Township of Gloucester
Zoning Board of Adjustment
Thursday, September 13, 2012
7:30 P.M.

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.
No applications will be heard after 10:00P.M.
All persons testifying before the board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR ADOPTION

Zoning Board Minutes - ***Thursday, August 9, 2012***

RESOLUTIONS FOR MEMORIALIZATION

#122035C
Norma Ramirez

Bulk C
Block: 6605 Lot: 23 & 24

APPLICATIONS FOR REVIEW

#122034C
Joseph R. Pomianek
Zoned: R3

Bulk C
Block: 2906 Lot: 11
Location: 401 S. Otter Branch Dr., Glendora

Add 2nd Garage, 2nd driveway, variance from property line

#122040C
Patricia Ulrich
Zoned: R3

Bulk C
Block: 4703 Lot: 6
Location: 1666 Cedar Ave., Blackwood

Construct 1st floor addition 29.08 x 20

#122041C
Jacqueline & Stephen Ortiz
Zoned: R3

Bulk C
Block: 9901 Lot: 50
Location: 9 E. Kennedy Dr., Laurel Springs

6' vinyl fence – 8' from property line

#122042C
Victoria & Dominic DeVone
Zoned: R3

Bulk C
Block: 16406 Lot: 5
Location: 154 Sturbridge Dr., Erial

4' cedar picket fence – 20 ft from property line

#122045C
Anthony Trombetta
Zoned: R1

Bulk C
Block: 15402 Lot: 7
Location: 19 York Terrace, Sicklerville

Tiki Hut 10 x 17 (9' peak, base 7', open ceiling), 3 sheds pre-existing (10 x 13; 6 x 8; 9 x 12) & impervious coverage

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#122043C
Michael J. Cyliax
Zoned: R3

Bulk C
Block: 9201 Lot: 10
Location: 721 Eden Lane, Somerdale

Add roof over front steps 4' x 8'

#102006CPFSS Amended
Revere Housing Assoc., LLC
Zoned: RA

Bulk C, PMSP, PMSB, FMSP, FMSB
Block: 14102 Lot: 17
Location: Melbourne Lane

Affordable housing development & associated site improvements

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Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, August 9, 2012

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

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

Chairman Richards had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor (late arrival 7:40pm)
Mr. Ken Lechner, Township Planner

Mr. Lechner will answer any questions meant for Mr. Mellett.

MINUTES FOR ADOPTION

LOG #163
Zoning Board Minutes for July 12, 2012.

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mr. Gunn	**Yes**
Mr. McMullin	**Yes**
Mrs. Chiumento	**Abstain**
Mrs. Giusti	**Abstain**
Mr. Scarduzio	**Yes**
Chairman Richards	**Yes**

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

#122026C
Antonio & Lavone Toplyn
Bulk C
Block: 18603 Lot: 47

#122029C
Edy Ruben Medina
Bulk C
Block: 10405 Lot: 5

#122032C
Rose & George Dugan
Bulk C
Block: 16110 Lot: 7

#122032C
Dennis Ferry
Bulk C
Block: 14003 Lot: 5

#122038C
Aurelio Pontarelli
Bulk C
Block: 15818 Lot: 9

#122039C
Wilbur R. Cornwell, Jr.
Bulk C
Block: 7805 Lot: 3

A motion to approve the above mentioned resolutions with one correction: Mr. McMullin's name was mistakenly omitted and will be amended, was made by Mrs. Giusti and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Resolutions Approved.

APPLICATIONS FOR REVIEW

#122002CDSPW
500 Davistown Rd., LLC
Zoned: BP
Bulk C, Use D Variance; Site Plan Waiver
Block: 13103 Lot: 2
Double – Sided digital 14 x 48 billboard

TAB LED UNTIL FURTHER NOTICE

Mr. Lechner reads into record the request from the above applicant to postpone their application.

Mr. Costa informs the board and public that the above mentioned applicant will have to re-advertise.

#122014DSPW
Mary DelBorrello
Zoned: CR
Use D Variance/Site Plan Waiver
Block: 5402 Lot: 7-8-9
Location: 1464 N. Black Horse Pike, Blackwood

Extension requested on previously adopted Resolution.

Mr. Lechner reads the DelBorrello extension request into the record. The landscaping is finished but the pavement seal coat/line striping can't be done in 120 days. They are having a tenant/landlord issue. The board has allowed a 90 day extension past the original date of 8/26/2012.

A motion to approve the above mentioned extension request 90 days past the original date of 8/26/2012, was made by Mr. McMullin and seconded by Mrs. Chiumento.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Extension Approved.

LOG# 21128
#122035C
Norma Ramirez
Zoned: R3
Bulk C
Block: 6605 Lot: 23 & 24
Location: 69 Brown Ave., Blackwood

Mr. Costa swears in Ms. Norma Ramirez.
Ms. Ramirez states she would like the fence on her property line to cut down on foot traffic from Lakeview apartments. The residents from the apartment building tend to cut across her property. She will be replacing the existing chain link fence. Ms. Ramirez also owns a fast growing dog that will get very large.

Vice Chairman Simiriglia asks Ms. Ramirez what the dark line on the sketch represents.
Ms. Ramirez states that is the 6ft. fence. Ms. Ramirez states she also has pictures of the trash/litter on her property from local roads/businesses/& apartment residents.

Mr. Lechner states there is a site triangle concern with the 4 ft. fence on the property line. You can see through the chain link that is currently there but you won't be able to see through the vinyl fence.
Mr. Lechner read the Gloucester Township Police Department's letter. The Police Department stated the solid fence would be a site line obstruction.

Mr. Mellett recommends the 4ft. fence be placed 20ft. behind the curb face, it is currently 11ft.

Mr. Lechner states he 4ft. fence along Brown and Walnut will have to be 20ft. back from the curb face, which is about where the applicant has a small tree. The picket fence isn't a good fix as they eventually line up and become opaque. Mr. Lechner does mention to the applicant that a 30in fence can go on her property line and does not require a variance.

Ms. Ramirez states a 30in. fence appears to be the better option. But, she still wants the 6ft. fence on the side of her house where her children's bedrooms are located. The bedrooms being behind the 6ft. fence is her primary concern.

Mr. Lechner states the variance would only be for the 6ft. fence along Walnut Ave. from the corner of the house where the chain link is now.

Open to the Public:
No Comments.

Open to Professionals:
No Comments.

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. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Mrs. Giusti	Yes
Chairman Richards	Yes

Application Approved.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 122035C
NORMA RAMIREZ
Block 6605, Lot 23&24

WHEREAS, Norma Ramirez is the record owner of the property located at 69 Brown Ave. 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 install a 4 foot fence along Brown Ave. and a 6 foot fence along Walnut Ave. 0 feet from the property line instead of the required 40 feet for the property located upon Block 6605, Lots 23&24, 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 August 9, 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, Norma Ramirez is the record owner of the property located at 69 Brown Ave. in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 6605, Lots 23&24, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified the Lakeview Apartments are located at the end of her street and as a result she has lots of trash and foot traffic in her yard. She has a

corner lot and will be replacing a chain link fence. The Engineer had a concern that the 4 foot fence could be in the site triangle and if the applicant withdrew the request of 4 feet and reduced it to 30 inches no variance would be needed and the applicant agreed.

The Board expressed concern about the 6 foot fence along Walnut Ave. with a 0 foot setback and the applicant agreed to withdraw the 0 foot request and instead agreed to run the fence from the corner of the house along Walnut Ave.

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

6. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a fence 6 feet high and to run it from the corner of the house along Walnut Ave , 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 9th Day of August, 2012 that the applicant, Norma Ramirez is hereby granted the aforesaid variance for the property located upon Block 6605, Lot s 23&24 as shown on the Official Tax Map of the Township of Gloucester, consistent with

the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

LIST NAME	
Robert Richards	Yes
Frank Simirigllia	Yes
Kevin Bucceroni	Yes
Phyllis Gusti	Yes
Joseph Gunn	Yes
Jay McMullen	Yes
Arlene Chiumento	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Robert Richards **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 13th Day of September, 2012.

Ken Lechner, Secretary

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

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #122034C***
Joseph R. Pomaniek
401 S. Otter Branch Drive
BLOCK 2906, LOT 11

DATE: June 19, 2012

The above application is to permit a 24' x 32' second detached private garage and second driveway within the R-3 Residential district as per the attached sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	14,069 sf	yes
Minimum lot frontage S. Otter Branch Drive Flood Gate Road	 75 ft. 75 ft.	 111.69 ft. 125 ft.	 yes yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±12.3%[1]	yes
Maximum lot coverage	40%	±25.5 %[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling) S. Otter Branch Drive Flood Gate Road	 30 ft. 30 ft.	 31.82 ft. ±60 ft.	 yes yes
Side yard (dwelling)	10 ft.	13.62 ft.	yes
Rear yard (dwelling)	30 ft.	±64 ft.[1]	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front Yard	**N.P.**	**16 ft.**	**no***
Front Yard	N.P.	±95 ft.[1]	yes
Side yard	10 feet	±64.78 ft.[1]	yes
Rear yard	**10 feet**	**6 ft.**	**no***
Maximum garage height	20 feet	15 ft.	yes
Maximum other building height	15 feet	n/a	n/a

[1] = Scaled data.
* = Variance required

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

OFF-STREET PARKING AND PRIVATE GARAGES			
Maximum area	800 sf	768 sf	yes
Less than area of principal building	< ±956 sf[1]	768 sf	yes
Maximum stories	1	1	yes
Maximum number of garages	**1**	**2**	**no***

[1] = Scaled data.
* = Variance required

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

II. VARIANCE COMMENTS

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

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

1. Accessory Building – yard yard: (16 provided v. 30 ft. minimum required).
   a. The proposed detached garage is within the front yard along Flood Gate Road. The parcel is a corner lot and has two front yards.
2. Accessory Building – rear yard: (6 provided v. 10 ft. minimum required).

§422.H,(6), Off-Street parking and Private Garages

3. Number: (2 provided v. 1 maximum allowed).

§424.D, Driveways (Residential)

4. Number: (2 provided v. 1 maximum allowed).
   a. The is advised the requirements for residential driveways is a minimum 2" FABC I-5 surface course on 6" quarry blend stone or 4" thick NJDOT Class B Concrete course with No. 9 reinforcement wire or equivalent on a stabilized base course, or 6" thick NJDOT Class B concrete on a stabilized base course for proposed lot 34 as per §504.A, Driveways (Residential) or request a waiver.

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:

5. 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)).
6. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F Area, Yard, Height and Building Coverage to permit an accessory building (detached garage) sixteen (16) feet from the second front yard along Flood Gate Road (Not Pemitted) and six (6) feet from the rear property line (10 ft. minimum required) and Section 424.D, Driveways (Residential) to allow a second driveway (1 maximum allowed).

cc: Joesph P. Pomianek
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

RECEIVED JUN 4 - 2012 By

Submission Date[1]: _____ Application №.: 122034C

Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees $ 160.00 Project # 7106

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

Escr. 150.00 Escr.# 7106

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: JOSEPH R. POMIANEK
Address: 401 S. OTTER BRANCH DRIVE
City: GLENDORA
State, Zip: NEW JERSEY 08029
Phone: (856) 939-5565 Fax: (___) ___-____
Email: JOEPOMIANEK112@COMCAST.NET

2. Owner(s) (List all Owners)

Name(s): PATRICE S. POMIANEK
Address: 401 S. OTTER BRANCH DR.
City: GLENDORA
State, Zip: NEW JERSEY 08029
Phone: (856) 939-5565 Fax: (___) ___-____
Cell 856-905-0417

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☑ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

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

7. Location of Property:

Street Address: 401 SOUTH OTTER BRANCH DR. Block(s): 2906

Tract Area: Lot(s): 11

8. Land Use:

Existing Land Use: NONE, RESIDENTIAL BACKYARD

Proposed Land Use (Describe Application): ① Add 2nd GARAGE. (24X32X10') 6FT FROM PROPERTY LINE.
(Addition of CAR GARAGE) ② Add 2nd Driveway
③ VARIANCE From Property LINE

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.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	109 FT
Front setback 2	16 FT
Rear setback	6 FT.
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

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

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

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

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

Garage Application	
Garage Area	24x32x10'
Garage height	14.5 - 15'
Number of garages (Include attached garage if applicable)	1
Number of stories	1

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☐ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

Joseph R Pomiecko
Signature of Applicant

5/24/2012
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

5/24/2012
Date

Joseph R Pomianek
Signature

JOSEPH R. POMIANEK
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

_____
Signature

_____
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Joseph R Pomianek
Signature of Applicant

JOSEPH R. POMIANEK
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 10/13/1976, shows and discloses the premises in its entirety, described as Block _____ Lot _____; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

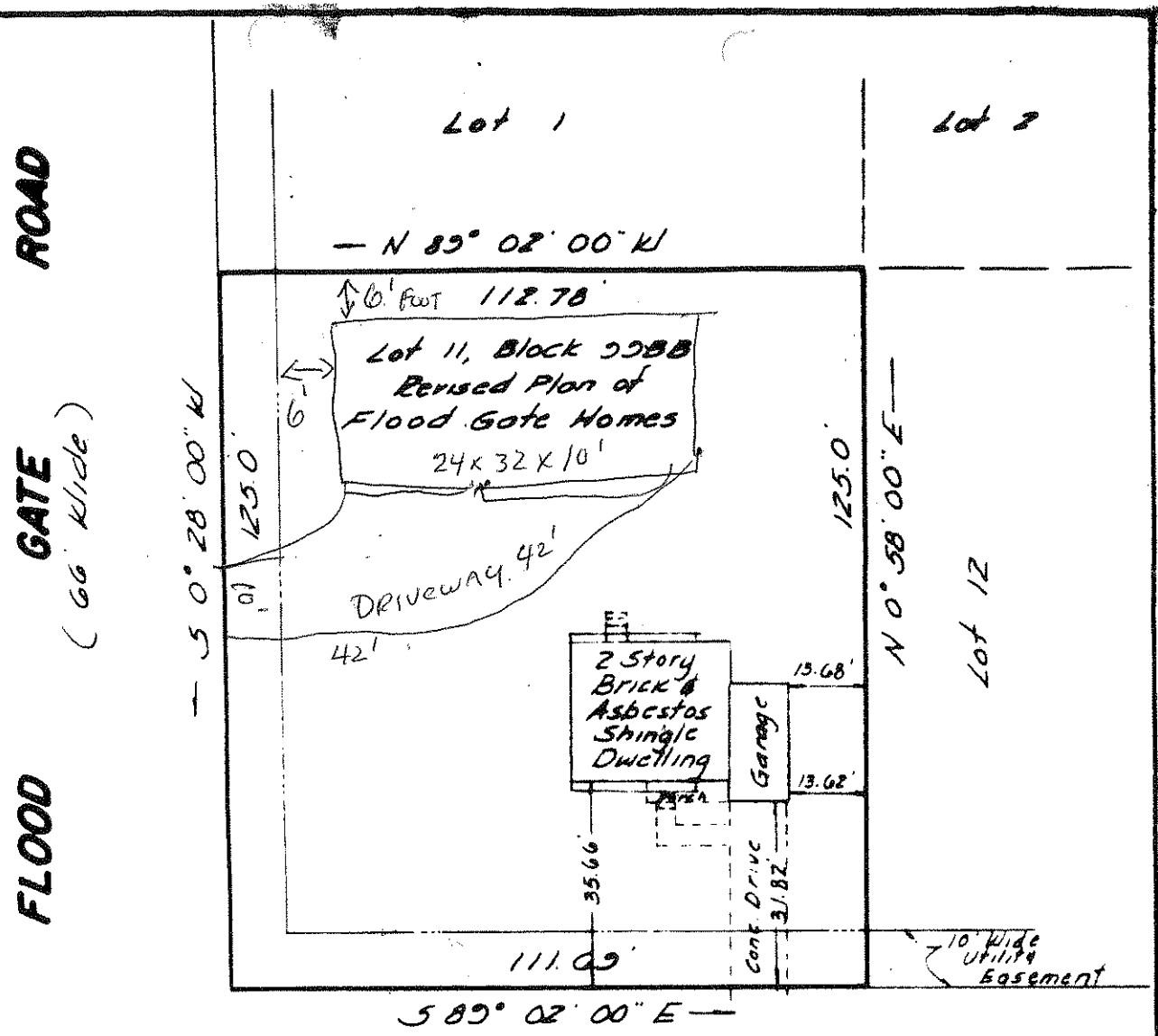
_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

_____
Name of property owner or applicant

Sworn and subscribed to
On this 24 day of May,
20 12 before the following authority.

Rita A Reeves
Notary public

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



John Doe, any Insuror of Title relying hereon and any other party in interest: "In consideration of the fee paid for making this survey I hereby certify to its accuracy (except such easements if any that may be located below the surface of the lands or on the surface of the land, and not visible) as an inducement for any insuror of title to insure the title to the lands and premises shown thereon." This responsibility is limited to the current transaction.

10/13/76
Date

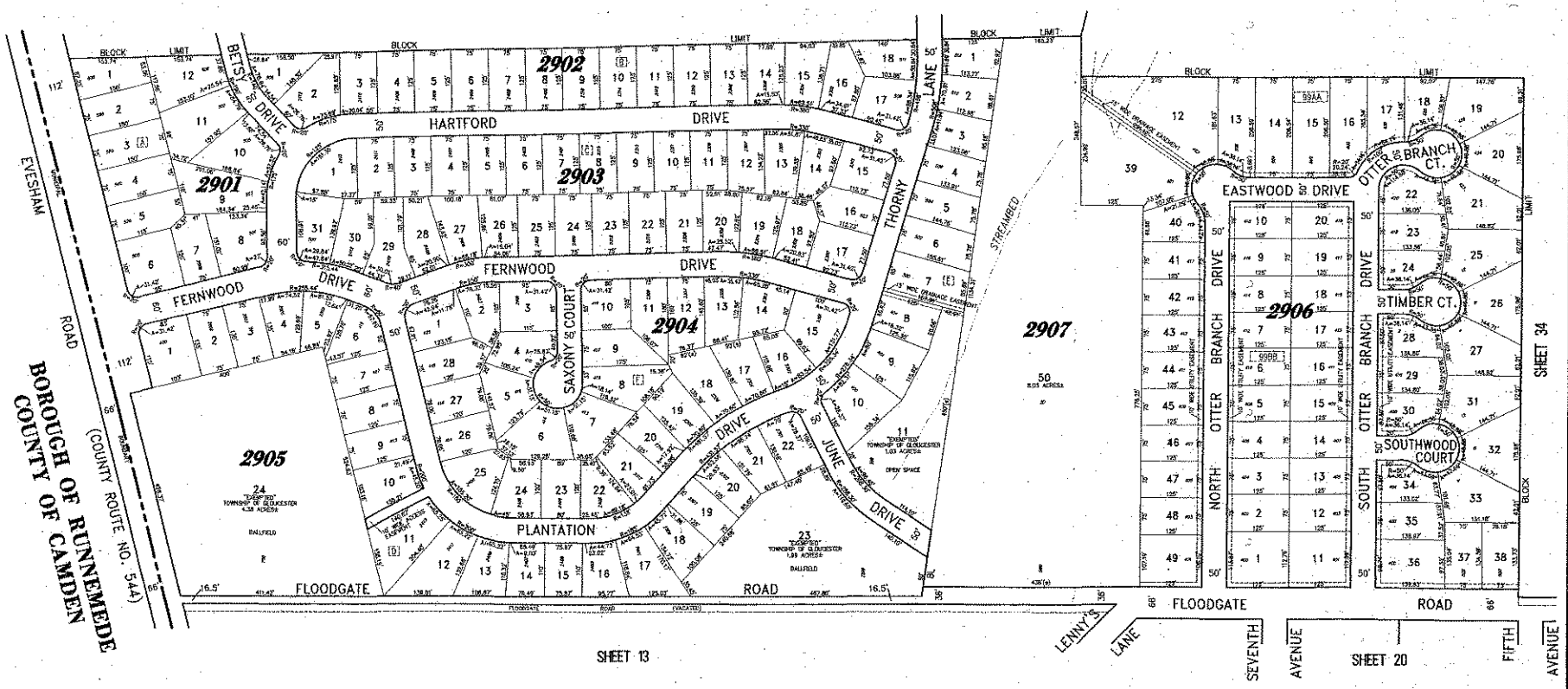
W. Jerome Smith, Jr.
Surveyor

RECEIVED
MAY 24 2012
By

MAP

REVISIONS		
1/1/2010	CRAIG F. REMINGTON	23924

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924

24 GA 28003800

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595 FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

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FRANK SIMIRIGLIA
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AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO
KEN GARBOWSKI

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

ROBERT C. BENSON
Executive Director

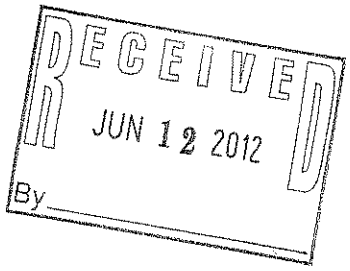
CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

June 7, 2012



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

Re: Application #122034C
Joseph R. Pomianek
401 South Otter Branch Drive, Glendora, NJ 08029
Block 2906, Lot 11

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 4, 2012 APPLICATION No. #122034C

APPLICANT Joseph R. Pomianek PROJECT No. 7106

BLOCK(S): 2906 Lot(S): 11 Zoned:

LOCATION: 401 South Otter Branch Drive, Glendora, NJ 08029

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☑ Taxes
- ☐ Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

☐ New Application Add Second Garage 24' 32 x10' 6' ft. from property line, add second driveway, Variance from Property Line

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. June 21, 2012
- ☐ For Your Files.

ENCLOSED:

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JUN 12 2012
By

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
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- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

Taxes are current.

Signature MaryAnn Bua

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 4, 2012 **APPLICATION No.** #122034C

APPLICANT Joseph R. Pomianek **PROJECT No.** 7106

BLOCK(S): 2906 **Lot(S):** 11 **Zoned:**

LOCATION: 401 South Otter Branch Drive, Glendora, NJ 08029

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☑ Tax Assessor
- ☐ G.T.M.U.A.
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JUN 18 2012
By

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

No issues

Signature

6/14/12

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #122034C 401 South Otterbranch Dr. Glendora Block 2906 lot 11

☒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:

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By

Reviewed By: ☒ Lt. Brian McKendry ☐Cpl. Rich Worst

Signature: _____ Date Submitted: 6/17/12

Bin# 69

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 4, 2012 **APPLICATION No.** #122034C

APPLICANT Joseph R. Pomianek **PROJECT No.** 7106

BLOCK(S): 2906 **Lot(S):** 11 **Zoned:**

LOCATION: 401 South Otter Branch Drive, Glendora, NJ 08029

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
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- ☐ Aqua N.J. Water Co.
- ☑ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

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PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. **June 21, 2012**
- ☐ For Your Files.

RECEIVED
JUN 26 2012
By

ENCLOSED:

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- ☐ Recycling Report

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

OK 6-26-12 JLR Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 4, 2012 **APPLICATION No.** #122034C

APPLICANT Joseph R. Pomianek **PROJECT No.** 7106

BLOCK(S): 2906 **Lot(S):** 11 **Zoned:**

LOCATION: 401 South Otter Branch Drive, Glendora, NJ 08029

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Board Planner
- ☐ Traffic Officer
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- ☐ **Construction**
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- ☐ G.T.M.U.A.
- ☑ Fire District 1 2 3 4 5 6

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- ☐ For Your Files.

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JUN 21 2012
By_____

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- ☐ Recycling Report

Reviewed
☑ **Approved** ☐ **Not Approved**
Gloucester Twp. Fire Dist. 1
Fire Official: [signature]
Date: 6/19/2012

☐ 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
Alisa Ortiz, Zoning Officer
Department of Community Development & Planning

RE: **APPLICATION #122040C**
Patricia Ulrich
1666 Cedar Avenue
BLOCK 4703, LOT 6

DATE: July 19, 2012

The Applicant requests approval to construct a 29.08' x 20' addition 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	±5,000 sf	enc
Minimum lot frontage	75 ft.	50 ft.	enc
Minimum lot depth	125 ft.	100 ft.	enc
Maximum building coverage	**20%**	**±30%[1]**	**no***
Maximum lot coverage	**40%**	**±40.7%[1]**	**no***
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (dwelling)	30 ft.	31.74ft.	yes
Side yard (addition)	10 ft.	10.92 ft. / 10 ft.	yes / yes
Rear yard (addition)	**30 ft.**	**20.07 ft.**	**no***
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	20 ft.	yes

[1] = Scaled data.
n/a = not applicable.
* = Variance required.

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

II. VARIANCE COMMENTS

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

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

1. Building Coverage: (±30% provided v. 20% maximum allowed).
2. Lot Coverage: (±40.7% provided v. 40% maximum allowed).
3. Rear yard: (20.07 ft. provided v. 30 ft. minium required).

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

4. 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, Area, Yard, Height and Building Coverage to permit an addition with a building coverage of approximately thirty (30) percent (20% maiximum allowed), a lot coverage of approximately forty and seven tenths (40.7) percent (40% maximum allowed), and a rear property line setback of twenty and seven hundreths (20.07) feet (30 ft. minimum required).

IV. RECOMMENDATIONS

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

cc: Patricia Ulrich
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[1]: _____ Application No.: #12204C Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☒ Zoning Board of Adjustment Fees: 160.00 Project # 7215

[1] Upon receipt of all fees, documents, plans, etc. Escr. 150.00 Escr.# 7215

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: PATRICIA MARIE ULRICH
Address: 1666 CEDAR AVE.
City: BLACKWOOD
State, Zip: N.J 08012
Phone: 856 228-9072 Fax: 856 478-2689
Email: LEONARD SCZ @ YAHOO.COM

2. Owner(s) (List all Owners)

Name(s): PATRICIA MARIE ULRICH
Address: 1666 CEDAR AVE
City: BLACKWOOD NJ
State, Zip: NJ 08012
Phone: 856 228-9072 Fax: (856 478-2689

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☑ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Donovan Land Surveying & Planning
Address: 19 Hillcrest Road
Profession: Surveyors
City: Stratford
State, Zip: NJ 08084
Phone: 856 627-3550 Fax: 856 627-0330
Email: Donovan Surveyors @ Comcast.Net

Name: Edwin J Jesiolowski
Address: 136 Merion Ave
Profession: Architect
City: Haddonfield
State, Zip: NJ 08033
Phone: (856) 429-3486 Fax: ( ) -
Email: KJesiolows @ Aol.com

7. Location of Property:

Street Address: 1666 Cedar Ave
Block(s): 4703
Tract Area: Plate 47 Tax Map
Lot(s): 6

8. Land Use: S F D

Existing Land Use: S F D 1st FLR
Proposed Land Use (Describe Application): SFD w Addition 29.08 x20'

9. Property:

Number of Existing Lots:
Number of Proposed Lots:

Proposed Form of Ownership:
☐ Fee Simple ☐ Cooperative
☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ☑ No ☐ Yes **(If yes, attach copies)**
Are there *proposed* deed restrictions? ☐ No ☐ Yes

10. Utilities: (Check those that apply.)

☑ Public Water ☑ Public Sewer ☐ Private Well ☐ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	31.74'
Front setback 2	30'
Rear setback	40.07'
Side setback 1	10'
Side setback 2	10'
Lot frontage	50'
Lot depth	100'
Lot area	5000 sq ft
Building height	20'

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

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

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

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

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

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

14. Parking and Loading Requirements:

Number of parking spaces required: 5 Number of parking spaces provided: 5

Number of loading spaces required: 5 Number of loading spaces provided: 5

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

Patricia M [illegible]
Signature of Applicant

6/26/12
Date

Leonard Szyszkowski
Signature of Co-applicant

6-26-12
Date

17. Consent of Owner(s):

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

June 26, 2012
Date

Patricia M Ulrich
Signature

Patricia M Ulrich
Print Name

Sworn and Subscribed to before me this 26th day of June 2012 (Year).

Patricia McLaughlin
Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Patricia M Ulrich
Signature of Applicant

6/26/12
Date

Patricia M Ulrich
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 MAY 22 2012 shows and discloses the premises in its entirety, described as Block 4703 Lot 6; 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:

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

Patricia M Ulrich
Name of property owner of applicant

Sworn and subscribed to
On this 26th day of June
20 12 before the following authority.

Patricia McLaughlin
Notary public

PATRICIA McLAUGHLIN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 14, 2013

Zoning Permit Denial

1666 CEDAR AVE
Block/Lot 4703/6

Applicant
ULRICH, PATRICIA MARIE
1666 CEDAR AVENUE
BLACKWOOD, N J 08012

Real Estate Owner
ULRICH, PATRICIA MARIE
1666 CEDAR AVENUE
BLACKWOOD, N J 08012

This is to certify that the above-named applied for a permit to/authorization fo
a proposed 29'X20' rear yard addition.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Addition does not meet the 30' rear yard setback requirement. A Variance approval is required prior to issuance of permit.

. 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

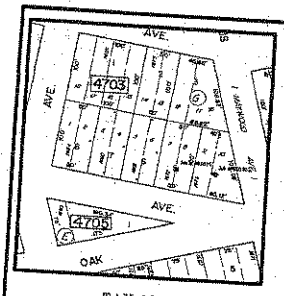
Alisa Ortiz
Zoning Officer
June 21, 2012

Applic No. 7192

Cut Here

Deliver to...

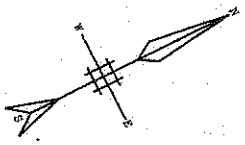
ULRICH, PATRICIA MARIE
1666 CEDAR AVENUE
BLACKWOOD, N J 08012

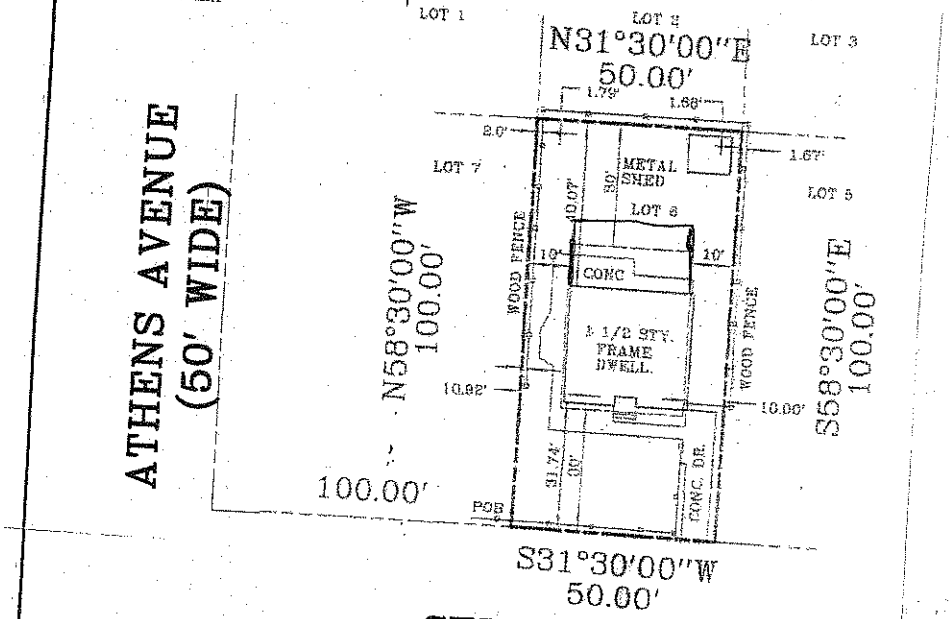


TAX MAP

60 45 30 15 0 30 60

SCALE 1"=30'





BEING LOT 6, BLOCK 4703, PLATE 47, TAX MAP

LOT AREA = 5,000 S.F.

A written 'Waiver and Direction Not to Set Corner Markers' has been obtained from the Ultimate User persuant to N.J.A.C. 13:40-52

DONOVAN
LAND SURVEYING & PLANNING
Surveyors
19 Hillcrest Road
Stratford, NJ 08084
(856) 627-3550
Fax: (856) 627-0330
DonovanSurveyors@comcast.net

SURVEY OF PREMISES	SITUATE IN
1666 CEDAR AVENUE	GLOUCESTER TOWNSHIP CAMDEN COUNTY NEW JERSEY

DATE	5/22/12	SURVEY NO.
SCALE	1"=30'	1205015
DRN. BY	JL	

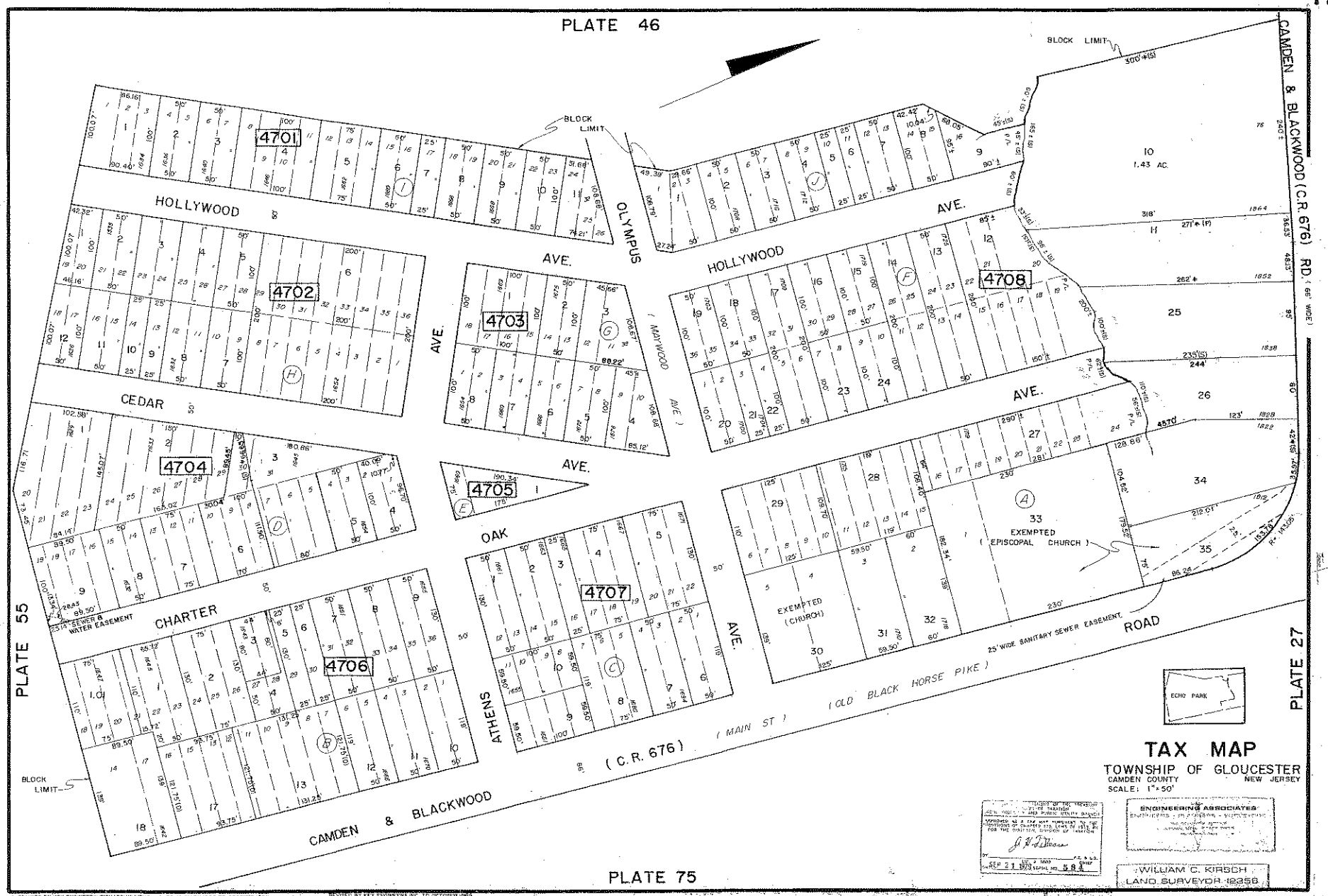
6-10-12 BUILDING TIE

TO: PATRICIA MARIE ULRICH

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 companies and this transaction only. All others relying on this survey must have express written permission from this surveyor

JOHN DONOVAN NJ Prof. Land Surveyor # GS 30736
Prof. Planner #LI 04196

3 Variances Required



REVISED BY KEY ENGINEERS RICHARD W. KIRK, L.S. TO JANUARY 1980 TO OCTOBER 1981
REVISED BY KEY ENGINEERS INC. TO DECEMBER 1981 TO NOVEMBER 1982 TO AUGUST 1984
REVISED BY KEY ENGINEERS INC., ROBERT P. CAMPBELL, L.S. TO DECEMBER 1984 TO DECEMBER 1986
REVISED BY KEY ENGINEERS TO MARCH 1987 TO DECEMBER 1987
REVISED BY KEY ENGINEERS INC. TO DECEMBER 1988
REVISED BY KEY ENGINEERS INC. TO OCTOBER 1989
REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS, INC. TO JULY 1994
REVISED BY REMINGTON & VERNICK ENG TO 3/7/05 - 04157.51

47

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
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HOWARD C. LONG JR, ESQ.
Solicitor

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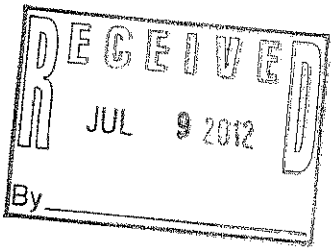
July 9, 2012



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

Re: Application #122040C
Patricia Ulrich
1666 Cedar Avenue, Blackwood, NJ 08012
Block 4703, Lot 6

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 28, 2012

APPLICATION No. 122040C

APPLICANT: Patricia Ulrich

PROJECT No. 77215

RECEIVED
JUL 02 2012
By

BLOCK(S): 4703 Lot(S): 6

LOCATION: 1666 Cedar Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by July 16, 2012

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 and1 Twp. App.
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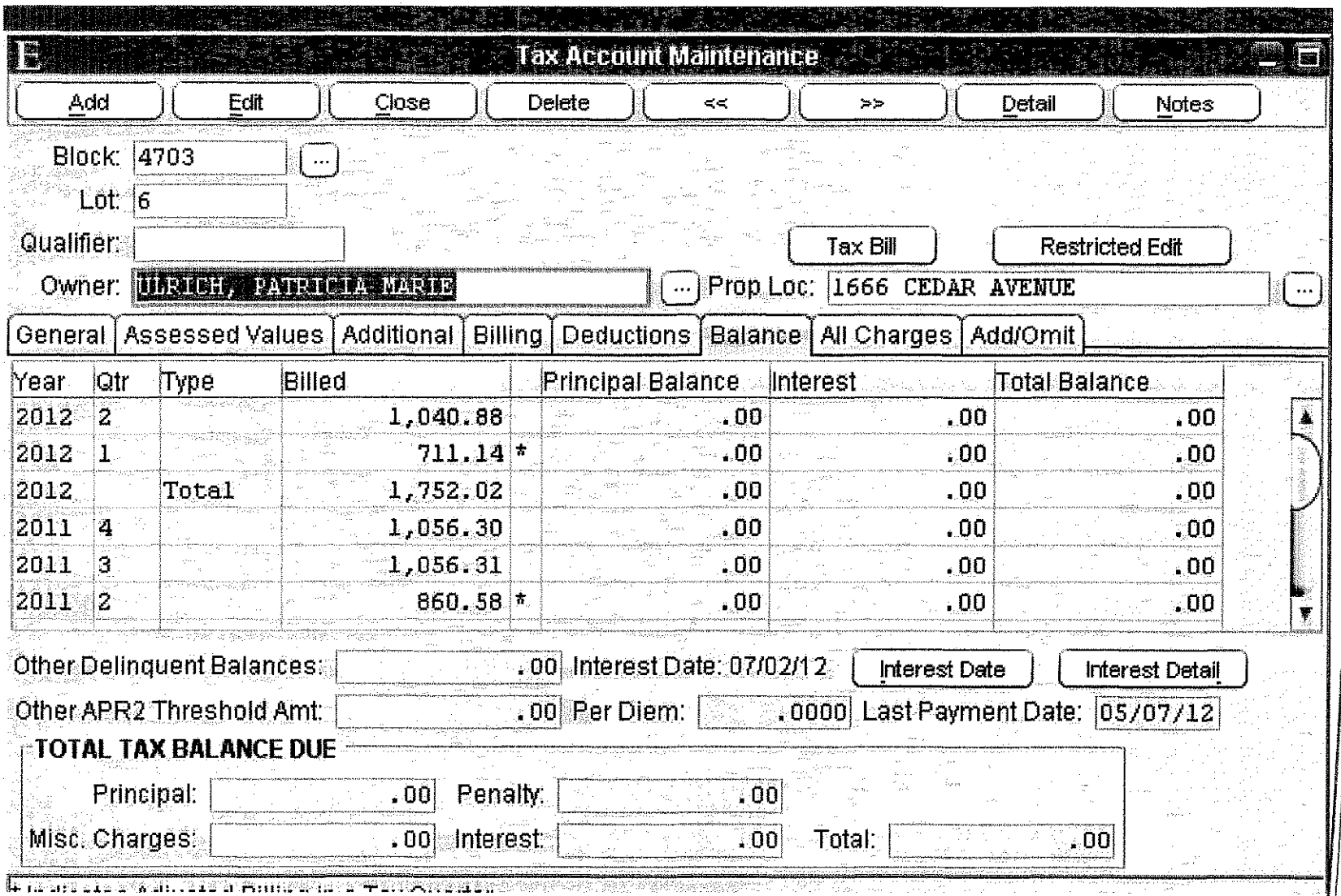
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

6/28/12 No issues.

Signature

Assessor



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JUL 02 2012
By

Current

Bin# 66 B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: June 28, 2012

APPLICATION No. 122040C

APPLICANT: Patricia Ulrich

PROJECT No. 77215

BLOCK(S): 4703 **Lot(S):** 6

LOCATION: 1666 Cedar Ave., Blackwood, NJ 08012

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- ☐ Township Engineer
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- ☐ N.J. American Water Co.
- ☐ Taxes
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- ☐ Traffic Officer
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- ☐ G.T.M.U.A.
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- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

OK 7-11-12 JTG

Signature

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #122040C 1666 Cedar Ave Blackwood Patricia Ulrich Block 4703 Lot 8

☒ 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:

RECEIVED
JUL 11 2012
By

Reviewed By:☒ Lt. Brian McKendry ☐Cpl. Richard Worst

Signature: _____ Date Submitted: 7/11/12

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #122041C**
Jacqueline & Stephen Ortiz
9 E. Kennedy Drive
BLOCK 9901, LOT 50

DATE: July 19, 2012

The above application is to replace an existing six (6) foot high wood fence with a vinyl fence approximately eight (8) feet from the front property line in the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±10,851.66 sf	yes
Minimum lot frontage			
Kennedy Drive	75 ft.	83.21 ft.	yes
Bull Run Road	75 ft.	120.71 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±14.52%[1]	yes
Maximum lot coverage	40%	±31%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling)			
Kennedy Drive	30 ft.	31.86 ft.	yes
Bull Run Road	30 ft.	24.90 ft.	yes
Side yard (dwelling)	10 ft.	12.82 ft.	yes
Rear yard (dwelling)	30 ft.	±35 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

[1] = Scaled data.
* = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§425.C(3), Fences

1. To construct a six (6) foot high vinyl fence approximately eight (8) feet from the front property line along Bull Run Road (40 feet from the cartway is the minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to permit a six (6) foot high vinyl fence approximately eight (8) feet from the property line along Bull Run Road (40 feet from the cartway is the minimum required).

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

cc: Jacqueline & Stephen Ortiz
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[1]: 6/25/12 Application No.: 122041C Taxes Paid Yes/No ____(Initial)

☐ Planning Board ☑ Zoning Board of Adjustment Fees: 160.00 Project # 7216

[1] Upon receipt of all fees, documents, plans, etc. Escr. 150.00 Escr.# 7216

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Jacqueline Ortiz
Address: 9 E. Kennedy Dr.
City: Laurel Springs
State, Zip: NJ 08021
Phone: (215) 768-0659 Fax: (__) ___-____
Email: LafamiliaOrtiz@comcast.net

2. Owner(s) (List all Owners)

Name(s): Stephen Ortiz
9 E. Kennedy Dr.
Address: ____
City: Laurel Springs
State, Zip: NJ 08021
Phone: (__) ___-____ Fax: (__) ___-____

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☑ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ ____

RECEIVED JUL 02 2012 By ____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Stephen Ortiz
Address: 9 E. Kennedy Dr.
Profession:
City: Laurel Springs
State, Zip: NJ 08021
Phone: (267) 258-2875 Fax: (___) ___-____
Email: SSO@esperanzahealth.com

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

7. Location of Property:

Street Address: 9 E. Kennedy Dr.
Tract Area:
Block(s): 9901
Lot(s): 50

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): Replacing 6 ft wood fence with 6 Ft Vinyl. 216 sq ft. approx.

9. Property:

Number of Existing Lots:
Number of Proposed Lots:

Proposed Form of Ownership:
☐ Fee Simple ☐ Cooperative
☐ Condominium ☐ Rental

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

10. Utilities: (Check those that apply.)

☐ Public Water ☐ Public Sewer ☐ Private Well ☐ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2 ✓	20 ft.
Fence type	Full privacy
Fence height	6

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

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

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☐ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

Signature of Applicant

6/25/12
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).**

6/25/12
Date

Signature

Jacqueline Ortiz
Print Name

6/28/12

Sworn and Subscribed to before me this 28th day of June 2012 (Year).

Marilyn Brabazon
Signature

Marilyn Brabazon
Print Name

MARILYN R. BRABAZON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 14, 2013

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). ☐ No ☐ Yes

Signature of Applicant

Jacqueline Ortiz
Print Name

6/25/12
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 6/25/12, shows and discloses the premises in its entirety, described as Block 9901 Lot 50; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

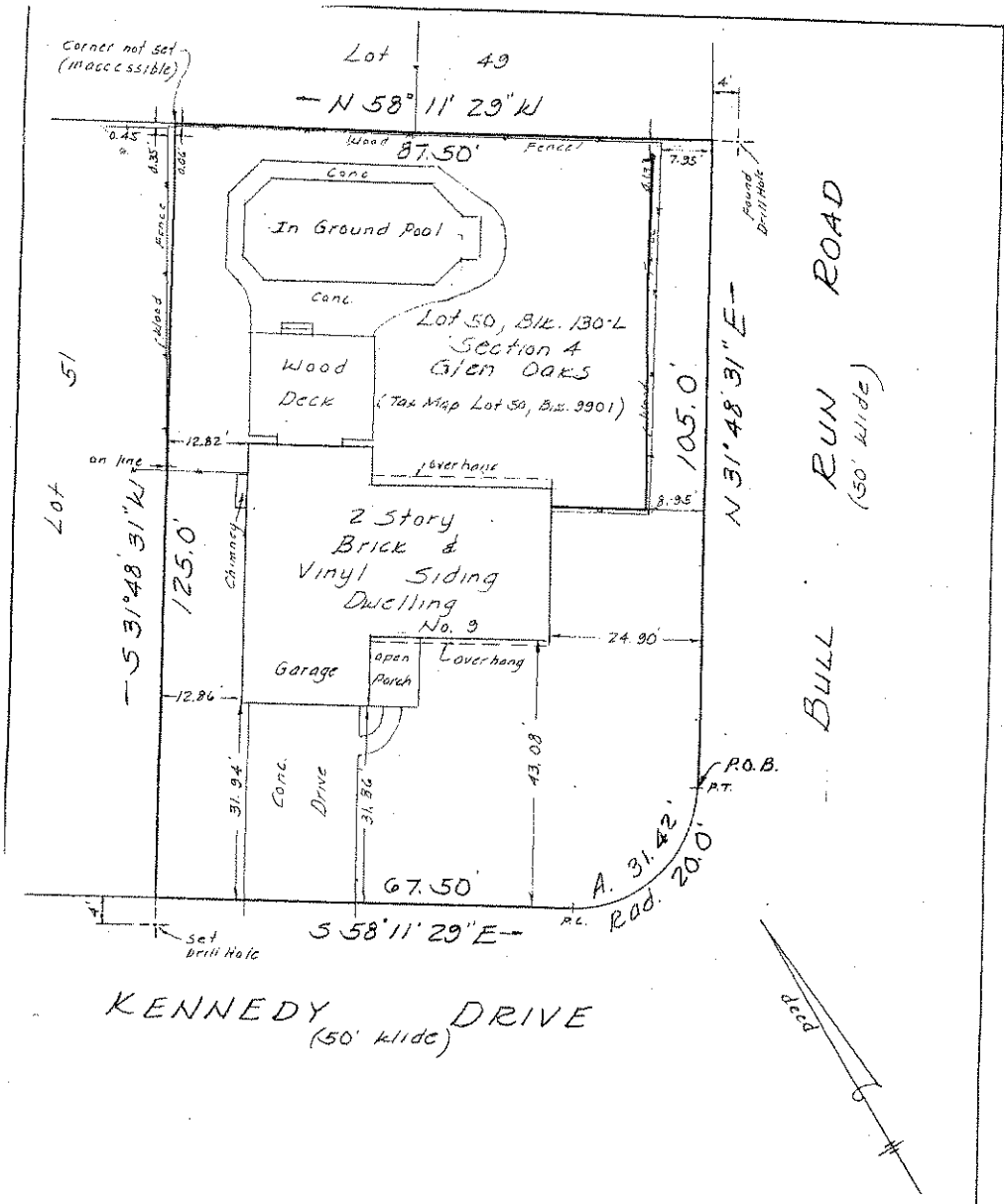
_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Jacqueline Ortiz
Name of property owner or applicant

Sworn and subscribed to
On this 28th day of June
20 12 before the following authority.

Marilyn Brabazon
Notary public

MARILYN R. BRABAZON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 14, 2013



To: Group 21 Title Agency
PHILADELPHIA FEDERAL CREDIT UNION
ITS SUCCESSORS AND/OR ASSIGNS

Stephen S. Ortiz &
TO Jacqueline Ortiz

any insuror of Title relying hereon and any other party in interest:

In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insuror of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.

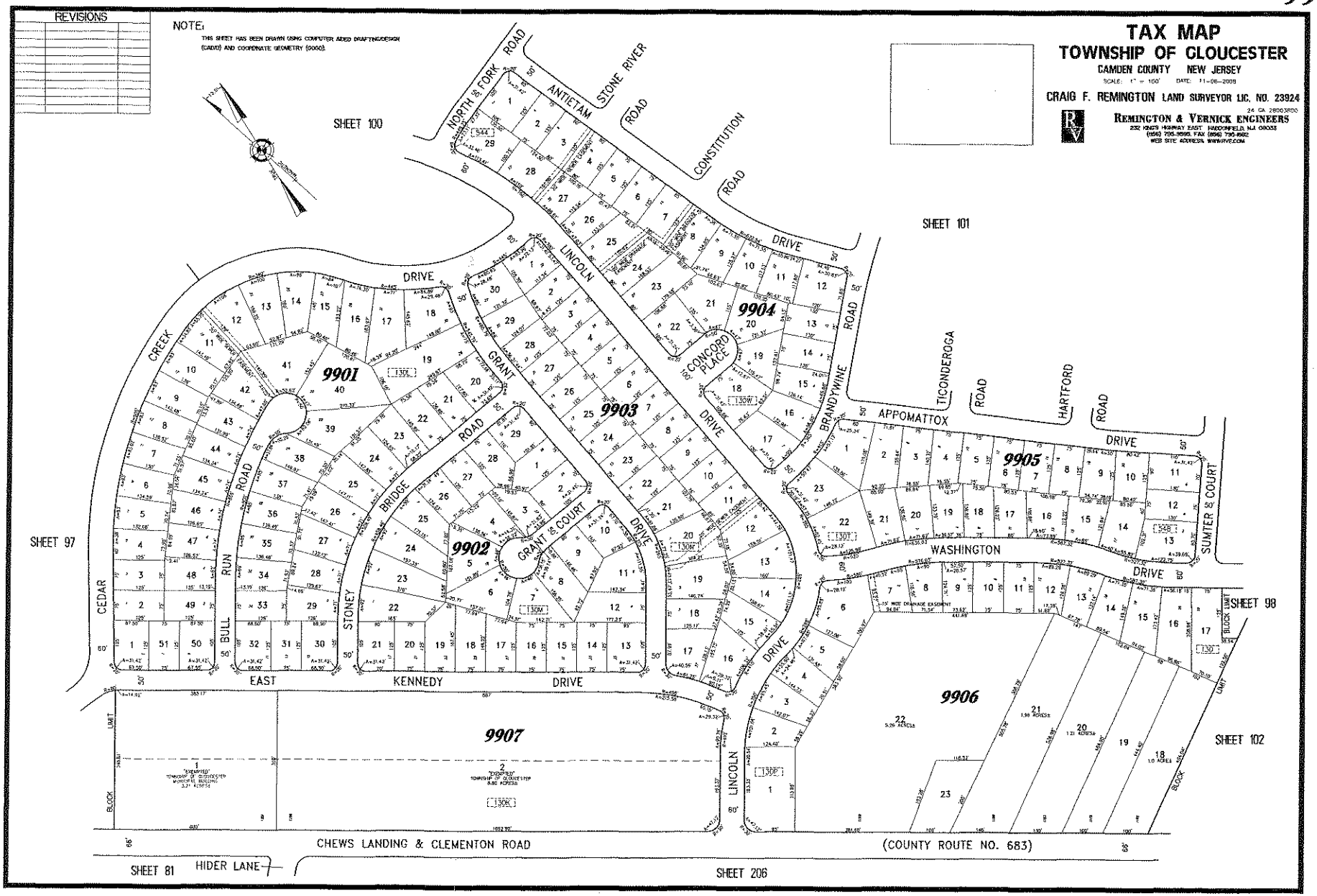
R.W. HUMPHRIES, P.L.S.
N.J. Lic. 12877
Date of Survey Nov. 4, 2004

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108
856-854-5229

Survey of Premises

No. 9 KENNEDY DRIVE
TOWNSHIP OF GLOUCESTER
CAMDEN Co. New Jersey
Scale — 1" = 20'
453-61

RECEIVED
JUL 02 2012
By


REVISIONS
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (GOGO).
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS
SHEET 100
SHEET 101
SHEET 97
SHEET 98
SHEET 102
SHEET 81
SHEET 206
NORTH & FORK ROAD
ANTIETAM
STONE RIVER ROAD
CONSTITUTION ROAD
LINCOLN DRIVE
CONCORD PLACE
BRANDYWINE ROAD
TICONDEROGA ROAD
HARTFORD ROAD
APPOMATTOX DRIVE
WASHINGTON DRIVE
SUMTER & COURT
CREEK DRIVE
CEDAR
BULL RUN ROAD
STONEY BRIDGE ROAD
GRANT & COURT DRIVE
EAST KENNEDY DRIVE
9901
9902
9903
9904
9905
9906
9907
CHEWS LANDING & CLEMENTON ROAD
(COUNTY ROUTE NO. 683)
HIDER LANE
BLOCK LIMIT

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

RECEIVED
JUL 09 2012
By

DATE: July 2, 2012 **APPLICATION No.** 122041C

APPLICANT: Jacqueline & Stephen Ortiz **PROJECT No.** 77216

BLOCK(S): 9901 **Lot(S):** 50

LOCATION: 9 E. Kennedy Dr., Laurel Springs, NJ 08021

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
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STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by July 16, 2012***
- ☐ For Your Files.

REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL:
DATE: 7-6-12

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
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- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

w/d comment

Signature

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FRANK SIMIRIGLIA
Vice Chairman

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July 9, 2012

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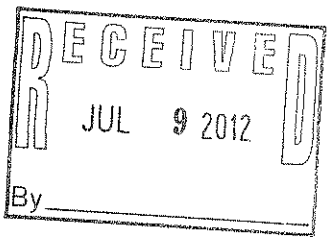

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Jacqueline & Stephen Ortiz
9 E. Kennedy Drive, Laurel Springs, NJ 08021
Block 9901, Lot 50

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 2, 2012 **APPLICATION No.** 122041C

APPLICANT: Jacqueline & Stephen Ortiz **PROJECT No.** 77216

BLOCK(S): 9901 **Lot(S):** 50

LOCATION: 9 E. Kennedy Dr., Laurel Springs, NJ 08021

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☒ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by July 16, 2012***
- ☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 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

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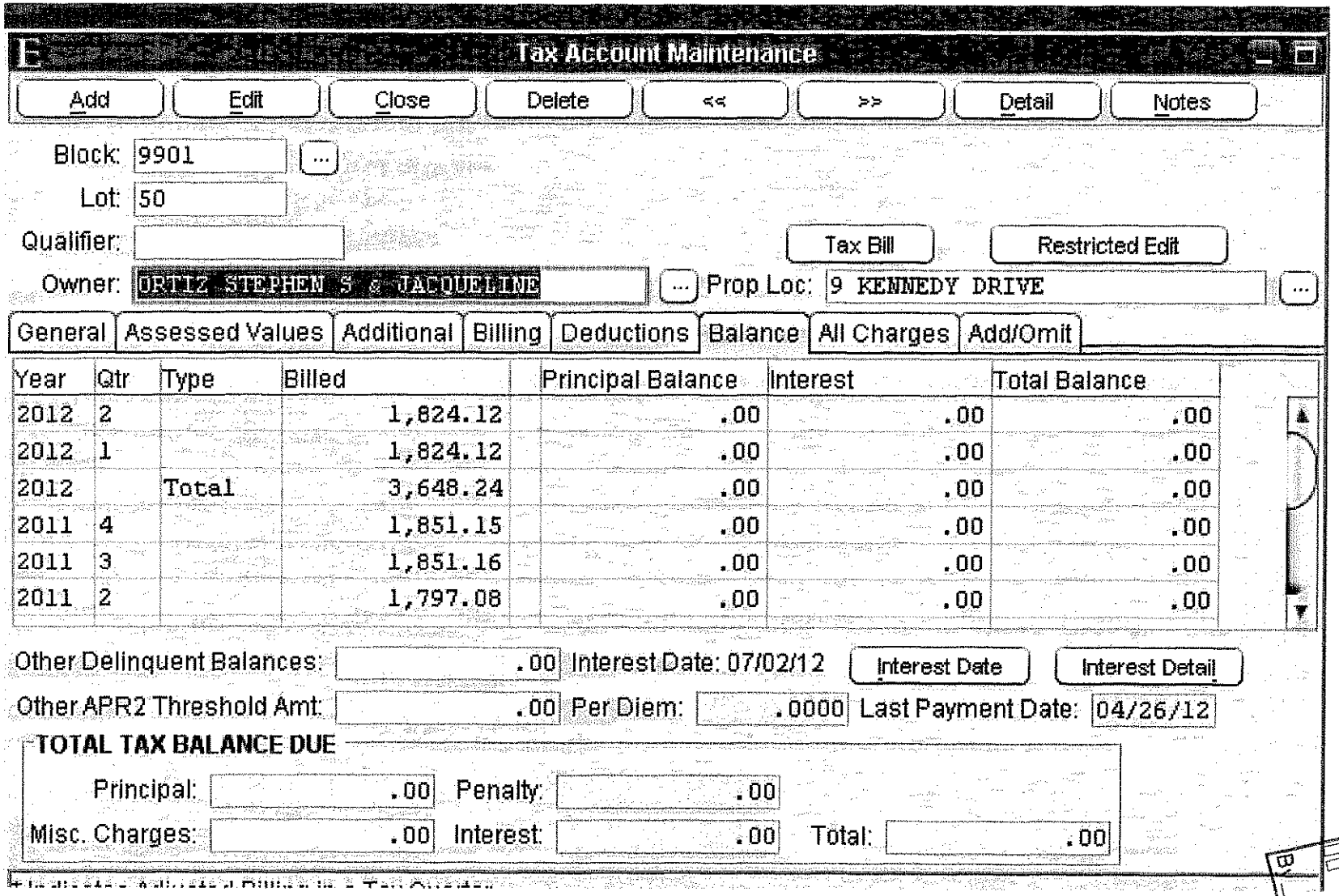
By

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

Fence Replacement - NO ISSUES.

Signature 7/2/12


Tax Account Maintenance
Add
Edit
Close
Delete
<<
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Detail
Notes
Block: 9901
Lot: 50
Qualifier:
Tax Bill
Restricted Edit
Owner: ORTIZ STEPHEN S & JACQUELINE
Prop Loc: 9 KENNEDY DRIVE
General
Assessed Values
Additional
Billing
Deductions
Balance
All Charges
Add/Omit
Year Qtr Type Billed Principal Balance Interest Total Balance
2012 2 1,824.12 .00 .00 .00
2012 1 1,824.12 .00 .00 .00
2012 Total 3,648.24 .00 .00 .00
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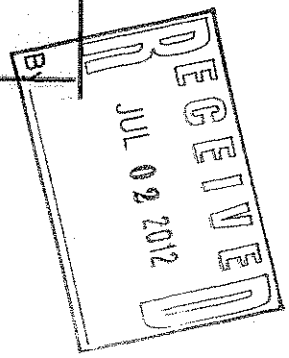
2011 3 1,851.16 .00 .00 .00
2011 2 1,797.08 .00 .00 .00
Other Delinquent Balances: .00
Interest Date: 07/02/12
Interest Date
Interest Detail
Other APR2 Threshold Amt: .00
Per Diem: .0000
Last Payment Date: 04/26/12
TOTAL TAX BALANCE DUE
Principal: .00
Penalty: .00
Misc. Charges: .00
Interest: .00
Total: .00

Current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JUL 02 2012
BY

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #122041C 9 E Kennedy Dr Laurel Springs Jacqueline/Stephen Ortiz Block 9901 Lot 50

☒ 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:

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By

Reviewed By: ☒ Lt. Brian McKendry ☐ Cpl. Richard Worst

Signature: _____ Date Submitted: 7/11/12

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TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 2, 2012

APPLICATION No. 122041C

APPLICANT: Jacqueline & Stephen Ortiz

PROJECT No. 77216

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JUL 19 2012
By

BLOCK(S): 9901 **Lot(S):** 50

LOCATION: 9 E. Kennedy Dr., Laurel Springs, NJ 08021

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by July 16, 2012***
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- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

OK 7-18-12 JVA

Signature

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #122042C**
Victoria & Dominic DeVone
154 Sturbridge Drive
BLOCK 16406, LOT 5

DATE: July 19, 2012

The above application is to construct a four (4) foot high cedar picket fence approximately twenty (20) feet from the front property line in the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

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

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	12,135.8 sf	yes
Minimum lot frontage			
Sturbridge Drive	75 ft.	102.54 ft.	yes
Danbury Drive	75 ft.	98.97 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±12.3%[1]	yes
Maximum lot coverage	40%	±17.3%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front (dwelling)			
Sturbridge Drive	30 ft.	32.60 ft.	yes
Danbury Drive	30 ft.	23.38 ft.	yes
Side yard (dwelling)	10 ft.	18.40 ft.	yes
Rear yard (deck)	30 ft.	±28 ft.	enc
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

[1] = Scaled data.
* = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§425.C(3), Fences

1. To construct a four (4) foot high cedar picket fence approximately twenty (20) feet from the front property line along Danbury Drive (40 feet from the cartway is the minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to permit a four (4) foot high cedar picket fence approximately twenty (20) feet from the front property line along Danbury Drive (40 feet from the cartway is the minimum required).

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

cc: Victoria & Dominic DeVone
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

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JUL 02 2012
By

For Office Use Only

Submission Date[1]: _____ Application No.: 122042C

Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: 160.00 Project # 1211

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

Escr. 150.00 Escr.# 1211

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Victoria DeVone
Address: 154 Sturbridge Dr.
City: Erial
State, Zip: NJ 08081
Phone: 856 627-0690 Fax: ( ) -
Email: VikkiDeVone@gmail.com

2. Owner(s) (List all Owners)

Name(s): Dominic DeVone
Victoria DeVone
Address: 154 Sturbridge Dr.
City: Erial
State, Zip: NJ 08081
Phone: 856 627-0690 Fax: ( ) -

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☒ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Victoria DeVone
Address: 154 Sturbridge Dr.
Profession:
City: Erial
State, Zip: NJ 08081
Phone: (856) 627-0690 Fax: ( ) -
Email: VikkiDeVone@gmail.com

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

7. Location of Property:

Street Address: 154 Sturbridge Dr. Block(s): 16406
Tract Area: Lot(s): 5

8. Land Use:

Existing Land Use: private home
Proposed Land Use (Describe Application): 4' cedar picket fence. 80' from front + 26' from side yard.

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.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

Fence Application	Proposed
Setback from E.O.P.*1 Front	80'
Setback from E.O.P.*2 Side	26'
Fence type	wood picket
Fence height	4'

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

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

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

Victoria DeVone
Signature of Applicant

7/2/12
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).**

July 2ND 2012
Date

Victoria DeVone
Signature

Victoria DeVone
Print Name

Sworn and Subscribed to before me this

2ND day of July

2012 (Year).

Patricia McLaughlin
Signature

PATRICIA McLAUGHLIN
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). ☒ No ☐ Yes

Victoria DeVone
Signature of Applicant

Victoria DeVone
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 5/16/01, shows and discloses the premises in its entirety, described as Block 16406 Lot 5, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Victoria DeVone
Name of property owner or applicant

Sworn and subscribed to
On this 2ND day of July
20 12 before the following authority.

Patricia McLaughlin
Notary public

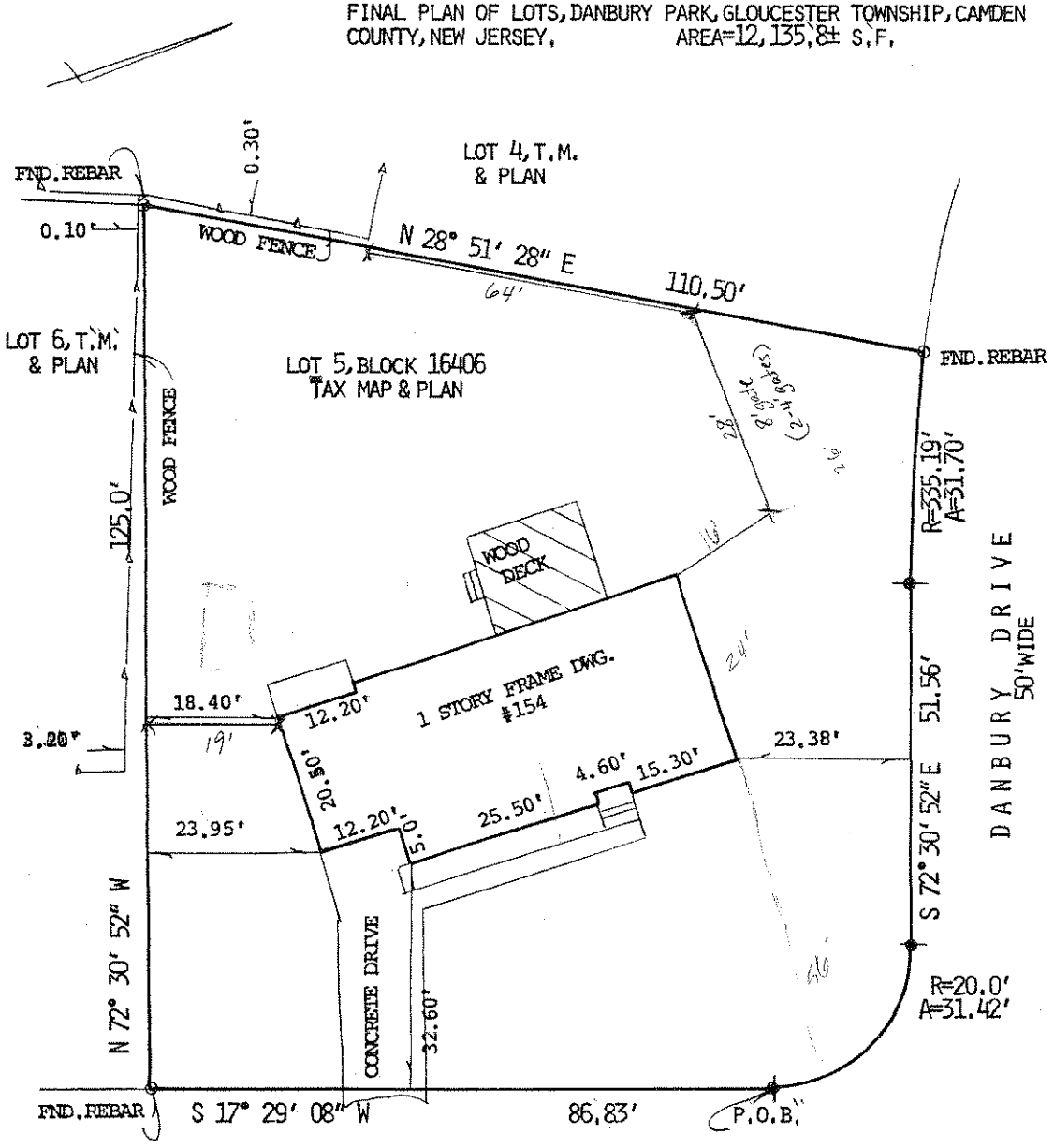
PATRICIA McLAUGHLIN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 14, 2013

NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE

MERIDIAN- DEED BASE XX TAX MAP BASE __ PLAN BASE __ FORMER SURVEY BASE__

O = REBAR / IRON PIPE SET
□ = CONCRETE MONUMENT SET

DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 5, BLOCK 16406 ON THE OFFICIAL TAX MAP.; A/K/A LOT 5, BLOCK 16406 AS SHOWN ON FINAL PLAN OF LOTS, DANBURY PARK, GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY. AREA=12,135.8± S.F.



TO: AFFILIATED TITLE OF SOUTH JERSEY
PHH MORTGAGE SERVICES
ITS SUCCESSORS AND/OR ASSIGNS,
AS THEIR INTEREST MAY APPEAR

TO THE OWNER: DOMINIC M. DEVONE & VICTORIA L. DEVONE, H/W	SURVEY OF PREMISES NO. 154 STURBRIDGE DRIVE
TO THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the discription furnished I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands not visible) as an inductment for the insurer of title to insure the title to the lands and premises shown hereon.	SITUATE TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY

ALBERT N. FLOYD & SON
LAND SURVEYORS
ALBERT N. FLOYD ... N.J. LIC. NO. 21759
ALBERT N. FLOYD, JR .N.J. LIC. NO. 36725
P.O. BOX 903, ELMER, NEW JERSEY 08318

New Jersey
Lic. No 21759

ALBERT N. FLOYD L.S.

DATE	SCALE	DRAWN	CHECKED	NUMBER
5/16/01	1"= 20'	S.M.F.	A.N.F.	01-794

Zoning Permit Denial

154 STURBRIDGE DR
Block/Lot 16406/5

Applicant
DEVONE, DOMINIC M & VICTORIA L
154 STURBRIDGE DRIVE
ERIAL NJ 08081

Real Estate Owner
DEVONE, DOMINIC M & VICTORIA L
154 STURBRIDGE DRIVE
ERIAL NJ 08081

This is to certify that the above-named applied for a permit to/authorization fo
a proposed 4' rear yard cedar picket fence.. This application for approval is hereby denied

Zone
R3
Application is
Denied

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

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

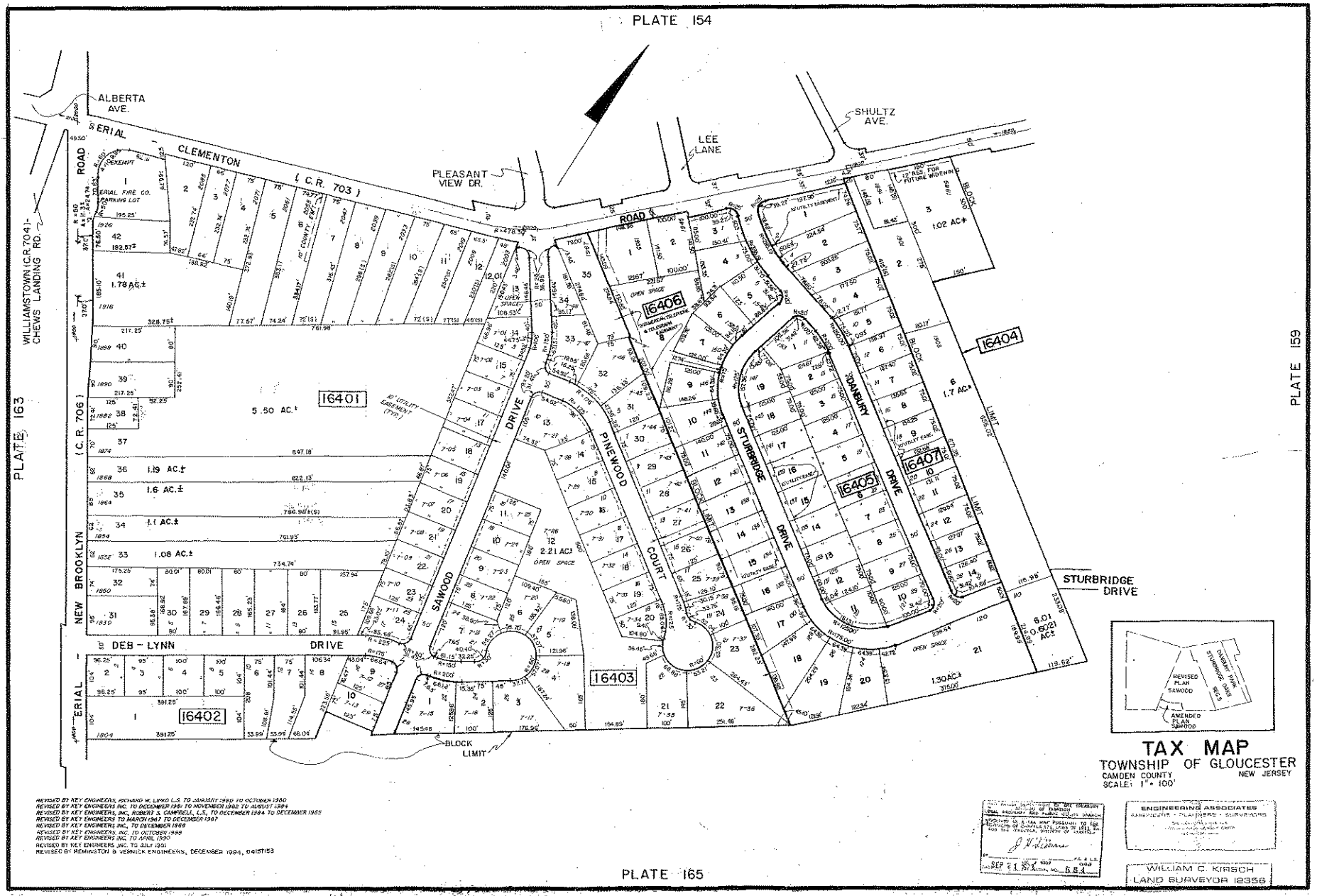
Alisa Ortiz
Zoning Officer
April 24, 2012

Applic No. 6953

Cut Here

Deliver to...

DEVONE, DOMINIC M & VICTORIA L
154 STURBRIDGE DRIVE
ERIAL NJ 08081



TAX MAP

TOWNSHIP OF GLOUCESTER

CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100'

REVISED BY KEY ENGINEERS, RICHARD W. LYKO L.S. TO JANUARY 1986 TO OCTOBER 1990
REVISED BY KEY ENGINEERS INC. TO DECEMBER 1981 TO NOVEMBER 1982 TO AUGUST 1984
REVISED BY KEY ENGINEERS, INC. ROBERT S. CAMPBELL, L.S. TO DECEMBER 1984 TO DECEMBER 1985
REVISED BY KEY ENGINEERS TO MARCH 1967 TO DECEMBER 1967
REVISED BY KEY ENGINEERS INC., TO DECEMBER 1968
REVISED BY KEY ENGINEERS, INC. TO OCTOBER 1969
REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS INC. TO JULY 1991
REVISED BY REMINGTON & VERNICK ENGINEERS, DECEMBER 1994, 04185T1S3

SEP 21 1995 — 584

ENGINEERING ASSOCIATES
ENGINEERS - PLANNERS - SURVEYORS

WILLIAM C. KIRSCH
LAND SURVEYOR 12356

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

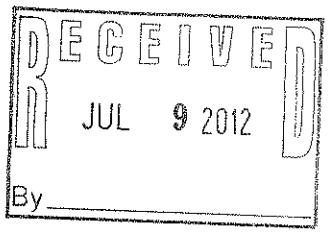
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

July 9, 2012

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



Re: Application #122042C – Project #7217
Victoria & Dominic DeVone
154 Sturbridge Drive, Erial, NJ 08081
Block 16406, Lot 5

Gentlemen:

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

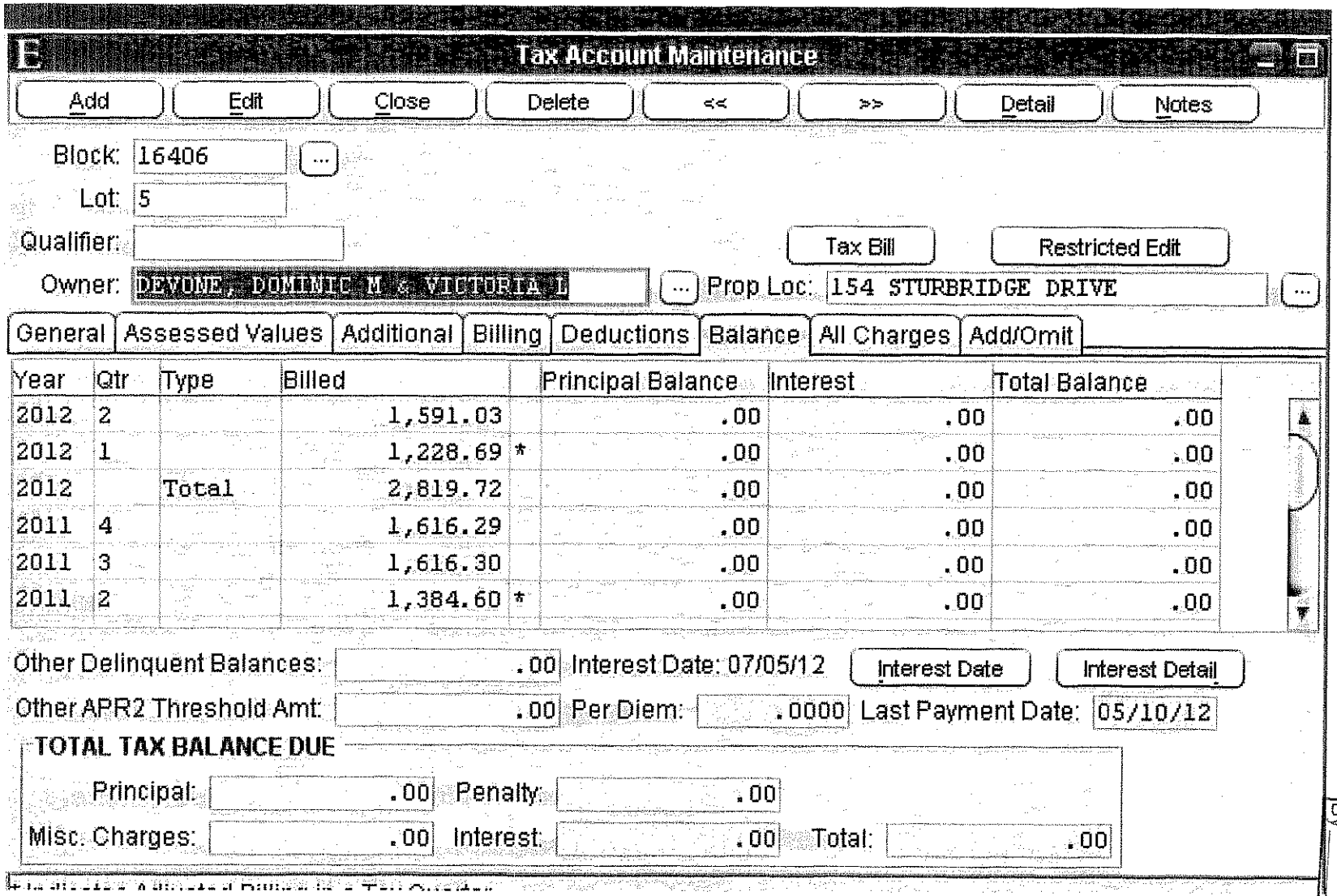
Should you have any further questions, please feel free to contact me.

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Robert C. Benson
Executive Director

RCB:mh



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JUL 09 2012
By

Current

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #122042C-1 154 Sturbridge Dr Erial Victoria DeVone Block 16406 Lot 5

☒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:

RECEIVED
JUL 11 2012
By

Reviewed By: ☒ Lt. Brian McKendry ☐ Cpl. Richard Worst

Signature: _____ Date Submitted: 7/11/12

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 3, 2012

APPLICATION No. 122042C

APPLICANT: Victoria & Dominic DeVone

PROJECT No. 7217

BLOCK(S): 16406 **Lot(S):** 5

LOCATION: 154 Sturbridge Dr., Erial, NJ 08081

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by July 17, 2012

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 and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

No issues.

Signature _____ 7/5/12

Bin#69 B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 3, 2012

APPLICATION No. 122042C

APPLICANT: Victoria & Dominic DeVone

PROJECT No. 7217

RECEIVED
JUL 19 2012
By

BLOCK(S): 16406 **Lot(S):** 5

LOCATION: 154 Sturbridge Dr., Erial, NJ 08081

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
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- ☐ Aqua N.J. Water Co.
- ☒ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
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STATUS OF APPLICATION:

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

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

OK 7-18-12 JLC Bldg

Signature

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #122045C**
Anthony Trombetta
19 York Terrace
BLOCK 15402 LOT 7

DATE: July 19, 2012

The above application is to permit a 10' x 17' "tiki hut" (cabana) 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 (§403.F):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	1 ac.	enc
Minimum lot frontage	125 ft.	75 ft.	enc
Minimum lot depth	125 ft.	170.32 ft.	yes
Maximum building coverage	**15%**	**±18.6%[1]**	**no***
Maximum lot coverage	**30%**	**±44.7%[1]**	**no***
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	50 ft.	45 ft.	enc
Side yard (dwelling)	25 ft.	±12 ft. / ±9 ft.	yes / yes
Rear yard (deck)	75 ft.	±75 ft.[1]	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes
CABANA SIZE AND SETBACK LIMITATIONS			
Cabana area (max.)	**168 sf**	**170 sf**	**no***
Front yard (min.)	N.P.	no	yes
Side yard (min.)	**10 ft.**	**3 ft.**	**no***
Side yard (min.)	10 ft.	±62 ft.[1]	yes
Rear yard (min.)	15 ft.	±28 ft.[1]	yes
Accessory building height (max.)	15 FT.	9 ft.	yes

[1] = Scaled data.
* = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from §403.F, Area, Yard, Height and Building Coverage and §422.K(6), Residential Swimming Pools and Cabanas:

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

1. Building Coverage: (±18.6% provided v. 15% maximum allowed).
2. Lot Coverage: (±44.7% provided v. 30% maximum allowed).

§422.K(6), Residential Swimming Pools and Cabanas

3. Cabana area: (170 sf provided v. 168 sf maximum allowed).
4. Side yard: (3 ft. provided v. 10 ft. minimum required).

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

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

The Board must consider the following in satisfying the positive criteria for the required variances:

5. 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)).
6. 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 §403.F, Area, Yard, Height and Building Coverage to permit a building coverage of eighteen and six tenths (18.6) percent (15% maximum allowed) a lot coverage of forty four and seven tenths (44.7) percent (30% maximum allowed and Section422.K(6), Residential Swimming Pools and Cabanas to permit a tiki hut (cabana) area of one hundred seventy (170) square feet (168 sf maximum allowed) and a side yard setback of three (3) feet (10 ft. minimum required).

cc: Anthony Trombetta
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[1]: _____ Application №.: 122045C

Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: 160.00 Project #: 7220

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

Escr. 150.00 Escr.# 7220

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Anthony Trombetta.
Address: 19 York Terrace.
City: Sicklerville
State, Zip: NJ. 08081
Phone: (856) 627-3462 Fax: (215) 724-3906
Email: Quaker04111@yahoo.com

2. Owner(s) (List all Owners)

Name(s): Anthony Trombetta, Rita Trombetta.
Address: 19 York Terrace.
City: Sicklerville
State, Zip: NJ. 08081
Cell Phone: (215) 778-6562 Fax: (___) ___-____

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☑ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED JUL 10 2012 By _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Anthony Trombetta.
Address: 19 York Terrace
Profession: Property Management
City: Phila.
State, Zip: PA. 19153
Phone: 215 778-6562 Fax: ( ) -
Email: Quaker04111@yahoo.com

Name: Donovan Surveyors
Address: 19 Hillcrest Rd.
Profession: Land Surveyor + Planning
City: Stratford
State, Zip: NJ. 08081
Phone: (856) 627-3550 Fax: (856) 627 0330
Email: DonovanSurveyors@comcast.net

7. Location of Property:

Street Address: 19 York Terrace
Block(s): 15402
Tract Area:
Lot(s): 7

8. Land Use:

Existing Land Use: 10'x17' 9' Peak Base is 7' Open Ceiling
Proposed Land Use (Describe Application): Proposing Tiki Hut - 3 sheds pre-existing
① 10x13 ② 6x8 ③ 9x12; Bldg + impervious coverage

9. Property:

Number of Existing Lots:
Number of Proposed Lots:

Proposed Form of Ownership:
☐ Fee Simple ☐ Cooperative
☐ Condominium ☐ Rental

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

10. Utilities: (Check those that apply.)

☑ Public Water ☐ Public Sewer ☐ Private Well ☑ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	115'
Front setback 2	
Rear setback	30'
Side setback 1	3'
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	9' Peak 7' Base Height

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

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

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

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

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

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

14. Parking and Loading Requirements:

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

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

_____ 7-5-12

Signature of Applicant — Date

_____ _____

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

July 10, 2012
Date

Signature

Anthony Tombetta
Print Name

Sworn and Subscribed to before me this 10th day of July 2012 (Year).

MARY M. DIROSA NOTARY PUBLIC OF NEW JERSEY MY COMMISSION EXPIRES MARCH 24, 2013

Signature

Mary M. DiRosa (Mary M. DiRosa)
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). ☑ No ☐ Yes

Signature of Applicant

Anthony Tombetta
Print Name

7-5-12
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 7-14-12, shows and discloses the premises in its entirety, described as Block 15402 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:

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

Sworn and subscribed to
On this 10 day of July, 2012 before the following authority.

MARY M. DIROSA NOTARY PUBLIC OF NEW JERSEY MY COMMISSION EXPIRES MARCH 24, 2013

Name of property owner or applicant

Mary M. DiRosa
Notary public

Zoning Permit Denial

19 YORK TER
Block/Lot 15402/7

Applicant
TROMBETTA, ANTHONY & RITA
19 YORK TERRACE
SICKLERVILLE NJ 08081

Real Estate Owner
TROMBETTA, ANTHONY & RITA
19 YORK TERRACE
SICKLERVILLE NJ 08081

This is to certify that the above-named applied for a permit to/authorization fo
a proposed 10'X17' tiki hut.. This application for approval is hereby denied

Zone
R1
Application is
Denied

Comments on Decision:
The permit requires a prior Variance approval due to the fact that with this proposed accessory use, the total building coverage of 15% is exceeded with the numerous existing accessory buildings.

. 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
June 27, 2012

Applic No. 7199

Cut Here

Deliver to...

TROMBETTA, ANTHONY & RITA
19 YORK TERRACE
SICKLERVILLE NJ 08081

deny - Exceeds bldg coverage of 15%

Department of Community Development & Planning
P. O. Box 8, Blackwood, NJ 08012

Telephone: (856) 374-3512 FAX: (856) 232-6229

APPLICATION FOR ZONING PERMIT (RESIDENTIAL)

Date: 6-22-12 Block: 15402 Lot: 7

Name of Applicant: Anthony Trombetta Jr. Telephone: 856-627-3462

Address of Applicant: 19 York Terrace Sicklerville NJ. 08081

Name of Property Owner: Anthony Trombetta Jr. Telephone: (215)-778-6562 Cell

Address of Property Owner: 19 York Terrace Sicklerville NJ. 08081

Work site street address: Same As Above

Type of work and/or use: Tiki Hut

Is the property subject to a Planning Board or Zoning Board of Adjustment Approval? ☐ Yes ☐ No

If yes, provided application number: _____

A SIGNED PLOT PLAN OR SURVEY SHOWING ALL EXISTING BUILDINGS, STRUCTURES, SHEDS, POOLS, DRIVEWAYS, PATIOS, WALKWAYS, FENCES AND ANY OTHER FEATURE ALONG WITH THE PROPOSED BUILDING/STRUCTURE DIMENSIONS, HEIGHT, AND DISTANCE (SETBACKS) FROM AT LEAST TWO (2) PROPERTY LINES **MUST BE SUBMITTED WITH THIS APPLICATION**.

ZONING PERMIT EXEMPTIONS

Siding	Roofing	Replace existing steps	Windows
Doors	Sewer/Septic	Electrical (interior only)	Interior renovations

****

1. DWELLING: _____ Type: Single family (SFD) or Two family (TFD) | _____ Building Area (sq. ft.) | _____ Height

2. ADDITION: _____ L x W and/or sq. ft. | _____ Height | _____ Stories | _____ Use: (i.e., bedroom, bathroom, etc.)

3. GARAGE: _____ L x W and/or sq. ft. | _____ Height | _____ Stories | _____ Second garage (Yes/No)

4. SHED: Tiki Hut 10' x 17' L x W and/or sq. ft. | Peak 9' Base Height 7' Height | 1 Stories | open ceiling Second shed (Yes/No)

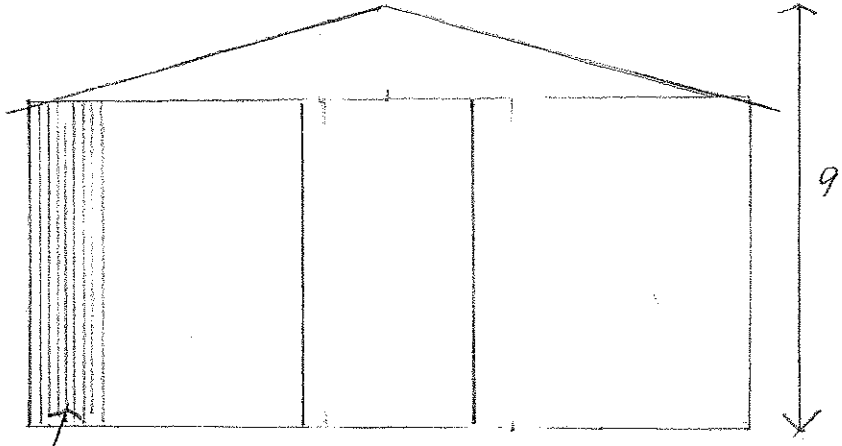
5. POOL: _____ L x W and/or sq. ft. | _____ Type (Above ground or Inground)

6. FENCE: _____ Style | _____ Height

7. OTHER: _____ L x W and/or sq. ft. | _____ Proposed Use/Construction (i.e., deck, patio, driveway, etc.)

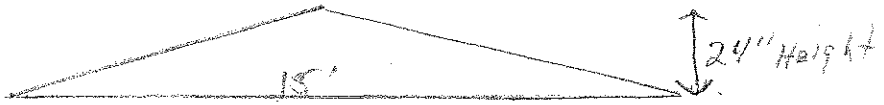
I understand if any of the information is incorrect an approval may be voided.

Anthony Trombetta Jr. (OWNER'S NAME) [signature] (OWNER'S SIGNATURE)



~~4"x4" Post 7' in height~~

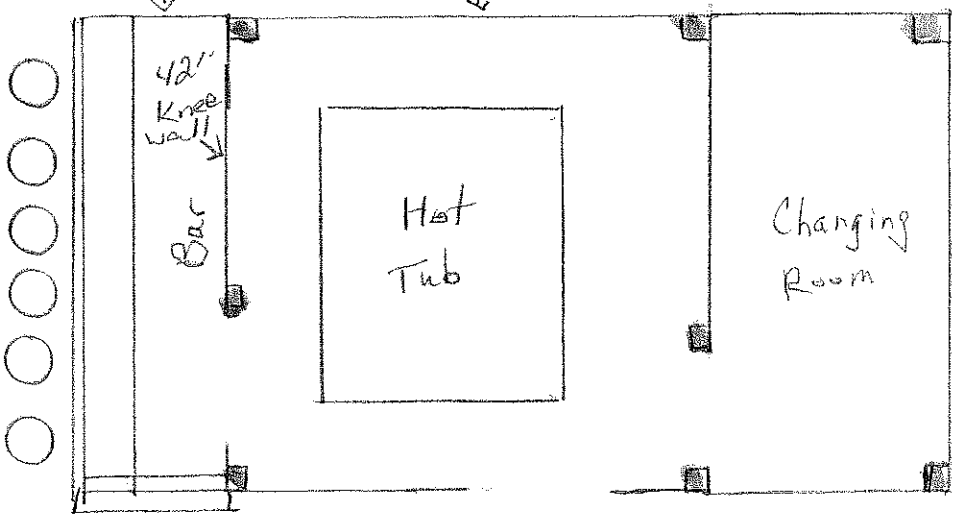
19/32" CDX Roof Sheathing + Tar Paper + Thatchin
2"x6" Joist 24" Centers



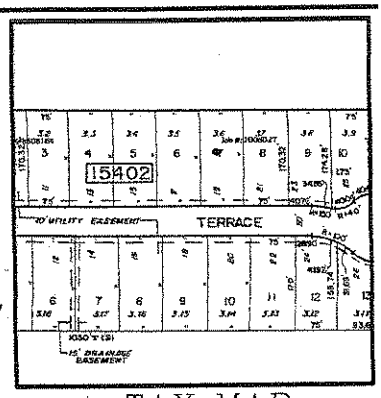
- 1" Diameter bamboo fencing covers the entire exterior.
- Nothing on the inside walls.

Bar Height 42" 2"x4" Construction

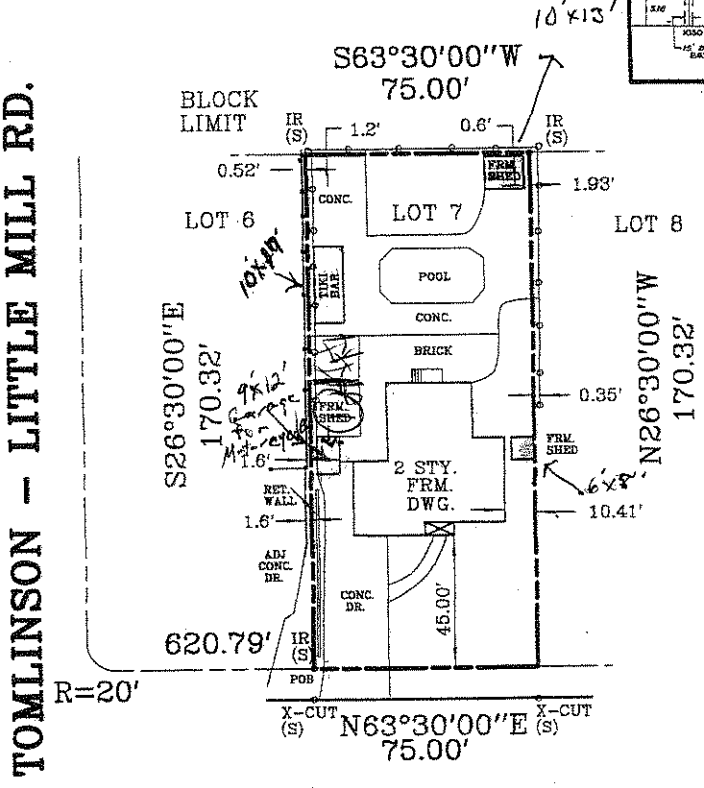
All Post are tied in with 2x4" Framing.



* sitting on a 6" Slab of Concrete 5000 PSI.



TAX MAP



YORK TERRACE
(50' WIDE)

BEING LOT 7, BLOCK 15402, PLATE 154, TAX MAP

A./K./A. LOT 3.6, BLOCK 378, PLAN OF MILL RIDGE .

LOT AREA = 12,774 S.F.

100 75 50 25 0 50 100

SCALE 1"=50'

DONOVAN
LAND SURVEYING & PLANNING
Surveyors
19 Hillcrest Road
Stratford, NJ 08084
(856) 627-3550
Fax: (856) 627-0330
DonovanSurveyors@comcast.net

DATE: 7-14-10

SURVEY NO. 1006027

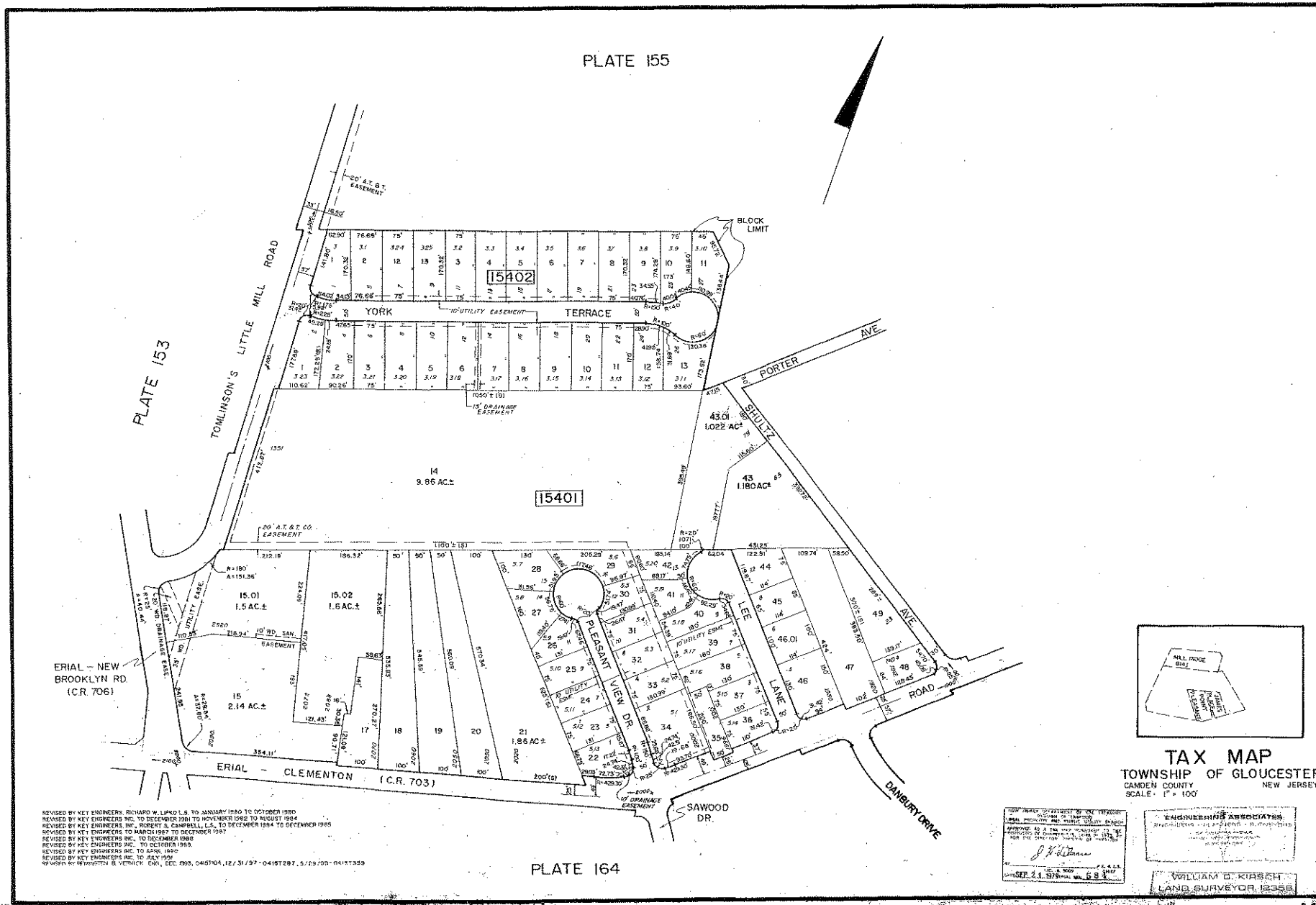
SCALE: 1"=50'

DRN. BY: JL

SURVEY OF PREMISES	SITUATE IN
19 YORK TERRACE	GLOUCESTER TWP. CAMDEN COUNTY NEW JERSEY

TO: ANTHONY TROMBETTA & RITA TROMBETTA

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



REVISED BY KEY ENGINEERS, RICHARD W. LIPKO L.S. TO JANUARY 1980 TO OCTOBER 1980
REVISED BY KEY ENGINEERS INC. TO DECEMBER 1981 TO NOVEMBER 1982 TO AUGUST 1984
REVISED BY KEY ENGINEERS, INC., ROBERT S. CAMPBELL, L.S. TO DECEMBER 1984 TO DECEMBER 1985
REVISED BY KEY ENGINEERS TO MARCH 1987 TO DECEMBER 1987
REVISED BY KEY ENGINEERS INC., TO DECEMBER 1988
REVISED BY KEY ENGINEERS INC., TO OCTOBER 1989.
REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS INC. TO JULY 1991
REVISED BY WASHINGTON & VERNICK ENG., DEC. 1993, 0461104, 12/31/97 - 0461287, 5/29/98 - 0461339

TAX MAP

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

ENGINEERING ASSOCIATES

WILLIAM C. KIRSCH
LAND SURVEYOR, 12356

~~Unit~~ 10 (B)

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 10, 2012

APPLICATION No. 122045C

APPLICANT: Anthony Trombetta

PROJECT No. 7220

RECEIVED
JUL 19 2012

BLOCK(S): 15402 Lot(S): 7

LOCATION: 19 York Terrace, Sicklerville, NJ 08012

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
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- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by July 19, 2012***
- ☐ For Your Files.

ENCLOSED:

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

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

* Require 5' Min Setback from property line to avoid the required 1hr fire rating of Exterior walls & overhangs.
7-19-12 JTA Bldg.

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 10, 2012

APPLICATION No. 122045C

APPLICANT: Anthony Trombetta

PROJECT No. 7220

BLOCK(S): 15402 **Lot(S):** 7

LOCATION: 19 York Terrace, Sicklerville, NJ 08012

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JUL 17 2012
By

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by July 19, 2012***
- ☐ For Your Files.

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 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 7/11/12

A lot of coverage on lot in an area that sometimes has drainage issues. OK as long as it does not negatively affect neighbors.

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

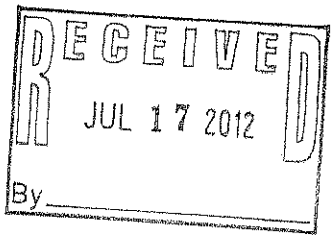
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

July 16, 2012

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



Re: Application #122045C
Anthony Trombetta
19 York Terrace, Sicklerville, NJ 08012
Block 15402, 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

Raymond J. Carr
Deputy Executive Director

RJC:mh

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #122045C 19 York Terrace Sickerville Anthony Trombetta Block 15402 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:

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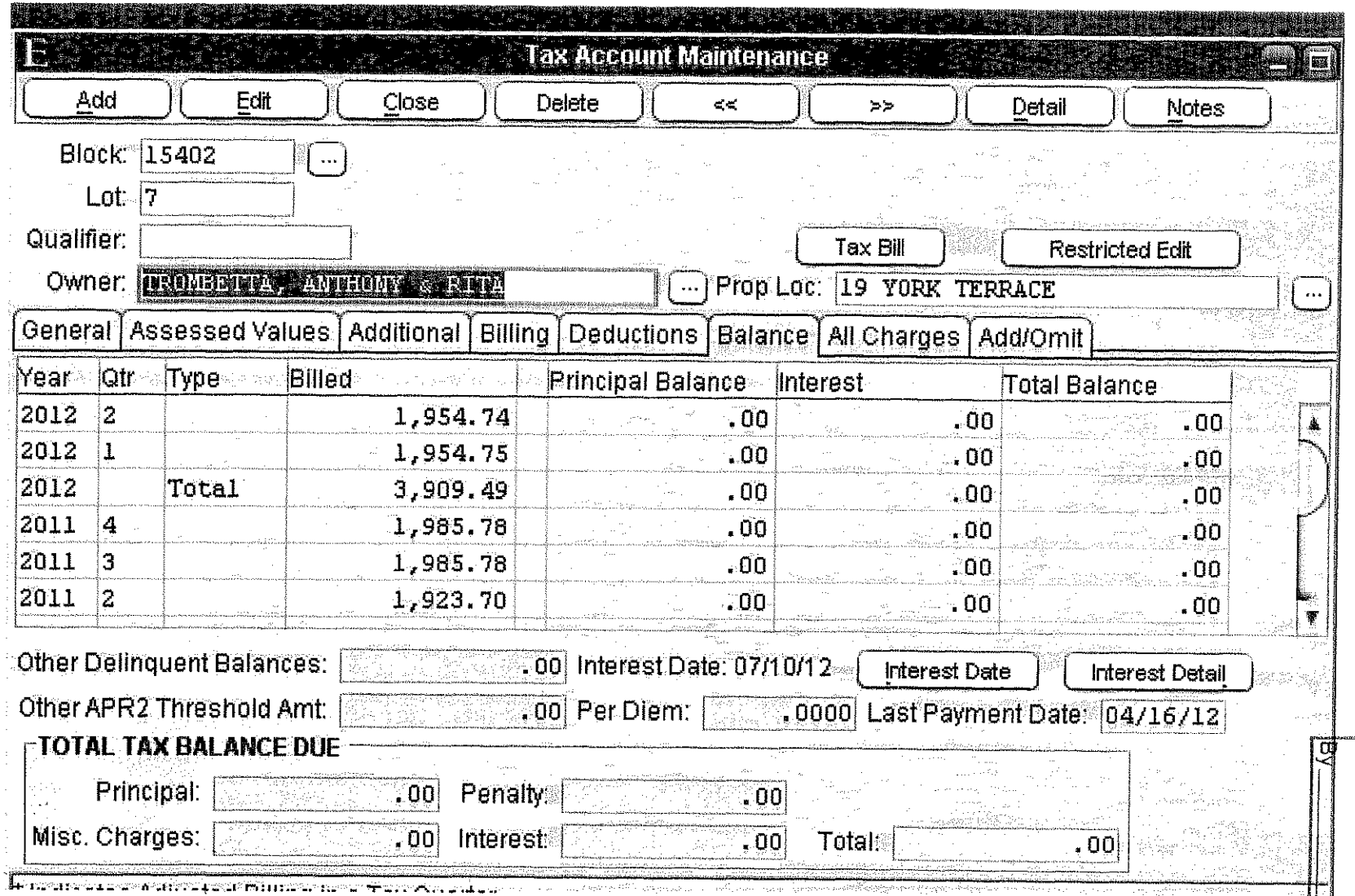
By

Reviewed By: ☒ Lt. Brian McKendry ☐ Cpl. Richard Worst

Signature: _____ Date Submitted: 7/11/12



Current

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JUL 19 2012
BY

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #122042C**
Michael J. Cyliax
721 Eden Lane
BLOCK 9201, LOT 10

DATE: July 19, 2012

The above application is to permit a 4' x 8' "roof over front steps" within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±11,009 sf	yes
Minimum lot frontage	75 ft.	99.26 ft.	yes
Minimum lot depth	125 ft.	96.10 ft.	enc
Maximum building coverage	20%	±18.8%[1]	yes
Maximum lot coverage	40%	±19.3%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (roof)	**30 ft.**	**±27 ft.[1]**	**no***
Side yard (roof)	10 ft.	±50 ft.[1] / ±48 ft.[1]	yes / yes
Rear yard (deck)	30 ft.	±19 ft.[1]	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	35 ft.	yes

[1] = Scaled data.
* = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

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

1. Front yard: (±27 ft. provided v. 30 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:]

From Section 405.F, Area, Yard, Height, and Building Coverage to permit a 4' x 8' "roof over front steps" with a front yard setback of approximately twenty seven (27) feet (30' minimum required).

cc: Michael J. Cyliax
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[1]: _____ Application №: 122043C Taxes Paid Yes/No _____(Initial)

☐ Planning Board X Zoning Board of Adjustment Fees: 160.00 Project # 7218

[1] Upon receipt of all fees, documents, plans, etc. Escr. 150.00 Escr.# 7218

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: MICHAEL J. CYLIAX
Address: 721 EDEN LANE
City: SOMERDALE
State, Zip: NJ 08083
Phone: (856) 627-2188 Fax: (___) ___-____
Email: MJCYLIAX@YAHOO.COM

2. Owner(s) (List all Owners)

Name(s): ~~MICHAEL J. CYLIAX~~ MICHAEL J. CYLIAX
Address: 721 EDEN LANE
City: SOMERDALE
State, Zip: NJ 08083
Phone: (856) 627-2188 Fax: (___) ___-____

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☑ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: WALTER H. MACNAMARA ASSOC
Address: 813 HADDON AVE COLLINGSWOOD
Profession: SURVEYOR
City: COLLINGSWOOD
State, Zip: NJ 08108
Phone:(___)___-_____ Fax:(___)___-_____
Email: _____

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

7. Location of Property:

Street Address: 721 EDEN LANE
Block(s): 9201
Tract Area: _____
Lot(s): 10

8. Land Use:

Existing Land Use: RESIDENTIAL
Proposed Land Use (Describe Application): _____
ADD ROOF OVER FRONT STEPS APPROX 4' X 8'

9. Property:

Number of Existing Lots: _____
Number of Proposed Lots: _____

Proposed Form of Ownership:
☐ Fee Simple ☐ Cooperative
☐ Condominium ☐ Rental

Are there *existing* deed restrictions? ☒ No ☐ Yes **(If yes, attach copies)**
Are there *proposed* deed restrictions? ☒ No ☐ Yes

10. Utilities: (Check those that apply.)

☒ Public Water ☒ Public Sewer ☐ Private Well ☐ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	±27'
Front setback 2	n/a
Rear setback (Deck)	±19'
Side setback 1	33.52
Side setback 2	19.60
Lot frontage	129.11
Lot depth	96.10
Lot area	12407 sq. Ft.
Building height	±35'

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

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

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

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☑ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

Signature of Applicant — 7/2/2012 Date

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

7/3/12
Date

Signature

Michael J. Cyliax
Print Name

Sworn and Subscribed to before me this 3rd day of July 2012 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Michael J. Cyliax
Print Name

7/3/12
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 6/6/2012, shows and discloses the premises in its entirety, described as Block 165 Lot 10 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:

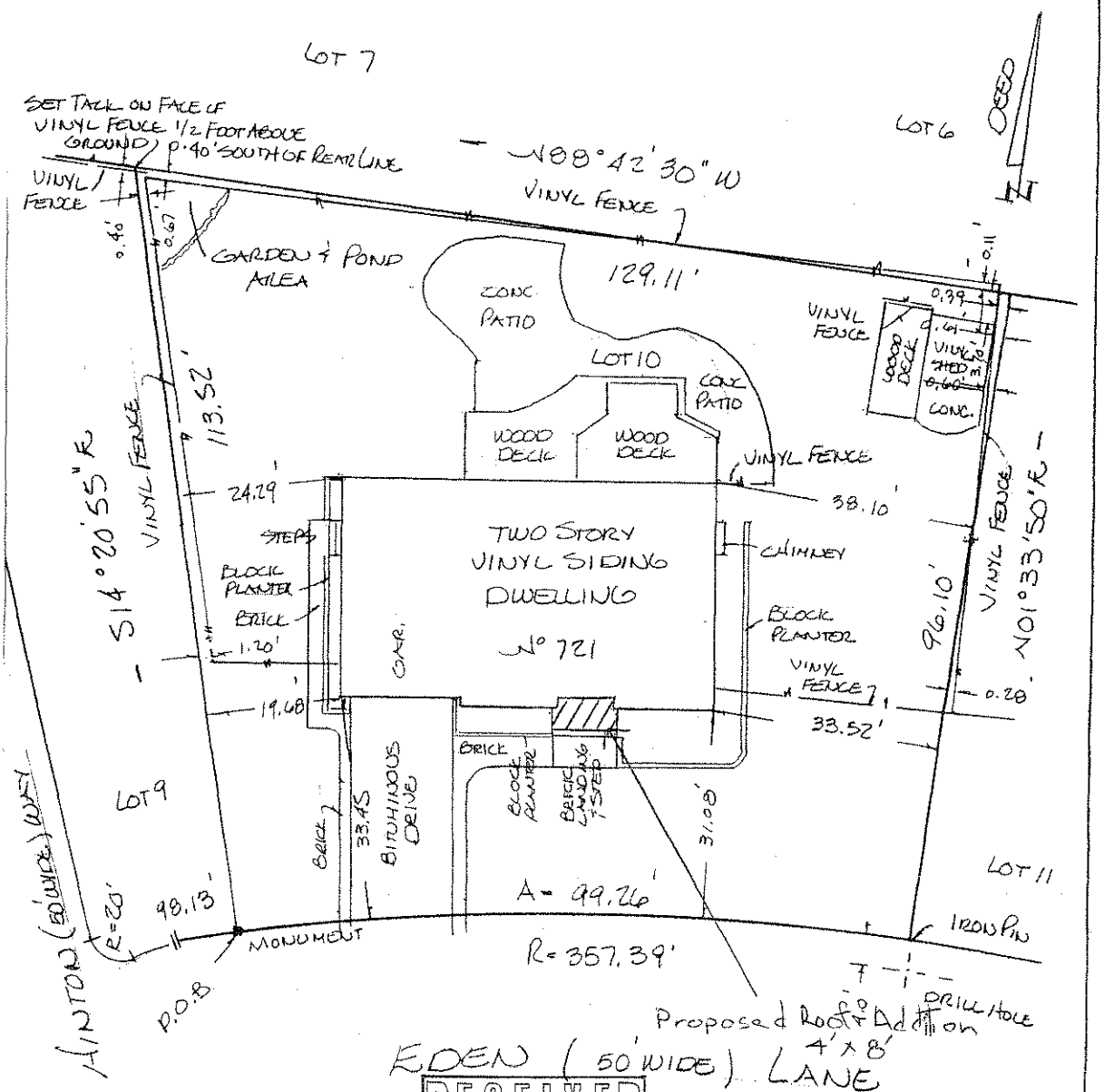
Michael J Cyliax of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this 3rd day of July
20 12 before the following authority.

Notary public

PATRICIA McLAUGHLIN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 14, 2013



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JUL 03 2012
By

NOTE -

PARCEL SURVEYED BEING LOT 10 BLOCK 100-AN PLAN O ROBERTS FARM ALSO BEING LOT 10 BLOCK 9201 TAX MAP TWP. OF GLOUCESTER

TO JEFF CYLIAX

any insuror of Title relying hereon and any other party in interest:

In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insuror of title to insure the title to the lands and premises shown thereon. Responsibility limited to current transaction.

Richard S. Humphries

RICHARD S. HUMPHRIES
P.L.S. N.J. LIC. 34859
DATE OF SURVEY JUNE 6, 2012

Walter H. Macnamara Assoc., Inc.
Professional Land Surveyors
Certificate of Authorization 24GA28052300
813 Haddon Ave., Collingswood, NJ 08108
856-854-5229

Survey of Premises

№ 721 EDEN LANE
TOWNSHIP OF GLOUCESTER
CAMDEN Co. New Jersey
Scale — 1" = 20'
541-9

Zoning Permit Denial

721 EDEN LN
Block/Lot 9201/10

Applicant
CYLIAX, MICHAEL & KATHY
721 EDEN LANE
SOMERDALE, N J 08083

Real Estate Owner
CYLIAX, MICHAEL & KATHY
721 EDEN LANE
SOMERDALE, N J 08083

This is to certify that the above-named applied for a permit to/authorization fo
a proposed 4'X8' front porch addition.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Proposed front porch does not meet the 30' front yard setback. A Variance approval is required prior to issuance of permit.

. 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
June 19, 2012

Applic No. 7171
2786

Cut Here

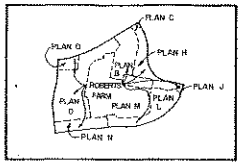
Deliver to...

CYLIAX, MICHAEL & KATHY
721 EDEN LANE
SOMERDALE, N J 08083

PLATE 93

PLATE 88

PLATE 95



TAX MAP

TOWNSHIP OF GLOUCESTER

CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 100'

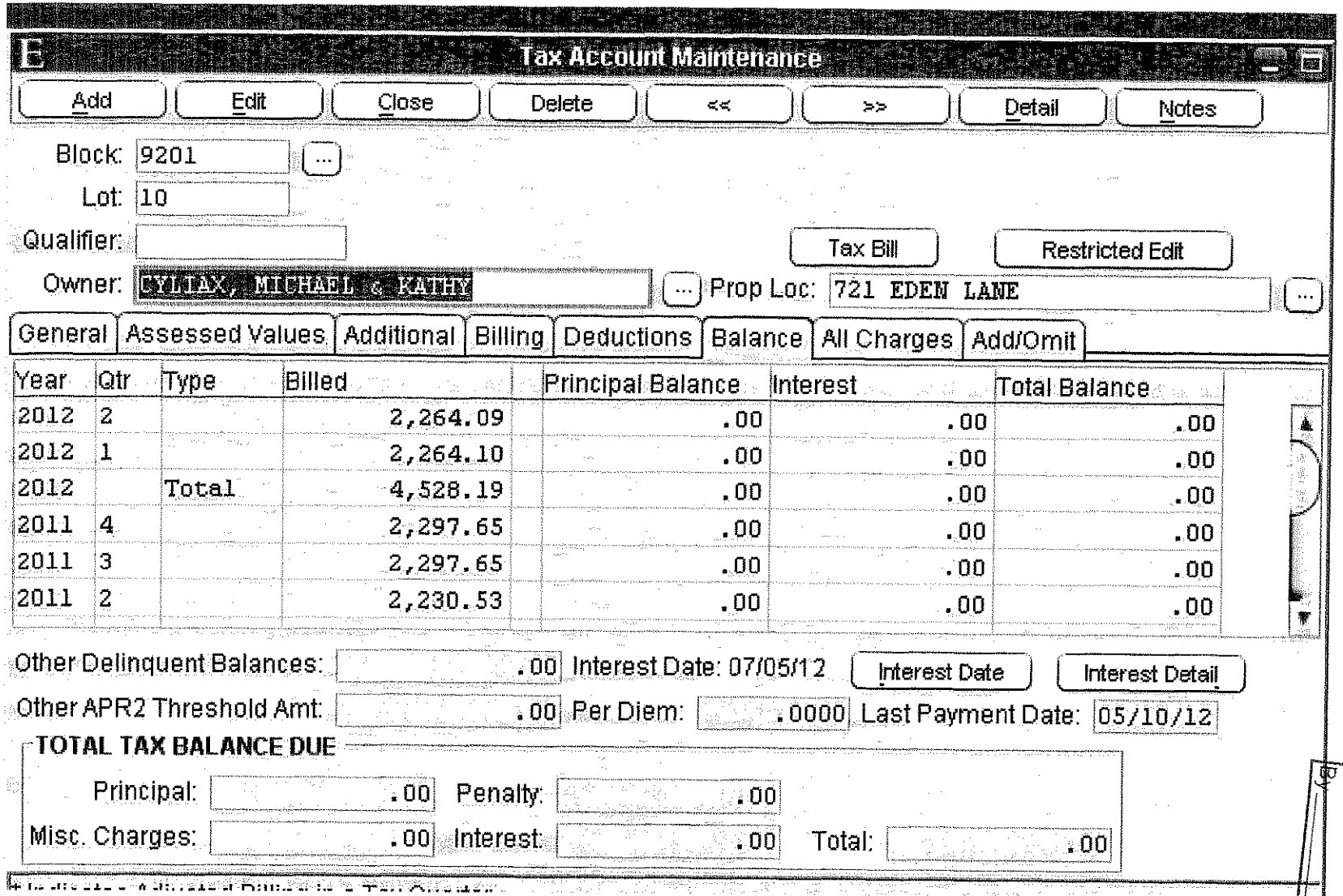
ENGINEERING ASSOCIATES

WILLIAM C. KIRSCH
LAND SURVEYOR (2358)

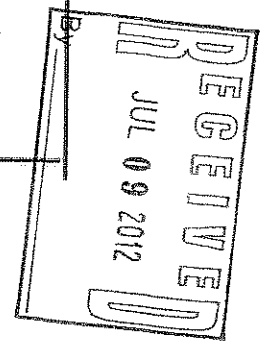
REVISED BY KEY ENGINEERS INC., RICHARD W. LIPKO, L.S., TO JANUARY 1980 TO OCTOBER 1980
REVISED BY KEY ENGINEERS INC., TO DECEMBER 1981 TO NOVEMBER 1982 TO AUGUST 1984
REVISED BY KEY ENGINEERS INC., ROBERT S. CAMPBELL, L.S. TO DECEMBER 1984 TO DECEMBER 1986
REVISED BY KEY ENGINEERS TO MARCH 1987 TO DECEMBER 1987
REVISED BY KEY ENGINEERS INC. TO DECEMBER 1988
REVISED BY KEY ENGINEERS INC. TO OCTOBER 1989
REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS INC. TO JULY 1991

PLATE 89

92


Tax Account Maintenance
Add
Edit
Close
Delete
<<
>>
Detail
Notes
Block: 9201
Lot: 10
Qualifier:
Tax Bill
Restricted Edit
Owner: CYLIAX, MICHAEL & KATHY
Prop Loc: 721 EDEN LANE
General
Assessed Values
Additional
Billing
Deductions
Balance
All Charges
Add/Omit
Year | Qtr | Type | Billed | Principal Balance | Interest | Total Balance
2012 | 2 | | 2,264.09 | .00 | .00 | .00
2012 | 1 | | 2,264.10 | .00 | .00 | .00
2012 | | Total | 4,528.19 | .00 | .00 | .00
2011 | 4 | | 2,297.65 | .00 | .00 | .00
2011 | 3 | | 2,297.65 | .00 | .00 | .00
2011 | 2 | | 2,230.53 | .00 | .00 | .00
Other Delinquent Balances: .00
Interest Date: 07/05/12
Interest Date
Interest Detail
Other APR2 Threshold Amt: .00
Per Diem: .0000
Last Payment Date: 05/10/12
TOTAL TAX BALANCE DUE
Principal: .00
Penalty: .00
Misc. Charges: .00
Interest: .00
Total: .00

Current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JUL 09 2012
By

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

Board Members
RICHARD EDGAR
AMY TARVES
DORA M. GUEVARA
JOSEPH PILLO
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GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

July 9, 2012

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

Re: Application #122042C – Project #7218
Michael J. Cyliax
721 Eden Lane, Somerdale, NJ 08083
Block 9201, Lot 10

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: July 3, 2012 **APPLICATION No. 122042C**

APPLICANT: Michael J. Cyliax **PROJECT No. 7218**

BLOCK(S): 9201 Lot(S): 10

LOCATION: 721 Eden Lane, Somerdale, NJ 08083

RECEIVED
JUL 09 2012
By

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
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- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☒ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by July 17, 2012***
- ☐ For Your Files.

REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL:
DATE: 7-6-12

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision Plat
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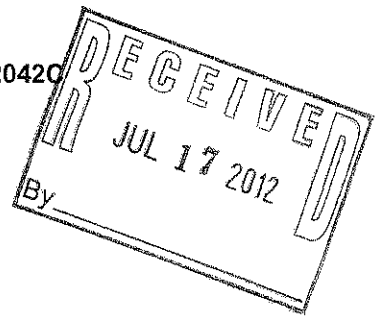
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

s/o Gmm

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL



DATE: July 3, 2012

APPLICATION No. 122042C

APPLICANT: Michael J. Cyliax

PROJECT No. 7218

BLOCK(S): 9201 **Lot(S):** 10

LOCATION: 721 Eden Lane, Somerdale, NJ 08083

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Zoning Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☒ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by July 17, 2012

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 and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

No Issues.

Signature 7/3/12

Bun# 70 B

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JUL 19 2012
By

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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

OK 7-18-12 JUC

Signature

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #122042C 721 Eden Lane Somerdale Michael Cyliax Block 9201 Lot 10

☒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:

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JUL 11 2012
By

Reviewed By: ☒ Lt. Brian McKendry ☐ Cpl. Richard Worst

Signature: _____ Date Submitted: 7/11/12

CHURCHILL
Consulting Engineers
A Professional Corporation

RECEIVED
SEP 10 2012
By

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

September 7, 2012

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

Re: Revere Run at Park Place
Major Subdivision, Amended Preliminary and Final Major Site Plan
Block 14102, Lot 17
Gloucester Township, Camden County, NJ
Application No. 102006CPFSS Amended
Our File No. GX12010-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. Township of Gloucester Zoning Board Transmittal dated August 21, 2012;

B. Township of Gloucester Land Development Application;

C. Township of Gloucester Land Development Ordinance Submission Checklist;

B. Copy of Township of Gloucester Tax Map Sheet No. 141;

C. Copy of correspondence from Long, Marmero & Associates, LLP to Gloucester Township Community Development along with enclosures;

D. Drainage Calculations prepared by Bach Associates, P.C. dated August 9, 2012;

E. Stormwater System Maintenance Plan prepared by Bach Associates, P.C., dated August 9, 2012;

F. Recycling Report, prepared by Bach Associates, P.C., dated August 2012;

G. Environmental Impact Statement, prepared by Bach Associates, P.C., dated August 2012;

H. A map entitled "Environmental Constraints" prepared by Bach Associates, P.C., dated August 10, 2012;

I. Conceptual Building Floor Plans, prepared by Bach Associates, P.C.;

J. Boundary / Topographic Survey prepared by Bach Associates, P.C. dated August 14, 2012;

K. Major Subdivision Plan prepared by Bach Associates, P.C. dated August 10, 2010;

L. Amended Preliminary and Final Major Site Plan drawings prepared by Bach Associates, P.C.; fifteen (15) sheets dated July 2, 2009:

Drawing Title	Drawing No.	Date	Latest Revision Date
Cover Sheet and Index Of Drawings	C-1	7/2/09	8/10/12
Demolition Plan	SP-1	7/2/09	8/10/12
Site Plan	SP-2	7/2/09	8/10/12
Grading Plan	SP-3	7/2/09	8/10/12
Road Profiles	SP-3A	7/2/09	8/10/12
Utility Plan	SP-4	7/2/09	8/10/12
Sanitary Profile	SP-4A	7/2/09	8/10/12
Landscaping Plan	SP-5	7/2/09	8/10/12
Lighting Plan	SP-6	7/2/09	8/10/12
Soil Erosion & Sediment Control Plan	SP-7	7/2/09	8/10/12
Soil Erosion & Sediment Control Notes & Details	SP-7B	7/2/09	8/10/12
Detail Sheet	SP-8	7/2/09	8/10/12
Detail Sheet	SP-9	7/2/09	8/10/12
Sanitary Sewer Detail Sheet	SP-10	7/2/09	8/10/12
Vehicle Access Plan	SP-11	7/2/09	8/10/12

We offer the following comments with regard to the above information:

I. Project Description

1. The project site is located at the ends of Loch Lomond Drive West and Melbourne Lane within the existing Revere Run development.

2. The project is also adjacent to the Gloucester Township Community Park.

3. The site is currently known as Block 14102, Lots 17 & 32 and Block 14204, Lot 27 as per the tax map of the Township of Gloucester.

4. The site is primarily a vacant wooded area.

5. The project proposes the construction of eighty (80) affordable multi-family residential units consisting of:

   a. Sixteen (16) One Bedroom Apartments
   b. Forty (40) Two Bedroom Apartments
   c. Twenty-four (24) Three Bedroom Apartments

6. Additionally, a 2,920 square foot Community Center is proposed in connection with the development.

7. The project received Use Variance approval from the Board for the allowance of one hundred (100) multi-family residential units in January 2010.

8. The project has been amended to only propose 80 units. It appears the application is substantially similar to the previous application. However, we defer that matter to your office as well as the Board solicitor.

9. The amended project requires a Preliminary & Final Major Subdivision as well as a Preliminary & Final Major Site Plan approval.

II. Major Subdivision

1. The proposed project includes the following three existing lots, totaling 10.343 acres:

   a. Block 14102, Lot 17

b. Block 14102, Lot 32
c. Block 14204, Lot 27

2. The applicant is proposing to consolidate three existing lots into one lot (Block 14102, Lot 17).

3. The applicant is then proposing to convey or dedicate the following from the consolidated lot (Block 14102, Lot 17):

   a. 1.863 acres are to be conveyed to Block 14399, Lot 2, the Gloucester Township Community Park. This area includes existing stormwater management and wetlands and wetlands buffer area.

   b. 0.203 acres are to be dedicated as new right-of-way for the proposed Loch Lomond Drive West cul-de-sac.

   c. 0.141 acres are to be dedicated as new right-of-way for the extension of Melbourne Lane.

4. The remaining land, 8.136 acres, will be Block 14102, Lot 17.

5. Existing and proposed block limits should be added to the Major Subdivision Plan.

6. A label should be added to the plan for the lot adjacent to Block 14204, Lot 27.

7. It appears that there are differences in the monumentation found or set between the Survey Plan and the Major Subdivision Plan. This should be reviewed.

III. Land Use / Zoning

1. The project site is located in the Residential Attached (RA) District.

2. The purpose of the Residential Attached District is to permit low-density housing in both a semi-detached and attached single-family configuration. The district usually functions as an intermediate zone between single family attached and other uses.

3. Multi-family residential units are not listed as a permitted use in the zone.

4. The applicant received Use Variance approval from the Board for the allowance of multi-family residential units in January 2010.

5. The applicant's zoning schedule indicates the following variances are required:

   a. Maximum building coverage;
   b. Maximum lot coverage;
   c. Minimum front yard setback;
   d. Minimum side yard setback;
   e. Maximum density of tract;
   f. Minimum side yard setback of an accessory building;
   g. Total parking spaces provided.

6. Our office defers review of conformance with the area yard and bulk requirements of the Ordinance to your office.

IV. Site Plan Review

Roadway and Parking

1. The site is proposed to contain a main access drive approximately 880 feet long. The access drive will connect to Melbourne Lane at a proposed "T" intersection and will have a cul-de-sac at its terminus. The proposed apartments will be situated on either side of the access drive.

2. An additional roadway stub, approximately 180 feet long is proposed. It is located approximately 100 feet from the access drive's intersection with Melbourne Lane. The roadway does not have a cul-de-sac.

3. Parking is proposed on either side of both roadways.

4. The project includes a proposed revision to the terminus of Loch Lomond Drive West. A portion of the existing pavement, curbing and sidewalk are to be removed and a cul-de-sac is to be installed.

5. An emergency access drive is proposed to connect Loch Lomond Drive West to the proposed roadway. It will be disconnected from daily traffic but available in emergencies with the use of collapsible bollards.

6. The Fire Chief should review the plans for access for emergency vehicles.

7. The plans should be submitted to the Police Department in order to review the project for Title 39 enforcement, including parking, speed limits, etc.

8. As requested in our review letter in 2010, a Traffic Impact Statement should be submitted for review. Our notes indicate that submission of the same was agreed to in 2010.

    a. The applicant should address traffic circulation for the referenced project. More specifically, the applicant should indicate the impact on the surrounding existing development and intersections.

    b. The applicant should indicate if there will be any off-site impact.

    c. The applicant should indicate the average daily traffic to be generated by the project.

9. It is recommended that the applicant investigate connecting the sidewalk to the adjacent development in the area of the proposed cul-de-sacs.

10. It appears that Melbourne Lane will not be developed further. There are currently erosion and stability issues present at the terminus of the roadway. We recommend that the applicant provide a more permanent termination including curbing to Melbourne Lane. The area should be stabilized.

11. As per R.S.I.S., the proposed development requires 160 parking spaces. The applicant is proposing to install 144 parking spaces. Therefore, the applicant requires a variance from the parking requirement. The applicant should indicate the reason for the decrease in proposed parking.

12. The applicant is proposing ten (10) handicap accessible parking spaces. The spaces measure 18 feet long by 8 feet wide. Two (2) of the spaces are van accessible.

13. The applicant is proposing 134 additional spaces. The spaces measure 18 feet long by 9 feet wide.

14. We defer the review of the number and placement of the handicap accessible parking spaces to the Construction Official.

15. The applicant should indicate if designated parking spots will be given to tenants.

16. The project does not include right-of-ways. The applicant should discuss maintenance responsibility for the roadways.

17. It appears that the existing curb and gutter located along Melbourne Lane west of the proposed intersection, is extremely overgrown with vegetation and may require replacement. This should be addressed.

18. The proposed sidewalk located along Melbourne Lane appears to be proposed immediately adjacent to the existing curb and gutter. This should be revised to be consistent with the existing sidewalk along Melbourne Lane.

19. The sight triangles shown do not conform to the Township of Gloucester Land Development Ordinance (LDO). This should be addressed.

Grading and Drainage

1. The applicant is proposing to manage stormwater runoff produced by the development with the use of two stormwater management basins. Both basins are designed to retain up to the 2-year storm event. Larger storm events will be detained and allowed to outlet to the adjacent wetlands.

2. Basin 1 is approximately 0.4 acres in size and it is estimated to be approximately 2.6 feet deep during the 100-year storm event.

3. Basin 2 is approximately 0.2 acres in size and it is estimated to be approximately 3.7 feet deep during the 100-year storm event.

4. A four foot high split rail fence with wire mesh backing is proposed around both basins.

5. The applicant should comment on off-site flow directed on-site from Block 14002, Lot 2.

6. It appears that a large portion of pre-development drainage area EXDA-1 drains to an existing low area prior to overflowing to the wetlands. This should be reviewed.

7. The applicant should confirm that the post-development calculations have been revised to utilize the weighted average volume technique in accordance with the New Jersey Department of Environmental Protection (NJDEP) best management practices manual.

8. It appears that two (2) soil borings have been performed. However, the plans indicate the location of four (4) borings. The LDO requires 2 borings to be performed for each 20,000 square feet of proposed basin. Each basin is less than 20,000 square feet, so each basin requires two (2) soil borings each. If additional soil investigation is required, we recommend that test pits are performed as opposed to soil borings.

9. The applicant should submit permeability results to support the infiltration factor utilized in the routing calculations.

10. An existing inlet is to be removed at the intersection of the access road and Melbourne Lane. Additionally, it appears that the intersection's drainage pattern is to be redesigned to gutter flow down Melbourne Lane. We believe that additional existing paving and curb may have to be removed to regrade the intersection. This should be reviewed.

11. The existing roadways on Loch Lomond Drive and Melbourne Lane utilize rolled curb. A detail of the transition from rolled curb to vertical curb should be added to the plans.

12. The applicant should demonstrate that the basin will drain the basin's design storm within eighteen (18) hours of the end of the rainfall event as per the LDO Section 517.J.1. This drain time should be based on permeability results obtained from the soils investigation.

13. Based on Section 517.H.9 of the LDO, for privately maintained basins, an easement shall be provided to allow the Township to enter, inspect, and maintain the basins in an emergency situation, with the costs being charged to the owner. This should be addressed.

14. The applicant should submit a NJDEP nonstructural strategies point system spreadsheet in order to demonstrate the site's use of nonstructural stormwater management strategies in accordance with N.J.A.C. 7:8-5.3.

15. The Stormwater Management Maintenance Plan makes reference to a CDS 4040 unit. This should be reviewed.

16. The Maintenance Plan should be revised to include a cost estimate.

17. As per N.J.A.C. 7:8-5.8, the maintenance plan and any future revisions shall be recorded upon the deed of record for the property. This should be addressed.

18. The applicant should submit a groundwater mounding analysis to assess the hydraulic impact on the groundwater table in accordance with N.J.A.C. 7:8-5.4(a)2iv.

19. It appears that the grading adjacent to Melbourne Lane requires additional contours in order to tie-in to existing grades located to the southeast. Otherwise, it appears that the clearing extent needs to be revised. This should be reviewed.

20. The clearing extent should be added to the Grading Plan.

21. Additional grades should be added at the island between Building 4 & 6 as well as the parking lot corners north of Building 6.

22. It appears that grading at the rear of portions of Building 6 may direct runoff towards the building. This should be reviewed.

23. The proposed grades located north of Building 5 should be reviewed. It appears that this area may be excessively flat.

24. Additional grades should be added at the rear of Building 1 to facilitate drainage away from the buildings.

25. The applicant should review whether soil stabilization matting is warranted on site, particularly in the proposed swales.

26. The applicant should submit individual grading plans to the construction official for each building unit at the time of construction, which display detailed grades of the buildings, access ways and surrounding area.

27. An Inlet Report, which details the amount of runoff flow to be captured by each inlet, should be submitted for review.

28. As per R.S.I.S., the minimum top width for a berm shall be six feet. This should be reviewed for Basin 2.

29. The pipe cover at Inlet 6 should be evaluated. It appears that the connecting HDPE pipe runs do not have adequate coverage.

30. Manhole MH-3 should be reviewed. It appears a type "B" inlet might be more appropriate at this location.

31. The sanitary sewer and storm sewer crossing between Inlets 1 and 2 should be reviewed. The two pipes cross close in elevation to one another. Structural measures may be required. This should be reviewed.

32. The grate elevations of the basin overflow structure shown on the Utility Plan do not correspond to the elevations shown on the details and calculations. This should be reviewed.

Landscaping and Lighting

1. The applicant is proposing to illuminate the site with pole-mounted lighting.

2. The lighting at the intersection of Melbourne Lane and the access road should be reviewed.

3. The applicant should review the ability to place the proposed light standards far enough behind the curbline in parking areas so they will not be impacted by cars overhanging the car. If possible a detail should be added.

4. We recommend plantings to be placed around the proposed trash enclosures.

5. We defer further review of landscaping and buffer issues to your office.

Utilities

1. The proposed project will require a NJDEP Treatment Works Approval and NJDEP Bureau of Safe Drinking Water Approval for the project's sanitary sewer and water main installation.

2. The plans show connection of the water main at the end of the existing Loch Lomond Drive West cartway. The plans should be revised to show the existing water main in this area.

3. The proposed placement of the fire hydrants should be reviewed by the Fire Chief.

4. We defer further review of the utilities to the Gloucester Township MUA and Aqua New Jersey/New Jersey American Water.

Environmental Impact Statement

1. The applicant prepared an Environmental Impact Statement which inventories the site's environmental features and states the impacts the development will have on the site and the associated environment.

2. The report states that the steep slopes and topography of the site may be attributable to excavated soil placed on the site from historic construction projects on adjacent properties. The proposed project will involve a great deal of earth work and excavation. Any material discovered during excavation shall be disposed of in accordance with the governing regulations.

3. The proposed project will remove approximately five (5) acres of mixed forest area.

4. The report predicts the proposed development will produce a population of 201 residents, 74 school age children and a working population of 113 residents.

Miscellaneous

1. The handicap ramp details should be reviewed and revised to be consistent with the type of ramps proposed on site.

2. Three (3) public trash enclosures are proposed on site. We recommend relocating the northern most trash enclosure to be closer to the northern most residential unit (Building #6).

3. The applicant should address whether the amount of trash receptacles is appropriate for the site. The Recycling report indicates that each trash enclosure will include two (2) 4' x 6' dumpster trash receptacles. The capacity of each receptacle in cubic yards should be indicated.

4. The proposed trash enclosures are to be constructed with a 6 foot vinyl fence. Section 510.L of the LDO requires the trash enclosures to be constructed with masonry. This should be addressed. A design waiver will be required.

5. Detail of the concrete pad associated with the trash enclosures should be added to the plan.

6. The applicant should provide details of the proposed playground area and equipment.

7. A "No Parking Sign" detail should be added to the plans.

8. Dimensions for the text on the Stop Sign and Street Sign should be added to the respective details.

9. The applicant should indicate the purpose of the existing ten (10) feet wide pedestrian easement located on the common property line with Block 1404, Lot 28.

10. The NJDEP standard label, "Waters boundary line as verified by NJDEP on (date), (File No.)." should be added to the plans.

11. The applicant should discuss other approvals currently being sought and the status of those approvals. Specifically the applicant should comment on the following:

    a. Camden County Soil Conservation District
    b. Camden County Planning Board
    c. Gloucester Township MUA
    d. NJDEP Treatment Works Approval
    e. NJDEP Bureau of Safe Drinking Water

12. Prior to Final Plan Certification, the applicant must provide the Township with a Performance Guarantee calculated at 120% of the Engineer's Certified Cost Estimate. Upon release of the Performance Guarantee, the applicant must also provide a Maintenance Guarantee calculated at 15% of the cost of improvements and shall remain in effect for two years upon final acceptance of the work.

13. Prior to commencement of any site work, the applicant must schedule a pre-construction meeting with the Township Engineer's Office. A note stating the same should be added to the plans.

Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Camden County Soil Conservation District, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc./New Jersey American Water, NJDEP, etc.

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

Very truly yours,

Churchill Consulting Engineers

James J. Mellett, P.E.
Project Manager

JJM:jm

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor
Ms. Alisa Ortiz, Gloucester Township Zoning Officer
Mr. Stephen M. Bach, PE, RA, PP, CME (via mail & email)
Mr. Albert K. Marmero - Long, Marmero & Associates, LLP (via email)
Revere Housing Associates, LLC, Applicant

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[1]: AUG 27 2012 Application №.: # 10200 6LP FS5 AMENDED

Taxes Paid Yes/No _____(Initial)

Fees 2,150 ∞ Project # 7352

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr. 15,535 ∞ Escr.# 7352

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Revere Housing Associates, LLC	Name(s): Gloucester Township
Address: 183 E. Main Street,	Address: PO Box 8
City: Rochester	City: Blackwood
State, Zip: NY 14604	State, Zip: NJ 08012
Phone: 856 793 - 2082 Fax: 856 848 - 6440	Phone: 856 228 - 4000 Fax: 856 -
Email: clewis@coniferllc.com	

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☒ Preliminary Major Subdivision [2]
- ☒ Final Major Subdivision
- ☐ Minor Site Plan
- ■ Preliminary Major Site Plan [2]
- ■ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ■ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

RECEIVED AUG 16 2012 By _____

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	(R4)	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: Albert K. Marmero	Firm: Long, Marmero, & Associates, LLP
Address: 44 Euclid Street	State, Zip: NJ 08096
City: Woodbury	Phone: ( ) 848 - 6440 Fax: ( ) 856 - 5002
	Email: amarmero@longmarmero.com

6. Name of Persons Preparing Plans and Reports:

Name: Steven M. Bach, PE, RA, PP, CME
Address: Bach Associates, 304 White Horse Pike
Profession: Planner/Engineer
City: Haddon Heights
State, Zip: NJ 08035
Phone: 856 546 8611 Fax: 856 546 8612
Email: bach@bachdesigngroup.com

Name: N/A
Address:
Profession:
City:
State, Zip:
Phone: 856 - Fax: 856 -
Email:

7. Location of Property:

Street Address: N/A
Block(s): 14102
Tract Area: 8.136 acres
Lot(s): 17

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): Applicant seeks amended preliminary and final site plan approval for construction of an affordable housing development and associated site improvements.

9. Property:

Number of Existing Lots: 1
Number of Proposed Lots: 2

Proposed Form of Ownership:
☐ Fee Simple ☐ Cooperative
☐ Condominium ■ Rental

Are there *existing* deed restrictions? ☐ No ☐ Yes **(If yes, attach copies)**
Are there *proposed* deed restrictions? ■ No ☐ Yes

10. Utilities: (Check those that apply.)

■ Public Water ■ Public Sewer ☐ Private Well ☐ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	26.95'
Front setback 2	N/A
Rear setback	84.35'
Side setback 1	25.67'
Side setback 2	25.67'
Lot frontage	200'+
Lot depth	400'+
Lot area	8.136
Building height	below 40'

Fence Application	Proposed
Setback from E.O.P.*1	N/A
Setback from E.O.P.*2	N/A
Fence type	N/A
Fence height	N/A

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

Pool Requirements	
Setback from R.O.W.1	N/A
Setback from R.O.W.2	N/A
Setback from property line 1	N/A
Setback from property line 2	N/A
Distance from dwelling	N/A

Distance = measured from edge of water.
R.O.W. = Right-of-way.
Setback = Measured from edge of pool apron.

Garage Application	
Garage Area	N/A
Garage height	N/A
Number of garages (Include attached garage if applicable)	N/A
Number of stories	N/A

Shed Requirements	
Shed area	N/A
Shed height	N/A
Setback from R.O.W.1	N/A
Setback from R.O.W.2	N/A
Setback from property line 1	N/A
Setback from property line 2	N/A

14. Parking and Loading Requirements:

Number of parking spaces required: 160 Number of parking spaces provided: 144

Number of loading spaces required: N/A Number of loading spaces provided: N/A

15. Relief Requested:

☐ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

Signature of Applicant — Date: 8/10/12

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).**

9/10/12
Date

David R Mayer
Signature

DAVID R. Mayer
Print Name

Sworn and Subscribed to before me this
16th day of October
2012 (Year).

PATRICIA McLAUGHLIN
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 14, 2013

Patricia McLaughlin
Signature NOTARY

PATRICIA McLAUGHLIN
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).

☐ No ☐ Yes

Charles M Lewis
Signature of Applicant

Charles M Lewis
Print Name

8/16/12
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 1/7/10, shows and discloses the premises in its entirety, described as Block 14102 Lot 17; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

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

Charles M Lewis
Name of property owner or applicant

Sworn and subscribed to
On this 16th day of August,
2012 before the following authority.

Albert K Mumma, NJ Land Atty
Notary public

Douglas M. Long Δ
Albert K. Marmero Δ
Michael J. Coluzzi Δ
Kathleen M. Bonczyk Δ*
Anthony Mazzarelli †Δ
James Schroeder Δ

Long Marmero & Associates, LLP

A New Jersey Limited Liability Partnership
ATTORNEYS AT LAW

44 Euclid Street
Woodbury, NJ 08096

(856) 848-6440
TELECOPIER (856) 848-5002
WEBSITE: www.longmarmero.com

Δ Member NJ Bar
† Member PA Bar
* Member FL Bar

Disclosure Statement

Camden County Planning Division

Affidavit of Ownership

camden county

Making It Better, Together.

Name of Company/Organization:

Revere Housing Associates, LLC

Is Company a Corporation? ☐ Yes ☒ No

If yes, name of State in which incorporated:

—

Is Company a Partnership? ☐ Yes ☒ No

Is Company an Individual Owner? ☐ Yes ☒ No

Please list any/all individuals who are owners (*full/ part*) / (*individual/multiple*) of the Company/Organization. If a Non-Profit Organization, please list all Board Members.

Name	*Address*	*Title*
Richard Crossed	183 E. Main St., Rochester, NY	- Member
Timothy Fournier	"	"
Andrew Crossed	"	"
Susan Jennings	"	"

The above information is true and correct to the best of my knowledge:

X Charles M Lewis, Vice President

Signature of Owner & Title

X Charles M. Lewis, Vice President

Print Name of Owner & Title

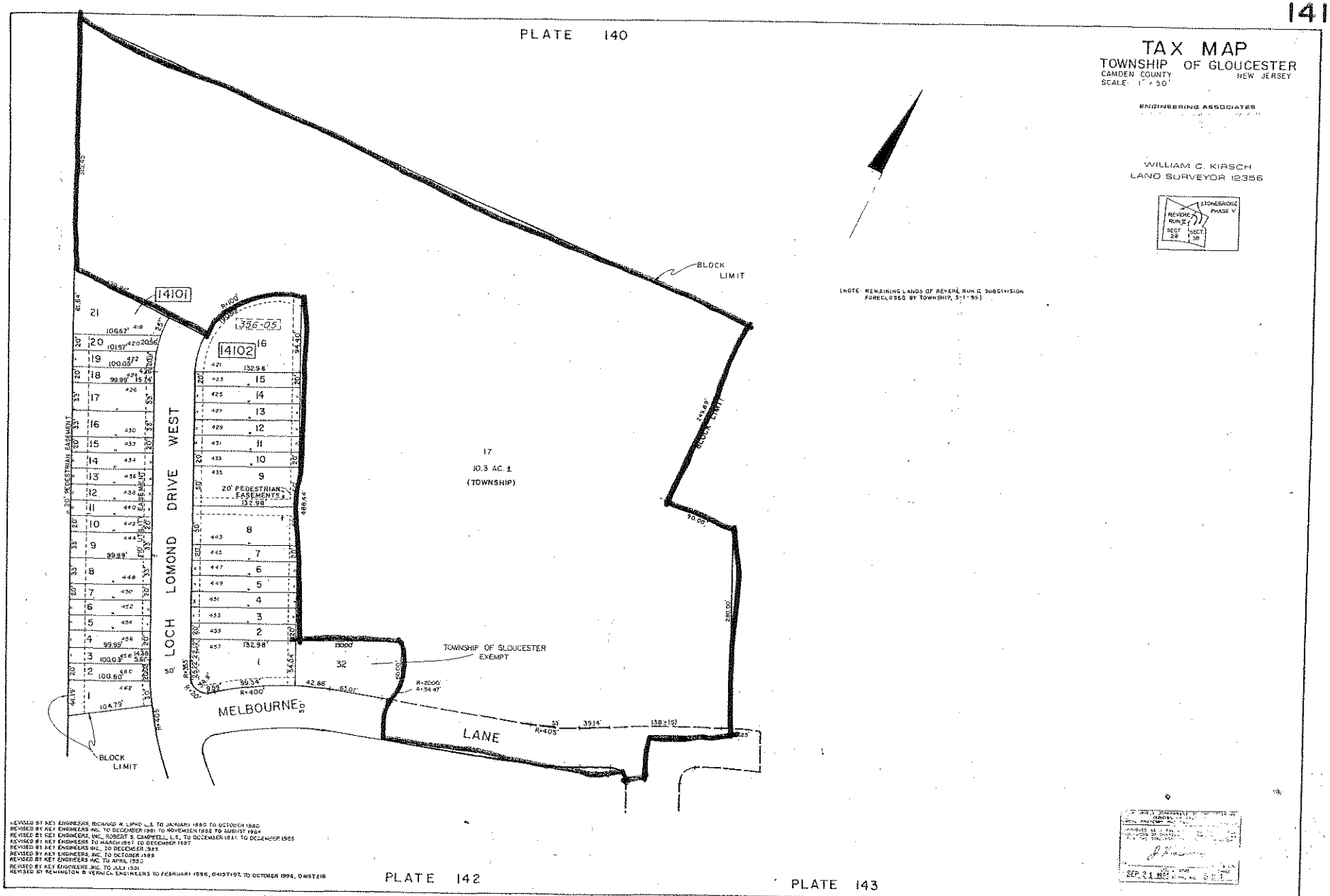
PLATE 140
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 50'
ENGINEERING ASSOCIATES
WILLIAM C. KIRSCH
LAND SURVEYOR 12356
STONEBRIDGE PHASE V
REVERE RUN II
SECT 28
SECT 38
(NOTE: REMAINING LANDS OF REVERE RUN II SUBDIVISION FORECLOSED BY TOWNSHIP, 5-1-95)
BLOCK LIMIT
14101
14102
356-05
LOCH LOMOND DRIVE WEST
20' PEDESTRIAN EASEMENT
20' PEDESTRIAN EASEMENTS
17
10.3 AC. ±
(TOWNSHIP)
TOWNSHIP OF GLOUCESTER EXEMPT
MELBOURNE
LANE
BLOCK LIMIT
PLATE 142
PLATE 143

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

August 30, 2012

RECEIVED
SEP 04 2012
By

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

Re: Application #102006CPFSS Amended
Revere Housing Associates, LLC
Melbourne Lane, Erial, NJ 08081
Block 14102, Lot 17

Gentlemen:

In response to your transmittal regarding the above application, the following is required:

- Hold Harmless Agreement
- One (1) Lateral Per Building Unit

The Authority has approved a Contingent Form "A" Application and a Contingent Form "B" Application in our July, 2012 Meeting.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson

Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 21, 2012 **APPLICATION No:** 102006CPFSS Amended

APPLICANT Revere Housing Associates, LLC **PROJECT No #**

BLOCK(S): 14102 **Lot(S:** 17 **Zoned:** RA

LOCATION: Melbourne Lane

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☑ Fire District 1 2 3 4 5 6

STATUS OF APPLICATION:

New Application: Amended Preliminary & Final Site & Subdivision for Construction of an affordable Housing Development & Associated Site Improvements with Bulk C Variances

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. **ASAP**
- ☐ For Your Files.

RECEIVED
AUG 28 2012
By

ENCLOSED:

- ☐ 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Minor Site Plan
- ☐ 1 Copy - Minor Subdivision
- ☐ 3 Copies - Prelimin. Site Plan, 2 County Apps and1 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 & Subdivision**
- ☐ 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

REMOVE FIRE HYDRANT LOCATED @ END OF ROAD

Signature FIRE OFFICIAL GTFD #5 8/28/12

RECEIVED
AUG 27 2012
By

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 21, 2012 **APPLICATION No:** 102006CPFSS Amended

APPLICANT Revere Housing Associates, LLC **PROJECT No #** 7352

BLOCK(S): 14102 **Lot(S:** 17 **Zoned:** RA

LOCATION: Melbourne Lane

TRANSMITTAL TO:

- ☐ Township Engineer
- ☐ Camden County Planning Board
- ☐ N.J. American Water Co.
- ☐ Taxes
- ☐ Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ Construction
- ☑ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

ISSUES

(1) Shouldn't name be PARK PLACE AT REVERE RUN?

(2) ARE THESE CONDOS OR ALL RENTED UNITS ON ONE PROP?

(3) IF ALL ONE PROP, B/L STAYS 14102-17

(4) ADDRESSES - Need STREET NAME + THEN UNIT #'S or Reg. Addresses?

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

8/27/12 Assessor

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

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- ☐ N.J. American Water Co.
- ☒ Taxes exempt
- ☐ Board Planner
- ☐ Traffic Officer
- ☐ Aqua N.J. Water Co.
- ☐ **Construction**
- ☐ Tax Assessor
- ☐ G.T.M.U.A.
- ☐ Fire District 1 2 3 4 5 6

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☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

Signature MaryAnn Bussa