

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, September 10, 2014  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes – *Wednesday, July 23, 2014*

**RESOLUTIONS FOR MEMORIALIZATION**

#142015CPFMS Coles Road Business Park, LLC	Bulk C Variance/Prelim/Final Major Site Plan Block: 10902 Lot: 13
#142024C William Abbott, Jr.	Bulk C Variance Block: 11606 Lot: 6
#142025C Arthur DiDomenico	Bulk C Variance Block: 406 Lot: 22
#142029C Mark & Tara Nastasi	Bulk C Variance Block: 18316 Lot: 3
#142027CDPFMSP NJ Restaurants, LP (Taco Bell)	Bulk C & Use "D" Variance; Prelim & Final Major Site Plan; Conditional Use Block: 20101 Lot: 10
#142008DMSP Cellco Partnership d/b/a Verizon Wireless	Use "D" Variance; Minor Site Plan Block: 1207 Lot: 1

## APPLICATIONS FOR REVIEW

#122022C  
Fred Feucht  
Zoned: R3

Bulk C Variance  
Block: 10303 Lot: 30  
Location: 501 good Intent Rd., Blenheim

Requesting a two (2) year extension on the approval Resolution approved on June 14, 2012

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#142022C  
Keisha Brown  
Zoned: R2

Bulk C Variance  
Block: 14701 Lot: 7  
Location: 7 Poplar Ave., Sicklerville

4' and 6' fence w/ 0' setback

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#142028C  
Harry W. Sharp  
Zoned: R3

Bulk C Variance  
Block: 15903 Lot: 12  
Location: 62 Sturbridge Dr., Erial

Replace concrete around pool (650 sq. ft.) w/7' setback to concrete apron 10' to waterline

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#142031C  
Robert Belins  
Zoned: R4

Bulk C Variance  
Block: 2204 Lot: 8  
Location: 330 Third Ave., Glendora

Pole Barn 40' x 60' (residential & vehicle storage)

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#142035C  
Baris & Jill Bal  
Zoned: RA

Bulk C Variance  
Block: 13601 Lot: 13  
Location: 1800 Winding Way, Clementon

6' vinyl fence around property w/zero (0) setback; 4' chain link fence front corner of property w/zero (0) setback

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#142037C  
Dave Belcher  
R3 Zone

Bulk C Variance  
Block: 12512 Lot: 1  
Location: 300 Grand Ave., Blackwood

16' x 4' round pool w/10'9" front & side yard setback; 6' vinyl fence w/0' setback

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#142039C  
Lilia Bozzetti (Bow Wow House)  
R1 Zone

Bulk C Variance  
Block: 10201 Lot: 13  
Location: 1049 Chews Landing Rd., Clementon

2 BR-2BA side yard setback 22'

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#142034DSPW  
Radha Adult Daycare Center, LLC  
Zoned: CR (FKA: 316 Black Horse Pike)

Use "D" Variance/Site Plan Waiver  
Block: 2103 Lot: 1 combined 6/7  
Location: 330 Black Horse Pike, Glendora

Requesting Use Variance for an Adult Daycare Center with a Site Plan Waiver

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Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, July 23, 2014**

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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	Present
Mrs. Chiumento	Present
Mr. Rosati	Present
Mr. Acevedo	Present
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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MINUTES FOR ADOPTION

A motion to approve the June 11, 2014 Minutes was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Minutes Approved.

A motion to approve the June 25, 2014 Minutes was made by Mrs. Chiumento and seconded by Mr. Scarduzio.

**Roll Call:**

Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

June 11, 2014:

#142016C  
Jonathan Bucci

Bulk C Variance  
Block: 15501 Lot: 5

142018C  
Joel Cani

Bulk C Variance  
Block: 12702 Lot: 13.01

#142012CPFMS  
Anthony R. Alberto

Bulk C Variance; Prel & Final Major  
subdivision  
Block: 8201 Lot: 2

A motion to approve the above mentioned resolutions was made by Mr. Scarduzio and  
seconded by Mrs. Chimento.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Resolutions approved.

JUNE 25, 2014:

142023C  
Michelle E. Watts-Clark

Bulk C Variance  
Block: 1801 Lot: 8-9

#142026C  
Robert & Jennifer McKinney

Bulk C Variance  
Block: 12609 Lot: 7

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

Roll Call:

Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#142024C  
William Abbott, Jr.  
Zoned: R3  
Bulk C Variance  
Block: 11606 Lot: 6  
Location: 125 Morris Ave., Blackwood  
10' x 20' shed w/6' side & rear setback.

Mr. Costa swears in Mr. William Abbott Jr.  
Mr. Abbott states he needs the tool shed because he has recently acquired an antique car and will need to put it in  
the garage.

Vice Chairman Simiriglia asked Mr. Abbott what kind of car he acquired.

Mr. Abbott stated he bought a 1930 Nash.

Mr. McMullin asked Mr. Abbott if the shed will have gutters.

Mr. Abbott states "yes".

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#142025

Arthur DiDomenico

Zoned: R4

Bulk C Variance

Block: 406 Lot: 22

Location: 711 Station Ave., Glendora

Driveway 11 1/2' x 7' x 4' Patio (side yard) 10' x 34' x 8' w/0' setback

Mr. Costa swears in Mr. DiDomenico.

Mr. DiDomenico states he is replacing the existing driveway. The County added 10ft of roadway, so Mr. DiDomenico is replacing the driveway and apron.

Mr. Mellett asked if this is all residential.

Mr. DiDomenico states yes.

Mr. Mellett asks about the from the neighbors driveway.

Mr. DiDomenico states it is 8ft.

Mrs. Chimento asks the applicant if he is replacing an existing patio.

Mr. DiDomenico states; yes, he is replacing an existing patio.

Mr. Bucceroni states this is pretty normal in Glendora because of the close proximity of the homes.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Rosafi	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

Application Approved.

#142029C

Mark & Tara Nastasi

Zoned: R3

Bulk C Variance

Block: 18316 Lot: 3

Location: 23 Bryce Ct., Sicklerville

24' x 14' shed w/11' side setback.

Mr. Costa swears in Mr. Nastasi.

Mr. Nastasi states he will be building a 24' x 14' garage that will be 11ft. high while being 11ft. from the property line. Mr. Nastasi states he is storing a classic car and needs to put his lawn equipment somewhere. The shed will be a wooden structure.

Mr. Mellett asks the applicant if the shed will have gutters.

Mr. Nastasi states; no.

Mr. Mellett tells Mr. Nastasi to make sure the water drains away from his neighbors' yards.

Mr. Nastasi states he has a swale on the side of his property and the water runs towards that swale and his home.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Chairman McMullin	Yes

**Application Approved.**

**#142008DMSP**

**Cellco Partnership d/b/a Verizon Wireless**

**Zoned: IN**

**Use "D" Variance: Minor Site Plan**

**Block: 1207 Lot: 1**

**Location: 712 Blackhorse Pike, Glendora 100' monopole along w/12 communication antenna extending to a height of 103'; Along w/an equipment shelter located at the base of monopole.**

\*Mr. Bucceroni steps down and Ms. Scully will replace him.

Mr. Costa swears in Mr. Petros Tsoukalas (Civil Engineer, PE), Mr. Brian Sedel (land use planner) Mr. Bryan Grebis (Engineer), Ms. Mary Devlin (Site acquisition specialist),

Mr. Tsoukalas:

- Z3 of plans 7/1/2014: proposing an 80' clock tower to substitute the monopole. The application stays very similar to the previous application made with the exception of the 80' clock tower.
- the dumpster in the northeast corner off 8th Ave. will be adjacent to the compound with arborvitaes to be planted around it.
- the clock tower will have a clock w/3 faces.
- the tower and landscaping will be maintained by Verizon.
- Final elevation of the clock tower will be 80'.
- there will be antennas inside the tower at 70'.
- the generator (30kilowatt) will run in emergency situations and will be tested once a week during work hours.
- the clock tower will not be extendable.
- Verizon will be able to add on to the tower below the 80'.
- The bingo drive aisle will be preserved.
- trees and bollards are the only thing taking any of the parking spaces.
- FAA lighting will be on the tower for the emergency helicopter to land.
- Sign for the Fire Co. will be on the tower; Verizon is requesting relief so they don't have to make a new application.

B1 Photo Simulation:

Mr. Lechner states his report requested a new survey.  
Mr. Petros states "yes, they will provide a new survey".  
Mr. Lechner asks if any of the setbacks have changed.  
Mr. Petros states the tower is 100' away from residential or commercial properties.  
Mr. McMullin asks if the tower is rated for hurricane wind velocity.  
Mr. Petros states the tower is rated to at least 90mph or a category I hurricane.

Mr. Mellett discusses the construction of the tower with Mr. Petros.  
Mr. Petros states the tower will be fiberglass with a reinforced polymer/screen wall structure.  
The base will steel to the height another carrier could carry then after that height it will be fiberglass.  
Mr. Mellett asks if the new antennas will be enclosed by fiber glassed.  
Mr. Petros state the steel will be about 50' the rest of the tower will be steel framing. There can be antennas can be 50', 60' and 70'; all co-locations.  
Mr. Mellett asks about the traffic circulation on site as the parking is substandard along with the parking needing to be restriped.  
Mr. Mitchel states they would work with the fire company to maximize the parking lot.  
Mr. Petros also states the tower will match the color of the existing fire building.

B2- Mr. Grebis explains the exhibit is of "reliable coverage vs. no reliable coverage".  
B3 - Mr. Grebis states exhibits existing coverage w/the new site installed (76%coverage).  
Mr. Grebis discusses the Chews Landing site: they did study the 150' tower but because of the 30' to 40' lower grade on the site it won't reach as far as the 80' tower in Glendora. The radio field strength is still stronger in the Glendora site.

Mr. Sedel discusses the monopole vs. the clock tower.  
-100' vs. 80' height  
-setbacks change as the tower is larger.  
-a concession is to obscure the view of the tower along with labeling for the Glendora FD.

B4- Photo simulation:  
- balloon test 100' for the height of the tower.  
-balloon test for the clock tower at 80'.  
-view from 7th ave.  
-relief required: facility is non-residential and the setback and property line need relief from the zoning, as the lot is less then 2 acres.

Mr. Sedel:  
Meets use variance, there are limited places in this area for this coverage gap, and it is in the higher elevation area. The variances are primarily setbacks. The negative aspect is visual and the clock tower will minimize that along with the clock tower being 20' shorter.

B5- existing tower inventory as of July 22, 2014.  
-proposed site yellow star in the center of the gap on the map (radio frequency coverage).

B6- detail of gap in coverage from radio frequency view, blue area is less than 70'.

B7- area A - zoning districts - mostly residential except for the proposed site and updating because of the change.

Vice Chairman Simiriglia asks the size of the tower at the top.  
Mr. Petros states 12' x 12'.  
Vice Chairman Simiriglia asks for the diameter of the clock.  
Mr. Petros states somewhere between 8' to 10'.  
Vice Chairman Simiriglia asks if the clock will be able to be read easily.  
Mr. Mellett states the plans are being updated.  
Mr. Petros states this could be made a condition of approval.

Mr. Lechner states there is no post office in Gloucester Township and he recommends the tower have "Glendora Fire District #1 with Gloucester Township" underneath.

Mr. Rosafi inquires about the footings for the tower.

Mr. Petros states no yet - "geotechnical"

Mr. Lechner states his office will review.

**Public Portion**

Ms. Ann DeFalco appreciates the accommodations by Verizon and is pleased by the lesser evil.

Mr. Rosafi asks Ms. DeFalco if she is pleased with the change to the clock tower.

Ms. DeFalco states "yes".

Mr. Ronald DeFalco asks if Verizon will give the compound a fence.

Mr. Mitchel states there will be an 8' fence.

Mr. DeFalco asks if Verizon will maintain the clock.

Mr. Mitchel states: "yes, they will maintain the clock and it will not be digital" and they will pay for any electric usage.

Ms. Kimberly Rogers requests clarification on the height of tower.

Mr. Costa states it will be 80' not 100'.

Mr. Petros states the plan has not been updated yet.

-80 proposed w/height restriction of 150'

- no plans to extend the pole

-3 sides with a clock and "Gloucester Township".

Mr. Costa states they would have to come back before the zoning board to extend the pole past 80'.

Ms. Rogers thinks "Gloucester Township" is too wordy and Glendora would look better.

Mr. Lechner states the signs will have to come to his department for approval and updates will be provided.

Ms. Heather Maranola:

Ms. Maranola asks who approves the design of the clock.

Mr. Costa states there is a picture provided and the wording will be left up to the professionals as there are hundreds of variations in fonts and designs.

Ms. Maranola asks how long the construction of the tower will take.

Mr. Petros states between 4 to 6 weeks.

Mr. Ronald DeFalco: States the neighbors and landlord should have the final approval for the clock tower.

Mr. Costa states the building department has the final approval.

Mr. Lechner states there are hundreds of type face and the public will have to trust the professionals to make those decisions.

Ms. DeFalco asks if permits are needed for the work, what time can the work start in the morning and will they work on the.

Mr. Lechner states they are within the ordinance as there are no limitations on 7 days a week. But they can call the police department if there is a problem with noise; as they are the only department that works 24/7.

**A motion to approve the above mentioned application (w/all use, bulk, site plan and sign changes) and the following conditions: stripe parking lot, update site plans, Gloucester Township on clock, and professionals have to OK all new plans, was made by Mr. Andy Rosafi and seconded by Mr. Scarduzio.**

**Roll Call:**

**Vice Chairman Simiriglia**

**Yes**

Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Mr. Acevedo	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

**#142027CDPFMSP**  
**NJ Restaurants, LP**  
**(Taco Bell)**  
**Zoned: HC**  
**Bulk C & Use "D" Variance; Prelim & Final**  
**Major Site Plan: Conditional Use**  
**Block: 20101 Lot: 10**  
**Location: 1515 Blackwood-Clementon Rd**  
**Renovate fast food restaurant w/drive thru**

Mr. Costa swears in Mr. Mesuti; principle of NJ restaurants, Mr. John Petit; engineer & planner, Damien DelDuca; lawyer.

Mr. DelDuca states the Taco Bell building has been on Blackwood-Clementon Rd. since the 1980's. It is obsolete and is need of a better circulation unit, new and more modern kitchen along with more space in general. It will be easier to scrap the obsolete building and build new. Some issues: a newer ordinance states there can not be any drive thru or fast food restaurant w/in 1000ft. of schools, churches or a residential zone. All of these factors were pre-existing. Mr. DelDuca is requesting a "D" Variance, "D3" Variance, land use law and Final site approval.

A1- Site Plan - Presentation Plan

- parking 10' they are 7' currently
- signage variance: number on facade (4), one of each facade
- size of signs (all 4), 4% of facade
- all 3 elements of sign including the "swoosh" or "eyebrow" over Taco Bell words.
- menu board - height 8.67 ft.
- lot coverage, no variance needed
- D3 Variance

No Objections to any comments and will comply with all professionals comments.

Mr. Masudi: CEO of NJ restaurants owns 82 restaurants currently, bought Taco Bells in 1996, and has been involved with this particular restaurant on Blackwood-Clementon Rd. since 1996.

A2 - renderings of the buildings.

- sign elevations are there standard signage
- store closed since December
- 30 to 40 employees
- 9 - 11 employees at a time
- open at 7am to 1 or 2am.
- trash existing and recycle: will build a block wall around the trash bins. There will be trash pickup once a week.
- a delivery twice a week when the store is closed, the truck driver has a key to the store.
- loading are in not needed as no one is on site during delivery times.
- makes more sense to build a new more modern building

Mrs. Chiumento asks Mr. Masudi is the sq. footage is the same.

Mr. Masudi states it will be larger: 2652 sq. ft. vs. current 1680 sq. ft.

Mr. Petit: (PE and Planner)

A3: Aerial plan

- 2 access points remain
- building will rotate a little bit and will be larger
- increasing parking spaces
- drive thru will go thru the easement and increase the stack to 8
- parking will be 26 spaces
- enhance the landscaping
- traffic control signage will be re-added
- trash enclosures enclosed w/block
- remove existing steps
- replace lighting w/ 8 LED
- new sewer and water
- drainage - slight increase to impervious coverage
- new roof leader system
- replace the existing pylon sign
- welcome to Gloucester Township sign & leader sign

A4: photo of existing w/proposed sign photo shopped in.

5 design waivers:

- grading less than 1%
- grading w/in 5ft. of poplar tree
- residential closer
- drive thru - 8 spaces minimum
- high density poly ethylene pipe
- driveway in front of store to go out the back way
- "right only" sign from drive thru

**COMMENTS:**

Mr. Lechner pg. 3 submission waiver

Mr. Petit aerial is well developed and only adding 1/10 an acre of impervious surface. Traffic impact will be in front on the county road. Wetlands delineation waiver, Mr. Petit states the closest wetlands if off site.

Mr. Lecher asks if the white pines could be saved.

Mr. Petit states the grading will be limited and will save the white pines if possible, they are willing to compensate if trees can not be saved. They will stake the trees out and save them if possible.

Mr. Lechner asks if they will make the front parking spaces less then 25', take them out and move them.

Mr. Petit states "yes" they are willing to make the parking changes also the trash enclosures and new underground wiring changes.

Mr. Mellett asks Mr. Petit about the irrigation being provided.

Mr. Petit states "yes" they will provide irrigation, the drive thru will be moved away from the property line (it was an existing condition).

Mr. Mellett would like that drive thru improved.

Mr. Petit states they are willing to work with professionals on the drive thru and the steps will be removed.

**lighting:**

Mr. Mellett asks if the HC zone comply

Mr. Petit "yes"

Mr. Mellett asks if the illumination area for the candles in the back.

Mr. Petit "yes"

Mr. Mellett asks about the saving of the white pine in the rear of the property.

Mr. Petit states they want to save the tree.

Mr. Mellett asks if both aprons will be replaced.

Mr. Petit states "yes".

Mrs. Chiumento asks if the new restaurant will be handicap accessible.  
Mr. Petit states they will have 2 handicap access.

Mr. Lechner discusses signage:  
The new sign will need a leader board variance and it will be manually changed.

Vice Chairman Simiriglia asks about pages 8 and in Mr. Mellett's letter; concrete vs. plastic pipe.

Mr. Petit states the coverage on top of the pipe is minimum of about a foot.

Mr. Mellett states the traffic vs. grass area depth requirements, depends on the spec of the pipe.

Vice Chairman Simiriglia asks about back fill w/aggregate.

Mr. Mellett states the updated plans will have that information.

Mr. Bucceroni states the plastic pipe stays together better as it is tongue and groove construction vs. concrete.

Mr. Petit continues:

- 1.) conditional use variance D3 standard
- 2.) within 1000' of residential zone & high school, existing similar use
- 3.) Mr. Petit points out same use since the early 1980's; traffic situation will be better; HC develop commercial activities.
- 4.) side set back 7' to 10'; improvement over existing 4'; bypass line can't be pinched is a safety concern.
- 5.) Variance: Front and all four sides of the facade signs; number of facade signs which are all typical for Taco Bells. It is also consistent with the signage in the area.
- 6.) size of signs variance because they are over 5% of the facade area, they are proportional to the building and improve traffic safety.
- 7.) height of menu board (8.67sq. ft.) which is the standard Taco Bell menu board.

Mr. Petit continues to cover negative criteria.

Mr. Treger asks Mr. Petit if any other restaurant will be on the property.

Mr. Petit states: No, just Taco Bell.

Mr. Lechner states there are no permits needed for the Gloucester Township sign as they are considered government signs that don't require permits.

**Public Portion:**

Mr. Robert Kowiakowski supports the new Taco Bell and was concerned when it closed. He supports the corporate decision to update the building and all waivers needed to do so.

**A motion to approve the above mentioned application with all waivers and professional approvals was made by Mr. Rosati and seconded by Mrs. Chiumento.**

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes

10 78/20/2014 ZB

Mr. Acevedo  
Chairman McMullin

Yes  
Yes

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 142015 CPFMS  
COLES ROAD BUSINESS PARK, LLC  
Block 10902, Lot 13**

**WHEREAS**, Coles Road Business Park, LLC, is the record owner of the land and premises located at 50 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 Preliminary and Final Site plan in conjunction with the previously approved Use variance within the BP Zone for the property located by Block 10902 Lot 13 located in a BP Zone, said application being represented by Leonard Wood, Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on June 1, 2014 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, Coles Road Business Park, LLC, is the owner of the land and premises located at 50 Coles Road, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 10902, Lot 13, 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, Richard Clemson, a Professional Engineer and Planner testified on behalf of the applicant. Mr. Clemson stated that the application for preliminary and final Site Plan to construct 43000 sq. ft. flex space. Introduced into evidence (A1) a rendering of the Site Plan (A2) Site Plan, (A3) a grading and elevation plan, and (A4) building elevation. Mr. Clemson went on to say the applicant previously received variances enumerated in Mr. Lechner's letter dated May 28 2014 in 2008 and received the Use variance for flex space, track area, lot size, lot frontage, and lot width. Mr. Clemson explained that the flex space would be a total of approximately 43000 square feet, Phase 1 would be 20000 sq. ft. and 25 parking spaces, Phase 2 would be approximately 13000 sq. ft and 14000 sq. ft. A storm water management in the middle of the site, the site has public water and sewer and that the units would be approximately 2400 sq. ft. each. He indicated the use is primarily for storage and there would be no customers coming to the site.

A long discussion ensued regarding Mr. Lechner's letter of May 28, 2014 and also Mr. Mellett's letter concerning traffic, loading, vehicle turn around, signage and after a long discussion the applicant agreed that as a condition of approval he would submit his Preliminary and Final Plans subject to final review by the Zoning Board Professionals. The applicant also agreed to explain the wet-lands or would get a letter of interpretation from the state. The applicant also agreed that if the road is damaged in anyway, they would be responsible for the repairs.

**UPON MOTION** duly made and seconded to grant the applicant Preliminary and Final Site Plan along with the aforesaid waivers, enumerated in Mr. Lechner's letter and Mr. Mellett's letter and the previously approved bulk variances, the Board voted six (6) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on the 11th day of June that the applicant, Coles Road Business Park, LLC, is hereby granted the aforesaid Preliminary and final Site Plan, waivers and bulk variances for the property located upon , Block 10902, Lot 13 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Carmen Scarduzio	Yes
Michele 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 10<sup>th</sup> Day of September 2014 .

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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 # 142024C**

**WILLIAM ABBOTT JR.**

**Block 11606, Lot 6**

**WHEREAS**, William Abbott Jr., is the owner of the land and premises located at 125 Morris 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 permit a residential tool shed 200 square feet instead of the required 168 square feet, for the property located upon Block 11606, Lot 6, 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 July 23, 2014 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, William Abbott Jr. is the owner of the land and premises located at 125 Morris Avenue, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11606, Lot 6, 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 needed the shed to store articles presently in his garage so that he could garage his antique cars.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 200 square shed the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of July that the applicant, William Abbott Jr., is hereby granted the aforesaid variance for the property located upon Block 11606, Lot 6 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
Arlene Chiumento	Yes
Michael Acevedo	Yes
Jay McMullin	Yes
Carmen Scarduzzio	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 10th Day of September, 2014.

---

Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**  
1405 Chews Landing Road  
Suite 28  
Laurel Springs, New Jersey 08021

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 142025C**

**ARTHUR DIDOMENICO**

**Block 406, Lot 22**

**WHEREAS**, Arthur DiDomenico, is the owner of the land and premises located at 711 Station Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a driveway 0 feet from the property line instead of the required 3 feet, for the property located upon Block 406, Lot 22, as shown on the Official Map of the Township of Gloucester, located in an R-4 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 July 23, 2014 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, Arthur DiDomenico is the owner of the land and premises located at 711 Station Avenue, in the Glendora section of Gloucester Township, New Jersey, as shown on Block 406, Lot 22, 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 the Township 10 years ago took 15 feet of his property to put in sidewalks and he replacing the existing driveway.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to the driveway 3 feet from the property line the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of July that the applicant, Arthur DiDomenico, is hereby granted the aforesaid variance for the property located upon Block 406, Lot 22 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
Arlene Chiumento	Yes
Michael Acevedo	Yes
Jay McMullin	Yes
Carmen Scarduzzio	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 10th Day of September, 2014.

---

Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**  
1405 Chews Landing Road  
Suite 28  
Laurel Springs, New Jersey 08021

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 142029C**

**MARK NASTASI**

**Block 18316, Lot 3**

**WHEREAS**, Mark Nastasi, is the owner of the land and premises located at 23 Bryces Court in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 14x24 foot shed 11 feet from the property line instead, for the property located upon Block 18316, Lot 3, 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 July 23, 2014 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, Mark Nastasi is the owner of the land and premises located at 23 Bryces Court, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18316, Lot 3, 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 classic cars and he needs the shed for storage.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a 24x14 shed 11 feet from the property line the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd day of July that the applicant, Mark Nastasi, is hereby granted the aforesaid variance for the property located upon Block 18316, Lot 3 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
Arlene Chiumento	Yes
Michael Acevedo	Yes
Jay McMullin	Yes
Carmen Scarduzzio	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 10th Day of September, 2014.

---

Ken Lechner, Secretary

Prepared by:  
**ANTHONY P. COSTA, Esquire**  
1405 Chews Landing Road  
Suite 28  
Laurel Springs, New Jersey 08021

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 142027 CDPFMSP  
NEW JERSEY RESTAURANTS, LP  
Block 20101, Lot 10**

**WHEREAS**, New Jersey Restaurants, LP is the owner of the land and premises located at 1515 Blackwood-Clementon Road in the Clementon 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 Variance from a requirement of the Conditional Use and Preliminary and Major Site Plan along with bulk variances as enumerated in Mr. Lechner's letter of July 15<sup>th</sup> and also waivers requested in Mr. Lechner's letter for the property located upon Block, 20101 Lot 10 in HC Zone, said application being represented by Damien Del Duca; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on July 23, 2014 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, New Jersey Restaurants is the record owner of the land and premises located at 1515 Blackwood --Clementon Road, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 20101 Lot 10, on the Official Tax Map of the Township of Gloucester, located in an HC 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 produced John Pettit, a Professional Engineer and Mr. James Nasuti, Principal.

Mr. Nasuti is CEO and Franchisee of Summerwood Corporation, who operates 82 restaurants consisting of Taco Bell and Kentucky Fried Chicken. He went on to say the current Taco Bell does not meet the current image and they are improving the property. He indicated they are adding about 1000 sq. ft, the previous building being 1680 sq. ft, the new building will be 2650 sq. ft.. He went on to say there are around 30 to 40 employees and there would be 9 to 11 employees at any one time. The hours of operation are 7:00 AM to 1:00 AM and there is no need for a loading dock because deliveries are only made twice a week when the store is closed.

Introduced into evidence are (A1) Site Plan, (A2) a colored architect elevation, (A3)an aerial (A4) Photo of the Sign.

Mr. John Pettit, a Professional Engineer and Planner testified on behalf of the applicant. He stated that the site had been there since the 80's and it was all obsolete and run down and the operation closed in December 2013. He indicated they intend to scrape and rebuild the building and he explained the site plan and site access. He went on to say there is adequate parking spaces and there would be enhanced landscaping.

Mr. Pettit testified that the application meets all conditions for a fast food restaurant with a drive-thru, other than the condition that it cannot be located within 1000 feet to any other similar use, any residential use or district, any school or house of worship. This is a conditional use variance, otherwise known as a (d)(3) variance. The applicant is required to demonstrate that the site can accommodate the use even though it does not satisfy one or more conditions of the conditional use. Mr. Pettit testified that this has been a Taco Bell restaurant for approximately thirty years. There are other fast food restaurants in this section of Blackwood-Clementon Road,

including a McDonald's immediately adjacent to this site. Mr. Pettit testified that the site is particularly suited for this use and the site can accommodate a fast food restaurant with a drive thru even though it does not meet the 1000 feet radius restriction, as demonstrated by the fact that the use has been exactly the same for approximately thirty years. The applicant could simply re-open in the existing building if this application is denied, in an antiquated and dilapidated building, which would not be consistent with the Township's objectives. Mr. Pettit testified that there would be no detriment to the purpose and intent of the Zoning Ordinance or Zone Plan. He also testified that the application could be granted without substantial detriment to the public good, primarily for the reasons stated above.

Mr. Pettit also testified about the bulk (c) variances that are required, namely, variances for side yard setback (10 feet required; 7 feet proposed); number and size of signs and the height of the menu board sign. Mr. Pettit testified that the parking setback is an improvement to the existing setback. He also testified that the proposed signs are consistent with Taco Bell signs throughout the country. The additional signs will promote traffic safety and site identification. Mr. Pettit did not believe there was any substantial negative impact from any of the bulk variances.

The Board reviewed Mr. Lechner's letter dated 7-15-2014, Mr. Mellets letter dated 7-18-14 and the Traffic Report dated 5-29-14 and the applicant agreed to comply with same.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a conditional use variance, preliminary and final site plan, the bulk variances for signs and parking set back as enumerated in Mr. Lechner's letter and also the waivers enumerated in his letter, and the Board

voted seven (7) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

**WHEREAS**, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without substantially impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester; and

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 23rd Day of July that the New Jersey Restaurants, LP is hereby granted the aforesaid use variance, bulk variances, waivers, and preliminary and final site plan for the property located upon Block 20101, 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 and made a part hereof.

**ROLL CALL:**

**LIST NAMES**

Jay McMullin	Yes
Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Carmen Scarduzio	Yes
Andy Rosati	Yes
Arlene Chiumento	Yes
Mike Acevedo	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 27<sup>th</sup> Day of August, 2014.

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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 #142008DMSP  
CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS  
Block 1207, Lot 1**

**WHEREAS**, Verizon Wireless, is the tenant of the land and premise of the property located at 1712 Black Horse Pike in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 100 ft. monopole along with 12 communication antenna extending to a height of 103 ft. along with an equipment shelter located at the base of the monopole and subsequently amended its application to allow the applicant construct a 80 ft. cell tower as opposed to a 100 ft.monopole previously proposed and the tower will be constructed to look like a clock tower for the property located upon Block 1207, Lot 1 in an IN Zone and the applicant was represented by James Mitchell, Esq.; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on April 23 and July 23, 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, Cellco Partnership d/b/a Verizon Wireless is the tenant of the land and premises located at 712 Black Horse Pike in the Glendora section Gloucester Township, New Jersey, as shown on Block 1207, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an IN 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 produced Bryan Grebis, a Radio Frequency Engineer, Mr. Brian Seidel, Professional Planner, Frank Pozden, Engineer and Mary Devlen a Site Specialist.

Introduced into evidence (A1) Zoning drawing overall Site Plan; (A2) a compound layout, (A3) existing coverage map; (A4) coverage with the new site added; (A5) an electro magnetic emission analysis; (A6) a tower inventory map; (A7) an alternate site inventory ; (A8) Aerial of the requested area.

Mr. Pozden reviewed the zoning drawing and the compound layout of the monopole, Ms. Devlin indicated that she is a Site Acquisition Specialist and this is the best site available for their use, Mr. Grebis a radio frequency engineer explained the site network and indicated this would give better coverage for the area. He also stated Verizon uses a good level of reliability. Mr. Brian Seidel, Professional Planner reviewed the inventory and testified as to the special reasons for the variance. He also indicated he checked for alternative sites and none were available that would accommodate Verizons needs.

There were people who spoke in opposition to the monopole and the application was tabled until the July 23, meeting.

At the July 23 meeting, the applicant came back and admitted into evidence (B1) a blow up of the unit of the tower, (B2) existing coverage, (B3) proposed coverage. The applicant explained that they are now amending their application to include a 12 X 12 base with an 80 ft clock tower. He indicated that the tower would look like a clock and that the antenna would not

be visible. The applicant relocated the dumpsters adjacent to the compound and added arborvitaes and bollards in the parking lot. They added a 3 face clock and a 30 watt generator for emergency use only and one generator for the fire company. They indicated there would be no additional antenna above 80 ft and that any lightening would be installed as per FAA regulations.

The radio frequency engineer testified this would give them about 76% coverage instead of the 100% that the 100 ft monopole would provide and they did check the Chews Landing Fire Company and other sites and they were unavailable. Also introduced into evidence was (B4) the photo simulation package (B5) inventory of the towers, (B6) a blow up of the area of coverage and (B7) a zoning overlay.

Mr. Seidel testified this would be a conditional use variance that the site can accommodate the use, the site is particularly suited and there was no substantial detriment or visual impairment. The applicant does agree as a condition of approval however, that they would update their design plan, that they would place the name Gloucester Township on the clock, stripe the parking lot and submit a plan that would be satisfactory to their professionals.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant permission to construct a clock tower 80 ft. high, preliminary and final site plan and the aforementioned bulk variances, the Board voted seven (7) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

**WHEREAS**, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of

the size and shape of the lot and the Board was of the opinion that the benefits exceed any detriment; and

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 23<sup>rd</sup> day of July that the applicant, Cello Wireless s/b/a Verizon Wireless, is hereby granted the aforesaid variances and site plan for the property located upon Block 1207, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Carmen Scarduzio	Yes
Arlene Chiumento	Yes
Andy Rosati	Yes
Mike Acevedo	Yes
Michele Scully	Yes
Jay McMullin	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 10<sup>th</sup> of September, 2014.

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Ken Lechner, Secretary

Prepared by:

**ANTHONY P. COSTA, Esquire**  
1405 Chewlanding Road, Suite 28  
Laurel Springs, New Jersey -8021

JUN 30 2014

June 29, 2014

Ken Lechner, Township Planner  
Township of Gloucester  
P.O. Box 8  
Blackwood, N.J. 08012-0008

**RE: APPLICATION # 122022C  
RESOLUTION  
FRED FEUCHT  
501 GOOD INTENT ROAD  
BLOCK 10303, LOT 30  
GLOUCESTER TOWNSHIP**

Unable to locate actual Resolution Documentation  
PLEASE SEE APPROVAL NOTICES ATTACHED

THANK YOU!

FRED FEUCHT

PH 856-986-2097

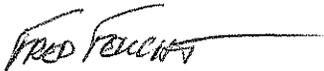
OR PHONE MR. BRADLEY

AT 856-228-4848.

Dear Mr. Lechner;

Enclosed please find a copy of the Resolution referenced in the caption above. I would like to request a two year extension on the approval. If you have any questions or need any further information, please feel free to my Planner, Addison G. Bradley. Thank you very much for your cooperation in this matter.

Sincerely,



Fred Feucht

C Addison G. Bradley, PP, LA

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 122022C**

**FRED FEUCHT**

**Block 10303, Lot 30**

**WHEREAS**, Fred Feucht is the Applicant, Gertrude Feucht is the owner of record of the property located at 501 Good Intent Road in the Blenheim 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 construct a 1280 square foot garage instead of the allowed 800 square feet and to permit a private garage larger than the principal dwelling for the property located upon Block 10303, Lot 30, as shown on the Official Map of the Township of Gloucester, located in a R-3 Zone, said applicant being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on May 24 , 2012 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant is the son Fred Feucht; Gertrude Feucht is the record owner of the property located at 501 Good Intent Road in the Blenheim section of Gloucester Township, New Jersey, as shown on Block 10303, Lot 30, on the Official Tax Map of the Township of Gloucester, located in an RA Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he wanted to construct the garage to store his antique cars and boats. He stated his lot backs up to a football field and his lot is 263' deep. There would be no driveway and the garage is used mainly for storage.

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

6. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a garage 1280 square feet and to be larger than the principal dwelling , the Board voted six (6) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

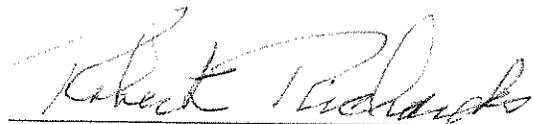
**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th Day of May, 2012 that the applicant, Fred Feucht is hereby granted the aforesaid variance for the property located upon Block 10303, Lot 30 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

**ROLL CALL:**

**LIST NAME**

Robert Richards	Yes
Frank Simiriglia	Yes
Ken Treger	Yes
Arlene Chiumento	Yes
Joseph Gunn	Yes
Kevin Bucceroni	Yes

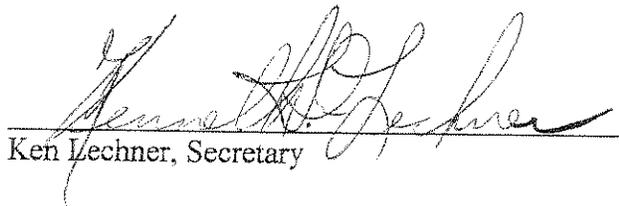
**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**



Robert Richards

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th Day of June, 2012.



Ken Lechner, Secretary

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

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



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #142022C**  
**Keisha Brown**  
**7 Poplar Street**  
**BLOCK 14701, LOT 7**

**DATE:** May 29, 2014

The Applicant requests approval to install a four (4) and six (6) foot high fence within the R-2 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-2 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	20,000 sf	15,000 sf	enc
Minimum lot frontage			
Poplar Street	100 ft.	150 ft.	yes
Turnersville-Hickstown Road	100 ft.	100 ft.	yes
Minimum lot depth	200 ft.	100 ft.	enc
Maximum building coverage	20%	±17.92% <sup>1</sup>	yes
Maximum lot coverage	30%	±23.79% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Poplar Street	50 ft.	38.4 ft.	yes
Turnersville-Hickstown Road	50 ft.	53.2 ft.	yes
Side yard	15 ft.	53.2 ft.	yes
Rear yard	40 ft.	25.9 ft.	enc
Minimum Useable Yard Area	25%	> 25%	yes
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 fence approximately zero (0) feet from the front property line along Turnersville-Hickstown 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 construct a four (4) and six (6) foot high fence approximately zero (0) feet from the front property line along Turnersville-Hickstown 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: Keisha Brown  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

Donna 2616-422  
#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: 4/29/14 Application No.: #142022C

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 160.00 Project # 8497

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

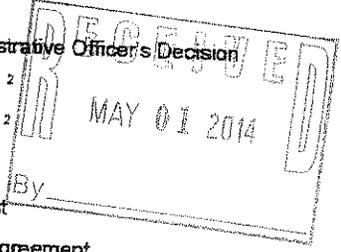
Escal. 150.00 Escr. # 8497

**LAND DEVELOPMENT APPLICATION**

<p><b>1. Applicant</b></p> <p>Name: <u>Kelsa Brown</u></p> <p>Address: <u>7 Poplar Street</u></p> <p>City: <u>Sicklerville</u></p> <p>State, Zip: <u>NJ 08081</u></p> <p>Phone: <u>(856) 302-5711</u> Fax: ( ) -</p> <p>Email: <u>Kbrown1963@yahoo.com</u></p>	<p><b>2. Owner(s) (List all Owners)</b></p> <p>Name(s): <u>Same</u></p> <p>Address: _____</p> <p>City: _____</p> <p>State, Zip: _____</p> <p>Phone: ( ) - Fax: ( ) -</p>
--	--

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

<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <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
<u>R2</u>	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

MIKE'S Fence LLC  
Name: Michael Thomas  
Address: 7511 Romeo Ave.  
Profession: Fence Installer  
City: Pennsauken  
State, Zip: New Jersey 08110  
Phone: (609) 488-6662 Fax: (856) 488-6278  
Email: myfenceguy@comcast.net

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

7. Location of Property:

Street Address: 7 Poplar Street Block(s): H701  
Tract Area: \_\_\_\_\_ Lot(s): 7

8. Land Use:

Existing Land Use: Residential  
Proposed Land Use (Describe Application): Personal Use  
4'-6' fence for backyard usage to enclose pet and establish boundaries for yard  
0 Set back

9. Property:

Number of Existing Lots: 3  
Number of Proposed Lots: 3  
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. N/A

**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	0'
Rear setback	_____	Fence type	Vinyl
Side setback 1	_____	Fence height	6' 0" or 4'
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: \_\_\_\_\_

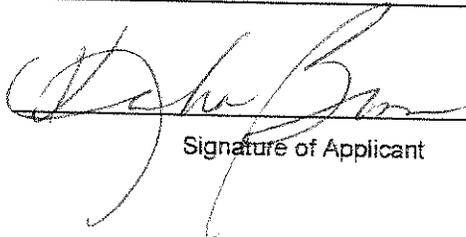
Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

**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

4/29/14  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Co-applicant

\_\_\_\_\_  
 Date

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

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

4/29/14  
Date

[Signature]  
Signature

Keisha Brown  
Print Name

Sworn and Subscribed to before me this

1<sup>st</sup> day of MAY

2014 (Year).

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

[Signature]  
Signature of Applicant

Keisha Brown  
Print Name

4/29/14  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of New Jersey, shows and discloses the premises in its entirety, described as Block 702, 703, 704 Lot 14 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:

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

Sworn and subscribed to

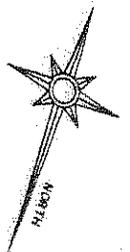
On this 29<sup>th</sup> day of April 2014 before the following authority.

Keisha Brown  
Name of property owner or applicant

Michelle Lyn Tregar  
Notary public

**MICHELE LYN TREGER**

ID # 2439109  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires October 1, 2018

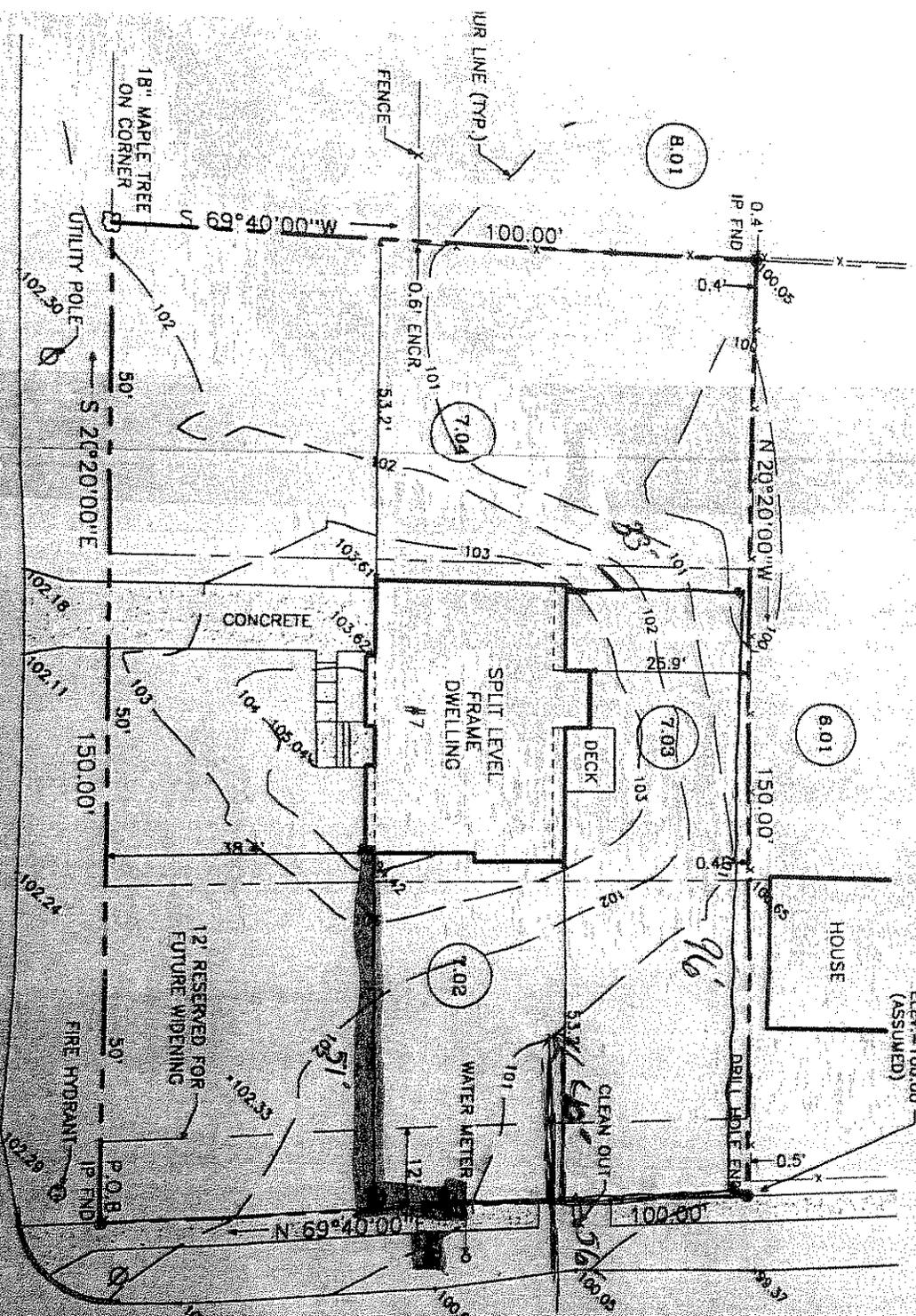


**BLOCK 14701**

**POPLAR STREET  
(50' WIDE)**

**TURNERSVILLE-HICKSTOWN ROAD  
(C.R. 688) (50' WIDE)**

1<sup>ST</sup> FLOOR ELEV. = 109.3  
2<sup>ND</sup> FLOOR ELEV. = 104.5



BENCHMARK  
TOP OF DRILL HOLE  
ELEV. = 100.00  
(ASSUMED)

14701 AS SHOWN ON THE  
GLOUCESTER TAX MAP  
AREA = 15,000 SF  
CERTIFY TO:  
- KEISHA BROWN  
- FOUNDATION TILE, LLC  
- CHOICE MORTGAGE, AND

TO: Any request of this nature for making this survey is hereby certified to be true and correct in accordance with the provisions of the laws and regulations of the State of North Carolina. I, the undersigned, am a duly licensed and qualified surveyor in the State of North Carolina, and I am not providing this information to any person, with or without my knowledge, who is not a duly licensed and qualified surveyor in the State of North Carolina.

*Robert Williams*  
**ROBERT  
WILLIAMS**  
PROFESSIONAL  
SURVEYOR  
N.C. LIC. 10110

**PLAN**

7 PO  
LOTS 7.02, 7.03 &  
TOWNSHIP  
CAMDEN C

SCALE: 1" = 10'  
DRAWN BY:  
ROBERT  
WILLIAMS



Tax Account Maintenance

Block: 14701

Lot: 7

Qualifier:

Owner: **BROWN ADIERA**

Tax Bill

Prop Loc: 7 POPLAR STREET

Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		2,026.20	2,026.20	.00	2,026.20
2014	1		2,026.20	.00	.00	.00
2014		Total	4,052.40	2,026.20	.00	2,026.20
2013	4		2,062.17	.00	.00	.00
2013	3		2,062.18	.00	.00	.00
2013	2		1,990.22	.00	.00	.00
2013	1		1,990.22	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 05/05/14 Interest Date: Interest Detail

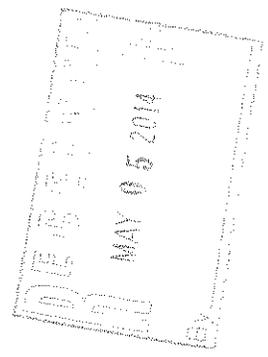
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/06/14

TOTAL TAX BALANCE DUE

Principal: 2,026.20 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: 2,026.20

\* Indicates Adjusted Billing in a Tax Quarter



*Taxes Due*



Commissioners  
RICHARD P. CALABRESE  
Chairman  
FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
May 6, 2014

RAYMOND J. CARR  
Executive Director

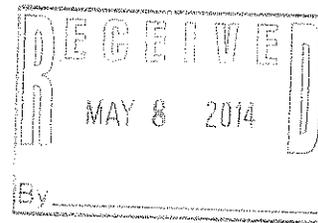
MARLENE HRYNIO  
Administrative Secretary

HOWARD C. LONG JR. ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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

Re: Application #142022C  
Keisha Brown  
7 Poplar Street, Sicklerville, NJ 08081  
Block 14701, Lot 7



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Deputy Executive Director

RJC:mh





**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 #142028C**  
 Harry W. Sharp  
 62 Sturbridge Drive  
 BLOCK 15903, LOT 12

**DATE:** July 23, 2014

The Applicant requests approval to install a concrete pool apron around perimeter of an existing in-ground swimming pool within the R-3 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±10,376 sf	yes
Minimum lot frontage	75 ft.	75 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±19.6% <sup>1</sup>	yes
<b>Maximum lot coverage</b>	<b>40%</b>	<b>±41.5%<sup>1</sup></b>	<b>no<sup>*</sup></b>
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (dwelling)	30 ft.	31.7 ft.	yes
Side yard	10 ft.	9.8 ft. / 9.7 ft.	yes / yes
Rear yard	30 ft.	±53 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a
<b>RESIDENTIAL SWIMMING POOL REQUIREMENTS</b>			
Front yard (apron) <sup>2</sup>	30 ft.	±94 ft.	yes
Side yard <sup>2</sup>	10 ft.	±18 ft.	yes
<b>Side yard<sup>2</sup></b>	<b>10 ft.</b>	<b>±7 ft.</b>	<b>no<sup>*</sup></b>
Rear yard <sup>2</sup>	10 ft.	±17 ft.	yes
Distance from dwelling	10 ft.	±18 ft.	yes

<sup>1</sup> = Scaled data.    <sup>2</sup> = Inground swimming pool setback is measure from apron.  
 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.

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

1. Lot coverage: (±41.5% provided v. 40% maximum allowed).

### **§422.K, Residential Swimming Pools and Cabana**

2. Side Yard: (±7 ft. provided v. 10 ft. min. 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 405.F, R-3 Residential District - Area, Yard, Height and Building Coverage to allow a lot coverage of approximately forty one and five tenths (41.5) percent (40% maximum allowed) and from Section 422.K(2) to permit an in-ground swimming pool apron approximately seven (7) feet from the side property line (10 ft. 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: Harry W. Sharp  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

Donna... XT 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.: #1420280

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: \$160.00 Project # 8615

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

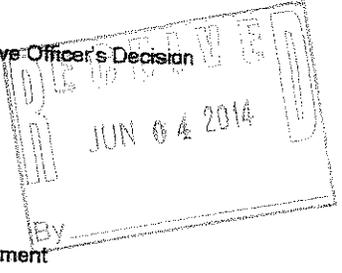
Escr. \$150.00 Escr. # 8615

### LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>HARRY W. SHARP</u> Address: <u>62 STORBRIDGE DR.</u> City: <u>ERIAL</u> <sup>COVE</sup> State, Zip: <u>N.J. 08081</u> <sup>609-200-3513</sup> Phone: <u>856-783-1770</u> Fax: <u>( )</u> Email: <u>HWSHARP47@COMCAST.NET</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>HARRY W. SHARP</u> Address: <u>(SAME ADDRESS)</u> City: _____ State, Zip: _____ Phone: ( ) - - Fax: ( ) - -
---	---

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

<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <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: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: ( ) - - Fax: ( ) - - Email: _____
--	---

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

Name: HARRY W SHARP  
Address: 62 STURBRIDGE DRIVE  
Profession: PHYSICIAN  
City: ERIAL  
State, Zip: N.J. 08081  
Phone: 86783170 Fax: ( )  
Email: HWSHARP47@COMCAST.NET

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

**7. Location of Property:**

Street Address: 62 STURBRIDGE DRIVE Block(s): ~~99.405~~ 15903  
Tract Area: \_\_\_\_\_ Lot(s): 12

**8. Land Use:**

Existing Land Use: RESIDENTIAL  
Proposed Land Use (Describe Application): REMOVE CONCRETE AROUND POOL  
650 SQ FT. REPLACE SAME CONCRETE 650 SQ FT.  
3 FT AROUND POOL (STANDARD - TO SUPPORT POOL  
& ANCHOR AN GATEWAY COVER) SET BACK 7' TO CONCRETE APRON  
10' TO WATER LINE

**9. Property:**

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

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.



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

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

6/3/14  
Date

[Signature]  
Signature

HARRY W SHARP  
Print Name

Sworn and Subscribed to before me this

3RD day of June

2014 (Year).

[Signature]  
Signature

[Signature]  
Print Name

KUMUD B PATEL  
Notary Public  
State of New Jersey  
My Commission Expires Aug 25, 2014

[Signature]  
June 3<sup>rd</sup> 2014

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

Complete each of the following sections:

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

No  Yes  
 No  Yes  
 No  Yes  
 No  Yes  
 No  Yes  
 No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No  Yes

[Signature]  
Signature of Applicant

HARRY W SHARP  
Print Name

Date  
6/3/14

**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 6/3/14, 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:

MARY W SHARP JR 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 3RD day of June 2014  
20\_\_\_\_ before the following authority.

HARRY SHARP  
Name of property owner or applicant

[Signature]  
Notary public

KUMUD B PATEL  
Notary Public  
State of New Jersey  
My Commission Expires Aug 25, 2014



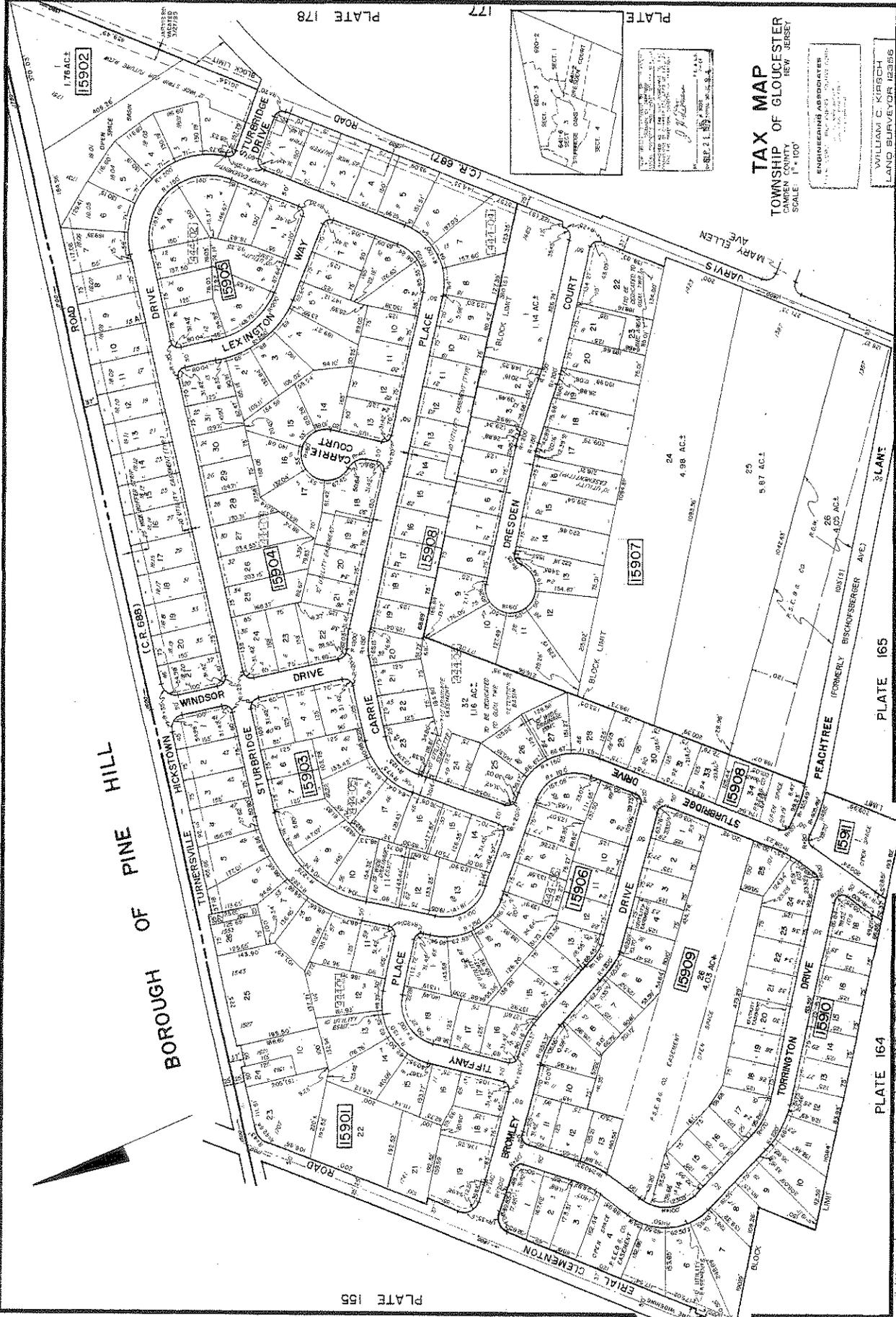


PLATE 155

PLATE 156

PLATE 164

PLATE 165

**TAX MAP**  
 TOWNSHIP OF GLOUCESTER  
 CAMDEN COUNTY  
 NEW JERSEY  
 SCALE: 1" = 100'

ENGINEERING ASSOCIATES  
 1000 N. 10TH STREET, SUITE 100  
 PHILADELPHIA, PA 19107  
 (215) 563-1000

WILLIAM C. KIRSCH  
 LAND SURVEYOR 15396



SECT. 1  
 SECT. 2  
 SECT. 3  
 SECT. 4

THIS MAP WAS PREPARED FOR THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, BY ENGINEERS ASSOCIATES, PHILADELPHIA, PA. THE TOWNSHIP ENGINEER HAS REVIEWED THIS MAP AND HAS APPROVED IT FOR THE TOWNSHIP. 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 THEREON. 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 THEREON.

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

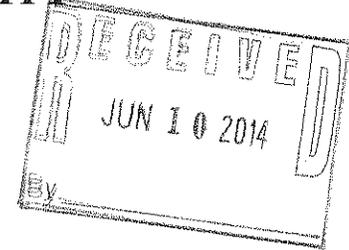
HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

**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 5, 2014



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

Re: Application #142028C  
Harry W. Sharp  
62 Sturbridge Drive, Erial, NJ 08081  
Block 15903, Lot 12

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**

Raymond J. Carr  
Executive Director

RJC:mh

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 15903

Lot: 12

Qualifier:

Owner: SHIRLEY HARRY W JR & SUSAN E

Prop Loc: 62 STURERIDGE DRIVE

Tax Bill Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		2,109.89	.00	.00	.00
2014	1		2,109.89	.00	.00	.00
2014		Total	4,219.78	.00	.00	.00
2013	4		2,146.17	.00	.00	.00
2013	3		2,146.18	.00	.00	.00
2013	2		2,073.60	.00	.00	.00
2013	1		2,073.60	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 06/04/14 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 04/30/14

TOTAL TAX BALANCE DUE

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

\* Indicates Arrears Billable in a Tax Quarter



*Quarent*

3rd 63 ~~D~~

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: June 4, 2014

APPLICATION No. #142028C

APPLICANT: HARRY W. SHARP

PROJECT No. 8615

BLOCK(S): 15903 Lot(S): 12

LOCATION: 62 STURBRIDGE DRIVE, ERIAL, NJ 08081

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

- For Your Review.      ***Please Forward Report by JUNE 14, 2014***  
 For Your Files.

### ENCLOSED:

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



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

OK 6-19-14 JCG

Signature

**TOWNSHIP OF GLOUCESTER**  
**Inter-office Correspondence**



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #142031C**  
**Robert Belins**  
**330 Third Avenue**  
**BLOCK 2204, LOT 8**  
**DATE:** July 23, 2014

The above application is to permit a 40' x 60' detached private garage within the R-4 Residential district as per the attached sketch.

**I. ZONING INFORMATION**

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

**R-4 Zone Requirements (§406.F):**

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	6,250 sf	2.03 ac	yes
Minimum lot frontage	50 ft.	50.05 ft.	yes
Minimum lot depth	100 ft.	198.06 ft.	yes
Maximum building coverage	35%	±4.0% <sup>1</sup>	yes
Maximum lot coverage	65%	±4.0 % <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (dwelling)	20 ft.	49.60 ft.	yes
Side yard	10 ft.	47.60 ft. / ±255 ft. <sup>1</sup>	yes / yes
Rear yard	20 ft.	±147 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.	±250 ft. <sup>1</sup>	yes
Side yard	5 feet	20 ft. <sup>1</sup>	yes
Side yard	5 feet	±340 ft.	yes
Rear yard	5 feet	20 ft.	yes
<b>Maximum garage height</b>	<b>15 feet</b>	<b>n/p</b>	<b>---</b>
Maximum other building height	12 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			
Standard	Required	Proposed	Complies
Maximum area	800 sf	2,400 sf	no*
Less than area of principal building	< ±1,160 sf <sup>1</sup>	2,400 sf	no*
Maximum stories	1	1	yes
Maximum number of garages <sup>1</sup>	1	1	yes

<sup>1</sup> = The applicant proposes to remove an existing "2 CAR GAR." and shed.

**II. VARIANCE COMMENTS**

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage in the R-3, Residential District standards:

**§406.F, Area, Yard Height and Building Coverage**

1. Garage height: (not provided v. 15 ft. maximum allowed).
  - a. The applicant must provide testimony addressing the proposed garage height.

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

2. Area: (2,400 sf provided v. 800 sf maximum allowed).
3. Dwelling/Garage area: (2,400 sf provided v. 1,160 sf maximum allowed).

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

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

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

NEGATIVE CRITERIA

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

**III. GENERAL COMMENTS**

1. Should the Board approve the application it is recommended consideration be given to the following:
  - a. A single row of Leyland Cypress (*Cupressocyparis Leylandii*) evergreen trees eight (8) feet high ten (10) feet on center be planted along the east and north side of the proposed garage.

- i. The purpose of this recommendation is to buffer the proposed garage from the entrance to the historical Gabriel Davies Tavern and associated community garden and open space.

### **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 422.H(4) to permit a detached garage two thousand four hundred (2,400) square feet (800 sf maximum allowed) from Section 422.H(5) to exceed area of principal dwelling (1,160 sf maximum allowed).**

cc: Robert Belins  
Addison G. Bradley, 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<sup>1</sup>: \_\_\_\_\_ Application No.: # 142031C

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

Fees: 160<sup>00</sup> Project # 8724

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

Escr. 150<sup>00</sup> Escr.# 8724

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

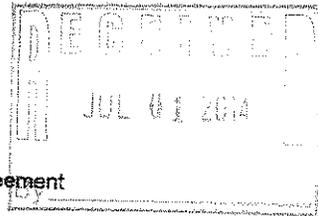
Name: Robert Belins  
 Address: 1724 Maple Ave  
 City: Haddon Heights  
 State, Zip: N.J. 08035  
 Phone: 856-546-5116 Fax: ( ) -  
 Email: \_\_\_\_\_

### 2. Owner(s) (List all Owners)

Name(s): Robert Belins  
 Address: 1724 Maple Ave  
 City: Haddon Heights  
 State, Zip: N.J. 08035  
 Phone: ( ) - Fax: ( ) -

### 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 checked="" 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	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: N/A Firm: \_\_\_\_\_  
 Address: \_\_\_\_\_ State, Zip: \_\_\_\_\_  
 City: \_\_\_\_\_ Phone: ( ) - Fax: ( ) -  
 Email: \_\_\_\_\_

6. Name of Persons Preparing Plans and Reports:

Name: Bruce R. McKenna  
Address: P.O. Box 177  
Profession: Surveyor - Engineer  
City: Pitman, N.J. 08071  
State, Zip: \_\_\_\_\_  
Phone: 856 582-8200 Fax: 856 582-8204  
Email: \_\_\_\_\_

Name: Addison G. Bradley  
Address: 1585 Hidden Lane  
Profession: Planner  
City: Laurel Springs  
State, Zip: N.J. 08021  
Phone: 856 228-4848 Fax: 856 228-8507  
Email: \_\_\_\_\_

7. Location of Property:

Street Address: 330 Third Ave, Glendon Block(s): 2204  
Tract Area: 2.07 ac Lot(s): 8

8. Land Use:

Existing Land Use: Residential (R-4)  
Proposed Land Use (Describe Application): Residential and  
Recreational Vehicle Storage Pole  
Barn 40' by 60' - 2400 sq. ft. (Permit Sheds Group)

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water  Public Sewer  Private Well  Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. None

### 13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>N/A</u>	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	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	<u>2400 sq ft</u>	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	<u>1</u>	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	<u>1</u>	Setback from property line 1	_____
		Setback from property line 2	_____

### 14. Parking and Loading Requirements:

Number of parking spaces required: N/A      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

6/30/14  
Date

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Date

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

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

May 30 2014  
Date

[Signature]  
Signature

Robert Belins  
Print Name

Sworn and Subscribed to before me this

30 day of May

Signature

2014 (Year).

Print Name

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

Complete each of the following sections:

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

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

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

**IF YES:**

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

Signature of Applicant  
Robert Belins  
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 2204 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:

Sworn and subscribed to  
On this 30 day of May  
20 14 before the following authority:

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

Bob Belins  
Name of property owner or applicant

[Signature]  
Notary public

**NANCY LYNN SHRADER**  
Notary Public  
State of New Jersey  
My Commission Expires Mar. 22, 2017

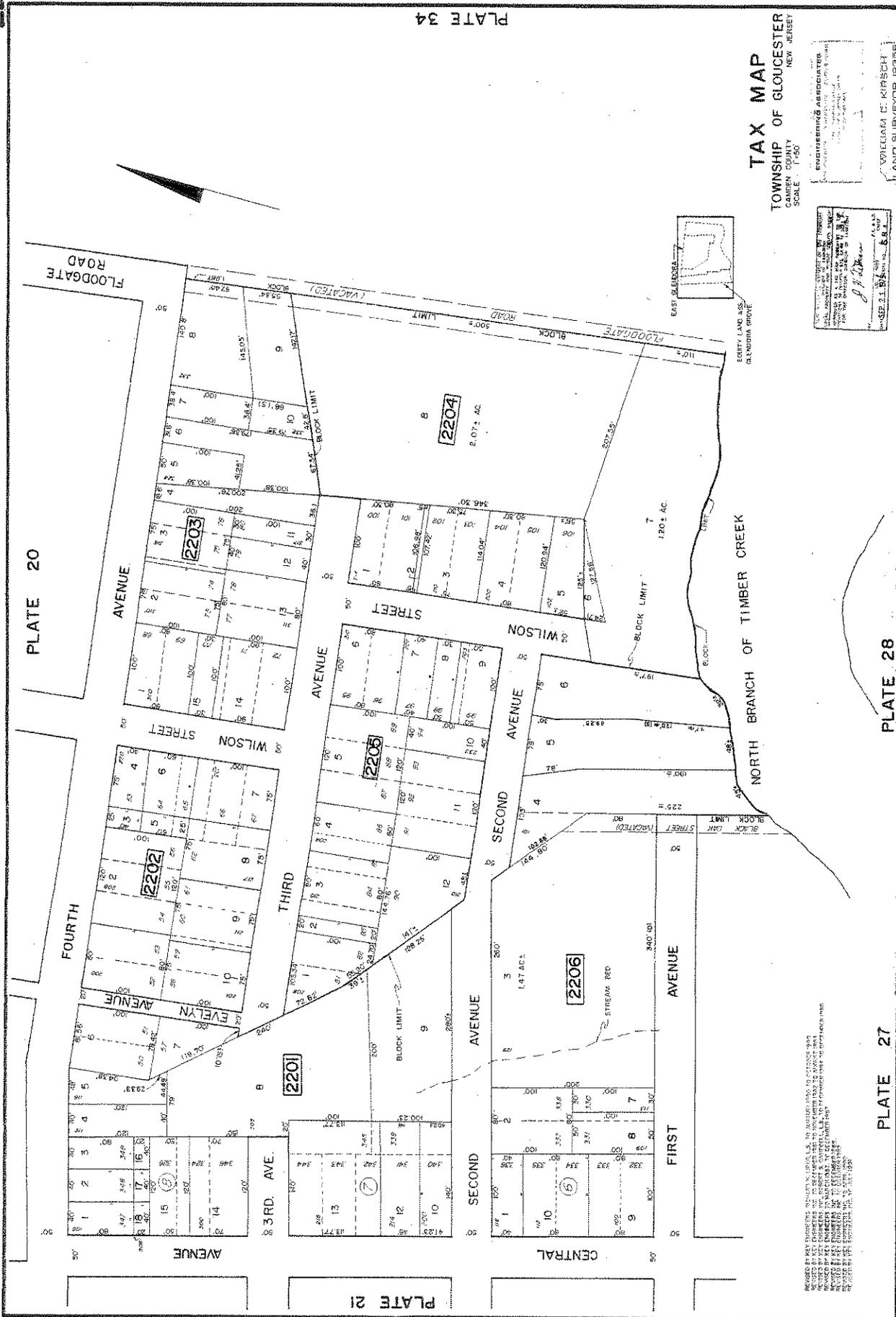


PLATE 34

**TAX MAP**  
 TOWNSHIP OF GLOUCESTER  
 CAMDEN COUNTY  
 NEW JERSEY  
 SCALE: 1" = 50'

ENGINEERING ASSOCIATE  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NEW JERSEY  
 No. 12,345  
 EXP. 12/31/2025

WILLIAM C. KIRSCH  
 LAND SURVEYOR  
 No. 12,345  
 EXP. 12/31/2025

RECORDED BY DEPT. OF TREASURY, DIVISION OF REVENUE, IN CAMDEN, NEW JERSEY, ON 05/15/2025.  
 ALL RIGHTS RESERVED. THIS MAP IS THE PROPERTY OF THE ENGINEER AND SURVEYOR.  
 NO PART OF THIS MAP MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ENGINEER AND SURVEYOR.

PLATE 20

PLATE 28

PLATE 27

PLATE 21

# Zoning Permit Approval

330 THIRD AVE  
Block/Lot 2204/8

Applicant

BELINS, ROBERT H.  
330 THIRD AVENUE  
GLENDDORA NJ 08031

Real Estate Owner

BELINS, ROBERT H.  
330 THIRD AVENUE  
GLENDDORA NJ 08031

*This is to certify that the above-named applied for a permit to/authorization for  
a proposal of demolition of existing shed and detached garage., which is a use permitted by  
ordinance*

**Zone**

**R3**

**Application is**

**Approved**

**Comments on Decision:**

None

. Additional permits must be obtained through the Construction Office

**Gloucester Township**

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



Alisa Ortiz  
Zoning Officer  
July 1, 2014

Applic No. 8714  
4063

Cut Here

**Deliver to...**

BELINS, ROBERT H.  
330 THIRD AVENUE  
GLENDDORA NJ 08031

# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: July 2, 2014

APPLICATION No. #142031C

APPLICANT: Robert Belins

PROJECT No. 8724

BLOCK(S): 2204 Lot(S): 8

LOCATION: 330 Third Ave., Glendora, 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 July 14, 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.
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- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
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- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

- Variance Plan                       Bulk (C) Variance

① THIS IS A VERY LARGE STRUCTURE THAT WILL BE PLACED VERY CLOSE TO AND VISIBLE NEAR TWP HISTORICAL SITE (Gabriel Dave's Tavern).

② COULD THIS BE PLACED ON ANOTHER INCONSPICUOUS AREA OF LOT?

③ WILL THIS BE FOR PERSONAL USE ONLY + NOT COMMERCIAL USE?

④ HEIGHT?

Signature

*[Handwritten Signature]*  
*As seen*  
 7/2/14



Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

KEN GARBOWSKI



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

July 7, 2014

RAYMOND J. CARR  
Executive Director

MARLENE HRYNIO  
Administrative Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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

JUL 08 2014

Re: Application #142031C  
Robert Belins  
330 Third Avenue, Glendora, NJ 08029  
Block 2204, 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**

Raymond J. Carr  
Executive Director

RJC:mh

Tax Account Maintenance

Letter

Notes

Detail

>>

<<

Delete

Close

Edit

Add

Block: 2204

...

Lot: 8

Qualifier:

...

Tax Bill

Restricted Edit

Owner: JENNIS, ROBERT H.

...

Prop Loc: 330 THIRD AVENUE

...

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,526.65	.00	.00	.00
2014	1		1,526.65	.00	.00	.00
2014		Total	3,053.30	.00	.00	.00
2013	4		1,552.30	.00	.00	.00
2013	3		1,088.43	.00	.00	.00
2013	2		1,501.00	.00	.00	.00
2013	1		3,501.00	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 07/02/14 Interest Date: Interest Detail

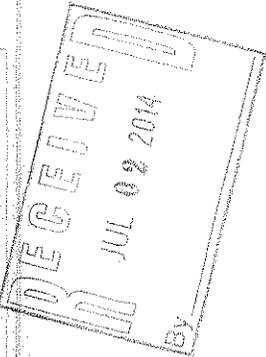
Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 05/08/14

TOTAL TAX BALANCE DUE

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

\* Indicates Amended Billing in a Tax Quarter

*Amount as of 7/2/14*



**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 #142035C**  
**Baris & Jill Bal**  
**1800 Winding Way**  
**BLOCK 13601, LOT 13**

**DATE:** August 6, 2014

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

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required (Fee-simple Townhouse)	Proposed	Complies
Minimum lot size	2,500 sf	5,714 sf	yes
Minimum lot frontage			
Winding Way	20 ft.	54.215 ft.	yes
Hollybush Place	20 ft.	97.985 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	40%	±23% <sup>1</sup>	yes
Maximum lot coverage	60%	±28% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Winding Way	30 ft.	24.93 ft.	enc
Hollybush Place	30 ft.	25.95 ft.	yes
Side yard	20 ft., end wall only	n/a	yes
Rear yard	30 ft.	30.40 ft.	yes
Minimum Useable Yard Area	40%	> 40%	yes
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.

**§505.B(2), Fences**

1. To construct a six (6) foot high vinyl fence and four (4) foot high chain link fence on a corner lot within the seventy-five (75) foot intersection of curblines, where thirty (30) inches high is the maximum allowed.

**§425.C(3), Fences**

2. To install a six (6) foot high vinyl fence and four (4) foot high chain link fence zero (0) feet from the front property lines along Winding Way and Hollybush Place (40 feet from the cartway is the minimum required).

**§425.M, Limitations on Chain Link**

3. To install a four (4) feet high chain link fence, where chain link fence is prohibited, except in conjunction with utility, telecommunications, manufacturing or warehousing operations, recreation facilities, and institutional uses.

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

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

NEGATIVE CRITERIA

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

**III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 425.B(2) to install a six (6) foot high vinyl fence and four (4) foot high chain link fence on a corner lot within the seventy-five (75) foot intersection of curblines (30 inches high is the maximum allowed), from Section 425.C(3) approximately zero (0) feet from the front property lines along Winding Way and Hollybush Place (40 feet from the cartway is the minimum required), and from Section 425.M to install chain link fence (chain link is prohibited).**

**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: Baris & Jill Bal  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

K:\ZBA Reviews\Year 2014\Fences\Bal-RA-1420035\Rpt\R\_142035C-RA-Baris & Jill Bal.docx

**APPLICATION #142035C**  
**Baris & Jill Bal**  
**1800 Winding Way**  
**BLOCK 13601, LOT 13**

Donna B. 43285

# 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: #142035C Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 8195

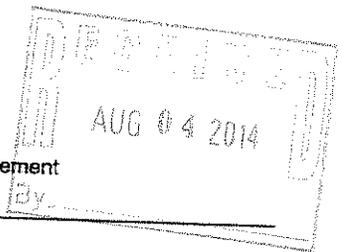
<sup>1</sup> Upon receipt of all fees, documents, plans, etc. Escr. 150<sup>00</sup> Escr.# 8195

### LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Boris + Jill Bal</u> Address: <u>1800 Winding Way</u> City: <u>Clementon</u> State, Zip: <u>NJ 08021</u> Phone: <u>(856) 625-6601</u> Fax: ( ) - Email: <u>jillannbal@outlook.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Boris + Jill Bal</u> Address: <u>1800 Winding Way</u> City: <u>Clementon</u> State, Zip: <u>NJ 08021</u> Phone: <u>(856) 625-6601</u> Fax: ( ) -
--	--

### 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: Boris & Jill Bal  
Address: 1800 Winding Way  
Profession: \_\_\_\_\_  
City: Clementon  
State, Zip: NJ 08021  
Phone: (856) 625-6661 Fax: ( ) - \_\_\_\_\_  
Email: jillannbal@outlook.com

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

**7. Location of Property:**

Street Address: 1800 Winding Way Block(s): 13601  
Tract Area: \_\_\_\_\_ Lot(s): 13

**8. Land Use:**

Existing Land Use: Residence

Proposed Land Use (Describe Application): 6' Vinyl fence from right front of the house going around property with zero setback  
4' Chain link fence starting at driveway to meet 6' Vinyl fence with zero setback

**9. Property:**

Number of Existing Lots: 1 Proposed Form of Ownership:  
Number of Proposed Lots: \_\_\_\_\_  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	0
Front setback 2	_____	Setback from E.O.P.*2	0
Rear setback	_____	Fence type	White Vinyl + Chain link
Side setback 1	_____	Fence height	6' + 4'
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**

John Bar  
Signature of Applicant

7/30/2014  
Date

[Signature]  
Signature of Co-applicant

7/30/2014  
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).

7/30/2014  
Date

Jill Ann Bal  
Signature

Jill Ann Bal  
Print Name

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

Jill Ann Bal  
Signature

Rocis Bal  
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).

Jill Ann Bal  
Signature of Applicant

Jill Ann Bal  
Print Name

7/30/2014  
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 6/5/2014, shows and discloses the premises in its entirety, described as Block 13601 Lot 13 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
County of Camden;

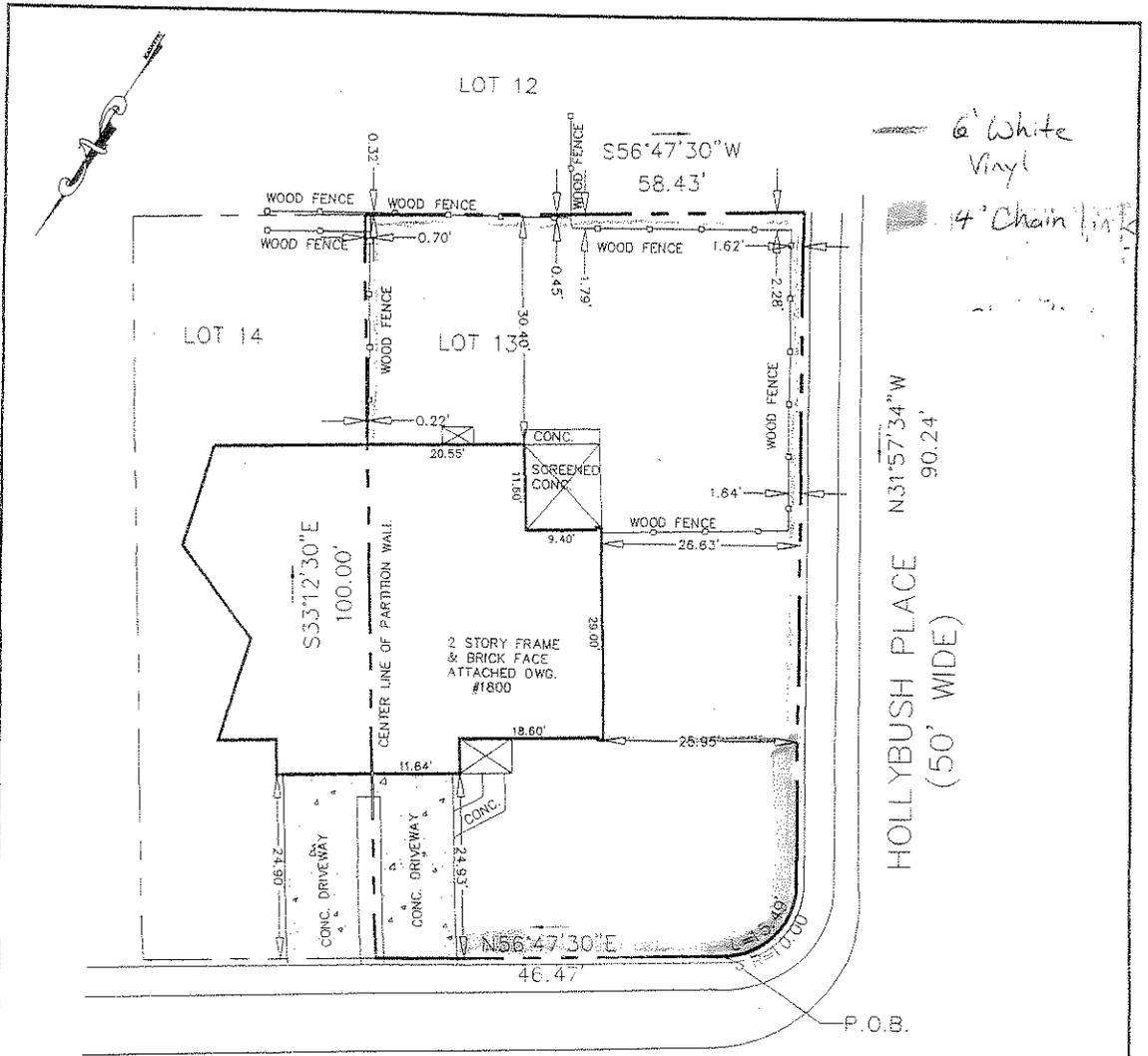
Sworn and subscribed to  
On this 4th day of August  
before the following authority.

Jill Ann Bal of full age, being PATRICIA McLAUGHLIN  
law, on oath and says that all of the above is true.  
NOTARY PUBLIC OF NEW JERSEY

MY COMMISSION EXPIRES MARCH 14, 2018

Jill Ann Bal  
Name of property owner or applicant

Patricia McLaughlin  
Notary public



WINDING WAY  
(60' WIDE)

CERTIFIED TO:  
 BARIS D. BAL & JILL A. BAL  
 SURETY TITLE COMPANY, LLC  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 MERS (MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC.)  
 solely as nominee for TD BANK, N.A.;  
 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 13601, LOT 13
- 2) BEING KNOWN AS LOT 103 ON PLAN OF  
 CHERRYWOOD VILLAGE ONE, PROJECT ONE,  
 SECTION ONE.
- 3) CONTAINING: 5,714 +/- 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.

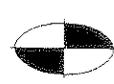
AUG 04 2014

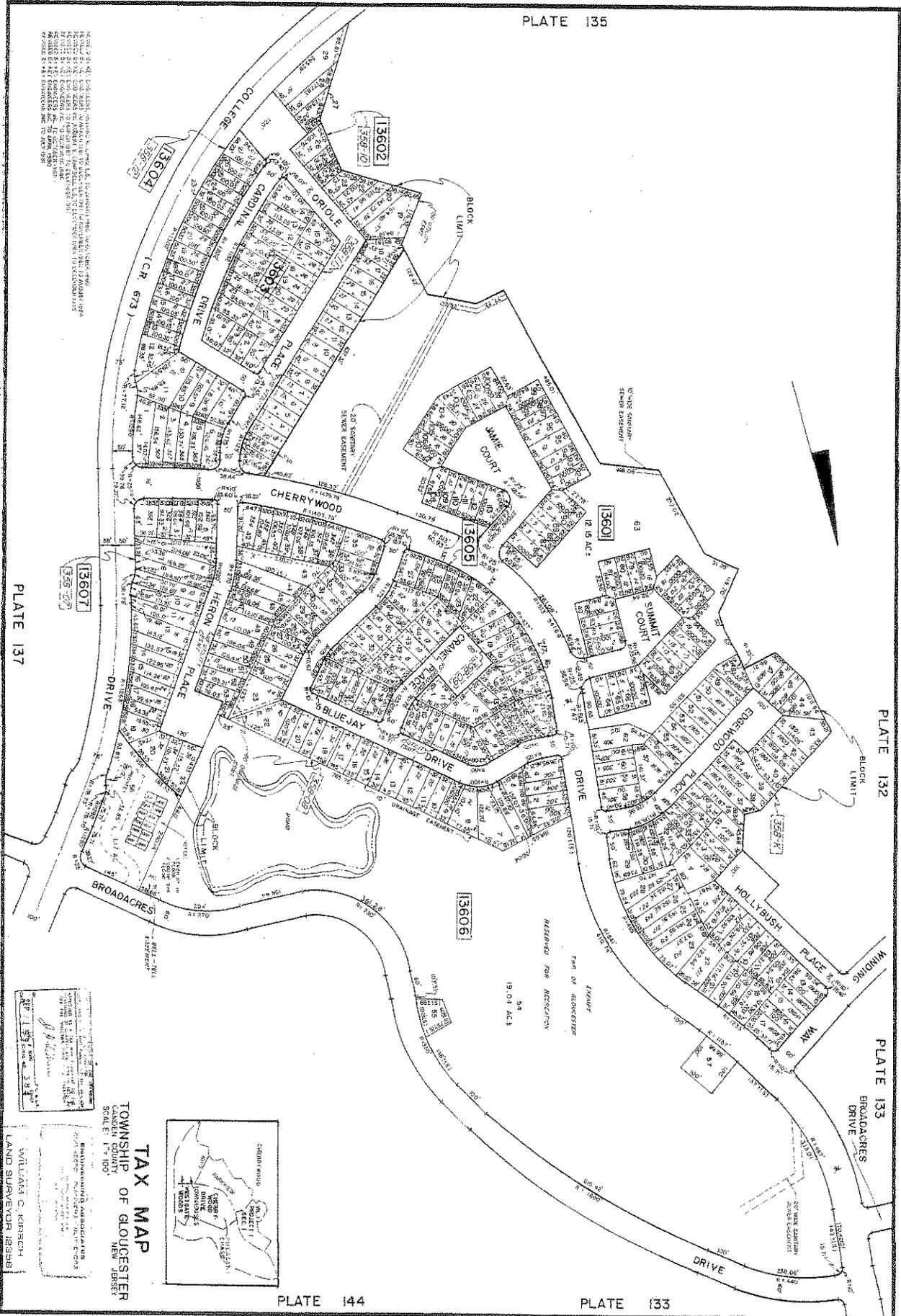
#142035C

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 HERE, EITHER  
 DIRECTLY OR INDIRECTLY.

THIS PLAN WAS PREPARED FOR A FEE FOR  
 THE PERSONS AND PURPOSES INDICATED  
 HEREON. ANY OTHER USE OF THIS PLAN  
 OR A COPY OR ALTERATION OF IT NOT  
 SIGNED AND SEALED BY THE ENGINEER OR  
 SURVEYOR WHO PREPARED THIS PLAN IS  
 NOT THE RESPONSIBILITY OF THE  
 UNDERSIGNED.

PLAN OF SURVEY  
 OF  
 BLOCK 13601 LOT 13  
 LOCATED IN  
 TOWNSHIP OF GLOUCESTER  
 CAMDEN COUNTY, NEW JERSEY

REVISION/DATE	 DATE 6/5/14 AVI LUZON PROFESSIONAL LAND SURVEYOR N.J. LICENSE # 36745		AVI LUZON PROFESSIONAL LAND SURVEYOR 83 KENSINGTON DRIVE MT. HOLLY, NEW JERSEY 08060 (609) 261-4947	
	DESIGNED: SCALE: 1"=20'		DRAWN: AL DATE: 5/18/07	CHECKED: AL DWG. 14AL1612



NOTICE: This map is a reproduction of the original map on file in the Office of the County Clerk, Gloucester County, New Jersey. It is not intended to be used as a legal document. The original map is on file in the Office of the County Clerk, Gloucester County, New Jersey. The original map is on file in the Office of the County Clerk, Gloucester County, New Jersey. The original map is on file in the Office of the County Clerk, Gloucester County, New Jersey.

PLATE 137

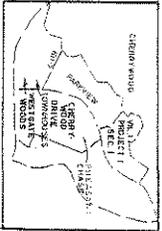
PLATE 132

PLATE 133

PLATE 144

PLATE 133

WILLIAM C. KIRSCH  
LAND SURVEYOR 12596



**TAX MAP**  
TOWNSHIP OF GLOUCESTER  
GLoucester COUNTY  
NEW JERSEY  
SCALE: 1" = 100'

Tax Account Maintenance

Add Edit Delete Close << >> Detail Notes Letter

Block: 13601

Lot: 13

Qualifier:

Owner: BARNES, CATHERINE R & JOSEPH

Prop Loc: 1800 WINDING WAY

Tax Bill

Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		1,203.72	1,203.72	.00	1,203.72
2015	1		1,203.73	1,203.73	.00	1,203.73
2015		Total	2,407.45	2,407.45	.00	2,407.45
2014	4		1,118.01	1,118.01	.00	1,118.01
2014	3		1,118.02	1,118.02	.00	1,118.02
2014	2		1,289.43	.00	.00	.00
2014	1		1,289.43	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 08/04/14 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 05/01/14

TOTAL TAX BALANCE DUE

Principal:	1,118.02	Penalty:	.00
Misc. Charges:	.00	Interest:	.00
Total:		1,118.02	

\* Indicates Assessed Billing in a Tax Quarter

DEB  
AUG 04 2014  
By

*Quent*



TOWNSHIP OF GLOUCESTER  
ZONING BOARD TRANSMITTAL

RECEIVED  
AUG 08 2014

DATE: August 4, 2014

APPLICATION No. #142035C

APPLICANT: Baris & Jill Bal

PROJECT No. 8795

BLOCK(S): 13601 Lot(S): 13

LOCATION: 1800 Winding Way, Clementon, NJ 08021

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review.      ***Please Forward Report by August 14, 2014***  
 For Your Files.

ENCLOSED:

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

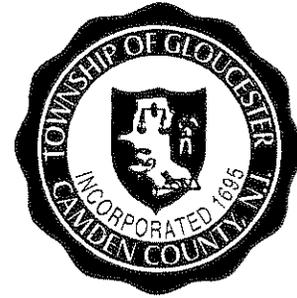
- Variance Plan       Bulk (C) Variance       Use (D) Variance

Signature

No issues.      8/5/14

*[Handwritten Signature]*  
assessor

**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 #142037C**  
**Dave Belcher**  
**300 Grand Avenue**  
**BLOCK 12512, LOT 1**

**DATE:** August 21, 2014

The Applicant requests approval to install an above ground swimming pool within the R-3 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	9,375 sf	yes
Minimum lot frontage			
Grand Avenue	75 ft.	75 ft.	yes
Lehigh Avenue	75 ft.	125 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±13.4% <sup>1</sup>	yes
Maximum lot coverage	40%	±24.3% <sup>1</sup>	no
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (dwelling)			
Grand Avenue	30 ft.	31.77 ft.	yes
Lehigh Avenue	30 ft.	25.28 ft.	yes
Side yard	10 ft.	25.31 ft.	yes
Rear yard	30 ft.	±45 ft.	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a
<b>RESIDENTIAL SWIMMING POOL REQUIREMENTS</b>			
Front yard			
Grand Avenue	30 ft.	±88 ft.	yes
<b>Lehigh Avenue</b>	<b>30 ft.</b>	<b>10.75 ft.</b>	<b>no</b>
Side yard	10 ft.	±48 ft.	yes
Rear yard	10 ft.	20.83 ft.	yes
Distance from dwelling	10 ft.	10 ft.	yes

<sup>1</sup> = Scaled data.

n/a = not applicable.

= Variance required.

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

## **II. VARIANCE COMMENTS**

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

### **§422.K, Residential Swimming Pools and Cabana**

1. Front Yard: (10.75 ft. provided v. 30 ft. min. required).

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

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

#### **NEGATIVE CRITERIA**

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

## **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 422.K(2) to permit an above-ground swimming pool ten and seventy five hundredths (10.75) feet from the front property line along Lehigh Avenue (30 ft. 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: Dave Belcher  
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. #142037C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 8849  
 Escr. 150<sup>00</sup> Escr. # 8849

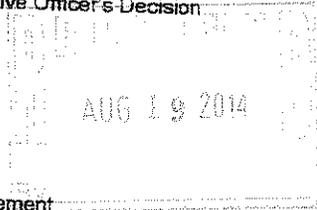
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Dave Belcher</u> Address: <u>300 Grand Ave</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 889-7156</u> Fax: ( ) - Email: _____	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Dave Belcher</u> Address: <u>300 Grand Ave</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 889-7156</u> Fax: ( ) -
---	---

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

<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <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: \_\_\_\_\_  
Address: \_\_\_\_\_  
Profession: \_\_\_\_\_  
City: \_\_\_\_\_  
State, Zip: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_  
Email: \_\_\_\_\_

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

**7. Location of Property:**

Street Address: 300 Grand Ave. Block(s): 12512  
Tract Area: \_\_\_\_\_ Lot(s): 1

**8. Land Use:**

Existing Land Use: RESIDENTIAL  
Proposed Land Use (Describe Application): 16ft x 4ft round pool and 6' Privacy Fence (VINYL or wood) @ 5/6's  
*10'9" side yard*  
*10'9" front yard*

**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.



**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).

8-14-14

Date

*Dave Belcher*  
Signature

Dave Belcher  
Print Name

Sworn and Subscribed to before me this

\_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_ (Year).

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

*Dave Belcher*  
Signature of Applicant

Dave Belcher  
Print Name

8-12-14  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 8-12-14, shows and discloses the premises in its entirety, described as Block 1 Lot 12512 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:

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

*Dave Belcher*  
Name of property owner or applicant

Sworn and subscribed to  
On this 19<sup>th</sup> day of August  
20 14 before me, Notary Authority

*Mary M. Dirosa*  
Notary public

NOTARY PUBLIC OF NEW JERSEY  
COMMISSION EXPIRES MARCH 14, 2018







Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 12512  
 Lot: 1  
 Qualifier:  
 Owner: BELICHER, DAVID A JR  
 Prop Loc: 300 GRAND AVENUE  
 Tax Bill Restricted Edit

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

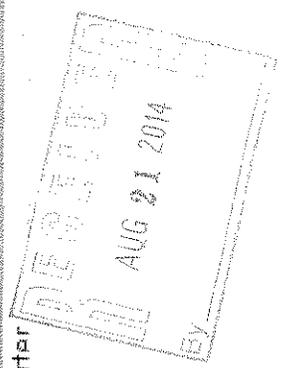
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		1,671.45	1,671.45	.00	1,671.45
2015	1		1,671.45	1,671.45	.00	1,671.45
2015		Total	3,342.90	3,342.90	.00	3,342.90
2014	4		1,758.76	1,758.76	.00	1,758.76
2014	3		1,758.77	.00	.00	.00
2014	2		1,584.13	.00	.00	.00
2014	1		1,584.14	.00	.00	.00

Other Delinquent Balances: Interest Date: 08/19/14 Interest Date: 06/05/14  
 Other APR2 Threshold Amt: Per Diem: .00000 Last Payment Date: 06/05/14

TOTAL TAX BALANCE DUE

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

\* Indicates Estimated Billing in a Tax Quarter



*Current*

### TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 19, 2014

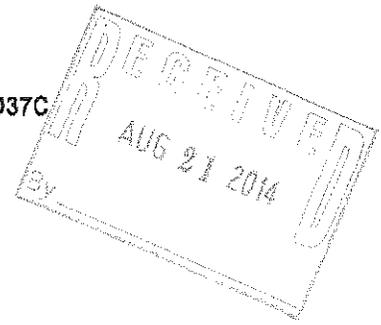
APPLICATION No. #142037C

APPLICANT: Dave Belcher

PROJECT No. 8848

BLOCK(S): 12512 Lot(S): 1

LOCATION: *300 Grand Ave. Blackwood 08012*



TRANSMITTAL TO:

- |                          |                              |                          |                      |                                     |                      |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|----------------------|
| <input type="checkbox"/> | Township Engineer            | <input type="checkbox"/> | Zoning Board Planner | <input type="checkbox"/>            | Tax Assessor         |
| <input type="checkbox"/> | Camden County Planning Board | <input type="checkbox"/> | Traffic Officer      | <input type="checkbox"/>            | G.T.M.U.A.           |
| <input type="checkbox"/> | N.J. American Water Co.      | <input type="checkbox"/> | Aqua N.J. Water Co.  | <input checked="" type="checkbox"/> | Fire District 123456 |
| <input type="checkbox"/> | Taxes                        | <input type="checkbox"/> | Construction         |                                     |                      |

STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

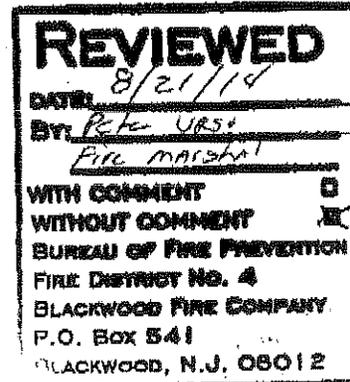
PURPOSE OF TRANSMITTAL:

- For Your Review.      *Please Forward Report by August 30, 2014*  
 For Your Files.

ENCLOSED:

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

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



Signature

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



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

**RE:** **APPLICATION #142039C**  
**Lilia Bozzetti**  
**1049 Chews landing Road**  
**BLOCK 10201 LOT 13**

**DATE:** August 26, 2014

The above application is to permit a 24.083' x 26.75' second story addition within the R-1 - Residential District as per the submitted sketch.

### I. ZONING INFORMATION

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

#### R-1 – Residential Requirements (§401.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	1 ac.	1.036 ac.	yes
Minimum lot frontage	125 ft.	180 ft.	yes
Minimum lot depth	200 ft.	234.05 ft.	yes
Maximum building coverage	15%	±8.6% <sup>1</sup>	yes
Maximum lot coverage	30%	±15.7% <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
<b>Front yard (Second story addition)</b>	<b>50 ft.</b>	<b>±23 ft.</b>	<b>no*</b>
Side yard (Second story addition)	25 ft.	27.7 ft. / ±135 ft.	yes / yes
Rear yard (Second story addition)	75 ft.	±155 ft. <sup>1</sup>	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	±23 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 variance from §403.F, Area, Yard, Height and Building Coverage:

1. Front yard (Second story addition): (±23 ft. provided v. 50 ft. min. required).

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

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

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

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

#### NEGATIVE CRITERIA

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

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.

### **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variance:

**From Section 403.F, Area, Yard, Height and Building Coverage to permit a second story approximately twenty three (23) feet from the front property line (50 ft. minimum required).**

cc: Lilia Bozzetti  
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.: #142039C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 8856  
 Escr: 150<sup>00</sup> Escr. # 8856

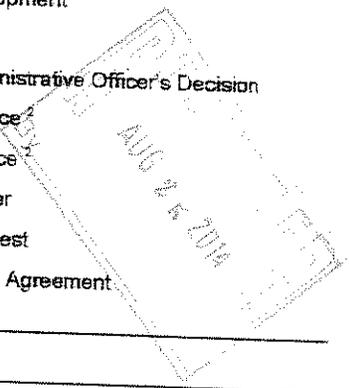
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Lilia Bozzetti</u> Address: <u>1049 Chews Landing Rd</u> <u>Gloucester Township</u> City: <u>Clementon</u> State, Zip: <u>N.J. 08021</u> Phone: <u>856 404-5294</u> Fax: ( ) - Email: _____	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>same as</u> <u>applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: ( ) - Fax: ( ) -
---	--

**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
<u>R1</u>	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay

**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>N/A</u> Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: ( ) - Fax: ( ) - Email: _____
---	---

6. Name of Persons Preparing Plans and Reports:

Name: Addison G. Bradley  
Address: 1585 Hider Lane  
Profession: Planner  
City: Laurel Springs  
State, Zip: N.J. 08021  
Phone: 856-227-4888 Fax: ( ) -  
Email:

Name: Jack S. Smith R.A.  
Address: Architect  
Profession: 1344 Chew's Landing Rd  
City: Laurel Springs N.J.  
State, Zip: N.J. 08021  
Phone: 856-227-1626 Fax: 856-227-0733  
Email:

7. Location of Property:

Street Address: 1049 Chew's Landing Rd Block(s): 10201  
Tract Area: 1.036 ac Lot(s): 13

8. Land Use:

Existing Land Use: Residential and Kennel  
Proposed Land Use (Describe Application): addition to Residential  
One story and Add a second story to the  
one story residential. Front yd variance required  
23' ± existing 50' required (2 BR 2 BATHS)  
SIDE YARD 5/6 22' EXISTING ± 25' required

9. Property:

Number of Existing Lots: 1  
Number of Proposed Lots: 1  
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. Survey & Architectural Drawings

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>27± ft</u>	Setback from E.O.P.*1	<u>N/A</u>
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	<i>Greater 75</i> <del>50± ft</del>	Fence type	_____
Side setback 1	<u>20± ft</u>	Fence height	_____
Side setback 2	<del>20± ft</del>	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	<u>180 ft</u>	<b>Pool Requirements</b>	
Lot depth	<u>234 ft</u>	Setback from R.O.W.1	<u>N/A</u>
Lot area	<u>1.03 ft</u>	Setback from R.O.W.2	_____
Building height	<u>28 ft</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: <u>N/A</u>	Number of parking spaces provided: _____
Number of loading spaces required: _____	Number of loading spaces provided: _____

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

*Robert Brault*  
Signature of Applicant

8/21/14  
Date

\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Date

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

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

8/21/14  
Date

[Signature]  
Signature

Lilia Bozzetti  
Print Name

Sworn and Subscribed to before me this  
21<sup>st</sup> day of August  
2014 (Year).

[Signature]  
Signature

Print Name

RAYMOND M. PICCOLO  
NOTARY PUBLIC STATE OF N.J.  
MY COMMISSION EXPIRES 11/22/14

**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  
Lilia Bozzetti  
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 11/14/92, shows and discloses the premises in its entirety, described as Block 10201 Lot 13 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:  
Lilia Bozzetti of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

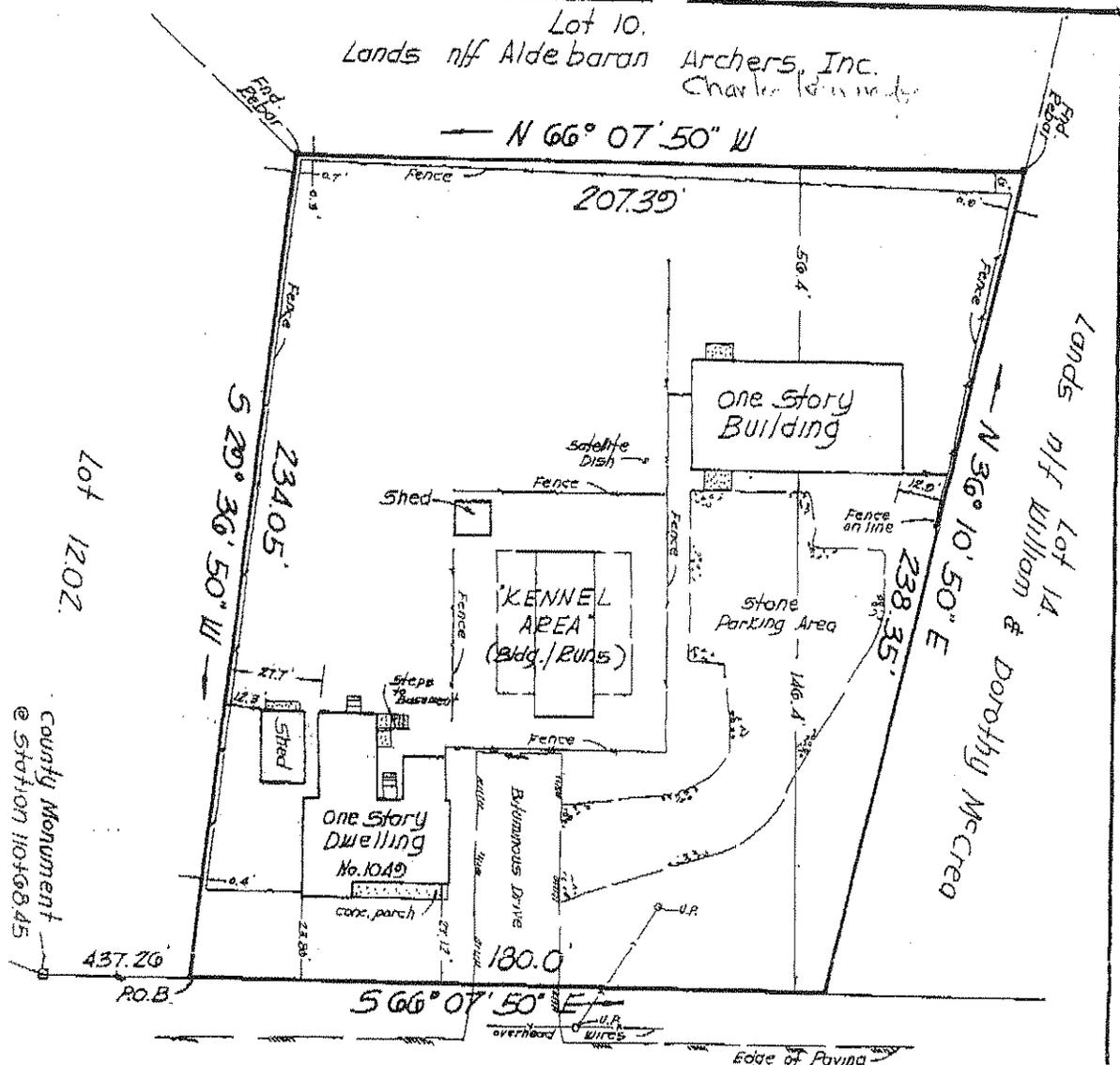
Sworn and subscribed to  
On this 21<sup>st</sup> day of August  
20 14 before the following authority.

[Signature]  
Name of property owner or applicant

[Signature]  
Notary public

RAYMOND M. PICCOLO  
NOTARY PUBLIC STATE OF N.J.  
MY COMMISSION EXPIRES 11/22/14

Lot 10.  
Lands nff Aldebaran Archers, Inc.  
Charles L. ...



Lot 1202  
County Monument  
@ Station 11046845

Lands nff William & Dorothy McCrea

**CHEWS LANDING - CLEMENTON ROAD**  
(66' Wide)

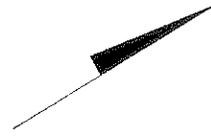
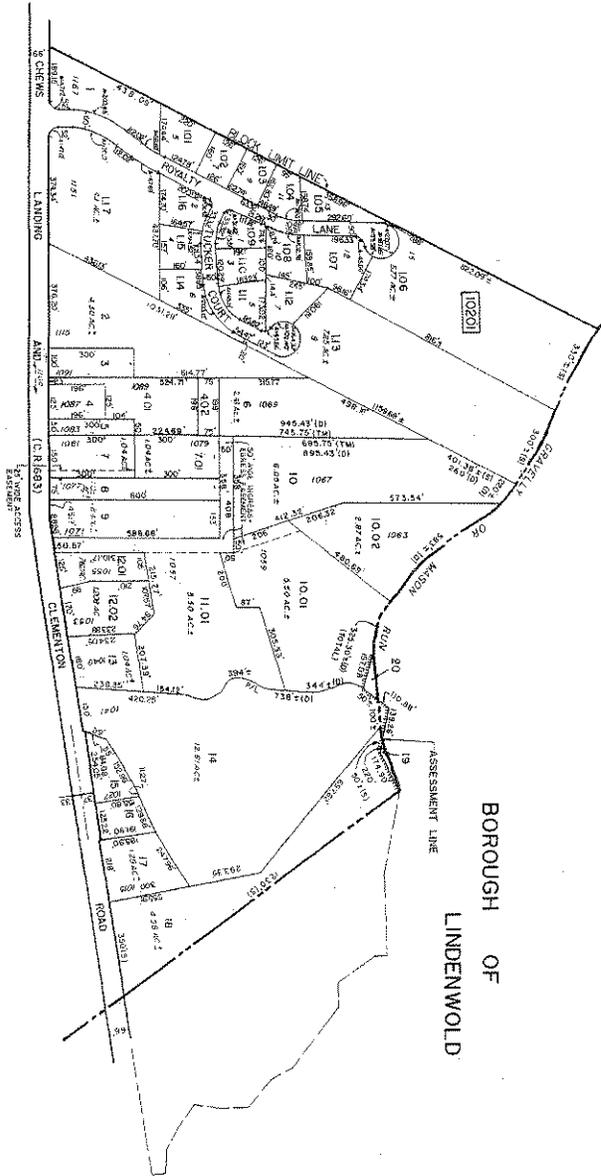
Property being Lot 13, Block 201, Tax Map.  
rea. 1.036 Acres.  
urvey performed without the benefit of a Title Report.  
rners not set per agreement.

HUDSON CITY SAVINGS BANK, AMERICAN TITLE ABSTRACT, ROBERT A. DEL BORDO, ESQ. & ARNOLD & JARSH SYKES  
TO ANY HOLDER OF TITLE RELYING HEREON AND SURVEY THEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE AS AN ENCUMBRANCE FOR ANY HOLDER OF TITLE TO WHOM THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON.  
*James S. Gugel* 11-14-92  
JAMES S. GUGEL, P.L.S., N.J. LIC. NO. 33102 DATE

**PLAN OF SURVEY.**  
SITUATE  
GLOUCESTER TWP, CAMDEN CO., N.J.  
DATE: Nov, 1992 SCALE: 1"=40'  
*James S. Gugel* 11-14-92  
DATE  
**JAMES S. GUGEL**  
PROFESSIONAL LAND SURVEYOR, N.J. LIC. NO. 33102  
PROFESSIONAL PLANNER, N.J. LIC. NO. 3881  
PREPARED BY  
**JAMES S. GUGEL**  
Professional Land Surveyor & Planner  
25 Tomlinson Avenue  
Clementon, New Jersey 08021  
(609) 627-6863 (92042)

BOROUGH OF STRATFORD

BOROUGH OF LINDENWOLD



APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF GLOUCESTER, NEW JERSEY, ON SEPTEMBER 15, 1999. THE BOARD OF SUPERVISORS HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS ACCURATE AND COMPLETE. THE BOARD OF SUPERVISORS HAS ALSO REVIEWED THE MAP AND HAS DETERMINED THAT IT IS ACCURATE AND COMPLETE. THE BOARD OF SUPERVISORS HAS ALSO REVIEWED THE MAP AND HAS DETERMINED THAT IT IS ACCURATE AND COMPLETE.

PLATE 206

PLATE 112

SEP 21 1999 5 57 PM  
 TOWNSHIP OF GLOUCESTER  
 ENGINEERING ASSOCIATES  
 1000 N. AVENUE  
 NEW JERSEY

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 LINDENWOLD  
 SCALE: 1" = 200'

ENGINEERING ASSOCIATES  
 1000 N. AVENUE  
 NEW JERSEY

WILLIAM C. KIRSCH  
 LAND SURVEYOR, J.E.S. 3583

# TOWNSHIP OF GLOUCESTER

## Interoffice Correspondence

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**TO:** Zoning Board of Adjustment

**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
Department of Community Development & Planning

**RE:** **APPLICATION #142034DSPW** Escrow #8747  
**Radha Adult Daycare Center, LLC**  
**BLOCK 2103, LOT 1**

**DATE:** August 06, 2014

The Applicant requests use variance and site plan waiver approval for a 6,941 sf "Commercial – Adult Daycare." Also described as an "adult medical daycare center" in the attached narrative within the CR – Commercial Residential District. The project is located on the southeast corner of the Black Horse Pike and Fourth Avenue.

The plans and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

- Applicant: Radha Adult Daycare, LLC, 330 Black Horse Pike, Unit B, Glendora, NJ 08029 (Telephone#856-931-0753)
- Owner: Rohit Patel, 1 Miller Court, Moorsetown, NJ 08057 (telephone #856-906-7203).
- Architect: Albert A. Taus, RA, AIA, Albert Taus & Associates, 1187 Morefield Road, Philadelphia, PA 19115-2525 (telephone #215-698-2516).
- Attorney: Michael J. McKenna, Esq., Michael J, McKenna, P.C., 648 Longwood Avenue, State Highway 38 and Longwood Avenue, Cherry Hill, NJ 08002 (telephone #856-665-7771).

### **I. INFORMATION SUBMITTED**

1. Michael J. McKenna, P.C. Transmittal Letter dated 6/30/14.
2. Land Development Application Form and checklist dated 7/09/14.
  - a. Survey of Premises (reduced copy), as prepared by Donovan Surveyors comprising one (1) sheet dated 8/08/11.
  - b. Radha Adult Daycare, LLC Narrative.
  - c. Agreement To Lease.
  - d. State of New Jersey, Department of Treasury Corporate ID Number Letter dated and attachments 6/07/14.
  - e. Department of Treasury, Internal Revenue Service ID Number Letter dated 5/28/14.
3. Architectural plans (Floor Plan), as prepared by Albert Taus & Associates comprising one (1) sheet dated 6/03/14.

## II. ZONING REVIEW

1. Adult Day Care Center is not a listed permitted use [§414.B].

### §414.F –CR – Commercial Residential District.

Description	Required (Other Uses)	Existing	Conforms
Lot size (min.)	1 acre	1.683 ac.	yes
Lot frontage (min.)			
Black Horse Pike	100 ft.	203.80 ft.	yes
Fourth Avenue	100 ft.	357 ft.	yes
Lot depth (min.)	300 ft.	355.30 ft.	yes
Building Coverage (max.)	15%	±29.3% <sup>1</sup>	enc
Lot coverage (max.) <sup>1</sup>	50%	±76% <sup>1</sup>	enc
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard (min.)			
Black Horse Pike (Adult Daycare)	20 ft.	29.34 ft.	yes
Fourth Avenue (Dunk'n Donuts)	20 ft.	15 ft.	enc
Side yard (min.) – Adult Daycare	10 ft.	9.71 ft.	enc
Rear yard (min.) – Adult Daycare	25 ft.	±28 ft. <sup>1</sup>	yes
Building Height (max.)	35 ft.	n/a	n/a
Floor area Ratio (max.)	0.25	0.293	enc
Buffer	25 ft.	9.71 ft.	enc
<b>Parking</b>			
Retail – 5 spaces / 1,000 sf			
Dunk'n Donuts Bldg.- ±9,336 sf	47 spaces		
Fastenal Bldg.- ±5,199 sf	26 spaces		
Adult Day Care – 1 space/600 sf, plus 1 space /employee			
Radha Adult Daycare - ±6,941 sf	12 spaces		
Employees – 16	<u>16 spaces</u>		
<b>Total</b>	<b>101 spaces</b>	<b>62 spaces</b>	<b>no<sup>*</sup></b>
<b>Parking Area Setback</b>			
In Front of the Building Line (min.)	N.P.	yes	enc
From side property line (min.)	15 ft.	±50 ft. <sup>1</sup>	yes
From rear property line (min.)	15 ft.	±49 ft. <sup>1</sup>	yes

1 = Scaled data.

enc = existing nonconformance.

n/a = Not applicable.

N.P. = Not Permitted.

\* 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. WAIVER COMMENTS

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

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

### IV. VARIANCE COMMENTS

The application as submitted requires the following variances:

§414.B, Permitted Uses – CR – Commercial Residential District

1. An “adult medical daycare center” is not listed as a permitted use in the CR - Commercial Residential District.

§510.A – Off-Street Parking

2. Parking: (62 spaces provided v. 101 spaces minimum required).

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

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

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

#### POSITIVE CRITERIA (“D1” use variance)

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

5. The Board has the power to grant a variance for a use or principal structure in a district restricted against such use or principal structure (basis N.J.S.A. 40:55-70d(1)).
  - a. 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."

b. Uses determined as "inherently beneficial."

i. The positive criteria for Inherently beneficial uses are deemed to have been met for inherently beneficial uses (basis *(Smart SMR of New York, Inc. v Fair Lawn, Bd. of Adj., 152, NJ 309, 323 (1998))*).

#### 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).

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.

#### **V. SITE PLAN WAIVER COMMENTS**

It's recommended the following items be considered in reviewing the site plan waiver.

##### §426, Signs

1. The existing nonconforming shopping center multi-tenant sign "Glendora Plaza" is in disrepair and exhibits four (4) blank panels out of five (5) representing conditions that would invalidate the sign and may deem it abandoned as per §426.C(4), Effect of Invalidation and §426.C(5), Abandoned, respectively.
  - a. It's recommended the existing non-conforming free-standing sign be replaced with a sign that is more consistent with the current ordinance requirements.

##### §507, Landscaping

2. The existing mature evergreen trees along Fourth Avenue between the concrete curb and sidewalk have reached such size to now encroach within the 4-foot wide concrete sidewalk.
  - a. It's recommended these trees be replaced with an alternate evergreen planting that would buffer and screen the Dunk'n Donuts Drive-Thru along Fourth Avenue while also not encroach onto the existing sidewalk.
    - i. Plantings shall be of nursery stock and installed in accordance with the minimum quality standards as defined by the American Association of Nurserymen as per §507.A(4), General Landscape Provisions and guaranteed for at least two (2) years as per §507.F, Guarantee.

§508, Lighting

3. It appears the existing parking area is predominately illuminated by building mounted lights.
  - a. The Applicant should provide testimony to address whether or not the existing illumination meets the minimum requirements to provide safe movement of persons, vehicles, and safety as per §508.F, Lighting.

§509, Off-Street Loading

4. The Applicant should provide testimony to address requirements for off-street loading for the proposed use as per §509, Off-Street Loading.

§510, Off-Street Parking

5. The Applicant should provide testimony to address the number, size, and location of transportation vehicles used for transportation of Participants as identified in Section III.A, Transportation Services.
6. The Applicant should address adequacy of the existing parking area for the proposed use and existing retail uses.
7. The Applicant should address parking facilities for handicapped persons.
  - a. Parking spaces shall be in accordance with Barrier Free Code of the NJUCC and the ADA as per §510.E, Additional Handicapped Parking Provisions.
8. It's recommended the parking area be line-stripped providing parking space markings consisting of 4-inch wide strip of white traffic paint, or other materials, meeting NJDOT requirements as per §510.I(1), Delineation.
9. A trash dumpster is located on the grass in the vicinity of the existing Fastenal tenant and the existing trash enclosure is nonconforming and in disrepair.
  - a. It's recommended all trash dumpsters and recycling containers be located in an appropriate size masonry trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.

§516, Sidewalks, Curbs, Gutters & Pedestrian Ways

10. It's recommended the Applicant repair and/or replace sidewalks and drive-openings at the following locations:
  - a. Replace concrete sidewalk along the Black Horse Pike for existing sections that are approximately 2 inches and 4 inches high above grade.
  - b. Replace sections of the southerly concrete drive-opening along the Black Horse Pike that is cracked and in disrepair.
  - c. Replace sections of the concrete drive-opening along Fourth Avenue that is cracked and in disrepair.
11. There is an existing low spot in the parking area ±30 feet long retaining stormwater. Additionally, it appears stormwater flows westerly across the parking lot, through rip rap (riverstone), and across the concrete sidewalk along the Black Horse Pike.
  - a. It's recommended the Applicant address the existing stormwater management system and mitigate any conditions that would cause a pedestrian safety hazard caused by freezing conditions.

## **VI. GENERAL COMMENTS**

1. The Applicant submitted a floor plan for the proposed use.
  - a. It's recommended the Applicant provide testimony to address improvements to the front building elevation, if any, which is presently large commercial glass window typical of retail development.

## **VII. LAND DEVELOPMENT ORDINANCE COMMENTS**

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

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

## **VIII. RECOMMENDATIONS**

1. The applicant must address the underlined items listed above.
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.

Should the Applicant have any questions or wish to schedule a meeting to review the report, please contact the office at (856) 374-3511.

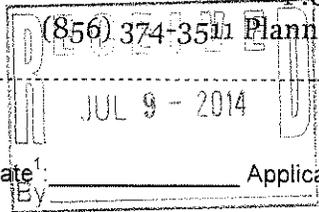
cc: Radha Adult Daycare Center, LLC  
Michael J. McKenna, Esq.  
Anthony Costa, Esq.  
James Mellett, PE

# 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.: #142034 DSPW

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Fees \$410.00 Project # 8747

- Planning Board  Zoning Board of Adjustment

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

Escr. 1950.00 Escr.# 8747

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: Radha Adult Daycare LLC Address: 330 Black Horse Pike Unit B City: Glendora State, Zip: NJ 08029 Phone: (856) 931-0753 Fax: (732) 916-2360 Email: rohit@bapsmgnt.com	<b>2. Owner(s) (List all Owners)</b> Name(s): Rohit Patel Address: 1 Miller Court City: Moorestown State, Zip: NJ 08057 Phone: (856) 906-7203 Fax: ( ) -
---	---

### 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 type="checkbox"/> Bulk "C" Variance <sup>2</sup>              |
| <input type="checkbox"/> Minor Site Plan                            | <input checked="" type="checkbox"/> Use "D" Variance <sup>2</sup>    |
| <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>   | <input checked="" 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	<b>CR</b>	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: Michael McKenna Address: 648 Longwood Ave City: Cherry Hill	Firm: Michael J McKenna Professional Corporations State, Zip: NJ 08002 Phone: (856) 665-7771 Fax: ( ) - Email: _____
---	---

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

Name: Albert Taus & Associates  
Address: 1187 Morefield Rd  
Profession: Architect  
City: Philadelphia  
State, Zip: PA 19115  
Phone: (215) 698-2516 Fax: (215) 698-7398  
Email: albert\_taus@msn.com

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

**7. Location of Property:**

Street Address: 316 Black Horse Pike Block(s): 2103  
Tract Area: \_\_\_\_\_ Lot(s): 7

**8. Land Use:**

Existing Land Use: Commercial/Residential  
Proposed Land Use (Describe Application): Commercial - Adult Daycare  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9. Property:**

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

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

### 13. Zoning

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: 10      Number of parking spaces provided: 33  
 Number of loading spaces required: 0      Number of loading spaces provided: 0

### 15. Relief Requested:

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

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

### 16. Signature of Applicant



Signature of Applicant

6/20/2014

Date

\_\_\_\_\_

Signature of Co-applicant

\_\_\_\_\_

Date

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

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

6/20/2014  
Date

[Signature]  
Signature

Rohit Patel  
Print Name

Sworn and Subscribed to before me this

20<sup>th</sup> day of June

Signature

2014 (Year).

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

6/20/2014  
Date

Rohit Patel  
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 6/20/2014, shows and discloses the premises in its entirety, described as Block 2103 Lot 7; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
County of Camden:  
Rohit Patel 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 20<sup>th</sup> day of June  
2014 before the following authority.

Rohit Patel  
Name of property owner or applicant

Notary public

To Whom It May Concern:

## **Radha Adult Daycare LLC**

**Rohit Patel** – Managing Member – 40%

1 Miller Court

Moorestown, NJ 08057

**Jasal Amin** – Member – 40%

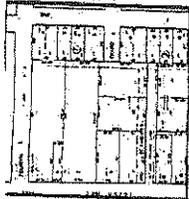
1 Addington Court

East Brunswick, NJ 08816

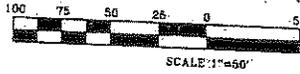
**Kiritkumar D Patel** – Member – 20%

8 Farmington Drive

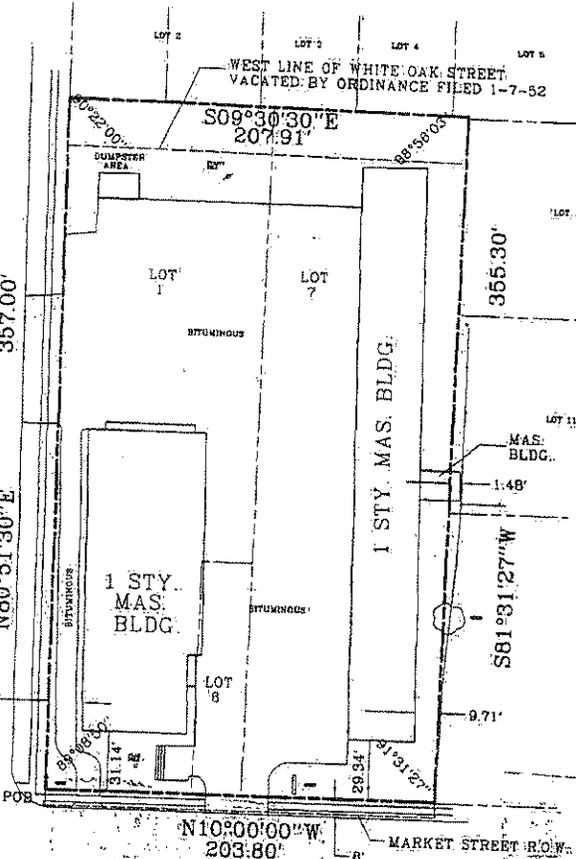
Marlton, NJ 08053



TAX MAP



FOURTH AVENUE  
(50' WIDE)  
(FMLY. THIRD AVENUE)  
N80°51'30"E 357.00'



10 LOTS 1, 6 & 7, BLOCK 2103, FE, 21- TAX MAP.

LOT AREA = 73,303.64  
1.683 ACRES

REFERENCED LAND SURVEY BY MARSHALL HAMMOND,  
DATED 4-30-52

**BLACK HORSE PIKE**  
(N.J.S.H. ROUTE 168)  
(66' WIDE) (FMLY. MARKET ST.)

A written Waiver and Directio  
Corner Markers has been obts  
Ultimate User pursuant to N.J



**DONOVAN**  
LAND SURVEYING & PLANNING  
**Surveyors**

19 Hillcrest Road  
Stratford, NJ 08084  
(856) 627-3550  
Fax: (856) 627-0330

DonovanSurveyors@comcast.net

DATE: 8/9/11

SCALE: 1"=50'

DRN. BY: JL

SURVEY OF PREMISES

#316 & #330  
330 BLACK HORSE PIKE

SITUATE IN

GLOUCESTER TOWNSHIP  
CAMDEN COUNTY  
NEW JERSEY

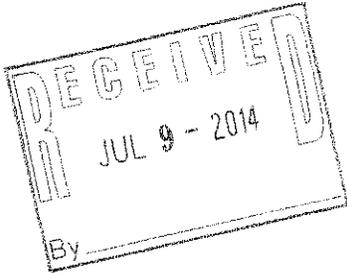
TO: HARI NJ, LLC

GOLDEN TITLE AGENCY - OLD REPUBLIC NATIONAL TITLE INSURANCE CO.  
TD BANK, NA, ISAOA ATIMA

I, John Donovan, a New Jersey Licensed Land Surveyor, have prepared the land survey on the above mentioned site, and have found the conditions as shown, that can be seen, except such easement that are not visible and in accordance with a description that has been furnished. This statement runs to the above-mentioned client and companies and this transaction only. All others relying on this survey must have express written permission from this surveyor.

**JOHN DONOVAN**

N.J. Prof. Land S.  
Prof. Plac.



**Radha Adult Daycare LLC**  
**330 Blackhorse Pike**  
**Glendora, New Jersey 08029**

**Proposed Adult Day Care Center**

**Narrative submitted to the**  
**New Jersey Department of Health and Senior Services**  
**in Support of an Application**  
**for**  
**Licensure of an Adult Day Care Center**

## OVERVIEW

Radha Adult Daycare LLC. is a New Jersey corporation, owned by three members: Kiritkumar Patel, Jasal Amin, and Rohit Patel. Information pertaining to each of these individuals, including a summary of their ownership interests in Radha Adult Daycare LLC. and copy of Kiritkumar Patel, the managing member's curriculum vitae, is attached hereto as Exhibit A. Radha Adult Daycare LLC. is submitting this narrative (the "Narrative") to the New Jersey Department of Health and Senior Services in support of its application for licensure of an adult day care center.

By way of background, there is great demand for adult medical day care centers throughout the United States because of the aging population in this country. With the aging population, there has been a shift away from the institutional care of nursing homes to community based programs such as adult medical day care, home healthcare and assisted living. While home healthcare and assisted living have already made their mark on the healthcare system, the popularity of adult medical day care is just starting to take roots as a viable alternative to institutional care and a drastic improvement in the quality of life for our senior citizen population.

This is particularly true as it relates to the growing Indo-American community within New Jersey, and specifically in South Jersey – Camden County alone is home to nearly 7,000 individuals of Asian Indian descent according to the 2010 Census. Many within the Indo-American community emigrated to the United States in the late 1970's and 1980's. This first generation now requires the types of specialized services described herein.

It is the intention of Radha Adult Daycare LLC., to play a vital part in this growth industry. Radha Adult Daycare LLC. was established for the purpose of opening an adult medical day care center in Glendora, Camden County, New Jersey and fill a void by servicing the geriatric Indo-American population in the surrounding area.

### **COMPANY SUMMARY**

Radha Adult Daycare LLC's mission is to provide quality health, rehabilitation and recreational services to the senior population located near its facility (the "Center"). By providing services to frail, physically or cognitively impaired individuals in a setting that caters to the specialized needs of the community (e.g. dietary needs based on religious restrictions, language/ communication needs, and culture specific activities), Radha Adult Daycare LLC. is a cost-effective alternative to nursing home or extensive caregiver services.

#### **A. Overview of Radha Adult Daycare LLC.**

Radha Adult Daycare LLC. is proposing to offer adult medical day care services to Medicaid recipients who are predominantly senior citizens. Radha Adult Daycare LLC. is applying for licensure as an adult day care center to provide two (2) programs five (5) hours in length Monday through Friday to a maximum of one hundred and twenty (120) individuals (the "Participants").

Adult day care centers are community-based programs designed to provide supervision in a group setting for functionally impaired adults. Such adult day care centers come in two distinctive forms. The first is the "social model" center which is designed to alleviate feelings of loneliness and isolation among older adults through the provision of recreational and social activities. Radha Adult Daycare LLC. falls under the

second model type, the “medical model.” This model provides health and rehabilitation services in addition to recreational services.

Radha Adult Daycare LLC is designed to serve adults who are physically impaired or mentally confused and who may require supervision, increased social opportunities, assistance with personal care or other daily living activities. Services shall include transportation to and from the home, one or two nutritionally balanced meals catering to the dietary restrictions of the population, rehabilitation therapies, general physical exercise, activities, including meditation sessions, traditional arts, crafts and games, personal care, nursing care, assistance with medication dosage, outreach services to the community and special programming. Depending upon the health of the Participants, special programs may include trips such as grocery shopping or day outings to shows and community events.

## **B. Overview of Services.**

Radha Adult Daycare LLC. intends to: (i) provide easy access to the Center; (ii) provide a safe environment for Participants; and (iii) ensure that quality services are provided. In order to accomplish these goals, the Center will provide at a minimum, the following services directly in the Center: nursing, activities, pharmaceutical, dietary and social services. The Center shall also provide through contracts with outside health care professionals, the following services: occupational therapy, physical therapy, and speech-language pathology. Habilitative services shall be provided or arranged for Participants with developmental disabilities. In addition, the Center shall make referrals for services, when necessary, which shall include, but not be limited to: dental, laboratory, medical, and radiological.

Services will be provided using three criteria as guidelines: (i) meet the qualifications necessary to provide services as an adult day care center under the New Jersey regulations set forth at N.J.A.C. 8:43F; (ii) provide a variety of programs that will attract and maintain a high level of attendance at the Center; and (iii) reach economic goals of solvency and profitability at the Center.

Many of the services listed below are inclusive in the day care program under the per diem rate charged to each person. Certain services are invoiced separately, but provided at the Center as a convenience to its clients.

1. Medical Services: General medical care will be provided under the direction of the Center's medical director. On site services will include podiatry services, dental care, speech therapy, and occupational therapy all handled through outside providers.

2. Nursing Services: Monitoring of vitals (blood pressure, glucose, etc.), monitoring and dispensing of medications, assistance with walking, eating, toileting, etc. and other basic nursing services will be provided to the Participants on a routine basis.

3. Dietary Services: In addition to nutritious low fat, low sodium hot meals that comply with physician instructions, Participants will have access to a dietician consultant and receive a take-home snack daily. The Center will cater to the specialized needs of patients, many of whom have dietary restrictions based on their religious beliefs.

4. Social Services: Assistance with medical and social issues will be provided onsite; when appropriate referrals are also made to other, outside social agencies.

5. Personal Care Services: Services such as an in-house beauty parlor and personal hygiene education will be routine.

6. Rehabilitative Services: In addition to exercise and dancing programs available to all Participants, specialized physical therapy programs will be offered on an as needed basis by outside providers.

7. Activities: To encourage participation in the program, social activities will be included and encouraged. These may include outside trips or on-site programs such as yoga/meditation sessions, arts and crafts, music, lectures, clubs, bingo, and more.

8. Transportation: Transportation will be provided at no charge to and from Center. While attending the Center, free transportation will also be provided to other physician and health care related appointments.

**C. Location of the Center.**

Having the right location is a critical factor for an adult day care center. It must easily accessible to the adults attending the Center, while lending itself to the renovations necessary to meet state requirements. Radha Adult Daycare LLC. has already negotiated a favorable lease for a 6941 square feet area, from Hari NJ LLC, Glendora, New Jersey 08029. (See Attached Lease.)

With this facility, the Center will be centrally located in Glouster Township that provides many subsidized buildings for senior citizens and is a major corridor for Burlington, Salem, Atlantic, Ocean, and Cumberland counties.

**D. Architectural Plans.**

Architectural plans are attached separately. Radha Adult Daycare LLC. understands that no construction or renovation will begin until approval of the Plans is received from the Department of Community Affairs.

## OPERATION OF THE FACILITY

### I. General.

#### A. Hours of Operation and Shifts.

The Center will offer two five hour programs Monday through Friday. The first program will begin at 8:00 a.m. and end at 1:00 p.m. and the second program will begin at 2:00 p.m. and will end at 7:00 p.m. It is anticipated that the second program will attract many seniors who receive home health and assistance in the morning. There will be two shifts to cover the two programs. The first shift will begin at 7:30 a.m. and end at 1:30 p.m. The second shift will begin at 1:30 p.m. and end at 7:30 p.m.

#### B. Number of Slots.

The Center will have one hundred and twenty (120) slots for Participants at the Center. The Center shall always maintain at least the minimum level of staffing as required by N.J.A.C. 8:43F for the number of Participants cared for at the Center.

#### C. Quality Assurance Program.

The Center shall establish and implement a written plan for a quality assurance program for participant care. The plan shall specify a time table and a person(s) responsible for the quality assurance program and shall provide for ongoing monitoring of staff and participant care services.

#### D. Participant Policies and Procedures.

Written policies and procedures for the care of Participants shall be established, implemented, and reviewed at intervals specified in the policies and procedures. Each review of the policies and procedures shall be documented. Such policies and procedures shall include those requirements set forth at N.J.A.C. 8:43F-3.9.

## **II. Staff Requirements.**

### **A. General.**

The Center shall employ qualified individuals to serve in the following positions: (i) an administrator of the Center; (the "Administrator") (ii) a director of nursing services ("Director of Nursing Services") and a registered professional nurse designated in writing to act in the absence of the Director of Nursing Services; (iii) an activities director ("Activities Director"); (iv) a medical consultant; (v) social workers; (vi) a registered pharmacist as a consultant; and (vii) a qualified dietician as a consultant. In addition, the Center shall have adequate staff capability to provide services and supervision to the Participants at all times. Such staff shall include, but not be limited to drivers, aides and other staff as needed. The composition of the staff shall depend in part on number and the needs of the Participants that the program is serving.

The Center shall provide at least one full-time, or full-time equivalent, direct care staff member for every nine Participant equivalents, calculated on the basis of the daily census. Therefore, with a projected level of one hundred and twenty (120) Participants, the Center is required to have sixteen (16) full-time or full-time equivalent direct care staff members. In order to meet this minimum of sixteen (16) full-time or full-time equivalent direct care staff members, the Center will employ the Administrator, the Director of Nursing, the Activities Director, the equivalent of two (2) full-time social workers, and the full-time equivalent of eleven (11) aides. Additional staff members shall be provided when assessment of the acuity of Participants indicates that additional staff members are required, in accordance with the Center's policies and procedures for determining staffing levels.

**B. Administrator of the Center.**

Applicant proposes to appoint Kiritkumar Patel as the Administrator. He shall be a full-time employee of the Center and Applicant respectfully submits that he meets the qualifications set forth in N.J.A.C. 8:43F-6.3. As demonstrated by way of his curriculum vitae (See Exhibit A), Mr. Patel is experienced in the care of the elderly and disabled and knowledgeable regarding their physical, social and medical health needs.

The Administrator, or an alternate designated in writing to act in the absence of the Administrator, shall be available on the premises of the Center during the hours when Participant care services are being provided. The Administrator shall be responsible for the following: (i) ensuring the development, implementation, and enforcement of all policies and procedures, including participant rights; (ii) planning and administering the managerial, operational, fiscal and reporting components of the Center; (iii) participating in the quality assurance program for participant care and staff performance; (iv) ensuring that all personnel are assigned duties based on their education, training, competencies and job descriptions; (v) ensuring the provision of staff orientation and staff education; and (vi) establishing and maintaining liaison relationships and communication between the Center's staff and services providers and with Participants and their caregivers.

**C. Director of Nursing Services.**

The Center shall designate in writing a registered professional nurse as the Director of Nursing Services who has at least one year of full-time, or full-time equivalent, experience in nursing supervision and/or nursing administration in a licensed health care facility and meet all of the qualifications set forth in N.J.A.C. 8:43F-6.4. The

Director of Nursing Services shall be on duty at all times when services are provided at the Center. In addition, a registered professional nurse shall be designated in writing to act in the absence of the Director of Nursing Services. Additional licensed nursing personnel and ancillary nursing personnel shall be provided in accordance with the Center's policies and procedures for determining staffing levels on the basis of an assessment of the needs of the Participants.

**D. Activities Director.**

The Center shall designate an Activities Director who shall be responsible for the direction, provision, and quality of the activities service. The Activities Director shall meet the qualification requirements set forth in N.J.A.C. 8:43F-6.6. The Activities Director shall be responsible for, but not limited to, the following:

1. Participation in developing and implementing written objectives, policies, a procedures manual, and an organization plan;
2. Participation in the Center's quality assurance program;
3. Ensuring that services are provided and are coordinated with other services to provide a continuum of care for the participant;
4. Participation in staff education activities and providing consultation to Center personnel; and
5. Developing and posting a current monthly activities schedule where it can be read by Participants, staff, and visitors, and maintaining a record of such schedules for one year.

Center staff, under the direction of the Activities Director, shall provide a planned program of social, physical, spiritual, psychological and cognitive activities. The

activities shall reflect and be adapted to the needs, interests and capabilities of the Participants.

1. The Center may involve volunteers in the implementation of the activities program.

2. Activities shall include, but not be limited to: (i) discussion groups (reality orientation, remotivation); (ii) arts and crafts; (iii) specialty groups; (iv) exercise groups; (v) educational programs; (vi) a participant council; (vii) special events (parties, entertainment); (viii) excursions or outings; (ix) community service projects; and (x) Individualized programs.

3. The Participants and their families, when possible, shall be involved in the planning and implementation of the activities program.

4. The activity staff shall: (i) participate in all participant conferences; (ii) participate in professional organizations and seminars; (iii) document assessments, treatment plans, evaluations and clinical notes; and (iv) participate in the Center's quality assurance program.

**E. Medical Consultant.**

A physician licensed by the New Jersey Board of Medical Examiners shall be designated as the medical consultant to the Center. Dr. Pradip Patel, M.D. (License No. 25MA05688800) will serve as the medical consultant.

**F. Social Workers.**

Social workers at the Center shall be certified or licensed by the New Jersey State Board of Social Work Examiners. At a minimum there shall be at least one full time and one part time social worker to provide social work services in the Center for at

least thirty (30) minutes per week per participant equivalent, calculated on the basis of daily census. Therefore, for one hundred and twenty (120) Participants receiving a minimum of thirty (30) minutes of social work services per week per participant equivalent, a minimum of seventy-five (75) hours of social work services will be provided. As such, a minimum of one (1) full time social worker who will provide a minimum of (40) hours of social work services and one (1) part-time social worker who will provide a minimum of thirty (35) hours of social work services will be employed by the Center. However, as indicated in Section II. A., the Center will employ two (2) full time equivalent social workers to meet the minimum general staffing requirements for the Center. Therefore, the employment of two (2) full-time equivalent social workers will be sufficient to provide the minimum of thirty (30) minutes of social work services per week per participant equivalent.

**G. Additional Consultants to the Center.**

The Center shall also arrange for a registered pharmacist and a qualified dietician to serve as consultants to the Center.

**III. General Services Provided.**

The Center shall provide the following services: nursing, activities, pharmaceutical and social work directly in the Center. In addition, the Center shall provide transportation services, functional service areas, nutritional counseling, laundry services and dietary services as detailed below.

**A. Transportation Services.**

(a) The Center shall directly provide transportation services to all Participants who require transportation between the Center and the participant's home. In no case

shall a participant's transportation time exceed two (2) hours to and from the Center under normal driving conditions.

(b) All vehicles shall be maintained in a safe operating order.

(c) The Center shall maintain insurance on the vehicles.

(d) The Center shall comply with all applicable Department of Transportation rules promulgated under N.J.S.A. 39:1-1 et seq.

#### **B. Functional Service Areas.**

The Center shall provide the following service areas on site: (i) administration services; (ii) employees facilities; (iii) housekeeping services; (iv) social work services; (v) activities; (vi) nursing services, pharmacy services, medical services; and (vii) dietary services.

#### **C. Nutritional Counseling.**

Nutritional counseling shall be provided in the dietician's office.

#### **D. Laundry Services.**

Laundry services will be processed off-site. The Center will provide a receptacle adequate to hold soiled linens. In addition, the Center will also maintain an area for storage of clean linens.

#### **E. Dietary Services.**

The Center shall provide meals for Participants through an agreement with an outside supplier/vendor.

#### **IV. Compliance With Applicable Law.**

Radha Adult Daycare LLC has reviewed and shall fully comply with all licensure requirements as set forth at N.J.A.C. 8:43F and is prepared to provide all necessary services, staff, and equipment for the proposed Center. In addition, Radha Adult Daycare LLC shall adhere to all applicable federal, state and local regulations and requirements.

## SUPPLEMENTAL INFORMATION NOT

### TO BE INCLUDE WITH SUBMISSION OF NARRATIVE

#### **B. Keys to Success.**

For an adult day care center to be successful, there are three primary "Keys to Success": (i) high occupancy; (ii) strong payment patterns; and (iii) controlled expenses. Radha Adult Daycare LLC. has carefully researched and planned its program to achieve success in all three areas.

First the Center will be strategically located in a geographic market having a high population of elderly, Medicaid beneficiaries of Indian origin who can readily be expected to participate and benefit from the services offered in this Center.

Second by providing the service through Medicaid, a state funded program, payment for approved services will be reimbursed within ten (10) days of invoice. The Company will be working through an electronic billing and payment system to minimize payment interruptions and reduce costly overhead expenses. Radha Adult Daycare LLC. will employ a paperless claim and electronic remittance system in which visits by Participants are submitted to Molina (the state Medicaid administrator) electronically and remittance is received 10 days later through a wire transfer into the Radha Adult Daycare LLC. bank account.

Third, a key to the success of any business, including the proposed Center, is the tight control of expenses. By utilizing two shifts daily and a cross-over of employee functions, Radha Adult Daycare LLC. can take advantage of the economies of scale that will allow it to provide both a variety of services to its client base yet obtain a sufficient return on capital.

## Emergency Plans and Procedures

- (a) The Center shall develop written emergency plans, policies, and procedures that shall include plans and procedures to be followed in case of medical emergency, equipment breakdown, fire, and other disasters.
- (b) The Center shall maintain emergency equipment, including at a minimum: oxygen, suction, airway and ambubag.

At least one person who is currently certified in cardiac life support shall be immediately available on the premises of the Center at all times during the Center's operation.

- (c) The Center's procedures for emergencies shall specify persons to be notified, the process of notification and verification of notification, locations of emergency equipment and alarm signals, evacuation routes, procedures for evacuating Participants, procedures for re-entry and recovery frequency of fire drills, and tests and responsibilities assigned to all personnel.
- (d) The emergency plans, including a written evacuation diagram specific to the unit ("Evacuation Procedure"), location of fire exits, alarm boxes, and fire extinguishers, in all emergency procedures shall be conspicuously posted throughout the Center. All employees of the Center shall be trained in procedures to be followed in the event of a fire and instructed in the use of fire

fighting equipment and evacuation as part of their initial orientation and at least annually thereafter.

- (e) In the event that the Center is unable to provide services to Participants as scheduled due to the occurrence of an emergency, the Center shall immediately notify the Participants of the change in schedule.
- (f) The Center shall conduct emergency planned drills at least four times a year and document, including the date, hour, description of the drill, participating staff and signature of the person in charge. The four drills shall include at least one drill for emergencies due to fire. The Center shall conduct at least one drill per year for emergencies due to another type of disaster such as storm, flood or other natural disaster, bomb threat or nuclear accident. All staff of the Center shall participate in at least one drill annually and program Participants may take part in the drills.
- (g) Fire extinguishers shall be examined annually and maintained in accordance with the manufacturer's and National Fire Protection Association ("NFPA") requirements. Each fire extinguisher shall be labeled to show the date of such inspection and maintenance.

**Administrative Policies and Procedures (8:43F-3.6)**

The Center shall not provide program services to individual Participants for more than twelve (12) consecutive hours during any calendar day of the year without prior written approval by the Department.

A policy and procedure manual for the Center and operation of the Center shall be developed, implemented and reviewed at intervals specified in the manual. Such policy and procedure manual shall be maintained in compliance with the requirements set forth at N.J.A.C. 8:43F-3.6.

The Center shall have a written agreement for all services not provided directly by the Center. All such agreements, or their equivalents, shall specify that the Center retains administrative responsibility for services rendered and shall require that the services be provided in accordance with the rules of N.J.A.C. 8:43F.

**Quality Assurance Program (8:43F-3.8)**

- (a) The Center shall establish and implement a written plan for a quality assurance program for participant care. This plan shall specify a timetable and the person or persons responsible for the quality assurance program and shall provide for ongoing monitoring of staff and participant care services.
- (b) Quality assurance activities shall include, but not be limited to, the following:
  - (1) At least annual review of staff qualifications and credentials;
  - (2) At least annual reserve staff orientation and staff education;
  - (3) Evaluation of participant care services, staffing, infection prevention and control, housekeeping, sanitation, safety, maintenance of physical plant and equipment, participant care statistics, and discharge planning services;

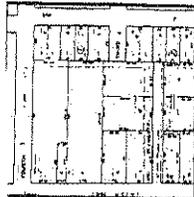
- (4) Evaluation by Participants and their families of care and services provided by the Center;
  - (5) Review of medication errors and adverse drug reactions by the consultant pharmacist;
  - (6) Audit of participant medical records (including those of both active and discharged Participants) on an ongoing basis to determine if care provided conforms to criteria established by each participant care service for the maintenance of quality of care; and
  - (7) Establishment of objective criteria for evaluation of the participant care provided by each service.
- (c) The results of the quality assurance program shall be submitted to the license holder at least annually and shall include at a minimum the deficiencies spanned and recommendations for corrections or improvements. Deficiencies that jeopardize participant safety shall be reported to the license holder immediately. The Administrator shall implement measures to which corrections and improvements are made.

### **Participant Care Policies and Procedures**

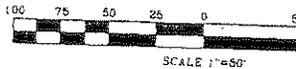
Written policies and procedures for the care of Participants shall be established, implemented and reviewed at intervals specified in the policies and procedures. Policies and procedures shall include, but not be limited to, the requirements set forth at N.J.A.C. 8:43F-3.9.

### **Interpretation Services**

The Center shall provide a means to communicate with any participant who is non-English speaking and/or has a communication disability, using available community or on-site resources.

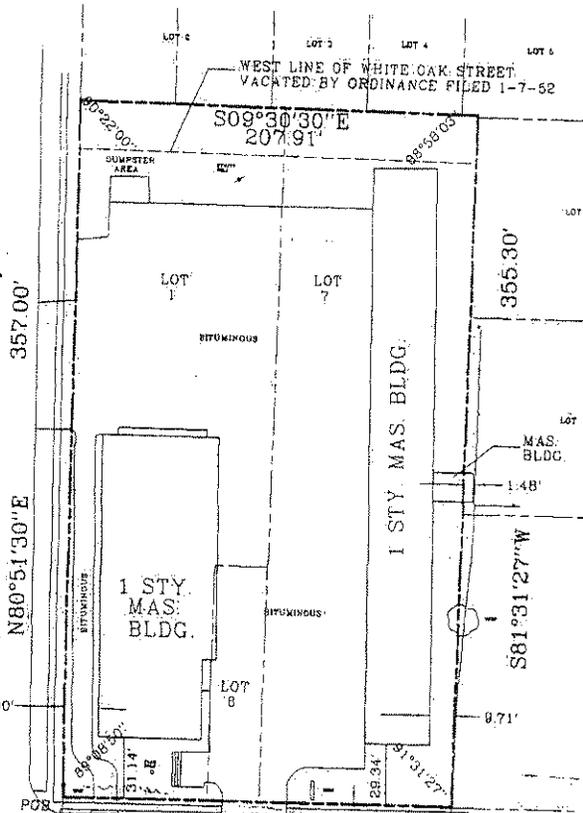


TAX MAP



**RECEIVED**  
JUL 9 2014  
By \_\_\_\_\_

**FOURTH AVENUE  
(50' WIDE)  
(FMLY. THIRD AVENUE)**



N10°00'00"W 203.80'  
MARKET STREET R.O.W.

16 LOTS 1, 6 & 7, BLOCK 2103,  
PE, 21; TAX MAP.

**BLACK HORSE PIKE  
(N.J.S.H. ROUTE 168)  
(66' WIDE) (FMLY. MARKET ST.)**

LOT AREA = 73,303.64  
1.683 ACRES

REFERENCED LAND SURVEY BY MARSHALL HAMMOND,  
DATED 4-30-52

A written Waiver and Direct  
Corner Markers has been obt  
Ultimate User pursuant to N.J.



**DONOVAN**  
LAND SURVEYING & PLANNING  
**Surveyors**

19 Hiltcrest Road  
Stratford, NJ 08084  
(856) 627-3550  
Fax: (856) 627-0330

DonovanSurveyors@comcast.net

DATE: 8/9/11

SCALE: 1"=50'

DRN. BY: JL

**SURVEY OF PREMISES**

#316 & #330  
330 BLACK HORSE PIKE

**SITUATE IN**

GLOUCESTER TOWNSHIP  
CAMDEN COUNTY  
NEW JERSEY

TO: HARI NJ, LLC

GOLDEN TITLE AGENCY - OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

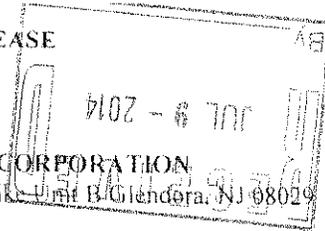
TD BANK, NA, ISAOA ATIMA

I, John Donovan, a New Jersey Licensed Land Surveyor, have prepared a land survey on the above mentioned site, and have found the conditions as shown, that can be seen, except such easement that are not visible and in accordance with a description that has been furnished. This statement runs to the above-mentioned client and complies and this transaction only. All others relying on this survey must have express written permission from this surveyor.

**JOHN DONOVAN**

N.J. Prof. Land S.  
Prof. Plat

AGREEMENT TO LEASE



THIS LEASE AGREEMENT, made this 31st day of May 2014,  
BETWEEN

**HARI NJ LLC, A NEW JERSEY CORPORATION**  
hereinafter referred to as Landlord, residing or located at 330 Black Horse Pike Unit B Glendora, NJ 08029  
AND

**RADHA ADULT DAYCARE LLC, A NEW JERSEY CORPORATION**

SS # hereinafter referred to as Tenant, residing or located at 316 Black Horse Pike Unit A Glendora, NJ 08029

WITNESSETH that, the Landlord does hereby lease to the Tenant and the Tenant does hereby rent from the Landlord, the following described premises:

**PREMISES:**

The premises being a part of Block 2103 Lot 7 on the tax maps of Gloucester Township, County of Camden, State of New Jersey and more commonly known as **316 BLACK HORSE PIKE UNIT A**, which contains 6,941 square feet of retail space

**TERM - USE:**

For a term of **TEN (10) YEAR(S)** commencing on **AUGUST 1, 2014** and terminating on **JULY 31, 2024**, with three (3) ten (10) year options. To be used and occupied only and for no other purpose than a **ADULT DAYCARE**.

**LEASE RENEWAL- OPTION TO RENEW**

The Tenant and Landlord agree the Tenant may, extend the term of this Lease for Three - Ten (10) year options, by giving written notice to the Landlord of its intention to extend at least 90 days prior to the expiration of the initial term, provided that at the time of any such written notice, there exists no material default by Tenant. If Tenant fails to exercise the option pursuant to this paragraph, then the Lease shall continue on a month to month basis, until terminated by either party by giving 120 days notice in writing of its desire to terminate same. If Tenant exercises the option, the rent schedule shall be determined by mutual consent. Renewal options will be automatic unless notice is given otherwise.

**PAYMENT OF RENT:**

UPON the following Conditions and Covenants:

The Tenant covenants and agrees to pay to the Landlord, as rent for and during term hereof, **August 1, 2014 to July 31, 2024** the sum of:

**\$ 62,469.00 per annum / \$ 5,205.75 per month / \$ 9.00 per square foot per annum, net net net.**

**Tenant shall also be responsible for its proportionate share equaling 33% of the real estate taxes and 33% of Landlords fire and liability insurance and 33% of Common Area Maintenance (CAM) fees. The tenant is further responsible for two (4) Camden County Municipal Utility Authority, (CCMUA) fees, the Gloucester Township Municipal Utilities Authority (GTMUA) fee and water bills. All bills are due 15 days after presentation.**

**LEASE PAYMENTS SHALL BE REMITTED TO:**

**HARI NJ LLC,  
330 BLACK HORSE PIKE UNIT A GLENDORA, NJ 08029**

Monthly rental payments are due and payable on the first day of each month, commencing on August 1, 2014 and continue for the term of the lease. The final monthly payment, is due and payable on July 1, 2024. In the event the rent is received after the tenth (10th) of the month, the Tenant shall further pay an amount equal to FIVE PERCENT of the monthly rent plus \$10.00 (ten dollars) per day until such time as rent is paid.

In the event of checks returned for insufficient funds or other bank problems, the Tenant will be responsible for "bad check" (service fees) of \$50.00. Tenant will also be responsible for the payment of rent, all accumulated late fees and "bad check" fees in CASH immediately upon notification from the Landlord or Landlord may begin a Summary Dispossess Action as set forth below

The Tenant agrees to pay as additional rent all reasonable attorneys' fees and other expenses incurred by the Landlord in the enforcement of any of the agreements, covenants and obligations under this lease, including legal fees that may accrue in the event suit for rent of dispossess proceedings are necessary to obtain the possession of the premises or to collect the rent.

**RENT INCREASES/CONSUMER PRICE INDEX:**

1st: The landlord reserves the right at the anniversary date of the lease each year to increase the rent based upon the annual Consumer Price Index (CPI) as determined by the US Department of Labor, Bureau of Labor Statistics for the Philadelphia metropolitan area, for the previous 12 months only, but in any event no less than three (3.0 %) percent per annum.

**REPAIRS AND CARE:**

2nd: The Tenant has examined the premises and has entered into this lease without any representation on the part of the Landlord as to the condition thereof. The Tenant shall take good care of the premises and shall at the Tenant's own cost and expense, make all repairs, including painting and decorating, and shall maintain the premises in good condition and state of repair, and at the end or other expiration of the term hereof, shall deliver up the rented premises in good order and condition, wear and tear from a reasonable use thereof, and damage by the elements not resulting from the neglect or fault of the Tenant, excepted. The Tenant shall not encumber

Note: But the preceding sentence shall not be construed to modify the Tenant's duty to make, at Tenant's expense, all repairs made necessary by the carelessness, negligence, or improper conduct of the Tenant or the Tenant's agents, employees, guests, licensees, invitees, subtenant's, assignees or successors in interest.

#### GLASS, ETC. DAMAGE/REPAIRS:

3rd: In case of the destruction of or any damage to the glass in the leased premises, or the destruction of or damage of any kind whatsoever to the said premises, caused by the carelessness, negligence or improper conduct on the part of the Tenant or the Tenant's agents, employees, guests, licensees, invitees, subtenants, assignees or successors in interest, the Tenant shall repair the said damage or replace or restore any destroyed parts of the premises, as speedily as possible, at the Tenant's own cost and expense.

#### ALTERATIONS/IMPROVEMENTS:

4th: The Tenant, at the Tenant's expense, shall have the right to improve the occupied premises to meet the requirements of the business. Unless otherwise provided herein, all such alterations, additions or improvements and systems, when made, installed in or attached to the said premises, shall belong to and become the property of the Landlord and shall be surrendered with the premises and as part thereof upon the expiration or sooner termination of this Lease, without hindrance, molestation or injury.

#### SIGNS:

5th: Anything herein contained to the contrary notwithstanding, Tenant is hereby given the right and privilege of erecting such signs upon the demised premise as they deem necessary for the requirements of their business, with the further agreement and understanding that such signs will comply with all laws and requirements of the constituted lawful authorities and with the further agreement and understanding that the Tenant assumes all liability and responsibility for damages to persons and property including the building itself in the erection, maintenance and removal of said signs. Tenant agrees to remove the said signs at the termination of the Lease prior to vacating the premises, repairing all damage resulting there from. Lessor reserves the right to approve any such sign that may be erected upon the premises which approval shall not be unreasonably withheld. Tenant shall have the right to have a full slot on the existing pylon sign presently existing at the front of the premises, but subject to all Gloucester Township zoning ordinances.

#### UTILITIES:

6th: The Tenant agrees to pay promptly all bills and charges for utility services including but not limited to electricity, gas heat, water, Gloucester Township Municipal Utility fees and for two (4) Camden County Municipal Utility Authority (CCMUA) fees. In the event of non payment, such charges shall be added to and become payable as additional rent with the installment of rent next due or within 30 days of demand there for, whichever occurs sooner.

#### REAL ESTATE TAXES, FIRE AND LIABILITY INSURANCE AND CAM (COMMON AREA MAINTENANCE) :

7th: Tenant is responsible for its proportionate share or thirty-three (33%) percent of the real estate taxes, and thirty-three (33%) percent of fire and liability insurance and thirty-three (33%) percent CAM (Common Area Maintenance). CAM includes landscaping, snow removal, common area electric, Camden County Municipal Utility Authority, (CCMUA), Gloucester Township Municipal Utilities Authority (GTMUA), water, which are due 15 days after presentation of bills.

#### COMPLIANCE WITH LAWS ETC.

8th: The Tenant shall promptly comply with all laws, ordinances, rules, regulations, requirements and directives of the Federal, State and Municipal Governments or Public Authorities and of all their departments, bureaus and subdivisions, applicable to and affecting the said premises, arising from their use and occupancy, for the correction, prevention and abatement of nuisances violations or other grievances in, upon or connected with the said premises, during the term thereof; and shall promptly comply with all orders, regulations, requirements and directives of the Board of Fire Underwriters or similar authority and of any insurance companies which have issued or are about to issue policies of insurance covering the said premises and its contents, for the prevention of fire or other casualty, damage or injury, at the Tenant's own cost and expense, unless such condition does not arise from Tenant's use and occupancy.

#### LIABILITY INSURANCE/INDEMNIFICATION:

9th: The Tenant, at Tenant's own cost and expense, shall obtain or provide and keep in full force for the benefit of the Landlord, and his agents, BAPS Management Corporation, during the term hereof, general public liability insurance, insuring the Landlord, and his agents, BAPS Management Corporation, against any and all liability or claims of liability arising out of, occasioned by or resulting from any accident or otherwise in or about the leased premises, for injuries to any person or persons, for limits of not less than \$1,000,000.00 for injuries to one person and \$5,000,000.00 for injuries to more than one person, in any one accident or occurrence, and for loss or damage to the property of any person or persons, for not less than \$100,000.00. The policy or policies of insurance shall be of a company or companies authorized to do business in this State and shall be delivered to the Landlord, together with evidence of the payment of the premises there for, not less than fifteen days prior to the commencement of the term hereof or of the date when the Tenant shall enter into possession, whichever occurs sooner. At least fifteen days prior to the expiration or termination date of any policy, the Tenant shall deliver a renewal or replacement policy with proof of the payment of the premium there for. The Tenant also agrees to and shall save, hold and keep harmless and indemnify the Landlord, and his agents, BAPS Management Corporation from and for any and all payments, expenses, costs, attorney fees and from and for any and all claims and liability for losses or damage to property or injuries to persons occasioned wholly or in part by or resulting from any acts or omissions by the Tenant or the Tenant's agents, employees, guests, licensees, invitees, subtenants, assignees or successors in interest, or for any cause or reason whatsoever arising out of or by reason of the occupancy by the Tenant and the conduct of the Tenant's business, unless caused by negligence of the Landlord.

Tenant shall not engage in any business or activity that produces hazardous waste and in the event the Tenant causes an environmental contamination of any kind, it shall be his responsibility, at his own cost and expense, including labor to correct said situation. Landlord agrees to indemnify, hold harmless and without liability, including reasonable attorney fees, the tenant in the event the property is found to have caused environmental impact to the tenant, tenant's employees or third party products, except if the tenant should cause the environmental damage.

#### **MORTGAGE PRIORITY:**

12th: This Lease shall not be a lien against the said premises in respect to any mortgages that may hereafter be placed upon said premises. The recording of such mortgage or mortgages shall have preference and precedence and be superior and prior in lien to this lease, irrespective of the date of recording and the Tenant agrees to execute any instruments, without cost, which may be deemed necessary or desirable, to further effect the subordination of this lease to any such mortgage or mortgages. A refusal by the Tenant to execute such instruments shall entitle the Landlord to the option of canceling this lease, and the term hereof is hereby expressly limited accordingly.

#### **CONDEMNATION/EMINENT DOMAIN:**

13th: If the land and premises leased herein, or of which the leased premises are a part, or any portion thereof, shall be taken under eminent domain or condemnation proceedings, or if suit or other action shall be instituted for the taking or condemnation thereof, or if in lieu of any formal condemnation proceedings or actions, the Landlord shall grant an option to purchase and or shall sell and convey the said premises or any portion thereof, to the government or other public authority, agency, body or public utility, seeking to take said land and premises or any portion thereof, then this lease, at the option of the Landlord, shall terminate and the term hereof shall end as of such date as the Landlord shall fix by notice in writing; and the Tenant shall have no claim or right to claim or be entitled to any portion of any amount which may be awarded as damages or paid as the results of such condemnation proceedings or paid as the purchase price for such option, sale or conveyance in lieu of formal condemnation proceedings; and all rights of the Tenant to damages, if any, are hereby assigned to the Landlord. The Tenant agrees to execute and deliver any instruments, at the expense of the Landlord, as may be deemed necessary or required to expedite any condemnation proceedings or to effectuate a property transfer of title to such governmental or other public authority, agency, body or public utility seeking to take or acquire the said lands and premises or any portion thereof. The Tenant covenants and agrees to vacate the said premises, remove all the Tenant's personal property therefrom and deliver up peaceable possession thereof to the Landlord or to such other party designated by the Landlord in the aforementioned notice. Failure by the Tenant to comply with any provisions in this clause shall subject the Tenant to such costs, expenses, damages and losses as the Landlord may incur by reason of the Tenant's breach hereof.

#### **FIRE AND OTHER CASUALTY:**

14th: Tenant shall maintain in full force and effect, at its own expense, insurance covering the demised premises and all improvements for the full insurable valuable of not less than \$1,000,000.00 against loss or damage by fire or casualty, with the usual extended coverage endorsements, together with endorsement protecting against loss or damage resulting from malicious mischief and vandalism, all in amounts not less than replacement value above foundation walls. All insurance policies shall name the Landlord as its interest may appear.

In case of fire or other casualty, the Tenant shall give immediate notice to the Landlord. If the premises or any part of the premises shall be damaged by fire or other casualty or ordered to be demolished by the action of any public authority in consequence of a fire or other casualty, this lease shall remain in full force and effect and the Tenant's liability for the payment of the rent and the performance of all the covenants, conditions and terms hereof on the Tenant's part to be performed shall continue. Tenant shall, at its expense, proceed with all reasonable dispatch, repair or rebuild the premises or what may remain thereof, so as to restore them as nearly as practicable to the condition they were in immediately prior to such damage or destruction. The Tenant agrees to hold and keep harmless, indemnify and without liability the Landlord from and for any and all payments, claims, liability and expenses as a result of damages to the property caused by fire or other casualty.

#### **REIMBURSEMENT OF LANDLORD:**

15th: If the Tenant shall fail or refuse to comply with and perform any conditions and covenants of the within lease, the Landlord may, if the Landlord so elects, carry out and perform such conditions and covenants, at the cost and expense of the Tenant, and the said cost and expense shall be payable on demand, or at the option of the Landlord shall be added to the installment of rent due immediately thereafter but in no case later than one month after such demand, whichever occurs sooner, and shall be due and payable as such. This remedy shall be in addition to such other remedies as the Landlord may have hereunder by reason of the breach by the Tenant of any of the covenants and conditions in this lease contained.

#### **INSPECTION AND REPAIR:**

16th: The tenant agrees that the Landlord and the Landlord's agents, employees or other representatives, shall have the right to enter into and upon the said premises or any part thereof, at all reasonable hours, for the purpose of examining the same or making such repairs or alterations therein as may be necessary for the safety and preservation thereof. This clause shall not be deemed to be a covenant by the Landlord nor be construed to create an obligation on the part of the Landlord to make such inspection or repairs.

#### **RIGHT TO EXHIBIT:**

17th: The Tenant agrees to permit the Landlord and the Landlord's agents, employees or other representatives, with 24 hours written notice, to show the premises, in a manner that will not interfere with the Tenant, to persons wishing to rent or purchase the same, and Tenant agrees that on or after thirty (30) days prior to the expiration of the lease term, including the option period, if applicable, the Landlord or the Landlord's agents, employees or other representatives shall have the right to place notices on the front of said premises or any part thereof, offering the premises for rent or for sale; and the Tenant hereby agrees to permit the same to remain thereon with-

the Landlord, as rent, the amounts by which the premises for such insurance are increased. Such payment shall be paid with the next installment of rent but in no case later than one month after such demand, whichever occurs sooner.

#### **REMOVAL OF TENANT'S PROPERTY:**

19th: Should the Tenant want additional time to remove its property beyond the designated date as aforesaid, than the Tenant must notify the Landlord by certified mail, return receipt requested, ten days prior to the designated date of the additional date requested. Upon timely receipt of the notice from the Tenant, the Landlord may extend the time for the Tenant to remove its property up to ten (10) days beyond the designated date. Any equipment, fixtures, goods or other property of the Tenant, not removed by the Tenant upon the termination of this lease, or upon any quitting, vacating or abandonment of the premises by the Tenant or upon the Tenant's eviction, shall be considered abandoned and the Landlord shall have the right, without any notice to the Tenant, to sell or otherwise dispose of the same, at the expense of the Tenant, and shall not be accountable to the Tenant for any part of the proceeds of such sales, if any.

#### **REMEDIES UPON TENANT'S DEFAULT:**

20th: If there should occur any default on the part of the Tenant in the performance of any conditions and covenants herein contained, or if during the term hereof the premises or any part thereof shall be or become abandoned or deserted, vacated or vacant, or should the Tenant be evicted by summary proceedings or otherwise, the Landlord, in addition to any other remedies herein contained or as may be permitted by law, may either by force or otherwise, without being liable for prosecution there for, or for damages, re-enter the said premises and the same have and again possess and enjoy; and as agent for the Tenant or otherwise, re-let the premises and receive the rents there for and apply the same, first to the payment of such expenses reasonable attorney fees and costs, as the Landlord may have been put to in re-entering and repossessing the same and in making such repairs and alterations as may be necessary; and second to the payment of the rents due hereunder. The Tenant shall remain liable for such rents as may be in arrears and also the rents as may accrue subsequent to the re-entry by the Landlord to the extent of the difference between the rents reserved hereunder and the rents, if any, received by the Landlord during the remainder of the unexpired term hereof, after deducting the aforementioned expenses, fees and costs; the same to be paid as such deficiencies arise and are ascertained each month.

#### **TERMINATION ON DEFAULT:**

21st: Upon the occurrence of any of the contingencies set forth in the preceding clause, or should the Tenant be adjudicated a bankrupt, insolvent or placed in receivership, or should proceedings be instituted by or against the Tenant for the estate of the Tenant; hereunder shall pass to another by virtue of any court proceedings, writ of execution, levy, sale, or by operation of law, the Landlord may, if the Landlord so elects, at any time thereafter, terminate this lease and the term hereof, upon giving to the Tenant or to any trustee, receiver, assignee or other person in charge of or acting as custodian of the assets or property of the Tenant, five days notice in writing, of the Landlord's intention to do so. Upon the giving of such notice, this lease and the term hereof shall end on the date fixed in such notice as if the said date was the date originally fixed in this lease for the expiration hereof; and the Landlord shall have the right to remove all persons, goods, fixtures and chattels there from, by force or otherwise, without liability for damages.

#### **NON LIABILITY OF LANDLORD:**

22nd: Unless caused by the Landlord's negligence, the Landlord shall not be liable for any damage or injury which may be sustained by the Tenant or any other persons, as a consequence of the failure, breakage, leakage or obstruction of the water, plumbing, steam, sewer, waste or soil pipes, roof, drains, leaders, gutters, valleys, down spouts or the like or of the electrical, gas, power, conveyor, refrigeration, sprinkler, air-conditioning or heating systems, elevators or hoisting equipment; or by reason of the elements; or resulting from the carelessness, negligence or improper conduct on the part of any other Tenant or of the Landlord or the Landlord's or this Tenant or any other Tenant's agents, employees, guests, licensees, invitees, subtenants, assignees or successors in interest; or attributable to any interference with, interruption of or failure, beyond the control of the Landlord, of any services to be furnished or supplied by the Landlord.

#### **NON WAIVER BY LANDLORD:**

23rd: The various rights, remedies, options and elections of the Landlord, expressed herein, are cumulative and the failure of the Landlord to enforce strict performance by the Tenant of the conditions and covenants of this lease or to exercise any election or option or to resort or have recourse to any remedy herein conferred or the acceptance by the Landlord of any installment of rent after any breach by the Tenant, in any one or more instances, shall not be construed or deemed to be a waiver or a relinquishment for the future by the Landlord of any such conditions and covenants, options, elections or remedies, but the same shall continue in full force and effect.

#### **NON PERFORMANCE BY LANDLORD:**

24th: This lease and the obligation of the Tenant to pay the rent hereunder and to comply with the covenants and conditions hereof, shall not be affected, curtailed, impaired or excused because of the Landlord's inability to supply any service or material called for herein, by reason of any rule, order, regulation or preemption by any governmental entity, authority, department, agency or subdivision or for any delay which may arise by reason of negotiations for the adjustment of any fire or other casualty loss or because of strikes or other labor trouble or for any cause beyond the control of the Landlord, unless such inability makes the premises untenable.

#### **VALIDITY OF LEASE:**

25th: The terms, conditions, covenants and provisions of this lease shall be deemed to be severable. If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, it shall not affect the validity of any other clause or provision herein, but such other clauses or provisions shall remain in full force and effect.

conditions and covenants herein contained, shall and may peaceably and quietly have, hold and enjoy the leased premises for the term of aforementioned.

**ENTIRE CONTRACT:**

28th: This lease contains the entire contract between the parties. No representative, agent or employee of the Landlord has been authorized to make any representations or promises with reference to the within letting or to vary, alter or modify the terms hereof. No additions, changes or modifications, renewals or extensions hereof, shall be binding unless reduced to writing and signed by the Landlord and the Tenant.

**MECHANIC'S LIEN:**

29th: If any mechanic's or other liens shall be created or filed against the leased premises by reason of labor performed or materials furnished for the Tenant in the erection, construction, completion, alteration, repair or addition to any building or improvements, the Tenant shall within fifteen (15) days thereafter, at the Tenant's own cost and expense, cause such lien or liens to be satisfied and discharged of record together with any Notices of Intention that may have been filed. Failure to do so, shall entitle the Landlord to resort to such remedies as are provided herein in the case of any default of this lease, in addition to such as are permitted by law.

**INCREASE IN COSTS DURING TERM OF LEASE**

30th. Because the rent set herein is based in part on current taxes assessed against the property of which the leased premises and on the cost of the fire and liability insurance, any increase in such taxes or costs during the term of this lease shall entitle the Landlord to equitably apportion the amount of such increases among all rental units on the said premises and add the so apportioned increase allocable to these leased premises to the rent herein stipulated. The amount of this increase shall be payable by Tenant on thirty days notice from the Landlord upon written notice and presentation of bills for increases to the tenant.

**WAIVER OF SUBROGATION RIGHTS:**

31st: The Tenant waives all rights of recovery against the Landlord or Landlord's agents, employees or other representatives, for any loss, damages or injury of any nature whatsoever to property or persons for which the Tenant is insured. The Tenant shall obtain from the Tenant's insurance carriers and will deliver to the Landlord, waivers of the subrogation rights under the respective policies.

**SECURITY DEPOSIT:**

32nd: The Tenant shall deposit with the Landlord the sum of **FOUR THOUSAND EIGHT HUNDRED FIFTY-SIX DOLLARS AND NO CENTS (\$ 5,205.75)** as security for the payment of the rent hereunder and the full and faithful performance by the Tenant of the covenants and conditions on the part of the Tenant to be performed. The security deposit shall be returned to the Tenant without interest, after the expiration of the term hereof, provided that the Tenant has fully and faithfully performed all such covenants and conditions and is not in arrears in rent. During the term hereof, the Landlord may, if the Landlord so elects, have recourse to such security, to make good any default by the Tenant, in which event the Tenant shall, on demand promptly restore said security to its original amount. Liability to repay said security to the Tenant shall run with the reversion and title to said premises, whether any change in ownership thereof be by voluntary alienation or as the result of judicial sale, foreclosure or other proceedings, or the exercise of a right of taking or entry by a mortgagee. The Landlord shall assign or transfer said security, for the benefit of the Tenant, to any subsequent owner or holder of the reversion or title to said premises, in which case the assignee shall become liable for the repayment thereof as herein provided, and the assignor shall be deemed to be released by the Tenant from all liability to return such security. This provision shall be applicable to every alienation or change in title and shall in no wise be deemed to permit the Landlord to retain the security after termination of the Landlord's ownership of the reversion or title. The Tenant shall not mortgage, encumber or assign said security without the written consent of the Landlord.

**SALE OF PREMISES TO TENANT:**

33<sup>RD</sup> : **THIS PARAGRAPH NOT APPLICABLE TO THIS CONTRACT!**

**CONFORMATION WITH LAWS AND REGULATIONS:**

34th: The Landlord may pursue the relief or remedy sought in any invalid clause, by conforming the said clause with the provisions of the statutes or the regulations of any governmental agency in such case made and provided as if the particular provisions of the applicable statutes or regulations were set forth herein at length.

In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require. All the terms, covenants and conditions herein contained shall be for and shall insure to the benefit of and shall bind the respective parties hereto, and their heirs, executors, administrators, personal or legal representatives, successors in interest and assigns.

**ENVIRONMENTAL COMPLIANCE**

35th: Tenant shall not use, generate, store, treat, dispose of or otherwise introduce any hazardous waste, hazardous substance or solid waste.

Tenant shall immediately deliver to Landlord a copy of any summons, citation, directive, notice, complaint, letter or other communication from any federal, state or local environmental agency, concerning any alleged violations of any environmental laws or regulations at the premises or property.

Tenant agrees that no industrial establishment as defined in Paragraph 3f of the Industrial Site Recovery Act (ISRA), N.J.S.A. 12:Lk-8f, will be operated on the Premises.

Tenant represents that its Standard Industrial Classification (SIC) number, as designated in the Standard Industrial Classification Manual (Manual) prepared by the Office of Management and Budget, executive office of the President of the United States is

Tenant has no knowledge of any lien imposed upon its revenues, real or personal property pursuant to the Spill Act, and Tenant has no actual or constructive notice of any circumstances which might lead to the imposition of such a lien.

**OPPORTUNITY TO CURE DEFAULT BEFORE INSTITUTION OF EVICTION PROCEEDINGS**

36th: Except for the two exceptions hereafter mentioned in this Paragraph, the Landlord shall, before instituting eviction proceedings for a default committed by the Tenant, give the Tenant written notice to cease the violation, and shall give the Tenant 30 days to cure the default, provided that the Tenant promptly commence the process to cure and proceeds uninterruptedly to complete the cure of the default. And if the default is thus cured, the default shall be forgiven. What is a reasonable amount of time for the Tenant to cure a particular default, depends upon the circumstances, but, in no event, shall the Tenant's lack of funds justify a delay in the Tenant's performance. The Landlord's written notice (required by this Paragraph) shall be deemed completed as soon as the notice is mailed to the Tenant by Certified Mail Return Receipt Requested. This Paragraph shall NOT apply to:

(1) A breach which consists of the fact that the Tenant has willfully or by reason of gross negligence caused or allowed destruction, damage or injury to the premises. Because the Landlord cannot be required to forgive such a breach, the Landlord need not give written notice thereof before instituting eviction proceedings. (2) If the Landlord institutes eviction proceedings for the non-payment of rent, the Tenant need not be given prior written notice of the default in the payment of rent. For the Tenant knows the amount of rent due, and is protected by N.J.S. 2A:18-55. If said statute is hereafter repealed or is deemed by the Court not to apply, then the Tenant shall have the right to avoid eviction by paying to the Landlord, on or before the date of the Judgment for Possession, the amount of moneys specified in the said statute. (The date of Judgment for Possession, is the date the Judgment is entered by the trial court.)

**ADDITIONAL RENT:**

37th: If the Tenant fails to comply with any agreement in this Lease, the Landlord may do so on behalf of the Tenant. The Landlord may charge the cost to comply, including reasonable attorney's fees, to the Tenant as "additional rent". The additional rent shall be due and payable rent with the next monthly rent payment (that is, the first rental payment due and payable after the Tenant receives written notice of the particular item of "additional rent"). Note: This Paragraph supplements whatever provisions this Lease contains in reference to "additional rent".

**OTHER CONTRACT PROVISIONS:**

38th: **THIS PARAGRAPH NOT APPLICABLE TO THIS CONTRACT!**

**IN WITNESS WHEREOF**, the parties hereto have hereunto set their hands and seals, or caused these presents to be signed by their property corporate officers and their proper corporate seal to be hereto affixed, the day and year first above written.

Signed, Sealed and Delivered  
in the presence of or Attested

  
HARI NJ LLC, A NJ CORPORATION

DATE

06/04/14

LANDLORD

  
RADHA ADULT DAYCARE LLC, A NEW JERSEY CORPORATION

06/04/14

TENANT

State of New Jersey, County of Camden

SS: Be it remembered that on \_\_\_\_\_ 2014, before me, the sub-  
scriber, personally appeared \_\_\_\_\_  
who, I am satisfied, is the person named in and who executed the within Instrument, and thereupon acknowledged that \_\_\_\_\_  
signed, sealed and delivered the same as \_\_\_\_\_ act and deed, for the uses and purposes therein expressed.

Notary Public State of New Jersey

State of New Jersey, County of \_\_\_\_\_

SS: Be it remembered, that on \_\_\_\_\_ 2014, before me, the sub-  
scriber, personally appeared \_\_\_\_\_  
who, being by me duly sworn on \_\_\_\_\_ oath, deposes and makes proof to my satisfaction, that he is the  
Secretary of \_\_\_\_\_

\_\_\_\_\_, the Corporation named in the within Instrument; that  
\_\_\_\_\_ is the President of said Corporation; that the execution, as well as the making of this In-  
strument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows  
the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed  
and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of  
deponent, who thereupon subscribed \_\_\_\_\_ name thereto as attesting witness.

Sworn to and subscribed before me, the date aforesaid.



STATE OF NEW JERSEY  
DEPARTMENT OF THE TREASURY  
DIVISION OF REVENUE  
PO Box 628  
Trenton NJ 08646-0628

06/07/14

RADHA ADULT DAYCARE LLC  
ROHIT PATEL  
330 BLACK HORSE PIKE UNIT B  
GLENLORA NJ 08029

Corporate ID Number: 0400-6622-28

Dear Business Representative:

Our records indicate that you recently filed a new business certificate with the State of New Jersey. In order to complete the registration process, your business must also be registered for tax and employer purposes.

For your convenience, you may complete this segment of the registration online at <http://www.nj.gov/treasury/revenue/faxreg.shtml>. Remember, a Federal identification number will be required. If you have not requested a Federal Identification Number (FEIN) yet, you may use the links at this site to obtain the FEIN either online or by submitting a paper request.

If you prefer to file Form NJ-REG by paper to complete the tax and employer registration, you may obtain the form and instructions from the same web site or call (609)-292-9292. Once you have completed the entire registration process, you will receive the forms, instructions, and other information needed to comply with New Jersey's tax and employer laws. As a new business, this will include the required use of electronic systems, when available, to submit returns, reports and payments.

If you have any questions regarding this process, please call (609)-292-9292 for assistance. If you already filed an NJ-REG, you may disregard this communication.

Sincerely,

Darryl J. Ceremsak  
Chief, Client Registration Bureau

Please visit the Division of Revenue website at: <http://www.state.nj.us/treasury/revenue>

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NEW JERSEY DEPARTMENT OF THE TREASURY  
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

**RADHA ADULT DAYCARE LLC**

0400662228

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey state law on 05/28/2014 and was assigned identification number 0400662228. Following are the articles that constitute its original certificate.

1. **Name:**

RADHA ADULT DAYCARE LLC

2. **Registered Agent:**

ROHIT PATEL

3. **Registered Office:**

330 BLACK HORSE PIKE  
UNIT B  
GLENDORA, NJ 08029



4. **Business Purpose:**

Adult Daycare

5. **Effective Date of this Filing is:**

05/28/2014

6. **Members/Managers:**

ROHIT PATEL  
1 MILLER COURT  
MOORESTOWN, NJ 08057

KIRITKUMAR D PATEL  
8 FARMINGTON DR  
MARLTON, NJ 08053

JASAL AMIN  
1 ADDINGTON COURT  
EAST BRUNSWICK, NJ 08816

7. **Main Business Address:**

316 BLACK HORSE PIKE  
GLENDORA, NJ 08029

**Signatures:**

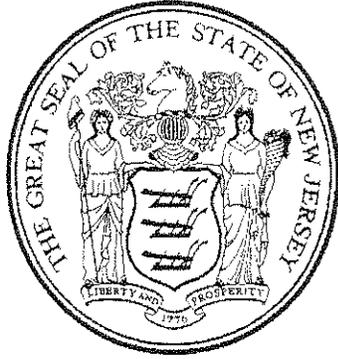
ROHIT PATEL  
AUTHORIZED REPRESENTATIVE

NEW JERSEY DEPARTMENT OF THE TREASURY  
DIVISION OF REVENUE AND ENTERPRISE SERVICES

**CERTIFICATE OF FORMATION**

**RADHA ADULT DAYCARE LLC**

0400662228



Certification# 132376226

Verify this certificate at

[https://www1.state.nj.us/TYTR\\_StandingCert/JSP/Verify\\_Cert.jsp](https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_Cert.jsp)

*IN TESTIMONY WHEREOF, I have  
hereunto set my hand and affixed my  
Official Seal at Trenton, this  
28th day of May, 2014*

*Andrew P. Sidamon-Eristoff  
State Treasurer*

Department of the Treasury  
Division of Revenue  
Notice of Appointment as Registered Agent

You are receiving this notice because you were named to act as Registered Agent on behalf of the entity named below.

Entity Name: RADHA ADULT DAYCARE LLC

Entity Main Business Address: 316 BLACK HORSE PIKE GLENDORA NJ 08029

NJ 10-Digit ID: 0400662228 Formation date: 05/28/2014

Incorporator/Member/Electronic Signature(s)

Name: ROHIT PATEL

Name: KIRITKUMAR D PATEL

Address: 1 MILLER COURT  
MOORESTOWN NJ 08057

Address: 8 FARMINGTON DR  
MARLTON NJ 08053

Name: JASAL AMIN

Name: \_\_\_\_\_

Address: 1 ADDINGTON COURT  
EAST BRUNSWICK NJ 08816

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

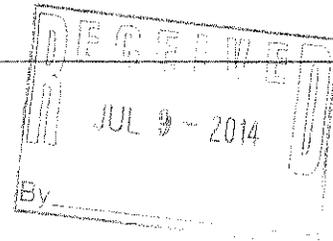
Address: \_\_\_\_\_

Address: \_\_\_\_\_

Filer Contact:

ROHIT PATEL  
330 BLACK HORSE PIKE UNIT B  
GLENDORA NJ 08029

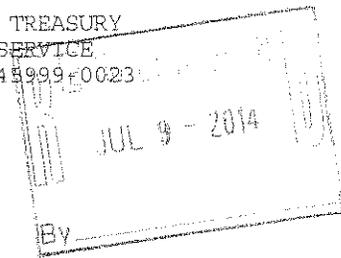
rohit@bapsmgnt.com



If you have any questions concerning this filing please contact the filer directly. If you did not agree to act as a Registered Agent for this entity the entity must secure a new Registered Agent and File a Registered Agent Change which can be accomplished online at [www.nj.gov/treasury/revenue](http://www.nj.gov/treasury/revenue).



DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023



Date of this notice: 05-28-2014

Employer Identification Number:  
46-5765666

Form: SS-4

Number of this notice: CP 575 A

RADHA ADULT DAYCARE LLC  
ADULT DAYCARE  
% ROHIT PATEL MBR  
330 BLACK HORSE PIKE UNIT B  
GLENDDORA, NJ 08029

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB AT THE END OF THIS NOTICE.

#### WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 46-5765666. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 940	01/31/2015
Form 1065	04/15/2015
Form 944	01/31/2015

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at [www.irs.gov](http://www.irs.gov) for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at [www.irs.gov](http://www.irs.gov). If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is RADH. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.







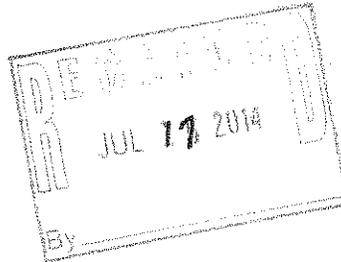
# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #142034DSPW Radha Adult Day Care 316 BHP

Block: 2103 lot 7

- 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



JUL 17 2014

Reviewed By:  Lt. Brian McKendry  Cpl. Richard Worst

Signature: \_\_\_\_\_ Date Submitted: 7/17/14

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

**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

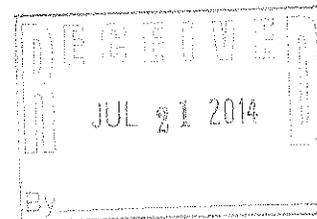
July 17, 2014

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

JUL 21 2014

Re: Application #142034DSPW  
Radha Adult Daycare Center, LLC  
~~1100 Station Avenue~~, Glendora, NJ 08029  
Block 2103, Lot 7

*3 1/2 Block  
House like*



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Executive Director

RJC:mh

Tax Account Maintenance

Letter

Notes

Detail

>>

<<

Delete

Close

Edit

Add

Block: 2103

Lot: 1

Qualifier:

Tax Bill

Restricted Edit

Owner: HARI NJ LLC

Prop Loc: 330 BLACK HORSE PIKE-GLN

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

Owner Street 1: 309 BRADLEY AVENUE

Account Id: 00001368

Street 2:

Additional Lot 1: 6, 7

City/St: BELLMAWR NJ

Additional Lot 2:

Zip: 08031-

Property Class: 4A

Country:

Parcel Key:

Phone: ( ) -

Unpaid Interest: 00

Email:

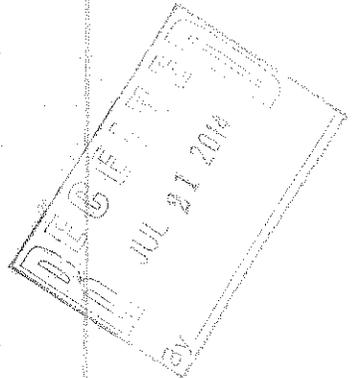
User Msg Code:

Bank Code: 00693 FULLTON BANK OF NEW JERSEY

Exclude from Tax Sale:

Municipal Lien: Assignment: Bankruptcy: APR 2: Do Not Accept Online Payment

Outside Lien: Install. Plan: Sp Charges:



Handwritten signature and notes: "Photos are" and "Completed"

Tax Account Maintenance

Block: 2103   
 Lot: 1  
 Qualifier:  
 Owner: HARI NJ LLC  Prop Loc: 330 BLACK HORSE PIKE-GLN

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		8,740.07	8,740.07	.00	8,740.07
2015	1		8,740.07	8,740.07	.00	8,740.07
2015		Total	17,480.14	17,480.14	.00	17,480.14
2014	4		9,181.59	9,181.59	.00	9,181.59
2014	3		9,181.59	9,181.59	.00	9,181.59
2014	2		8,298.55	8,298.55	.00	8,298.55
2014	1		8,298.55	8,298.55	.00	8,298.55
2014		Total	35,040.87	35,040.87	.00	35,040.87

Other Delinquent Balances:  Interest Date: 07/21/14    
 Other APR2 Threshold Amt:  Per Diem:  Last Payment Date: 04/29/14  
 TOTAL TAX BALANCE DUE

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

\* Indicates a Restricted Billing in a Tax Quarter

*Current as of 7/21/14*

Commissioners  
RICHARD P. CALABRESE  
Chairman  
FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

*Revised*  
July 23, 2014

RAYMOND J. CARR  
Executive Director

MARLENE HRVNIĆ  
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 #142034DSPW  
Radha Adult Daycare Center, LLC  
316 Black Horse Pike, Glendora, NJ 08029  
Block 2103, Lot 7

Gentlemen:

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

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

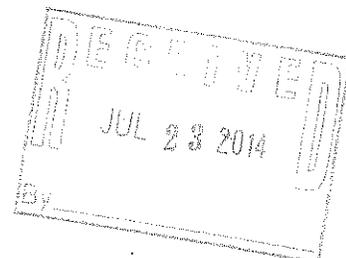
Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr  
Executive Director

RJC:mb





# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: July 15, 2014

APPLICATION No. #142034DSPW

APPLICANT: Radha Adult Daycare Center, LLC

PROJECT No. #8747

BLOCK(S): 2103 Lot(S): 7

LOCATION: ~~4400 STATION AVE.~~, GLENDORA, NJ 08029

*316 Black Horse Pike*

**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 – Use “D” Variance & Site Plan Waiver

Revision to Prior Application

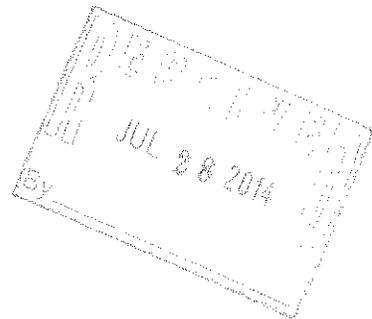
**PURPOSE OF TRANSMITTAL:**

For Your Review. **Please Forward Report by July 28, 2014**

For Your Files.

**ENCLOSED:**

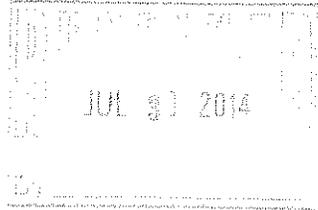
- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin.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



**Reviewed**  
 **Approved**     **Not Approved**  
**Gloucester Twp. Fire Dist. 1**  
**Fire Official:** *[Signature]*  
**Date:** *7/23/14*

- Variance Plan     Bulk (C) Variance     Use (D) Variance & Site Plan Waiver

Signature \_\_\_\_\_



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: July 15, 2014

APPLICATION No. #142034DSPW

APPLICANT: Radha Adult Daycare Center, LLC

PROJECT No. #8747

BLOCK(S): 2103

Lot(S): 7

LOCATION: 1100 STATION AVE., GLENDORA, NJ 08029

*316 Black Horse Pike*

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

New Application – Use “D” Variance & Site Plan Waiver

Revision to Prior Application

### PURPOSE OF TRANSMITTAL:

For Your Review. **Please Forward Report by July 28, 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 - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
- 1 Copy - Drainage Calculations
- 1 Copy - E.I.S.
- Recycling Report

Variance Plan     Bulk (C) Variance     Use (D) Variance & Site Plan Waiver

*VERY NICE PLAN & EXCELLENT USE OF  
LONGTIME VACANT SPACE.*

Signature

*[Handwritten Signature]* 7/28/14  
*Assessor*