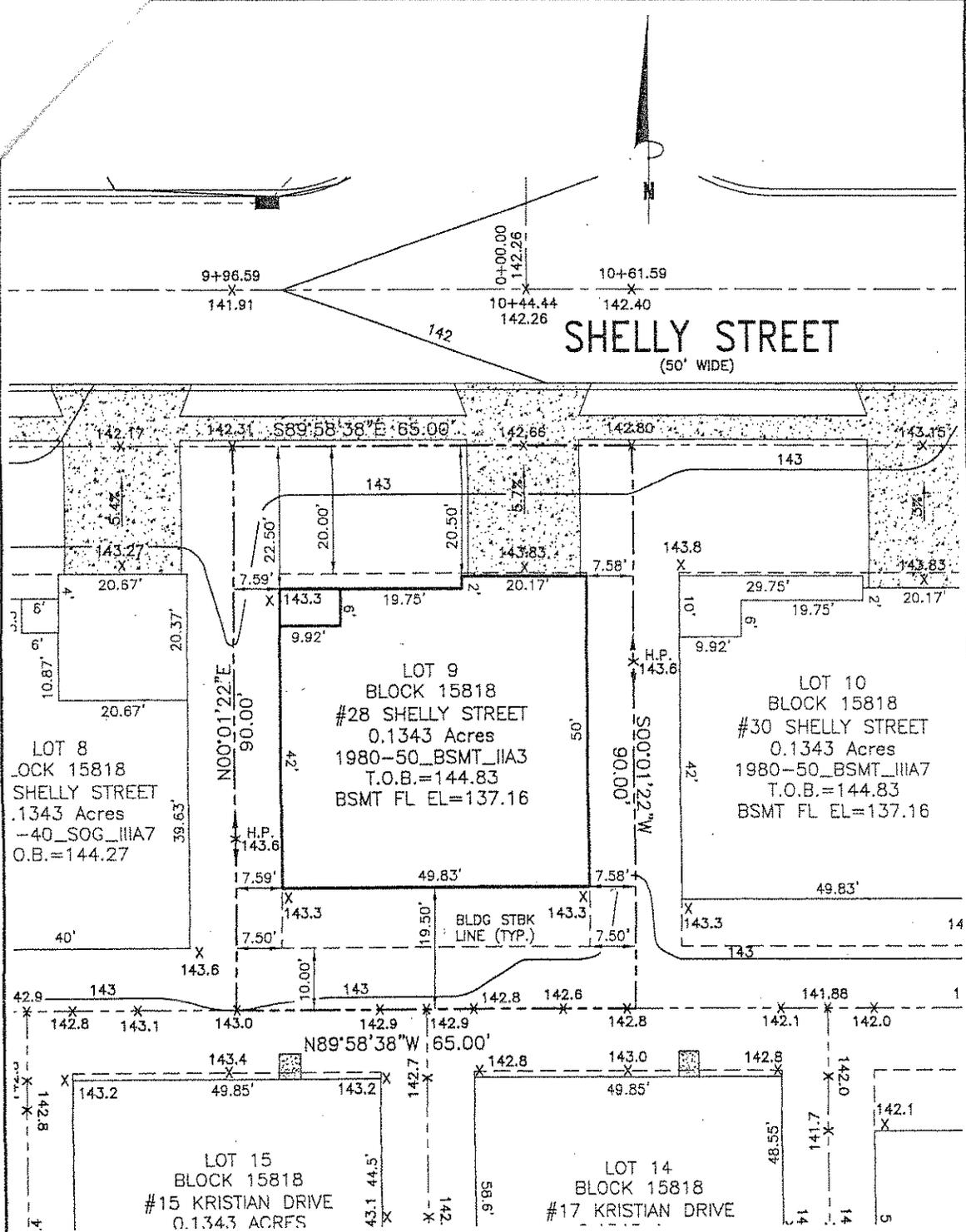
Sworn and subscribed to

On this 15 day of JUNE 2012 before the following authority.

Mara Silinski

Notary public

MARA SILINSKI
Commission # 2411523
Notary Public, State of New Jersey
My Commission Expires
August 16, 2016

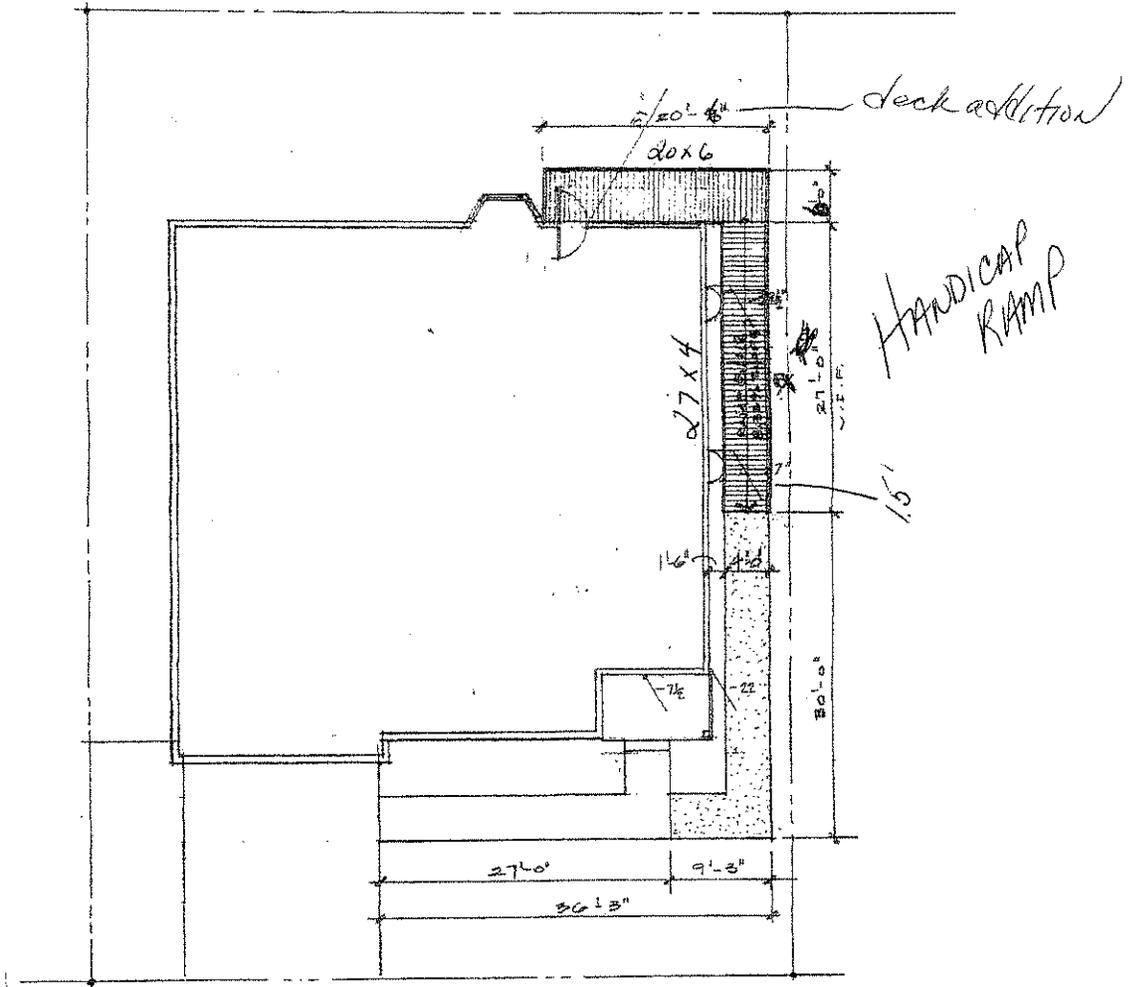


BUILDER: K. HOVNIANIAN~BLDG. No. 42
 MODEL: 1980-50~IA3~BASEMENT (BSMT)

NOTES:
 1. LOT AREA = 5,850 S.F.

DATE	NO.	REVISION	BY	APPR.
PLOT PLAN				
SITUATE				
LOT 9, BLOCK 15818 GLOUCESTER TOWNSHIP CAMDEN COUNTY, NJ				
 G.S. WINTERS & ASSOCIATES, INC. CONSULTING ENGINEERS 427 JACKSON ROAD ATCO, NJ 08004 PHONE 856-768-0759				
DATE	SCALE	DRAWN	JOB No.	
6/23/05	1" = 20'	J.M.D.	492.03	

James J. Maddonni 6-23-05
JAMES J. MADDONNI
 PROFESSIONAL LAND SURVEYOR, N.J. Lic. #35383



RAMP - OPTION NO. 1

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment

FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Alisa Ortiz, Zoning Officer
Dept. of Community Development

RE: **APPLICATION #122039C**
Wilbur R. Cornwell, Jr
310 Hillcrest Avenue
BLOCK 7805, LOT 3

DATE: June 20, 2012

The above application is to permit a second driveway within the R-3 Residential District as per the submitted sketch.

I. ZONING INFORMATION

R-3 Zone Requirements (§405):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375sf	±6,000 sf	enc
Minimum lot frontage	75 ft.	50 ft.	enc
Minimum lot depth	125 ft.	120 ft.	enc
Maximum building coverage	20%	±18.5% ¹	yes
Maximum lot coverage	40%	±50.5%¹	no*
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	30.1 ft.	yes
Side yard (dwelling)	10 ft.	9.78 ft. / 10.02 ft.	enc / yes
Rear yard (deck)	30 ft.	±16 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Scaled data.

* = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

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

1. Lot coverage: (±50.5% provided v. 40% maximum allowed).

§424.D, Driveways (Residential)

2. Number: (2 proposed v. 1 maximum allowed).
 - a. The driveway shall consist of FABC or concrete as per 424.A, Driveways (Residential).

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

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

3. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or

physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height and Building Coverage to permit a lot coverage of approximately fifty and fifty hundredths (50.5) percent (40% maximum allowed) and from Section 424.D, Driveways (Residential) to permit a second driveway (1 maximum allowed).

cc: Wilbur R. Cornwell, Jr.
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date¹: _____ Application No.: 122039C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160.00 Project # 1188

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

Esccr. 150.00 Esccr.# 1188

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Wilbur R Cornwell Jr</u> Address: <u>310 Hillcrest Ave</u> City: <u>Hilltop</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 227-0272</u> Fax: () - Email: <u>Cornwell@camden.rutgers.edu</u>	2. Owner(s) (List all Owners) Name(s): <u>WILBUR R CORNWELL JR</u> <u>ROSEANN BAEHR-CORNWELL</u> Address: <u>310 HILLCREST AVE</u> City: <u>HILLTOP</u> State, Zip: <u>NEW JERSEY</u> Phone: <u>(856) 227-0272</u> Fax: () -																																			
3. Type of Application. Check as many as apply:																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none; vertical-align: top;"> <input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ² </td> <td style="width:50%; border: none; vertical-align: top;"> <input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____ </td> </tr> </table>		<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____																																	
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ER	R4	GCR	CR	BP	G-RD	LP-1																														
R1	RA	BWD	NC	IN	M-RD	NVBP																														
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5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership																																				
Name of Attorney: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: () - - Fax: () - - Email: _____																																			

6. Name of Persons Preparing Plans and Reports:

Name: Wilbur R Cornwell Jr
Address: 310 Hillcrest Ave
Profession: Retired
City: Hilltop
State, Zip: N.J 08812
Phone: (856) 227-0272 Fax: () -
Email: cornwelle@camden.rutgers.edu

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

7. Location of Property:

Street Address: 310 Hillcrest Ave Block(s): 7805
Tract Area: HILLTOP TERRACE Lot(s): 3

8. Land Use:

Existing Land Use: Single Family Dwelling
Proposed Land Use (Describe Application): Extending DRIVEWAY with
second Drive opening for Handicap Accessibility

9. Property:

Number of Existing Lots: <u>1</u>	Proposed Form of Ownership:
Number of Proposed Lots: <u>0</u>	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative
	<input type="checkbox"/> Condominium <input type="checkbox"/> Rental
Are there <i>existing</i> deed restrictions?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, attach copies)
Are there <i>proposed</i> deed restrictions?	<input checked="" 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	<u>30.01</u>	Setback from E.O.P.*1	_____
Front setback 2	<u>NA</u>	Setback from E.O.P.*2	_____
Rear setback	<u>± 56 Ft</u>	Fence type	_____
Side setback 1	<u>± 10 Ft</u>	Fence height	_____
Side setback 2	<u>± 10.2 Ft</u>	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	<u>50 Ft</u>	Pool Requirements	
Lot depth	<u>120 Ft</u>	Setback from R.O.W.1	_____
Lot area	<u>6,000 sq Ft</u>	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

Number of parking spaces required: 2 Number of parking spaces provided: _____

Number of loading spaces required: 1 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

Silvia Cornejo
Signature of Applicant

June 20, 2012
Date

Roacore Paetz-Lewis
Signature of Co-applicant

6-20-2012
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).

6-21-12
Date

Wilbur R. Cornwell Jr
Signature

Sworn and Subscribed to before me this 21 day of June, 2012 (Year).

Roseann Baehr-Cornwell
Signature

Roseann Baehr - Cornwell
Print Name

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

Complete each of the following sections:

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

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

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

D. Is the applicant a corporation? No Yes

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

F. Is the applicant a partnership? No Yes

IF YES TO ANY OF THE ABOVE:

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

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

IF YES:

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

Wilbur R. Cornwell Jr
Signature of Applicant

June 20, 2012
Date

Wilbur R. Cornwell Jr
Print Name

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of June 20, 2012, shows and discloses the premises in its entirety, described as Block 7805 Lot 3 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

Sworn and subscribed to
On this 21 day of June,
2012 before the following authority.

Wilbur R. Cornwell Jr
Name of property owner or applicant

Roseann Baehr - Cornwell
Name of property owner or applicant

Rita A Reeves
Notary public

RITA A. REEVES
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 01/16/2013

4 of 4

NOTE: Under and subject to all conditions, restrictions and easements of record, where applicable.

Meridian - TAX MAP BASE

- = REBAR/IRON PIPE SET
- = CONCRETE MONUMENT SET

DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 3, BLK 7805 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF GLOUCESTER, A/K/A LOTS 98 & 99, MAP OF HILLTOP TERRACE, BY W.H. MACNAMARA, CE, DATED AUGUST 28, 1923, FILED.

LOT 19

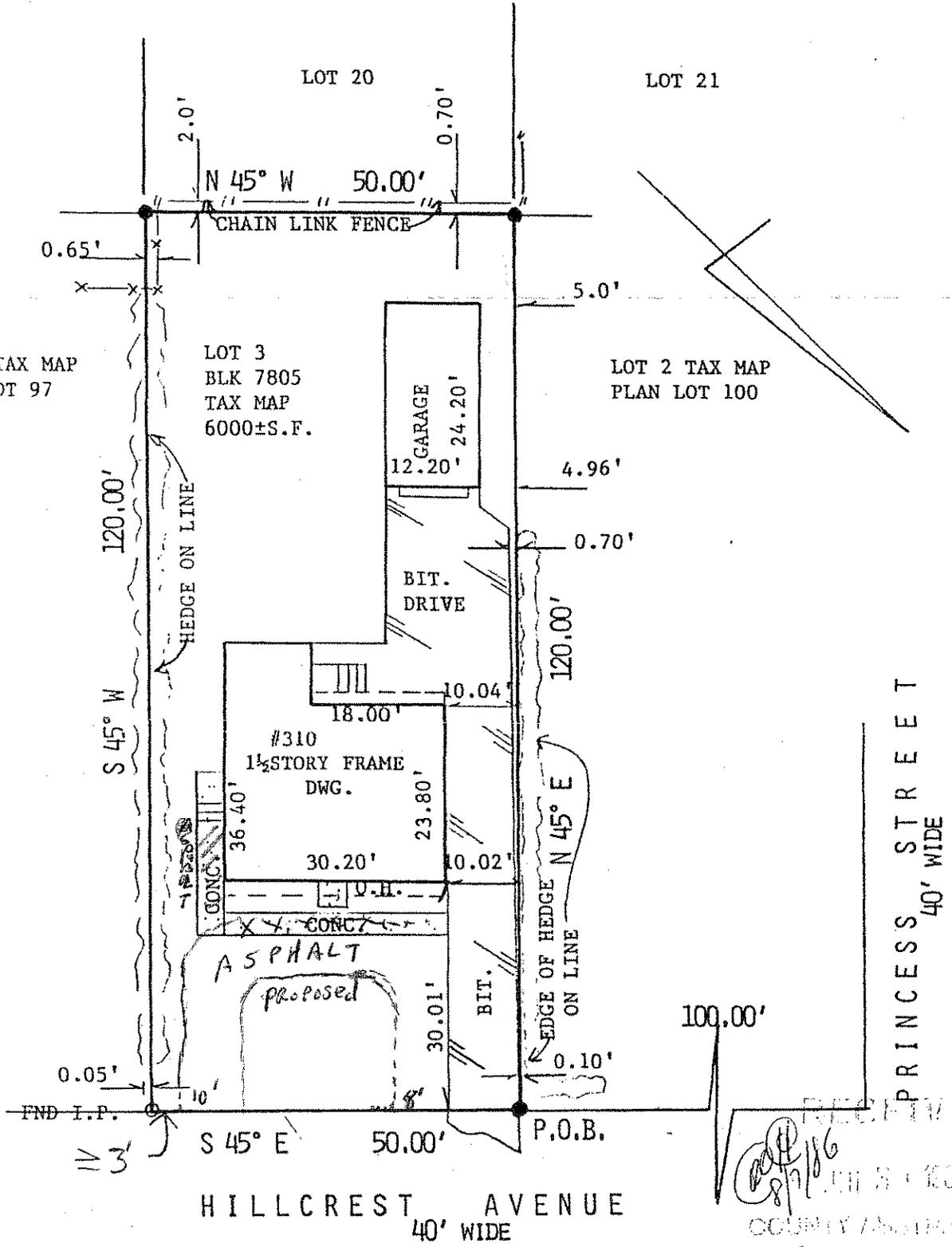
LOT 20

LOT 21

LOT 4 TAX MAP
PLAN LOT 97

LOT 3
BLK 7805
TAX MAP
6000±S.F.

LOT 2 TAX MAP
PLAN LOT 100



TO: COUNTY ABSTRACT COMPANY

SURVEY OF PREMISES

RECEIVED
 JUN 8 1986
 COUNTY ABSTRACT CO
 CAB 10207

NO. 310 HILLCREST AVENUE

SITUATE

TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY

ALBERT N. FLOYD

LAND SURVEYOR

NEW JERSEY LIC. NO. 21759

RT. 2 BOX 384C, SEWELL, N.J. 08080

TO THE OWNER JOHN D. AURITI
ROSEANN AURITI

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

New Jersey
Lic. No. 21759



ALBERT N. FLOYD, LS

DATE	SCALE	DRAWN	CHECKED	NUMBER
7-28-86	1" = 20'	RM	ANF	86-1305

APPROVED BY ACT. ENGINEER, JOSEPH W. JUNG, L.S. TO JANUARY, 1942, AND TO OCTOBER, 1942.
 APPROVED BY ACT. ENGINEER, JOSEPH W. JUNG, L.S. TO NOVEMBER, 1942, TO MARCH, 1944.
 APPROVED BY ACT. ENGINEER, JOSEPH W. JUNG, L.S. TO DECEMBER, 1942, TO DECEMBER, 1944.
 APPROVED BY ACT. ENGINEER, JOSEPH W. JUNG, L.S. TO DECEMBER, 1944, TO DECEMBER, 1946.
 APPROVED BY ACT. ENGINEER, JOSEPH W. JUNG, L.S. TO DECEMBER, 1946, TO DECEMBER, 1948.
 APPROVED BY ACT. ENGINEER, JOSEPH W. JUNG, L.S. TO DECEMBER, 1948, TO DECEMBER, 1950.
 APPROVED BY REMITTANCE & SERVICE, CHEMISTS, 1729/99, 2449/32, 3443/14, 4444, 5000, 6443/29, 7446, 8447/31.

N. J. ROUTE 42
 NORTH - SOUTH
 RAMPS

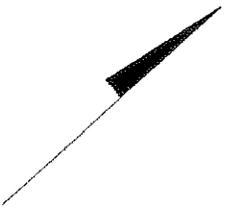
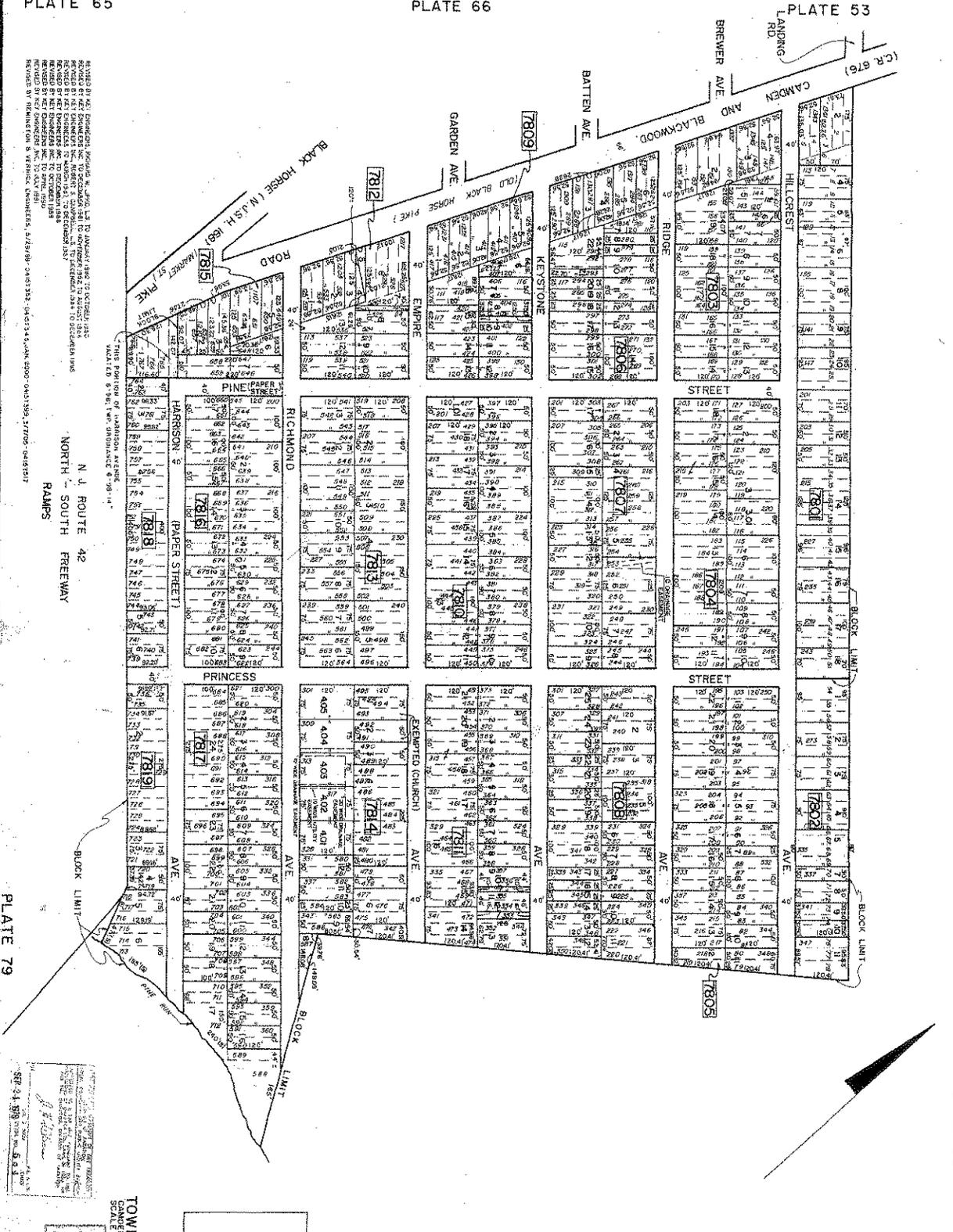
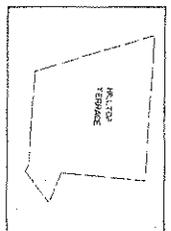
PLATE 79

SEE 3-1-58, 3-1-59, 3-1-60, 3-1-61, 3-1-62, 3-1-63, 3-1-64, 3-1-65, 3-1-66, 3-1-67, 3-1-68, 3-1-69, 3-1-70, 3-1-71, 3-1-72, 3-1-73, 3-1-74, 3-1-75, 3-1-76, 3-1-77, 3-1-78, 3-1-79, 3-1-80, 3-1-81, 3-1-82, 3-1-83, 3-1-84, 3-1-85, 3-1-86, 3-1-87, 3-1-88, 3-1-89, 3-1-90, 3-1-91, 3-1-92, 3-1-93, 3-1-94, 3-1-95, 3-1-96, 3-1-97, 3-1-98, 3-1-99, 3-1-100.

TAX MAP
 TOWNSHIP OF GLOUCESTER
 NEW JERSEY

ENGINEERING ASSOCIATES
 LAND SURVEYORS

WILLIAM E. KERSCH
 LAND SURVEYOR, 42355





Township Of Gloucester
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 228-4000
Fax (856) 232-6229

June 26, 2012

TO: All Zoning Board Members

FROM: Kenneth D. Lechner, Zoning Board Secretary

RE: ZONING BOARD PACKETS

You will be reviewing the following application(s):

*500 Davistown Road, LLC
Block: 13103 Lot: 2
Zoned: BP*

*Application#: 122002CDSPW
Bulk C, Use D Variance & Site Plan Waiver
Double-sided digital 14 x 48 billboard*

Information on said application(s) was originally enclosed in your packet(s) for the Meeting of March 22, 2012.

Please bring these packet(s) with you for the meeting.

Thank you,

*Kenneth Lechner, Zoning Board Secretary
KL/dmb*

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 #122002CDSPW Escrow #6678**
500 Davistown Road, Inc.
BLOCK 13103, LOT 2

DATE: March 8, 2012



The Applicant requests a use variance with bulk and setback variances and site plan waiver to allow a proposed "14' x 48' double faced digital" off-premise commercial sign (Billboard), 74 feet high as measured from the road surface and one foot from the front property line along NJSH Route 42 within the BP – Business Park District.

Applicant/Owner: 500 Davistown Road, Inc., P. O Box 286, Blackwood, NJ 08012
(telephone #609-685-6016).

Engineer: John M. Pettit, PE, Pettit Associates, LLC, 497 Centre Street,
Sewell, NJ 08080 (telephone #856-464-9600).

Planner: Tiffany A. CuvIELLO, PP, AICP, 359 Superior Road, Egg Harbor
Township, NJ 08234 (609-926-0505).

Attorney: Michael J. McKenna, Esq., Michael J. McKenna, P.C., 648
Longwood Avenue, State Highway 38 & Longwood Avenue,
Cherry Hill, NJ 08002 (telephone #856-665-7771).

I. INFORMATION SUBMITTED

1. Aerial Photo Exhibit, as prepared by Pettit Associates, LLC dated 3/07/12.
2. Michael J. McKenna, P.C. Attorney of Record Letter dated 3/06/12.
3. Township of Gloucester Land Development Application, Summary of Variances and Waivers, and Checklist dated 01/12/12.
4. Wade, Long, Wood & Kennedy, LLC Project Description Letter dated 01/11/12.
5. Billboard Sign Exhibit as prepared by Pettit Associates, LLC comprising one (1) sheet dated 01/04/12, last revised 3/05/12.

II. ZONING REVIEW

- Billboards and Outdoor Advertising Sign is a listed permitted use in the BP – Business Park District [§426.DD(2)].

BP – Business Park District – Use Other than Planned Commercial Development (§418.F):

Standard	Required	Proposed	Complies
Tract area (min.)	5 ac.	3.37 ac.	no*
Lot size (min.)	5 ac.	3.37 ac.	no*
Lot frontage (min.) N.J.S.H. Route 42	400 ft.	228.85 ft.	no*
East Access Road	400 ft.	472.54 ft.	yes
Lot width (min.)	400 ft.	±305 ft. ¹	no*
Lot depth (min.)	400 ft.	423.58 ft.	yes
Tract perimeter setback (min.)	n/a	n/a	n/a
Front yard (min.) - Billboard N.J.S.H. Route 42 East Access Road	100 ft. 100 ft.	n/a n/a	n/a n/a
Side yard (min.)	25 ft.	n/a	n/a
Rear yard (min.)	50 ft.	n/a	n/a
Height (max.)	35 ft.	n/a	n/a
Lot coverage (max.)	60%	< 60%	yes
Floor Area Ratio (max.)	0.25	n/a	n/a
Buffer (min.)	25 ft.	≥ 25 ft.	yes
PARKING AREA SETBACK			
From tract perimeter (min.)	n/a	n/a	n/a
From front property line (min.)	50 ft.	n/p	---
From side property line (min.)	20 ft.	n/p	---
From rear property line (min.)	25 ft.	n/p	---

¹ = Scaled data.

n/p = Not provided.

* 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.

2. §426.DD, Billboards and Outdoor Advertising Signs.

- a. The Applicant must provide testimony to address the community character requirements as per §426.DD(1). Specific Purpose and Intent.
- b. Performance.
 - i. The Applicant is advised no billboard may be utilized to advertise tobacco or any tobacco products or consumption and alcohol advertisement must comply with applicable laws as per §426.DD(2)(a).
 - ii. The Applicant is advised billboards shall conform with §426, parts A, C, D, E, I-1, L and DD and shall not utilize prohibited components in accordance §426.L Prohibited signs as per §426.DD(2)(b).
 1. An electronic message board except for time and temperature display is a prohibited sign as per §426.L(1).
 - a. The application is to allow a digital display.
 - iii. Billboards shall not be attached to any building as per §426.DD(2)(c).
 - iv. The Applicant must provide testimony to address to the Board's satisfaction that materials utilized in the construction of the proposed billboard are permanent as per §426.DD(2)(d).
 1. Should the Board approve the instant application we recommend the plans be revised to provide construction details for the proposed billboard.
 - v. The Applicant must provide testimony to address to the Board's satisfaction that access is limited as per §426.DD(2)(e).
 - vi. The Applicant is advised that a blank or unused face is not permitted to exceed sixty (60) days as per §426.DD(2)(f).
- c. The Applicant must provide testimony to address the permitting requirements as per §426.DD(3), Billboard permits.
- d. The Applicant must provide testimony to address illumination of the proposed billboard as per §426.DD(4), Illumination.

e. §426.DD(5), Area, Height, Yard and Other Bulk Requirements

Description	All Other Uses	Proposed	Complies
Billboard Height (max.) - §426.DD(5)(a)	30 ft.	74 ft.	no*
Number face or sides (max.) - §426.DD(5)(b)	1	2	no*
Billboard area (max.) - §426.DD(5)(c)	301 sf	672 sf	no*
Billboard side height (max.) - §426.DD(5)(c)	12.25 ft.	14 ft.	no*
Billboard side length (max.) - §426.DD(5)(c)	24.5 ft.	48 ft.	no*
Setback (min.) - §426.DD(5)(d) Front – N.J.S.H. Route 42	77 ft. ¹	1 ft.	no*
Front – East Access Road	77 ft. ¹	±165 ft. ²	yes
Side	77 ft. ¹	±48 ft. ²	no*
Rear	77 ft. ¹	±375 ft. ²	yes
Setback from other billboards (min.) - §426.DD(5)(e)	3,000 ft.	< 3,000 ft.	no*
Setback from interchange (min.) - §426.DD(5)(f)	1,000 ft.	< 1,000 ft.	no*

¹ = Measured from road surface as indicated on Billboard Sign Exhibit.

² = Scaled data.

* Variance required.

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

III. APPLICATION SUBMISSION CHECKLIST

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

IV. WAIVER COMMENTS

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

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

V. VARIANCE COMMENTS

The Application as submitted requires the following variances:

§418.F. BP – Business Park District - Area, Yard, Height and Building Coverage

1. Tract Area: (3.37 ac. provided v. 5 ac. minimum required).
2. Lot Size: (3.37 ac. provided v. 5 ac. minimum required).
3. Frontage NJSH 42: (228.85 ft. provided v. 400 ft. minimum required).
4. Lot Width: (\pm 305 ft. provided v. 400 ft. minimum required).

Use Variances

§426.DD(5)(a), Area, Height, Yard and Other Bulk Requirements: "D6" Use variance

5. Billboard height: (74 ft. provided v. 30 maximum allowed).
 - a. The height of the proposed principal structure billboard exceeds 10 feet of the maximum height permitted by ordinance.

Bulk and Setback Variances

§426.DD(5)(b), Area, Height, Yard and Other Bulk Requirements

6. Number of sides: (2 provided v. 1 maximum allowed).
 - a. Each face or side shall be considered a separate billboard.

§426.DD(5)(c), Area, Height, Yard and Other Bulk Requirements

7. Billboard area: (672 sf provided v. 301 maximum allowed).
8. Billboard side height: (14 ft. provided v. 12.25 ft. maximum allowed).
9. Billboard side length: (48 ft. provided v. 24.50 ft. maximum allowed).

§426.DD(5)(d), Area, Height, Yard and Other Bulk Requirements

10. Setback (NJSH 42): (1 ft. provided v. 77 ft. minimum required).
 - a. The minimum setback shall be 30 ft. or equal to the overall height of the billboard and its support structure.
11. Setback (Side Property Line): (\pm 48 ft. provided v. 77 ft. minimum required).
 - a. The minimum setback shall be 30 ft. or equal to the overall height of the billboard and its support structure.

§426.DD(5)(e), Area, Height, Yard and Other Bulk Requirements

12. Setback (other billboards): (< 3,000 ft. provided v. 3,000 ft. min. required).
 - a. We recommend the applicant provide professional testimony and exhibits to address the following:
 - i. The Planning Board approved Application #111052RAPSPF adopted December 13, 2011, preliminary and final major site plan for three (3) off-premise signs.
 1. Based on scaled data the proposed off-premise sign with the instant application would be within the following distances of the approved aforementioned off-premise signs:
 - a. Northern sign: \pm 1,536 feet.
 - b. Center sign: \pm 552 feet.
 - c. Southern sign: \pm 702 feet.

§426.DD(5)(f), Area, Height, Yard and Other Bulk Requirements

13. Setback (interchange): (< 1,000 v. 1,000 ft. minimum required).
 - a. We recommend the applicant provide professional testimony and exhibits to address the following:
 - i. Based on scaled data the proposed off-premise sign would be \pm 165 feet from the East Access Road ramp.

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 bulk and setback variances:

14. 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)).
15. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

POSITIVE CRITERIA ("D6" use variance)

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested "D6" use variance:

16. The Board has the power to grant a variance for height of a principal structure that exceeds by 10 feet or 10% the maximum height permitted (basis N.J.S.A. 40:55-70d(6)).
 - a. A use variance must meet the statutory "special reasons" standards.

NEGATIVE CRITERIA

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

VI. GENERAL REVIEW COMMENTS

Should the Board approve the instant application we would recommend the following items be required:

1. The Billboard Sign Exhibit General Note #5 indicates "There are no wetlands" based review of NJDEP Wetlands Inventory Quad Maps.
 - a. A certification from a recognized professional based on a field investigation in lieu of an NJDEP Letter of Interpretation - presence/absence determination.
2. The Billboard Sign Exhibit General Note #6 indicates the property is not within a flood plain based review of the FEMA Insurance Rate Map.
 - a. The Billboard Sign Exhibit must be revised to provide the floodplain classification as indicated on the F.I.R.M., the community panel number, and most effective date.
3. The Billboard Sign Exhibit does not provide all setback dimensions and there is a concern of proper location of the proposed billboard, especially considering it is proposed to be only one (1) foot from the right-of-way of NJSH Route 42.
 - a. The applicant should provide a boundary survey as would be required for a site plan application as per NJAC 13:40-7.1 et. seq.
4. While the Billboard Sign Exhibit appears to show some elevations they are illegible with no benchmarks or referenced to assumed or USGS datum.
 - a. The Applicant should provide a topographic survey with benchmarks in order to confirm the requested 74-foot height variance from road surface.

5. The Billboard Sign Exhibit does not provide any information to indicate access to the proposed improvements.
 - a. The Applicant should provide professional testimony to address proposed access location, width, and construction details of proposed access drives, if any.
6. The Billboard Sign Exhibit does not provide any information for parking of vehicles.
 - a. The Applicant should provide professional testimony to address location, dimensions, and construction details of proposed parking areas, if any.
7. The plan does not provide any information regarding site lighting to the proposed improvements.
 - a. The Applicant should provide professional testimony to address location, and construction details of proposed site lighting, if any.
8. The Applicant should provide testimony addressing requirements for stormwater management facilities, if any.
9. The Billboard Sign Exhibit must be revised to reference the appropriate applicant.
 - a. The plans indicated James Dadario and the application references Alice Maglio.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VIII. RECOMMENDATIONS

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

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

cc: 500 Davistown Road, Inc.
Michael J. McKenna, Esq.
John M. Pettit, PE, PP
Tiffany A. Cuvellio, PP, AICP
Anthony Costa, Esq.
James M. Mellett, PE

TOWNSHIP OF GLOUCESTER

Revised

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

For Office Use Only

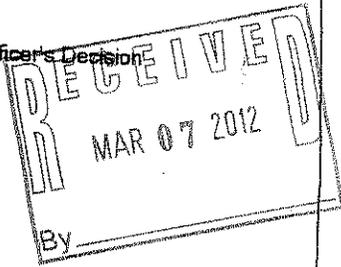
Submission Date¹: _____ Application No.: #12200205PAW Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: \$570 Project # 6678
¹ Upon receipt of all fees, documents, plans, etc. Escr. \$21000 Escr.# 6678

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>500 Davistown Rd. Inc</u> Address: <u>P.O. Box 286</u> City: <u>Blackwood</u> State, Zip: <u>N.J. 08012</u> Phone: <u>609-685-6086</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): _____ Address: <u>same as applicant</u> City: _____ State, Zip: _____ Phone: () - Fax: () -
---	--

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

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



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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	<u>BP</u>	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

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

Name of Attorney: <u>Michael J. McKenna</u> Address: <u>648 Longwood Ave</u> City: <u>Cherry Hill</u>	Firm: <u>same</u> State, Zip: <u>N.J.</u> Phone: <u>856-665-7777</u> Fax: <u>856-665-7766</u> Email: _____
---	---

6. Name of Persons Preparing Plans and Reports:

Name: John M. Pettit, PE, PP, CMAA
Address: 47 Center Street
Profession: Engineer
City: Sewell
State, Zip: N.J. 08080
Phone: 856-464-9600 Fax: 856-464-9606
Email: _____

Name: Tiffany A. Cuvie Ho PP
Address: 359 Superior Rd
Profession: Planner
City: Egg Harbor Township
State, Zip: N.J. 08234
Phone: 609-926-0505 Fax: 609-926-3082
Email: _____

7. Location of Property:

Street Address: 500 Davis town Rd Block(s): 13103
Tract Area: 3.37 ac. Lot(s): 2

8. Land Use:

Existing Land Use: Vacant
Proposed Land Use (Describe Application): Billboard double face digital

9. Property:

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

10. Utilities: (Check those that apply.) N/A

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials: Exhibit for Site Plan Waiver & Var. and Aerial Photo Exhibit
List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: None

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	N/A
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	N/A
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
<i>See attached list</i>		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	N/A	Shed area	N/A
Garage height	_____	Shed height	_____
Number of garages (Include attached garage if applicable)	_____	Setback from R.O.W.1	_____
Number of stories	_____	Setback from R.O.W.2	_____
		Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

15. Relief Requested:

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

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

16. Signature of Applicant

Alice Maglio

Signature of Applicant

3/2/12

Date

James Halaris

Signature of Co-applicant

3/2/12

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).

3/2/12
Date

Alice Maglio
Signature

ALICE MAGLIO
Print Name

Sworn and Subscribed to before me this
2 day of March
2012 (Year).

Howard J Wood
Signature

Howard J Wood
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

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

Alice Maglio
Signature of Applicant

ALICE MAGLIO
Print Name

100%

3/2/12
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

Sworn and subscribed to
On this _____ day of _____
20____ before the following authority.

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

Name of property owner or applicant

Notary public

500 Davistown Road (block 13103, lot 2) Application

STOCK OWNERSHIP

100% OF THE STOCK IN 500 Davistown Road, Inc. is owned by Alice Maglio,
PO Box 286, Blackwood, New Jersey 08012

500 Davistown Road (block 13103, lot 2) Application

SUMMARY OF VARIANCES AND WAIVERS

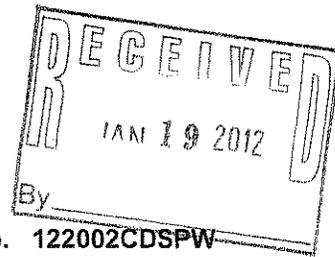
VARIANCES:

1. Minimum lot area: 5 acres required, 3.37 acres per-existing-Section 418 F
2. Maximum billboard height: 30' allowed, 74' proposed (use variance)-
Section 513.DD E1
3. Maximum billboard face height: 12.25' allowed, 14' proposed- Section
513.DD E3
4. Maximum billboard face width: 24.50 allowed, 48' proposed-Section
513.DD E3
5. Maximum billboard face area: 300' allowed, 672 proposed-Section
513.DD E4
6. Maximum setback from property line: 77' required, 1' proposed-Section
513.DD E5
7. Maximum distance from egress/ingress: 1000' required, 168' proposed-
Section 513 DD E6

WAIVERS:

1. Site Plan
2. Checklist items

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**



DATE: January 18, 2012

APPLICATION No. 122002CDSPW

APPLICANT: 500 DAVISTOWN RD., INC

PROJECT No. 6678

BLOCK(S): 13103 Lot(S): 2

LOCATION: 500 Davistown Rd., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application** - Bulk C, Use "D" Variance; Site Plan Waiver (14 x 48 double faced digital billboard)
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. *Please Forward Report by January 31, 2012*
- 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 & Site Plan Waiver

Signature

[Handwritten Signature]
1/19/12

MORE BILLBOARDS?

TOTALLY MAKING A MESS OF THIS TOWN.

This one seems to be too close to Res. Props + Digital ⊕ lights will have a negative affect on prop values of nearby homes // AGAIN - THESE ADD very little taxes.

REMINGTON & VERNICK ENGINEERS AND AFFILIATES

EDWARD VERNICK, PE, CME, President
CRAIG F. REMINGTON, PLS, PP, Vice President

EXECUTIVE VICE PRESIDENTS
Michael D. Vena, PE, PP, CME (deceased 2006)
Edward J. Walberg, PE, PP, CME
Thomas F. Beach, PE, CME
Richard G. Arango, PE, CME

**DIRECTOR OF OPERATIONS
CORPORATE SECRETARY**
Bradley A. Blubaugh, BA, MPA

SENIOR ASSOCIATES
John J. Cantwell, PE, PP, CME
Aian Dittenhofer, PE, PP, CME
Frank J. Seney, Jr., PE, PP, CME
Terence Vogt, PE, PP, CME
Dennis K. Yader, PE, PP, CME, LEED
Charles E. Adamson, PLS, AET
Kim Wendell Bibbs, PE, CME
Marc DeBlasio, PE, PP, CME
Leonard A. Faiola, PE, CME
Christopher J. Fazio, PE, CME
Kenneth C. Ressler, PE, CME
Gregory J. Sullivan, PE, PP, CME
Richard B. Czekanski, PE, CME, BCEE

Remington & Vernick Engineers
232 Kings Highway East
Haddonfield, NJ 08033
(856) 795-9595
(856) 795-1882 (fax)

**Remington, Vernick
& Vena Engineers**
9 Allen Street
Toms River, NJ 08753
(732) 286-9220
(732) 505-8416 (fax)

3 Jocama Boulevard, Suite 300-400
Old Bridge, NJ 08857
(732) 955-8000
(732) 591-2815 (fax)

**Remington, Vernick
& Walberg Engineers**
845 North Main Street
Pleasantville, NJ 08232
(609) 645-7110
(609) 645-7076 (fax)

4907 New Jersey Avenue
Wildwood City, NJ 08260
(609) 522-5150
(609) 522-5313 (fax)

**Remington, Vernick
& Beach Engineers**
922 Fayette Street
Conshohocken, PA 19428
(610) 940-1050
(610) 940-1161 (fax)

5010 East Trindle Road, Suite 203
Mechanicsburg, PA 17050
(717) 766-1775
(717) 766-0232 (fax)

U.S. Steel Tower
600 Grant Street, Suite 1251
Pittsburgh, PA 15219
(412) 263-2200
(412) 263-2210 (fax)

Univ. Office Plaza, Bellevue Building
262 Chapman Road, Suite 105
Newark, DE 19702
(302) 266-0212
(302) 266-6208 (fax)

**Remington, Vernick
& Arango Engineers**
The Presidential Center
Lincoln Building, Suite 600
101 Route 130
Cinnaminson, NJ 08077
(856) 303-1245
(856) 303-1249 (fax)

300 Penhorn Avenue, 3rd Floor
Secaucus, NJ 07094
(201) 624-2137

April 2, 2012



Ken Lechner, Township Planner
Township of Gloucester
Chews Landing-Clementon Road, at Hider Lane
P.O. Box 8
Blackwood, NJ 08012-0008

Re: Use Variance and Site Plan Waiver
500 Davistown Road, Inc.
Davistown Road
Block 13103, Lot 2
Twp. #122002CSDSPW
Escrow #6678
Our file #04-15-Z-096

Dear Mr. Lechner:

We have reviewed a Use Variance and Site Plan Waiver submission, received March 13, 2012, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 1	Billboard Sign Exhibit	01-04-12	03-05-12
----	Aerial Photo Exhibit	03-07-12	

Sheet 1 of 1 and Aerial Photo Exhibit were prepared, signed, and sealed by John M. Pettit, P.E., P.P., C.M.E., Pettit Associates, LLC, 497 Center Street, Sewell, New Jersey 08080, (856) 464-9600.

I. GENERAL INFORMATION

Applicant/Owner: 500 Davistown Road, Inc.
P.O. Box 286
Blackwood, NJ 08012
(609) 685-6016

t:\municipal\gloucester township\2096 500 davistown road, inc\review 1.doc

Earning Our Reputation Every Day Since 1901

Proposal: A fourteen (14) feet high by forty-eight (48) feet long V-shaped digital billboard sign with a steel support. The billboard height will be seventy-seven (77) feet from existing grade and located one (1) foot off from the New Jersey State Highway Route 42 right-of-way along the northbound lane.

Zone: BP Business Park District

II. GENERAL COMMENTS

1. New Jersey Department of Transportation or South Jersey Transportation Authority approval of the placement of the sign along New Jersey State Highway Route 42 is required. Written approval must be submitted to the Township and this office.
2. The plans are to address access to the sign for construction and maintenance purposes.
3. Any demolition including limits of clearing for the construction of the sign are to be shown on the plan.
4. The plan is to note how areas disturbed will be replenished. Four (4) inches of topsoil is to remain on all disturbed areas. Any trees to be removed are to be replaced.
5. Limited access to the structure to avoid climbing or unauthorized entrance to the structure is to be addressed.
6. The plan notes that the foundation of the sign is to be designed by others. Details of the design of the foundation and support of the billboard sign prepared by a licensed New Jersey Professional Engineer are to be submitted to the Township Construction Office prior to construction. The plans must note this.
7. An elevation view of the proposed sign has been provided on the Billboard Sign Detail; however, the Billboard Sign Detail is not tied to any survey datum. Survey information is to be provided to confirm elevation information. The existing elevation along the access road and New Jersey State Highway Route 42 should also be provided on the plans.
8. A current property boundary and topographic survey of the site is to be provided which is sealed by a New Jersey Professional Land Surveyor.

9. The applicant is to show the existing and proposed grades at the site on a grading plan.
10. A legend is to be provided on the plan describing what the shaded and hatched areas shown along the north side of the East Access Road.
11. The plans are to show the connection of any utilities, specifically electric, to the digital sign.
12. The applicant is to provide testimony if the construction of the sign will require any traffic control along the highway or any surrounding roads. A traffic control plan may be required.
13. The applicant is to submit details of the proposed lighting of the sign. A lighting plan is required to review effects of illumination to surrounding areas.
14. The distance to the nearest residences north of Davistown Road or on Evergreen Avenue should be indicated. Evidence is to be provided regarding the extent of visibility of the sign to residents.
15. Regardless of the type of lighting, the applicant is to provide information and/or testimony that the sign is located to prevent glare or blinding effects to motor vehicle traffic and so as not to cause a nuisance to residents of the area.
16. The applicant should be made aware that any possible abandonment of the sign will require removal at the cost of the owner. Per Section 626.C.5, a sign that is no longer operating for a period of six (6) months or greater shall be considered abandoned and must be completely removed by the owner within thirty (30) days.
17. The applicant and owner are reminded that site safety is their responsibility. The plan should note that "The owner, or his representative, is to designate an individual responsible for construction site safety during the course of site improvements pursuant to N.J.A.C. 5:23-2.21 (e) of the N.J. Uniform Construction Code and CFR 1926.32 (f) (OSHA Competent Person)".

III. OUTSIDE AGENCY APPROVALS

This plan may be subject to the review and approval of the following outside agencies, if not already received. Evidence of all appropriate approvals must be submitted to the Township Planning Department and this office prior to the final signature of plans:

1. Camden County Planning Board.

2. Camden County Soil Conservation District.
3. New Jersey Department of Transportation or South Jersey Transportation Authority.
4. Any others as may be necessary.

IV. APPROVAL PROCESS

If the Planning Board should grant final approval to this project, the following is applicable:

1. The applicant's engineer must make appropriate revisions to the engineering plan pursuant to the Planning Board action. Once all engineering and the Department of Community Development comments are satisfied, twelve (12) copies of the plan should be submitted to the Township offices for approval and signature. No work is to proceed prior to the signing of plans.
2. The applicant is notified that an inspection escrow and performance bond may be required for this application. A quantity take-off and estimate for all on/off site improvements (excluding structures) must be reviewed by the Township Engineer, who will determine an estimate for bonding and escrow purposes. The inspection escrow and bonds must be posted prior to the start of any work or the issuance of any building permits.
3. A performance bond may be required prior to the signature of any plat plans.
4. The applicant must contact the Planning Board office to settle any outstanding review escrow accounts prior to the issuance of building permits.
5. No work is to start until a preconstruction conference is held. The preconstruction conference shall be scheduled with the Township Engineer's office (Wayne Trautz at 856-795-9596 extension 422) a minimum of three working days prior to the start of work.

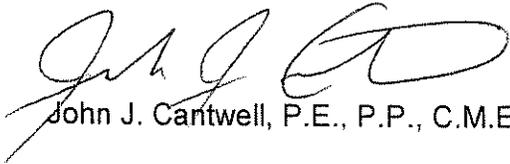
When plans are resubmitted, they are to be accompanied with a point by point response to all underlined items.

Page 5
Township of Gloucester
April 2, 2012

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS, INC.

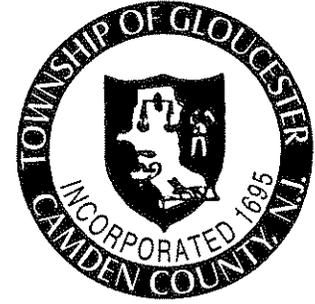


John J. Cantwell, P.E., P.P., C.M.E.

JJC/MJA/mcb

cc: 500 Davistown Road, Inc.
John Pettit, P.E., P.P., C.M.E.
Anthony Costa, Esq.
Michael McKenna, Esq.
Ron Jernegan
Bernie Shepherd, Construction Code Official

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 #1220 33D** **Escrow #7105**
Market Place at Chews Landing
BLOCK 20601, LOTS 2 & 3

DATE: June 19, 2012

The Applicant requests approval for a use variance to utilize an existing tenant space within the Marketplace Shopping Center for a house of worship within the HC – Highway Commercial District as per the submitted survey plan. The project is located on the southwest side of Chews Landing Road east of Hider Lane.

Applicant/Owner: Market Place at Chews Landing, LLC c/o Paramount Realty, 1195 Route 70, Suite 2000, Lakewood, NJ 08701 (telephone #732-961-8115).

Attorney: Richard J. Goldstein, Esq., Hanglely Aronchick Segal Pudlin & Schiller, 20 Brace Road, Suite 201, Cherry Hill, NJ 08034 (telephone #856-616-2170).

I. INFORMATION SUBMITTED

1. Hanglely Aronchick Segal Pudlin & Schiller transmittal Letter dated 5/25/12.
2. Land Development Application Form and checklist dated 5/25/12.
3. Marketplace at Chews Landing (tenant plan).
4. Proposed House of Worship tenant fit-out floorplan.
5. ALTA/ACSM Land Title Survey (copy), as prepared by Consultant Engineer Services comprising one (1) sheet dated 4/26/07.

II. ZONING REVIEW

ZONE: HC – Commercial Residential [§416].

USES: House of Worship is not a listed permitted use [§416.B].

<u>Description</u>	<u>Required (Other use)</u>	<u>Proposed</u>	<u>Conforms</u>
Lot size (min.)	1 ac	16.32 ac	yes
Lot frontage (min.)			
Chews Landing Road	100 ft.	1,494.59 ft.	yes
Kelly Driver Road	100 ft.	1,379.68 ft.	yes
Lot depth (min.)	300 ft.	182.90 ft.	enc
Building coverage (max.)	15%	±21.5% ¹	yes
Lot coverage (max.)	50%	±80% ¹	enc
Floor Area Ratio	0.25	0.215	yes

¹ = Scaled data.

Enc = Existing nonconformance.

PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard			
Chews Landing Road	20 ft.	189.48 ft.	yes
Kelly Driver Road	20 ft.	78.97 ft.	yes
Side yard	10 ft.	60.88 ft. / 43.82 ft.	yes / yes
Rear yard	25 ft.	n/a	n/a
Minimum Useable Yard Area	n/a	n/a	n/a
Maximum Height	35 ft.	n/a	n/a
Parking (shopping center) ²			
4.5 spaces / 1,000 sf			
Retail Center: 147,486 sf			
Blockbusters: 5,955 sf			
Bank: 3,600 sf			
Checker's: 969 sf			
Subtotal 158,010 sf	711		
House of worship			
1 space/3 seats	20		
TOTAL	731	729	no*

¹ = Scaled data.

² = Parking is based on approvals for Checker's and a proposed bank pad site.

n/a = Not applicable.

III. VARIANCE COMMENTS

The Application as submitted requires the following variances.

§416.B, Permitted Uses

1. A house of Worship is not a listed permitted use in the HC – Highway Commercial District.

§510.A, Off-Street parking – Required Number

2. Number: (729 spaces provided v. 731 spaces minimum required).
 - a. The property-in-question has major site plan approval for bank pad and including this 3,600 sf a variance for parking is required.
 - i. However, based on existing conditions - excluding this 3,600 sf bank pad – only 715 parking spaces are required.

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

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

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

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

POSITIVE CRITERIA ("D1" use variance)

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

5. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
 - a. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis *Medici v. BPR Co.*, 107 N.J. 1 (1987)).
 - i. The Applicant must identify and provide an analysis of those special reasons of zoning applicable to the application.
 - ii. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
 - iii. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

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

IV. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

1. Master Plan
 - a. Consistency of a House of Worship within the B3 Highway Commercial Land Use Classification within the Township's Master Plan.
2. Zoning
 - a. Consistency of a House of Worship with the HC – Highway Commercial District and character of the built environment.
3. House of Worship Use
 - a. The Applicant must provide testimony addressing operation of the proposed use including but not necessarily limited to the following:
 - i. Number employees, if applicable.
 - ii. Hours of services, number of services, etc.
 - iii. Anticipated trip generation for the house of worship.
 - iv. Proposed parking demand.

4. ALTA/ACSM Land Title Survey
 - a. The applicant must address the submitted survey, which is out-of-date and doesn't depict improvements to the Dunk'n Donuts and Checker's Restaurant and impacts to the instant application, if any.

V. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VI. RECOMMENDATIONS

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

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: Market Place at Chews Landing, LLC
Richard J. Goldstein, Esq.
Anthony Costa, Esq.
James Mellett, PE

CHURCHILL
Consulting Engineers
A Professional Corporation

Corporate Headquarters
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Fax 856-767-0272

June 18, 2012

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: Marketplace at Chews Landing, LLC
Use Variance
Block 20601, Lots 2 & 3
1236 Chews Landing-Clementon Road
Gloucester Township, Camden County, NJ
Gloucester File No.: 122033D
Our File No.: GX12006-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. A copy of Township of Gloucester Zoning Board Transmittal;
- B. A copy of a completed Township of Gloucester Land Development Application;
- C. A copy of a completed Township of Gloucester Land Development Submission Checklist;
- D. An 8 ½ x 11 plan showing the existing tenant layout of the shopping center;
- E. An 8 ½ x 11 plan showing the proposed interior layout of the facility.
- F. A copy of a plan entitled "ALTA/ACSM Land Title Survey," prepared by Consulting Engineer Services, dated 4/28/07. The plan is not sealed and is not to scale.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Gloucester Township Department of Community Planning and Development
Marketplace at Chews Landing, LLC
June 18, 2012
Page 2 of 4

We offer the following comments with regard to the application:

I. Project Description

1. The project site is located within the existing shopping center "The Marketplace at Chews Landing," located between Chews Landing Road and Kelly Drive Lane.
2. The site is known as Block 20601, Lots 2 and 3 as per the tax map of the Township of Gloucester.
3. The referenced tract consists of approximately 16.32 acres measured to the Right-of-way as per the submitted survey.
4. The lot is located in the Highway Commercial (HC) District.
5. The applicant is proposing to utilize a portion of the existing building for a church. The church would be located in a vacant space of the existing building.
6. It does not appear that the applicant is proposing any site improvements.

II. Zoning/Land Use

1. The property is located in the Highway Commercial (HC) District.
2. The purpose of the HC District is to provide for the development of commercial activities which are oriented for automotive use and traffic and which constitute the main shopping and service areas within the municipality.
3. The applicant is proposing to utilize the existing building for a church.
4. A church is not listed as a permitted use in the zone. The applicant is, therefore, seeking a use variance.
5. The applicant should demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.
6. The applicant must demonstrate that the variance relief can be granted without substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of Gloucester Township.

7. We defer review for conformance with the bulk requirements of the Ordinance to your office.

III. Parking/Traffic

1. The existing site currently has 716 parking spaces as per the Site Plans for the Bank Pad and Checkers Restaurant, also located within the shopping center. The plans were prepared by KZA Engineering, P.A., dated February 22, 2008, revised to April 30, 2009. Our office had these plans on file from the review of the Bank Pad and Checkers Restaurant.

2. As per the KZA Site Plans, 716 parking spaces are required for the site:

Main Bldg.	148,526 s.f.
Bank	3,600 s.f.
Checkers	969 s.f.
Dunkin/Blockbuster	<u>5,955 s.f.</u>
Total	159,060 s.f.

4.5 Parking Spaces per 1,000 s.f. = 716 spaces required

3. As per the Gloucester Township Land Development Ordinance, a church requires one (1) space for every three (3) seats, plus one (1) per church employee.
 - a. The interior layout that was submitted shows 60 proposed seats. This would require twenty (20) parking spaces plus one (1) space per employee.
 - b. The applicant should indicate the number of employees.
4. The applicant should indicate the proposed hours of operation.
5. The applicant should address whether the parking needs of the proposed facility will conflict with the adjacent uses.
6. Based on a site visit, there a number of trash containers located within the surrounding parking area. They are randomly located and are taking up a number of parking spaces.
 - a. The Board may wish to require a central trash enclosure be required within the vicinity.
7. A stop sign should be added to the exit from the parking area located across from the proposed facility.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Gloucester Township Department of Community Planning and Development
Marketplace at Chews Landing, LLC
June 18, 2012
Page 4 of 4

8. There are currently two (2) handicap accessible parking spaces located within the immediate vicinity of the proposed facility.
9. We defer review of the ADA standards of site to the Township Construction Official.

IV. Miscellaneous

1. As there are no improvements proposed, the project should not have an effect on the site's stormwater management.
2. The applicant should comment on the adequacy of the site's lighting.
3. Based on a site visit, the light standard located across from Eastern Dental appears to be blocked partially by landscaping. This should be addressed.
4. The applicant should indicate what signage is proposed for the business.
5. The existing handicap ramp does not have truncated domes. We defer review of the same to the Township Construction Official.

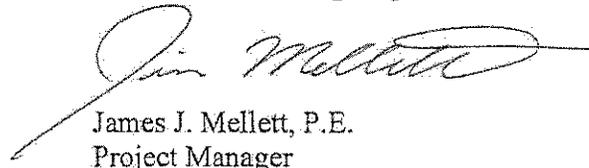
It should be noted that the referenced application and review is of the Use Variance only.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction.

If you should 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 mail & email) .
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Marketplace at Chews Landing, LLC, Applicant
Mr. Richard J. Goldstein, Hangly Aronchick Segal Pudlin & Schiller

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: 5-25-12 Application No. # 1220330

Taxes Paid Yes/No _____ (Initial)

Fees 260⁰⁰ Project # 7105

Planning Board Zoning Board of Adjustment

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

Escr. 1200⁰⁰ Escr.# 7105

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Marketplace at Chews Landing, LLC</u> Address: <u>c/o Paramount Realty</u> <u>1195 Route 70, Suite 2000</u> City: <u>Lakewood</u> State, Zip: <u>NJ 08701</u> Phone: <u>(732) 961-8115</u> Fax: <u>(732) 886-1690</u> Email: <u>sn@paramountrealty.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Same as Applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: () - - Fax: () - -
--	--

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

- | | |
|---|--|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ² |
| <input type="checkbox"/> Preliminary Major Subdivision ² | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Bulk "C" Variance ² |
| <input type="checkbox"/> Minor Site Plan | <input checked="" type="checkbox"/> Use "D" Variance ² |
| <input type="checkbox"/> Preliminary Major Site Plan ² | <input 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	<u>HC</u>	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

Name of Attorney: <u>Richard J. Goldstein</u> Address: <u>20 Brace Road, Suite 201</u> City: <u>Cherry Hill</u>	Firm: <u>Hangley Aronchick Segal Pudlin & Schiller</u> State, Zip: <u>NJ 08034</u> Phone: <u>(856) 616-2172</u> Fax: <u>(856) 616-2170</u> Email: <u>rgoldstein@hangley.com</u>
---	--

6. Name of Persons Preparing Plans and Reports:

Name: Deanna Drumm, P.E., PTOE
Traffic Planning & Design
Address: 2 Riverside Dr., #506
Profession: Professional Traffic Engineer
City: Camden
State, Zip: NJ 08103
Phone: (856) 966-4242 Fax: (856) 966-4250
Email: ddrumm@trafficpd.com

Gregg Woodruff, PP
Name: Langan Engineering and Environmental
30 South 17th Street, Suite 1300
Address: _____
Profession: Professional Planner
City: Philadelphia
State, Zip: PA 19103
Phone: (215) 864-0540 Fax: (215) 864-0671
Email: gwoodruff@Langan.com

7. Location of Property:

Marketplace at Chews Landing
Street Address: 1236 Chews Landing Road Block(s): 20601
Tract Area: +16.32 acres Lot(s): 2 & 3

8. Land Use:

Existing Land Use: Shopping Center
Proposed Land Use (Describe Application): Same with use of a tenant space as a church

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
No change proposed to previously approved plan		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: 711 Number of parking spaces provided: 726
 Number of loading spaces required: _____ Number of loading spaces provided: _____

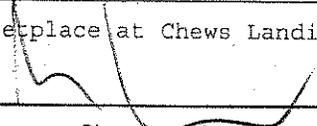
15. Relief Requested:

- 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

Marketplace at Chews Landing, LLC

By:  5/17/2012
 Signature of Applicant Date
 Morris Levy

 Signature of Co-applicant Date

Section 15. Relief Requested

The Applicant is seeking a use (“D”) variance to permit a church to lawfully occupy a tenant space within its existing shopping center which is located in the Township’s HC Highway Commercial District. Although the HC District permits a variety of uses which are intended for assembly purposes (including government offices, libraries, museums, municipal use), the use as a church is not specifically permitted.

The Applicant will provide testimony supporting its proposed variance and will demonstrate that the proposed church is an inherently beneficial use and that the variance would serve the general welfare because the use is particularly fitted to the particular location. Evidence will also be provided that the proposed use will provide no substantial detriment to the public good and that there will be no substantial impairment to the intent and purpose of the zone plan in the Zoning Ordinance. The proposed use complements the other uses at this site.

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 - -12
Date

Sworn and Subscribed to before me this

 day of May

2012 (Year).

Signature
Marketplace at Chews Landing, LLC

By:
Print Name Morris Levy, Member

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE: SEE ATTACHED

- 1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary). No Yes
- 2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? No Yes

IF YES:

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

Marketplace at Chews Landing, LLC

By: [Signature]
Signature of Applicant

Morris Levy, Member
Print Name

5-17-12
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 4/26/07 shows and discloses the premises in its entirety, described as Block 20601 Lot 2 & 3 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown. *

State of New Jersey,
County of Camden:

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

Marketplace at Chews Landing, LLC

By: [Signature]

Name of property owner or applicant

Morris Levy, Member

Sworn and subscribed to

On this 17 day of May 2012 before the following authority.

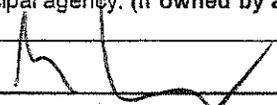
[Signature]
Notary public

LISA M TOOHEY
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES JULY 17, 2014

* and with the exception of improvements made in connection with development of Checkers Restaurant as previously approved.

17. Consent of Owner(s):

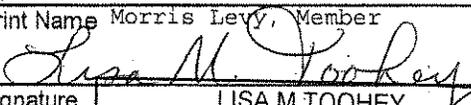
I, the undersigned, being the owner(s) of the lot or tract described in this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by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



5-24-12 Date

Sworn and Subscribed to before me this 24 day of May 2012 (Year).

Signature Marketplace at Chews Landing, LLC
By: _____
Print Name Morris Levy, Member

Signature 
LISA M TOOHEY
NOTARY PUBLIC
STATE OF NEW JERSEY
Print Name MY COMMISSION EXPIRES JULY 17, 2014

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE: SEE ATTACHED

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

IF YES:

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

Marketplace at Chews Landing, LLC

By: _____
Signature of Applicant
Morris Levy, Member
Print Name

5- -12
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 4/26/07, shows and discloses the premises in its entirety, described as Block 20601 Lot 2 & 3, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

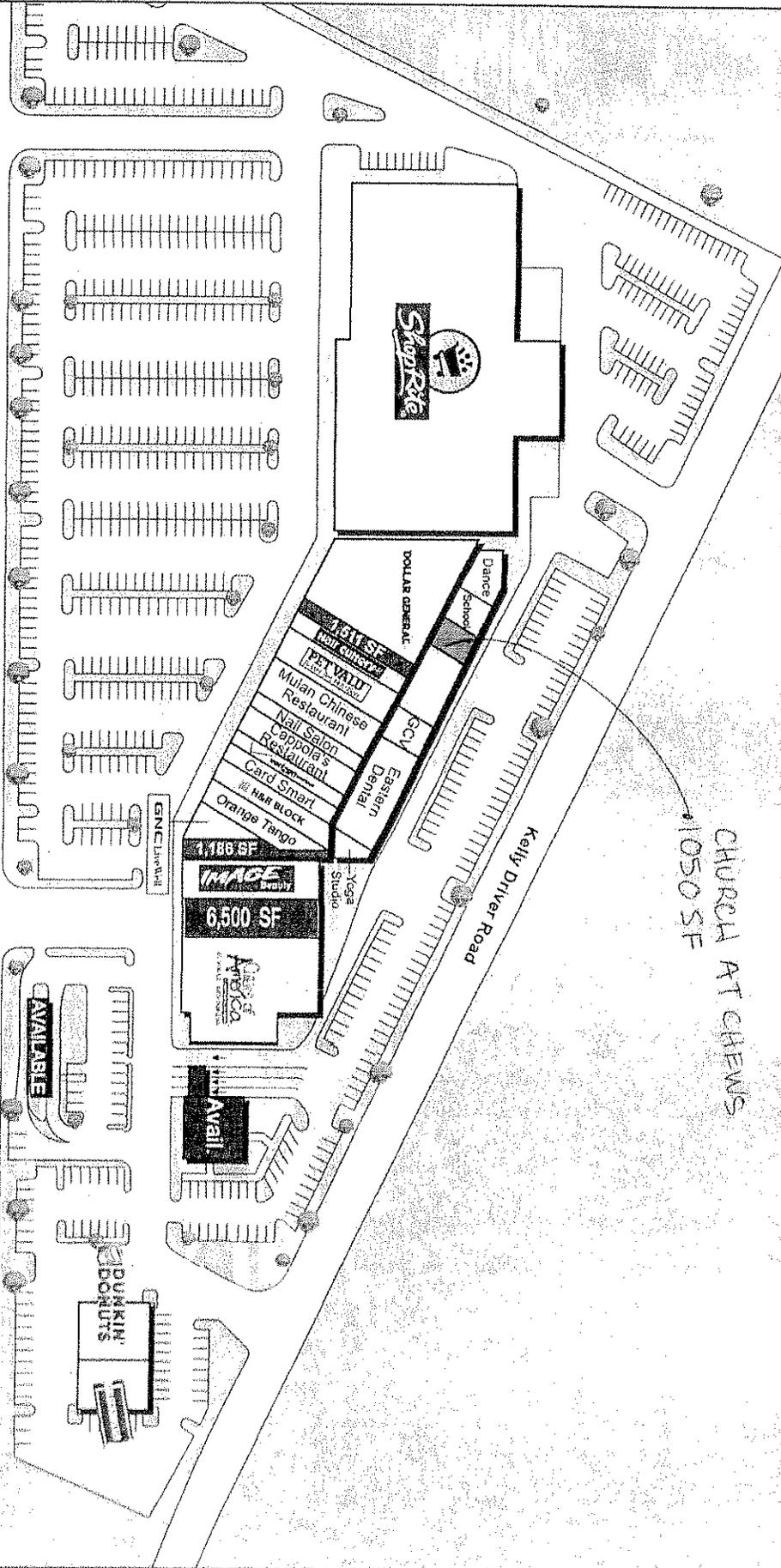
State of New Jersey, Sworn and subscribed to
County of Camden: On this _____ day of _____
Morris Levy of full age, being duly sworn to 2012 before the following authority.
law, on oath and says that all of the above statement
herein is true.
Marketplace at Chews Landing, LLC
By: _____
Name of property owner or applicant Notary public
Morris Levy, Member

Section 18. Disclosure Statement

David Levy
1195 Route 70
Lakewood, NJ 08701

Marketplace at Chews Landing
Clementon, NJ

CHURCH AT CHEWS
1050 SF



Clementon Road

Kelly Driver Road

Parking Lot

(60 Chairs shown on floor)

existing front door

vacant 1575sf

Speaker

SWATH
TABLE

Office Area

Podium

PULPIT
AREA

Keyboard

Drums

Speaker >

restroom

Storage

Office Area

Back Door

Here

common access hallway

(WE COULD NOT TELL SCALE BY DRAWING)

Banquet Chairs - 17.25"W x 20.25"D

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

#122033D

DATE: May 31, 2012

APPLICATION No. #122033D

APPLICANT: Marketplace @ Chews landing, LLC

PROJECT No. #7105

BLOCK(S): 20601 Lot(S): 2 & 3

LOCATION: 1236 Chews Landing Rd., 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 – (Use “D” Variance for tenant space as used as a Church)
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by June 13, 2012**
- For Your Files.

ENCLOSED:

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

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

JUN 04 2012

[Handwritten Signature]
 Signature _____
Assessor
 5/31/12

NOT SURE IT'S A GOOD IDEA TO PUT A "CHURCH" INTO A MAJOR RETAIL CENTER LIKE THIS - HOWEVER IT IS IN REAR SECTION MUST BE RESERVED FOR NON-RETAIL. THEY WILL PAY RENT (ASSUMING ITS MARKET RENT & NOT REDUCED RATE, WHICH WILL CAUSE A DEVALUATION OF PROP). SIGNAGE SHOULD BE VERY LIMITED.

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY, JUNE 14, 2012

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

Roll Call:	Mr. Simiriglia	Present
	Mr. Bucceroni	Absent
	Mr. Gunn	Present
	Mr. McMullin	Absent
	Mrs. Chiumento	Present
	Mrs. Giusti	Absent
	Mr. Acevedo	Present
	Mr. Treger	Absent
	Mr. Scarduzio	Present
	Mr. Richards	Present

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

Mr. Acevedo sits in for Mr. Bucceroni and Mr. Scarduzio sits in for Mr. McMullin.

MINUTES FOR ADOPTION

LOG #163

Zoning Board Minutes for May 24, 2012.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Gunn	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Carduzio	Abstain
Chairman Richards	Yes

Minutes approved.

LOG#178

RESOLUTIONS FOR MEMORIALIZATION

**#122016C
Joseph Fitzgerald
Bulk C
Block: 17504 Lot: 16.01**

**#122017C
Mark Shipotofsky
Bulk C
Block: 18605 Lot: 24**

**#122018C
Daryl St. John
Bulk C
Block: 10704 Lot: 8**

**#122019C
Emidio Bosco
Bulk C
Block: 13703 Lot: 30**

**122021C
Joseph A. Salimao
Bulk C
Block: 8012 Lot: 24**

**#122022C
Fred Feucht
Bulk C
Block: 10303 Lot: 30**

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

APPLICATIONS FOR REVIEW

LOG #211

**#122027C
Lindsey & Robert Dale, III
Zoned: R3
Bulk: C
Block: 15908 Lot: 1
Location: 1 Carrie Place, Erial
Replacing existing fence w/6' vinyl fence approx. 1' from property line & 75' intersection of curb lines.**

Mr. Costa swears in Mr. & Mrs. R. Dale.
Mr. Dale states their yard will be very, very small if the variance is not approved. There is already an existing fence and it's been there since they bought the house. The fence line along Jarvis will stay the same and the other side will be put back onto the property line.

Mr. Mellett states there is no site triangle issue. The Dale’s fence is far away from Jarvis Rd., but it remains in the county right of way. If the county decides to widen Jarvis Rd. the fence will be in the way.

Mr. Lechner states there is a 25 ft. buffer strip too.

Vice Chairman Simiriglia states it is a heavily wooded area.

Mr. Mellett states there is a 12ft. wide strip that is a right of way which is the concern.

Vice Chairman Simiriglia states the worst that can happen is they will have to move the fence if the County needs to widen the roadway.

Mr. & Mrs. Dale state they will move the fence & the shed if necessary.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Gunn	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Carduzio	Yes
Chairman Richards	Yes

Application Approved.

LOG #418

#122028C

Ms. Kristen Nosal

Zoned: R3

Bulk C

Block: 14802 Lot: 10

Location: 6 Bainbridge Ct., Sicklerville

Replacing existing 16’ x 16’ deck w/32’ x 16’ deck 25ft. from the property line.

Mr. Costa swears in Ms. Kristen Nosal.

Ms. Nosal states they would like to replace the existing deck because the existing one is too small. The new deck will be wider not longer and the steps will be on the side.

Vice Chairman Simiriglia asks Ms. Nosal if they will be tearing the old deck out.

Ms. Nosal states: yes, they will be removing the old deck.

Vice Chairman Simiriglia remarks the lot is uneven and cut off in the rear.

Open to the Public:

No Comments.

Open to Professionals:

No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Gunn	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Carduzio	Yes
Chairman Richards	Yes

Application Approved.

LOG #506

#122030C

Christopher Lucci

Zoned: R4

Bulk C

Block: 1004 Lot: 14

Location: 514 Chestnut Ave., Glendora

Construct 32'6" x 24' 6" x 22' – 2nd floor addition w/6'8" front setback & 2'0" side setback.

Mr. Costa swears in Mr. Lucci.

Mr. Lucci states apparently the house isn't grandfathered in and it is an existing home. The addition is 32'6" x 24' 6" with 3 bedrooms and a bath.

Ms. Arlene Marks along with relatives will be utilizing the home. There will be no kitchen in the addition. The addition will match the rest of the home.

Vice Chairman Simiriglia asks the applicant if it will be a 2 story.

Mr. Lucci states: yes, it will be a 2 story.

Vice Chairman Simiriglia asks the applicant if the addition is on top or next to the existing building.

Mr. Lucci states: the survey is wrong and that addition isn't built.

Vice Chairman Simiriglia asks the applicant if they will be using the current footprint of the home.

Mr. Lucci states: yes, they will be using the same footprint.

Mr. Mellett asks the applicant if the gutters will remain the same.

Mr. Lucci states: Yes, the gutters will remain the same.

Mr. Mellett asks the applicant if they have any existing water issues.

Mr. Lucci states: no, they have no water issues.

Mr. Lechner informs the applicant that the one wall close to the property line will have to be fire rated. (right side wall...."fire rating needed")

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Gunn	Yes
Mrs. Chimento	Yes
Mr. Acevedo	Yes
Mr. Carduzio	Yes
Chairman Richards	Yes

Application Approved.

#122002CDSPW

500 Davistown Rd., LLC

Zoned: BP

Bulk C, Use D Variance; Site Plan Waiver

Block: 13103 Lot: 2

Location: 500 Davistown Rd., Blackwood

Double sided digital 14' x 48' billboard.

The above mentioned application will be postponed until the 7/12/12 zoning board of adjustment meeting....there is NO need to re-advertise.

Mr. Costa informs the board a decision will be known in the "Blank" application within a week. The judge hears these matters on Tuesdays.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.