

**Township of Gloucester  
Zoning Board of Adjustment  
Wednesday, September 23, 2015  
7:30 P.M.  
Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

---

**MINUTES FOR ADOPTION**

Zoning Board Minutes – *Wednesday, August 26, 2015*

**RESOLUTIONS FOR MEMORIALIZATION**

#152040C  
Michael Galante

Bulk C Variance  
Block: 12802 Lot: 1

#152042C  
Brian & Maria Stubbs

Bulk C Variance  
Block: 20503 Lot: 57

#152032CDSPWMS  
Bernie Wilson

Minor Site Plan  
Block: 5403 Lot: 11

#152041A  
1840 P. Cheeseman Rd., LLC

“A” Variance  
Block: 14003 Lot: 13

**APPLICATIONS FOR REVIEW**

#152046C  
Michael Rakus  
Zoned: R3

Bulk C Variance  
Block: 9702 Lot: 11  
Location: 2 Hampton Ct., Laurel Springs

6’ vinyl fence with setbacks

---

#152049C  
Stephen Ortiz  
Zoned: R3

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

3 8' x 10' pergolas with setbacks

---

#152050C  
Thomas Monahan  
Zoned: R3

Bulk C Variance  
Block: 17908 Lot: 23  
Location: 3 Oak Leaf Ct., Erial

20' x 13' deck with setbacks

---

#152052C  
David Anderson  
Zoned: R3

Bulk C Variance  
Block: 3309 Lot: 15  
Location: 21 San Diego Dr., Magnolia

18' x 21' carport with 7' wall with setbacks

---

#152048CD  
Anthony Alberto  
Zoned: R3

Bulk C/ Use "D" Variance  
Block: 11602 Lot: 18  
Location: 216 Glen Ave., Blackwood

Single Family Home

---

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
WEDNESDAY, AUGUST 26, 2015**

---

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

**Roll Call:**

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

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

---

**MINUTES FOR ADOPTION**

Zoning Board Minutes for Wednesday July 22, 2015.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

Minutes Approved.

**RESOLUTIONS FOR MEMORIALIZATION**

#152029C  
Nicholas DiBiasio  
Bulk C Variance  
Block: 9110 Lot: 3

#152037C  
Cortez & Sherrone Robinson  
Bulk C Variance  
Block: 17002 Lot: 8

#152037CDM  
James & Linda Chando  
Bulk C & Use "D" Variance/Minor Subdivision  
Block: 7815 Lot: 1.01

#142005CCSPWA  
Joseph Federico  
Appeal of administrative Officer's  
Decision.  
Block: 6502 Lot: 8

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

**Roll Call:**

Vice Chairman Simiriglia	Yes (Abstains from #142005CDSPWA)
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

**Resolutions Approved.****APPLICATIONS FOR REVIEW**

#152040C

Michael Galante

Zoned: R3

Bulk C Variance

Block: 12802 Lot: 1

Location: 76 Argyle Ave., Blackwood

20' x 25" composite deck; hot tub; 6' stockade fence; 12 x 20' shed w/setbacks.

Mr. Costa swears in Mr. Michael Galante.

Mr. Galante states he has a corner lot with 2 front yards & is an irregular size. There is also has a pre-existing non-conforming variance for the deck because the 30' setback wouldn't allow the deck to be serviceable.

Mr. Galante is willing to make the rear setback 20' not 21'. He is just replacing an existing shed with a larger shed.

Mr. Mellett asks Mr. Galante if the replacement fence will be in the same exact place as the existing fence.

Mr. Galante states "yes" and some of these improvements won't be for a year or two and the fence is not first priority.

Mr. Mellett states there are no site issues with the fence and current distances. Mr. Mellett does point out the 10' utility easement next to the property.

Mr. Galante states he will only be replacing the rear fence.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

**Application Approved.**

#152042C

Brian &amp; Maria Stubbs

Zoned: R3

Bulk C Variance

Block: 20503 Lot: 57

Location: 1 North Gate Dr., Laurel Springs

15' x 30' above ground pool w/setbacks.

Mr. Costa swears in Mrs. Stubbs.

Mrs. Stubbs states they have a corner lot with 2 front yards and a irregular lot size. She would like more space in the yard she is requesting a 20' setback instead of 30'.

Vice Chairman Simiriglia questions Mrs. Stubbs about fencing and how close it will be to the pool.

Open to Professionals:

No Additional Comments.

Open to the Public:  
No Comments.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosati	Yes
Chairman McMullin	Yes

Application Approved.

#152032CDSPWMS  
 Bernie Wilson  
 Zoned: CR  
 Minor Site Plan  
 Block: 5403 Lot: 11  
 Location: 1414 Black Horse Pike., Blackwood  
 Auto Repair and Towing.

Mr. Costa swears in Bernie Wilson (owner), Addison Bradley ( planner), Bruce McKenna (engineer).  
 Mr. Addison reviews the plan for the Getty Gas Station:

- review of site plan
- landscaping
- parking spaces
- repaving where tanks were removed in spring
- Mr. Wilson is leasing not buying the property.

Mr. Addison reviews Mr. Lechner's review letter:

- pg. 2 variances, lot depth, size, buffer are existing, no parking in rear, variance for parking out front.
- pg. 5 site plan comments; Leyland cypress.

A1- site plan

A2 - cypress location requested, large trees already present.

Mr. Lechner mentions the large trees are deciduous and won't hide the building from the neighbors in the Late Fall/Winter/Early spring.

Mr. Bradley suggests 10' on center Leyland cypress along the property line.

Mr. Lechner estimates 7 cypress will be needed.

Mr. Bradley continues with the plan:

- remove asphalt & landscape corner w/trees and shrubs.
- oil tank on corner
- landscape under existing tree.

Mr. Lechner states the landscaping serves 2 purposes

1. decrease lot impervious coverage,
2. buffer for the side residents, which is a requirement.

Mr. Mellett discusses removing some asphalt along lower landing Rd. as the entry is too large.

- turn orientation of parking spaces,
- put grass and access to the oil tank.

Mr. Costa states the applicant will have to submit new sketches.

Mr. Bradley continues with landscaping the island that wasn't fixed yet.

Mr. Mellett suggests not doing the block wall but something that is already existing, such as the curbing that is already existing on the site.

Mr. Bradley and Mr. Lechner are both agreeable to the curbing suggestion.

Mr. Bradley agrees to the overlay paving.

- adequate lighting existing,
- no real loading area needed,

-trash in cans, no dumpster,  
 -Sidewalks: they end at the property line and it will be too expensive at this time. Requesting the board to wave the sidewalk requirement.  
 Mr. Lechner states there are sidewalks on the Black Horse Pike and suggests putting in sidewalks just where there is no driveway.  
 Mr. Mellett states that will be about 60' to 70' of sidewalk.  
 Mr. Bradley agrees to the sidewalk of 60' to 70', up to the existing driveway after it is amended not as the driveway is now.

Mr. Mellett's letter review:  
 Mr. Bradley agrees to the following: bumper stops, overlay of parking lot, 2 parking spaces re-lined, widen the islands. Pg. 3 Mr. Mellett discusses the driveway and updating site pavement.  
 Mr. Bradley agrees to paving from the saw cut line to the fence.  
 Mr. Mellett requests more detail on the plan for the paving and warns the applicant about being careful not to create any low points in the paving that would create any large puddles.  
 Mr. Mellett continues: grading and drainage details along with notes added to the plan about the paving, lighting, size of parking spaces, extra detail for any improvements.  
 Vice Chairman Simiriglia discusses the current signs and if they are going to be removed.  
 Mr. Bradley states they are allowed to have a facade sign.  
 Vice Chairman Simiriglia discusses the following: removal of the battery signs, paint the building all the same color, no lifts outside the building, submit new plan with all the above discussed changes.  
 Mr. Lechner wants the revised plan submitted, past performance bond guarantee, and repairs.  
 Vice Chairman Simiriglia discusses a temporary CO before the paving is finished.  
 Mr. Lechner states as long as the bond is in but he wants a concrete time period for the repairs to be finished.  
April 1, 2016 is the agreed upon date.

Open to Professionals:  
 No Additional Comments.

Open to the Public:  
 No Comments.

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

**Roll Call:**

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Rosafi	Yes
Chairman McMullin	Yes

**Application Approved.**

**#152041A  
 1840 Peter- Cheeseman Rd., LLC  
 Zoned: IN/R2  
 "A" Variance  
 Block: 14003 Lot: 13  
 Appeal of Administrative Decision/Residential Substance Abuse Treatment Facility.**

Mr. Costa swears in : Mr. Terence Combs (Planner), Mr. Brian O'Neill ( Chairman Recovery Centers of America), Mr. Ted Wilkenson (PE).  
 Mr. Jack Plackter (Esq.):  
 - The applicant required a "D" variance and filed an appeal on July 29,2015.  
 - argues the treatment facility is a permitted use with a cyber cafe and gym,  
 - Mr. Plackter believes the need of a Use Variance is dead wrong because they are not a sober living community. The patients will only be in the facility 30 to 90 days and Mr. Plackter states this is a permitted use.

Mr. Costa discusses Res judicata with Mr. Plackter who doesn't believe it applies to this application.

Mr. Costa states this application has already been heard by the planning board and denied. There is much discussion between Mr. Costa and Mr. Plackter if Res judicata applies.

Mr. Wilkenson (PE):

- minor site plan permission "fit out" of existing treatment center.
- 37 beds; use existing
- accelerated rehab would be inside of the building.

Mr. Costa questions the location of the cyber cafe and gym.

Mr. Wilkenson states no gym or cafe just retrofit the current building for the rehab center. Mr. Wilkenson states it would take 6 months to get approvals and July 15, 2015 was a much larger application.

Mr. Plackter and Mr. Costa discuss res judicata once again. Mr. Plackter states it is not an issue and Mr. Costa respectfully disagrees and insists it has to be addressed or it is waived. There is discussion about the change of number of beds along with patients care.

Mr. Combs (Planner):

- site has been there for many years,
- has reviewed site and ordinances with Mr. Lechner,
- A1 - provision of ordinances (copies provided to board),
- A2 - application and plan filed 7/15/2015/ major site plan
- A3 - letter form director of planning and zoning officers: planning board application should be before zoning board.
- A4 - Project description: rendering of overall site plan
  - Phase II Recovery Center of America's site rendering: brown structures are new buildings,
  - more beds - detox center
  - staff rooms - meeting rooms, kitchen
  - therapy rooms
  - gym, fitness center, yoga rooms building,
  - outpatient building for continued services,
  - last 4 buildings are step down housing units,
  - beds 48 in each and all 3 story: first floor is a kitchen, 2nd and 3rd floors are sleeping headquarters (24 on each floor),
  - patients can only move around on campus.
  - in patient and out patient treatment.

Mr. Bucceroni asks if there are 4 buildings with 48 beds.

Vice Chairman Simiriglia questions if there are any family visit buildings.

Mr. Costa asks for clarification of beds (192+37?)

Mr. Combs states 150+192 beds.

Mr. Costa states it is now a 342 bed facility vs. The Planning Board application of 37 beds.

Mr. Lechner and Mr. Plackert discuss the applications:

- the application withdrawn was 12 beds
- this application is totally different then the last application
- zoning board should know **exactly** what is in the buildings and on the plan.

Mr. Lechner believes that much more detail is needed for vote.

Mr. Combs states the use is permitted and goes into detail on A1 hospital etc... He states all uses don't have to be in the same building. This is a campus setting that is common in these facilities. Mr. Combs believes the previous resolution fits this campus style treatment center.

A5- Gloucester Township Resolution

Mr. Costa states our resolution approves the hospital use only, how is this a hospital setting. Mr. Costa doesn't see this as a similar to a hospital. All residential uses will be prohibited.

Mr. O'Neill:

- 25 years experience
- it is a permitted use in an IN zone because it includes rehab and he had stated 90 to 120 days whether they are in the building or next to it.
- discusses all facts of buying and investment that has been previously stated,
- wants a fair shot in Gloucester Township,
- wants to expand his investment,
- Mr. O'Neill wants a complete reversal of the previous decision.

Mr. Rosati takes exception to Mr. O'Neill's combative attitude and accusatory tone.

Mr. Bucceroni states It is up to the interpretation of the zoning ordinance. This most recent application from Mr. O'Neill is not what he presented originally. Mr. Bucceroni states this is now a massive facility.

Mr. O'Neill ask why this is bad to make use of this 14 acre site.

Mr. Bucceroni states it has to be good for the whole town not just this site.

Res judicata discussion:

Vice Chairman Simiriglia states there are 4 more buildings that are residential and to use the current buildings is no problem.

Mr. O'Neill states he calls those extra buildings "treatment buildings".

Mr. Costa reads case law that pertains to res judicata and believes it applies in this case:

- 2nd application
- same parties
- no changes to application
- same cause

Greater relief in 2nd application is res judicata.

Mr. Plackert wants an appeal of the zoning decision and still doesn't believe res judicata is applicable.

Mr. Costa states the Planning Board heard the application for 37 beds and it was denied, this application has more beds.

Mr. Plackert states it is not a site plan application thus not res judicata.

Mr. Costa informs Mr. Plackert that the Zoning Board is allowed to take the Planning Boards decision under advisement while making their own decision.

Vice Chairman Simiriglia asks for the differences between the 2 applications.

Planning Board Application:

- existing building
- no extra 4 buildings

Zoning Board Application:

- existing building
- subsequent w/additional
- much larger project

Mr. Costa explains to the applicant if they deny Mr. Lechner's letter they can go back to the planning board and they will invoke res judicata. If the applicant stays here at the Zoning Board and state Mr. Lechner's letter is correct; they would be allowed to go for a Use Variance, however res judicata would apply.

Mr. Rosati adds: the approval was for a hospital treatment facility similar to a hospital.

Open to Professionals:

No Additional Comments.

Open to the Public:

No Comments.

**A motion to apply the Doctrine of res judicata was made by Mr. Bucceroni and seconded by Mr. Rosati.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mr. Rosati</b>	<b>Yes</b>
<b>Chairman McMullin</b>	<b>Yes</b>

**Application of the Doctrine of Res Judicata is Approved.**

Mr. Lechner states there is a meeting conflict on September 9, 2015 and the Zoning Board meeting is cancelled. There will be a Zoning Board meeting on September 23, 2015 and the next meeting after that is October 28, 2015. October 14, 2015 Zoning Board Meeting is cancelled.

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

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 152040C**

**MICHAEL GALANTE**

**Block 12802, Lot 1**

**WHEREAS**, Michael Galante is the owner of the land and premises located at 76 Argyle Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a deck 20' from the front property line instead of the required 30 feet, 28.6' from the rear property line, a hot tub 10' from the property line and to permit a shed 240 sq. ft. instead of the required 168 sq. ft. for the property located upon Block 12802, Lot 1, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on August 26, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Michael Galante is the owner of the land and premises located at 76 Argyle Avenue, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12802, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that she has a corner lot with 2 front yards and the yard is irregular in shape and the 12 x 20 shed is to be used for storing lawn equipment and the existing shed will be removed.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a deck, a hot tub and shed the Board voted four (4) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of August that the applicant, Michael Galante is, hereby granted the aforesaid variances for the property located upon Block 12802, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

---

Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd Day of September, 2015.

---

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 142042C  
BRIAN&MARIA STUBBS  
Block 20503, Lot 57**

**WHEREAS**, Brian and Maria Stubbs, are the owners of the land and premises located at 1 Northgate Drive in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct an above ground swimming pool 20' from the front property line instead of the required 30 feet, for the property located upon Block 20503, Lot 57, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on August 26, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Brian & Maria Stubbs are the owners of the land and premises located at 1 Northgate Drive, in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 20503, Lot 57, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that she has a corner lot with 2 front yards and the yard is irregular in shape and this is the only location to construct the pool.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct an above ground pool with a front yard setback of 20 feet the Board voted four (4) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of August that the applicants, Brian & Maria Stubbs are, hereby granted the aforesaid variance for the property located upon Block 20503, Lot 57 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

---

Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd Day of September, 2015.

---

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 152032CDSPWMS**

**Bernie Wilson**

**Block 5403, Lot 11**

**WHEREAS**, Bernie Wilson, is the tenant of the property located at 1414 North Black Horse Pike, in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a minor site plan, for the property located upon Block 5403, Lot 11, as shown on the Official Map of the Township of Gloucester, located in an CR Zone, said application being pro-se; and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on August 26, 2015 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Bernie Wilson is the tenant of the land and premises located at 1414 North Black Horse Pike, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 5403, Lot 11, on the Official Tax Map of the Township of Gloucester, located in a CR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, Addison Bradley, a professional planner testified on behalf of the applicant. He indicated that a use variance was previously granted and that the bulk variances

are all existing. He explained the site, paving and landscaping. He reviewed Mr. Lechner's letter and was in agreement with same except the board determined there was no need for a loading dock. There was discussion about the sidewalk waiver and also the planning of Leyland Cyprus trees in back of the building for proper screening purposes and also the applicant agreed to remove some asphalt and plant other trees. The board agreed that a sidewalk waiver would be allowed at the drive way only and that the existing signs were to be removed. The applicant also agreed as a condition of approval that there would be no lifts or repairs outside the building, that the existing signs would be removed and that he would submit new plans with the changes mentioned at the meeting. He also agreed that all repairs will be completed by April 1, 2016.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a minor site plan the Board voted four (4) in favor, and none (0) against, 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 26th day of August, 2015, that the applicant, Bernie Wilson, is hereby granted the aforesaid minor site plan for the property located upon Block 5403, Lot 11 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony,

application and exhibits, same of which are incorporated herein, and further conditioned upon the applicant complying with the condition previously enumerated.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

---

Jay McMullin                      **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd Day of September, 2015.

---

Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 152041A  
1840 P. Cheeseman Road, LLC  
Block 14003, Lot 13**

**WHEREAS**, 1840 P. Cheeseman Road, LLC, is the owner of the land and premises located at 1840 Peter Cheeseman Road, in the Blackwood section of the Township of Gloucester, New Jersey, for the property located upon Block 14003, Lot 13, as shown on the Official Map of the Township of Gloucester, located in a IN/R-2 Zone, said application being represented by Jack Plackter concerning the applicants appeal of the administrative officer's decision concerning the proposed 5 buildings identified as a "treatment center", a "cyber café" and a gym that are shown on the site plan, as prepared by Adams, Rehmann, and Heggan Associates, Inc., and

**WHEREAS**, the Board after carefully considering the representations made by the applicant at the public hearing held on August 26, 2015, as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, 1840 Peter Cheeseman, LLC is the owner of the land and premises located at 1840 Peter Cheeseman Road, in the Blackwood section of Gloucester Township, New Jersey, being known as Block 14003, Lot 13, located in an IN/R-2 Zone.

2. Jack Plackter, Esquire, attorney for the applicant stated that they appeared on July 14, 2015, before the Gloucester Township Planning Board for a minor site plan, interior fit-out, step one detox and a 37 bed treatment facility using the existing walls. At that hearing the

Gloucester Township zoning board by a vote of 6 (six) to 1 (one) denied the minor site plan approval.

On July 15, 2015, the applicant submitted a new application for a major site plan approval for the proposed 5 buildings identified as a "treatment center", a cyber café and a gym. The administrative officer indicated that a use variance would be needed and the applicant thus brought this appeal of the administrative officer's decision that a use variance was required. Terence Combs, a professional planner, testified on behalf of the applicant introduced into evidence A1 copy of the zoning ordinance, A2 application and plan dated 7/15/15, A3 Ken Lechner's letter dated 7/23/15, A4 modification of site plan and A5 resolution interpreting the zoning ordinance.

The board determined, however that before an appeal of the administrative officer decision could be heard the issue of "Res Judicata" should be addressed first since the applicant previously applied for a minor site plan at this site for a residential treatment facility consisting of 37 beds using the existing building.

Terence Combs, a professional planner testified on behalf of the applicant. He indicated that this plan was phase II consisting of 5 buildings identified as a treatment center, cyber café and gym. He went on to say that one building would be for offices, meeting rooms, dining room, therapy and a gym consisting of approximately of 6,500 feet with an outpatient building, meeting room and offices. He indicated there would be an additional four buildings which would be similar to stepdown housing consisting of four building consisting of 192 beds. He indicated no variances would be required. He went on to say that the four new buildings would have a residential use component.

3. After hearing the testimony presented the board was of the opinion that the doctrine of Res Judicata would be applicable to this application for the following reasons

1. The previous application denied by the planning board was for a minor site plan using the existing building consisting of 37 beds, a detox center and an interior fit-out.

2. The new application is for a major site plan which is of much greater intensity than the first applications submitted to the planning board.

3. The new application consists of approximately 342 beds where the first application was only 37 beds, again significantly increasing the request.

4. The new application has a significant increase in parking and storm water management.

Based upon the above it is the opinion of the board that the doctrine of Res Judicata will apply since this application is similar to the minor site plan application which was denied by the planning board, however it is on a much greater scale.

**UPON MOTION** duly made and seconded that the doctrine of Res Judicata will apply the board voted 4 in favor, 0 (zero) against, and 0 (zero) abstentions.

**NOW THEREFORE BE IT RESOLVED**, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of August, 2015, that the applicants, 1840 P. Cheeseman Road, LLC, request for an interpretation of the administrative officer's decision is hereby denied because of the fact that the doctrine of Res Judicata applies, and the board would have no jurisdiction to hear the application..

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Jay McMullin	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

---

Jay McMullin

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd Day of September, 2015.

---

Ken Lechner, Secretary

Prepared by:

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

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



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #152046C**  
**Michael Rakus**  
**2 Hampton Drive**  
**BLOCK 9702 LOT 11**

**DATE:** September 9, 2015

The Applicant requests approval to install a six (6) foot high vinyl fence 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	±11,970 sf	yes
Minimum lot frontage			
Hampton Drive	75 ft.	105.71 ft.	yes
Princeton Drive	75 ft.	91.51 ft.	yes
Minimum lot depth	125 ft.	114.16 ft.	enc
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Hampton Drive	30 ft.	n/a	n/a
Princeton Drive	30 ft.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	n/a	n/a
Maximum Height	35 ft.	n/a	n/a

- <sup>1</sup> = Scaled data.
- enc = Existing nonconformance.
- \* = Variance required.

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

**II. VARIANCE COMMENTS**

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

**§425.C(3), Fences**

1. To install a six (6) foot high vinyl fence approximately eighteen (18) feet from the front property line along Princeton Drive (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

**III. NOTICE REQUIREMENTS**

The applicant must notice for the following variance:

**From Section 425.C(3) to install a six (6) foot high vinyl fence approximately eighteen (18) feet from the front property line along Princeton Drive (40 feet from the cartway is the minimum required).**

**IV. RECOMMENDATIONS**

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

cc: Michael Rakus  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No. #152046C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: \$160<sup>00</sup> Project # 9765  
 Escal. 150<sup>00</sup> Escal. # 9765

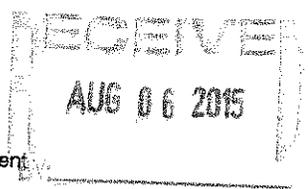
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Michael Rakus</u> Address: <u>2 Hampton DR</u> City: <u>Laurel Springs</u> State, Zip: <u>NJ 08021</u> Phone: <u>(856) 371-2654</u> Fax: ( ) Email: <u>Sinker582@yahoo.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Michael Rakus</u> <u>Antoinette Cucc (Rakus)</u> Address: <u>2 Hampton DR</u> <u>Laurel Springs</u> City: <u>Laurel Springs</u> State, Zip: <u>NJ 08021</u> Phone: <u>(856) 371-2654</u> Fax: ( )
---	---

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

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



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

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

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

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

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

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

Name: Michael Rakus  
 Address: 2 Hampton Rd  
 Profession: Insurance  
 City: Lovett Springs  
 State, Zip: NC 28041  
 Phone: (816) 371-2654 Fax: ( ) -  
 Email: Sinkir582@yahoo.com

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

**7. Location of Property:**

Street Address: 2 Hampton Rd Block(s): 9702  
 Tract Area: \_\_\_\_\_ Lot(s): 11

**8. Land Use:**

Existing Land Use: RESIDENTIAL 6' VINYL 154 SQ FT 28' setback  
 Proposed Land Use (Describe Application): Looking to install fence. Corner Property @  
Hampton Rd. Fence will be 6' high. Fence will come out from ( )  
9' Panel on side of house facing Hampton Rd. Foot from end of pavement  
to fence. Panel will be 28'. Fencing being installed on side of house facing  
Hampton Road & will over 400'

**9. Property:**

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

**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	28'
Front setback 2	62'
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	28'
Setback from E.O.P.*2	62'
Fence type	Vinyl
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

Michael Weber  
 Signature of Applicant

4/28/2015  
 Date

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

\_\_\_\_\_  
 Date

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

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

8-6-2015  
Date

Michael Rakus  
Signature

Sworn and Subscribed to before me this

Michael Rakus  
Print Name

6 day of August  
2015 (Year).

Michele Lynn Treger  
Signature

MICHELE LYN TREGER  
Print Name

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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

Michael Rakus

Signature of Applicant

Michael Rakus

Print Name

7/28/2015  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 8-6-15, shows and discloses the premises in its entirety, described as Block 4762 Lot 11 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 6 day of August  
2015 before the following authority.

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

Michele Treger

Name of property owner or applicant

Michele Lynn Treger  
Notary public

**MICHELE LYN TREGER**

ID # 2439109

NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires October 1, 2018

3597 S. Black Horse Pike  
Williamstown, NJ  
08094  
DCA #13VH01296900

RECEIVED  
AUG 06 2015



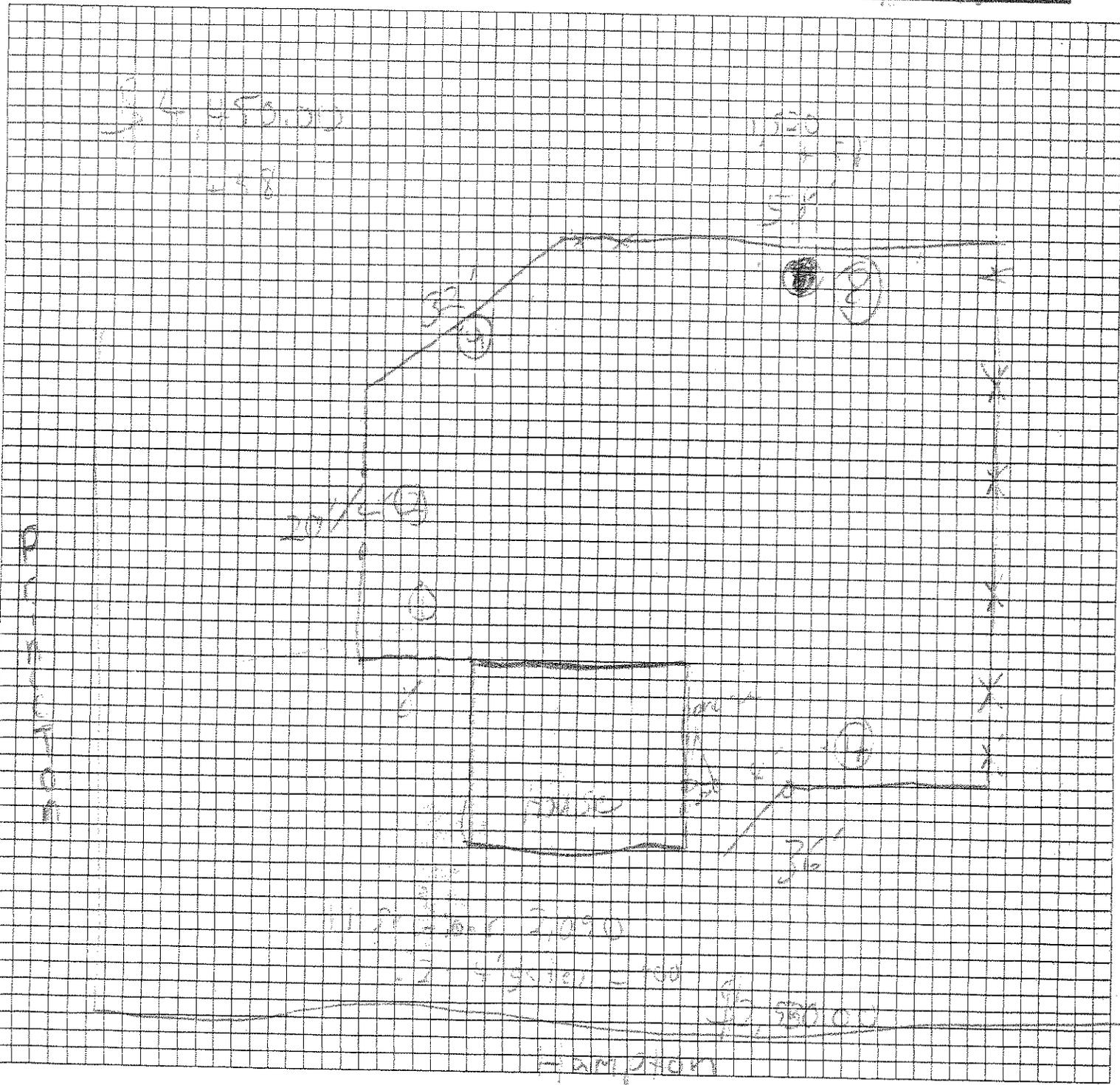
Fax: 856-875-4415

Date: \_\_\_\_\_

Name: Mike Rakus

Phone: \_\_\_\_\_

Address: 2 Hampden Rd Gloucester Township NJ



Customer Agrees to Above: \_\_\_\_\_

signature

Date

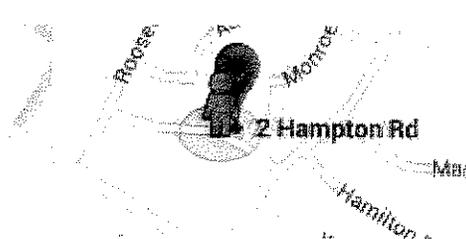


Google 6 Princeton Dr



Gloucester Township, New Jersey

Street View - Aug 2013



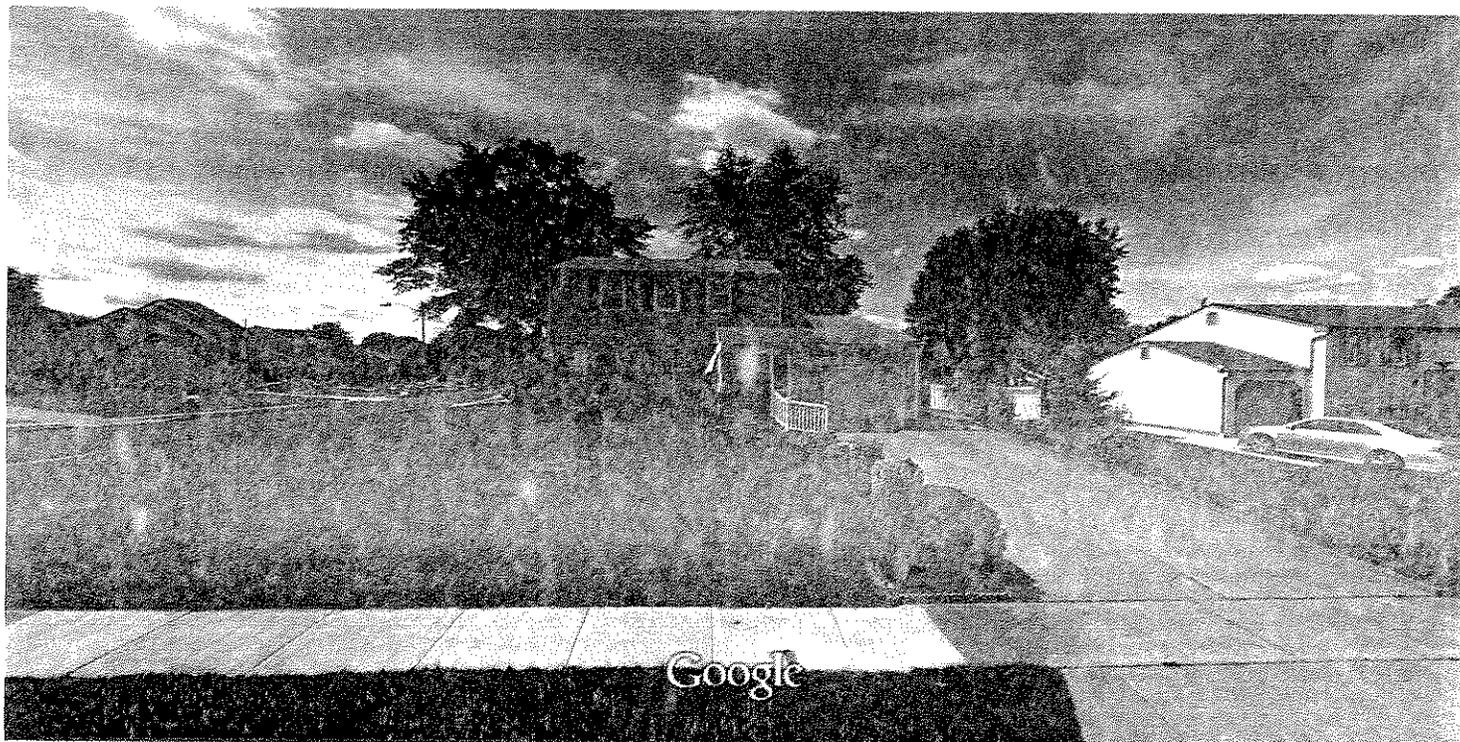
Princeton Dr. View

Image capture: Aug 2013 © 2015 Google

RECEIVED  
AUG 06 2015  
BY: \_\_\_\_\_



Google 2 Hampton Rd



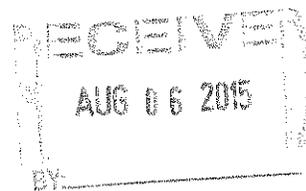
Gloucester Township, New Jersey

Street View - Aug 2013



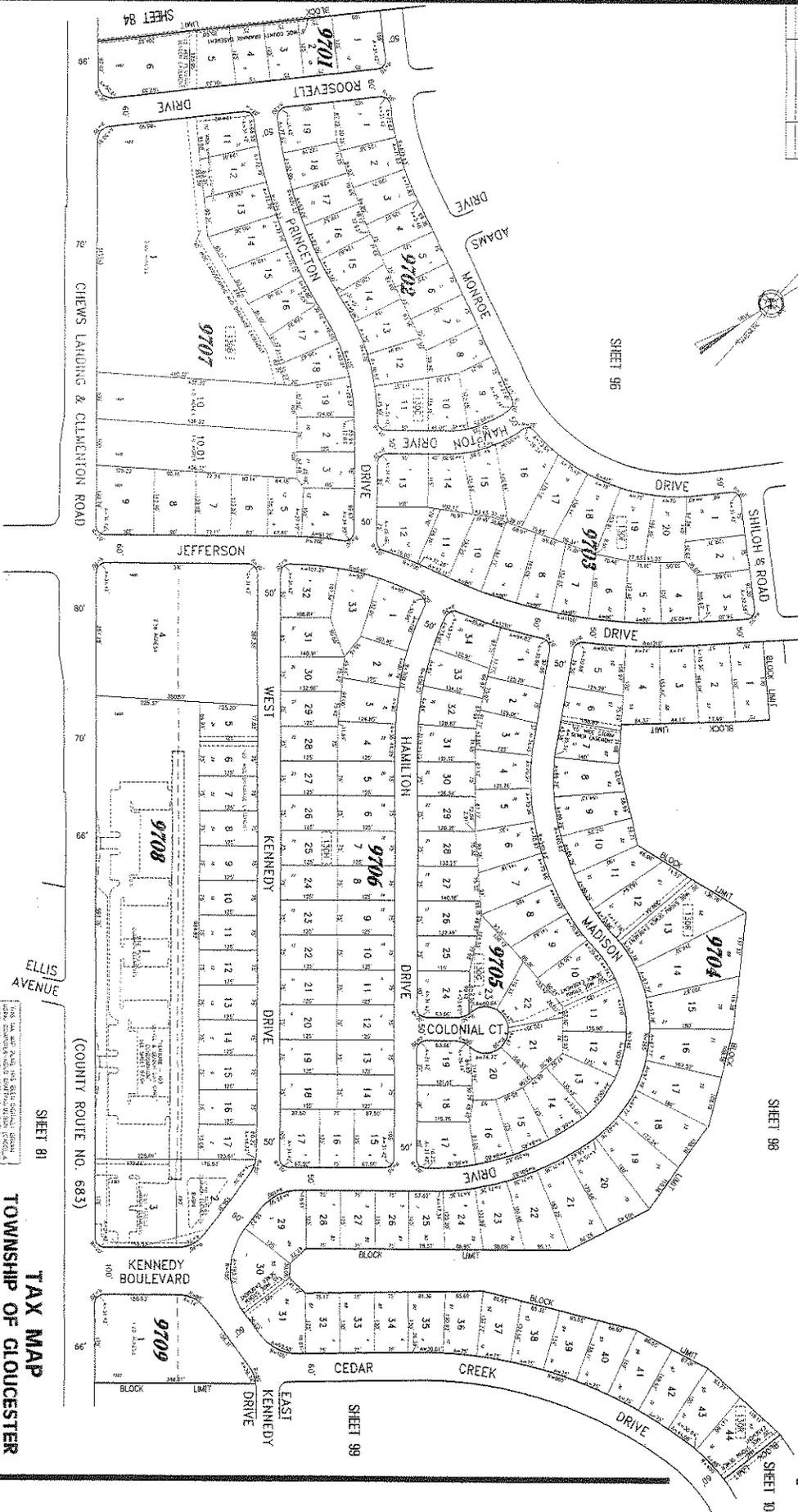
HAMPTON RD VIEW

Image capture: Aug 2013 © 2015 Google



**REVISIONS**

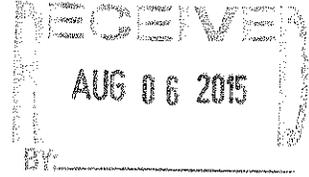
NO.	DATE	DESCRIPTION
1	11-08-2008	ISSUED



**NOTE:**  
 THIS SHEET HAS BEEN REPRODUCED FROM THE COMPUTER GENERATED TAX MAP INFORMATION SYSTEM AND IS SUBJECT TO REVISIONS WITHOUT NOTICE.

THIS MAP WAS PREPARED BY THE COUNTY ENGINEER IN ACCORDANCE WITH THE PROVISIONS OF THE TAX MAP ACT, P.L. 1997-11, AS AMENDED. THE COUNTY ENGINEER'S OFFICE HAS CONDUCTED A VISUAL INSPECTION OF THE MAP AND HAS FOUND IT TO BE CORRECT AND ACCURATE. THE COUNTY ENGINEER'S OFFICE HAS NOT CONDUCTED A SURVEY OF THE MAP AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE MAP. THE COUNTY ENGINEER'S OFFICE HAS NOT CONDUCTED A SURVEY OF THE MAP AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE MAP. THE COUNTY ENGINEER'S OFFICE HAS NOT CONDUCTED A SURVEY OF THE MAP AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE MAP.

**TAX MAP**  
**TOWNSHIP OF GLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 SCALE: 1" = 100' DATE: 11-08-2008  
**CRAIG F. BEAMINGTON LAND SURVEYOR LLC, INC. 23924**  
**BEAMINGTON & YENICK ENGINEERS**  
 2101 GARDNER DRIVE  
 SUITE 200  
 CAMDEN, NJ 08105  
 856-971-1111



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

**TAXES PAID CERTIFICATION**

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

DATE: 7/28/2015  
APPLICATION#: #152046C  
APPLICANT: Michael S Rakus  
PROPERTY LOCATION: 2 Hampton Rd Laurel Springs NJ 08021  
BLOCK(S): 9702 LOT(S): 11 QUALIFIER: \_\_\_\_\_

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

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

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

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

  
SANDRA L. FERGUSON  
GLOUCESTER TWP. TAX COLLECTOR



Commissioners  
RICHARD P. CALABRESE  
Chairman  
FRANK SIMIRIGLIA  
Vice Chairman  

---

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

RAYMOND J. CARR  
Executive Director

MARLENE HRYNIO  
Administrative Secretary

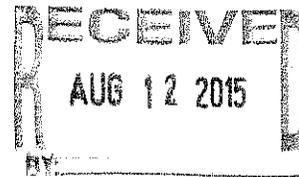
HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
August 10, 2015

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



Re: Application #152046C  
Michael Rakus  
2 Hampton Drive, Laurel Springs, NJ 08021  
Block 9702, 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**

Raymond J. Carr  
Executive Director

RJC:mh



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



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Dept. of Community Development & Planning  
**RE:** **APPLICATION #152049C**  
**Stephen Ortiz**  
**9 E. Kennedy Drive**  
**BLOCK 9901, LOT 50**  
**DATE:** September 10, 2015

The above application is to permit three 8' x 10' pergolas in the R-3- Residential District as per the submitted sketch.

**I. ZONING INFORMATION**

- 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% <sup>1</sup>	yes
Maximum lot coverage	40%	±31% <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front (dwelling)			
Kennedy Drive	30 ft.	24.90 ft.	yes
<b>Bull Run Road</b>	<b>30 ft.</b>	<b>12 ft.</b>	<b>no</b>
Side yard (deck)	10 ft.	±3.5 ft.	no <sup>2</sup>
Rear yard (deck)	30 ft.	±24 ft.	no <sup>2</sup>
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

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

<sup>2</sup> = Approved by Zoning Board of Adjustment Resolution #092051C.

= 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 – R-3 –Residential District, Area, Yard, Height and Building Coverage

- Front yard: (12 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 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 405.F, Area, Yard, Height and Building Coverage, to permit three 8' x 10' pergolas twelve feet (12) feet from the front property line along Bull Run Road (30 feet minimum required).**

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

cc: Stephen Ortiz  
Anthony Costa, Esq.  
Robert Smith, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

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

**For Office Use Only**

Submission Date: \_\_\_\_\_ Application No: #152049C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 9797  
 Escr: 150<sup>00</sup> Escr. # 9797

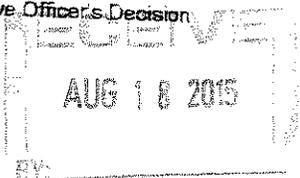
<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b>	<b>2. Owner(s) (List all Owners)</b>
Name: <u>Stephen Ortiz</u>	Name(s): <u>Stephen and Jacqueline Ortiz</u>
Address: <u>9 E Kennedy Dr</u>	Address: <u>9 E Kennedy Dr</u>
City: <u>Laurel Springs</u>	City: <u>Laurel Springs</u>
State, Zip: <u>NJ 08021</u>	State, Zip: <u>NJ 08021</u>
Phone: <u>(267) 258-2875</u> Fax: ( ) -	Phone: <u>(267) 258-2875</u> Fax: ( ) -
Email: _____	

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

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



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

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

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

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

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

**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: \_\_\_\_\_

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

**7. Location of Property:**

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

**8. Land Use:**

Existing Land Use: Residential  
Proposed Land Use (Describe Application): 3-8 x 10 (post to post) wood pergolas  
6 inches from our fence.  
front 86 ft from property line  
side 12 ft from property line

**9. Property:**

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

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

### 13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>86 ft.</u>	Setback from E.O.P.*1	_____
Front setback 2	<u>12 ft.</u>	Setback from E.O.P.*2	_____
Rear setback	<u>6 ft 2 in</u>	Fence type	_____
Side setback 1	<u>96 ft.</u>	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

### 14. Parking and Loading Requirements:

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

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

  
 \_\_\_\_\_  
 Signature of Applicant

7/14/15  
 \_\_\_\_\_  
 Date

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

7/14/15  
 \_\_\_\_\_  
 Date

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

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

8/17/15  
Date

[Signature]  
Signature

Stephen Ortiz  
Print Name

Sworn and Subscribed to before me this  
17 day of August  
2015 (Year).

[Signature]  
Signature

Jacqueline Ortiz  
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

[Signature]  
Signature of Applicant  
Stephen Ortiz  
Print Name

8/17/15  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of \_\_\_\_\_, 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.

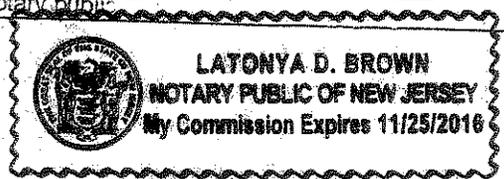
State of New Jersey,  
County of Camden:

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

Sworn and subscribed to  
On this 17th day of Aug  
20 15, before the following authority.

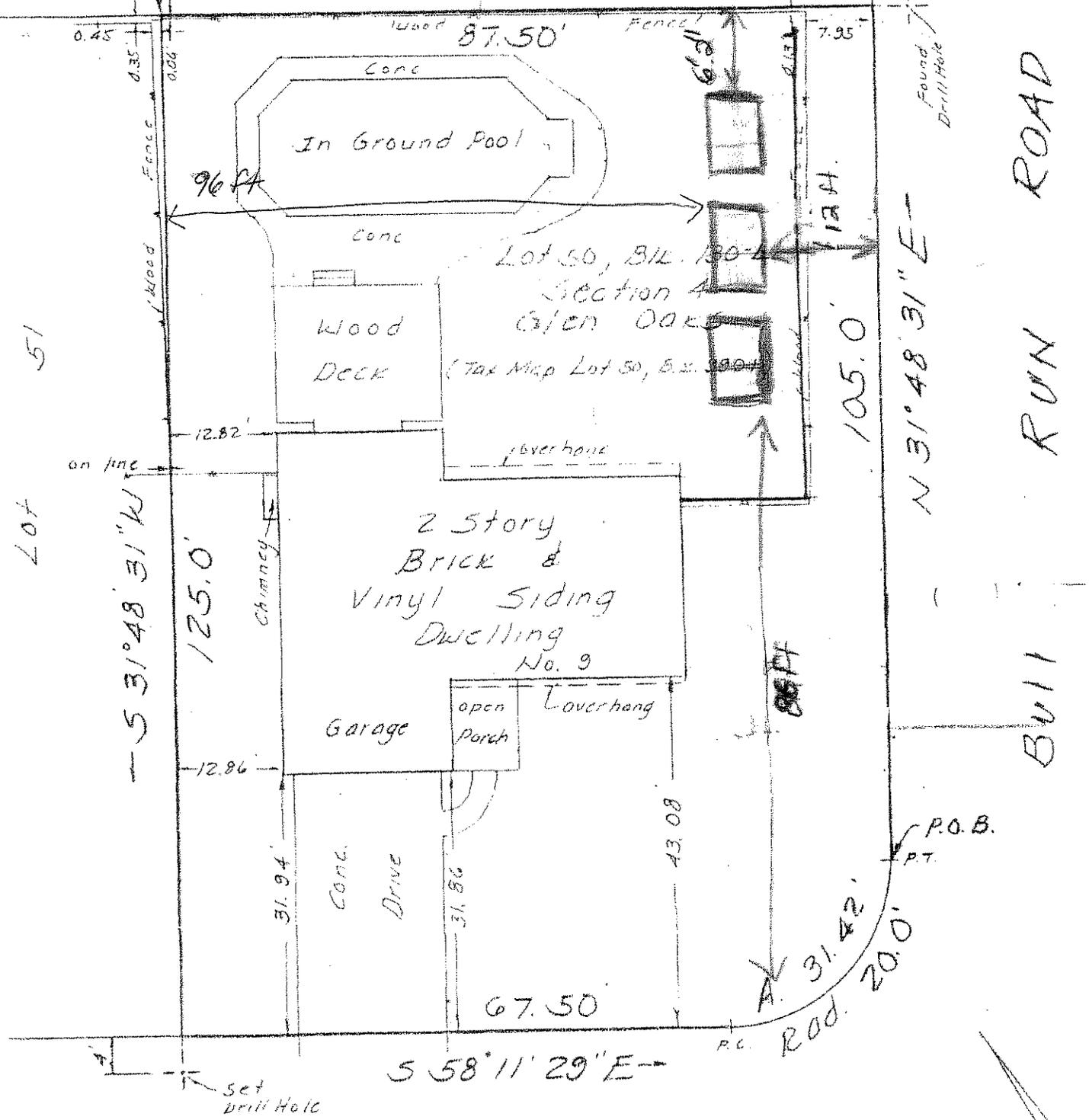
[Signature]  
Name of property owner or applicant

[Signature]  
Notary public



(Inaccessible)

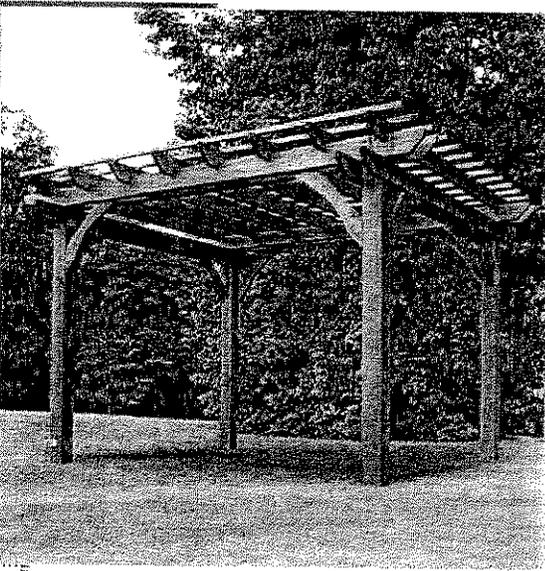
N 58° 11' 29" W



KENNEDY DRIVE

RECEIVED  
 AUG 18 2015  
 BY: \_\_\_\_\_

Sam's Club  
 Outdoor & Garden  
 Gazebos, Arbors  
 Canopies  
 10' x 12' Cedar Pergola  
 Item #: 31111111



Free shipping

• \$ 999.00 999.00

Non-members pay 10% surcharge [Join now!](#)

City  [Ship this item](#)

Shipping

Free shipping

Enter ZIP Code for shipping options

Estimated arrival

[Add to list](#)

301 Sam's Club  
 Bedouin  
 5200000

Accessory Structure

Delivery estimates, taxes, and fees are based on ZIP Code. Club Pickup orders are based on your club's current price and item availability on the day of payment.

- [About this item](#)
- [Member reviews & questions](#)
- [Policies & plans](#)

### About this item

This outdoor cedar pergola provides a distinctive focal point for your backyard or patio. All hardwood FSC certified

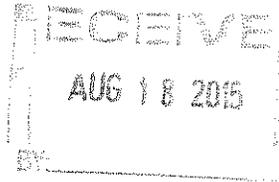
### Description

The Cedar Pergola from Leisure Time Products is a beautiful addition to your backyard or patio. This pergola will give your patio wonderful, shaded, natural beauty that will let you enjoy hours of relaxation. Made of 100% cedar which is naturally decay and insect resistant, the Cedar Pergola helps define an outdoor space while allowing you to fully enjoy the outdoors. The inside dimensions are 7' x 9' with headroom of 6' 7" so all your patio furniture will fit nicely underneath. Our patent pending anchor system allows you to easily anchor the Cedar Pergola in place even on concrete. All hardware needed for assembly is included. All wood is pre-cut, drilled, and stained; ready for assembly.

### Specifications

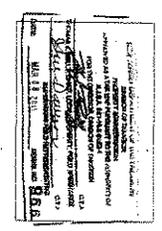
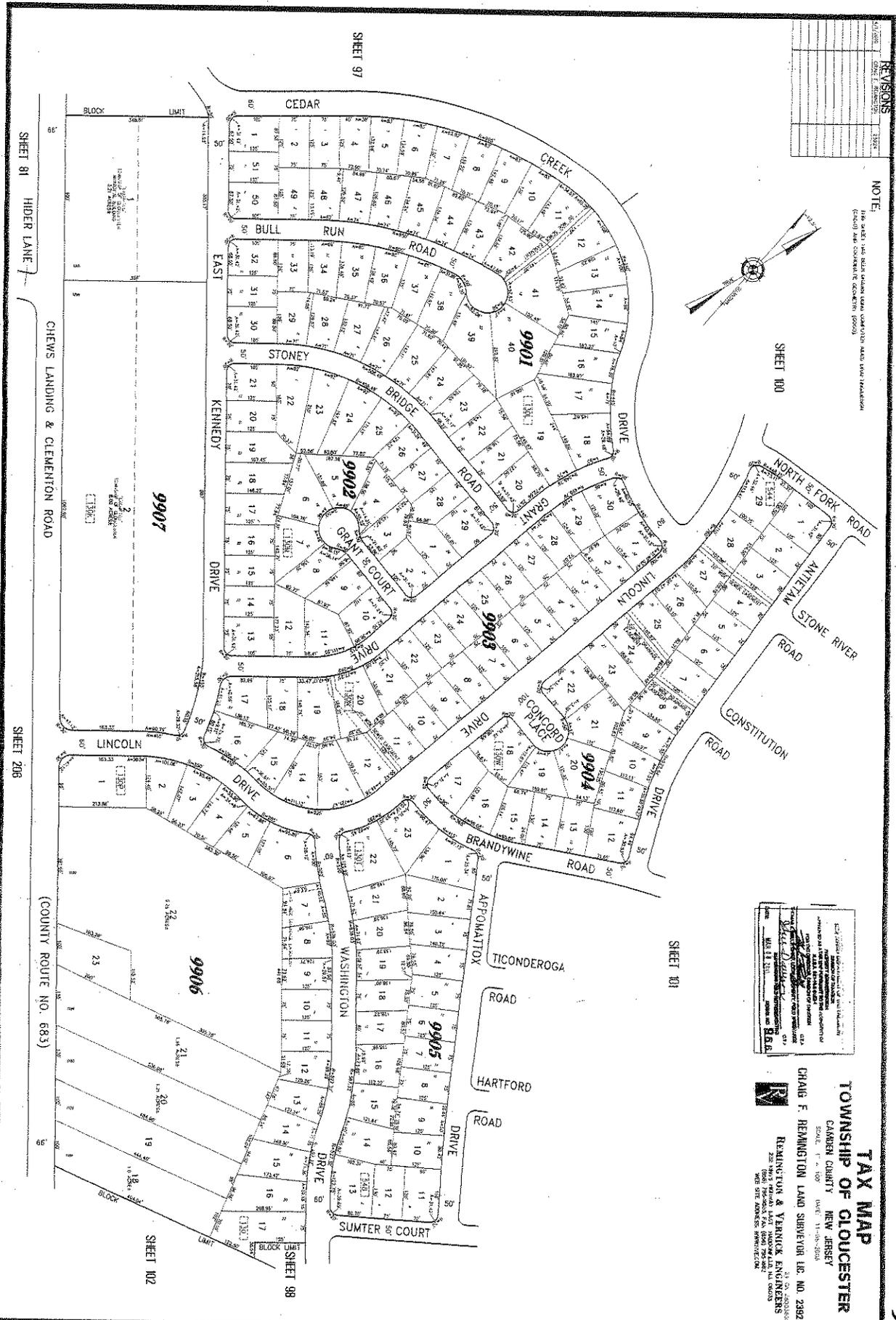
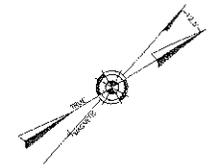
#### Features:

- Sculptured beams provide an airy and sturdy cover

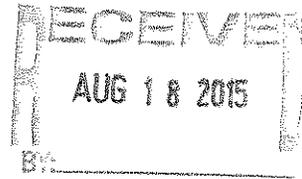


NO.	DATE	REVISIONS

NOTE: THIS MAP WAS PREPARED FOR THE TOWNSHIP OF CLOUCESTER, NEW JERSEY, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CHAUB F. HEMINGTON & YERRICK ENGINEERS.



**TAX MAP**  
**TOWNSHIP OF CLOUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 CHAUB F. HEMINGTON & YERRICK ENGINEERS  
 REMINGTON LAND SURVEYOR LIC. NO. 23924  
 2275 ROUTE 100, SUITE 100  
 WEST PITTSBURGH, PENNSYLVANIA 15120



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

**TAXES PAID CERTIFICATION**

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

DATE: 7-14-15

APPLICATION#: 152049C

APPLICANT: Jacqueline and Stephen Ortiz

PROPERTY LOCATION: 9 Kennedy Dr. Laurel Springs

BLOCK(S): 9901 LOT(S): 50 QUALIFIER: \_\_\_\_\_

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

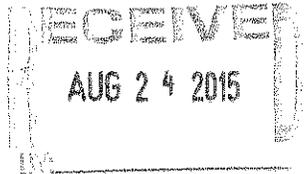
\_\_\_\_\_ Our records indicate the above property is delinquent on taxes (see attached).

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

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

Marvann Busa  
~~SANDRA G. FERGUSON~~ MARVANN BUSA

A-55T. GLOUCESTER TWP. TAX COLLECTOR



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 18, 2015

APPLICATION No. #152049C

APPLICANT: STEPHEN ORTIZ

PROJECT No. 9797

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

LOCATION: 9 E. KENNEDY DR, LAUREL SPRINGS, NJ 08021

### TRANSMITTAL TO:

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

### STATUS OF APPLICATION:

- New Application - Bulk C       Revision to Prior Application

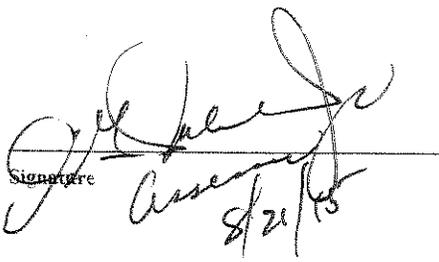
### PURPOSE OF TRANSMITTAL:

- For Your Review.      ***Please Forward Report by AUGUST 28, 2015***  
 For Your Files.

### ENCLOSED:

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

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

Signature:   
 Assessor  
 8/21/15

*No Issues.*

Commissioners  
RICHARD P. CALABRESE  
Chairman  
FRANK SIMIRIGLIA  
Vice Chairman

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



RAYMOND J. CARR  
Executive Director

MARLENE HRYNIO  
Administrative Secretary

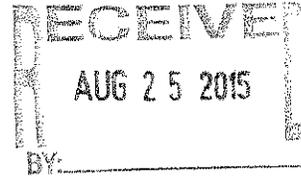
HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
August 24, 2015

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



Re: Application #152049C  
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**

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

Raymond J. Carr  
Executive Director

RJC:mh

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



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #152050C**  
**Thomas Brain Monahan**  
 3 Oak Leaf Court  
 BLOCK 17908, LOT 23  
**DATE:** September 10, 2015

The above application is to permit a 20' x 13' deck 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.F):**

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±12,087 sf	yes
Minimum lot frontage (cul-de-sac)	56.25 ft.	48.11 ft.	enc
Minimum lot depth	125 ft.	100.28 ft.	yes
Maximum building coverage	20%	±13.4% <sup>1</sup>	yes
Maximum lot coverage	40%	±19.1% <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (dwelling)	30 ft.	35.53 ft.	yes
Side yard (dwelling)	10 ft.	14.72 ft. / 14.87 ft.	yes
<b>Rear yard (deck)</b>	<b>30 ft.</b>	<b>±22 ft.</b>	<b>no*</b>
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

- <sup>1</sup> = Scaled data.  
 enc = Existing nonconformance.  
 n/a = Not Applicable.  
 \* = Variance required.

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

**II. VARIANCE COMMENTS**

The application as submitted requires the following variance:

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

1. Rear yard: (22 ft. provide v. 30 ft. min. 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 variances:

**From Section 405.F, Area, Yard, Height and Building Coverage, to permit a deck with a setback from the rear property line approximately twenty two (22) feet (30 ft. minimum required).**

I 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: Thomas Brian Monahan  
Anthony Costa, Esq.  
James Mellett, PE, Churchill Consulting Engineers

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No: #152050C

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

Planning Board  Zoning Board of Adjustment

Fees: 160.00 Project # 9798

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

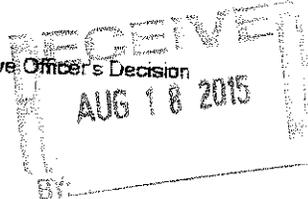
Escr. 150.00 Escr. # 9798

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Thomas Brian Monahan</u> Address: <u>3 Oak Leaf Ct</u> City: <u>Erial</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 562-3384</u> Fax: ( ) - Email: <u>tbrianmonahan@gmail.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Thomas Monahan</u> <u>Jillian Monahan</u> Address: <u>3 Oak Leaf Ct.</u> City: <u>Erial</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 562-3384</u> Fax: ( ) -
--	--

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

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



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

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

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

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

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

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

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

Name: Bruce Ewing  
Address: \_\_\_\_\_  
Profession: Land Surveyor  
City: Clayton  
State, Zip: NJ 08312  
Phone: (856) 881-4931 Fax: (\_\_\_\_) \_\_\_\_ - \_\_\_\_  
Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 3 Oak Leaf Ct Block(s): 17908  
Tract Area: \_\_\_\_\_ Lot(s): 23

**8. Land Use:**

Existing Land Use: RESIDENTIAL  
Proposed Land Use (Describe Application): DECK - 20' x 13'  
Deck is 22' from property line, as opposed to 30'. I would like build deck in that location and shortening its depth to meet requirement would make it too small.

**9. Property:**

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

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

Public Water       Public Sewer       Private Well       Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

### 13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	22' from property line	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

### 14. Parking and Loading Requirements:

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

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

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

*John B. White*

Signature of Applicant

8/10/2015

Date

Signature of Co-applicant

Date

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

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

8/11/2015

Date

Thomas Brian Monahan  
Signature

Thomas Brian Monahan  
Print Name

Sworn and Subscribed to before me this

11 day of August

2015 (Year).

Michele Lyn Tregger  
Signature

Michele LYN Tregger  
Print Name

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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

Thomas Brian Monahan

Signature of Applicant

Thomas Brian Monahan

Print Name

8/10/15  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 8/10/15, shows and discloses the premises in its entirety, described as Block 17908 Lot 23 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:

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

Sworn and subscribed to  
On this 11 day of August  
20 15 before the following authority.

Name of property owner or applicant

Michele Lyn Tregger  
Notary public

## Zoning Permit Denial

3 OAK LEAF CT  
Block/Lot 17908/23

Applicant

MONAHAN THOMAS B & JILLIAN B  
3 OAK LEAF COURT  
SICKLERVILLE NJ 08081

Real Estate Owner

MONAHAN THOMAS B & JILLIAN B  
3 OAK LEAF COURT  
SICKLERVILLE NJ 08081

*This is to certify that the above-named applied for a permit to/authorization for a proposed 20'X13' attached rear yard frame deck.. This application for approval is hereby denied*

Zone  
R3  
Application is  
**Denied**

**Comments on Decision:**

Deck is to maintain a minimum 30' setback from rear property line. A Variance approval is required prior to issuance of permits.

. Additional permits must be obtained through the Construction Office

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

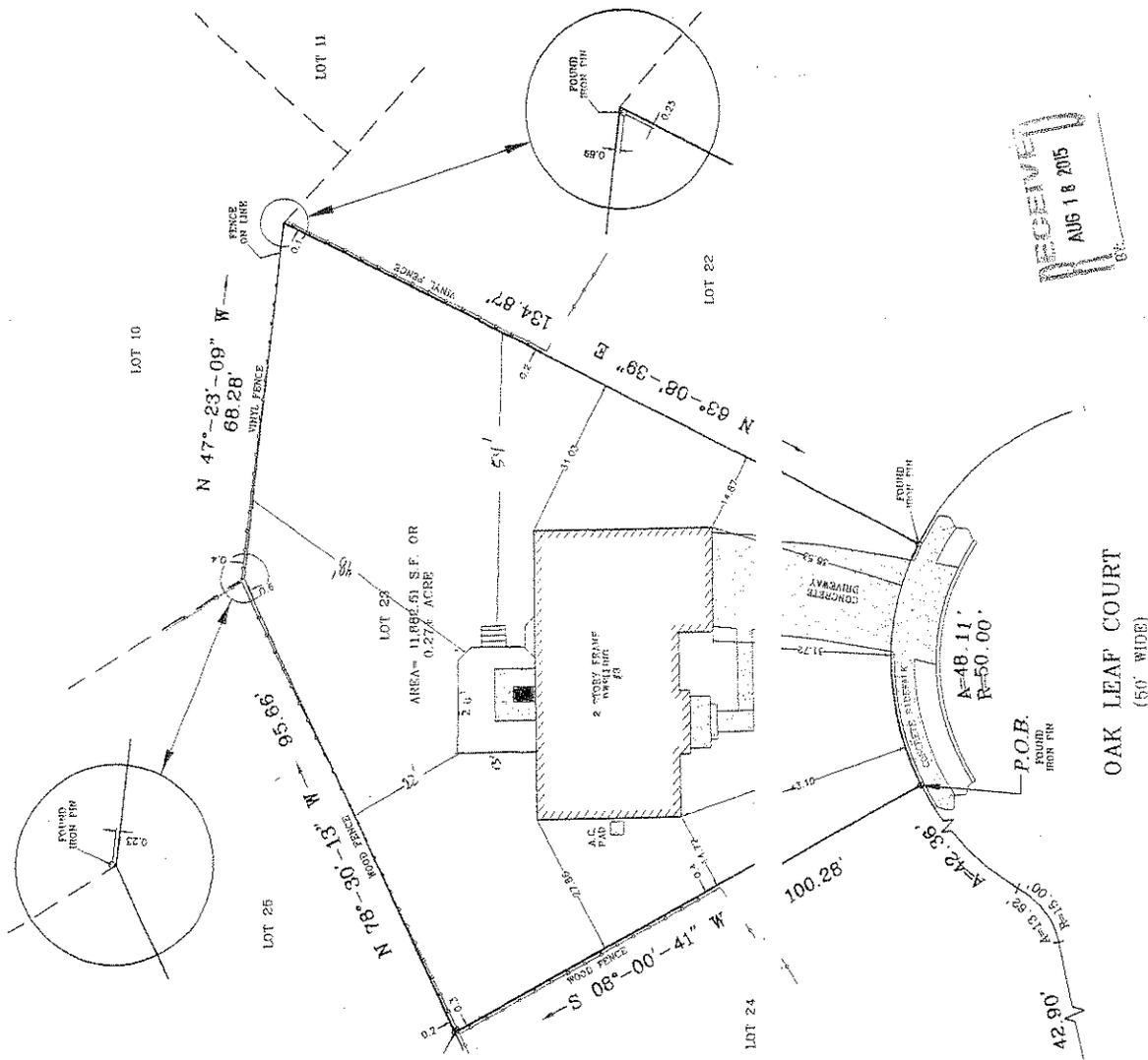
  
Alisa Ortiz  
Zoning Officer  
July 29, 2015

Applic No. 9747

Cut Here

Deliver to...

MONAHAN THOMAS B & JILLIAN B  
3 OAK LEAF COURT  
SICKLERVILLE NJ 08081



RECEIVED  
AUG 18 2015

OAK LEAF COURT  
(56' WIDE)

HAN  
: IT'S  
: AS THEIR

BY THIS SURVEY, I  
RECORD THE BOUNDARIES  
OF THE LANDS SHOWN  
ON THIS MAP AND THE  
PLACES WHERE THEY  
MEET. I HAVE NOT  
BEEN ASKED TO  
VERIFY THE ACCURACY  
OF THE INFORMATION  
I HAVE BEEN GIVEN.  
DATE: 08/18/2015  
BY: [Signature]

NOTES:  
BEING KNOWN AS LOT 23 IN BLOCK 17208 ON PLAN  
OF FOREST RIDGE, SECTION 7, TOWNSHIP 2, RANGE 2, MAP #857-B, A.K.A. LOT 23 IN BLOCK 17208 ON THE  
TOWNSHIP OF GLOUCESTER TAX MAP.

SURVEY OF PREMISES  
3 OAK LEAF COURT  
SITUATED IN  
TOWNSHIP OF GLOUCESTER  
COUNTY OF CAMDEN, NEW JERSEY

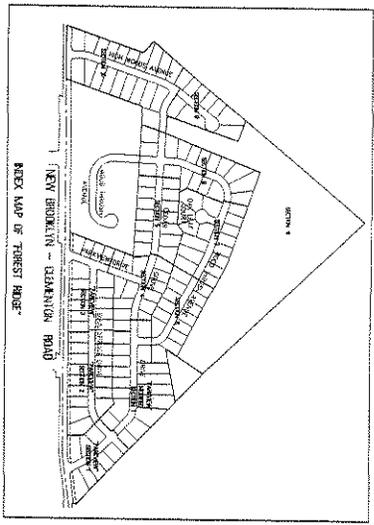
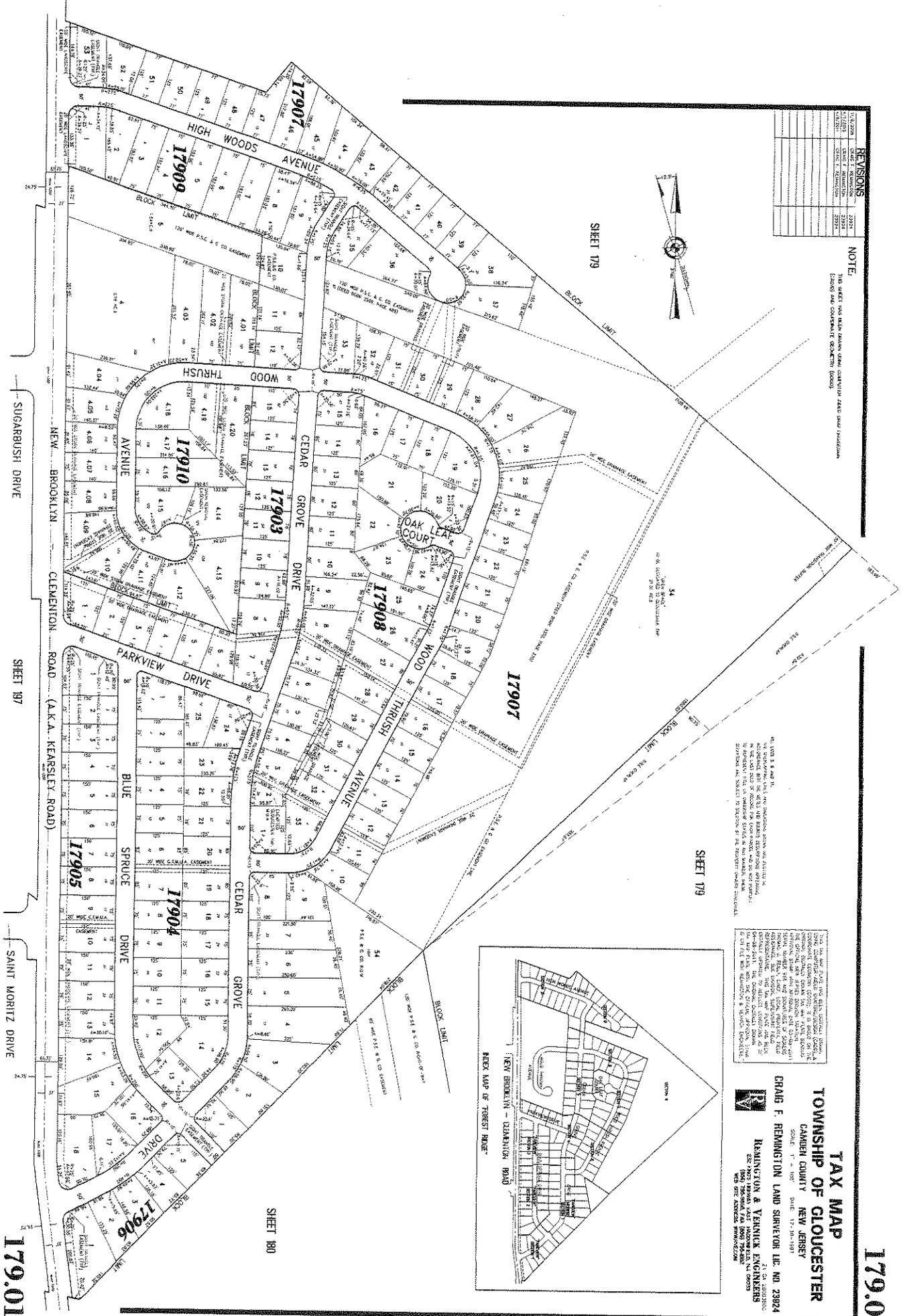
SEP 17, 2014  
AND PREMISES  
TAX MAP

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	12-15-1993	CRANE	PRELIMINARY
2	1-15-1994	CRANE	REVISIONS
3	2-15-1994	CRANE	REVISIONS
4	3-15-1994	CRANE	REVISIONS
5	4-15-1994	CRANE	REVISIONS
6	5-15-1994	CRANE	REVISIONS
7	6-15-1994	CRANE	REVISIONS
8	7-15-1994	CRANE	REVISIONS
9	8-15-1994	CRANE	REVISIONS
10	9-15-1994	CRANE	REVISIONS
11	10-15-1994	CRANE	REVISIONS
12	11-15-1994	CRANE	REVISIONS
13	12-15-1994	CRANE	REVISIONS
14	1-15-1995	CRANE	REVISIONS
15	2-15-1995	CRANE	REVISIONS
16	3-15-1995	CRANE	REVISIONS
17	4-15-1995	CRANE	REVISIONS
18	5-15-1995	CRANE	REVISIONS
19	6-15-1995	CRANE	REVISIONS
20	7-15-1995	CRANE	REVISIONS
21	8-15-1995	CRANE	REVISIONS
22	9-15-1995	CRANE	REVISIONS
23	10-15-1995	CRANE	REVISIONS
24	11-15-1995	CRANE	REVISIONS
25	12-15-1995	CRANE	REVISIONS
26	1-15-1996	CRANE	REVISIONS
27	2-15-1996	CRANE	REVISIONS
28	3-15-1996	CRANE	REVISIONS
29	4-15-1996	CRANE	REVISIONS
30	5-15-1996	CRANE	REVISIONS
31	6-15-1996	CRANE	REVISIONS
32	7-15-1996	CRANE	REVISIONS
33	8-15-1996	CRANE	REVISIONS
34	9-15-1996	CRANE	REVISIONS
35	10-15-1996	CRANE	REVISIONS
36	11-15-1996	CRANE	REVISIONS
37	12-15-1996	CRANE	REVISIONS
38	1-15-1997	CRANE	REVISIONS
39	2-15-1997	CRANE	REVISIONS
40	3-15-1997	CRANE	REVISIONS
41	4-15-1997	CRANE	REVISIONS
42	5-15-1997	CRANE	REVISIONS
43	6-15-1997	CRANE	REVISIONS
44	7-15-1997	CRANE	REVISIONS
45	8-15-1997	CRANE	REVISIONS
46	9-15-1997	CRANE	REVISIONS
47	10-15-1997	CRANE	REVISIONS
48	11-15-1997	CRANE	REVISIONS
49	12-15-1997	CRANE	REVISIONS
50	1-15-1998	CRANE	REVISIONS
51	2-15-1998	CRANE	REVISIONS
52	3-15-1998	CRANE	REVISIONS
53	4-15-1998	CRANE	REVISIONS
54	5-15-1998	CRANE	REVISIONS
55	6-15-1998	CRANE	REVISIONS
56	7-15-1998	CRANE	REVISIONS
57	8-15-1998	CRANE	REVISIONS
58	9-15-1998	CRANE	REVISIONS
59	10-15-1998	CRANE	REVISIONS
60	11-15-1998	CRANE	REVISIONS
61	12-15-1998	CRANE	REVISIONS
62	1-15-1999	CRANE	REVISIONS
63	2-15-1999	CRANE	REVISIONS
64	3-15-1999	CRANE	REVISIONS
65	4-15-1999	CRANE	REVISIONS
66	5-15-1999	CRANE	REVISIONS
67	6-15-1999	CRANE	REVISIONS
68	7-15-1999	CRANE	REVISIONS
69	8-15-1999	CRANE	REVISIONS
70	9-15-1999	CRANE	REVISIONS
71	10-15-1999	CRANE	REVISIONS
72	11-15-1999	CRANE	REVISIONS
73	12-15-1999	CRANE	REVISIONS
74	1-15-2000	CRANE	REVISIONS
75	2-15-2000	CRANE	REVISIONS
76	3-15-2000	CRANE	REVISIONS
77	4-15-2000	CRANE	REVISIONS
78	5-15-2000	CRANE	REVISIONS
79	6-15-2000	CRANE	REVISIONS
80	7-15-2000	CRANE	REVISIONS
81	8-15-2000	CRANE	REVISIONS
82	9-15-2000	CRANE	REVISIONS
83	10-15-2000	CRANE	REVISIONS
84	11-15-2000	CRANE	REVISIONS
85	12-15-2000	CRANE	REVISIONS
86	1-15-2001	CRANE	REVISIONS
87	2-15-2001	CRANE	REVISIONS
88	3-15-2001	CRANE	REVISIONS
89	4-15-2001	CRANE	REVISIONS
90	5-15-2001	CRANE	REVISIONS
91	6-15-2001	CRANE	REVISIONS
92	7-15-2001	CRANE	REVISIONS
93	8-15-2001	CRANE	REVISIONS
94	9-15-2001	CRANE	REVISIONS
95	10-15-2001	CRANE	REVISIONS
96	11-15-2001	CRANE	REVISIONS
97	12-15-2001	CRANE	REVISIONS
98	1-15-2002	CRANE	REVISIONS
99	2-15-2002	CRANE	REVISIONS
100	3-15-2002	CRANE	REVISIONS

**NOTE**

This sheet has been drawn upon drawings filed with the County Clerk and the County Engineer's Office.



THIS MAP WAS PREPARED BY THE TOWN OF CLUCESTER, NEW JERSEY, AND THE TOWN ENGINEER, CRANE F. REMINGTON, LAND SURVEYOR, L.C. NO. 23924, CAMDEN COUNTY, NEW JERSEY, ON BEHALF OF THE TOWN OF CLUCESTER. THE TOWN ENGINEER'S OFFICE IS LOCATED AT 227 WEST MAIN STREET, CAMDEN, NEW JERSEY 08102. THE TOWN ENGINEER'S OFFICE PHONE NUMBER IS 856-967-1111. THE TOWN ENGINEER'S OFFICE FAX NUMBER IS 856-967-1112. THE TOWN ENGINEER'S OFFICE E-MAIL ADDRESS IS CRANE@CLUCESTER.NJ.US. THE TOWN ENGINEER'S OFFICE WEBSITE IS WWW.CLUCESTER.NJ.US.

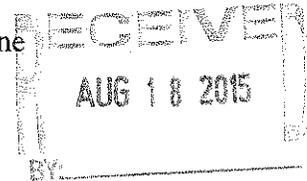
**TAX MAP**  
**TOWNSHIP OF CLUCESTER**  
 CAMDEN COUNTY NEW JERSEY  
 SHEET 179.01  
 CRANE F. REMINGTON, LAND SURVEYOR, L.C. NO. 23924  
 227 WEST MAIN STREET, CAMDEN, NEW JERSEY 08102  
 856-967-1111  
 WWW.CLUCESTER.NJ.US

**179.01**

**179.01**



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



**TAXES PAID CERTIFICATION**

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

DATE: August 10, 2015  
APPLICATION#: #152050C  
APPLICANT: Thomas Brian Monahan  
PROPERTY LOCATION: 3 Oak Leaf Ct. Erial NJ 08081  
BLOCK(S): 17908 LOT(S): 23 QUALIFIER: \_\_\_\_\_

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

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

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

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

  
SANDRA L. FERGUSON  
GLOUCESTER TWP. TAX COLLECTOR





Commissioners  
RICHARD P. CALABRESE  
Chairman  
FRANK SIMIRIGLIA  
Vice Chairman

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

RAYMOND J. CARR  
Executive Director

MARLENE HRYNIO  
Administrative Secretary

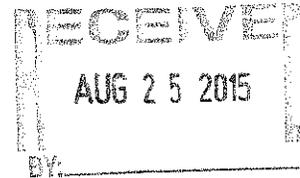
HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
August 24, 2015

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



Re: Application #152050C  
Thomas Monahan  
3 Oak Leaf Court, Erial, NJ 08081  
Block 17908, Lot 23

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Executive Director

RJC:mh

# TOWNSHIP OF GLOUCESTER

## Inter-office Correspondence



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #152052C**  
*David M. Anderson*  
 21 San Diego Drive  
 BLOCK 3309, LOT 15

**DATE:** September 10, 2015

The above application is to permit an 18' x 21' detached private garage (carport) in the front yard within the R-3 Residential district as per the attached sketch.

**I. ZONING INFORMATION**

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

**R-3 Zone Requirements (§405.F):**

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±8,740 sf	yes
Minimum lot frontage	75 ft.	135.26 ft.	yes
Minimum lot depth	125 ft.	109.65 ft.	enc
<b>Maximum building coverage</b>	<b>20%</b>	<b>±22%<sup>1</sup></b>	<b>no<sup>*</sup></b>
Maximum lot coverage	40%	±24% <sup>1</sup>	yes
<b>PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b>			
Front yard (dwelling)	30 ft.	n/a	n/a
Side yard (dwelling)	10 ft.	n/a	n/a
Rear yard (dwelling)	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a
<b>ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS</b> (18' x 21' CARPORT)			
<b>Front yard</b>	<b>N.P.</b>	<b>±10 ft.<sup>1</sup></b>	<b>no<sup>*</sup></b>
Side yard	10 feet	±70 ft. <sup>1</sup>	yes
<b>Side yard</b>	<b>10 feet</b>	<b>5 ft.</b>	<b>no<sup>*</sup></b>
Rear yard	10 feet	±74 ft. <sup>1</sup>	yes
Maximum garage height	20 feet	±10 ft. <sup>1</sup>	yes
Maximum other building height	15 feet	n/a	n/a

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

\* = Variance required

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

OFF-STREET PARKING AND PRIVATE GARAGES (18' x 21' CARPORT)			
Maximum area	800 sf	378 sf	yes
Less than area of principal building	< ±1,518 sf <sup>1</sup>	378 sf	yes
Maximum stories	1	1	yes
Maximum number of garages	1	1	yes

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

**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. Building coverage: (±22% provided v. 20% maximum allowed).
2. Carport (private garage) – front yard: (±10 ft. provided v. Not Permitted).
  - a. A carport satisfies the following definition of a private garage.
 

“A structure that is accessory to a residential building and that is used for the parking and storage of vehicles owned and operated by the residents thereof that is not a commercial enterprise available to the general public for such use.”
3. Private garage – side yard: (5 ft. provided v. 10 ft. min. required).

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

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

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

**NEGATIVE CRITERIA**

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F Area, Yard, Height and Building Coverage to permit a detached carport (private garage) with a building coverage of approximately twenty two (22) percent (20% maximum allowed), approximately ten (10) feet from the front property line (Not Permitted in the front yard), and five (5) feet from the side property line (10 ft. minimum required).

cc: David M. Anderson  
Anthony Costa, Esq.  
James Mellett, PE

Donna  
10/30/15

# TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No. #152052C Taxes Paid Yes/No \_\_\_\_\_ (Initial) \_\_\_\_\_  
 Planning Board  Zoning Board of Adjustment Fees: 160<sup>00</sup> Project # 9860  
 Escr. 150<sup>00</sup> Escr. # 9860

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

## LAND DEVELOPMENT APPLICATION

### 1. Applicant

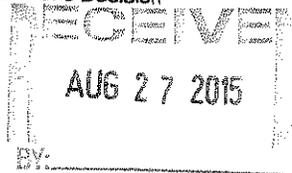
Name: DAVID M ANDERSON  
 Address: 21 SAN DIEGO DR  
 City: MAGNOLIA  
 State, Zip: NJ 08049  
 Phone: (856) 520-2088 Fax: ( ) -  
 Email: danderson8@msa.com

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

Name(s): \_\_\_\_\_  
Same  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State, Zip: \_\_\_\_\_  
 Phone: ( ) - Fax: ( ) -

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

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



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

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

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

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

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

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

Name: David M. Anderson  
Address: 21 San Diego Dr  
Profession: Accountant  
City: Magnolia  
State, Zip: NJ 08049  
Phone: (856) 520-2288 Fax: ( ) -  
Email: danderson@emsn.com

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

**7. Location of Property:**

Street Address: 21 San Diego Dr Block(s): 3309  
Tract Area: \_\_\_\_\_ Lot(s): 15

**8. Land Use:**

Existing Land Use: \_\_\_\_\_  
Proposed Land Use (Describe Application): Add 14<sup>2</sup> carport with 5' setback from Eastern<sup>side</sup> Border AND 10' setback from Southern front border. 7' wall, Gabled ends, Street side - closed

**9. Property:**

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

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

Public Water  Public Sewer  Private Well  Private Septic System

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

List all additional materials on an additional sheet.

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

List all applications on a separate sheet.

### 13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>10</u>	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	<u>5</u>	Fence height	_____
Side setback 2	_____	<small>*E.O.P. = Edge Of Pavement.</small>	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		<small>Distance = measured from edge of water. R.O.W. = Right-of-way. Setback = Measured from edge of pool apron.</small>	
<b>Garage Application</b> / CARPORT		<b>Shed Requirements</b>	
Garage Area	<u>308'</u>	Shed area	_____
Garage height	<u>7' min / 15' max</u>	Shed height	_____
Number of garages (Include attached garage if applicable)	<u>0</u>	Setback from R.O.W.1	_____
Number of stories	<u>1</u>	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: \_\_\_\_\_

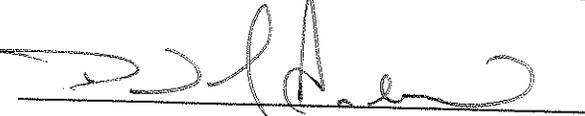
Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

### 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	<u>8/19/15</u> _____ Date
_____ Signature of Co-applicant	_____ Date

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

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

8/19/15  
Date

[Signature]  
Signature

DAVID M Anderson  
Print Name

Sworn and Subscribed to before me this

19 day of August

2015 (Year).

[Signature]  
Signature

Michele LYN Tregger  
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

[Signature]  
Signature of Applicant

DAVID M ANDERSON  
Print Name

8/19/15  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 19th August shows and discloses the premises in its entirety, described as Block 3309 Lot 15 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,  
County of Camden:

Sworn and subscribed to  
On this 19 day of August  
2015 before the following authority.

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

[Signature]  
Name of property owner or applicant

[Signature]  
Notary public

**MICHELE LYN TREGGER**

ID # 2439109  
NOTARY PUBLIC

STATE OF NEW JERSEY

My Commission Expires October 1, 2018

AUG 27 2015

32.18'

130.77'

109.65'

15

House

garden

CAR PORT  
18x21  
7 walls

10' variegated  
willow

8' Fuchsia

10' Norway Spruce

h Awn

135.26'

EXISTING PAD

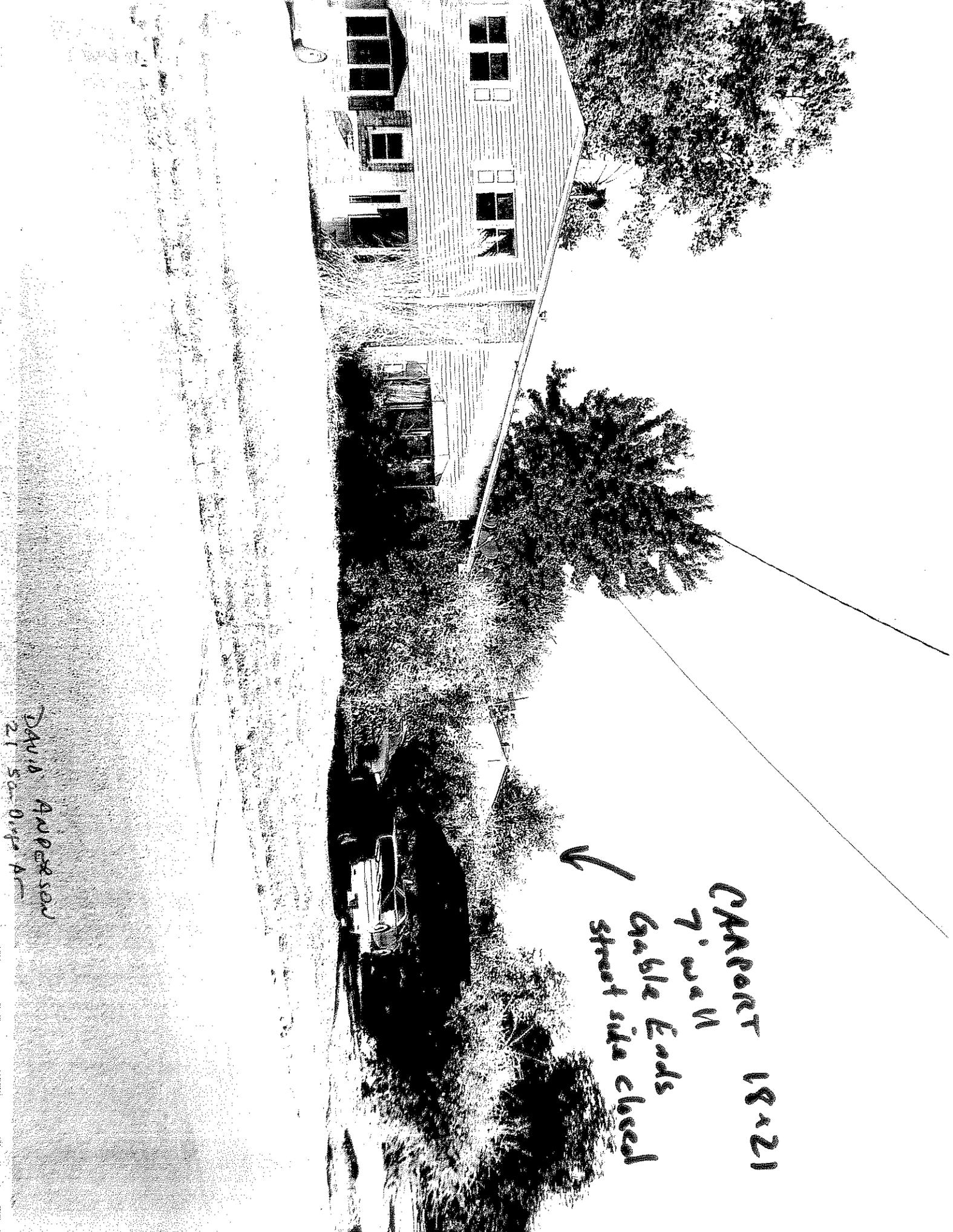
VARIANCE

Former  
Circular  
Drive

David Anderson  
205 W DICKO DR

EXISTING  
PAD

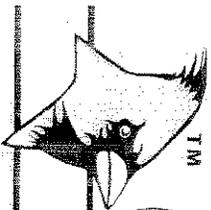
garden



CHAPPORT 18x21  
7' wall  
Gable Ends  
street side closed



DAVID ANDERSON  
21 Sun-01/14 AM



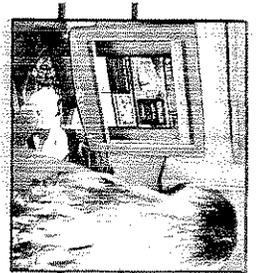
# GARROD LINA GARROD PTG

**QUALITY, CUSTOMER SERVICE AND**

**FREE PRICING ESTIMATOR ONLINE AT [WWW.GARROLLINE.COM](http://WWW.GARROLLINE.COM)**

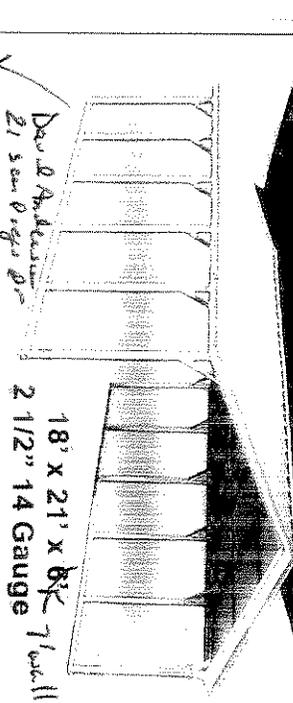
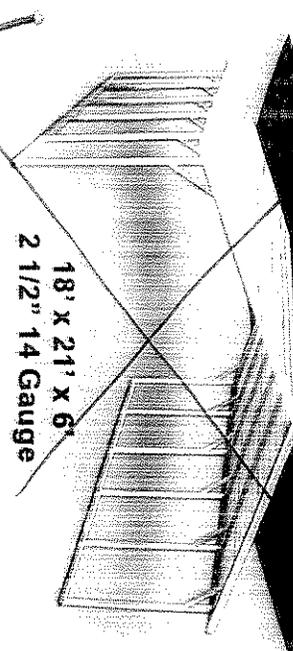
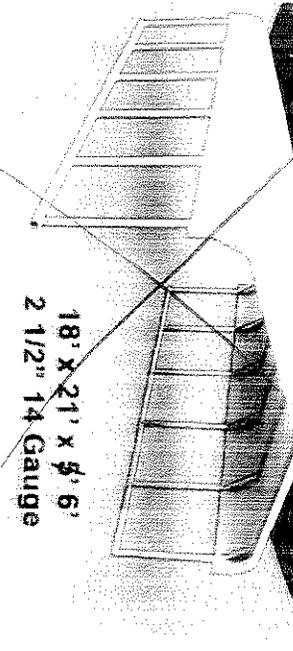
South Jersey Sheds and Gazebos

749 Ramoth Rd  
 Millville, NJ 08332  
 Ph # 856-417-5150  
 Fax # 856-417-4314  
 www.SJSheds.com  
 SJSheds@comcast.net



**CERTIFIED BUILDINGS 12'-24', 130 MPH  
 REGULAR STYLE BOXED EAVE STYLE**

**WIND 30 MPH SNOW  
 VERTICAL ROOF STYLE**



18' x 21' x 6'  
 2 1/2" 14 Gauge

18' x 21' x 6'  
 2 1/2" 14 Gauge

18' x 21' x 6'  
 2 1/2" 14 Gauge

ALL BUILDINGS 20 Gauge Framing  
 4000 Sq Ft or Smaller  
 4000 Sq Ft or Smaller  
 4000 Sq Ft or Smaller  
 4000 Sq Ft or Smaller

**REQUIRED IMPROVEMENTS**  
 REPAIR ALIQUOTS  
 (GROUND) OR CEMENT ALIQUOTS

12 GA. 2 1/4" Framing 20 Year  
 Limited Rust Through Warranty  
**AVAILABLE**  
 -Certified Buildings 130mph - 50psf  
 -Certified Buildings 26' - 40' Wide

Regular Style, Standard Height 6'

12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$895	\$995	\$1295	\$1495	\$1695
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$1195	\$1395	\$1595	\$1895	\$2095
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$1495	\$1595	\$1895	\$2195	\$2495
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$1695	\$1795	\$2195	\$2495	\$2895
12 x 41	18 x 41	20 x 41	22 x 41	24 x 41
\$1895	\$2095	\$2495	\$2895	\$3295

Boxed Eave Style, Standard Height 6'

12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$995	\$1095	\$1395	\$1595	\$1795
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$1295	\$1495	\$1695	\$1995	\$2195
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$1595	\$1795	\$1995	\$2295	\$2595
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$1795	\$1995	\$2295	\$2695	\$2995
12 x 41	18 x 41	20 x 41	22 x 41	24 x 41
\$2095	\$2295	\$2695	\$3095	\$3495

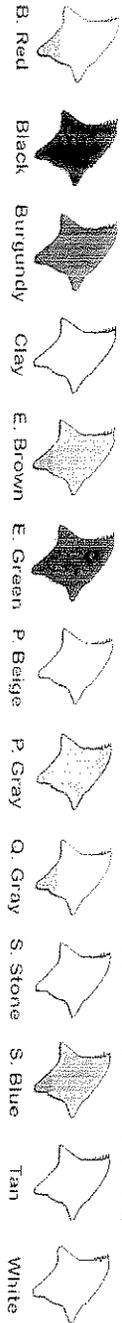
Vertical Roof Style, Standard Height 6'

12 x 21	18 x 21	20 x 21	22 x 21	24 x 21
\$1295	\$1395	\$1695	\$1895	\$2095
12 x 26	18 x 26	20 x 26	22 x 26	24 x 26
\$1695	\$1895	\$2095	\$2395	\$2595
12 x 31	18 x 31	20 x 31	22 x 31	24 x 31
\$2095	\$2195	\$2495	\$2795	\$2995
12 x 36	18 x 36	20 x 36	22 x 36	24 x 36
\$2395	\$2495	\$2895	\$3195	\$3595
12 x 41	18 x 41	20 x 41	22 x 41	24 x 41
\$2695	\$2895	\$3295	\$3695	\$4095

**BASE PRICE IS FOR TOP ONLY • FRAME IS 1FT SHORTER THAN ROOF LENGTH WISE • FREE INSTALLATION ON YOUR LEVEL LAND**

PLEASE NOTE THAT COLORS MAY VARY DUE TO PRINTING PROCESS

GARAGE DOORS NOW AVAILABLE IN:

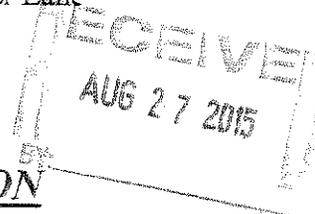


Garrollina Carports Inc. is not related or affiliated with any other carport company nor does it operate under any other names





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



**TAXES PAID CERTIFICATION**

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

DATE: 8/19/15  
APPLICATION#: #152052C  
APPLICANT: ANDERSON  
PROPERTY LOCATION: 21 SAN DIEGO DR  
BLOCK(S): 3309 LOT(S): 15 QUALIFIER: \_\_\_\_\_

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

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

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

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

  
SANDRA L. FERGUSON  
GLOUCESTER TWP. TAX COLLECTOR



Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



RAYMOND J. CARR  
Executive Director

MARLENE HRYNIO  
Administrative Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

## THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
September 3, 2015

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

SEP 03 2015

Re: Application #152052C  
David M. Anderson  
21 San Diego Drive, Magnolia, NJ 08049  
Block 3309, Lot 15

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY

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

Raymond J. Carr  
Executive Director

RJC:mh

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



**TO:** Zoning Board of Adjustment  
**FROM:** Kenneth D. Lechner, PP, AICP, Director/Planner  
 Department of Community Development & Planning  
**RE:** **APPLICATION #152048CD**  
**Anthony Alberto**  
**BLOCK 11602, LOT 18**  
**DATE:** September 10, 2015

The above application is to permit a proposed single-family detached dwelling as per the submitted variance plan within the R-3 Residential District. The property is located on the south side of Glenn Avenue west of Pine Avenue.

**Applicant/Owner:** Anthony R. Alberto, 189 Pitman Downer Road, Sewell, NJ 08080 (telephone #609-517-6248).  
**Engineer/Surveyor:** Bruce R. McKenna, PE, PLS, Monarch Surveying & Engineering, P.O. Box 177, Pitman, NJ 08074 (telephone #856-582-8200).  
**Planner:** Addison G. Bradley, CLA, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).

**I. INFORMATION SUBMITTED**

1. Land Development Application Form and project narrative dated 8/17/15.
2. Variance Plan, as prepared by Monarch Surveying & Engineering, comprising one (1) sheet dated 7/23/15.

**II. ZONING INFORMATION**

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

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	7,100 sf	no*
Minimum lot frontage	75 ft.	50 ft.	no*
Minimum lot depth	125 ft.	142 ft.	yes
Maximum building coverage	20%	±14.3%	yes
Maximum lot coverage	40%	±19.8%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	31 ft.	yes
Side yard	10 ft.	10 ft. / 10 ft.	yes / yes
Rear yard	30 ft.	±75 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	35 ft.	yes

\* = Variance required.

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

### III. VARIANCE COMMENTS

The application as submitted requires the following variance from the R-3 – Residential Standards:

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

1. Lot Area: (7,100 sf provided v. 9,375 sf minimum required).
2. Lot frontage: (50 ft. provided v. 75 ft. minimum required).

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

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

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

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

#### NEGATIVE CRITERIA

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

### IV. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

**From Section 405.F, Area, Yard, Height and Building Coverage, to permit a single family dwelling with a lot area of seven thousand one hundred (7,100) square feet (9,375 sf minimum required) and lot frontage of fifty (50) feet (75 feet minimum required).**

I 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: Anthony Alberto  
Addison Bradley, CLA, PP  
Bruce R. McKenna, PE, PLS, PP  
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

AUG 17 2015

Submission Date: \_\_\_\_\_ Application No. #152048CD

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

Planning Board  Zoning Board of Adjustment

Fees: \$360<sup>00</sup> Project # 9796

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

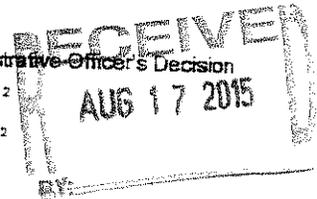
Escr. \$1350<sup>00</sup> Escr. # 9796

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Anthony R. Albarto</u> Address: <u>189 Pitman Down Rd</u> City: <u>Sewell</u> State, Zip: <u>N.J. 08080</u> Phone: <u>609 517-6248</u> Email: _____	<b>2. Owner(s) (List all Owners)</b> Name(s): _____ <u>Same</u> Address: _____ City: _____ State, Zip: _____ Phone: ( ) - - Fax: ( ) - -
--	--

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

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



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

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

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
P2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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



### 13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	30'	Setback from E.O.P.*1	N/A
Front setback 2		Setback from E.O.P.*2	
Rear setback	~75'	Fence type	
Side setback 1	10'	Fence height	
Side setback 2	10'	*E.O.P. = Edge Of Pavement	
Lot frontage	50'	<b>Pool Requirements</b>	
Lot depth	142	Setback from R.O.W.1	N/A
Lot area	7100 sq ft*	Setback from R.O.W.2	
Building height	35'	Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	N/A	Shed area	N/A
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

### 14. Parking and Loading Requirements:

Number of parking spaces required: N/A      Number of parking spaces provided: \_\_\_\_\_

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

### 15. Relief Requested:

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

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

### 16. Signature of Applicant

  
 \_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Date

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

\_\_\_\_\_  
 Date

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

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

8-12-2015  
Date

[Signature]  
Signature

Anthony Alberto  
Print Name

Sworn and Subscribed to before me this

12 day of August

[Signature]  
Signature

2015 (Year).

Michelle LYN Tregger  
Print Name

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

Complete each of the following sections:

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

- No  Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No  Yes

[Signature]  
Signature of Applicant  
Anthony Alberto  
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 8-12-2015, shows and discloses the premises in its entirety, described as Block 11602 Lot 19; 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:

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

Sworn and subscribed to

On this 12 day of August 2015 before the following authority.

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

[Signature]  
Notary public





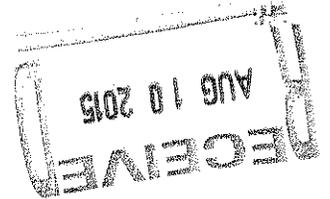
AUG 10 2015

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

**TAXES PAID CERTIFICATION**

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

DATE: 8/10/15  
APPLICATION#: #152048CD  
APPLICANT: Anthony R. Alberto  
PROPERTY LOCATION: 216 Glenn Av  
BLOCK(S): 11602 LOT(S): 18 QUALIFIER: \_\_\_\_\_



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

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

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

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

  
SANDRA L. FERGUSON  
GLOUCESTER TWP. TAX COLLECTOR





Commissioners  
RICHARD P. CALABRESE  
Chairman  
FRANK SIMIRIGLIA  
Vice Chairman  

---

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



RAYMOND J. CARR  
Executive Director  

---

MARLENE HRYNIO  
Administrative Secretary  

---

HOWARD C. LONG JR, ESQ.  
Solicitor  

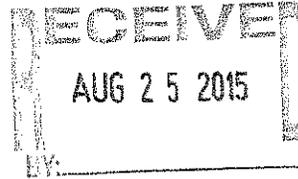
---

THOMAS LEISSE, PE, CME  
Consulting Engineer

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

401 W. Landing Road, Blackwood, NJ 08012  
P.O. Box 216, Glendora, NJ 08029-0216  
Phone: (856) 227-8666 • FAX: (856) 227-5668  
August 24, 2015

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



Re: Application #152048CD  
Anthony Alberto  
216 Glen Avenue, Blackwood, NJ 08012  
Block 11602, Lot 18

Gentlemen:

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

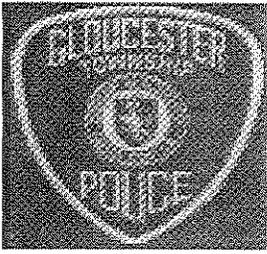
Should you have any further questions, please feel free to contact me.

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Executive Director

RJC:mh

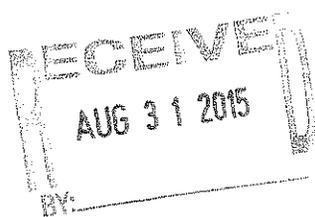


# GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #152048CD      216 Glen Avenue Blackwood, NJ 08012      Block 11602 Lot 18

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

Other:



Reviewed By:  Lt. Jason Gittens #134     Cpl. Frank Pace #165

Signature: *CP Frank Pace* #165      Date Submitted: 8/31/2015