

**Township of Gloucester
Zoning Board of Adjustment
Thursday, September 26, 2013
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes - *Thursday, July 11, 2013 (Corrected)*
Thursday, August 22, 2013

RESOLUTIONS FOR MEMORIALIZATION

#132025C Stephen Phillips	Bulk C Variance Block: 9602 Lot: 1
#132026C Victor Maselli & Monica Herrera	Bulk C Variance Block: 7506 Lot: 1
#132027C Romanas & Brenna Alciauskas	Bulk C Variance Block: 12802 Lot: 7

APPLICATIONS FOR REVIEW

#132095C Charles & Lorraine Barker Zoned: R3	Bulk C Variance Block: 15805 Lot: 33 Location: 2213 Garwood Rd. Erial
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10' x 20' wood deck w/roof - 0' setback

#132030C David Johnson Zoned: R3	Bulk C Variance Block: 5903 Lot: 5 Location: 408 Apple Ave., Blackwood
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10' x 24' shed w/2'2" side setback

#132031C
Terrye McGilberry/Bilai Akbar
Zoned: R3

Bulk C Variance
Block: 16703 Lot: 1
Location: 1 Dunlin Way, Sicklerville

16' x 12' Gazebo w/6'10" dwelling setback; 10'3" side setback from fence

#132036C
5 Star of Clementon of NJ LLC
Zoned: HC

Bulk C Variance
Block: 20304 Lot: 1
Location: 1263-1265 Blackwood Clementon Rd

Façade sign

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, July 11, 2013**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Present
Mr. Scarduzio	Absent
Mr. Gunn	Absent
Mr. McMullin	Absent
Mrs. Chiumento	Present
Mrs. Giusti	Absent
Mr. Acevedo	Present
Mr. Treger	Present
Chairman Richards	Absent

**Vice Chairman Simiriglia had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. Lechner, Township Planner**

MINUTES FOR ADOPTION

Zoning Board Minutes for June 13, 2013.

Motion to approve the above-mentioned minutes was made by Mr. Acevedo and seconded by Mr. Treger.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Abstain
Mrs. Chiumento	Abstain
Mr. Acevedo	Yes
Mr. Treger	Yes

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

5/23/2013

#132012C

**Chad Milstein
Bulk C Variance
Block: 2906 Lot: 7**

#132006C

**Sandra DiCaprio
Bulk C Variance
Block: 2003 Lot: 19**

#132013C

**Barry & Camille Wendt
Bulk C Variance
Block: 15817 Lot: 10**

#132014C

**Bryan Voight
Bulk C Variance
Block: 21005 Lot: 8**

#132015C

**Brian & Natalie Collazo
Bulk C Variance
Subdiv.
Block: 3003 Lot: 17**

#122049DCPF

**Ville II, LLC
Bulk C/Preliminary & Final
Block: 18501 Lot: 2 & 11**

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

Roll Call:

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

Resolutions Approved.

6/13/2013

#132017C
Kenneth Lehman
Bulk C Variance
Block: 18102 Lot: 8

#132019C
John J Colaianni, Jr
Bulk C Variance
Block: 8201 Lot: 24

#132020C
Christian Mattison
Bulk C Variance
Block: 19303 Lot: 17

A motion to approve the above mentioned applications was made by Mr. Acevedo and seconded by Mr. Treger.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Resolutions Approved.

Villa II clarification: sales trailer on lot 19, deed restriction on 18501 (1 lot) open space to benefit lot 3. The above will be corrected in the resolutions.

Applications For Review

#132021C

Mark & Kathleen Dempsey

Bulk C Variance

Block: 16201 Lot: 5

Location: 47 Highland Ave., Erial

Replace 6' stockade fence w/5' side setback; 0' setback.

Mr. Costa swears in Mark and Kathleen Dempsey.

Mr. and Mrs. Dempsey they are replacing an existing fence which is dilapidated.

Mr. Costa asks the applicant if the old fence was also 6 ft.

Mr. Dempsey answers in the affirmative.

Vice Chairman Simiriglia asks the applicant how the 5ft. was measured from the property line or the curb.

Mr. Dempsey states it was measured from the curb.

Vice Chairman Simiriglia states that the fence will be in the right of way.

Mr. and Mrs. Dempsey both state they will be in line with all the neighbor's fences.

Vice Chairman Simiriglia states the board can't give them permission to put the fence in a right of way, but they could put the fence on the property line.

Mr. Lechner states that 10 ft. from the curb is the property line. A 0' setback is allowed it would just have to be confirmed that is proper measurement. Mr. Lechner reiterates that the board cannot give you permission to put the fence in the right of way.

Mr. Dempsey asks if they can place the fence at the same place as the neighbors at their own risk.

Mr. Lechner states there is a 40 ft. right of way on Highland. Thus, 20 ft. from the center line of the road is the property line.

Mr. Lechner reads Mr. Mellett's engineers letter into record...it states there are no sight line issues.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes
Mr. Treger	Yes

Application Approved.

#132022C

Charles & Pat Elia

Zoned: SCR

Bulk C Variance

Block: 15821 Lot: 48

Location: 57 Shelly Street, Sicklerville

Constructing 12.6' x 20.10 sunroom; extending deck 2' w/1' rear lot

Mr. Costa swears in Charles and Pat Elia along with Rick Yeager who will be constructing the deck.

Charles Elia explains they already have a deck and the development has relaxed the rules. They would like to put a 3 or 4 season sunroom on top of the deck.

Mr. Lechner reviews the dimensions of the deck and sunroom:

Deck: 12 ½ ft. by 28 ft.

Sunroom: 12 ½ by 21 ft.

Mr. Lechner reminds the applicants that they must get a fire rating for the sunroom.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mrs. Chiumento	Yes
Mr. Acevedo	Yes

Mr. Treger

Yes

Application Approved.

#132023C

Robert & Yvonne Shipman

Zoned: SCR

Bulk C Variance

Block: 15817 Lot: 15

Location: 13 Joanne Dr. Sicklerville

Constructing deck 10' x 19' w/rear setback of 5.36'

Mr. Costa swears in Mr. Robert Shipman.

Mr. Shipman states their backyard is very shallow. They want to build a
10' x 19' open deck.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments

**A motion to approve the above mentioned application was made by
Mr. Treger and seconded by Mr. Acevedo.**

Roll Call:

Vice Chairman Simiriglia Yes

Mr. Bucceroni Yes

Mrs. Chiumento Yes

Mr. Acevedo Yes

Mr. Treger Yes

Application Approved.

A Motion to Adjourn was made by Mr. Bucceroni and seconded by Mrs. Chimento.

Respectfully Submitted, Jean Gomez, Recording Secretary.

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, August 22, 2013**

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

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

Chairman Richards had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor

Mr. James J. Mellett, P.E., Churchill Engineering

Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Zoning Board Minutes for July 11, 2013.

Motion to postpone approval of minutes to the September 26, 2013 Zoning Board of Adjustment meeting was made by Mr. Bucceroni and seconded by Vice Chairman Simiriglia.

Roll Call:

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

Minutes Postponed until September 26, 2013.

RESOLUTIONS FOR MEMORIALIZATION

#132021C
Mark & Kathleen Dempsey
Bulk C Variance
Block: 16201 Lot: 5

#132022C
Robert & Pat Elia
Bulk C Variance
Block: 15821 Lot: 15

#132023C
Robert & Yvonne Shipman
Bulk C Variance

Block: 15817 Lot: 15

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#132025C

Stephen Phillips

Zoned: R3

Bulk C Variance

Block: 9602 Lot: 1

Location: 48 Monroe Dr., Laurel Springs

Replacing existing fence w/4' vinyl w/ 13.3 setback from cart way.

Mr. Costa swears in Mr. Phillips.

Mr. Phillips states the existing fence needs to be replaced and they have never had any complaints about its location.

Mr. Phillips would like to keep his yard the same. The new fence will be put up in the same exact place as the old fence. The new fence will be more aesthetically pleasing.

Vice Chairman Simiriglia states he didn't see any issues with the fence placement, but asks Mr. Mellett his opinion.

Mr. Mellett states he has seen the fence and didn't see any issues with the placement.

Open to Public.
No Comments.

Open to Professionals.
No Comments.

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

Roll Call:

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

Application Approved.

#132026C

Victor Maselli & Monica Herrera

Zoned: R3

Bulk C Variance

Block: 7506 Lot: 1

Installing vinyl fence w/a 10' side setback.

Mr. Costa swears in Mr. Maselli (owner of property) and Ms. Herrera (resident of property).

Mr. Maselli and Ms. Herrera state the property is only 55 ft. long so if they complied with the 40 foot setback they would have no yard.

Vice Chairman Simiriglia states the property line is right on the road and the fence will be 10 ft. from the roadway.

Mr. Mellett sees no site issues.

Mr. Lechner has no comments.

Open to Public.

No Comments.

Open to Professionals.

No Comments.

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

Roll Call:

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

Application Approved.

#132027C

Alciauskas, Romanas & Brenna

Zoned: R3

Bulk C Variance

Block: 12802 Lot: 7

Location: 88 Argyle Ave., Blackwood

Installing 6' fence w/ 10' side setback.

Mr. Costa swears in Mr. Romanas Alciauskas.

Mr. Alciauskas would like to create additional backyard for his child and a future pool. There is an existing fence 22ft. from the property line. The current fence also creates an odd exit from the home.

Vice Chairman asks Mr. Alciauskas if he is going to move the whole fence forward and cover one of the homes' windows.

Mr. Alciauskas states yes the one window will be enclosed w/in the fence.

Mr. Mellett states this application is not as clear cut as the others due to the curb line along the road of Edinburgh. The lot itself doesn't meet the site distance ordinance even without the fence. The site line standard can't be met and the fence wouldn't be as much of a site hazard as the neighbors' tree. The closer the fence is to the home the greater the site distance.

Vice Chairman Simiriglia states if the fence stopped at the corner of the house the site distance would be better. Vice Chairman also points out there is a stop sign at the Edinburgh corner.

Mr. Mellett agrees the stop sign is a big help in this situation. Mr. Alciauskas agrees to the fence stopping at the corner of his home.

Mr. Mellett shows Mr. Alciauskas what they are explaining to him on paper.

Mr. Lechner asks Mr. Alciauskas about his future plans for the roof over the open porch.

Mr. Alciauskas states he would like to replace it in the future.

Mr. Lechner explains he would have to come in front of the board again unless they would like to approve it now.

Mr. Alciauskas asks the board for permission to extend his roof line to cover the existing concrete porch.

Vice Chairman Simiriglia and Mr. Lechner agree to this addition.

Open to Public.

No Comments.

Open to Professionals.

No Additional Comments.

A motion to approve the above mentioned application, with the addition of the roofline being extended, was made by Mrs. Chiumento and seconded by Mr. McMullin.

Roll Call:

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

Application Approved.

The board agrees to cancel the next meeting on September 12, 2013 and meet again on September 26, 2013

A Motion to Adjourn was made by Mr. McMullin and seconded by Mr. Gunn.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132025C

STEPHEN PHILLIPS

Block 9602, Lot 1

WHEREAS, Stephen Phillips, is the owner of the land and premises located at 48 Monroe 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 a 5' fence with a front yard setback of 3 feet to the property line, for the property located upon Block 9602, 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 22, 2013 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, Stephen Phillips is the owner of the land and premises located at 48 Monroe Drive, in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 9602, 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 he is replacing the existing old wooden fence with at 5 foot vinyl fence in the exact same place that the old one was there for 25 years.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a fence with a front yard of 3 feet to the property line the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of August that the applicant, Stephen Phillips, is hereby granted the aforesaid variances for the property located upon Block 9602, 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
Joseph Gunn	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Robert Richards	Yes
Jay McMullen	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia Vice **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 26th Day of September, 2013.

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 # 132026C

VICTOR MASELLI

Block 7506, Lot 1

WHEREAS, Victor Maselli, is the owner of the land and premises located at 1607 Old 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 variance to construct a 6' fence with a front yard setback of 10 feet to the property line, for the property located upon Block 7506, 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 22, 2013 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, Victor Maselli is the owner of the land and premises located at 1607 Old Black Horse Pike, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 7506, 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 the lot is only 55' wide and he would have no yard if he were to conform to the ordinance.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' fence with a front yard of 10 feet to the property line the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of August that the applicant, Victor Maselli, is hereby granted the aforesaid variances for the property located upon Block 7506, 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
Joseph Gunn	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Robert Richards	Yes
Jay McMullen	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia Vice **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 26th Day of September, 2013.

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 # 132027C

ROMANAS ALCIAUSKAS

Block 12802, Lot 7

WHEREAS, Romanas Alciauskas, is the owner of the land and premises located at 88 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 6' fence on a corner lot within the 75 foot intersection (30 inches maximum allowed) with a front yard setback of 10 feet to the property line, for the property located upon Block 12802, Lot 7, 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 22, 2013 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, Romanas Alciauskas is the owner of the land and premises located at 88 Argyle Avenue, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12802, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he is replacing the existing old fence with at 6 foot vinyl fence to allow a larger amount of enclosed rear yard for his children to play safely as well as creating space for future pool installation.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' fence with a front yard of 10 feet to the property line the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of August that the applicant, Romanas Alciauskas, is hereby granted the aforesaid variances for the property located upon Block 12802, Lot 7 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
Joseph Gunn	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Robert Richards	Yes
Jay McMullen	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia **Vice 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 26th Day of September, 2013.

Ken Lechner, Secretary

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

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #132029C**
Charles Barker
2213 Garwood Road
BLOCK 15805, LOT 33
DATE: August 29, 2013

The above application is to permit a 10' x 20' deck with roof in the R-3 – Residential District as per the submitted sketch.

I. ZONING INFORMATION

1. Zone: R-3 ~ Residential District [§40].

R-3 Zone Requirements (§405.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±11,076 sf ¹	yes
Minimum lot frontage	75 ft.	196.66 ft.	yes
Minimum lot depth	125 ft.	146.40 ft.	yes
Maximum building coverage	20%	±10.3% ¹	yes
Maximum lot coverage	40%	±24.8% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (addition)	30 ft.	±31 ft.	yes
Side yard (addition)	10 ft.	0 ft.	no
Rear yard (dwelling)	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

- ¹ = Scaled data.
 enc = Existing nonconformance.
 = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:
 §403.F – R-1 – Residential District, Area, Yard, Height and Building Coverage
 1. Side yard: (0 ft. provided v. 10 ft. minimum required).

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

The Applicant must address and the Zoning Board of Adjustment consider the following in satisfying the positive criteria for the requested 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 403.F, Area, Yard, Height and Building Coverage, to permit a deck with roof zero (0) feet from the side lot line (10 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: Charles Barker
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. #132029C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160.00 Project # 8042

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

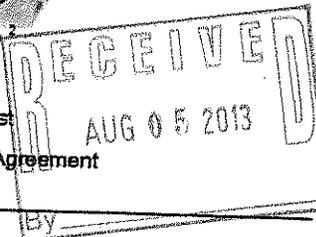
Escr. 150.00 Escr. # 8042

LAND DEVELOPMENT APPLICATION

1. Applicant (CONTRACTOR) Name: <u>PHILIP JACOB</u> Address: <u>14 SO. WALNUT CIRCLE</u> City: <u>W. BERLIN N.J.</u> (cell) <u>6-352</u> State, Zip: <u>NEW JERSEY 08091</u> <u>4650</u> Phone: <u>(609) 352-4650</u> Fax: () - Email: <u>PHILSHOMEIMPROVEMENTS@COMCAST.NET</u>	2. Owner(s) (List all Owners) Name(s): <u>CHARLES BARKER</u> <u>LORRIANE BARKER</u> Address: <u>2213 GARWOOD RD</u> City: <u>GLOUCESTER TOWNSHIP</u> State, Zip: <u>NEW JERSEY 08081</u> Phone: <u>(856) 784-2559</u> Fax: () -
---	---

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

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



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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	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: PHILIP JACOB

Address: 14 SO WALNUT CIRCLE

Profession: HOME IMPROVEMENT CONTRACTOR

City: WEST BERLIN

State, Zip: NEW JERSEY 08091

Phone: (609) 362-4650 Fax: () -

Email: PHILSHOMEIMPROVEMENTS@COMCAST-NET

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: () - Fax: () -

Email: _____

7. Location of Property:

Street Address: 2213 GARWOOD RD

Block(s): 15805

Tract Area: _____

Lot(s): 33

8. Land Use:

Existing Land Use: RESIDENTIAL
10' X 20' WOOD DECK WITH ROOF (WOOD) ROULEO ROOFING

Proposed Land Use (Describe Application): 10' X 20' WOOD DECK WITH WOOD ROOF

(0' 20") ZERO FEET OFF OF PROPERTY LINE AT BACK END OF DECK

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: _____

Proposed Form of Ownership:

Fee Simple Cooperative

Condominium Rental

Are there *existing* deed restrictions?

No Yes

(If yes, attach copies)

Are there *proposed* deed restrictions?

No Yes

10. Utilities: (Check those that apply.)

Public Water

Public Sewer

Private Well

Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	28.79 70 FEET	Fence height	_____
Side setback 2	70 FEET	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	11 FEET	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

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

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

16. Signature of Applicant

Philip Jacob
Signature of Applicant

8/5/13
Date

* Charles Barker
Signature of Co-applicant

8/5/13
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).

8/2/2013
Date

Sworn and Subscribed to before me this
2nd day of August
2013 (Year).

x Charles Barker
Signature

x Charles Barker
Print Name

x Lorraine Barker
Signature

x LORRAINE BARKER
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

No Yes

No Yes

No Yes

No Yes

No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

Lorraine Barker + Charles Barker
Signature of Applicant

LORRAINE BARKER + CHARLES BARKER
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 8/2/2013, shows and discloses the premises in its entirety, described as Block _____ Lot _____ and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

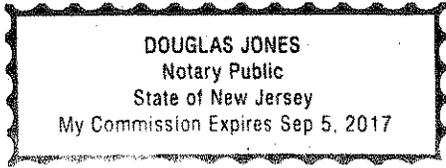
State of New Jersey,
County of Camden;

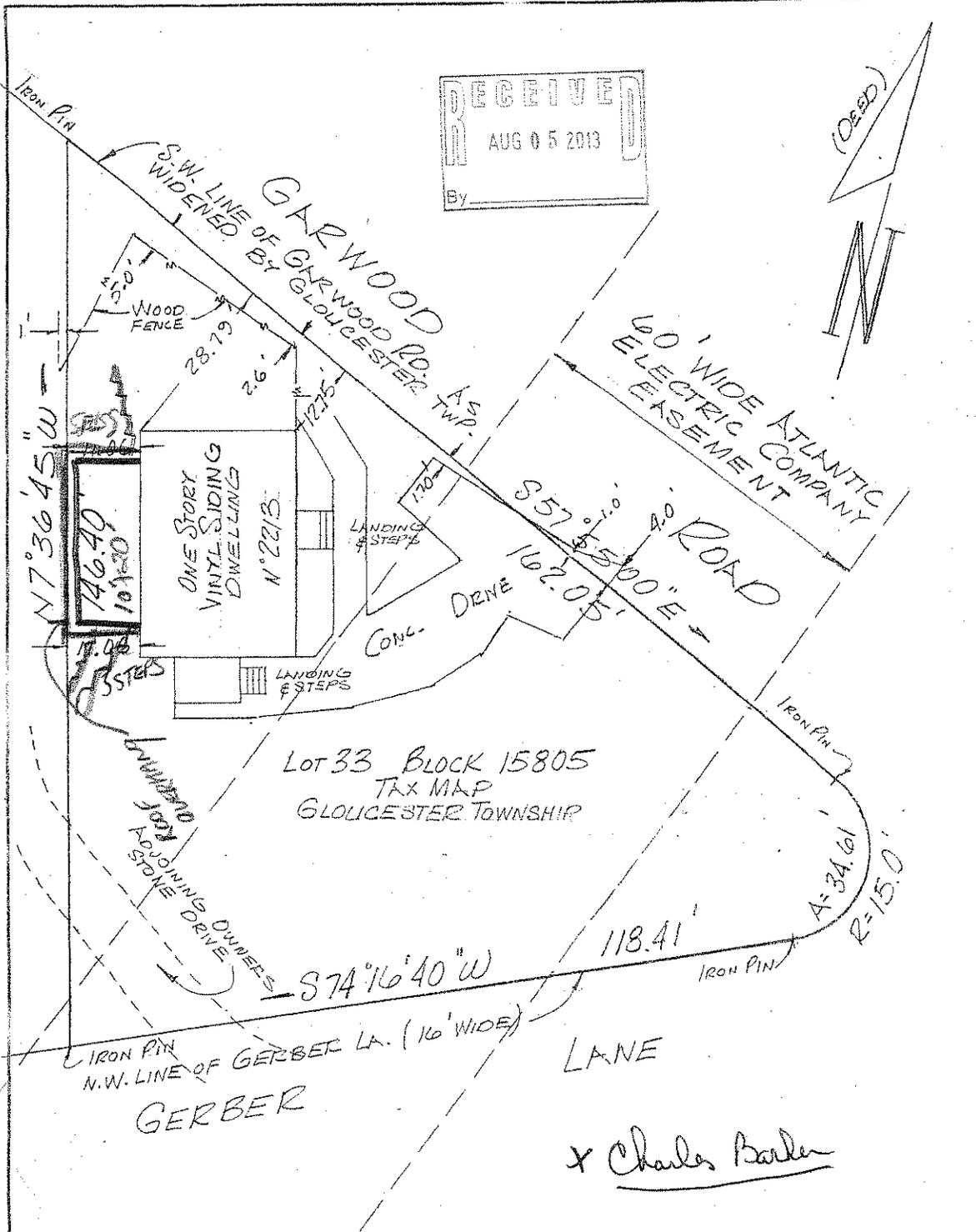
Sworn and subscribed to
On this 2nd day of August
2013 before the following authority.

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

Lorraine Barker and Charles Barker
Name of property owner or applicant

Douglas Jones
Notary public





COMNET MORTGAGE SERVICES, ITS SUCCESSORS AND/OR ASSIGNS

FRANKLIN TITLE AGENCY

CHARLES & LORRAINE BARLES #1/W

TO any Insurer of Title relying hereon and any other party in interest:

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

R. W. Humphries

R.W. HUMPHRIES, P.L.S.

N.J. Lic. 12677

Date of Survey - DEC. 24, 1992

RESURVEYED & REVISED JULY 17, 1997

Walter H. Macnamara Assoc., Inc.

Professional Land Surveyors

813 Haddon Ave., Collingswood, N.J. 08108

Survey of Premises

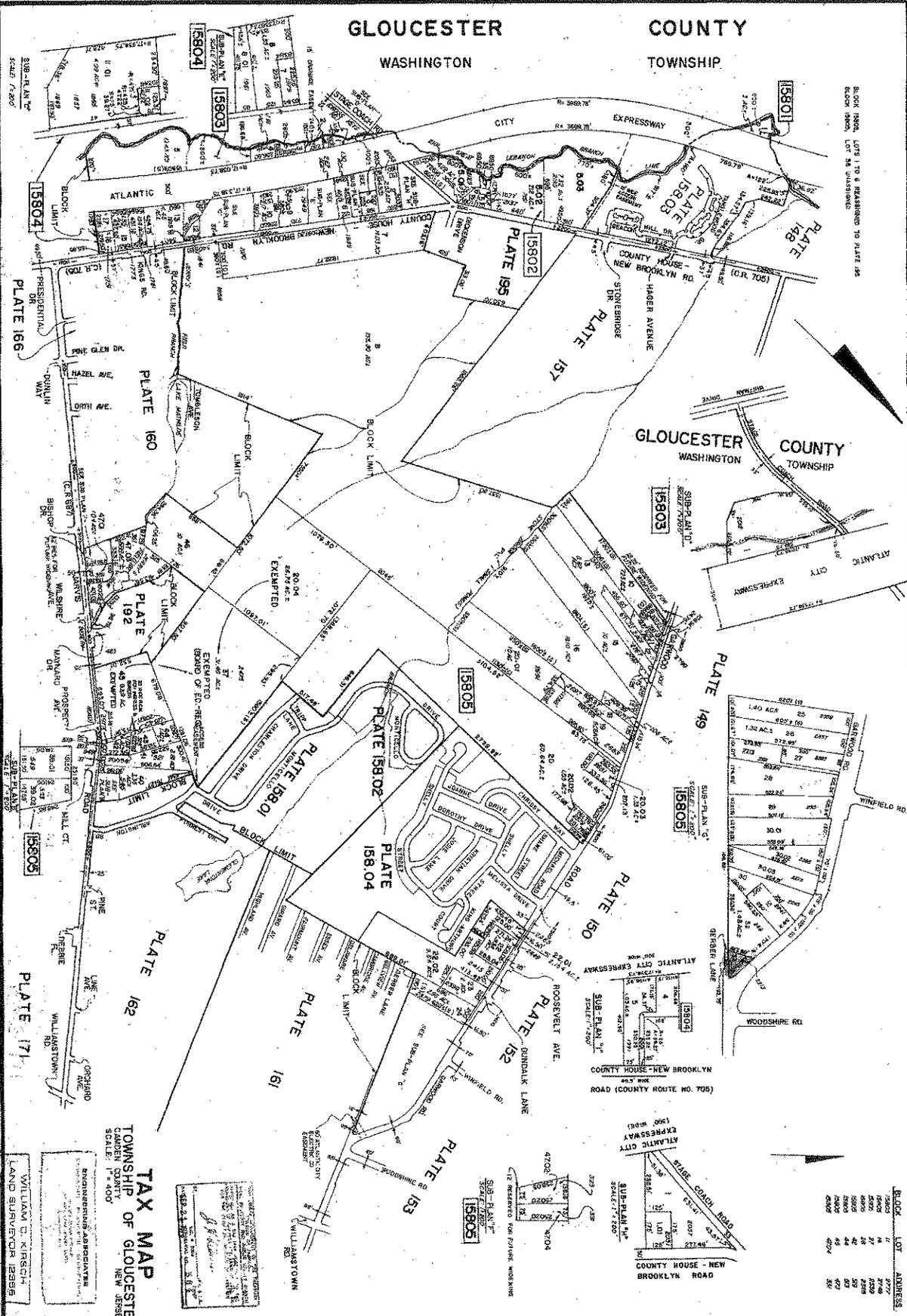
N°2213 GARWOOD ROAD
GLOUCESTER TWP.
CAMDEN
Co. New Jersey

Scale - 1" = 20'

609-854-5229

302-79

GLOUCESTER COUNTY
WASHINGTON TOWNSHIP

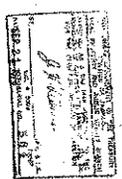


BLOCK 149, LOTS 1 TO 4 REASSIGNED TO PLATE 149
BLOCK 150, LOT 28 UNASSIGNED

GLOUCESTER COUNTY
WASHINGTON TOWNSHIP

REPRODUCED BY THE ENGINEERING ASSOCIATION OF NEW JERSEY, INC. FROM THE TAX MAP OF WASHINGTON TOWNSHIP, GLOUCESTER COUNTY, NEW JERSEY, FOR THE YEAR 1998. THE MAP IS THE PROPERTY OF THE ENGINEERING ASSOCIATION OF NEW JERSEY, INC. AND IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEERING ASSOCIATION OF NEW JERSEY, INC. THE ENGINEERING ASSOCIATION OF NEW JERSEY, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS MAP. THE USER ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THE ENGINEERING ASSOCIATION OF NEW JERSEY, INC. IS NOT RESPONSIBLE FOR ANY CHANGES TO THE MAP SINCE THE DATE OF REPRODUCTION. THE ENGINEERING ASSOCIATION OF NEW JERSEY, INC. IS NOT RESPONSIBLE FOR ANY CHANGES TO THE MAP SINCE THE DATE OF REPRODUCTION. THE ENGINEERING ASSOCIATION OF NEW JERSEY, INC. IS NOT RESPONSIBLE FOR ANY CHANGES TO THE MAP SINCE THE DATE OF REPRODUCTION.

TAX MAP
TOWNSHIP OF GLOUCESTER
WASHINGTON TOWNSHIP
NEW JERSEY
SCALE: 1" = 400'
ENGINEERING ASSOCIATION OF NEW JERSEY, INC.
LAND SURVEYOR 12345
WILLIAM C. KIRSCH



BLOCK	LOT	ADDRESS
15801	1	15801
15801	2	15801
15801	3	15801
15801	4	15801
15801	5	15801
15801	6	15801
15801	7	15801
15801	8	15801
15801	9	15801
15801	10	15801
15801	11	15801
15801	12	15801
15801	13	15801
15801	14	15801
15801	15	15801
15801	16	15801
15801	17	15801
15801	18	15801
15801	19	15801
15801	20	15801
15801	21	15801
15801	22	15801
15801	23	15801
15801	24	15801
15801	25	15801
15801	26	15801
15801	27	15801
15801	28	15801
15801	29	15801
15801	30	15801



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

Date: August 28, 2013

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Charles & Lorraine Barker

Block: 15805 Lot: 33

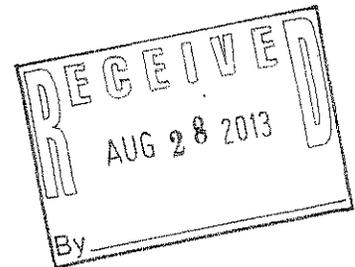
Application #: 132029C

Comments: Building review-

1. I believe that this entire structure would have to be constructed with a 1 hr. fire rating to comply with the intent of IRC 2009 section R-302 – see attached copy of code.

Thank you,

Jim Gallagher
Building SubCode Official



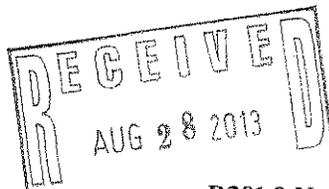


TABLE R301.6
MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE
PER SQUARE FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET FOR ANY STRUCTURAL MEMBER		
	0 to 200	201 to 600	Over 600
Flat or rise less than 4 inches per foot (1:3)	20	16	12
Rise 4 inches per foot (1:3) to less than 12 inches per foot (1:1)	16	14	12
Rise 12 inches per foot (1:1) and greater	12	12	12

For SI: 1 square foot = 0.0929 m², 1 pound per square foot = 0.0479 kPa,
 1 inch per foot = 83.3 mm/m.

R301.7 Deflection. The allowable deflection of any structural member under the live load listed in Sections R301.5 and R301.6 shall not exceed the values in Table R301.7.

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS^{a, b, c, d, e}

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3:12 with no finished ceiling attached to rafters	L/180
Interior walls and partitions	H/180
Floors and plastered ceilings	L/360
All other structural members	L/240
Exterior walls with plaster or stucco finish	H/360
Exterior walls—wind loads ^a with brittle finishes	H/240
Exterior walls—wind loads ^a with flexible finishes	L/120 ^d
Lintels supporting masonry veneer walls ^e	L/600

Note: L = span length, H = span height.

- The wind load shall be permitted to be taken as 0.7 times the Component and Cladding loads for the purpose of the determining deflection limits herein.
- For cantilever members, L shall be taken as twice the length of the cantilever.
- For aluminum structural members or panels used in roofs or walls of sunroom additions or patio covers, not supporting edge of glass or sandwich panels, the total load deflection shall not exceed L/60. For continuous aluminum structural members supporting edge of glass, the total load deflection shall not exceed L/175 for each glass lite or L/60 for the entire length of the member, whichever is more stringent. For sandwich panels used in roofs or walls of sunroom additions or patio covers, the total load deflection shall not exceed L/120.
- Deflection for exterior walls with interior gypsum board finish shall be limited to an allowable deflection of H/180.
- Refer to Section R703.7.2.

R301.8 Nominal sizes. For the purposes of this code, where dimensions of lumber are specified, they shall be deemed to be nominal dimensions unless specifically designated as actual dimensions.

SECTION R302
FIRE-RESISTANT CONSTRUCTION

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1.

Exceptions:

- Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
- Walls of dwellings and accessory structures located on the same lot.
- Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
- Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
- Foundation vents installed in compliance with this code are permitted.

R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exception: A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance

TABLE R302.1
EXTERIOR WALLS

EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour—tested in accordance with ASTM E 119 or UL 263 with exposure from both sides
	(Not fire-resistance rated)	0 hours
Projections	(Fire-resistance rated)	1 hour on the underside
	(Not fire-resistance rated)	0 hours
Openings in walls	Not allowed	N/A
	25% maximum of wall area	0 hours
	Unlimited	0 hours
Penetrations	All	Comply with Section R317.3
		None required

For SI: 1 foot = 304.8 mm.
 N/A = Not Applicable.

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

August 19, 2013

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #132029C
Charles & Lorraine Barker
2213 Garwood Road, Erial, NJ 08081
Block 15805, Lot 33



Gentlemen:

In response to your transmittal regarding the above application, sewer is not available.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Robert C. Benson
Executive Director

RCB:mh

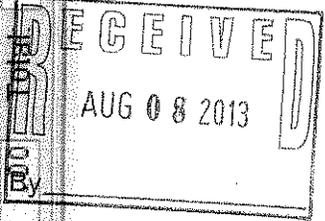
Tax Account Maintenance

Block: 15805
 Lot: 33
 Qualifier:
 Owner: **BARNER, CHARLES E & LORRAINE** Prop Loc: 2213 GARWOOD ROAD

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,149.37	1,149.37	.00	1,149.37
2014	1		1,149.37	1,149.37	.00	1,149.37
2014		Total	2,298.74	2,298.74	.00	2,298.74
2013	4		1,169.13	1,169.13	.00	1,169.13
2013	3		822.84 *	.00	.00	.00
2013	2		1,129.60	.00	.00	.00
2013	1		1,158.50	.00	.00	.00

Other Delinquent Balances: Interest Date: 08/08/13
 Other APR2 Threshold Amt: Per Diem: Last Payment Date: 08/07/13
TOTAL TAX BALANCE DUE

Principal: Penalty:
 Misc. Charges: Interest:



Current

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: APPLICATION #122030C
David Johnson
408 Apple Avenue
BLOCK 5903, LOT 5

DATE: August 29, 2013

The above application is to permit an 10' x 24'-residential tool shed within the R-3 Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	±20,928 sf	yes
Minimum lot frontage	75 ft.	75 ft.	yes
Minimum lot depth	125 ft.	271.82 ft.	yes
Maximum building coverage	20%	±9% ¹	yes
Maximum lot coverage	40%	±11.2% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	±33ft.	yes
Side yard (dwelling)	10 ft.	13.18 ft. / 32.32 ft.	yes / yes
Rear yard (dwelling)	30 ft.	±182 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	35 ft.	yes

¹ = Scaled data.

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	240 sf	no*
Number	1	2	no*
Maximum shed height	12 ft.	10.5 ft.	yes
Distance between adjacent buildings	10 ft.	54 ft. ¹	yes
Front yard	N.P.	no	yes
Side yard	5 ft.	2.16 ft.	no*
Side yard	5 ft.	62.83 ft.	yes
Rear yard	5 ft.	±120 ft.	yes

¹ = Scaled data.

* = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

§422.L, Residential Too Sheds

1. Area: (240 sf provided v. 168 sf maximum allowed)
2. Side yard: (2.16 ft. provided v. 5 ft. minimum required).
3. Number: (2 provided v. 1 maximum allowed).

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

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

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

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 422.L to permit a residential tool shed two hundred forty (240) square feet (168 sf maximum allowed) with a side yard of two and sixteen hundredths (2.16) feet (3 ft. minimum required) and two sheds (1 maximum allowed).

cc: David Johnson
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date: _____ Application No.: 132030C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: \$160⁰⁰ Project # 8050
 Escr. \$150⁰⁰ Escr. # 8050

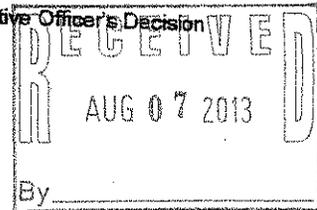
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>David Johnson</u> Address: <u>408 Apple Ave</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 227-6009</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>David Johnson</u> Address: <u>408 Apple Ave</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(856) 227-6009</u> Fax: () -
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3. Type of Application. Check as many as apply:

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: David Johnson
Address: 408 Apple Ave.
Profession: Teacher at BHP RSD
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 227-1009 Fax: () -
Email: davejohnson78@yahoo.com

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

7. Location of Property:

Street Address: 408 Apple Ave Block(s): 5903
Tract Area: _____ Lot(s): 5

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): Residential w/ addition of pre-fab storage shed
10'x24' shed w/ 2'2" side setback

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	140'	Setback from E.O.P. *1	
Front setback 2		Setback from E.O.P. *2	
X Rear setback	120'	Fence type	
X Side setback 1	2'2"	Fence height	
Side setback 2		*E.O.P. = Edge Of Pavement.	
Lot frontage		Pool Requirements	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height		Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area		Shed area	10x24'
Garage height		Shed height	10.5'
Number of garages		Setback from R.O.W.1	
(include attached garage if applicable)		Setback from R.O.W.2 Side	2'2"
Number of stories		Setback from property line 1	
		Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: 0 Number of parking spaces provided: _____

Number of loading spaces required: 0 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

David Johnson
Signature of Applicant

8/7/13
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).

8/7/13
Date

David Johnson
Signature

David Johnson
Print Name

Sworn and Subscribed to before me this

8 day of August
2013 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

David Johnson
Signature of Applicant

David Johnson
Print Name

8/7/13
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 8/7/13, shows and discloses the premises in its entirety, described as Block 5903 Lot 5 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

David Johnson 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 8th day of August
20 13 before the following authority.

David Johnson
Name of property owner or applicant

Marilyn R. Brabazon
Notary public

20ks
fees = \$1600
escrow = \$1500

ARTICLE IX FEES, GUARANTEES, INSPECTIONS AND OFF-TRACT IMPROVEMENTS

TOWNSHIP OF GLOUCESTER

Section 901 Application and Escrow Fees

FEE SCHEDULE. Every application shall be accompanied by a check or checks payable to the Township of Gloucester in accordance with the following schedule:

APPLICATION AND ESCROW FEES	
VARIANCE - CONDITIONAL USE FEES ++ O-08-27 adopted 11/10/08 and O-1004 adopted 3/22/10	
"A" Variance - (Appeal) Filing Fee	\$100.00
Planning Escrow	\$250.00
"B" Variance - (Interpretation) Filing Fee	\$100.00
Planning Escrow	\$250.00
"C" Variance - (Bulk) Filing Fee	\$100.00
Legal Escrow ^ O-09-19, 8/24/09	\$150.00
Engineering Escrow (if required by Board - residential only)	\$250.00
"D" Variance - (Use) Filing Fee	\$200.00
Engineering Escrow	\$500.00
Planning Escrow	\$500.00
Legal Escrow	\$200.00
Conditional Use Filing fee	\$100.00
Publication of Decision	\$50.00
Property Owners List	\$0.25 per name OR \$10.00, whichever is greater
Tax map update	\$50.00 per lot or unit



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

Date: August 28, 2013

To: Ken Lechner

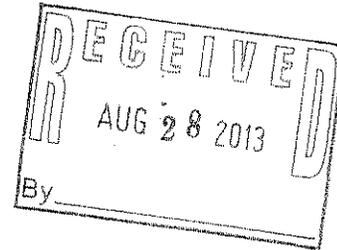
From: Jim Gallagher

Re: Site Plan Review

Applicant: David Johnson

Block: 5903 Lot: 5

Application #: 132030C



Comments: Building review-

1. IRC 2009 section R-302 requires walls and projections less than 5' from the property line to provide a 1 hr. fire rating.

Thank you,

Jim Gallagher
Building SubCode Official

Unit# 67

B

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 7, 2013

APPLICATION No. #132030C

APPLICANT: David Johnson

PROJECT No. 8050

BLOCK(S): 5903

Lot(S): 5

LOCATION: 408 Apple Ave., Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

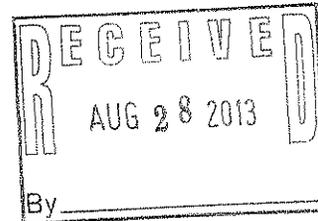
- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by August 19, 2013**
 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

8-29-13 JTG Proj - IRC 2009 Section R-302 Requires
 walls & projectors loc then 5' from the property
 line to provide a 1hr fire rating -

Tax Account Maintenance

Block: 5903

Lot: 5

Qualifier:

Owner: JOHNSON, DAVID I. & ELIZABETH A.

Prop Loc: 408 APPLE AVENUE

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,450.71	1,450.71	.00	1,450.71
2014	1		1,450.71	1,450.71	.00	1,450.71
2014		Total	2,901.42	2,901.42	.00	2,901.42
2013	4		1,475.47	1,475.47	.00	1,475.47
2013	3		1,189.43 *	.00	.00	.00
2013	2		1,425.94	.00	.00	.00
2013	1		1,450.00	.00	.00	.00

Other Delinquent Balances:

Other APR2 Threshold Amt: Per Diem: Last Payment Date:

TOTAL TAX BALANCE DUE

Principal:	<input type="text" value="0.00"/>	Penalty:	<input type="text" value="0.00"/>
Misc. Charges:	<input type="text" value="0.00"/>	Interest:	<input type="text" value="0.00"/>
Total:		<input type="text" value="0.00"/>	



Account

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

August 19, 2013

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #132030C
David Johnson
408 Apple Avenue, Blackwood, NJ 080812
Block 5903, Lot 5



Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP Director/Planner
 Alisa Ortiz, Zoning Officer
 Department of Community Development & Planning
RE: **APPLICATION #122031C**
Terrye McGilberry
1 Dunlin Way
BLOCK 16703, LOT 1
DATE: August 29, 2013

The above application is to permit a 12' x 16' gazebo 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):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	12,733.4 sf	yes
Minimum lot frontage			
Dunlin Way	75ft.	103.005 ft.	yes
Jarvis Road	75 ft.	115.215 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±9.6% ¹	yes
Maximum lot coverage	40%	±13.6% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard			
Dunlin Way (dwelling)	30 ft.	37.65 ft.	yes
Jarvis Road (dwelling)	30 ft.	41.38 ft.	yes
Side yard (dwelling)	10 ft.	23.92 ft.	yes
Rear yard (dwelling)	30 ft.	±60 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	35 ft.	yes

¹ = Scaled data.

CABANA (GAZEBO) YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum area	168 sf	192 sf	no *
Maximum height	15 ft.	10.5 ft.	yes
Distance between adjacent buildings	10 ft.	6.83 ft.	no *
Front yard	N.P.	18.55 ft. ¹	no *
Side yard	10 ft.	n/a	n/a
Rear yard	10 ft.	±60 ft.	yes

¹ = Scaled data.

* = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

§401.E(3), Distance between adjacent buildings

1. Distance: (6.83 ft. provided v. 10 ft. minimum required).

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

2. Front yard: (18.55 ft. provided v. 30 ft. minimum required)

§422.K, Residential Swimming Pools and Cabanas

3. Area: (240 sf provided v. 168 sf maximum allowed).

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

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

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

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 401.E(3) to permit a gazebo six and eighty three (6.83) hundredths feet from the dwelling (10 ft. minimum required), from Section 403. F to permit a front property line setback along Jarvis Road approximately eighteen and fifty five hundredths (18.55) feet (30 ft. minimum required), and from Section 422.K(6) to permit two hundred forty (240) square feet (168 sf maximum allowed).

cc: Terrye McGilberry
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date¹: _____ Application No.: 132031C

Planning Board Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)

Fees By: 1/60/09 Project # 8057

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

Esct. 1/60/09 Esct.# 8057

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Terrye McMillberry
 Address: 1 Dunlin Way
 City: Sicklerville
 State, Zip: NJ 08081
 Phone: (856) 313-8193 Fax: () -
 Email: terrye9312@gmail.com

2. Owner(s) (List all Owners)

Name(s): Bilal Akbar
 Address: 1 Dunlin Way
 City: Sicklerville
 State, Zip: NJ 08081
 Phone: 856-536-7483 Fax: () -

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

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

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
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: Terrye McBillberry
Address: 1 Dunlin Way
Profession: teacher
City: Sicklerville
State, Zip: NJ 08081
Phone: (856) 313-8443 Fax: () -
Email: terrye.931@gmail.com

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

7. Location of Property:

Street Address: 1 Dunlin Way Block(s): 16703
Tract Area: _____ Lot(s): 1

8. Land Use:

Existing Land Use: RESIDENTIAL
Proposed Land Use (Describe Application): 16'x12' GAZEBO (6'10" from dwelling - 10'3" from fence^{side})
Height 10ft
setbacks

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

Garage Application	Proposed	Shed Requirements	Proposed
Garage Area	_____	Shed area	12x16 = 192 sq. ft.
Garage height	_____	Shed height	10 ft
Number of garages	_____	Setback from R.O.W.1	6 ft 10 in side to dwelling
(Include attached garage if applicable)		Setback from R.O.W.2	18 ft 3 in side to dwelling
Number of stories	_____	Setback from property line 1	64 ft front
		Setback from property line 2	59 ft back

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

Tereye L. McGilberry
 Signature of Applicant

8/7/2013
 Date

Blal Alchase
 Signature of Co-applicant

8/7/2013
 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).

8/8/2013
Date

Signature

Terrye L. McGilberry
Print Name

Sworn and Subscribed to before me this
8th day of August
2013 (Year).

Terrye L. McGilberry
Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

Terrye L. McGilberry
Signature of Applicant

Terrye L. McGilberry
Print Name

8/8/2013
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 8/8/2013, shows and discloses the premises in its entirety, described as Block 16703 Lot 1 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:

Terrye McGilberry 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 8th day of August
2013 before the following authority.

Name of property owner or applicant

Marilyn Brabazon
Notary public

Zoning Permit Denial

1 DUNLIN WAY
Block/Lot 16703/1

Applicant
AKBAR BILAL ALI & MC GILBERRY
1 DUNLIN WAY
SICKLERVILLE NJ 08081

Real Estate Owner
AKBAR BILAL ALI & MC GILBERRY TER
1 DUNLIN WAY
SICKLERVILLE NJ 08081

This is to certify that the above-named applicant for a permit to/authorization for

The application can not be approved as submitted. An accessory building must be 10' from another building as per Section 401.E(3) and is not permitted in the front yard as per Section 405.F.

Zone

R-3

Application is

Denied

Comments on Decision:

A variance is required from the Zoning Board of Adjustment to approved the application as submitted. Application materials may be picked-up in person or downloaded at www.gletwp.com (Click on Departments then click on Community Development and scroll down to Community Development and Planning Documents (7 documents)). Any questions call 856-374-3500.

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


Aisee Ortiz
Zoning Officer
August 5, 2013

Applic No. 8048
3536

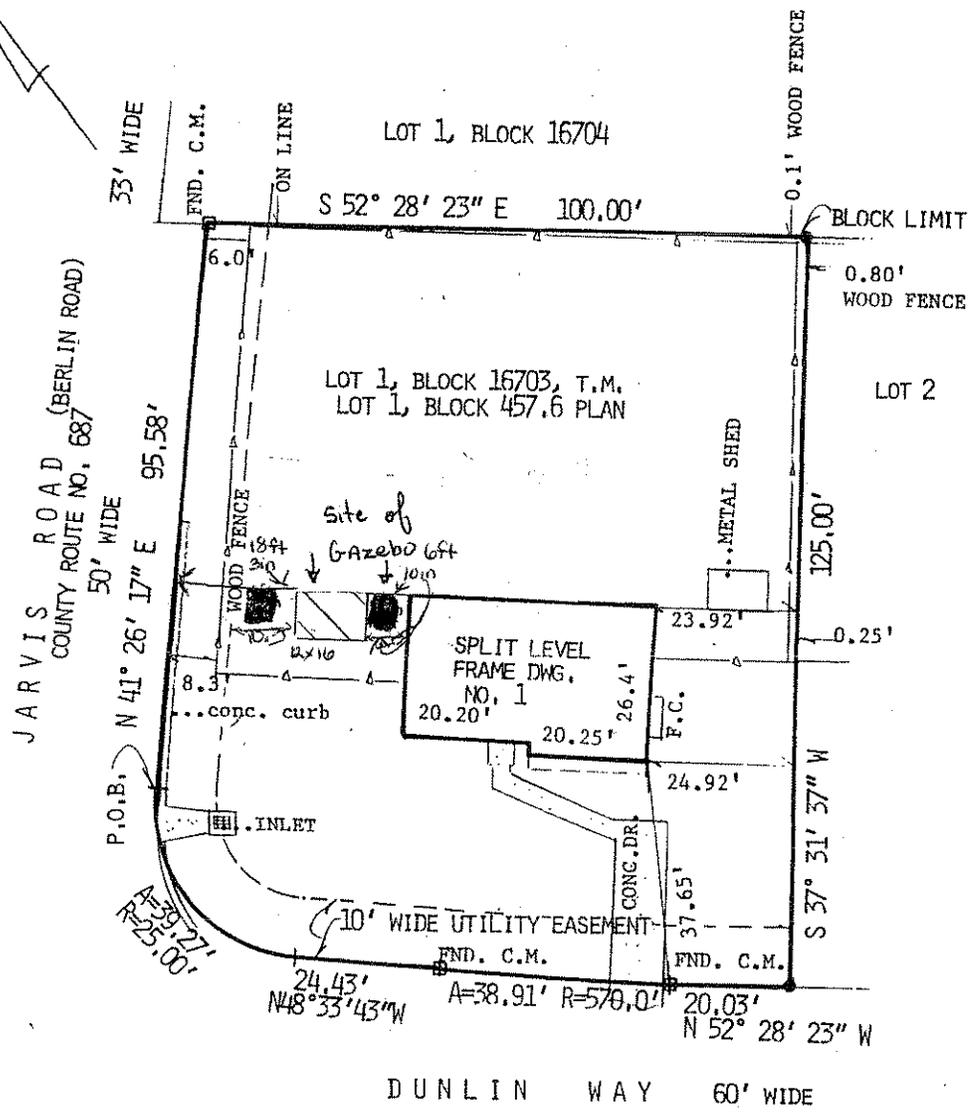
Cut Here

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

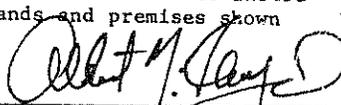
MERIDIAN - DEED BASE TAX MAP BASE PLAN BASE XX FORMER SURVEY BASE

● = REBAR/IRON PIPE SET
 ○ = CONCRETE MONUMENT SET

DESCRIPTION: BEING KNOWN AS LOT 1, BLOCK 16703 ON THE OFFICIAL TAX MAP; A/K/A LOT 1, BLOCK 457.6 AS SHOWN ON FINAL SUBDIVISION LABELED PLAN OF LOTS FOR PHASE FOUR, SECTION 1A, STONE BRIDGE RUN, PREPARED BY CONSULTING ENGINEER SERVICES, DATED 11/17/76, FILED 2/22/77 AS MAP #596-7; AREA = 12,733.4± S.F.



TO: PRESIDENTIAL TITLE AGENCY, INC.
 NORWEST MORTGAGE, INC.,
 ITS SUCCESSORS AND/OR ASSIGNS

) THE OWNER: RICHARD & TERRY McGILBERRY) THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished in regard to this transaction only per below date, I hereby certify to its accuracy except such easements, if any, that may be located below the surface of lands or on the surface of lands and not visible) as an incentive for the insurer of title to insure the title to the lands and premises shown hereon.	SURVEY OF PREMISES NO. 1 DUNLIN WAY				
	SITUATE TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY				
)  ALBERT N. FLOYD L.S.	ALBERT N. FLOYD & SON LAND SURVEYORS ALBERT N. FLOYD ... N.J. LIC. NO. 21759 ALBERT N. FLOYD, JR. N.J. LIC. NO. 36725 P.O. BOX 903, ELMER, NEW JERSEY 08318				
	DATE 8/9/96	SCALE 1" = 25'	DRAWN DKF	CHECKED A.N.F.	NUMBER 96-935

NOTED BY CITY ENGINEER FOR THE TOWNSHIP OF GLOUCESTER, NEW JERSEY, THAT THE TOWNSHIP OF GLOUCESTER, NEW JERSEY, HAS BEEN RECORDED BY THE COUNTY CLERK OF GLOUCESTER COUNTY, NEW JERSEY, ON OCTOBER 19, 1983, AS A PLAN FOR THE TOWNSHIP OF GLOUCESTER, NEW JERSEY, AND THAT THE TOWNSHIP OF GLOUCESTER, NEW JERSEY, IS NOW A PART OF THE TOWNSHIP OF GLOUCESTER, NEW JERSEY. THE TOWNSHIP OF GLOUCESTER, NEW JERSEY, IS NOW A PART OF THE TOWNSHIP OF GLOUCESTER, NEW JERSEY. THE TOWNSHIP OF GLOUCESTER, NEW JERSEY, IS NOW A PART OF THE TOWNSHIP OF GLOUCESTER, NEW JERSEY.

PLATE 183.03

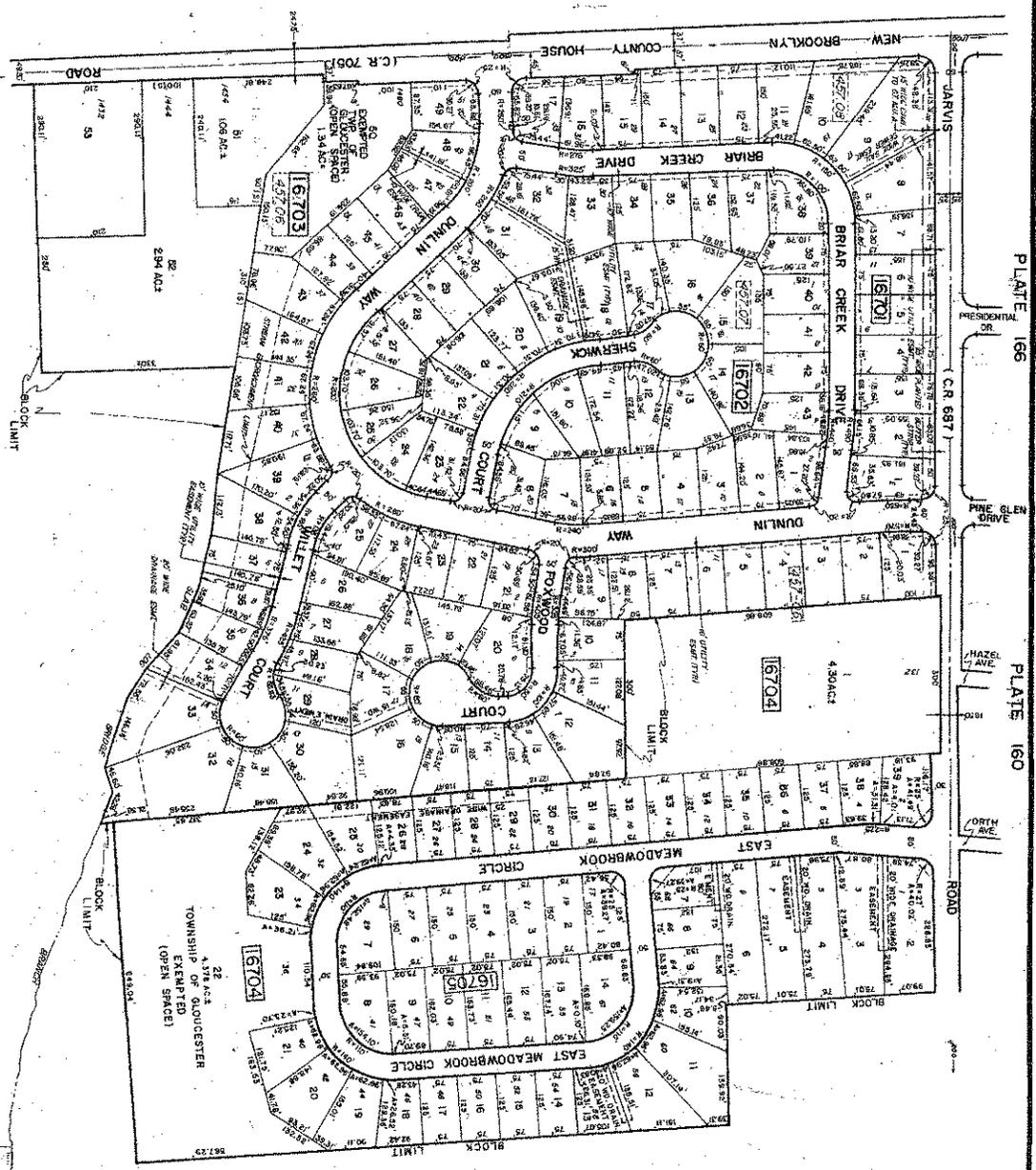
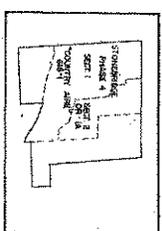


PLATE 166

PLATE 160



TAX MAP
TOWNSHIP OF GLOUCESTER
GLOUCESTER COUNTY
NEW JERSEY

WILLIAM C. KIRSCH
LAND SURVEYOR
1000 N. 10TH ST.
PHILADELPHIA, PA. 19107
TEL: 215-381-1111

Bmt # 69

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: August 8, 2013

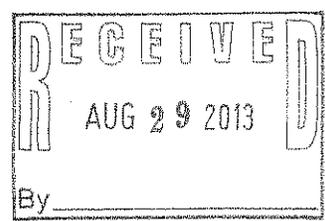
APPLICATION No. #132031C

APPLICANT: Bilal Akbar & Terrye McGilberry

PROJECT No. 8057

BLOCK(S): 16703 Lot(S): 1

LOCATION: 1 Dunlin Way, Sicklerville, NJ 08081



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by August 19, 2013**
 For Your Files.

ENCLOSED:

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

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

OK 8/28/13 JTK

Signature

Tax Account Maintenance

Block: 16703
 Lot: 1
 Qualifier:
 Owner: **PEAR BILAL ALI & MC GILBERRY TERRY** Prop Loc: 1 DUNLIN WAY

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,504.49	1,504.49	.00	1,504.49
2014	1		1,504.49	1,504.49	.00	1,504.49
2014		Total	3,008.98	3,008.98	.00	3,008.98
2013	4		1,531.20	1,531.20	.00	1,531.20
2013	3		1,531.21	.00	.00	.00
2013	2		1,477.77	.00	.00	.00
2013	1		1,477.78	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 08/08/13

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 07/29/13

TOTAL TAX BALANCE DUE

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



Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

August 19, 2013

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

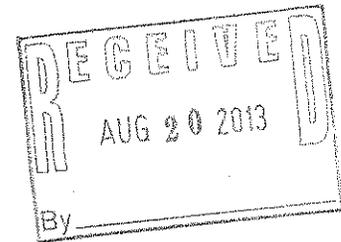
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #132031C
Bilal Akbar & Terrye McGilberry
1 Dunlin Way, Sicklerville, NJ 08081
Block 16703, Lot 1



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER

Interoffice Correspondence



TO: Zoning Board of Adjustment

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

RE: APPLICATION #1320036C
5 Star of Clementon of NJ, LLC
BLOCK 20304, LOT 1

DATE: September 16, 2013

The Applicant requests facade signage variance approval for the "Little Ceasars" restaurant in the Commerce Plaza I within the HC – Highway Commercial District. The project is located on the north side of Blackwood-Clementon Road and west of Kelly Driver Road.

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

- Applicant: 5 Star of Clementon of NJ, LLC, 539 Morgan Drive, Mickleton, NJ 08056 (telephone 254-913-1631).
- Owner: Group Four Equities, LP, 14000 Horizon Way, Suite, 100, Mt. Laurel, NJ 08054 (telephone #856-439-9200).
- Attorney: Leonard Wood, Esq., Wade, Long, Wood & Kennedy, LLC 250 Chews Landing Road, Laurel Springs, NJ 08021 (telephone #856-346-2800)

I. INFORMATION SUBMITTED

1. Land Development Application Form with Corporate Disclosure and Owners Consent dated 9/12/13.
2. Letter Visibility Chart, as prepared by the California Institute of Technology.
3. SDI, LLC Owner Consent Letter dated 9/11/13.
4. Signage plan, as prepared by Little Ceasar Enterprises, Inc. comprising one (1) sheet dated 7/30/13.

II. SIGN REVIEW COMMENTS

The application as submitted requires the following variances from §426, Signs:

SIGN STANDARDS (FACADE)			
Description	Required	Provided	Conforms
Number (max.) - §426.AA(4)	1	1	yes
Area (max.) - §426.Q(4) –max. "Little Ceasars"	±28 sf	±64 sf	no

= 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

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

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

1. 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)).
2. 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).

The application as submitted requires the following variances:

Facade signs (§426.Q(4))

1. Area: (±64 sf provided v. ±28 maximum allowed).

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 426.Q(4), to permit a facade sign approximately sixty four (64) square feet (28 sf maximum allowed).

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: 5 Star of Clementon of NJ, LLC
Leonard Wood, Esq.
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date: _____ Application No: 132036C Taxes Paid Yes/No _____ (Initial)

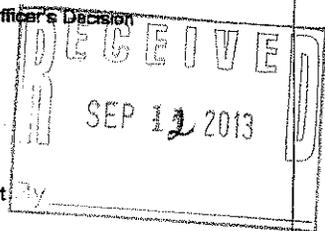
Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 8112

Escr: 150⁰⁰ Escr. # 8112

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>5 STAR OF CLEMENTON</u> Address: <u>539 MOREAN DRIVE NJ NJ</u> City: <u>MICKLETON</u> State, Zip: <u>NJ 08056</u> Phone: <u>(251) 913-1631</u> Fax: () Email: <u>kwickslopbx@yahoo.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Group Four Equities, LP</u> Address: <u>14,000 Horizon Way</u> <u>Suite #100</u> City: <u>MT. LAUREL</u> State, Zip: <u>NJ, 08054</u> Phone: <u>(856) 439-9200</u> Fax: <u>(856) 439-0104</u>					
3. Type of Application. Check as many as apply:						
<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²						
<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement ²						
<p><small>² Legal advertisement and notice is required to all property owners within 200 feet.</small></p>						
4. Zoning Districts (Circle all Zones that apply)						
ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	<u>HC</u>	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership						
Name of Attorney: <u>Leonard Ward</u> Address: <u>1250 Chews Landing Rd.</u> City: <u>Laurel Springs, NJ 08021</u>				Firm: <u>Wade, Long, Wood & Kennedy, LLC</u> State, Zip: <u>NJ 08021</u> Phone: <u>(856) 376-2800</u> Fax: <u>(856) 376-1910</u> Email: <u>lward@wlwklaw.net</u>		



www.glatwp.com ⇒ Departments ⇒ community Development ⇒ scroll down to reports 1 of 4

6. Name of Persons Preparing Plans and Reports:

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

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

7. Location of Property:

Street Address: 1263-1265 Blackwood Clementon Rd Block(s): 20304
Tract Area: _____ Lot(s): 1

8. Land Use:

Existing Land Use: Commercial (HC)
Proposed Land Use (Describe Application): Facade Sign 165.56 SF

9. Property:

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

10. Utilities: (Check those that apply.)

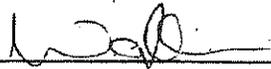
Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning			
All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____
14. Parking and Loading Requirements:			
Number of parking spaces required: _____		Number of parking spaces provided: _____	
Number of loading spaces required: _____		Number of loading spaces provided: _____	
15. Relief Requested:			
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> 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		AUG-23-2013 _____ 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).

8/26/13
Date

[Signature]
Signature

ERIC PROCCO - v.p.
Print Name

Sworn and Subscribed to before me this
26 day of April
2013 (Year).

[Signature]
Signature

[Signature]
Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

WASIMA KHAN 50%
IRFAN KHAN 50%

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
539 Morgan Drive
Mickleton, NJ 08056

[Signature]
Signature of Applicant

Aug 23 2013
Date

WASIMA KHAN
Print Name
5 STAR OF CEMENTON NJ LLC

19. Survey waiver certification:

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

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

Sworn and subscribed to
On this 11 day of April
2013 before the following authority.

Name of property owner or applicant

[Signature]
Notary public

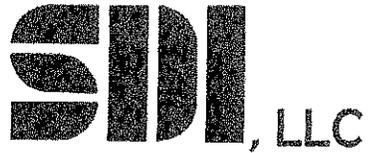
LETTER VISIBILITY CHART

MAXIMUM READABLE DISTANCE	READABLE DISTANCE FOR MAXIMUM IMPACT	LETTER HEIGHT
100'	30'	3"
150'	40'	4"
200'	60'	6"
350'	80'	8"
400'	90'	9"
450'	100'	10"
525'	120'	12"
630'	150'	15"
750'	180'	18"
1000'	240'	24"
1250'	300'	30"
1500'	360'	36"
2750'	420'	42"
2000'	480'	48"
2250'	540'	54"
2500'	600'	60"

NOTE:

The following distances will vary approximately 10% with various color combinations..... 5,280' equals (1) mile..... maximum distance in color would be RED or BLACK on WHITE.

Prepared by the California Institute of Technology



Mr. Kenneth Lechner
Development and Planning
Gloucester Township, NJ

September 11, 2013

RE: Little Caesar's
Commerce Plaza
1265 Blackwood Clementon Road

Dear Mr. Lechner,

I am writing to confirm that, as the owner of the above referenced center, we consent to 5 Star of Clementon NJ, LLC applying for a sign variance for the signage at the above referenced location.

Sincerely,

A handwritten signature in cursive script that reads 'Deborah Conroy'. The signature is written in black ink and is positioned above the printed name and title.

Deborah Conroy
V. P./Construction

Cc: Eric Flocco, ICRE



AUG 12 2013

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

Telephone: (856) 374-3512

FAX: (856) 232-6229

APPLICATION FOR ZONING PERMIT (NON-RESIDENTIAL)

 ~~NEW CONSTRUCTION~~

 ~~TENANT FIT-UP~~

 ~~OTHER~~

Date: 8.15.13 Block: 20304 Lot: LOT 1
 Name of Applicant: 5 STAR OF CLEMENTON Telephone: 254-913-1631
 Address of Applicant: 539 MORGAN DR. MICKLETON NJ 08056
 Name of Property Owner: INTERSTATE COMMERCIAL Telephone: 254-913-1631
 Address of Property Owner: 1263-1265 - BLACKWOOD CLEMENTON Rd
 Work site street address: 1263-1265 - BLACKWOOD CLEMENTON Rd
 Type of work and/or use: SIGN.

Provide the Planning Board or Zoning Board of Adjustment application approval number:

THE FOLLOWING FORMS & DOCUMENTS MUST BE SUBMITTED FOR NEW CONSTRUCTION.

(copies are provided to the applicant, attorney, and are also on file in this office)

1. A copy of the signed Gloucester Township Board Approval Form, which certifies the final site plan is stamped approved and on file.
2. A copy of the signed Gloucester Township Escrow Approval Form, which certifies the applicant has completed the following requirements:
 - a. An approved performance guarantee (i.e., Bond, Letter of Credit, etc.) is on file with the Township Clerk.
 - b. Inspection escrows.
 - c. All preliminary and final review escrow fees are paid and up to date.

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

5 STAR OF CLEMENTON
(OWNER'S NAME) NJS LLC

[Signature]
(OWNER'S SIGNATURE)