

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, July 22, 2015  
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.

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**MINUTES FOR ADOPTION**

Zoning Board Minutes – *Wednesday, June 24, 2015*

**RESOLUTIONS FOR MEMORIALIZATION**

|   |  |
|---|--|
| #152033C<br>David Forsythe                            | Bulk C Variance<br>Block: 11905 Lot: 10                                |
| #152032CDSPW<br>Bernie Wilson                         | Bulk C/Use “D” Variance/Site Plan Waiver<br>Block: 5403 Lot: 11        |
| #152025DMS<br>Jersey Outdoor Media, LLC               | Use “D” Variance/Minor Site<br>Block: 10903 Lot: 2                     |
| #152031DSPW<br>Vision Properties, Strawberry Sq., LLC | Use “D” Variance/Site Plan Waiver<br>Block: 18601 Lot: 2.01 Unit: 1705 |

## APPLICATIONS FOR REVIEW

#152029C  
Nicholas DiBiasio  
Zoned: R3

Bulk C Variance  
Block: 9110 Lot: 3  
Location: 78 Hollyoke Rd., Somerdale

Construct 2<sup>nd</sup> garage 25'x30' rear yard w/3' setback on West (rear) & 0' setback on South (left); install new driveway around left side of residence to access garage (approx. – 1800 sq. ft.) install w/0' setback on South (left); Concrete floor in garage

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#152037C  
Cortez & Sheronne Robinson  
Zoned: RA

Bulk C Variance  
Block: 17002 Lot: 8  
Location: 222 Hampshire Rd., Sicklerville

6' to 4' white wood picket fence w/setbacks

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#152038CDM  
James & Linda Chando  
Zoned: R3

Bulk C & Use "D" Variance/Minor Subdiv  
Block: 7815 Lots: 1 & 1.01  
Location: Old Black Horse Pike & Richmond Ave

3 Twins with a minor 3 lot subdivision

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#142005CDSPWA  
Joseph Federico  
Zoned: CR

Appeal of Administrative Officer's Decision  
Block: 6502 Lot: 8  
Location: 1000 Black Horse Pk., Blackwood

Clarify the Zoning Code for Sign Height

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, JUNE 24, 2015**

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

**Roll Call:**

|                          |         |
|--------------------------|---------|
| Vice Chairman Simiriglia | Present |
| Mr. Bucceroni            | Present |
| Mr. Scarduzio            | Absent  |
| Mrs. Chiumento           | Present |
| Mr. Rosati               | Present |
| Mr. Acevedo              | Absent  |
| Mr. Treger               | Present |
| Ms. Scully               | Present |
| Chairman McMullin        | Present |

Chairman McMullin had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor  
Mr. James Mellett, P.E., Churchill Engineering  
Mr. Ken Lechner, Township Planner

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Mr. Treger will sit in for Mr. Scarduzio and Ms. Scully will sit in for Mr. Acevedo.  
#152022c

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday June 10, 2015.

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

**Roll Call:**

|                          |     |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mrs. Chiumento           | Yes |
| Mr. Rosati               | Yes |
| Ms. Scully               | Yes |
| Chairman McMullin        | Yes |

Minutes Approved.

**RESOLUTIONS FOR MEMORIALIZATION**

5-13-2015

#152022C  
Joseph Petruzzi  
Bulk C Variance  
Block: 18307 Lot: 4

152007  
James J. Gordon  
Bulk C Variance  
Block: 6201 Lot: 3

#152003DPMFM  
Old Country, LLC  
Prelim/Final Subdivision  
Block: 19702 Lot: 6.14

#152002BD  
Puff & Pipes, LLC  
Interpretation/Use "D" Variance  
Block: 14402 Lot: 8.01

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A motion to approve the above mentioned resolutions was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

|                          |     |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mrs. Chimento            | Yes |
| Mr. Rosati               | Yes |
| Mr. Treger               | Yes |
| Ms. Scully               | Yes |
| Chairman McMullin        | Yes |

Resolutions Approved.

6-10-2015

#152026C

Dennis & Patricia O'Leary  
Bulk C Variance  
Block: 7001 Lot: 2

#152027C

Antonio Lasala  
Bulk C Variance  
Block: 16301 Lot: 5.01

#152030C

Tina Fort  
Bulk C Variance  
Block: 8708 Lot: 7

#152020DSPW

Richard Budman(Dream Car Authaus)  
Use "D" Variance/Site Plan Waiver  
Block: 18403 Lot: 22

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

Roll Call:

|                          |                   |
|--------------------------|-------------------|
| Vice Chairman Simiriglia | Yes               |
| Mr. Bucceroni            | Yes (Budman only) |
| Mrs. Chimento            | Yes               |
| Mr. Rosati               | Yes               |
| Ms. Scully               | Yes               |
| Chairman McMullin        | Yes               |

Resolutions Approved.

APPLICATIONS FOR REVIEW

#152033C

David Forsythe  
Zoned: R3  
Bulk C Variance  
Block: 11905 Lot: 10  
Location: 507 Carol Ave., Blackwood  
6' to 4' white vinyl fence with setbacks

Mr. Costa swears in Mr. Forsythe.

Mr. Forsythe explains the fence will be 6' across the back and 4' along the rest of the property. 40' setback takes up a lot of his yard as it is an irregular shape, it isn't wider than it is deep.

Mr. Mellett states there are no site issues.

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

Open to Professionals:  
No Additional Comments.

Open to the Public:  
No Comments.

**Roll Call:**

|                          |     |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni            | Yes |
| Mrs. Chiumento           | Yes |
| Mr. Rosati               | Yes |
| Mr. Treger               | Yes |
| Ms. Scully               | Yes |
| Chairman McMullin        | Yes |

**Application Approved.**

**#152025DMS**

**Jersey Outdoor Media, LLC**

**Zoned: IN**

**Use "D" Variance/Minor Site**

**Block: 10903 Lot: 2**

**Location: 52 Coles Rd., Blackwood**

**Billboard**

Mr. Costa swears in Mr. Chet Atkins (company rep.), Mr. John Petit (PE Planner), Mr. Dave Shropshire (traffic engineer).

Mr. Marmero (ESQ) explains the application.

- a new ordinance is discussed in reference to redevelopment.
- conditions are height (of billboard) and distance between billboards.

Mr. Atkins runs the operations for the billboards in Delaware, Maryland, and in NJ (Atlantic City & Williamstown).

- local advertisers use the billboards predominately,
- the billboard will be 60' in height, 14' x 48' in area,
- the billboard will be static and changed every 2 to 12 months,
- it will be serviced with a cherry picker, truck and ladder,
- it is a ratable.

Mr. Petit (PE Planner):

A1 - North bound view (on Rt. 42)

A2 - South bound view

-distance across Rt. 42 is 425'

-same side 1100', existing billboard allowed 3000'

Positive criteria site is suitable and approved by the state,

Negative criteria - no negative criteria 1100' vs. ordinance 3000', the site can accommodate a 60' vs. 45' height sign as the vegetation causes the need for the height. This proposal will not negatively impact the master plan or zoning code as it is; also not a detriment to the surrounding area.

Mr. Mellett asks how the 60' height was measure.

Mr. Petit states from the grade around the sign which is lower than the highway.

Mr. Mellett states the sign is more like 75' in height then and mentions any impact on the neighborhood.

Vice Chairman Simiriglia mentions the restriction of 1000' from the entrance.

Mr. Mellett covers his engineers' letter which was written under the assumption the ordinance hadn't changed.

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Old ordinance: no interchange distance, height and size, setbacks were all referencing the old ordinance.

New Ordinance: 10' from interchange is good, 16' x 60' area, height 45' from highway, 3000' in between billboards still in affect.

Mr. Lechner discusses NJAC and business park district.

Mr. Lechner also discusses: the variance lot coverage, impervious coverage for base of billboard may already be over 60% that is allowed. 76.6% = impervious coverage.

Mr. Costa questions the applicant on any other close billboards.

Mr. Marmora states there is a billboard across the highway.

Mr. Mellett discusses the Blackwood Storage site that was approved that is on the same side pas the Ed Pine site (red sign on the exhibit).

Mr. Atkins states that site is for sale now because of a tree cutting issue the state is having.

Mr. Shropshire discusses the DOT standards that the applicant had to go through to get the state approval, including safety, and reads the DOT regulations. No more billboards will be approve as we are maxed out with distance according to the DOT.

- this billboard is set farther off Coles Rd.
- no visual impediment.
- another billboard 150' off Coles Rd.,
- tree line along the ramp block view of the billboard.

Mr. Costa discusses the DOT and 1000' vs. 3000' aesthetics.

Mr. Lechner states it's been the rule for a number of years and isn't sure why.

Mr. Shropshire states he doesn't think aesthetics were ignored.

Mr. Costa states the municipality can expand the 1000'.

Mr. Mellett continues with the engineers' letter:

- inconsistencies addressed,
- pg. 506 comments 10 thru 12 notes: added to plan old ordinance,
- Mr. Mellett requests and updated survey - agreed to by applicant,
- utilities put on plan,
- vegetation cleared for traffic control,
- electric line under ground,
- fence?

Mr. Marmora states the bottom of the ladder for the billboard will be 16' high; no real need for a fence. But if he fence is required it's no problem. The access will be grass to asphalt parking lot.

Mr. Mellett asks if the access easement was reviewed.

Mr. Marmora will explore but its not an issue.

Mr. Mellett requests a copy of the DOT permit to be submitted.

Mr. Lechner goes over the check list items on page 5.

Mr. Shropshire discusses lighting which will be LED lights on the cat walk with access from T & G way.

Mr. Petit states they are not disturbing any land except where the pole is located.

Mr Lechner mentions the waiver of curbs and sidewalks and requests a detailed plan for the billboard.

Mr. Petit states it will be a direct impediment filling (4' circle).

Mr. Lechner requests that be noted on the plan.

Mr. Marmora has closing comments:

3000' vs. 1000"

height because of trees

**amendment:** 50' from ground instead of 60'

static vs. digital sign.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

**Roll Call:**

|                          |     |
|--------------------------|-----|
| Vice Chairman Simiriglia | No  |
| Mr. Bucceroni            | Yes |
| Mrs. Chiumento           | No  |
| Mr. Rosafi               | Yes |
| Mr. Treger               | Yes |
| Ms. Scully               | Yes |
| Chairman McMullin        | Yes |

Application Approved.

**#152032CDSPW**

**Bernie Wilson**

**Zoned: CR**

**Bulk C/Use "D" Variance/Site Plan Waiver**

**Block: 5403 Lot: 11**

**Location: 1000 Black Horse Pike**

**Auto Repair & Towing**

Mr. Costa swears in Mr. Addison Bradley (planner).

Mr. Addison explains the application:

A1 package of photos: aerial, tax map, survey.

-Location is Black Horse Pike and Landing Rd.,

- the property has been vacant for a few years,

-applicant wants to install an auto repair and towing facility,

-requesting a site plan waiver.

-lighting would remain the same,

-already started to fix the landscaping,

-parking = 15 spaces,

-eliminate 3 spaces backing out of driveway,

-no retail,

-Lot size (existing), lot depth (existing),

Mr. Lechner discusses the buffer behind the building.

Mr. Bradley discusses Landing Rd. sidewalk and the inability to obtain a survey from the current owner.

Mr. Lechner and Mr. Bradley discuss the buffer behind the building that meets up w/ the salon next door.

Vice Chairman Simiriglia suggests removing the parking on the side and adding one in the front.

Mr. Bradley is agreeable to the above suggestion.

Mr. Bucceroni discusses the fact the property was a gas station prior to 1978.

Mr. Lechner discusses: nice development in the area, utility is changing, drive openings being removed, updating the property, adding a sidewalk.

Mr. Mellett states they are changing the use and the amount of traffic is much less, there is a lot of pavement existing on the property, and the need to put all the changes on a site plan and have it reviewed.

Mr. Lechner states the use is not permitted.

Mr. Wilson states he will only be repairing vehicles w/no painting or auto body work, discusses the stores on Prospect and no "accident" cars will be delivered to the property.

Vice Chairman Simiriglia discusses the Lower Landing landscaping maintenance.

Mr. Costa asks about outside storage.

Mr. Wilson states he won't exceed 15 vehicles.

Vice Chairman Simiriglia asks about a car lift.

Mr. Wilson states there will be no lift at this location.

Mr. Lechner questions any air conditioning in the garage.

Mr. Wilson states there will be no A/C in the garage, he will keep the bay doors open.

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Mr. Bradley states the black top is in good condition. Where the gas tanks were is gravel and there is still some settling of the ground.

Vice Chairman Simiriglia asks if the gas tanks were removed.

Mr. Wilson states the tanks were removed in 2013 & he would like to wait 6 months before he repaves to make sure all the ground is settled.

Mr. Lechner questions where the trash will go.

Mr. Bradley states the trash will be kept inside.

Mr. Lechner asks if there will be any "pits".

Mr. Bradley states: "no".

Mr. Lechner questions compressions.

Mr. Bradley states; "yes".

Mr. Lechner questions recycling liquids.

Mr. Wilson states they will be picked up and recycled and only heating oil will be outside in a tank.

Mr. Lechner asks where the vehicles will be kept.

Mr. Wilson states in the parking spots.

Hours of Operation: 7AM to 7PM Monday thru Friday with a half day Saturday (4 employees).

Mr. Lechner discusses the broken sidewalk, apron of driveway and the site plan issues.

Mr. Bradley states Mr. Wilson is just a businessman trying to take a vacant building and improve it. Especially since the sandwich shop couldn't afford the updates.

Chairman McMullin suggests using the first site plan for future use.

**PUBLIC PORTION:**

Mr. Costa swears n Ms. Dawn Werner (Treccia Salon owner) and Mr. Michael Mastrolanni.

Ms. Werner: is against this plan, has been in this location for 19 years and pays to keep it nice, the land behind the gas station is hers, discusses lot 10 consolidation, a lot of in and out will be harder for her customers, worried about tow trucks coming in and out with no site plan, doesn't want any waivers granted because she wants the area to be kept as nice as hers.

Mr. Bucceroni discusses the fact it is a gas station and traffic will increase no matter what and with or without a site plan traffic will increase.

Ms. Werner is concerned about how it will look.

Mr. Bucceroni points out leaving it vacant is bad for business and she is surrounded by car businesses.

Vice Chairman Simiriglia states the site plan issues and flow of the property could be better.

Ms. Warner states she would feel better with a site plan for the property and she understands she is in "car row".

Mr. Rosati understands the aesthetics are important to Ms. Werner.

Ms. Werner, Mr. Mellett and Vice Chairman Simiriglia discuss property lines, grass lines, water drainage, buffers and parking of the gas station in relation to her salon.

Mr. Lechner explains the site plan approval and what will happen with later occupants after Mr. Wilson and current/future lighting.

Mr. Wilson states this property has been a gas station since the 70's and he just doesn't want to sell gas. Some of the property changes requested by the professionals are out of his price range.

Mr. Bradley discusses the Site Plan:

- applicant doesn't have deep pockets,
- state approvals are costly,
- rather put money into landscaping,
- engineered site plan is too expensive.

Mr. Lechner suggests withdrawing the site plan waiver, put a plan on paper, and they need a survey.

Vice Chairman Simiriglia and Mr. Mellett discuss driveway openings, township roads, side street helping with access/parking.

Use is subject to a site plan.

Mr. Lecher states a minor (site plan) is 5,000 sq. ft and a major (site plan) is more then 5,000 sq. ft..

Mr. Lechner suggests a minor site plan with certain waivers.

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

**Roll Call:**

|                          |     |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni            | Yes |
| Mrs. Chiumento           | Yes |
| Mr. Rosati               | Yes |
| Mr. Treger               | Yes |
| Ms. Scully               | Yes |
| Chairman McMullin        | Yes |

Use Approved, subject to a minor site plan.

A motion to deny a Minor Site Plan Waiver for the above application was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.

**Roll Call:**

|                          |      |
|--------------------------|------|
| Vice Chairman Simiriglia | Yes  |
| Mr. Bucceroni            | Yes  |
| Mrs. Chiumento           | Yes  |
| Mr. Rosati               | Yes  |
| Mr. Treger               | Yes  |
| Ms. Scully               | Yes  |
| Chairman McMullin        | Yes\ |

Site Plan Waiver Denied.

**#152031DSPW**

**Vision Properties, Strawberry Square, LLC**

**Zoned: NC**

**Use "D" Variance/Site Plan Waiver**

**Block: 18601 Lot: 2.01 Unit: 1705**

**Location: 1701 Sicklerville Rd., Sicklerville**

**House Of Worship/Church**

Mr. Costa swears in Ms. Barbara Allen-Woolley-Dillon (planner) and Mr. John DiDonato (CEO Vision).  
Tenants: Ms. Ophelia Hill (pastor) and Elder James Hill.

Mr. Malensky (Esq.) explains the application and details including signage, setbacks and plans.

Ms. Barbara Allen-Woolley-Dillon discusses changing the use:

-positive,

-special reasons

-purposes of zoning

-meets all AEGHIMP reasons

-1990 churches have been filling this strip mall void; zoning practices/industry standard has recognized it.

negative: redevelopment, in fill development, keeps character of municipality...no negatives.

Ms. Hill: operations:

-employees - none, just her and her brother,

-services will be Sunday at 10:30AM and 11:45AM, Monday 6pm, Tuesday 6pm, Wednesday 6pm.

Vice Chairman Simiriglia asks about daycare.

Ms. Hill states there will be no daycare.

Parking: 96 spaces needed, 133 available, 13 excess.

Mr. Treger discusses other businesses: dance, liquor store, quick mart, dry cleaners, pizza shop and the church will replace the karate business.

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Ms. Hill states they just want to help people.

Mr. Lechner states there are no problems with the site plan waiver and the use is no problem.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

**Roll Call:**

|                          |     |
|--------------------------|-----|
| Vice Chairman Simiriglia | Yes |
| Mr. Bucceroni            | Yes |
| Mrs. Chimento            | Yes |
| Mr. Rosafi               | Yes |
| Mr. Treger               | Yes |
| Ms. Scully               | Yes |
| Chairman McMullin        | Yes |

**Application Approved.**

**#142050BDa**

**P. Cheeseman Rd., LLC**

**Zoned: R2 & IN**

**Use "D" Variance - Amended**

**Block: 14003 Lots: 13, 13X, 14, 15, & 23**

**Location: 1840 Peter Cheeseman Rd., Blackwood.**

**Residential Substance Abuse Treatment Facility.**

**The Above application has been Withdrawn.**

**July 8, 2015 Zoning Board Meeting is cancelled.**

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

**Respectfully Submitted, Jean Gomez, Recording Secretary.**

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 152033C**

**DAVID FORSYTHE**

**Block 11905, Lot 10**

**WHEREAS**, David Forsythe, is the owner of the land and premises located at 507 Carol Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 4' vinyl fence 0' from the front property line and a 6' fence 27' from the property line along Carol Avenue instead of the required 40 feet, for the property located upon Block 11905, Lot 10, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on June 24, 2015 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, David Forsythe is the owner of the land and premises located at 507 Carol Avenue., in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11905, 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 he has a corner lot with 2 front yards. He needs the fence in this location or he would lose most of his yard.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct an fence with a front yard setback of 0 feet and 27 feet the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of June, 2015 that the applicant, David Forsythe, is hereby granted the aforesaid variance for the property located upon Block 11905, Lot 10 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

|                  |     |
|------------------|-----|
| Frank Simiriglia | Yes |
| Andrew Rosati    | Yes |
| Kevin Bucceroni  | Yes |
| Ken Treger       | Yes |
| Michelle Scully  | Yes |
| Jay McMullin     | Yes |
| Arlene Chiumento | Yes |

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of July, 2015.

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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 # 152032CDSPW  
BERNIE WILSON  
Block 5403, Lot 11**

**WHEREAS**, Bernie Wilson, is the tenant of the land and premises located at 1414 Blackhorse Pike in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Bulk C & Use "D" Variance(s) and Site Plan waiver to operate a auto repair and towing business, for the property located upon Block 5403, Lot 11, as shown on the Official Map of the Township of Gloucester, located in an CR Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on June 24, 2015 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, Bernie Wilson is the tenant of the land and premises located at 1414 Blackhorse Pike, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5403, Lot 11, on the Official Tax Map of the Township of Gloucester, located in a CR 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 the property had been a gas station and has been vacant for a long time. He stated his business is for mechanical repairs only and there is no body work done on any vehicles and the towing is only to get the vehicles to his location for mechanical repairs only. His hours of operation are 7 to 7 Monday to Friday and one half day on Saturday.

Addison Bradley, a professional Planner, they would be cleaning up the location and this would improve the area. He indicated the bulk variances are existing and this use would be less intensive than the permitted gas station use. He was of the opinion that a site plan waiver would be appropriate and they would add landscaping and buffering along Blackhorse Pike. Introduced into evidence was A-1 photos and aerial of the site along with a sketch of the site. The Board, however, was of the opinion that a minor site plan needs to be submitted showing the buffering, landscaping, lighting and ingress and egress to the site.

5. The adjacent neighbor expressed concerns about how the property would appear and these issues will be addressed by requiring a minor site plan.

**UPON MOTION** duly made and seconded to grant the applicant a variance to allow an auto repair and towing the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of June, 2015 that the applicant, Bernie Wilson, is hereby granted the aforesaid variance for the property located upon Block 5403 Lot 11 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 conditioned upon a minor site plan to be submitted to the Board and the towing is limited to vehicles being brought in for mechanical repairs only.

**ROLL CALL:**

**LIST NAMES**

|                  |     |
|------------------|-----|
| Frank Simiriglia | Yes |
| Andrew Rosati    | Yes |
| Kevin Bucceroni  | Yes |
| Ken Treger       | Yes |
| Michelle Scully  | Yes |
| Jay McMullin     | Yes |
| Arlene Chiumento | Yes |

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Jay McMullin                      **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of July, 2015.

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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 # 152025DMS  
JERSEY OUTDOOR MEDIA, LLC  
Block 10903, Lot 2**

**WHEREAS**, Jersey Outdoor Media, LLC, is the tenant of the land and premises located at 52 Coles Road in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use "D" Variance and Minor Site Plan to allow a 14' x48' Static Billboard 60 feet high and within less than 3000 feet from an existing Billboard, for the property located upon Block 10903, Lot 2, as shown on the Official Map of the Township of Gloucester, located in a BP Zone, said application being represented by Albert Marmero Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on June 24, 2015 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, Jersey Outdoor Media, LLC is the tenant of the land and premises located at 52 Coles Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10903, Lot 2, on the Official Tax Map of the Township of Gloucester, located in a BP 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, Chet Atkins, owner of Jersey Outdoor Media testified that 95% of the advertising would be local and the billboard would be static.

John Pettit, a professional Planner and Engineer, testified that the billboard is permitted in the zone as a conditional use and the only requirements they do not meet are the height that is 60 feet high instead of 45 feet and the spacing where 3000 feet are required and they propose 1000 feet. He stated the site is suitable, the billboard is smaller than what is permitted, no subdivision is required and the static billboard is a less intense use than those permitted. He also stated that the vegetation is the reason for the height and the applicant agreed to lower the height to 50 feet instead of the original 60 feet.

David Shropshire, a Traffic Engineer, testified that the State only requires 1000 feet between billboards, they have a State permit and in his opinion the billboard at this location does not present any traffic or safety problems.

Two members opposed the application because they believed this billboard created safety and aesthetic concerns.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to allow the billboard the Board voted five (5) in favor, two (2) 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 24th day of June, 2015 that the applicant, Jersey Outdoor Media, LLC, is hereby granted the aforesaid variance for the property located upon Block 10903, Lot 2, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

|                  |     |
|------------------|-----|
| Frank Simiriglia | No  |
| Andrew Rosati    | Yes |
| Kevin Bucceroni  | Yes |
| Ken Treger       | Yes |
| Michelle Scully  | Yes |
| Jay McMullin     | Yes |
| Arlene Chiumento | No  |

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

---

Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of July, 2015.

---

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 # 152031DSPW  
VISION PROPERTIES, STRAWBERRY SQUARE, LLC  
Block 18601, Lot 2.01 UNIT 1705**

**WHEREAS**, Vision Properties, Strawberry Square, LLC, is the owner of the land and premises located at 1701 Sicklerville Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use "D" Variance and Site Plan Waiver to allow a House of Worship, for the property located upon Block 18601, Lot 2.01 Unit 1705, as shown on the Official Map of the Township of Gloucester, located in an NC Zone, said application being represented by Michael J. Malinsky, Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on June 24, 2015 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, Vision Properties, Strawberry Square, and LLC is the owner of the land and premises located at 1701 Sicklerville Road, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18601, Lot 2.01, on the Official Tax Map of the Township of Gloucester, located in a NC 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, Pastor Ophelia Hill testified that the congregation has about 15 members and the Sunday services are from 10:30 A.M. to 11:45 a.m. and Monday, Tuesday and Wednesday at 6:00 P.M.

Barbra Wooley Dillon, a professional Planner, testified that the unit is now vacant and by allowing this use it would promote the purposes of zoning allowing free flow of traffic, the Church is an inherently beneficial use, the use would be off peak hours and would not use up any new land. She also stated there is adequate parking and lighting and justified the 8 submission waivers.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to allow House of Worship and Site Plan and submission waivers the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of June, 2015 that the applicant, Vision Properties, Strawberry Square, LLC, is hereby granted the aforesaid variance and waivers for the property located upon Block 18601, Lot 2.01 Unit 1705 as shown on the Official Tax Map of the

Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

|                  |     |
|------------------|-----|
| Frank Simiriglia | Yes |
| Andrew Rosati    | Yes |
| Kevin Bucceroni  | Yes |
| Ken Treger       | Yes |
| Michelle Scully  | Yes |
| Jay McMullin     | Yes |
| Arlene Chiumento | Yes |

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

---

Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of July, 2015.

---

Ken Lechner, Secretary

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

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #152029C**  
*Nicholas DiBlasio*  
*78 Hollyoke Road*  
*BLOCK 9110, LOT 3*  
**DATE:** May 13, 2015

The above application is to permit a 25' x 30' second detached private garage and concrete driveway with a zero (0) foot setback from the side property line within the R-3 Residential district as per the attached sketch.

**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        | 9,375 sf                | yes             |
| Minimum lot frontage   | 75 ft.          | 75 ft.                  | yes             |
| Minimum lot depth  | 125 ft.         | 125 ft.                 | yes             |
| <b>Maximum building coverage</b>                                     | <b>20%</b>      | <b>±25%<sup>1</sup></b> | <b>no*</b>      |
| <b>Maximum lot coverage</b>  | <b>40%</b>      | <b>±51%<sup>1</sup></b> | <b>no*</b>      |
| <b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b> |                 |                         |                 |
| Front yard   | 30 ft.          | 34.82 ft.               | yes             |
| Side yard  | 10 ft.          | 11.24 ft. / 10.86 ft.   | yes / yes       |
| Rear yard (deck)   | 30 ft.          | ±45 ft. <sup>1</sup>    | yes             |
| Minimum Useable Yard Area  | 25%             | ≥ 25%                   | yes             |
| Maximum Height   | 35 ft.          | n/a                     | n/a             |
| <b>ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b> |                 |                         |                 |
| Front yard   | N.P.            | ±97 ft. <sup>1</sup>    | yes             |
| <b>Side yard</b>   | <b>10 feet</b>  | <b>3 ft.</b>            | <b>no*</b>      |
| Side yard  | 10 feet         | ±42 ft.                 | yes             |
| <b>Rear yard</b>   | <b>10 feet</b>  | <b>3 ft.</b>            | <b>no*</b>      |
| Maximum garage height  | 20 feet         | 18 ft.                  | yes             |
| Maximum other building height  | 15 feet         | n/a                     | n/a             |

<sup>1</sup> = Scaled data.  
 \* = Variance required

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

| OFF-STREET PARKING AND PRIVATE GARAGES |                          |                      |            |
|--|--------------------------|----------------------|------------|
| Maximum area                           | 800 sf                   | 750 sf               | yes        |
| Less than area of principal building   | < ±1,594 sf <sup>1</sup> | 750 sf               | yes        |
| Maximum stories                        | 1                        | 1                    | yes        |
| <b>Maximum number of garages</b>       | <b>1</b>                 | <b>2</b>             | <b>no*</b> |
| Distance between adjacent buildings    | 10 ft.                   | ±21 ft. <sup>1</sup> | yes        |

<sup>1</sup> = 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. Building coverage: (±25% provided v. 20% maximum allowed).
2. Lot coverage: (±51% provided v. 40% maximum allowed)
3. Accessory Building – side yard: (3 ft. provided v. 10 ft. minimum required).
4. Accessory Building – rear yard: (3 ft. provided v. 10 ft. minimum required).

**§422.H(6) – Off-Street Parking and Private Garages**

5. Number of garages: (2 provided v. 1 maximum allowed).

**§424.D – Driveways (Residential)**

6. Setback: (0 ft. provided v. 3 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:

7. 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)).
8. 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 25' x 30' second detached private garage with a building coverage of approximately twenty five (25%) percent (20% maximum allowed), a lot coverage of approximately fifty one (51%) percent (40% maximum allowed), and a setback of three (3) feet from the side and rear property lines (10 ft. minimum required), from Section 422.H(6), Off-Street Parking and Private Garages to permit a second garage (1 maximum allowed), and from Section 424.D, Driveways (Residential) to permit a concrete driveway zero (0 ft. ) feet from the side property line (3 ft. minimum required).

cc: Nicholas DiBlasio  
Anthony Costa, Esq.  
James Mellett, PE

Donna  
3285-

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane  
P.O. Box 8 Blackwood, NJ 08012

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

### For Office Use Only

Submission Date: \_\_\_\_\_ Application No. #152029C Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 9418

<sup>1</sup> Upon receipt of all fees, documents, plans, etc. Escr. 150<sup>00</sup> Escr.# 9418

### LAND DEVELOPMENT APPLICATION

|   |   |
|---|---|
| <b>1. Applicant</b>                     | <b>2. Owner(s) (List all Owners)</b>    |
| Name: <u>Nicholas DiBiasio</u>          | Name(s): <u>Nicholas DiBiasio</u>       |
| Address: <u>78 Hollyoke Rd</u>          | Address: <u>78 Hollyoke Rd.</u>         |
| City: <u>Somerdale</u>                  | City: <u>Somerdale</u>                  |
| State, Zip: <u>NJ 08083</u>             | State, Zip: <u>NJ 08083</u>             |
| Phone: <u>(609) 820-6331</u> Fax: ( ) - | Phone: <u>(609) 820-6331</u> Fax: ( ) - |
| Email: <u>ndibiasio29@gmail.com</u>     |   |

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

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



<sup>2</sup> 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: _____ | Firm: _____                 |
| Address: _____          | State, Zip: _____           |
| City: _____             | Phone: ( ) - - Fax: ( ) - - |
|                         | Email: _____                |

**6. Name of Persons Preparing Plans and Reports:**

Name: Tam Lapp Construction LLC  
Address: 1147 North George St.  
Profession: Builder  
City: York  
State, Zip: PA 17404  
Phone: (717) 650-2269 Fax: (206) 888-2494  
Email: NEWPOLEBarn@gmail.com

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

**7. Location of Property:** Residential

Street Address: 78 Hollyoke Rd. Block(s): 9110  
Tract Area: \_\_\_\_\_ Lot(s): 3

**8. Land Use:**

Existing Land Use: Residential

Proposed Land Use (Describe Application): Construct detached <sup>2nd</sup> garage (25'x30')  
in rear yard. Install new driveway around left side of residence  
to access garage (Approx. 1800 sq ft). Install concrete floor in  
garage. Driveway to have 0' setback on south side (left). Garage to have 3' setback  
on west (rear) & 3' setback on south side (left).

**9. Property:**

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

**GARAGE**

**DRIVEWAY**

**All Applications**

|                 |            |
|-----------------|------------|
| Front setback 1 | 97'        |
| Front setback 2 | -          |
| Rear setback    | 3'         |
| Side setback 1  | 3'         |
| Side setback 2  | 42'        |
| Lot frontage    | 75'        |
| Lot depth       | 125'       |
| Lot area        | 9375 sq ft |
| Building height | 18         |

|          |            |
|----------|------------|
| Proposed | 0          |
|          | -          |
|          | 28'        |
|          | 0          |
|          | 42'        |
|          | 75'        |
|          | 125'       |
|          | 9375 sq ft |
|          | -          |

**Fence Application**

**Proposed**

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

**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                             | 750 |
| Garage height                           | 18' |
| Number of garages                       | 2   |
| (Include attached garage if applicable) |     |
| Number of stories                       | 1   |

**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:**

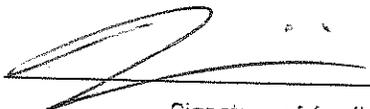
|  |  |
|--|--|
| Number of parking spaces required: _____ | Number of parking spaces provided: _____ |
| Number of loading spaces required: _____ | Number of loading spaces provided: _____ |

**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

5/6/15  
 \_\_\_\_\_  
 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).

5/5/15  
Date

[Signature]  
Signature

Nicholas DiBiasio  
Print Name

Sworn and Subscribed to before me this  
5 day of May  
2015 (Year).

[Signature]  
Signature

Eva M Zepp  
Print Name

EVA M ZEPP  
Notary Public  
State of New Jersey  
My Commission Expires May 11, 2017

**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  
Nicholas DiBiasio  
Print Name

No  Yes

5/6/15  
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 2/3/15, shows and discloses the premises in its entirety, described as Block 9110 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:

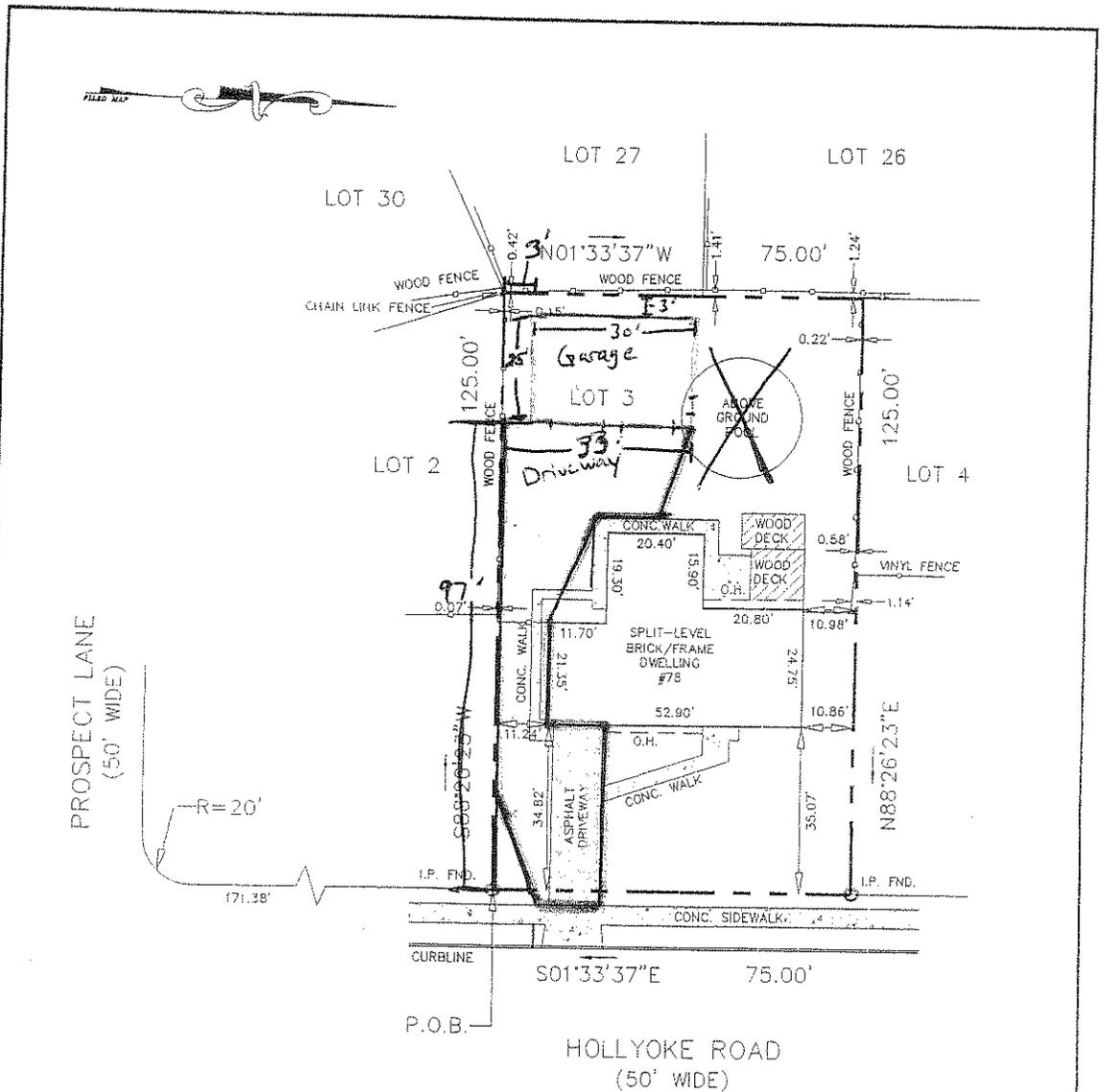
Nicholas DiBiasio of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to  
On this 5 day of May  
2015 before the following authority.

Nicholas DiBiasio  
Name of property owner or applicant

[Signature]  
Notary public

EVA M ZEPP  
Notary Public  
State of New Jersey  
My Commission Expires May 11, 2017



To:  
 NICHOLAS E. DIBIASIO  
 CONNECTION TITLE AGENCY OF N.J. LLC  
 STEWART TITLE GUARANTY COMPANY, INC.  
 GREENTREE MORTGAGE COMPANY, L.P.;  
 its successors and/or assigns, ATIMA

TO ALL PERSONS AND PARTIES OF INTEREST:  
 I HEREBY DECLARE THAT THIS SURVEY WAS  
 ACTUALLY MADE ON THE GROUND AS PER  
 RECORD DESCRIPTION AND IS CORRECT AND  
 THERE ARE NO ENCROACHMENTS EITHER WAY  
 ACROSS PROPERTY LINES EXCEPT AS SHOWN.

NOTES:

- 1) TAX MAP REFERENCE:  
 TOWNSHIP OF GLOUCESTER,  
 BLOCK 9110, LOT 3
- 2) FILE MAP REFERENCE:  
 BEING KNOWN AS LOT 3 IN BLOCK G,  
 PLAN H, MAR-DALE MANOR, MADE BY  
 ROBERTSON AND JOHNSON, C.E. AND L.S.
- 3) CONTAINING: 9,375 +/- SF.
- 4) THIS SURVEY WAS PREPARED WITHOUT  
 THE BENEFIT OF A TITLE REPORT.
- 5) SUBJECT TO SUCH EASEMENTS AND  
 RESTRICTIONS THAT MAY BE REVEALED  
 BY A TITLE REPORT.
- 6) PLAN DEPICTS CONDITIONS AS OF: 2/3/2015

THIS SURVEY WAS PREPARED ONLY FOR THE  
 ABOVE NAMED PARTIES FOR PURCHASE AND/  
 OR MORTGAGE FOR HEREIN DELINEATED  
 PROPERTY BY ABOVE NAMED PURCHASER.  
 NO RESPONSIBILITY OR LIABILITY IS  
 ASSUMED BY SURVEYOR FOR USE OF SURVEY  
 FOR ANY OTHER PURPOSE INCLUDING, BUT  
 NOT LIMITED TO USE OF SURVEY FOR SURVEY  
 AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY  
 OTHER PERSON NOT LISTED HEREIN, EITHER  
 DIRECTLY OR INDIRECTLY. SURVEY MAY NOT  
 BE USED FOR CONSTRUCTION OR SUBMISSION  
 PURPOSES WITHOUT WRITTEN CONSENT OF  
 THIS SURVEYOR.

THIS SURVEY PLAN, FLAGS AND/OR PINS  
 SET ARE NOT VALID UNTIL FEE IS PAID IN  
 FULL. IF FEE NOT PAID, THIS SURVEY IS  
 INVALID. ANY OTHER USE OF THIS PLAN OR  
 A COPY OR ALTERATION OF IT NOT SIGNED  
 AND SEALED BY THE SURVEYOR WHO  
 PREPARED THIS PLAN IS NOT THE  
 RESPONSIBILITY OF THE UNDERSIGNED.

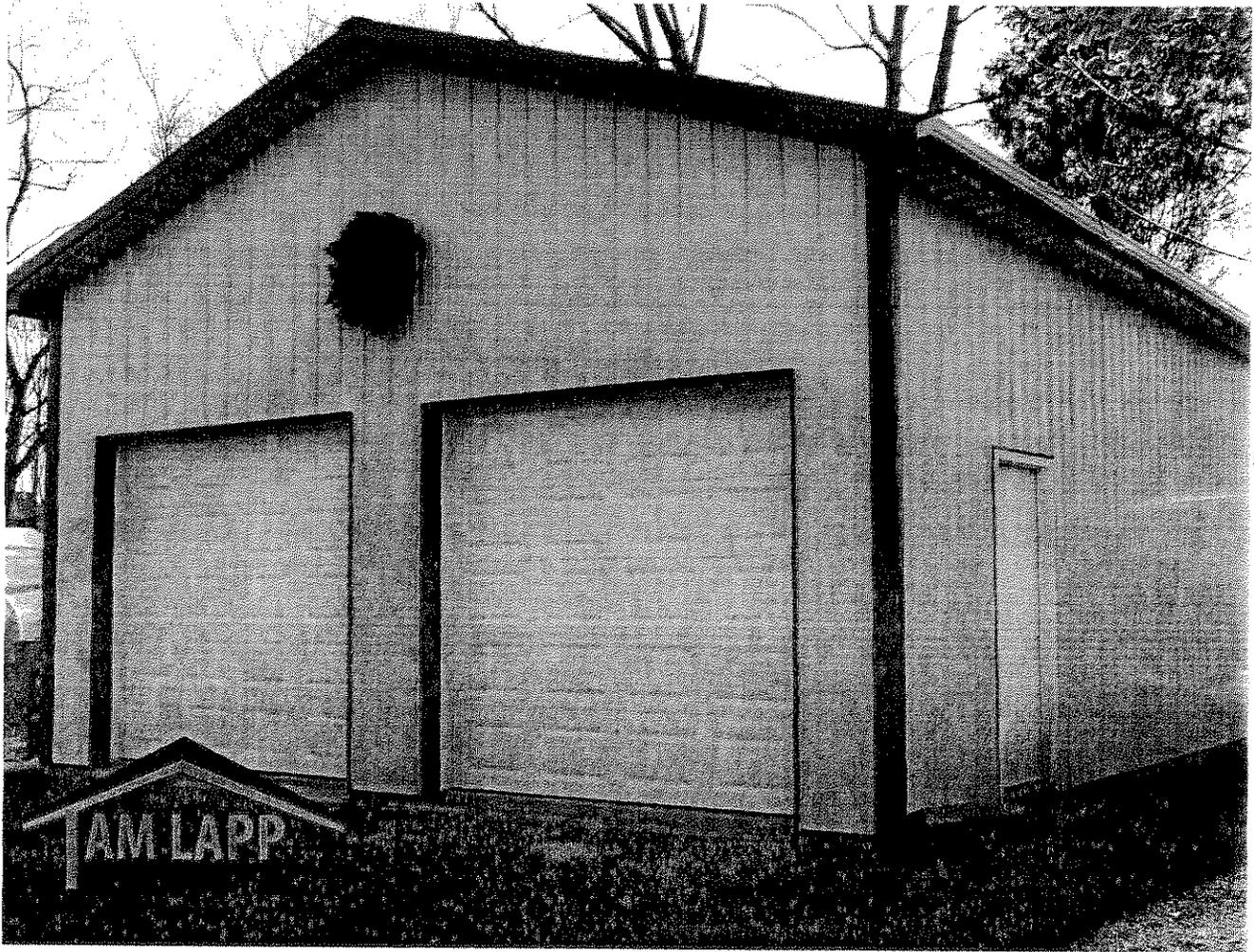
SURVEYOR RESERVES THE RIGHT TO REVISE  
 THIS SURVEY AT ANY TIME AFTER SUBMISSION  
 IF ADDITIONAL PERTINENT INFORMATION IS  
 RECEIVED.

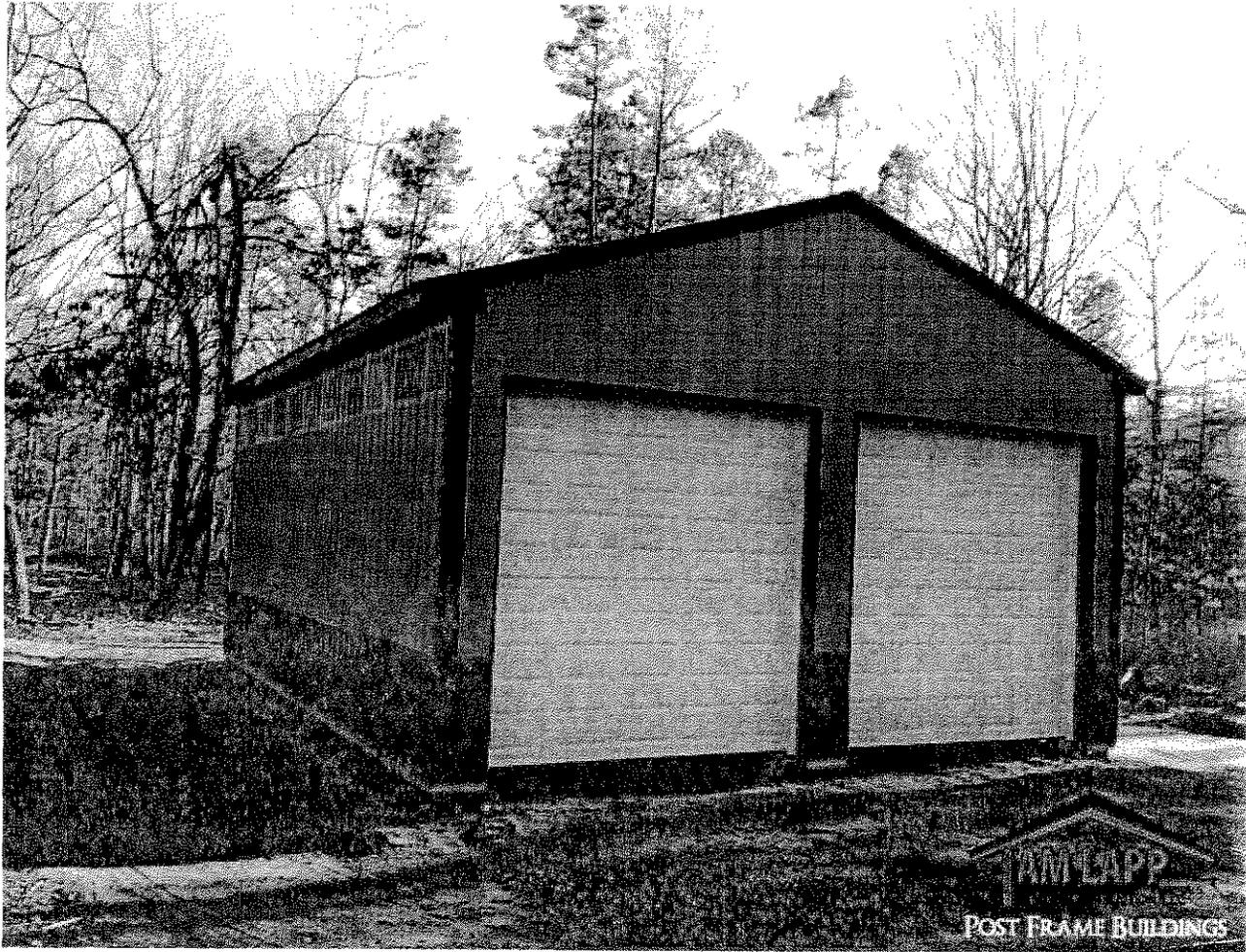
THIS PLAN OF SURVEY IS NOT AN ALTA  
 SURVEY.

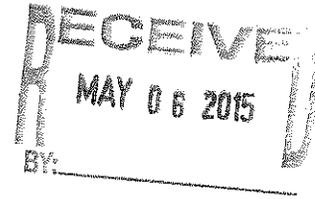
PLAN OF SURVEY  
 OF  
 BLOCK 9110 LOT 3  
 LOCATED IN  
 TOWNSHIP OF GLOUCESTER  
 GARDEN COUNTY, NEW JERSEY

|   |               |  |   |                               |
|---|---------------|--|---|-------------------------------|
| AVI LUZON<br>PROFESSIONAL LAND SURVEYOR<br>N.J. LICENSE # 36745 | DATE 2/4/15   |  | AVI LUZON<br>PROFESSIONAL LAND SURVEYOR |                               |
|   | REVISION/DATE |  | SCALE: 1"=30'                           | DRAWN: CC<br>DATE: 02/04/2015 |









Township Of Gloucester  
1261 Chews Landing -Clementon Rd., at Hider Lane  
P. O. Box 8  
Blackwood, New Jersey 08012  
(856) 228-4000

**TAXES PAID CERTIFICATION**

**\*FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE  
AND RETURNED WITH COMPLETED APPLICATION**

DATE: 5/5/15  
APPLICATION#: 152029C  
APPLICANT: Nicholas DiBiasio  
PROPERTY LOCATION: 78 Hollyoke Rd  
BLOCK(S): 9110 LOT(S): 3 QUALIFIER: \_\_\_\_\_

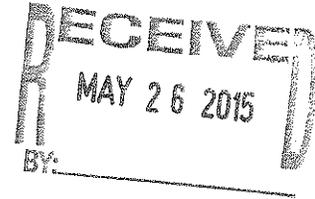
Our records indicate that the above referenced property is current with taxes and there are no outstanding liens.

\_\_\_\_\_ Our records indicate the above property is delinquent on taxes (see attached).

\_\_\_\_\_ Our records indicate the above property has liens (see attached).

If you have any questions, please feel free to contact the Tax Office at 856-228-4000.

  
**SANDRA L. FERGUSON**  
**GLOUCESTER TWP. TAX COLLECTOR**



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

*Date: May 26, 2015*

*To: Ken Lechner*

*From: Jim Gallagher*

*Re: Site Plan Review*

*Applicant: Nicholas DiBiasio*

*Block: 9110 Lot: 3*

*Application #: 152029C*

*Note to applicant:*

- 1. This structure will require a designed 1 hr fire-rated rear & side wall & overhang rated from both sides of the walls per IRC 2009 section R-302.*

*Thank you,*

*Jim Gallagher  
Building SubCode Official*

Bmt# 62

(B)

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: May 7, 2015

APPLICATION No. #152029C

APPLICANT: Nicholas DiBiasio

PROJECT No. 9418

BLOCK(S): 9110 Lot(S): 3

LOCATION: 18 Hollyoke Rd. Somerdale 08083

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.      *Please Forward Report by MAY 18, 2015*  
 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

RECEIVED  
MAY 26 2015  
BY: \_\_\_\_\_

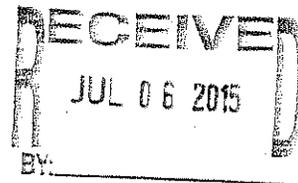
- Variance Plan       Bulk (C) Variance       Use (D) Variance

Signature

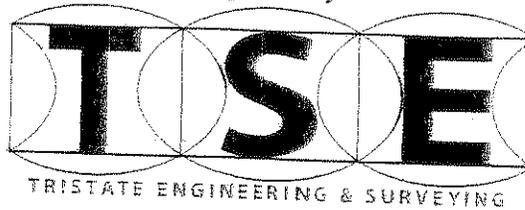
5-12-15 Oldg - This structure will require a design  
1 hr fire rated rear + side wall + overhang  
rated from both sides of the walls per  
T.R.C 2009 Section R-302

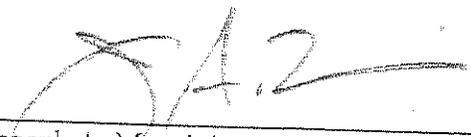
Stormwater Management Report

78 HOLLYOKE ROAD  
Gloucester Township  
Camden County, New Jersey



*Prepared by*



  
\_\_\_\_\_  
Joseph A. Mancini  
N.J. Professional Engineer #24GB045793

Job #15-024  
June 2015

P.O. Box 1304 · Blackwood, New Jersey 08012  
Telephone (856) 677-8742 · Fax (856) 879-2024

### Discussion

The purpose of this report is to provide a stormwater management analysis for the proposed improvements at 78 Hollyoke Road. The project site is located at Block 9110, Lot 3 in Gloucester Township. According to the Camden County Soil Survey, the site consists of soils from the Psammets map unit which contains well drained soils from the hydrological group "A" with typical infiltration capacity up to 20 in/hr. The project proposes to remove a small area of existing sidewalk and construct a new detached garage and driveway to the rear yard.

The lot contains an existing residence, driveway, concrete walks and lawn area with a total existing impervious lot coverage of 2,530 square feet (27.0%). Under the proposed conditions, the total lot coverage increases to 4,473 sq. ft. (47.7%) which is more than the 40% permitted in the R-3 Zone.

The proposed plan exceeds the permitted lot coverage by approximately 723 sq. ft. A roof drain dry well is proposed to compensate for the increase in runoff in the post-developed condition. The dry well will collect runoff from approximately 750 sq. ft. of roof area from the detached garage.

### Proposed Conditions

Post-development inflow hydrographs and curve numbers for the proposed site were computed using the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Delmarva Unit Hydrograph Method within the *HydroCAD* computer program. Times of concentration were assumed to be 10 minutes. The following data were used to produce post-development hydrographs and peak discharges:

#### Garage Roof Area

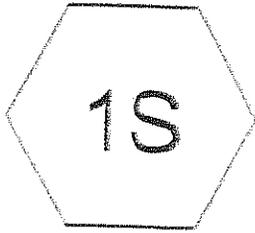
Drainage Area: 750 sq. ft

Curve Number: 98

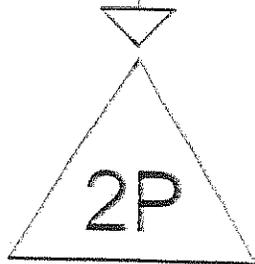
Tc: 10 min.

**The proposed dry well is designed to retain and infiltrate the 100-year storm runoff from the proposed garage.**

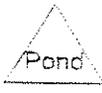
The dry well system consists of two (2) SC-310 chambers as manufactured by Stormtech. Details of the proposed dry well system are included on the *Grading Plan* prepared by Tri-State Engineering & Surveying, PC.



Garage Roof



Dry Well



**dry well design**

Prepared by Microsoft

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Page 2

**Area Listing (all nodes)**

| Area<br>(sq-ft) | CN | Description<br>(subcatchment-numbers) |
|-----------------|----|---------------------------------------|
| 750             | 98 | Roofs, HSG A (1S)                     |

**dry well design**

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Page 3

**Soil Listing (all nodes)**

| Area<br>(sq-ft) | Soil<br>Group | Subcatchment<br>Numbers |
|-----------------|---------------|-------------------------|
| 750             | HSG A         | 1S                      |
| 0               | HSG B         |                         |
| 0               | HSG C         |                         |
| 0               | HSG D         |                         |
| 0               | Other         |                         |

**dry well design**

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Page 4

**Ground Covers (all nodes)**

| HSG-A<br>(sq-ft) | HSG-B<br>(sq-ft) | HSG-C<br>(sq-ft) | HSG-D<br>(sq-ft) | Other<br>(sq-ft) | Total<br>(sq-ft) | Ground<br>Cover | Subcatchment<br>Numbers |
|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|-------------------------|
| 750              | 0                | 0                | 0                | 0                | 750              | Roofs           | 1S                      |

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Type III 24-hr 2-Year Rainfall=3.31"

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Page 5

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points  
Runoff by SCS TR-20 method, UH=Deimarva, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-ind method

Subcatchment 1S: Garage Roof

Runoff Area=750 sf 100.00% Impervious Runoff Depth=3.08"  
Tc=10.0 min CN=98 Runoff=0.04 cfs 192 cf

Pond 2P: Dry Well

Peak Elev=0.41' Storage=13 cf Inflow=0.04 cfs 192 cf  
Outflow=0.02 cfs 192 cf

**dry well design**

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Type III 24-hr 2-Year Rainfall=3.31"

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Page 6

**Summary for Subcatchment 1S: Garage Roof**

Runoff = 0.04 cfs @ 12.16 hrs, Volume= 192 cf, Depth= 3.08"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs  
Type III 24-hr 2-Year Rainfall=3.31"

| Area (sf) | CN | Description             |
|-----------|----|-------------------------|
| 750       | 98 | Roofs, HSG A            |
| 750       |    | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description      |
|----------|---------------|---------------|-------------------|----------------|------------------|
| 10.0     |               |               |                   |                | Direct Entry, Tc |

**dry well design**

Prepared by Microsoft

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Type III 24-hr 2-Year Rainfall=3.31"

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Page 7

**Summary for Pond 2P: Dry Well**

Inflow Area = 750 sf, 100.00% Impervious, Inflow Depth = 3.08" for 2-Year event  
 Inflow = 0.04 cfs @ 12.16 hrs, Volume= 192 cf  
 Outflow = 0.02 cfs @ 12.43 hrs, Volume= 192 cf, Atten= 35%, Lag= 16.3 min  
 Primary = 0.02 cfs @ 12.43 hrs, Volume= 192 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs / 4  
 Peak Elev= 0.41' @ 12.43 hrs Surf.Area= 78 sf Storage= 13 cf

Plug-Flow detention time= 4.1 min calculated for 192 cf (100% of inflow)  
 Center-of-Mass det. time= 2.5 min ( 768.0 - 765.5 )

| Volume | Invert | Avail.Storage | Storage Description  |
|--------|--------|---------------|--|
| #1A    | 0.00'  | 76 cf         | 8.17'W x 9.56'L x 2.83'H Field A   |
| #2A    | 1.00'  | 31 cf         | 221 cf Overall - 31 cf Embedded = 190 cf x 40.0% Voids<br>ADS_StormTech SC-310 x 2 Inside #1<br>Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf<br>Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap<br>Row Length Adjustment= +0.44' x 2.07 sf x 2 rows |
|        |        | 107 cf        | Total Available Storage  |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices  |
|--------|---------|--------|---|
| #1     | Primary | 0.00'  | 12.000 in/hr Exfiltration over Surface area<br>Conductivity to Groundwater Elevation = -4.00' |
| #2     | Primary | 2.60'  | 3.0" W x 3.0" H Vert. Orifice/Grate C= 0.100  |

Primary OutFlow Max=0.02 cfs @ 12.43 hrs HW=0.41' (Free Discharge)

- └─1=Exfiltration ( Controls 0.02 cfs)
- └─2=Orifice/Grate ( Controls 0.00 cfs)

**dry well design**

Prepared by Microsoft

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Type III 24-hr 2-Year Rainfall=3.31"

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Page 8

**Pond 2P: Dry Well - Chamber Wizard Field A**

**Chamber Model = ADS\_StormTech SC-310 (ADS StormTech® SC-310)**

Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf

Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap

Row Length Adjustment= +0.44' x 2.07 sf x 2 rows

34.0" Wide + 6.0" Spacing = 40.0" C-C Row Spacing

1 Chambers/Row x 7.12' Long +0.44' Row Adjustment = 7.56' Row Length +12.0" End Stone x 2 = 9.56' Base Length

2 Rows x 34.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 8.17' Base Width

12.0" Base + 16.0" Chamber Height + 6.0" Cover = 2.83' Field Height

2 Chambers x 14.7 cf +0.44' Row Adjustment x 2.07 sf x 2 Rows = 31.3 cf Chamber Storage

221.2 cf Field - 31.3 cf Chambers = 189.9 cf Stone x 40.0% Voids = 76.0 cf Stone Storage

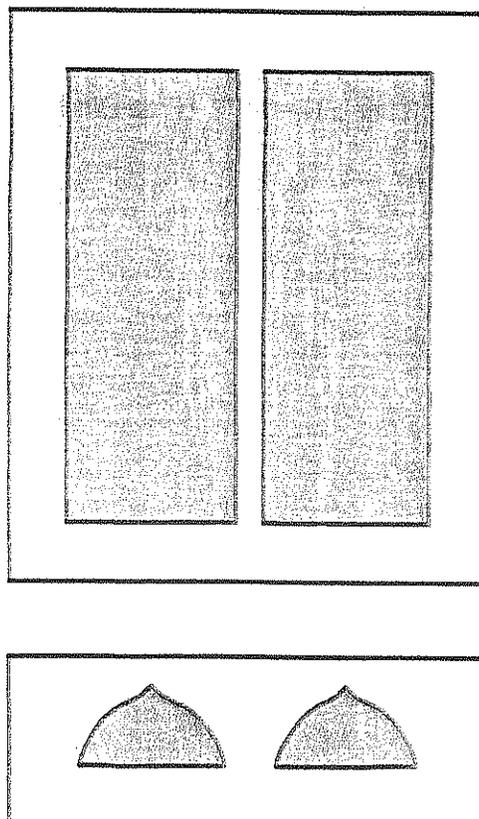
Chamber Storage + Stone Storage = 107.3 cf = 0.002 af

Overall Storage Efficiency = 48.5%

2 Chambers

8.2 cy Field

7.0 cy Stone



**dry well design**

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Type III 24-hr 10-Year Rainfall=5.06"

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Page 9

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points  
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1S: Garage Roof**

Runoff Area=750 sf 100.00% Impervious Runoff Depth=4.82"  
Tc=10.0 min CN=98 Runoff=0.06 cfs 301 cf

**Pond 2P: Dry Well**

Peak Elev=1.14' Storage=39 cf Inflow=0.06 cfs 301 cf  
Outflow=0.03 cfs 302 cf

**dry well design**

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Type III 24-hr 10-Year Rainfall=5.06"

Printed 6/30/2015

Page 10

**Summary for Subcatchment 1S: Garage Roof**

Runoff = 0.06 cfs @ 12.16 hrs, Volume= 301 cf, Depth= 4.82"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10-Year Rainfall=5.06"

| Area (sf) | CN | Description             |
|-----------|----|-------------------------|
| 750       | 98 | Roofs. HSG A            |
| 750       |    | 100.00% impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description      |
|----------|---------------|---------------|-------------------|----------------|------------------|
| 10.0     |               |               |                   |                | Direct Entry, Tc |

**dry well design**

Prepared by Microsoft

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Type III 24-hr 10-Year Rainfall=5.06"

Printed 6/30/2015

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**Summary for Pond 2P: Dry Well**

Inflow Area = 750 sf, 100.00% Impervious, Inflow Depth = 4.82" for 10-Year event  
 Inflow = 0.06 cfs @ 12.16 hrs, Volume= 301 cf  
 Outflow = 0.03 cfs @ 12.55 hrs, Volume= 302 cf, Atten= 51%, Lag= 23.1 min  
 Primary = 0.03 cfs @ 12.55 hrs, Volume= 302 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs / 4  
 Peak Elev= 1.14' @ 12.55 hrs Surf.Area= 78 sf Storage= 39 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 6.8 min ( 764.5 - 757.6 )

| Volume | Invert | Avail. Storage | Storage Description  |
|--------|--------|----------------|--|
| #1A    | 0.00'  | 76 cf          | 8.17'W x 9.56'L x 2.83'H Field A   |
| #2A    | 1.00'  | 31 cf          | 221 cf Overall - 31 cf Embedded = 190 cf x 40.0% Voids<br>ADS_StormTech SC-310 x 2 Inside #1<br>Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf<br>Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap<br>Row Length Adjustment= +0.44' x 2.07 sf x 2 rows |
|        |        | 107 cf         | Total Available Storage  |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices  |
|--------|---------|--------|---|
| #1     | Primary | 0.00'  | 12.000 in/hr Exfiltration over Surface area<br>Conductivity to Groundwater Elevation = -4.00' |
| #2     | Primary | 2.60'  | 3.0" W x 3.0" H Vert. Orifice/Grate C= 0.100  |

Primary OutFlow Max=0.03 cfs @ 12.55 hrs HW=1.14' (Free Discharge)

- 1=Exfiltration ( Controls 0.03 cfs)
- 2=Orifice/Grate ( Controls 0.00 cfs)

**dry well design**

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Type III 24-hr 10-Year Rainfall=5.06"

Printed 6/30/2015

Page 12

**Pond 2P: Dry Well - Chamber Wizard Field A**

Chamber Model = ADS\_StormTech SC-310 (ADS StormTech® SC-310)

Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf

Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap

Row Length Adjustment= +0.44' x 2.07 sf x 2 rows

34.0" Wide + 6.0" Spacing = 40.0" C-C Row Spacing

1 Chambers/Row x 7.12' Long +0.44' Row Adjustment = 7.56' Row Length +12.0" End Stone x 2 = 9.56' Base Length

2 Rows x 34.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 8.17' Base Width

12.0" Base + 16.0" Chamber Height + 6.0" Cover = 2.83' Field Height

2 Chambers x 14.7 cf +0.44' Row Adjustment x 2.07 sf x 2 Rows = 31.3 cf Chamber Storage

221.2 cf Field - 31.3 cf Chambers = 189.9 cf Stone x 40.0% Voids = 76.0 cf Stone Storage

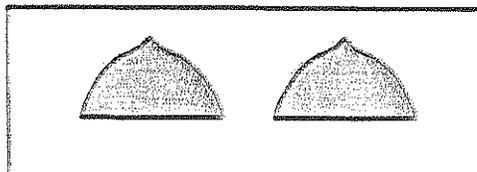
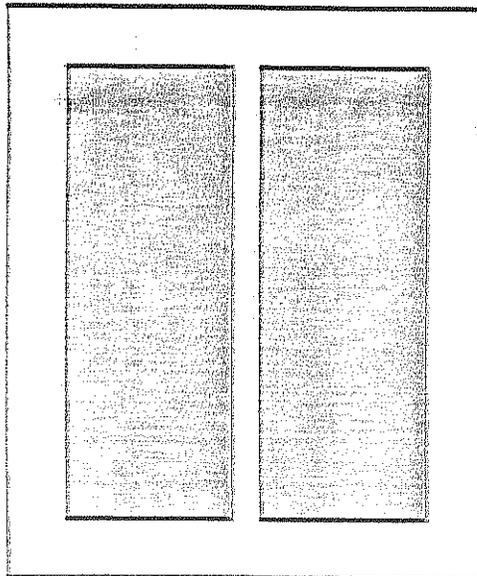
Chamber Storage + Stone Storage = 107.3 cf = 0.002 af

Overall Storage Efficiency = 48.5%

2 Chambers

8.2 cy Field

7.0 cy Stone



**dry well design**

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Type III 24-hr 100-Year Rainfall=8.52"

Printed 6/30/2015

Page 13

Time span=0.00-40.00 hrs, dt=0.05 hrs, 801 points  
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-ind method

**Subcatchment 1S: Garage Roof**

Runoff Area=750 sf 100.00% impervious Runoff Depth=8.28"  
Tc=10.0 min CN=98 Runoff=0.10 cfs 517 cf

**Pond 2P: Dry Well**

Peak Elev=2.65' Storage=102 cf Inflow=0.10 cfs 517 cf  
Outflow=0.04 cfs 517 cf

**dry well design**

Prepared by Microsoft

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Type III 24-hr 100-Year Rainfall=8.52"

Printed 6/30/2015

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**Summary for Subcatchment 1S: Garage Roof**

Runoff = 0.10 cfs @ 12.16 hrs, Volume= 517 cf, Depth= 8.28"

Runoff by SCS TR-20 method, UH=Deimarva, Weighted-CN, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs  
Type III 24-hr 100-Year Rainfall=8.52"

| Area (sf) | CN | Description             |
|-----------|----|-------------------------|
| 750       | 98 | Roofs, HSG A            |
| 750       |    | 100.00% impervious Area |

| To (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description      |
|----------|---------------|---------------|-------------------|----------------|------------------|
| 10.0     |               |               |                   |                | Direct Entry, To |

**dry well design**

Prepared by Microsoft

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Type III 24-hr 100-Year Rainfall=8.52"

Printed 6/30/2015

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**Summary for Pond 2P: Dry Well**

Inflow Area = 750 sf, 100.00% Impervious, Inflow Depth = 8.28" for 100-Year event  
 Inflow = 0.10 cfs @ 12.16 hrs, Volume= 517 cf  
 Outflow = 0.04 cfs @ 12.62 hrs, Volume= 517 cf, Atten= 61%, Lag= 27.7 min  
 Primary = 0.04 cfs @ 12.62 hrs, Volume= 517 cf

Routing by Stor-Ind method, Time Span= 0.00-40.00 hrs, dt= 0.05 hrs / 4  
 Peak Elev= 2.65' @ 12.62 hrs Surf.Area= 78 sf Storage= 102 cf

Plug-Flow detention time= 16.6 min calculated for 516 cf (100% of inflow)  
 Center-of-Mass det. time= 16.1 min ( 766.3 - 750.3 )

| Volume | Invert | Avail. Storage | Storage Description  |
|--------|--------|----------------|--|
| #1A    | 0.00'  | 76 cf          | 8.17'W x 9.56'L x 2.83'H Field A   |
| #2A    | 1.00'  | 31 cf          | 221 cf Overall - 31 cf Embedded = 190 cf x 40.0% Voids<br>ADS_StormTech SC-310 x 2 Inside #1<br>Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf<br>Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap<br>Row Length Adjustment= +0.44' x 2.07 sf x 2 rows |
|        |        | 107 cf         | Total Available Storage  |

Storage Group A created with Chamber Wizard

| Device | Routing | Invert | Outlet Devices  |
|--------|---------|--------|---|
| #1     | Primary | 0.00'  | 12.000 in/hr Exfiltration over Surface area<br>Conductivity to Groundwater Elevation = -4.00' |
| #2     | Primary | 2.60'  | 3.0" W x 3.0" H Vert. Orifice/Grate C= 0.100  |

Primary OutFlow Max=0.04 cfs @ 12.62 hrs HW=2.65' (Free Discharge)

- 1=Exfiltration ( Controls 0.04 cfs)
- 2=Orifice/Grate (Orifice Controls 0.00 cfs @ 0.12 fps)

**dry well design**

Prepared by Microsoft

HydroCAD® 10.00-14 s/n 08696 © 2015 HydroCAD Software Solutions LLC

Type III 24-hr 100-Year Rainfall=8.52"

Printed 6/30/2015

Page 16

**Pond 2P: Dry Well - Chamber Wizard Field A**

**Chamber Model = ADS\_StormTech SC-310 (ADS StormTech® SC-310)**

Effective Size= 28.9"W x 16.0"H => 2.07 sf x 7.12'L = 14.7 cf

Overall Size= 34.0"W x 16.0"H x 7.56'L with 0.44' Overlap

Row Length Adjustment= +0.44' x 2.07 sf x 2 rows

34.0" Wide + 6.0" Spacing = 40.0" C-C Row Spacing

1 Chambers/Row x 7.12' Long +0.44' Row Adjustment = 7.56' Row Length +12.0" End Stone x 2 = 9.56' Base Length

2 Rows x 34.0" Wide + 6.0" Spacing x 1 + 12.0" Side Stone x 2 = 8.17' Base Width

12.0" Base + 16.0" Chamber Height + 6.0" Cover = 2.83' Field Height

2 Chambers x 14.7 cf +0.44' Row Adjustment x 2.07 sf x 2 Rows = 31.3 cf Chamber Storage

221.2 cf Field - 31.3 cf Chambers = 189.9 cf Stone x 40.0% Voids = 76.0 cf Stone Storage

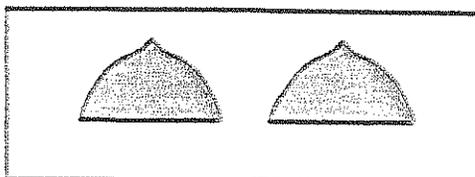
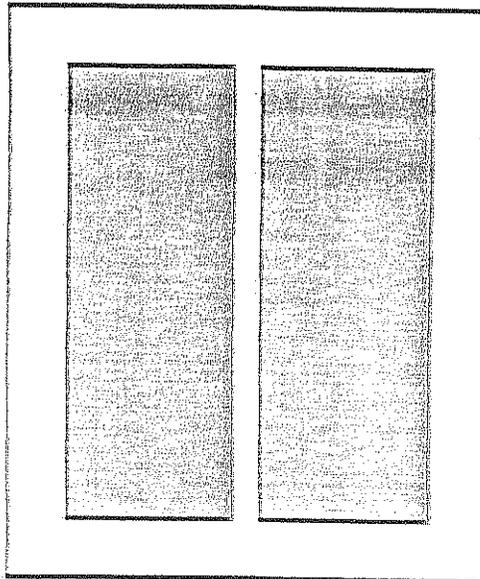
Chamber Storage + Stone Storage = 107.3 cf = 0.002 af

Overall Storage Efficiency = 48.5%

2 Chambers

8.2 cy Field

7.0 cy Stone



**TOWNSHIP OF GLOUCESTER**  
**INTER-OFFICE CORRESPONDENCE**



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** APPLICATION #152037C  
 Cortez & Sherrone Robinson  
 222 Hampshire Road  
 BLOCK 17002, LOT 8

**DATE:** July 7, 2015

The Applicant requests approval to install a four (4) and six (6) foot high wood fence with gate within the RA - Residential Attached District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**RA ZONE REQUIREMENTS:**

| Description  | Required<br>(Fee-simple Townhouse) | Proposed    | Complies |
|--|------------------------------------|-------------|----------|
| Minimum lot size   | 2,500 sf                           | 2,864.95 sf | yes      |
| Minimum lot frontage   | 20 ft.                             | 24.21 ft.   | yes      |
| Minimum lot depth  | 125 ft.                            | 112.37 ft.  | enc      |
| Maximum building coverage  | 40%                                | 22.3%       | yes      |
| Maximum lot coverage   | 60%                                | 41.2%       | yes      |
| <b>Principal Building Minimum Yard Depths and Height Limitations</b> |                                    |             |          |
| Front yard   | 30 ft.                             | ±31 ft.     | n/a      |
| Side yard  | 20 ft., end wall only              | n/a         | n/a      |
| Rear yard  | 30 ft.                             | ±48 ft.     | yes      |
| Minimum Useable Yard Area  | 40%                                | n/a         | n/a      |
| Maximum Height   | 35 ft.                             | n/a         | n/a      |

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

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

**II. VARIANCE COMMENTS**

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

**§425.C(3), Fences**

1. To install a four (4) and six (6) foot high wood fence zero (0) feet from the front property lines along Hampshire Road (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

**III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 425.C(3) to install a four (4) and six (6) foot high wood fence zero (0) feet from the front property lines along Hampshire Road (40 feet from the cartway is the minimum required).**

**IV. RECOMMENDATIONS**

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

cc: Cortez & Sherronne Robinson  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No. 152037C Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 160<sup>00</sup> Project # 9599

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

Escr. 150<sup>00</sup> Escr.# 9599

## LAND DEVELOPMENT APPLICATION

|  |  |
|--|--|
| <b>1. Applicant</b>                                  | <b>2. Owner(s) (List all Owners)</b>                 |
| Name: <u>Cortez Robinson-Sheronne</u>                | Name(s): <u>Cortez Robinson</u>                      |
| Address: <u>222 Hampshire Rd</u> Robinson            | Address: <u>222 Hampshire Rd</u>                     |
| City: <u>Sicklerville</u>                            | City: <u>Sicklerville</u>                            |
| State, Zip: <u>NJ 08081</u>                          | State, Zip: <u>NJ 08081</u>                          |
| Phone: <u>856-245-7877</u> Cell: <u>856-677-7153</u> | Phone: <u>856-245-7877</u> Cell: <u>856-677-7153</u> |
| Email: <u>sheronne_robinson@yahoo.com</u>            |  |

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

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



<sup>2</sup> 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 | <u>RA</u> | BWD | NC | IN | M-RD  | NVBP           |
| R2 | APT       | OR  | HC | PR | BW-RD | SCR-HC Overlay |
| R3 | SCR       | OF  | GI | FP | L-RD  | NVSCR Overlay  |
|    |           |     |    |    |       | IR             |

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

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

**6. Name of Persons Preparing Plans and Reports:**

Name: Cortez Robinson  
Address: 222 Hampshire Rd  
Profession: Barber  
City: Sicklerville  
State, Zip: NJ 08081  
Phone: 856 245 7877 Fax: ( ) -  
Email: Sheronne\_robinson@yahoo.com

Name: Steven R Kelly  
Address: \_\_\_\_\_  
Profession: Land Surveyor  
City: Haddonfield, NJ  
State, Zip: NJ 08033  
Phone: 800 433 0384 Fax: ( ) -  
Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 222 Hampshire Rd Block(s): 17002  
Tract Area: \_\_\_\_\_ Lot(s): 8

**8. Land Use:**

Existing Land Use: \_\_\_\_\_

Proposed Land Use (Describe Application): 1 panel of wood 6 foot fence attached to 3 panels of wood 4 foot fence that stop before the end of the driveway in the front of the house on the right side when facing the town house

**9. Property:**

|  |  |
|--|--|
| Number of Existing Lots: <u>1</u>            | Proposed Form of Ownership:  |
| Number of Proposed Lots: <u>1</u>            | <input type="checkbox"/> Fee Simple <input type="checkbox"/> Cooperative                         |
|  | <input type="checkbox"/> Condominium <input type="checkbox"/> Rental                             |
| Are there <i>existing</i> deed restrictions? | <input 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                         | _____    | Setback from E.O.P.*1  | 0'            |
| Front setback 2                         | _____    | Setback from E.O.P.*2  | per lot width |
| Rear setback                            | _____    | Fence type   | _____         |
| Side setback 1                          | _____    | Fence height   | 4' - 6'       |
| Side setback 2                          | _____    | *E.O.P. = Edge Of Pavement.  |               |
| Lot frontage                            | _____    | <b>Pool Requirements</b>   |               |
| 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.<br>R.O.W. = Right-of-way.<br>Setback = Measured from edge of pool apron. |               |
| <b>Garage Application</b>               |          | <b>Shed Requirements</b>   |               |
| 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

6-16-15  
Date

  
Signature of Co-applicant

6-16-15  
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).

6-16-15  
Date

[Signature]  
Signature

Cortez Robinson  
Print Name

Sworn and Subscribed to before me this  
16<sup>th</sup> day of June  
2015 (Year).

[Signature]  
Signature

[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  
Cortez Robinson  
Print Name

6-16-15  
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 6-16-15, shows and discloses the premises in its entirety, described as Block 17002 Lot 8 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,

County of Camden:

Cortez Robinson 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 16<sup>th</sup> day of June  
2015 before the following authority.

[Signature]  
Name of property owner or applicant

[Signature]  
Notary Public  
**LATONYA D. BROWN**  
**NOTARY PUBLIC OF NEW JERSEY**  
My Commission Expires 11/25/2016

Search

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Sheronne



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Drafts (1)

Sent

Spam (219)

Trash (4)

Smart Views

Unread

Starred

People

Social

Travel

Shopping

Finance

Folders

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Start Download Avoid Spelling Mistakes with Free Spell Checker Download for Free!

Ticket Status Changed: 151602669 Cleared- Office Finance

ticketresponse @ atlanticinfratrac.com (via QuickBase) Jun 9 at 4:46 PM To: SHERONNE\_ROBINSON@YAHOO.COM

Positive Response

Verizon P800x 866-473-7713- EXT 2

Date: 06-09-2015 Time: 4:46 pm To: SHERONNE ROBINSON Company: SHERONNE ROBINSON From: Request for Underground Location Subject: Request for Underground Location

DIG LOCATION: City/County: GLOUCESTER TWP/CAMDEN Address: 222 HAMPSHIRE RD Cross Street: BERKSHIRE RD Call Date: 06-09-2015

This message is being sent in a response to your request for underground utility location. This Markout Response is for Verizon Markouts at this particular location. The following represents a list of responses for the dedicated member codes. The response only pertain to the specific member codes

Ticket: 151602669

This response is to let you know that we researched the ticket location today and it appeared that there were not any facilities in conflict. In the event you change your excavation area, type of work, excavation depth please call in a new ticket or have additional questions please call us at the number above Verizon Status: Ticket Completed: 06-09-2015 04:47 PM

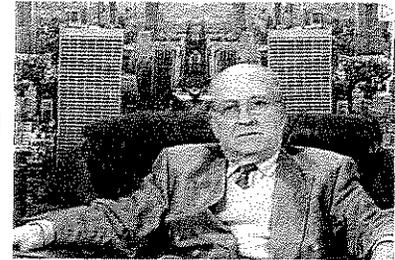
If there are any questions regarding the transmission or if you arrive at the site and have a question about the work site, please call.

Reply, Reply All or Forward | More

Click to reply all

Send

Rich text editor toolbar with icons for bold, italic, link, etc.



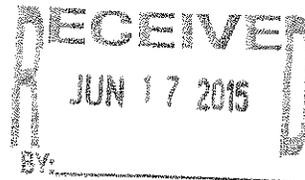
Jun 15: Obama Urges Homeowners To Avoid 30 Year Mortgages

If you owe less than \$625,000 on your home, use Obama's once in a lifetime mortgage relief program. The program is totally free and doesn't add any cost to your refi. The bad news is that it expires in 2015. You'll be shocked when you see how much you can save.

Select Your Age:

Table with 6 columns representing age groups (20-70) and rows for selection options.

Calculate New House Payment



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Sheronne



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Drafts (1)

Sent

Spam (219)

Trash (4)

Smart Views

Unread

Starred

People

Social

Travel

Shopping

Finance

Folders

Recent

Start Download Avoid Spelling Mistakes with Free Spell Checker - Download for Free!

Ticket: 151602669

nj@occinc.com Jun 9 at 4:11 PM

To: SHERONNE\_ROBINSON@YAHOO.COM

New Jersey One Call System

Transmit: Date: 06/09/15 At: 16:12

\*\*\* R O U T I N E \*\*\* Request No.: 151602669

Underground Facility Operators Notified: AE2 = ATLANTIC CITY ELECTRIC CO BAN = VERIZON CNW = AQUA NEW JERSEY, INC GLT = GLOUCESTER TOWNSHIP M.U.A GSC = COMCAST CABLEVISION OF GA SJG = SOUTH JERSEY GAS COMPANY

Start Date/Time: 06/13/15 At 07:00 Start By Date : 06/23/15 Expiration Date: 08/12/15

Location Information: County: CAMDEN Municipality: GLOUCESTER TWP Subdivision/Community: Street: 222 HAMPSHIRE RD Nearest Intersection: BERKSHIRE RD Other Intersection: Lat/Lon: Type of Work: INSTALL FENCE Block: 17002 Lot: 8 Depth: 1FT Extent of Work: CURB TO ENTIRE PROPERTY. Remarks: Working For Contact: SHERONNE ROBINSON

Working For: HOMEOWNER Address: 222 HAMPSHIRE RD City: SICKLERVILLE, NJ 08081 Phone: 856-245-7877 Ext:

Excavator Information: Caller: SHERONNE ROBINSON Phone: 856-245-7877 Ext:

Excavator: SHERONNE ROBINSON Address: 222 HAMPSHIRE RD City: SICKLERVILLE, NJ 08081 Phone: 856-245-7877 Ext: Fax: Cellular: 856-677-7189 Email: SHERONNE\_ROBINSON@YAHOO.COM End Request

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Click to reply all

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Plaid Blouse Casual

FOR THE SEASON AHEAD

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Ticket Check Status for NJ Ticket 151602669

ticketcheck@managetickets.com Jun 14 at 12:09 AM  
To: SHERONNE\_ROBINSON@YAHOO.COM

Ticket Number: 151602669 Header: ROUTINE

Location: 222 HAMPSHIRE RD GLOUCESTER TWP, NJ

As of 06/14/2015 00:05:00 EST, participating facility owners have responded to Ticket Check as follows:

| District Code                  | Status                               |
|--------------------------------|--------------------------------------|
| ATLANTIC CITY ELECTRIC COMPANY | Marked                               |
| VERIZON                        | Not yet responded                    |
| AQUA NEW JERSEY, INC           | Not yet responded                    |
| GLOUCESTER TOWNSHIP M.U.A.     | Does not participate in Ticket Check |
| COMCAST CABLEVISION OF GARDEN  | Does not participate in Ticket Check |
| SOUTH JERSEY GAS COMPANY       | Clear/No conflict                    |

Does not participate in Ticket Check: This member does not post their positive response status back to this system. It does not mean that they were not notified of the request to excavate.

Reply, Reply All or Forward | More

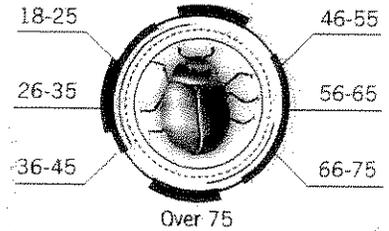
Click to reply all



Jun 15: Obama Urges Homeowners To Avoid 30 Year Mortgages

If you owe less than \$625,000 on your home, use Obama's once in a lifetime mortgage relief program. The program is totally free and doesn't add any cost to your refi. The bad news is that it expires in 2015. You'll be shocked when you see how much you can save.

Click Your Age:



Calculate New House Payment

NEWS ID: 197283

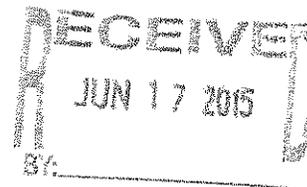
- Inbox (7)
- Drafts (1)
- Sent
- Spam (219)
- Trash (4)
- Smart Views
  - Unread
  - Starred
  - People
  - Social
  - Travel
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  - Finance
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  - People
  - Social
  - Travel
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  - Finance
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Status update for ticket 151602669

**EmailResponder@tickets.utiliquest.com** Jun 12 at 2:01 PM  
 To: SHERONNE\_ROBINSON@YAHOO.COM

Status update for ticket 151602669  
 Ticket Kind: DONE  
 Contractor: SHERONNE ROBINSON  
 Contact: SHERONNE ROBINSON

Address:  
 222 HAMPSHIRE RD  
 GLOUCESTER TWP, NJ  
 County: CAMDEN

Locating Company:  
 UtiliQuest  
 609-758-4700

Locates:  
 Utility: Comcast (GSC)  
 Status: Marked (M)  
 Completed: Yes  
 Date: 6/12/2015 1:53:15 PM

Utility: South Jersey Gas (SJG)  
 Status: Not In Conflict (N)  
 Completed: Yes  
 Date: 6/12/2015 1:53:16 PM

Utility: Atlantic City Electric (AE2)  
 Status: Marked (M)  
 Completed: Yes  
 Date: 6/12/2015 1:53:16 PM

Reply, Reply All or Forward | More

Click to reply all

Send

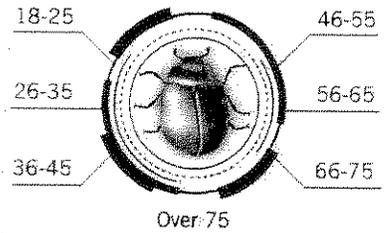
Rich text toolbar with icons for bold, italic, link, etc.



### Jun 15: Obama Urges Homeowners To Avoid 30 Year Mortgages

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Click Your Age:



Calculate New House Payment

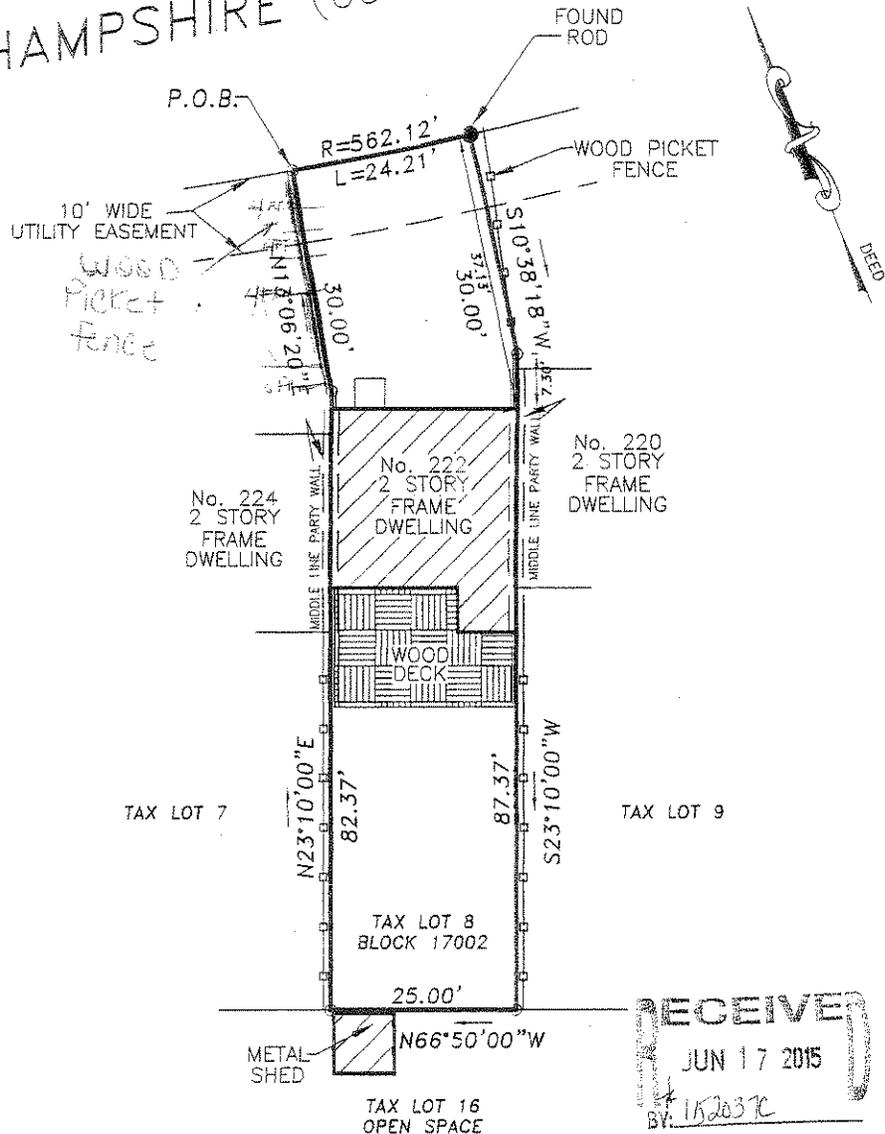
URLS 10 167263

sheronne@y...@y...com

RECEIVED JUN 17 2015 BY: \_\_\_\_\_

PROPERTY CORNERS, SERVICE WALKS, CURB, OVERHEAD WIRES, NOT ENCROACHING, AREA AND DESCRIPTION ARE OMITTED BY CONTRACTUAL AGREEMENT. BUYER MAY ORDER PROPERTY MARKERS AT A COST OF \$60 PER CORNER WITHIN 90 DAYS OF THE DATE OF THIS SURVEY. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS SURVEY SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF STEVEN R. KELLY, P.L.S. I RESERVE THE RIGHT TO REVISE THIS SURVEY UPON THE RECEIPT OF AN UPDATED TITLE REPORT. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE. THIS SURVEY IS BASED ON SURVEY CONTROL FOUND AT THE TIME OF THE SURVEY. THIS SURVEY IS A RETRACEMENT OF A DEED DESCRIPTION PROVIDED BY OUR CLIENT AND DOES NOT DENOTE OWNERSHIP.

# HAMPSHIRE (60' WIDE) ROAD



GROSS AREA = 2,864.95 S.F./0.07 ACRES

DESCRIPTION:  
 BEING LOT 8, BLOCK 17002, ON THE TOWNSHIP OF GLOUCESTER TAX MAP.  
 BEING LOT 8, BLOCK 457-13, PLAN OF BRITTANY WOODS EAST, SECTION 1, FILED 3/07/79 AS #636-8.

THE UNDERSIGNED LICENSED SURVEYOR (L.S.) HEREBY DECLARES TO, AND SOLELY FOR THE BENEFIT OF,  
 CORTIZ M. & SHERONNE L. ROBINSON;  
 HUNTER TITLE AGENCY, INC.;  
 THE LENDING GROUP, INC.,  
 ITS SUCCESSORS AND/OR ASSIGNS,  
 AS THEIR INTEREST MAY APPEAR.

THAT THIS PLAN WAS PREPARED FROM A SURVEY MADE UPON THE PREMISES SHOWING, AS OF THE DATE OF THIS CERTIFICATE, THE LOCATION OF ALL BUILDINGS, EASEMENTS, OR SERVITUDES APPARENT FROM AN INSPECTION OF THE SURFACE OF THE PREMISES. THIS PLAN IS NOT TO BE REPRODUCED IN ANY MANNER, NOR MAY IT BE RELIED UPON BY ANYONE OTHER THAN THE ABOVE NAMED PERSON OR PERSONS FOR WHOSE BENEFIT IT HAS BEEN PREPARED AND EMBOSSED WITH AN IMPRESSION SEAL. COPIES OF THIS PLAN WITHOUT IMPRESSION SEAL AND SIGNATURE IN RED INK ARE FOR MERE CONVENIENCE OF REFERENCE ONLY.

NOTES: 1. NOT TO BE USED FOR CONSTRUCTION.  
 2. NOT TO BE USED WITH A SURVEY AFFIDAVIT.

**KELLY** STEVEN R. KELLY, PROFESSIONAL LAND SURVEYOR  
 P.O. BOX 51, HADDONFIELD, N.J. 08033  
 PHONE (800) 433-0384

MAP SHOWING SURVEY SITUATE IN  
 TOWNSHIP OF GLOUCESTER  
 COUNTY OF CAMDEN, N.J.  
 No. 222 HAMPSHIRE ROAD

9/17/03  
 LICENSED LAND SURVEYOR No. 22714  
**STEVEN R. KELLY, P.L.S.**  
 COPYRIGHT © 1993, 1994 & 1995 by STEVEN R. KELLY, P.L.S. ALL RIGHTS RESERVED

|                 |                 |             |            |                    |
|-----------------|-----------------|-------------|------------|--------------------|
| DATE<br>9/16/03 | SCALE<br>1"=20' | DRAWN<br>CK | CHKD<br>SK | JOB No.<br>2003703 |
|-----------------|-----------------|-------------|------------|--------------------|

| NO. | DATE     | REVISIONS                 |
|-----|----------|---------------------------|
| 1   | 12/22/06 | PREPARED BY: J. REMINGTON |
| 2   |          | CHECKED BY: J. REMINGTON  |
| 3   |          | APPROVED BY: J. REMINGTON |

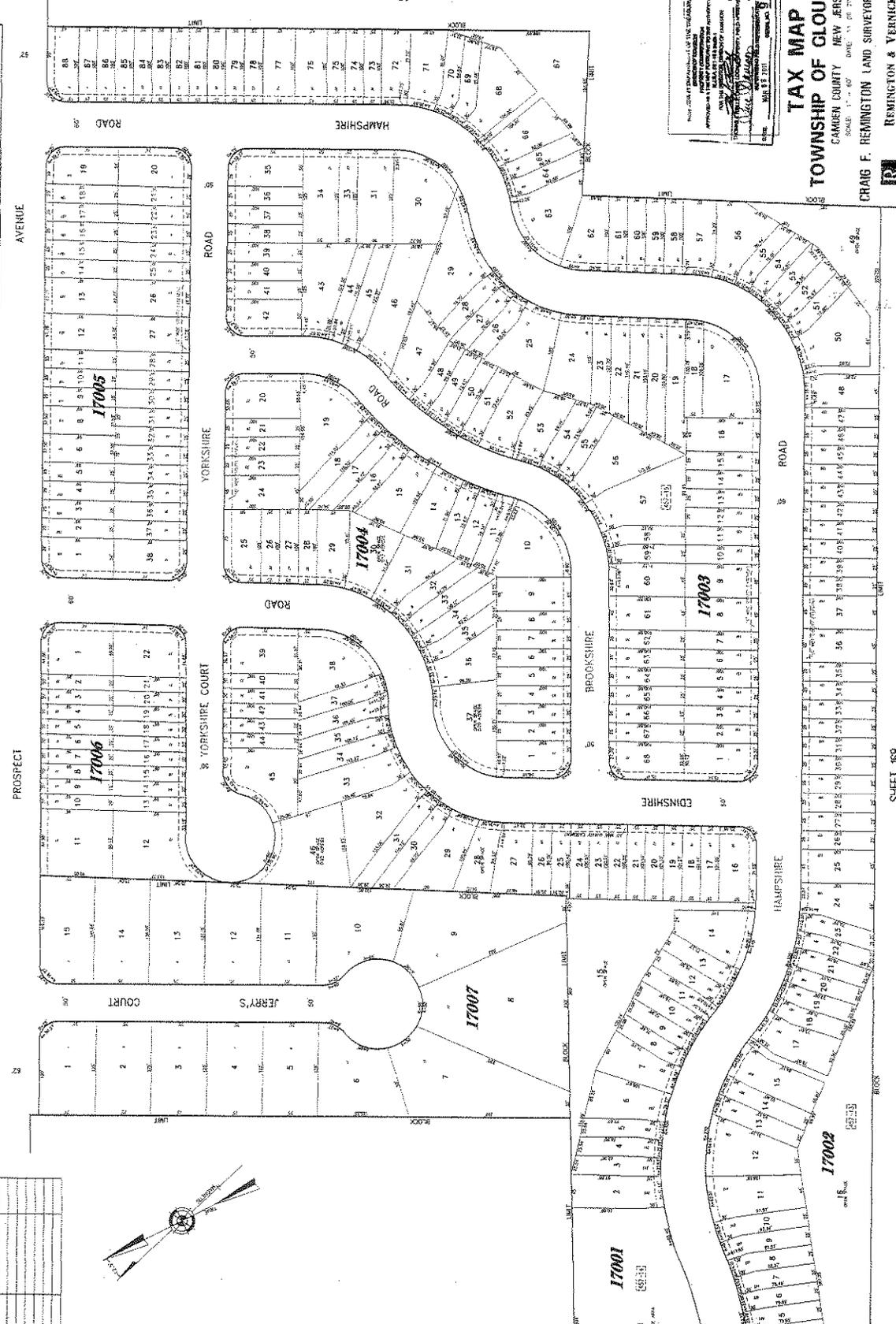
**NOTE:**  
THIS SHEET HAS BEEN DESIGN UNDER COMPANIES AND INSTITUTIONS  
FOR THE PURPOSE OF RECORDING RECORDS (ROR)

PROSPECT COURT

PARSONS COURT

SHEET 171

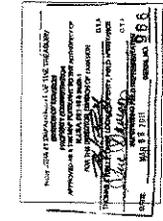
COURT



SHEET 172

SHEET 169

SHEET 168



**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
CAMDEN COUNTY NEW JERSEY  
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924  
REMINGTON & VERMECK ENGINEERS  
230 WEST WASHINGTON STREET, SUITE 200  
NEWARK, N.J. 07102  
TEL: 973-261-1100 FAX: 973-261-1101  
WWW.REMINGTON-VERMECK.COM



Township Of Gloucester  
1261 Chews Landing -Clementon Rd., at Hider Lane  
P. O. Box 8  
Blackwood, New Jersey 08012  
(856) 228-4000

**TAXES PAID CERTIFICATION**

**\*FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE  
AND RETURNED WITH COMPLETED APPLICATION**

DATE: 6/16/15  
APPLICATION#: #152037C  
APPLICANT: Cortez Robinson  
PROPERTY LOCATION: 222 Hampshire Rd  
BLOCK(S): 17002 LOT(S): 8 QUALIFIER: \_\_\_\_\_

Our records indicate that the above referenced property is current with taxes and there are no outstanding liens.

\_\_\_\_\_ Our records indicate the above property is delinquent on taxes (see attached).

\_\_\_\_\_ Our records indicate the above property has liens (see attached).

If you have any questions, please feel free to contact the Tax Office at 856-228-4000.

  
SANDRA L. FERGUSON  
GLOUCESTER TWP. TAX COLLECTOR

JUN 13 2015

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 17, 2015

APPLICATION No. #152037C

APPLICANT: Cortez & Sheronne Robinson

PROJECT No. 9599

BLOCK(S): 17002 Lot(S): 8

LOCATION: 222 Hampshire Rd., Sicklerville, NJ

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

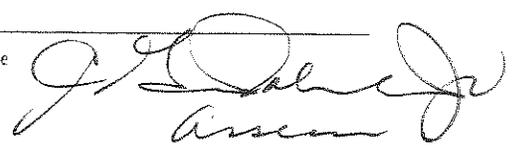
- For Your Review.      *Please Forward Report by June 27, 2015*  
 For Your Files.

### 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

*No Issues*

Signature  6/16/15

Commissioners  
RICHARD P. CALABRESE  
Chairman  
FRANK SIMIRIGLIA  
Vice Chairman

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



**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
June 23, 2015

RAYMOND J. CARR  
Executive Director  
MARLENE HRYNIO  
Administrative Secretary  
HOWARD C. LONG JR, ESQ.  
Solicitor  
THOMAS LEISSE, PE, CME  
Consulting Engineer

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

Re: Application #152037C  
Cortez & Sheronne Robinson  
222 Hampshire Road, Sicklerville, NJ 08081  
Block 17002, Lot 8

Gentlemen:

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

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

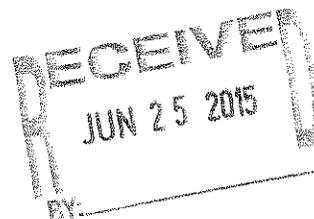
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "R. Carr", is written over the typed name of Raymond J. Carr.

Raymond J. Carr  
Executive Director

RJC:mh



30# 63

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 17, 2015

APPLICATION No. #152037C

APPLICANT: Cortez & Sheronne Robinson

PROJECT No. 9599

BLOCK(S): 17002 Lot(S): 8

LOCATION: 222 Hampshire Rd., Sicklerville, NJ

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.      *Please Forward Report by June 27, 2015*  
 For Your Files.

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

RECEIVED  
JUN 25 2015  
BY: \_\_\_\_\_

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

OK 6-25-15 JUC BWS

Signature \_\_\_\_\_

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence

---



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director / Planner  
Dept. of Community Development  
**RE:** **APPLICATION #152038CDM** **Escrow #9609**  
**James & Linda Chando**  
**Block 7815, Lots 1 and 1.01**  
**DATE:** July 7, 2015

The Applicant requests minor subdivision approval and use variance approval for "Twins" within the R-3 Residential district. The property is located on the southeast corner of the Old Black Horse Pile and Richmond Avenue.

The plan has been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

Should you have any questions regarding this application, do not hesitate to contact me at 374.3511.

- Applicant/Owner: James & Linda Chando, 1342 Fries Mill Road, Franklinville, NJ 08322.
- Surveyor: Christopher J. Brouffard, PLS, Sickies & Associates, Inc., Sherwood Mews, 833 Kings Highway, Woodbury, NJ 08096-3110 (telephone #856-848-6800).
- Planner: Addison Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (856-228-4848).
- Attorney: John Wade, Esq., Wade, Long, Wood & Kennedy, LLC, 1250 Chews landing Road, Laurel Springs, NJ 08012 (telephone #856-346-2800).

### **I. INFORMATION SUBMITTED**

1. Land Development Application Form and checklist, dated 6/23/15.
2. Minor subdivision plan, as prepared by Sickies & Associates, Inc., consisting of one (1) sheet dated 10/02/14.

## II. ZONING INFORMATION

1. Two-family detached dwelling units is not a listed permitted use [§405.B].

### R-3 Zone Requirements – Single Family Detached (§405.F):

| Standard  | Required<br>(Other use) | Proposed<br>(Lot 1) | Proposed<br>(Lot 1.02) | Complies  |
|---|-------------------------|---------------------|------------------------|-----------|
| <b>Minimum lot size</b>                                       | <b>2 acres</b>          | <b>32,785.59 sf</b> |                        | <b>no</b> |
| <b>Minimum lot size</b>                                       | <b>2 acres</b>          |                     | <b>13,602.87 sf</b>    | <b>no</b> |
| Minimum lot frontage  | 100 ft.                 | 254.19 ft.          |                        | yes       |
| Minimum lot frontage  |                         |                     |                        |           |
| Black Horse Pike  | 100 ft.                 |                     | 129.13 ft.             | yes       |
| Richmond Avenue   | 100 ft.                 |                     | 126.55 ft.             | yes       |
| <b>Minimum lot depth</b>                                      | <b>200 ft.</b>          | <b>89.63 ft.</b>    |                        | <b>no</b> |
| <b>Minimum lot depth</b>                                      | <b>200 ft.</b>          |                     | <b>105 ft.</b>         | <b>no</b> |
| Maximum building coverage                                     | 30%                     | ≤ 30%               | ≤ 30%                  | yes / yes |
| Maximum lot coverage  | 75%                     | ≤ 75%               | ≤ 75%                  | yes / yes |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS |                         |                     |                        |           |
| Front yard  | 30 ft.                  | ≥ 30 ft.            | ≥ 30 ft.               | yes / yes |
| <b>Side yard</b>  | <b>30 ft.</b>           | <b>≥ 10 ft.</b>     |                        | <b>no</b> |
| <b>Side yard</b>  | <b>30 ft.</b>           |                     | <b>≥ 10 ft.</b>        | <b>no</b> |
| <b>Rear yard</b>  | <b>50 ft.</b>           | <b>≥ 30 ft.</b>     |                        | <b>no</b> |
| <b>Rear yard</b>  | <b>50 ft.</b>           |                     | <b>≥ 30 ft.</b>        | <b>no</b> |
| Minimum Useable Yard Area                                     | 25%                     | ≥ 25%               | ≥ 25%                  | yes / yes |
| Maximum Height  | 40 ft.                  | ≤ 40 ft.            | ≤ 40 ft.               | yes / yes |

\* Variance required.

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

| Standard  | Required<br>(Other use) | Proposed<br>(Lots 1.03) | Complies  |
|---|-------------------------|-------------------------|-----------|
| <b>Minimum lot size</b>                                       | <b>2 acres</b>          | <b>13,125.00 sf</b>     | <b>no</b> |
| Minimum lot frontage  | 100 ft.                 | 125.00 ft.              | yes       |
| <b>Minimum lot depth</b>                                      | <b>200 ft.</b>          | <b>125 ft.</b>          | <b>no</b> |
| Maximum building coverage                                     | 30%                     | ≤ 30 %                  | yes       |
| Maximum lot coverage  | 75%                     | ≤ 75 %                  | yes       |
| PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS |                         |                         |           |
| Front yard  | 30 ft.                  | ≥ 30 ft.                | yes       |
| <b>Side yard</b>  | <b>30 ft.</b>           | <b>≥ 10 ft.</b>         | <b>no</b> |
| <b>Rear yard</b>  | <b>50 ft.</b>           | <b>≥ 30 ft.</b>         | <b>no</b> |
| Minimum Useable Yard Area                                     | 25%                     | ≥ 25%                   | yes       |
| Maximum Height  | 40 ft.                  | ≤ 35 ft.                | yes       |

\* Variance required.

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

### III. APPLICATION SUBMISSION CHECKLIST

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

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

#### **It's not recommend waiving underlined requirements**

1. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon a methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
  - a. In lieu of requiring the applicant to submit to the NJDEP for a Letter of Interpretation it's recommended the Board require the applicant provide a certification from an appropriate professional on the absence of freshwater wetlands and transition areas based on a field investigation.
2. All side, rear, and front setback lines with dimensions. [Checklist #53].
  - a. The plan must be revised to provide a zoning schedule for the required "Other use" classification of the R-3, Residential District.
3. Appropriate places for the signature of the Chairperson and Secretary of the approving authority, the dates of the official approving authority actions, and dates of signatures [Checklist #55].
  - a. The plan must be revised to provide the signature blocks on an outside fold.

### IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following required checklist items.

#### **It's not recommend waiving underlined requirements**

1. Area for the date and substances for each revision. [Checklist # 31].
2. The names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].
3. Existing and proposed building coverage in areas of square feet and as a percentage of the lot area [Checklist #36].
4. Existing structures and uses on the tract to include the shortest distance between any existing building and proposed or existing building and proposed or existing lot line, and as indication of those to be removed. [Checklist #52].
5. Contours shall be shown at not more than two (2) foot intervals for areas with less than twenty (20%) percent slope, five (5) foot intervals for areas in excess of twenty (20%) slope [Checklist #57].
  - a. In lieu of providing the existing contours the Applicant's engineer/surveyor should provide professional testimony addressing the existing slope of the property.
6. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
  - a. In lieu of providing the proposed grading the plan must be revised to provide a general note addressing the requirements of §814, Grading Approval.

## V. VARIANCE REVIEW COMMENTS

The instant application as submitted requires the following variances:

### **§405.B – R-3, Residential District, Permitted Uses**

1. The proposed two-family detached dwelling use is not a listed permitted use in the district.

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

2. Lot area (Lot 1): (32,785.59 sf provided v. 2 ac. minimum required).
3. Lot area (Lot 1.02): (13,602.87 sf provided v. 2 ac. minimum required).
4. Lot area (Lot 1.03): (13,125.00 sf provided v. 2 ac. minimum required).
5. Lot depth (Lot 1): (89.63 ft. provided v. 200 ft. minimum required).
6. Lot depth (Lot 1.02): (105 ft. provided v. 200 ft. minimum required).
7. Lot depth (Lot 1.03): (125 ft. provided v. 200 ft. minimum required).
8. Side yard (1): (10 ft. provided v. 30 ft. minimum required).
9. Side yard (1.02): (10 ft. provided v. 30 ft. minimum required).
10. Side yard (1.03): (10 ft. provided v. 30 ft. minimum required).
11. Rear yard (1): (30 ft. provided v. 50 ft. minimum required).
12. Rear yard (1.02): (30 ft. provided v. 50 ft. minimum required).
13. Rear yard (1.03): (30 ft. provided v. 50 ft. minimum required).

### 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:

14. 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. Uses determined as not “inherently beneficial.”
    - i. 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)*).
      1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
      2. 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.
      3. 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.”

### 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:

15. 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).

Balancing Test (*basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992)*).

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

#### **VI. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS**

1. Use
  - a. The Applicant must provide testimony addressing consistency of the proposed "twin" units with the Residential 3 (R-3) Land Use Classification within the Master Plan and the R-3 – Residential Zoning District.
2. Bulk and Setbacks
  - a. The Applicant must provide testimony addressing the proposed variances for lot area, depth, side and rear yards with the character of the R-3 – Residential Zoning District and built environment.

#### **VII. SUBDIVISION REVIEW COMMENTS**

1. The plan must be revised providing the requirements for residential driveways as a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for proposed lot 34 as per §504.A, Driveways (Residential) or request a waiver.
2. The plan must be revised to provide concrete monuments between Lot 1 and Lot 1.02 along the frontage of the Old Black Horse Pike and between Lot 1.02 and Lot 1.03 along Richmond Avenue as per §503.C, Monuments.
3. The plan must be revised to provide a five foot dedication to the Township of Gloucester along the right-of-way of Richmond Avenue as per §515.G, Street Design.
4. The plan must be revised to provide concrete curb and sidewalks as per §516, Sidewalk, Curbs, Gutters & Pedestrian Ways.
5. The plan must be revised indicating all utilities would be installed underground as per §518.D, Underground Wiring.

#### **VIII. GENERAL REVIEW COMMENTS**

1. The plan must be revised to provide a notation regarding removal of the existing concrete and the paved area.

2. The plan must be revised to correct the front yard setback along the Old Black Horse Pike for Lot 1.02, which is incorrectly labeled as a "10 Side Setback Line."
  - a. A corner lot has two front yards.
3. The plan must be revised to correct the rear yard setback line for Lot 1.02, which is incorrectly drawn.
  - a. A corner lot has two front yards, one side yard and one rear yard.

## **IX. 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.*

## **X. RECOMMENDATIONS**

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

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: James & Linda Chando  
 John Wade, Esq.  
 Christopher J. Bouffard, PLS  
 Addison G. Bradley, PP, CLA  
 Anthony Costa, Esq.  
 James Mellett, PE

# TOWNSHIP OF GLOUCESTER

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No. #152038CDM Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 710<sup>00</sup> Project # 9609  
 Escr. 2650<sup>00</sup> Escr. # 9609

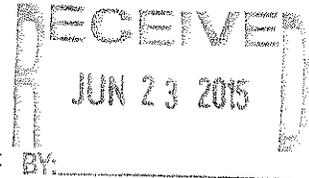
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

|  |  |
|--|--|
| <b>1. Applicant</b><br>Name: <u>JAMES &amp; LINDA CHANZO</u><br>Address: <u>1342 FRISIMILLA RD</u><br>City: <u>Franklinville</u><br>State, Zip: <u>NJ 08322</u><br>Phone: ( ) - - Fax: ( ) - -<br>Email: _____ | <b>2. Owner(s) (List all Owners)</b><br>Name(s): <u>JAMES &amp; LINDA CHANZO</u><br>Address: <u>1342 FRISIMILLA RD</u><br>City: <u>Franklinville</u><br>State, Zip: <u>NJ 08322</u><br>Phone: ( ) - - Fax: ( ) - - |
|--|--|

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

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



<sup>2</sup> 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: <u>John Wade Esq</u><br>Address: _____<br>City: _____ | Firm: <u>Wade Long Wood</u><br>State, Zip: _____<br>Phone: <u>866 346 2800</u> Fax: ( ) - -<br>Email: _____ |
|---|---|

**6. Name of Persons Preparing Plans and Reports:**

|   |  |
|---|--|
| Name: _____                                   | Name: <u>Adrian G. Bradley</u>               |
| Address: _____                                | Address: <u>1585 Hider Lane</u>              |
| Profession: _____                             | Profession: <u>Planner</u>                   |
| City: _____                                   | City: <u>Grant Twp.</u>                      |
| State, Zip: _____                             | State, Zip: <u>N.J. 08021</u>                |
| Phone: (____) _____ - _____ Fax: (____) _____ | Phone: <u>856-228-4840</u> Fax: (____) _____ |
| Email: _____                                  | Email: _____                                 |

**7. Location of Property:**

Street Address: Cor. of Richmond Ave & <sup>Old</sup> Blue Lane Block(s): 7815

Tract Area: 1.3 ± ac. Lot(s): 1 & 1.01

**8. Land Use:**

Existing Land Use: VACANT LAND

Proposed Land Use (Describe Application): 3 TWINS w/ MINOR  
3 LOT SUBDIVISION

**9. Property:**

Number of Existing Lots: 2

Number of Proposed Lots: 3

Proposed Form of Ownership:

|  |                                      |
|--|--------------------------------------|
| <input checked="" type="checkbox"/> Fee Simple | <input type="checkbox"/> Cooperative |
| <input type="checkbox"/> Condominium           | <input type="checkbox"/> 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. DC of minor subdivision FOR JAMES & LINDA CHANDO

**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'</u>     | Setback from E.O.P.*1                       | _____    |
| Front setback 2                         | _____          | Setback from E.O.P.*2                       | _____    |
| Rear setback                            | <u>30'</u>     | Fence type                                  | _____    |
| Side setback 1                          | <u>0</u>       | Fence height                                | _____    |
| Side setback 2                          | <u>10'</u>     | *E.O.P. = Edge Of Pavement.                 |          |
| Lot frontage                            | <u>MIN 105</u> | <b>Pool Requirements</b>                    |          |
| Lot depth                               | <u>MIN 125</u> | Setback from R.O.W.1                        | _____    |
| Lot area                                | <u>13000+</u>  | Setback from R.O.W.2                        | _____    |
| Building height                         | <u>35'</u>     | Setback from property line 1                | _____    |
|   |                | Setback from property line 2                | _____    |
|   |                | Distance from dwelling                      | _____    |
|   |                | Distance = measured from edge of water.     |          |
|   |                | R.O.W. = Right-of-way.                      |          |
|   |                | Setback = Measured from edge of pool apron. |          |
| <b>Garage Application</b>               |                | <b>Shed Requirements</b>                    |          |
| Garage Area                             | <u>N/A</u>     | 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/PER UNIT Number of parking spaces provided: 2/PER UNIT

Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: 2/PER UNIT

### 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]  
 \_\_\_\_\_  
 Signature of Applicant \_\_\_\_\_  
 Date

X  
 \_\_\_\_\_  
 Signature of Co-applicant \_\_\_\_\_  
 Date

**17. Consent of Owner(s):**

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

\_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Date  
 Sworn and Subscribed to before me this  
15th day of June  
2015 (Year).

\_\_\_\_\_  
 Signature  
James R. Chanilo  
 Print Name  
 \_\_\_\_\_  
 Signature  
Colleen M. Vigna  
 Print Name  
COLLEEN M. VIGNA

**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)

\_\_\_\_\_  
 Signature of Applicant  
James R. Chanilo  
 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.

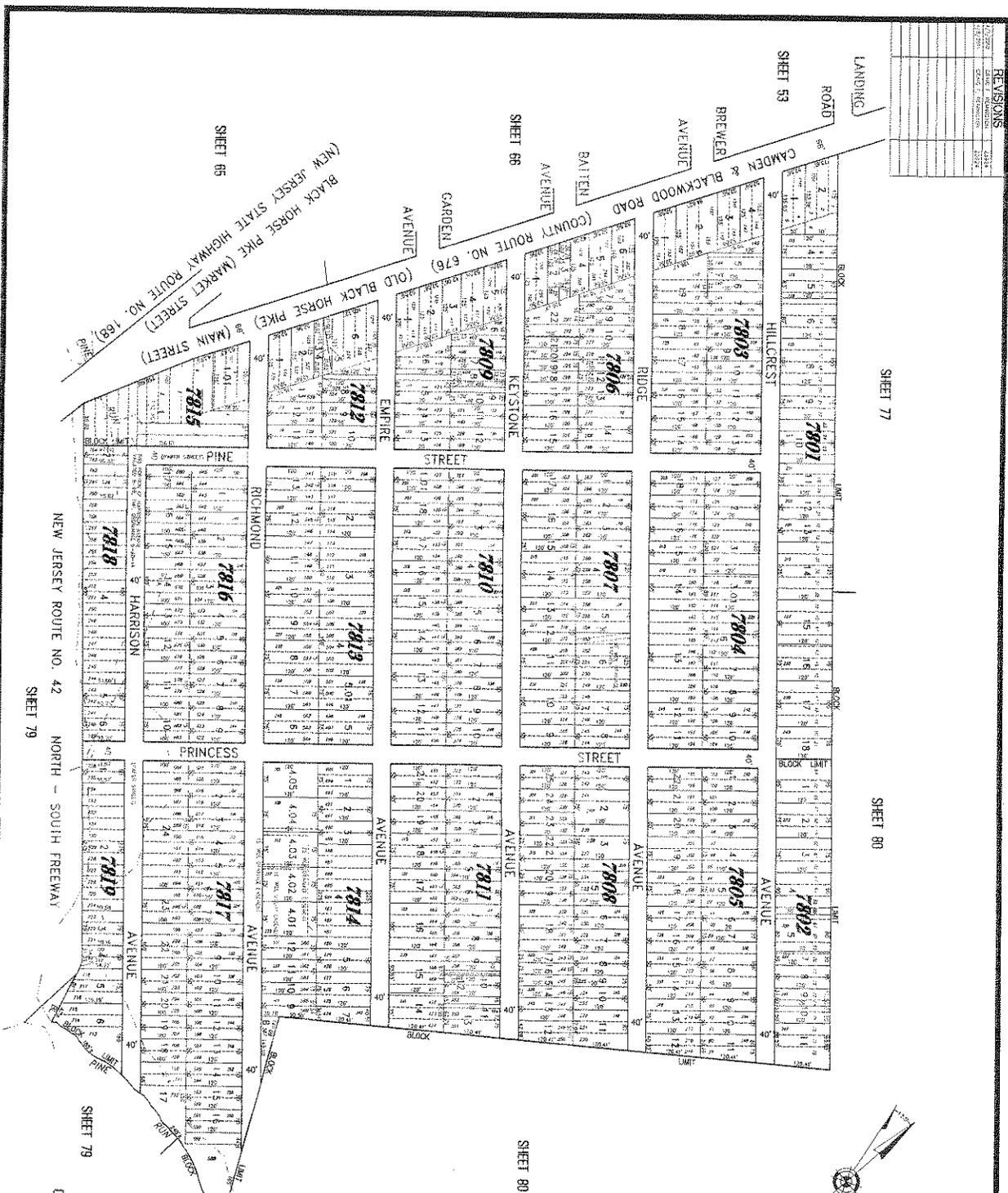
Sworn and subscribed to  
On this \_\_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_ before the following authority.

\_\_\_\_\_  
Name of property owner or applicant

\_\_\_\_\_  
Notary public

**REVISIONS**

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |



**NOTE**

THIS MAP HAS BEEN DRAWN USING COMPUTER AIDED SURVEILLANCE (CAD) AND ELECTRONIC SURVEILLANCE (ELECTRONIC SURVEILLANCE)

THIS MAP IS A PART OF THE TAX MAPS OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY. THE TOWNSHIP ENGINEER HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE CORRECT AND ACCURATE. THE TOWNSHIP ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE TOWNSHIP ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**

CAMDEN COUNTY  
NEW JERSEY  
DATE: 11-06-2008  
CRAIG F. REMINGTON LAND SURVEYOR, INC. NO. 23804  
REMININGTON & YERNECK ENGINEERS  
200 WEST WASHINGTON STREET, SUITE 200  
NEW JERSEY 08102

**TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL**



DATE: June 23, 2015

APPLICATION No. #152038CDM

APPLICANT: James & Linda Chando

PROJECT No. 9609

BLOCK(S): 7815 Lot(s): 1 & 1.01

LOCATION: Richmond Ave. & Black Horse Pike, Blackwood, NJ

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application - **Bulk C /Use D Variance & Minor Subdivision**
- Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

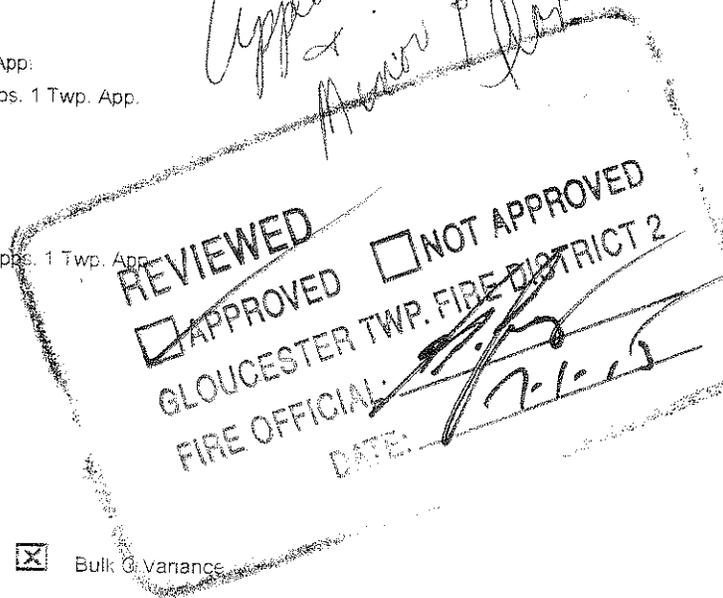
- For Your Review. **Please Forward Report by July 6, 2014**
- For Your Files.

**ENCLOSED:**

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

- Use D Variance       Minor Subdivision       Bulk C Variance

*Application of Minor Subdiv*



*[Handwritten Signature]*  
Signature

Block: 17815 Sp Charges  
 Lot: 1  
 Qualifier:  
 Owner: STANISLAW JAMES & LINDA Prop Loc: 1107 OLD BLACK HORSE PINE Restricted Edit

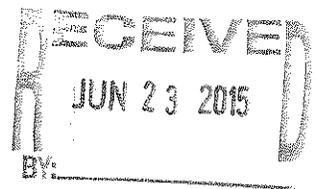
| Year | Qtr | Type  | Billed   | Principal Balance | Interest | Total Balance |
|------|-----|-------|----------|-------------------|----------|---------------|
| 2015 | 2   |       | 494.64 * | .00               | .00      | .00           |
| 2015 | 1   |       | 494.64 * | .00               | .00      | .00           |
| 2015 |     | Total | 989.28   | .00               | .00      | .00           |
| 2014 | 4   |       | 120.01 * | .00               | .00      | .00           |
| 2014 | 3   |       | 120.01 * | .00               | .00      | .00           |
| 2014 | 2   |       | 969.27   | .00               | .00      | .00           |
| 2014 | 1   |       | 550.00   | .00               | .00      | .00           |

Other Delinquent Balances: .00 Interest Date: 06/23/15 Interest Date: Interest Detail  
 Other APR2 Threshold Amt: .00 Per Diem: .00000 Last Payment Date: 04/06/15

TOTAL TAX BALANCE DUE

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

\* Indicates Adjusted Billing in a Tax Quarter



*Current*

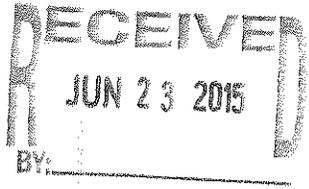
Block: 7815  
 Lot: 1.01  
 Qualifier:  
 Owner: GEARDO JAMES & LINDA  
 Prop Loc: 1111 OLD BLACK HORSE PINE

| Year | Qtr | Type  | Billed   | Principal Balance | Interest | Total Balance |
|------|-----|-------|----------|-------------------|----------|---------------|
| 2015 | 2   |       | 544.85 * | .00               | .00      | .00           |
| 2015 | 1   |       | 544.85 * | .00               | .00      | .00           |
| 2015 |     | Total | 1,229.70 | .00               | .00      | .00           |
| 2014 | 4   |       | 203.06 * | .00               | .00      | .00           |
| 2014 | 3   |       | 546.79   | .00               | .00      | .00           |
| 2014 | 2   |       | 763.78   | .00               | .00      | .00           |
| 2014 | 1   |       | 759.79   | .00               | .00      | .00           |

Other Delinquent Balances: .00 Interest Date: 06/23/15 Interest Date: Interest Date  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 05/26/15  
 TOTAL TAX BALANCE DUE  
 Principal: .00 Penalty: .00  
 Misc Charges: .00 Interest: .00 Total: .00

\* Indicates a Restricted Billing in a Tax Quarter

*Current*





Township Of Gloucester  
1261 Chews Landing -Clementon Rd., at Hider Lane  
P. O. Box 8  
Blackwood, New Jersey 08012  
(856) 228-4000

**FORM MUST BE COMPLETED BY THE GLOUCESTER TWP. TAX OFFICE**

DATE: 6/23/15

APPLICATION#: #152038 CDM

APPLICANT: Chando

PROPERTY LOCATION: ~~7815~~ Richmond # BHPK.

BLOCK: 7815

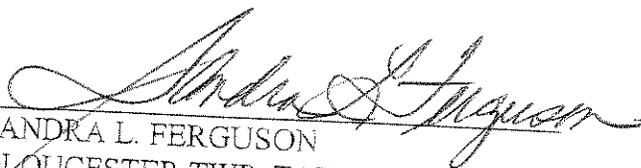
LOT: 1 § 1.01

Our records indicate that the above referenced property is current with taxes and there are no outstanding liens.

Our records indicate the above property is delinquent on taxes (see attached).

Our records indicate the above property has liens (see attached).

If you have any questions, please feel free to contact the Tax Office at 856-228-4000.

  
SANDRA L. FERGUSON  
GLOUCESTER TWP. TAX COLLECTOR



# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

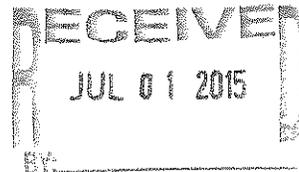
Application #152038CDM

Richmond Ave at BHP

Block 7815 Lot 1 & 1.01

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

Other:



Reviewed By:  Lt. Brian McKendry

Signature: \_\_\_\_\_

Date Submitted: 6/30/15





Commissioners  
RICHARD P. CALABRESE  
Chairman  
FRANK SIMIRIGLIA  
Vice Chairman  

---

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



RAYMOND J. CARR  
Executive Director  

---

MARLENE HRYNIO  
Administrative Secretary  

---

HOWARD C. LONG JR, ESQ.  
Solicitor  

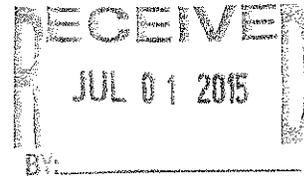
---

THOMAS LEISSE, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
June 30, 2015

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



Re: Application #152038CDM  
James & Linda Chando  
Richmond Avenue & Black Horse Pike, Blackwood, NJ 08012  
Block 7815, Lots 1 & 1.01

Gentlemen:

In response to your letter regarding the above application, a Form "A" Application is required.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

A handwritten signature in black ink, appearing to read "Ray Carr", written over a horizontal line.

Raymond J. Carr  
Executive Director

RJC:mh

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No.: # 142005CDSPA Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 100.00 Project # 8305

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

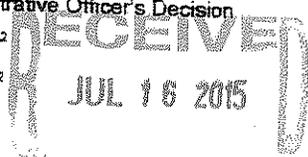
Esccr. \_\_\_\_\_ Esccr. # 8305

## LAND DEVELOPMENT APPLICATION

|   |   |
|---|---|
| <b>1. Applicant</b><br>Name: <u>Joseph Federico</u><br>Address: <u>1000 Black Horse Pike</u><br>City: <u>Blackwood N.J. 08012</u><br>State, Zip: <u>N.J. 08012</u><br>Phone: ( ) - Fax: ( ) -<br>Email: _____ | <b>2. Owner(s) (List all Owners)</b><br>Name(s): <u>Same</u><br>Address: _____<br>City: _____<br>State, Zip: _____<br>Phone: ( ) - Fax: ( ) - |
|---|---|

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

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



<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

### 4. Zoning Districts (Circle all Zones that apply)

|    |     |     |           |    |       |                |
|----|-----|-----|-----------|----|-------|----------------|
| ER | R4  | GCR | <u>CR</u> | 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: <u>John Wade Esq</u><br>Address: <u>1750 Chews Landing Rd</u><br>City: <u>Land Spring N.J.</u> | Firm: <u>Wade Long Ward</u><br>State, Zip: <u>N.J. 08012</u><br>Phone: ( <u>346</u> ) - <u>2800</u> Fax: ( ) -<br>Email: _____ |
|--|--|

**6. Name of Persons Preparing Plans and Reports:**

Name: Bruce Mc Hanna  
Address: P.O. Box 177  
Profession: Engineer  
City: Pitman  
State, Zip: N.J. 08071  
Phone: (852-8260) Fax: (852-8204)  
Email: \_\_\_\_\_

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

**7. Location of Property:**

Street Address: 1000 Black Horse Pike Block(s): 6502  
Tract Area: 0.459 ac Lot(s): 8

**8. Land Use:**

Existing Land Use: Vacant  
Proposed Land Use (Describe Application): see attached letter  
clarify the zoning code for sign height

**9. Property:**

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

**10. Utilities: (Check those that apply.)**

Public Water  Public Sewer  Private Well  Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

**13. Zoning**

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

**14. Parking and Loading Requirements:**

Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_

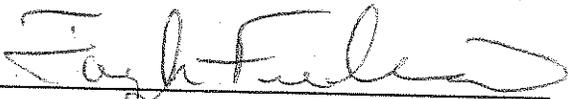
Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

**15. Relief Requested:**

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

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

**16. Signature of Applicant**

  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
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).

\_\_\_\_\_ Date  
 \_\_\_\_\_ Signature

Sworn and Subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_  
 \_\_\_\_\_ (Year).  
 \_\_\_\_\_ Print Name  
 \_\_\_\_\_ Signature  
 \_\_\_\_\_ Print Name

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

Complete each of the following sections:

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

**IF YES TO ANY OF THE ABOVE:**

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

Joseph Furlan  
 \_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_ Date

\_\_\_\_\_ 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 \_\_\_\_\_, 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 16 day of JULY  
2015 before the following authority.

Joseph Furlan  
Name of property owner or applicant

Michele Lynn Tregar  
Notary public

**MICHELE LYN TREGER**

ID # 2439109

NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires October 1, 2018

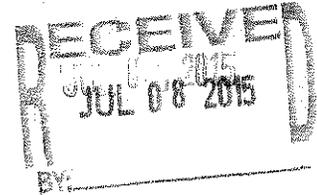
# WADE, LONG & WOOD, LLC

Attorneys at Law

John D. Wade  
Howard C. Long, Jr.  
Leonard J. Wood, Jr.

Audra A. Pondish  
Daniel H. Long  
Christopher F. Long

July 8, 2015



Kenneth D. Lechner, PP, AICP  
Department of Community Development & Planning  
Township of Gloucester  
P. O. Box 8  
Blackwood, New Jersey 08012

RE: Joseph Frederico, Block 6502, Lot 8  
Application No. 142005CDSPW  
Bulk C Variance and Site Plan Waiver

Dear Mr. Lechner:

On February 12, 2014, the Gloucester Township Zoning Board approved the application captioned above. On February 18, 2014 your office forwarded to my attention an application for a zoning permit. A copy of the minutes from the Zoning Board of Adjustment meeting conducted on February 12, 2015 and a Consent to Assume Liability form. The Zoning Permit Application was completed by the applicant and an approval in the form of a zoning permit was obtained on April 28, 2015.

Subsequent to receiving the permit, a question has arisen as to the issuance of that permit. You have requested and I have agreed to make an application under N.J.S.A. 40:55D-70(a) to discuss the approval made by the administrative officer based on or made in the enforcement of the zoning ordinance. Specifically, at issue is the discussion and interpretation of the Gloucester Township Zoning Code language contained in Section 426DD(5)(c), Billboards & Outdoor Advertising Signs, which references in E(1) height restrictions. This height "shall be referenced from the horizontal plane or road surface which the the billboard shall be **seen or viewed** (emphasis added). It is our intention to present to the present to the board an explanation showing that the permit was validly issued under the current terms and in compliance with the Gloucester Township Zoning Code.

I am requesting that this matter be scheduled for your July 22, 2015 Zoning Board agenda. Please advise if the July 22, 2015 date is acceptable

Very truly yours,

  
JOHN D. WADE

clt

cc: Addison Bradley  
Joseph & Brenda Frederico  
Anthony P. Costa, Esquire

