Township of Gloucester
Zoning Board of Adjustment
Wednesday, October 22, 2014
7:30 P.M.

Agenda

REVISED AGENDA

Salute to the Flag

General Rules

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

MINUTES FOR ADOPTION

Zoning Board Minutes – ***Wednesday, September 10, 2014***

RESOLUTIONS FOR MEMORIALIZATION

#122022C Fred Feucht	Bulk C Variance Block: 10303 Lot: 30
#142022C Keisha Brown	Bulk C Variance Block: 14701 Lot: 7
#142028C Harry W. Sharp	Bulk C Variance Block: 15903 Lot: 12
#142031C Robert Belins	Bulk C Variance Block: 2204 Lot: 8
#142035C Baris & Jill Bal	Bulk C Variance Block: 13601 Lot: 13
#142037C Dave Belcher	Bulk C Variance Block: 12512 Lot: 1
#142039C Lilia Bozzetti (Bow Wow House)	Bulk C Variance Block: 10201 Lot: 13

#142034DSPW
Radha Adult Daycare Center, LLC

Use "D" Variance/Site Plan Waiver
Block: 2103 Lot: 1 combined 6/7

APPLICATIONS FOR REVIEW

#142036C
Edward Jones
Zoned: R3

Bulk C Variance
Block: 20901 Lot: 22
Location: 48 Mayflower Drive, Erial

32 x 12 x 8 x 16 Pergola w/ 8' setback on 2nd front property

#142041C
Theresa Asbury-Bartlett
Zoned: R3

Bulk C Variance
Block: 9108 Lot: 11
Location: 19 Sherbrook Blvd., Somerdale

12' x 12' shed w/4' side s/b & 4.5' rear s/b

#142042C
David Wolfe
Zoned: R3

Bulk C Variance
Block: 4002 Lot: 11
Location: 41 Sofia Drive, Blackwood

Concrete pad w/1's/b; impervious coverage; 6' fence w/0 s/b

#142043C
Melody Doyle
Zoned: R3

Bulk C Variance
Block: 3009 Lot: 1
Location: 706 Trudy Lane, Glendora

5' vinyl picket fence w/0 s/b

#142044C
Louis Orsini
Zoned: R3

Bulk C Variance
Block: 20505 Lot: 1
Location: 36 Cameron Circle, Clementon

5' vinyl fence w/0 s/b

#142045CD
Addison Bradley
Zoned: NC
42 Townhouses

Bulk C & Use "D" Variance
Block: 14002 Lots: 4 & 5
Location: 132 & 150 Hickstown Rd., Erial

#142040M
Lawrence & Dawn Mauriello
Zoned: R3

2 Residential lots

Minor Subdivision
Block: 8105 Lot: 45
Location: Ellis Ave., Blackwood

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, SEPTEMBER 10, 2014

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

Roll Call:

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

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

MINUTES FOR ADOPTION

A motion to approve the July 23, 2014 Minutes was made by Vice Chairman Simiriglia and seconded by Mrs. Chiumento.

Roll Call:

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

Application Approved.
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Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#142015CPFMS
Coles Road Business Park, LLC
Bulk C Variance/Prelim/Final Major Site Plan
Block: 10902 Lot: 13

#142024C
William Abbott, Jr
Bulk C Variance

#142025C
Arthur DiDomenico
Bulk C Variance
Block: 406 Lot: 22

#142029C
Mark & Tara Nastasi
Bulk C Variance
Block: 18316 Lot: 3

#142027CDPFMSP
NJ Restaurants, LP
(Taco Bell)
Use "D" Variance; Minor Site Plan
Block: 1207 Lot: 1

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#122022C
Fred Feucht
Zoned: R3
Bulk C Variance
Block: 10303 Lot: 30
Location: 501 Good Intent Rd., Blenheim
Requesting a 2 year extension on the approval Resolution approved on June 14, 2012.

Mr. Costa swears in Mr. Feucht.
Mr. Feucht requests an extension to his application for 2 years.
Mr. Lechner has no objections to continuing the application 2 years from this date, September 10, 2014.
The extended date for this application is June 14, 2016.

Open to Professionals:
No Comments.

Open to the Public:
No Comments.

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

Roll Call:

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

Application Approved.

#142022C
Keisha Brown
Zoned: R2
Bulk C Variance
Block: 14701 Lot: 7
Location: 7 Poplar Ave., Sicklerville
4' and 6' fence w/0' setback.

Mr. Costa swears in Ms. Keisha Brown.
Ms. Brown states she has a dog and needs more space in her yard as the dog is a Bull Mastiff and grows to me quite large and tall. She states she does bring the dog to the dog park but for convenience should would like the yard fenced.
Mr. Mellett states the survey has 12 feet adjacent to the property is reserved for future widening. That is 12 ft. from the property line and the inner side of the sidewalk. Therefore the county could remove the fence to widen the road.
Ms. Brown states she will go the 12ft. mark instead of the 0 ft. mark.
Vice Chairman Simiriglia asks the applicant if the fence will be going from the front corner of the house to the back corner of the back property line.
Ms. Brown states "yes".
Mr. Mellett states there will be no site issues with the fence.
Mr. Lechner asks the applicant if the fence will be 6ft. all the way around the yard.
Ms. Brown states "yes".
*Amended: the fence will be 6ft. high all the way around.

Open to Professionals:
No additional Comments.

Open to the Public:
No Comments.

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

Roll Call:

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

Application Approved.

#142028C
Harry W. Sharp
Zoned: R3
Bulk C Variance
Block: 15903 Lot: 12
Location: 62 Sturbridge Dr., Erial
Replace concrete around pool (650 sq. ft.) w/7' setback to concrete apron 10' to waterline.

Mr. Costa swears in Mr. Sharp.
The application will cover the concrete (impervious coverage) and apron from the pool.
Mr. Sharp states in 1992 the pool was put in and the concrete is broken with sink holes. Mr. Sharp states they need a 3ft apron for the anchors that are used for the winter cover. The apron was always 7ft. from the property line.

Open to Professionals:
No Comments.

Open to the Public:
No Comments.

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

Roll Call:

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

Application Approved.

#142031C
Robert Belins
Zoned: R4
Bulk C Variance
Block: 2204 Lot: 8
Location: Pole Barn 40' x 60' (residential & vehicle storage).

Mr. Costa swears in Mr. Belins.
Mr. Addison Bradley (planner) begins by explaining the application. The property is by the historic Davies Tavern in Glendora. The applicant has ATV's (off road vehicles) boats and would like to knock down his garage and shed. Mr. Belins has met with the historical society and the Historical Society is happy with the design. It is 25' to the top of the cupola that will need a height variance. The barn will be 40' by 60' and will look like the picture shown to the board. (A1).
Mr. Lechner asks if the 2 doors are on one side.
Mr. Addison state "yes" and they will be facing the house.
Mr. Belins states the doors will be on the 60' side.
Mr. Lechner states that measuring to the cupola isn't necessary, you measure to the eave.
Mr. Belins states the barn will be 16' to the soffit and 23' to the peak.
Mr. Lechner states that would be a 21' variance. Mr. Lechner also agrees that cypress trees would help screen the pole barn.
Mr. Mellett asks the applicant if they will be clearing any trees.
Mr. Belins states "no".
Mr. Mellett asks if gutters will be on the barn.
Mr. Belins states "Yes".
Mr. Mellett asks if the gutters are going towards the creek and if there is a flood plain.
Mr. Belins states there is no flood plain.
Mrs. Chiumento asks if Mr. Belins lives at the address.
Mr. Belins states he doesn't live there now but will be building a house in the future.
Vice Chairman Simiriglia asks why move to the new location on the property; why not just build where the old garage is located since its being removed.
Mr. Belins state he would like that location for his future home.
Mr. Lechner request the applicant plant trees to help hide the barn from the 3rd. Ave. view.
Mr. Belins states that will be no problem
2 conditions: screen barn w/cypress trees and variance for height.

Open to Professionals:
No additional Comments.

Open to the Public:

No Comments.

A motion to approve the above mentioned application, with the conditions of screening the barn with cypress trees and the height variance for the barn of 21ft., was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

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

Application Approved.

#142035C
Baris & Jill Bal
Zoned: RA
Bulk C Variance
Block: 13601 Lot: 13
Location: 1800 Winding Way, Clementon
6' vinyl fence around property w/zero (0) setback; 4' chain link fence front corner of property w/zero (0) setback.

Mr. Costa swears in Baris and Jill Bal.
Mr. Bal explains they would like a fence because they are a corner property and have 2 small children. There is a lot of foot traffic and the fence would give them some privacy. The chain link is on the neighbors' property and the front yard would be visible for traffic to see them.
Mr. Mellett states the 6' vinyl fence is no problem. The chain link may be within the site triangle but you can see through it.
Mr. Bucceroni states there should be no planting of bushes in front of the chain link fence and that should be made a condition.
Mr. Bal has removed many bushes already.

A motion to approve the above mentioned application with the condition of not planting any bushes in front of the neighbors' chain link fence, was made by Mrs. Chiumento and seconded by Mr. Rosati.

Open to Professionals:
No additional Comments.

Open to the Public:
No Comments.

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

Roll Call:

Vice Chairman Simiriglia	**Yes**
Mr. Bucceroni	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Ms. Scully	**Yes**

Chairman McMullin	**Yes**

Application Approved.

#142037C
Dave Belcher
Zoned: R3
Bulk C Variance
Block: 12512 Lot: 1
Location: 300 Grand Ave., Blackwood
16' x 4' round pool w/10'9" front & side yard setback; 6' vinyl fence w/0' setback.

Mr. Costa swears Mr. Belcher.
Mr. Belcher state he would like to install an above ground pool and currently there isn't enough room to walk around one. There may be 2' left to walk around a pool.
Mr. Mellett states there aren't any site implications.
Vice Chairman Simiriglia asks the applicant if there is a fence there now.
Mr. Belcher states "yes there is an existing fence."
Vice Chairman Simiriglia asks if is a variance required for the fence.
Mr. Belcher states it is a 4' fence.
Mr. Mellett states 0' vs. 40' is required for a 6' fence and there are no site triangle issues.
Mr. Rosati asks the applicant if it's a 4' fence going to a 6' fence.
Mr. Belcher states "yes".

Open to Professionals:
No additional Comments.

Open to the Public:
No Comments.

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

Roll Call:

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

Application Approved.

Roll Call:

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

Application Approved.

#142039C
Lilia Bozzetti (Bow Wow house)
R1 Zone
Bulk C Variance
Block: 10201 Lot: 13
Location: 1049 Chews Landing Rd., Clementon

2 BR-2BA side yard setback 22'

Mr. Costa swears in Ms. Bozzetti.
Mr. Addison (Planner) discusses the application. The expansion of the residential building is in need of a variance: 23' where 50' is required. The owner is going straight up and adding a second floor with 2 BDRMS. and 2 BATHS.
The applicant asked the board if the appeal period was mandatory.
Mr. Costa states 45 day appeal period is mandatory, you can build but it would be at your own risk!!!

Open to Professionals:
No additional Comments.

Open to the Public:
No Comments.

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

Roll Call:

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

Application Approved.

<u>5 minute break.</u>
Roll Call:

Vice Chairman Simiriglia	**Present**
Mr. Bucceroni	**Present**
Mrs. Chiumento	**Present**
Mr. Rosati	**Present**
Ms. Scully	**Present**
Chairman McMullin	**Present**
Mr. Costa	**Present**
Mr. Lechner	**Present**
Mr. Mellett PE	**Present**

All Present.

#142034DSPW
Radha Adult Daycare Center, LLC
Zoned: CR (FKA 316 Black Horse Pike)
Use "D" Variance/Site Plan Waiver
Block: 2103 Lot: 1 combined 6/7
Location: 330 Black Horse Pike, Glendora
Requesting Use Variance for an Adult Daycare Center with a Site Plan Waiver.

Mr. Costa swears in Mr. McKenna (Lawyer), Amit Patel (operator employer), Kate Patel (license), David Keefrider (architect).
Mr. McKenna explains the application's variances: conditional use, parking, site plan waiver, located in an existing building. The initial state approvals are approved.
-The state requires substantial explanatory materials.
-2 reviews from planning and the engineer all agreed that after the site reviews will be memorialized.
-surplus parking existed.
-less parking needed.

-site fully developed
-use variance: provider for adult day care is an especially good thing.

Amit Patel works, operates, and manages the property and is currently located at the Dunkin Donuts that is on site. Mr. Patel has been at this property since 2009 and took possession of the property in 2012, but has been with Dunkin Donuts since 1999 watching this property.
A1 Site Plan Portion of the building.
A2 All of the building
-April 2015 Fastenal will be leaving the site
-until The Patel's get possession of the whole building they will do the portion that is open.
-The activity center will be made bigger when Fastenal leaves the site.
-Dunkin Donuts was acquired in 2012 and the parking lot was paved and re striped.
-the sign will be downgraded as the multiple occupancy will be fewer.
A3 Dunkin Donuts / Fastenal Sign: 142 sq. ft each side: 64sq. ft. new sign (142')
-there has been no attempts to abandon the sign
-lighting on the building
-the business won't be open at night
-lights will be on for night hours
-dumpsters are not in an enclosure right now: but the Fastenal dumpster will be removed and put in an enclosure with the Dunkin Donuts enclosure.
-parking needs of Dunkin Donuts is 12 spots
-there is actually extra parking on site

Mr. Lechner reviews the signs for the complex. Currently the sign is 216sq. ft. and 248 sq. ft (35 sq. ft.)with the Dunkin Donuts sign. The new sign (as proposed) will be 142 sq. ft. and 21ft. high. Mr. Lechner states the ordinance requires a sign a lot smaller than 35 sq. ft.. Mr. Lecher continues the overview of the sign stating the new sign will be in the same location and the Dunkin Donut sign will be removed.
The existing trash enclosures are in disrepair, Mr. Lechner requests the owners fix the current enclosure with new concrete block that is big enough to service the whole property.
Mr. Bucceroni asks the applicant what the building connected to Dunkin Donuts is used for.
Mr. A. Patel states they use that building as an office. He also agrees to:
-enlarging the trash enclosure in case a business takes over the building currently being used as their office. Cleaning up the enclosure and improving the street view of the enclosure.
Vice Chairman Simiriglia asks the applicant if there will be shrubbery in front of the enclosure.
Mr. Mellet and Vice Chairman Simiriglia discuss moving the trash enclosure.
Mr. A. Patel states they can have the trash removed 3 times a week vs. 2 times, that way they don't need a huge enclosure.

Mr. Kiritkumar Patel (principle engineer), a structural engineer that has worked with nuclear companies. He has been board certified to be an administrator of the daycare and assisted living.
Mr. K. Patel states the hours of operation will be 7:30 am to 1 pm and 1pm to 7pm.
- hot meals will be delivered by caterers.
- there will be 1 delivery of food
- there will be 60 clients , the state requires 1 employee per 10 people which leaves them needing 12 employees. 16 employees in total including the 4 directors and 2 managers.
- the senior population is exploding because of the baby boomer generation. The seniors aren't happy sitting at home and this will provide them with excitement and also removing that burden to the community.
- they are not a noisy population.
- the center will provide transportation for the clients.
- clients will be assisted off the vans by all the employees.
- they are willing to comply with all the professionals' conditions.

Mr. K. Patel states there will be more than one trip with the vans.
Vice Chairman Simiriglia how the meals will be delivered.
Mr. K. Patel states the meals will also be delivered by vans and unloaded in the warming kitchen area.
Vice Chairman Simiriglia discusses night lighting with Mr. Patel.
Mr. McMullin asks if the business will be open 7 days a week.
Mr. Patel states the daycare will be open Monday thru Friday.

Mr. David Keefrider (engineer PE):
Mr. Keefrider discusses the function of the building and explains the drawings with the daycare center being in front of the current building, the dumpster location and the drive thru lane for Dunkin Donuts.
Mr. Keefrider continues with an explanation of the inside entryways, main drop off area, rest room location, arts and crafts room location, and the activity room being in the very front of the building by the big windows.
Mr. Keefrider explains the parking is always sparse. They are going to fix the ponding in the parking lot and re stripe the parking lot for handicap along with improving the appearance of the buildings.
A5 - is a proposed improved rendering of the new building:
- includes improvements tot he Fastenal building with stucco improvements.
- improve the dumpster area with split face rock preferred, maybe to a tan color.
- will meet with the township professionals and staff and meet all professional concerns.

Mr. Mellett discusses ADA handicap parking, a 4' width sidewalk along the facility and the main entrance cross slope at a maximum of 2%.
Mr. McKenna suggests a site visit to clear up some problems.

Mr. Mellett discusses the restriping of the parking lot and handicap spaces. Restriping the newer end of the lot by Fastenal. The width of the main entrance is a concern, Mr. Mellett is concerned that the entrance won't be wide enough if vans are pulling in and out, it may cause a vehicle to hop a curb.
Mr. McKenna states they will be replacing the apron and adding a flare.
Mr. Mellett states that would help and address the easier right turn into the site.

Mr. Lechner discusses the shrubs by the drive thru being overgrown and the applicant may want to replace them with a more logical species.
Mr. McKenna states they will treat the matter if required.
Mr. Bucceroni states he would like to see the backside of the building look as good as the front, especially since they are so close to a residential area.
Mr. McKenna states all 4 sides will be addressed.
Vice Chairman Simiriglia discusses township professionals keeping track of all the work.
Mr. McKenna states he will put all discussed finalize decisions on the plan.
Chairman McMullin discusses more lighting on the site with Mr. McKenna.

PUBLIC PORTION:

Mr. and Mrs. Albert Miller (4th st. at 315 Central). Their main concern is the dumpster and the over grown trees along 4th st. that are overgrown.
Mr. McKenna states that the Fastenal dumpster will be removed and the enclosure will be dressed up.
Mr. A. Patel states the extra trash pickups should be enough.
Mrs. Miller states the dumpsters seem to be a problem now.
Mr. A. Patel states they have already contacted Fastenal and will start the extra trash pick ups within 2 weeks.
Mr. Patel mentions the conditions next to the dumpsters.
Mr. Lechner discusses moving the dumpsters.
Mr. A. Patel states moving the dumpsters may be easier for all involved.
Mr. and Mrs. Miller state the trees along the sidewalk are too large.

Mr. Lechner states if the dumpster is gone the trees aren't really necessary.
Vice Chairman Simiriglia states putting the trees inside of the sidewalk would be easier.

Mrs. Chiumento discusses daycare guidelines with Mr. K. Patel.
Mr. K. Patel states he will be following the guidelines set by the state: which means they will have a 1 to 10 client ratio and special diet meals will be available.
Chairman McMullin is insisting that the applicant listen to our professionals.

A motion to approve the above mentioned application for the following: use variance, parking, site plan waiver, upgrade the facade and environment, upgrade the dumpster was made by Mr. Bucceroni and seconded by Mr. Rosati.

Roll Call:

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

Application Approved.

Board approves no second meeting in September.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 122022C
FRED FEUCHT
Block 10303, Lot30

WHEREAS Fred Feucht is the Applicant, Gertrude Feucht is the owner of record of the land and premises located at 505 Good Intent Road in the Blenheim section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a two year extension of a previously granted variance to allow a 1280 square foot garage and to permit the garage to be larger than the dwelling, for the property located upon Block 10303, Lot 30, 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 September 10, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Fred Feucht is the owner of the land and premises located at 501 Good Intent Road, in the Blenheim section of Gloucester Township, New Jersey, as shown on Block 10303, Lot 30, on the Official Tax Map of the Township of Gloucester, located in an R3 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 had obtained the variance on July 14, 2012 and the Permit Extension will expire on December 31, 2014. Because of the economy he is uncertain as to whether or not he will construct the garage and would like to have the extension.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant an extension to July 14, 2016 the Board voted six (6) 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 10th day of September that the applicant, Fred Feucht, is hereby granted the aforesaid extension until June 14, 2016 for the property located upon Block 10303, Lot 30 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of October, 2014.

_____

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 # 142022C
KEISHA BROWN
Block 14701, Lot 7

WHEREAS, Keisha Brown, is the owner of the land and premises located at 7 Poplar Ave. in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 4'and 6' vinyl fence 12' from the front property line instead or the required 40 feet, for the property located upon Block 14701, Lot 7, as shown on the Official Map of the Township of Gloucester, located in an R-2 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 September 10, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Keisha Brown is the owner of the land and premises located at 7 Poplar Ave., in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 14701, Lot 7, on the Official Tax Map of the Township of Gloucester, located in an R-2 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that she has a long and narrow yard and if she conforms to the ordinance she would have no back yard.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct an fence with a front yard setback of 12 feet the Board voted six (6) 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 10th day of September that the applicant, Keisha Brown, is hereby granted the aforesaid variance for the property located upon Block 14701, 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
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of October, 2014.

_____

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 # 142028C
HARRY SHARP
Block 15903, Lot 12

WHEREAS, Harry Sharp, is the owner of the land and premises located at 62 Sturbridge Drive in the Erial 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 allow coverage of 41.5% and to permit an in-ground swimming pool apron 7 feet from the side property line instead of the required 10 feet, for the property located upon Block 15903, Lot 11, 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 September 10, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Harry Sharp is the owner of the land and premises located at 62 Sturbridge Drive, in the Erial section of Gloucester Township, New Jersey, as shown on Block 15903, Lot 11, on the Official Tax Map of the Township of Gloucester, located in an R-2 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 had the pool since 1992 and the concrete is in disrepair and he is replacing the concrete in the exact location.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to pool apron 7 feet from the property line and lot coverage of 41.5% the Board voted six (6) 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 10th day of September that the applicant, Harry Sharp, is hereby granted the aforesaid variances for the property located upon Block 15903, Lot 12 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of October, 2014.

_____

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 # 142031C
ROBERT BELINS
Block 2204, Lot 8

WHEREAS, Robert Belins, is the owner of the land and premises located at 330 Third Ave. in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 2400 square foot garage instead of the required 800 square a height variance of 25 feet and to exceed the principal dwelling of the allowed 1160 square feet, for the property located upon Block 2204, Lot 8, as shown on the Official Map of the Township of Gloucester, located in an R43 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 September 10, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Robert Belins is the owner of the land and premises located at330 Third Avenue, in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2204, Lot 8, on the Official Tax Map of the Township of Gloucester, located in an R-2 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 introduced into evidence A-1, a photo of the structure and how it fits into the character of the neighborhood. The applicant testified that the 40x60 garage would be used for storage of his recreational vehicles and boat.

As a condition of approval the applicant agreed to remove the existing garage and shed and to plant Leland Cypress trees to screen the new garage

.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to have garage 2400 square feet 25 feet high and to exceed the principal dwelling the Board voted five (5) in favor,none(1)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 10th day of September that the applicant, Robert Belins, is hereby granted the aforesaid variances for the property located upon Block 2204, Lot 8 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	No
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of October, 2014.

_____

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 # 142035C
BARIS&JILL BAL
Block 13601, Lot 13

WHEREAS, Baris and Jill Bal are, the owners of the land and premises located at1800 Winding Way in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 4'and 6' vinyl fence within the 75' intersection 0' from the front property line instead or the required 40 feet and to install chain link which is prohibited, for the property located upon Block 13601, Lot 13, as shown on the Official Map of the Township of Gloucester, located in an RA- 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 September 10, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Baris and Jill Bal are the owners of the land and premises located at1800 Winding Way, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 13601, Lot 13, on the Official Tax Map of the Township of Gloucester, located in an R-2 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he has two small children and there is a lot of foot traffic in his yard and if he conforms to the ordinance he would have no back yard. The chain link fence is similar to others in the area

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct an fence with a front yard setback of 0 within the 75' intersection feet the Board voted six (6) 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 10th day of September that the applicants, Baris and Jill Bal, are hereby granted the aforesaid variance for the property located upon Block 13601, Lot 13 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of October, 2014.

_____

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 # 142037C
DAVE BELCHER
Block 12512, Lot 1

WHEREAS, Dave Belcher, is the owner of the land and premises located at 300 Grand Avenue in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit an above ground pool 10.75 feet from the front property line instead of the required 30 feet, for the property located upon Block 12512, 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 September 10, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Dave Belcher is the owner of the land and premises located at300 Grand Avenue, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 12512, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-2 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 trees and fencing prevent him from conforming to the ordinance.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to have an above ground pool 10.5 feet from the front property line the Board voted six (6) 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 10th day of September that the applicant, Dave Belcher, is hereby granted the aforesaid variances for the property located upon Block 12512, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of October, 2014.

_____

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 # 142039C
LILIA BOZZETTI
Block 10201, Lot 13

WHEREAS, Lilia Bozzetti, is the owner of the land and premises located at 1049 Chews Landing Road in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a second story addition 23 feet from the front property line instead or the required 50 feet, for the property located upon Block 10201, Lot 13, as shown on the Official Map of the Township of Gloucester, located in an R-1 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 September 10, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Lilia Bozzetti is the owner of the land and premises located at 1049 Chews Landing Road, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 10201, Lot 13, on the Official Tax Map of the Township of Gloucester, located in an R-2 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that she is locating the addition exactly above the first story of the existing house. The addition will have 2 bedrooms and 2 baths and she is staying within the footprint.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct an addition with a front yard setback of23 feet the Board voted six (6) 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 10th day of September that the applicant, Lilia Bozzetti, is hereby granted the aforesaid variance for the property located upon Block 10201, Lot 13 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Andrew Rosati	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of October, 2014.

_____

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 # 142034 DSPW
RADHA ADULT DAY CARE CENTER, LLC
Block 2103, Lot 1

WHEREAS, Radha Adult Day Care Center, LLC is the tenant of the land and premises located at 330 Black Horse Pike in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use Variance, parking variance, and site plan waiver to allow an Adult Day Care Center within the CR Zone for the property located upon Block 2103, Lot 1 , as shown on the Official Map of the Township of Gloucester, located in a CR Zone, said application being represented by Michael McKenna, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 10, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Radha Adult Day Care Center, LLC, is the tenant of the land and premises located at 313 Black Horse Pike, in the Glendora section of Gloucester Township, New Jersey, as shown on Block 2103, Lot 1, on the Official Tax Map of the Township of Gloucester, located in a CR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant produced Roihit Patel, the Administrator, and Mr. Samit, the Property Developer.

Mr. McKenna, explained the applicant is proposing the vacant building to be used as an Adult Day Care Center. He indicated the reason for the site plan waiver is the building exists and there would be no major renovations. He also indicated that the ordinance requires 101 spaces however there are presently 62 on site and there have been no problems with parking. Mr. McKenna went on to say he believes that the use was inherently beneficial and the applicant has obtained initial State approval for this use. Mr. McKenna indicated he reviewed the Planner's letter dated August 6th and is in agreement with same and incorporates Mr. McKenna's response, dated 9-9-14 and 9-10-14. Mr. McKenna also reviewed Churchill's letter Dated 8-18-14 and Mr. McKenna's response of 9-10 and incorporates same herein.

Mr. Samit is the property developer and he indicated the Dunkin Donuts has been there since 1999. He has seen business' come and go and then in 2012 the parking lot was repaved. He also indicated that there was no intent to abandon the sign.

Introduced into evidence (A1) a photo portion of the building, (A2) entire building, (A3) a photo of the sign, (A4) a certificate from the state. Mr. Rohit Patel, the Administrator indicated he would be on site. He explained the hours of operation would be two shifts from 7:00 AM to 1:00 PM and from 1:00 PM to 7:00 PM, Monday through Friday. He indicated there would are hot meals provided by vendors once a day, and that there would be a maximum of 60 clients per shift and 6 employees on each shift. There would be one registered nurse on site, a medical director and physical exercise programs for the patients and the center would provide transportation. They have 4 vans that would hold 10 clients each.

As part of discussion, the applicant agreed that they would put a new block dumpster area that would be appealing and it would be surrounded by shrubbery. The applicants also agreed as a condition of approval they would upgrade the façade and move the dumpster, clean up the site and make it look appealing on all 4 sides and agreed to meet on site with the staff and submit an amended drawing to the professionals for approval.

Two residents spoke about the project. Their concern were the dumpster and landscaping and the applicant agreed to meet with their concerns.

UPON MOTION duly made and seconded to grant the applicant the Use Variance for an Adult Day Care, a parking variance, and Site plan waiver, the Board voted six (6) in favor, zero (0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of October that the applicant, Radha Adult Day Care Center, is hereby granted the aforesaid variances and site plan waiver for the property located upon Block 2103, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

LIST NAMES

Jay McMullin	Yes
Frank Simirigllia	Yes
Kevin Bucceroni	Yes
Andy Rosati	Yes
Arlene Chiumento	Yes
Michelle Scully	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of October 2014.

_____

Ken Lechner, Secretary

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

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #142036C**
Edward Jones
48 Mayflower Drive
BLOCK 20901 LOT 22

DATE: August 25, 2014

The above application is to permit a 32' x 12' x 8' x 16' pergola within the R-3 - Residential district as per the submitted sketch.

I. ZONING INFORMATION

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

R-3 – Residential Requirements (§405.F):

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	10,314.159 sf	yes
Minimum lot frontage			
Mayflower Drive	75 ft.	75.71 ft.	yes
Arabis Drive	75 ft.	125.71 ft.	yes
Minimum lot depth	125 ft.	130 ft.	yes
Maximum building coverage	**20%**	**±29.37%[1]**	**no***
Maximum lot coverage	**40%**	**±52%[1]**	**no***
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (addition)			
Mayflower Drive	30 ft.	±66 ft.	yes
Arabis Drive	**30 ft.**	**± 8 ft.**	**no***
Side yard (pergola)	10 ft.	±47 ft.	yes
Rear yard (pergola)	30 ft.	±57 ft.[1]	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/p	---

[1] = Scaled data.

n/p = Not provided.

* = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from §405.F, Area, Yard, Height and Building Coverage and §422.H, Additional Residential District Regulations, Off-Street Parking and Private Garages:

1. Front yard (Arabis Drive): (±8 ft. provided v. 30 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

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

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height and Building Coverage to permit a pergola approximately eight (8) feet from the front property line along Arabis Drive (20 ft. minimum required), Building coverage of approximately twenty nine and thirty seven hundredths (29.37) percent (20% maximum allowed) and Lot coverage of approximately fifty two (52) percent (40% maximum allowed).

cc: Edward Jones
Anthony Costa, Esq.
James Mellett, PE

K:\ZBA Reviews\Year 2014\Additions\Watts-Clark-R4-142023\Rpt\R_142023C-R4-Michelle Watts-Clark.docx

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No: #142036C

☐ Planning Board ☑ Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)

Fees: 160.00 Project # 8830

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

Escr: 150.00 Escr.# 8830

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Edward Jones
Address: 48 Mayflower Dr
Sicklerville
City:
State, Zip: NJ 08081
Phone: 856 629-2827 Fax: ( ) -
Email: Cell 856-297-5448

2. Owner(s) (List all Owners)

Name(s): Edward Jones
Margaret Jones
Address: 48 Mayflower Dr
City: Sicklerville
State, Zip: NJ 08081
Phone: 856 629 2827 Fax: ( ) -

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

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

RECEIVED AUG 14 2014 BY

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Edward Jones.	Name:
Address: 48 Mayflower Dr.	Address:
Profession:	Profession:
City: Sicklerville NJ	City:
State, Zip: NJ 08081	State, Zip:
Phone: 856 629 2827 Fax:(__)__-__	Phone:(__)__-__ Fax:(__)__-__
Email:	Email:

7. Location of Property:

Street Address: 48 Mayflower Dr. Block(s): 20901

Tract Area: Lot(s): 22

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application):

Build Pergola Near Concrete Patio Open Roof.

32' x 12' x 8' x 16'

8 ft From 2nd Front Property Line

9. Property:

Number of Existing Lots:

Number of Proposed Lots:

Proposed Form of Ownership:

☐ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☐ No ☐ Yes

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	30.50
Front setback 2	81
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☑ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 7-21-14

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).**

8/13/2014
Date

Signature

Edward Jones.
Print Name

Signature

Edward Jones
Print Name

Sworn and Subscribed to before me this 13 day of August 2014 (Year).

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Edward Jones.
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 4-20-93, shows and discloses the premises in its entirety, described as Block 20901 Lot 22, 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 path and says that all of the above statement herein is true.

Edward Jones
Name of property owner or applicant

Sworn and subscribed to
On this 13 day of August, 20 14 before the following authority.

Marilyn Brabazon
Notary public

MARILYN R. BRABAZON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 14, 2018

Zoning Permit Denial

48 MAYFLOWER DR
Block/Lot 20901/22

Applicant
JONES EDWARD & MARGARET
48 MAYFLOWER DRIVE
ERIAL NJ 08081

Real Estate Owner
JONES EDWARD & MARGARET
48 MAYFLOWER DRIVE
ERIAL NJ 08081

This is to certify that the above-named applied for a permit to/authorization for
a proposed 52'X16' attached pergula over existing concrete patio.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Pergula must be located a minimum of 30' from the property line along Araibus Dr. A Variance approval by the Zoning Board is required prior to issuance of permit.

. Additional permits must be obtained through the Construction Office

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

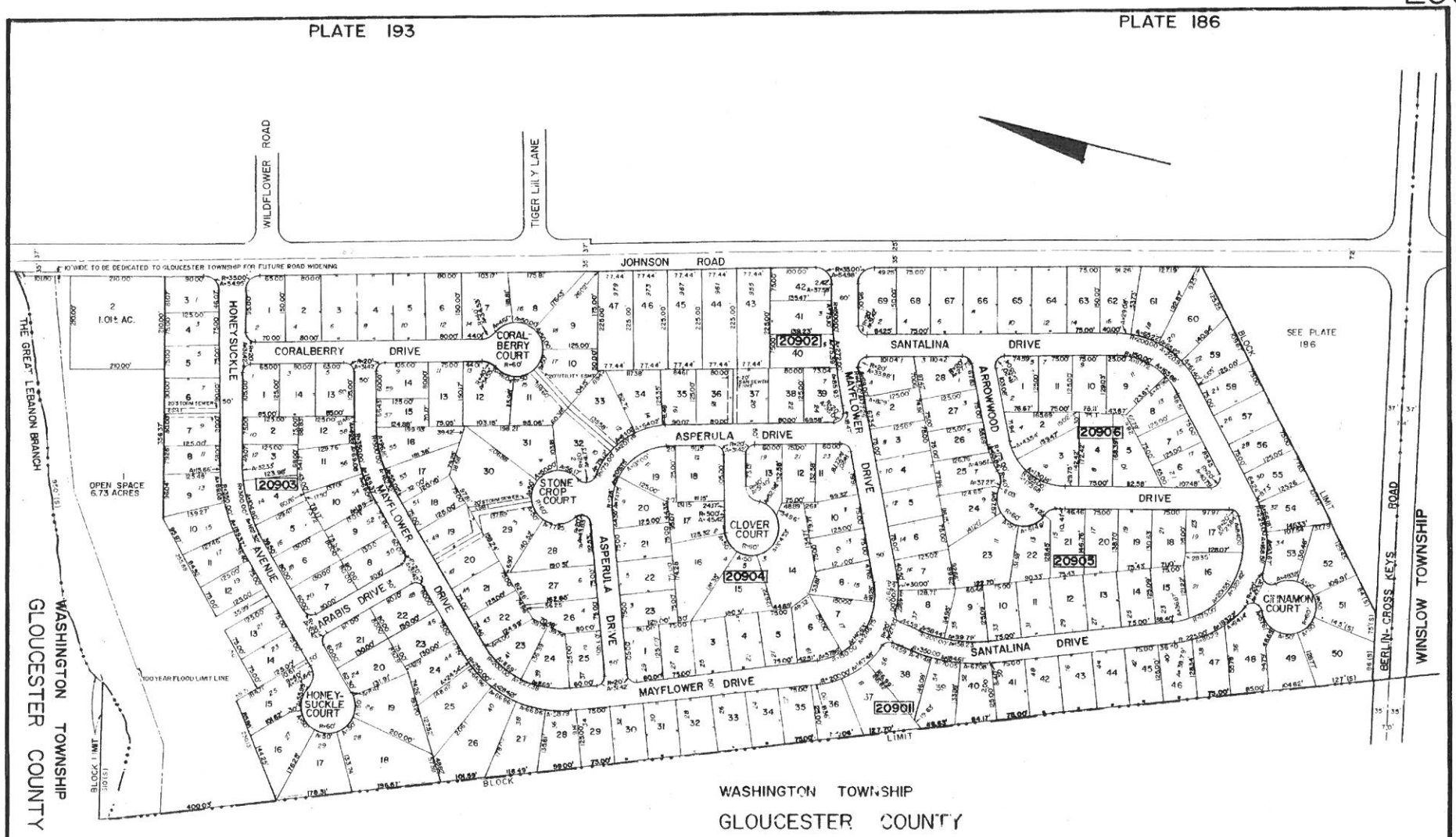
Alisa Ortiz
Zoning Officer
July 23, 2014

Applic No. 8766

Cut Here

Deliver to...

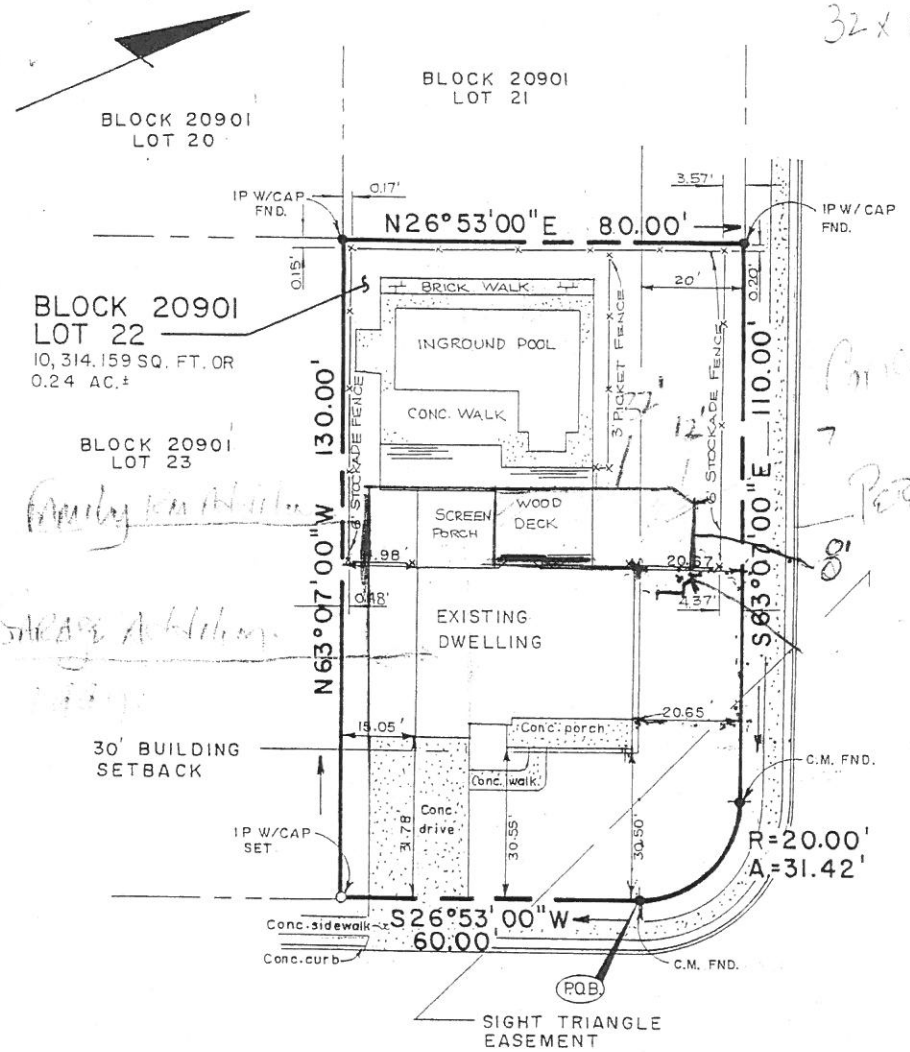
JONES EDWARD & MARGARET
48 MAYFLOWER DRIVE
ERIAL NJ 08081



REVISED BY KEY ENGINEERS, RICHARD W. LIPKO, L.S., TO JANUARY 1980 TO OCTOBER 1980
REVISED BY KEY ENGINEERS TO MARCH 1981 TO DECEMBER 1981 TO NOVEMBER 1982 TO AUGUST 1984
REVISED BY KEY ENGINEERS INC, ROBERT S. CAMPBELL L.S., TO DECEMBER 1984 TO DECEMBER 1985
REVISED BY KEY ENGINEERS TO MARCH 1987 TO DECEMBER 1987
REVISED BY KEY ENGINEERS INC. TO DECEMBER 1988
REVISED BY KEY ENGINEERS INC. TO OCTOBER 1989
REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS INC. TO JULY 1991
REVISED BY REMINGTON & VERNICK ENG., DEC 1993, 0415T107
REVISED BY REMINGTON & VERNICK ENG., NOV. 1994, 0415T128
JAN. 1995, 0415T139, 12/31/97 - 0415T302, 8/24/99 - 0415T372, FEB. 2000 - 0415T400; 3/7/2001 - 0415T431

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY
SCALE: 1" = 100' DATE: SEPT. 1987
KEY ENGINEERS INC.
NELSON L. HOOVER N.J.P.L.S.
No. 21200
BERLIN, NEW JERSEY

32 x 12 x 8 x 11a



MAYFLOWER DRIVE

(50.00' WIDE)

(DEED DESCRIPTION)

BEING KNOWN AND DESIGNATED AS LOT 22, BLOCK 20901 AS SHOWN AND SET FORTH ON A CERTAIN MAP. ENTITLED FINAL PLAN OF LOTS. SECTION "MEADOW RUN" SECT. I PREPARED BY C.E.S. AND DATED JUNE 87

NOTES:

1) This survey is not intended to guarantee ownership.

2) This survey is only to be used in connection with the acquisition and/or mortgage of herein delineated property and related transactions. No responsibility or liability is assumed by surveyor for any other purpose.

3) Only copies from the original of this survey clearly marked with the Land Surveyors' embossed seal shall be considered to be valid copies.

4) Survey based on found local monumentation.

To: 1) EDWARD F. & MARGARET M. JONES
2) AMERICAN TITE ABSTRACT CORP.
3) MERIDIAN MORTGAGE CORP.
successors and or assigns of the original mortgage from MERIDIAN MORTGAGE CORP. to THOMAS F. & MARGARET M. JONES, the purchasers of this property only.

"In consideration of the fee paid for making this survey, I hereby declare its accuracy to the best of my professional knowledge and belief (excepting such easements, if any, that may be located below the surface of the lands and not visible) as an inducement for any insurer of title to the lands and premises shown hereon."

ROBERT G. MATTSON, PLS
NJ LIC. NO. 14459

ISSUED AS AN UPDATED SURVEY 9-20-93
ISSUED AS A PLAN OF SURVEY 11-17-88
ISSUED AS A PLOT PLAN 6/2/88

PLAN OF SURVEY

BLOCK 20901 LOT 22
MEADOW RUN SECTION I
GLOUCESTER TOWNSHIP
CAMDEN COUNTY, N.J.
SCALE 1"=30' DATE 6/2/88

CONSULTING ENGINEER SERVICES 151-0188

ENGINEERS, PLANNERS & LAND SURVEYORS
COUNTY HOUSE ROAD P.O. Box 515
Woodbury, N.J. 08096 Area Code 609 - 228-2200

~~1318~~

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

August 15, 2014

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

RECEIVED
AUG 18 2014
By

Re: Application #142036C
Edward Jones
48 Mayflower Drive, Erial, NJ 08081
Block 20901, Lot 22

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bn# 64

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 14, 2014

APPLICATION No. #142036C

APPLICANT: Edward Jones

PROJECT No. 8830

BLOCK(S): 20901 **Lot(S):** 22

LOCATION: 48 Mayflower Drive, Erial, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

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

Please Forward Report by August 25, 2014

ENCLOSED:

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

AUG 19 2014
By

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

OK 8-19-14 JTG Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 14, 2014 **APPLICATION No.** #142036C

APPLICANT: Edward Jones **PROJECT No.** 8830

BLOCK(S): 20901 **Lot(S):** 22

LOCATION: 48 Mayflower Drive, Erial, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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PURPOSE OF TRANSMITTAL:

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☐ For Your Files.

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

RECEIVED AUG 18 2014 BY

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

No Issues.

Signature

Assessor 8/14/14

Tax Account Maintenance

Add | Edit | Close | Delete | << | >> | Detail | Notes | Letter

Block: 20901

Lot: 22

Qualifier:

Tax Bill | Restricted Edit

Owner: JONES EDWARD & MARGARET

Prop Loc: 48 MAYFLOWER DRIVE

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		2,151.62	2,151.62	.00	2,151.62
2015	1		2,151.63	2,151.63	.00	2,151.63
2015		Total	4,303.25	4,303.25	.00	4,303.25
2014	4		2,169.88	2,169.88	.00	2,169.88
2014	3		2,169.89	.00	.00	.00
2014	2		2,133.36	.00	.00	.00
2014	1		2,133.37	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 08/18/14 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/07/14

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Current

AUG 18 2014

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 #142041C**
Theresa Asbury-Bartlett
19 Sherbrook Boulevard
BLOCK 9108, LOT 11

DATE: October 1, 2014

The above application is to permit a 12' x 12' 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	±10,720 sf	yes
Minimum lot frontage	75 ft.	70.72 ft.	enc
Minimum lot depth	125 ft.	138.11 ft.	yes
Maximum building coverage	20%	±13.7%[1]	yes
Maximum lot coverage	40%	±20.2%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	±33 ft.	enc
Side yard (dwelling)	10 ft.	±8 ft. / ±11 ft.	enc / yes
Rear yard (dwelling)	30 ft.	±63 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	144 sf	yes
Number	1	1	yes
Maximum shed height	12 ft.	12 ft.	yes
Distance between adjacent buildings	10 ft.	±55 ft.[1]	yes
Front yard	N.P.	no	yes
Side yard	**5 ft.**	**4 ft.**	**no***
Side yard	5 ft.	±68 ft.	yes
Rear yard	**5 ft.**	**4.5 ft.**	**no***

[1] = Scaled data. enc = existing nonconformance. N.P. = Not Permitted.
* = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

§422.L, Residential Tool Shed

1. Side Yard: (4 ft. provided v. 5 ft. minimum required).
2. Rear Yard: (4.5 ft. provided v. 5 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.L(3) to permit a residential tool shed four (4) feet from the side property line and four and five tenths (4.5) feet from the rear property line (5 ft. minimum required).

cc: Theresa Asbury-Bartlett
Anthony Costa, Esq.
James Mellett, PE

K:\ZBA Reviews\Year 2014\Sheds\Asbury-Bartlett-R3-142041\Rpt\R_142041C-R3-Theresa Asbury-Bartlett.docx

TOWNSHIP OF GLOUCESTER

AUG 2 6 2014

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

For Office Use Only

Submission Date[1]: _____ Application No.: #142041C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☐ Zoning Board of Adjustment

Fees: 160 Project # 8871

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

Escr. 150 Escr.# 8871

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: THERESA ASBURY-BARTLETT
Address: 19 SHERBROOK BLVD.
City: SOMERDALE
State, Zip: NJ 08083
Phone: (856) 435-2136 Fax: ( ) -
Email: treedoug@yahoo.com

2. Owner(s) (List all Owners)

Name(s): THERESA ASBURY-BARTLETT
MARY HEMMERLE
Address: 1000 SURREY RD.
City: SOMERDALE
State, Zip: NJ 08083
Phone: 856 435-2136 Fax: ( ) -

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

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

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: AMERICAN SHEDS	Name:
Address: 1401 N. BLACK HORSE PIKE	Address:
Profession:	Profession:
City: WILLIAMSTOWN	City:
State, Zip: NJ 08094	State, Zip:
Phone: (856) 728-556 / Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email:	Email:

7. Location of Property:

Street Address: 19 SHERBROOK BLVD Block(s): 9108

Tract Area: Lot(s): 11

8. Land Use:

Existing Land Use: YARD

Proposed Land Use (Describe Application): 12 x 12 SHED (VINYL)

4 FT. FROM SIDE PROPERTY

4 1/2 FT. FROM BACK PROPERTY

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	12'	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	144
Garage height		Shed height	12
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	4'
		Setback from property line 2	4.5"

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

Theresa Asbury-Bartlett — 8-26-14

Signature of Applicant — Date

_____ _____

Signature of Co-applicant — Date

17. Consent of Owner(s):

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

8-26-14
Date

Theresa Asbury-Bartlett
Signature

THERESA ASBURY-BARTLETT
Print Name

Sworn and Subscribed to before me this 26th day of August, 2014 (Year).

Susan Beeler
Signature

SUSAN BEELER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 5, 2018

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

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

Theresa Asbury-Bartlett
Signature of Applicant

THERESA ASBURY-BARTLETT
Print Name

8-26-14
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 9108 Lot 11; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

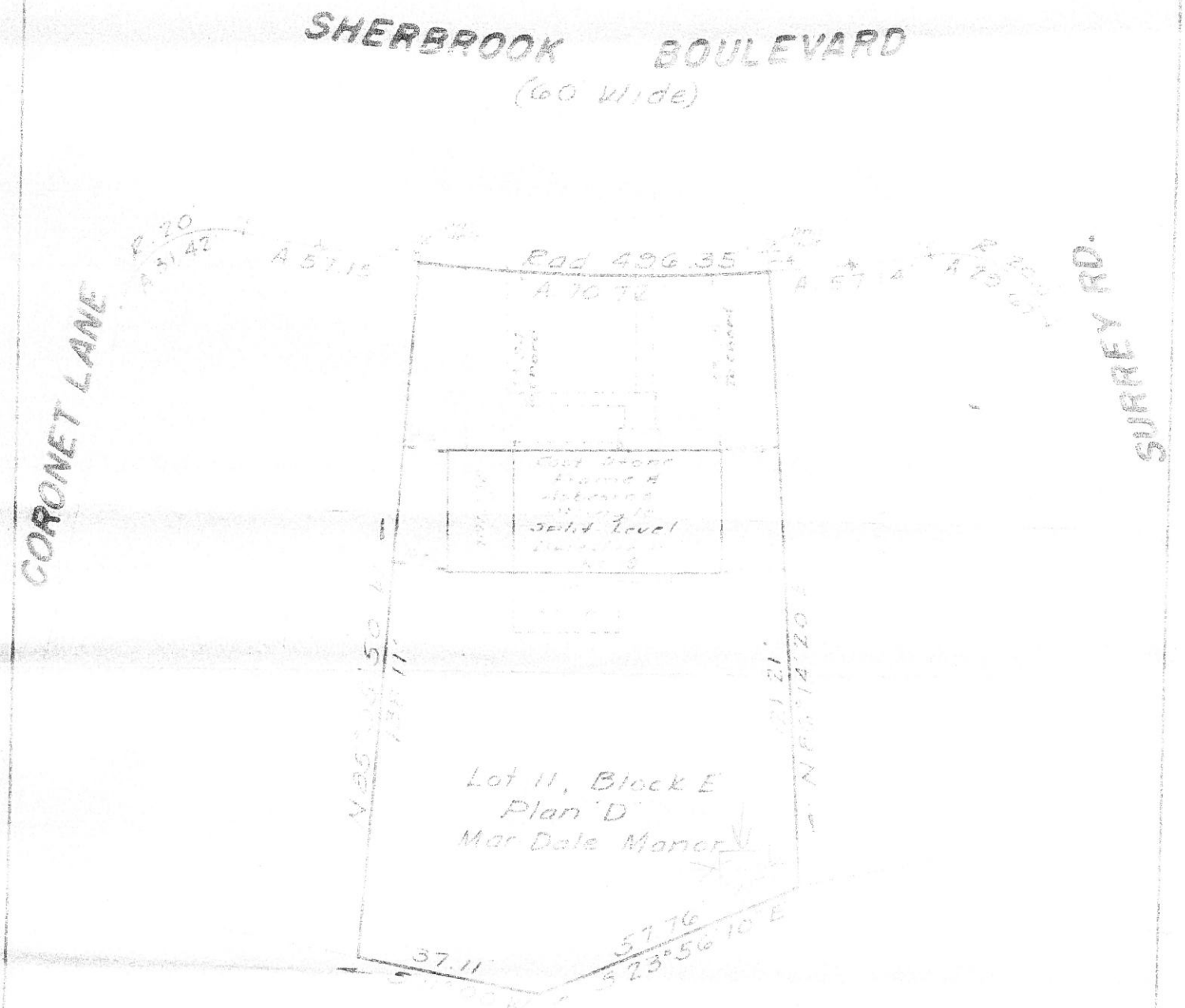
THERESA ASBURY-BARTLETT of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Theresa Asbury-Bartlett
Name of property owner or applicant

Sworn and subscribed to
On this 26th day of August, 2014 before the following authority.

Susan Beeler
Notary public

SUSAN BEELER
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES OCTOBER 5, 2018

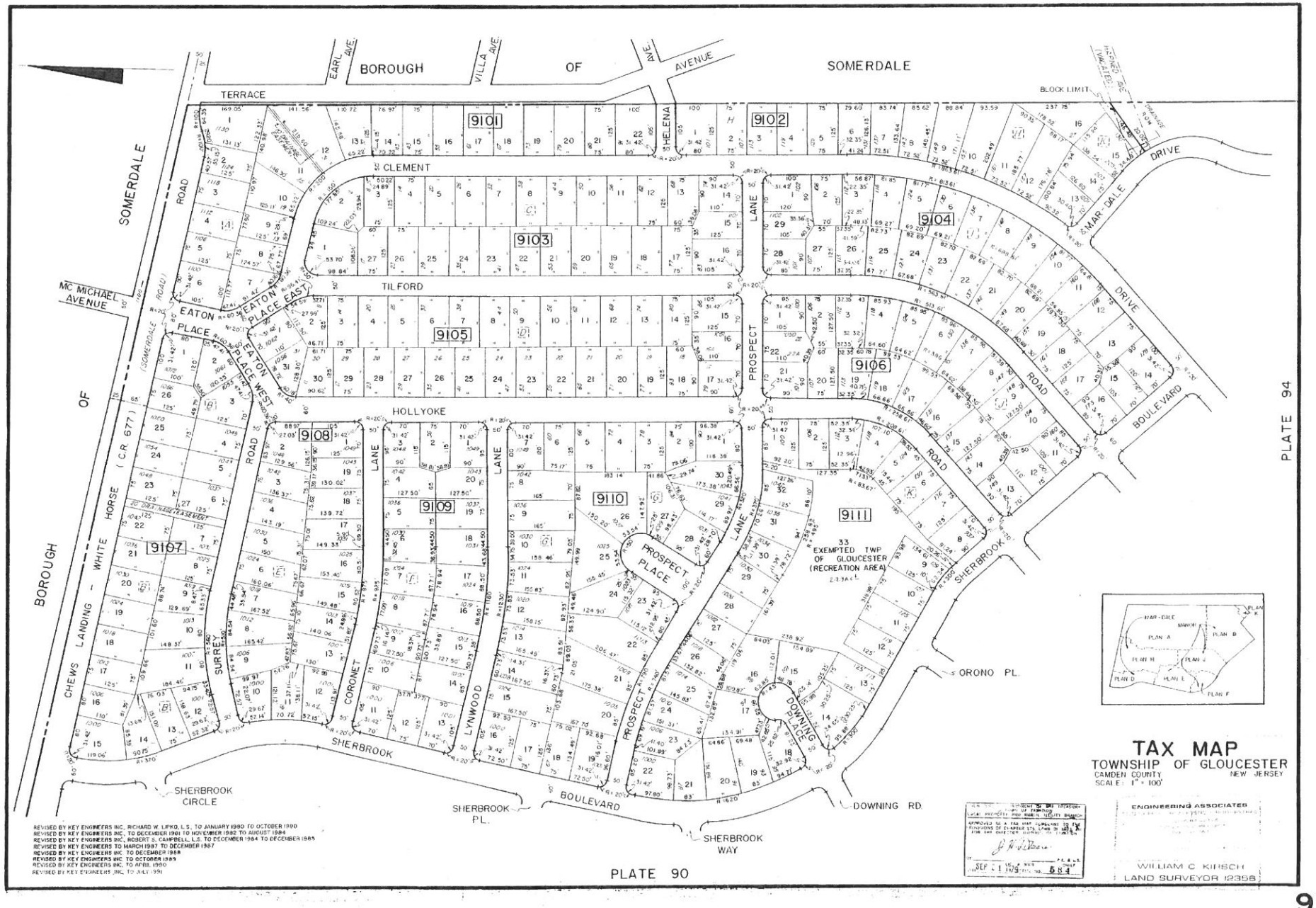


"To: John Doe, any Insurer of Title relying hereon and any other party in interest: In consideration of the fee paid for making this survey, I hereby certify to its accuracy, except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible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

Date

Surveyor

M.A.P


BOROUGH OF SOMERDALE
TERRACE
EARL AVE.
VILLA AVE.
AVENUE
BLOCK LIMIT
ST. HELENA
ST. CLEMENT
TILFORD
HOLLYOKE
MC MICHAEL AVENUE
EATON PLACE
EATON PLACE EAST
EATON PLACE WEST
SOMERDALE ROAD
(SOMERDALE ROAD)
BOROUGH OF SOMERDALE
CHEWS LANDING - WHITE HORSE (C.R. 677)
SURREY ROAD
CORONET LANE
LYNWOOD LANE
PROSPECT LANE
PROSPECT PLACE
DOWNING PLACE
MAR-DALE DRIVE
MAR-DALE ROAD
MAR-DALE BOULEVARD
SHERBROOK BOULEVARD
SHERBROOK CIRCLE
SHERBROOK PL.
SHERBROOK WAY
DOWNING RD.
ORONO PL.
9101
9102
9103
9104
9105
9106
9107
9108
9109
9110
9111
33 EXEMPTED TWP OF GLOUCESTER (RECREATION AREA)
PLATE 94
PLATE 90
MAR-DALE MANOR
PLAN A
PLAN B
PLAN C
PLAN D
PLAN E
PLAN F
PLAN G
PLAN H
PLAN J
PLAN K
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100'
ENGINEERING ASSOCIATES
WILLIAM C. KIRSCH
LAND SURVEYOR 12356
REVISED BY KEY ENGINEERS INC., RICHARD W. LIPKO, L.S., TO JANUARY 1980 TO OCTOBER 1980
REVISED BY KEY ENGINEERS INC., TO DECEMBER 1981 TO NOVEMBER 1982 TO AUGUST 1984
REVISED BY KEY ENGINEERS INC., ROBERT S. CAMPBELL, L.S. TO DECEMBER 1984 TO DECEMBER 1985
REVISED BY KEY ENGINEERS TO MARCH 1987 TO DECEMBER 1987
REVISED BY KEY ENGINEERS INC. TO DECEMBER 1988
REVISED BY KEY ENGINEERS INC. TO OCTOBER 1989
REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS INC. TO JULY 1991

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

August 29, 2014

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

RECEIVED
SEP 2 - 2014
By

Re: Application #142041C
Theresa Asbury-Bartlett
19 Sherbrook Boulevard, Somerdale, NJ 08083
Block 9108, Lot 11

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 28, 2014 APPLICATION No. #142041C

APPLICANT: Theresa Asbury-Bartlett PROJECT No. 8871

BLOCK(S): 9108 Lot(S): 11

LOCATION: 19 Sherbrook Blvd., Somerdale, NJ 081012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

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

Please Forward Report by September 8, 2014

ENCLOSED:

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

RECEIVED SEP 03 2014

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

Maryann Busa
Signature 9/2/14

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 28, 2014 APPLICATION No. #142041C

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

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

REVIEWED
☒ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL:
DATE: 9-2-14

SEP 05 2014

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

w/o Comment

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 28, 2014 APPLICATION No. #142041C

APPLICANT: Theresa Asbury-Bartlett PROJECT No. 8871

BLOCK(S): 9108 Lot(S): 11

LOCATION: 19 Sherbrook Blvd., Somerdale, NJ 081012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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- ☐ For Your Files.

Please Forward Report by September 8, 2014

SHED

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

RECEIVED
SEP 08 2014
BY

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

No Issues.

Signature

9/4/14

Bin # 61

B

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 28, 2014 APPLICATION No. #142041C

APPLICANT: Theresa Asbury-Bartlett PROJECT No. 8871

BLOCK(S): 9108 Lot(S): 11

LOCATION: 19 Sherbrook Blvd., Somerdale, NJ 081012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by September 8, 2014***
- ☐ For Your Files.

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SEP 15 2014

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

9-9-14 JKR - Bldg. The International Residential Code 2009 Section R302 indicates the walls less than 5' from property lines require this 1hr fire rated construction - Rated from both sides of the wall.

Signature

RECEIVED
SEP 11 2014
By

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

Date: September 11, 2014

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

SEP 15 2014

Applicant: Theresa Asbury-Bartlett

Block: 9108 Lot: 11

Application #: 142041C

Comments: Building review-

1. *The International Residential Code 2009 section R-302 indicates that walls less than 5' from property lines require min 1 hr fire rated construction – rated from both sides of the wall.*

Thank you,

Jim Gallagher
Building SubCode Official

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Dept. of Community Development

RE: **APPLICATION #142042C**
David Wolfe
41 Sofia Drive
BLOCK 4002, LOT 11

DATE: October 6, 2014

The above application is to permit variances for an extended driveway and concrete pad, lot coverage, and a six (6) foot high vinyl within the R-3 Residential District as per the submitted sketch.

I. ZONING INFORMATION

R-3 Zone Requirements (§405):

Standard	Required	Proposed	Complies
Minimum lot size	9,375sf	±10,315 sf	enc
Minimum lot frontage	75 ft.	157.96 ft.	enc
Minimum lot depth	125 ft.	139.90 ft.	enc
Maximum building coverage	20%	±23%[1]	enc
Maximum lot coverage	**40%**	**±46%[1]**	**no***
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	n/a	n/a
Side yard (dwelling)	10 ft.	n/a	n/a
Rear yard (deck)	30 ft.	n/a	n/a
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

[1] = Scaled data.
* = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

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

1. Lot coverage: (±46% provided v. 40% maximum allowed).

§424.D, Driveways (Residential)

2. Setback: (1 ft. provided v. 3 ft. minimum required).
   a. It appears based on the submitted survey the driveway encroaches three (3) inches on the adjacent property.

§425.E, Erection Within Property Lines; Encroachment

3. Setback: (0 ft. provided v. within property the property line required).

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

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

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 405.F, Area, Yard, Height and Building Coverage to permit a lot coverage of approximately forty six (46) percent (40% maximum allowed), from Section 424.D, Driveways (Residential) to permit a driveway extension and concrete patio one (1) foot from the property line (3 feet minimum required), and from Section 425.E, Erection Within Property Lines; Encroachment to install a six (6) foot high vinyl fence zero (0) from the property line (Within property line required).

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

Donna + 3285 374-3500 374-4000

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

SEP 1 2014

For Office Use Only

Submission Date[1]: _____ Application No.: # 142042C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees: 160.00 Project # 8897

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

Escr. 150.00 Escr.# 8897

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: David Wolfe
Address: 41 Sofia Dr
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 904-5245 Fax: (___)___-___
Email: _____

2. Owner(s) (List all Owners)

Name(s): Nidia Rodriguez-Wolfe
Address: 41 Sofia Dr
City: Blackwood
State, Zip: NJ 08012
Phone: (856) 904-5245 Fax: (___)___-___

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

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

SEP 15 2014

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: DAVID S. WOLFE	Name:
Address: 41 SOFIA DR	Address:
Profession:	Profession:
City: BLACKWOOD	City:
State, Zip: NJ 08012	State, Zip:
Phone: 856-904-5045 Fax:(___)____-_____	Phone:(___)____-_____ Fax:(___)____-_____
Email:	Email:

7. Location of Property:

Street Address: 41 SOFIA DR Block(s): 4002

Tract Area: Lot(s): 11

8. Land Use:

Existing Land Use:

Proposed Land Use (Describe Application): REPLACEMENT OF CONCRETE PAD WHICH HAS CRACKED OVER TIME AND ADDED CONCRETE WITHIN PROPERTY 1' from side property line 11 x 43

VINYL FENCE APPROX 45' ON SIDE O SET BACK

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
Front setback 1	
Front setback 2	
Rear setback	4'
Side setback 1	1'
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	0
Setback from E.O.P.*2	0
Fence type	VINYL
Fence height	6'

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Signature of Applicant — Date: 9.11.14

Nidia Rodriguez-Wolfe
Signature of Co-applicant — Date: 9-11-14

17. Consent of Owner(s):

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

9.11.14
Date

Signature

DAVID S. WOLFE
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Signature

Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☒ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☒ No	☐ Yes
D. Is the applicant a corporation?	☒ No	☐ Yes
E. Is the applicant a limited liability corporation?	☒ No	☐ Yes
F. Is the applicant a partnership?	☒ No	☐ Yes
IF YES TO ANY OF THE ABOVE:		
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).		
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?	☐ No	☐ Yes
IF YES: List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).	☐ No	☐ Yes

Signature of Applicant

DAVID S. WOLFE
Print Name

Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

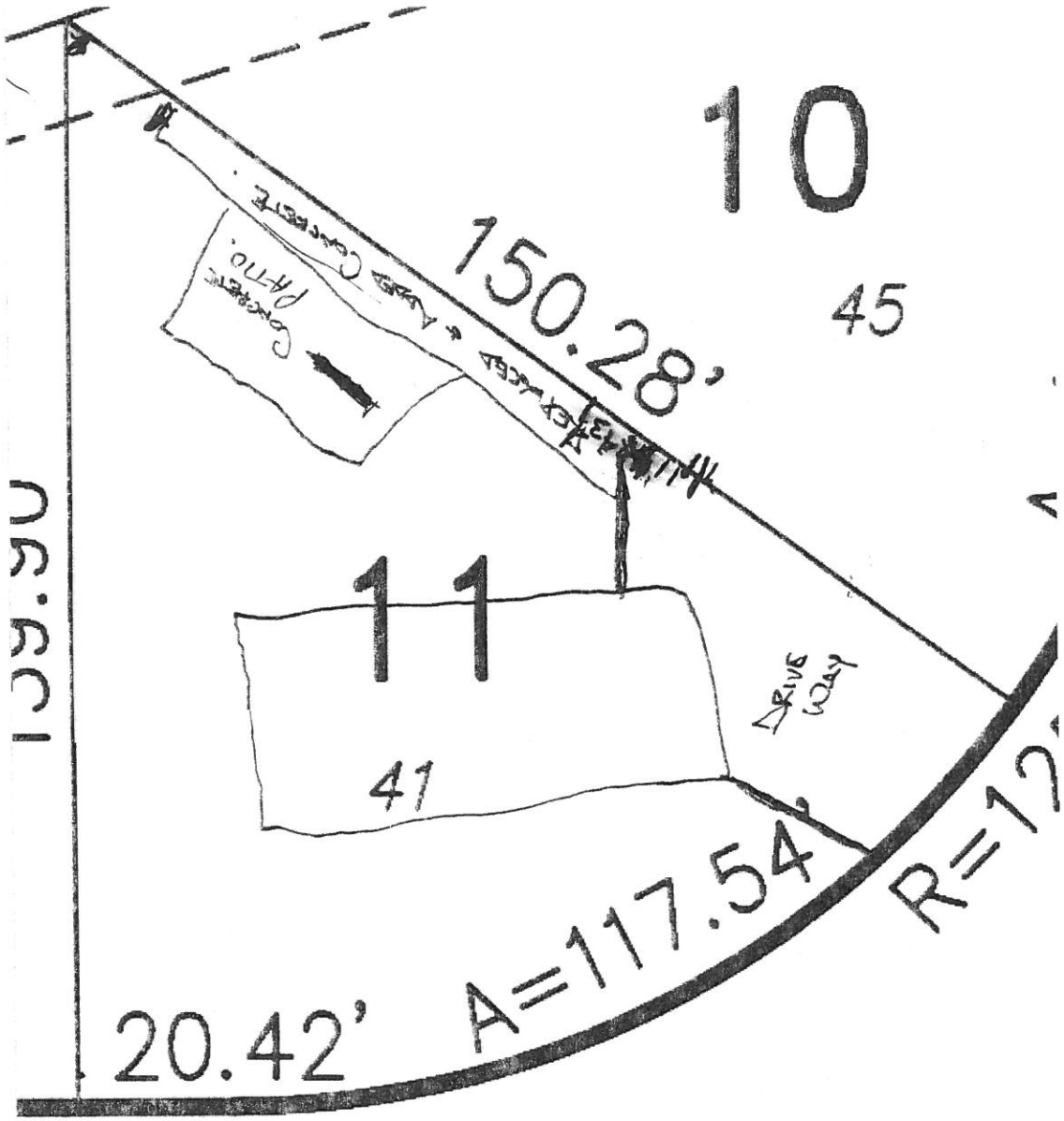
_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this 11th day of September,
20 14 before the following authority.

Michele E. Will
Notary public

MICHELE E. WILL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 5/4/16


10
45
150.28'
11
41
DRIVE WAY
A=117.54'
R=12
20.42'

Township Of Gloucester
Planning/Zoning Department
1261 Chews Landing Road, Blackwood, NJ 08012
(856) 374-3512
Fax (856) 232-6229

SEP 8 2014

August 26, 2014

Mr. David Wolfe & Ms. Nidia Rodriguez
41 Sofia Ct..
Blackwood, NJ 08012

Dear Mr. Wolfe & Ms. Rodriguez

It has come to my attention that you recently had new concrete installed in the rear property of your dwelling. Please be aware that a Zoning Permit is required to have any concrete installed within your property and also an impervious coverage of 40% of you lot cannot be exceeded without a Variance approval by the Gloucester Township Zoning Board of Adjustment and also a 3' setback from any property line is required. I was unable to locate any permits for this work. If Gloucester Township permits have been issued for this work, please contact this office and provide the permit number. Please take the immediate steps in order to rectify this issue.

Please do not hesitate to contact me if you are in need of additional information or have any questions. I can be reached Monday through Thursday between the hours of 8:00a.m. and 5:45 p.m. at 374-3512.

Very truly yours,

Alisa Ortiz
Zoning Officer

9-2-14 -
applied for permit AC

Zoning Permit Denial

41 SOFIA DR
Block/Lot 4002/11

Applicant
WOLFE, DAVID S & NIDIA, RODRIG
41 SOFIA DRIVE
BLACKWOOD, NJ 08012

Real Estate Owner
WOLFE, DAVID S & NIDIA, RODRIGUEZ
41 SOFIA DRIVE
BLACKWOOD, NJ 08012

This is to certify that the above-named applied for a permit to/authorization for.
an installed 48'X11' concrete pad.. This application for approval is hereby denied

Zone
R3
Application is
Denied

Comments on Decision:
Concrete must be located a minimum of 3' from any property line, a variance approval by the Zoning Board of Adjustment is required prior to issuance of permit, also without a survey a calculation of impervious coverage cannot be completed. please provide a copy of a survey with Variance application.

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

Alisa Ortiz
Zoning Officer
September 9, 2014 Applic No. 8893

Cut Here

Deliver to...

WOLFE, DAVID S & NIDIA, RODRIG
41 SOFIA DRIVE
BLACKWOOD, NJ 08012

PLATE 33

PLATE 39

PLATE 87

REVISED BY KEY ENGINEERS, RICHARD W. LIPKO, L.S. TO JANUARY 1980 TO OCTOBER 1980
REVISED BY KEY ENGINEERS INC. TO DECEMBER 1981 TO NOVEMBER 1982 TO AUGUST 1984
REVISED BY KEY ENGINEERS INC., ROBERT S. CAMPBELL, L.S. TO DECEMBER 1984 TO DECEMBER 1985
REVISED BY KEY ENGINEERS TO MARCH 1987 TO DECEMBER 1987
REVISED BY KEY ENGINEERS INC. TO DECEMBER 1988
REVISED BY KEY ENGINEERS, INC. TO OCTOBER 1989
REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS INC. TO JULY 1991
REVISED BY REMINGTON & VERNICK ENGINEERS APRIL 1994, 04ST118, 12/31/97 04ST300

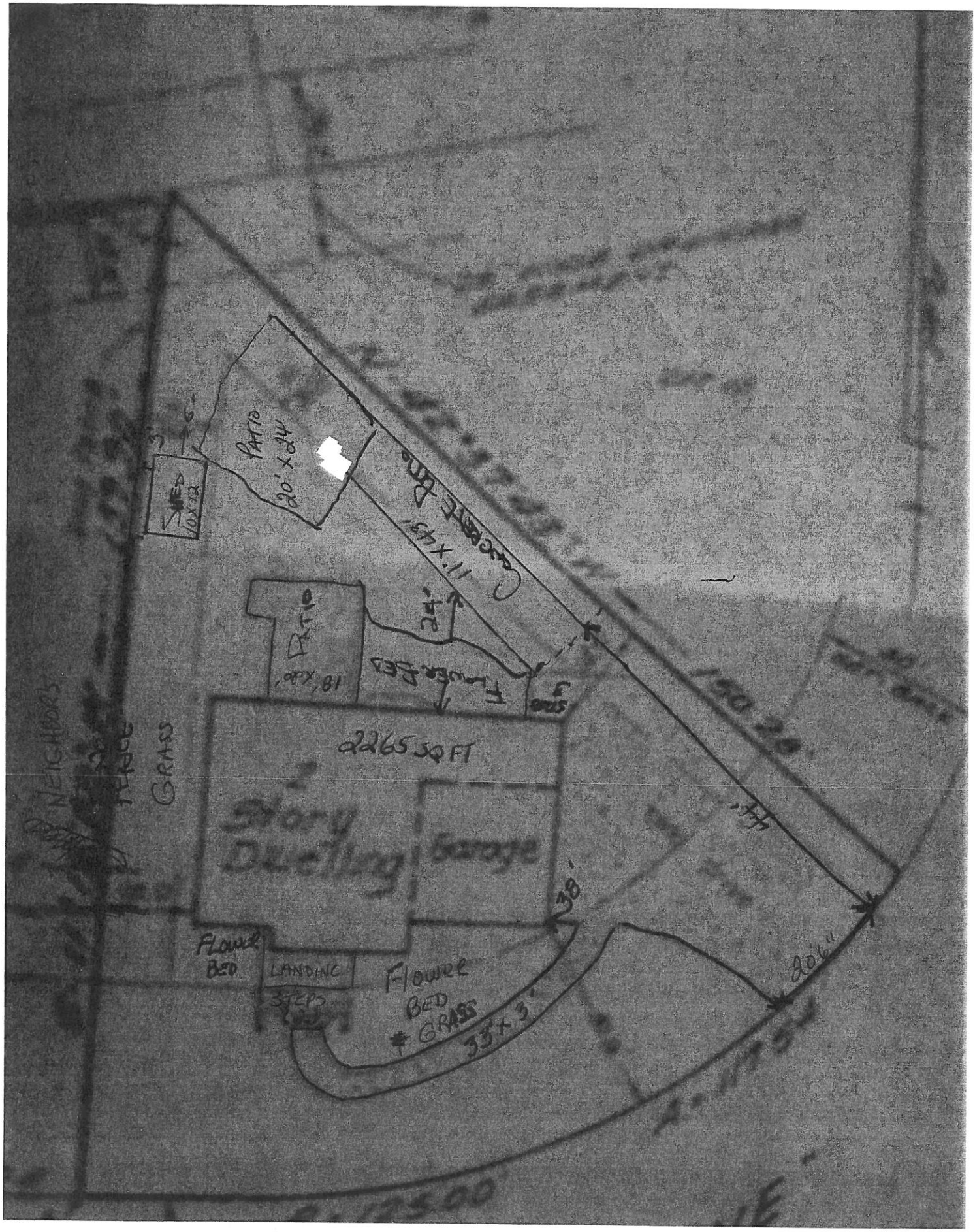
TAX MAP

TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1"=80'

ENGINEERING ASSOCIATES

WILLIAM C. KIRSCH
LAND SURVEYOR 12355

SEP 21 1979 584



LOT 89 X 140 IRR.

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 16, 2014 | **APPLICATION No. #142042C**

APPLICANT: David Wolfe | **PROJECT No. 8897**

BLOCK(S): 4002 **Lot(S): 11**

LOCATION: 41 Sofia Drive, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by September 26 2014***

☐ For Your Files.

ENCLOSED:

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

SEP 16 2014

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

No Issues.

Signature

assess 9/16/14

Tax Account Maintenance

Add | Edit | Close | Delete | << | >> | Detail | Notes | Letter

Block: 4002

Lot: 11

Qualifier:

Tax Bill | Restricted Edit

Owner: WOLFE, DAVID S & NIDIA, RODRIGUEZ

Prop Loc: 41 SOFIA DRIVE

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		2,486.16	2,486.16	.00	2,486.16
2015	1		2,486.16	2,486.16	.00	2,486.16
2015		Total	4,972.32	4,972.32	.00	4,972.32
2014	4		2,617.20	2,617.20	.00	2,617.20
2014	3		2,617.20	.00	.00	.00
2014	2		2,355.12	.00	.00	.00
2014	1		2,355.12	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 09/18/14 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/07/14

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Current.

SEP 22 2014

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

September 18, 2014

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

SEP 22 2014

Re: Application #142042C
David Wolfe
41 Sofia Drive, Blackwood, NJ 08012
Block 4002, Lot 11

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

COPY

DATE: September 16, 2014 **APPLICATION No. #142042C**

APPLICANT: David Wolfe **PROJECT No. 8897**

BLOCK(S): 4002 Lot(S): 11

LOCATION: 41 Sofia Drive, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

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

Please Forward Report by September 26 2014

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

REVIEWED
☑ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL:
DATE: 9-19-14

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

SEP 22 2014

W/O COMMENT

Signature

Bldg 49

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 16, 2014

APPLICATION No. #142042C

APPLICANT: David Wolfe

PROJECT No. 8897

BLOCK(S): 4002 **Lot(S):** 11

LOCATION: 41 Sofia Drive, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
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- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by September 26 2014

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

SEP 2 8 2014

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

OK 9-23-14 JVG Bldg

Signature

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #142043C**
Melody Doyle
706 Trudy Lane
BLOCK 3009, LOT 1

DATE: October 1, 2014

The Applicant requests approval to install a five (5) foot high vinyl picket fence within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	12,231.99 sf	yes
Minimum lot frontage Trudy Lane Randy Road	 75 ft. 75 ft.	 95.71 ft. 120.71 ft.	 yes yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±11.6%[1]	yes
Maximum lot coverage	40%	±14.7%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard Trudy Lane Randy Road	 30 ft. 30 ft.	 ±30 ft.[1] 27.45 ft.	 yes yes
Side yard	10 ft.	10 ft.	yes
Rear yard	30 ft.	±43 ft.[1]	yes
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

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

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a five (5) foot high vinyl picket fence zero (0) feet from the front property line along Randy Road (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 425.C(3) to construct a five (5) foot high vinyl picket fence zero (0) feet from the front property line along Randy Road (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Melody Doyle
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

K:\ZBA Reviews\Year 2014\Owens-R3-142002\Rpt\R_142002C-R3-Scott Owens.docx

Donna
l 328

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No.: #142043C

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees: 160.00 Project #8909

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

Escr. 150.00 Escr.# 8909

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Melody Doyle
Address: 706 TRUDY LANE
Glendora
City: Glendora
State, Zip: N.J. 08029
Phone: (609) 922-0444 Fax: ( ) -
Email: none

2. Owner(s) (List all Owners)

Name(s): Melody Doyle
706
Address: TRUDY LANE
Glendora
City: N.J.
State, Zip: 08029
Phone: (609) 922-0444 Fax: ( ) -

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

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

SEP 22 2014

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: ALL VINYL Fencing	Name:
Address: 453 middle Rd	Address:
Profession:	Profession:
City: Hammonton	City:
State, Zip: NJ 08037	State, Zip:
Phone: (609)561-7597 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: info@allvinylfence.com	Email:

7. Location of Property:

Street Address: 706 TRUDY LANE Block(s): 3009

Tract Area: Lot(s): 1

8. Land Use: residential

Existing Land Use: Home

Proposed Land Use (Describe Application): app. 5 FT. ~~[illegible]~~ vinyl picket Fence 3" picket 3" space between spacing with 0' set back on the property lines

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
Front setback 1	0
Front setback 2	0
Rear setback	0
Side setback 1	0
Side setback 2	0
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	0°
Fence type	Picket
Fence height	5 FT

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☑ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Mary Daly
Signature of Applicant

Sept 21 2014
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

September 22 2014
Date

Sworn and Subscribed to before me this

22 day of September

2014 (Year).

Melody Doyle
Signature

Melody Doyle
Print Name

Michele Lyn Treger
Signature

Michele Lyn Treger
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Melody Doyle
Signature of Applicant

Melody Doyle
Print Name

Sept 20, 2014
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 9-22-14, shows and discloses the premises in its entirety, described as Block 3009 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:

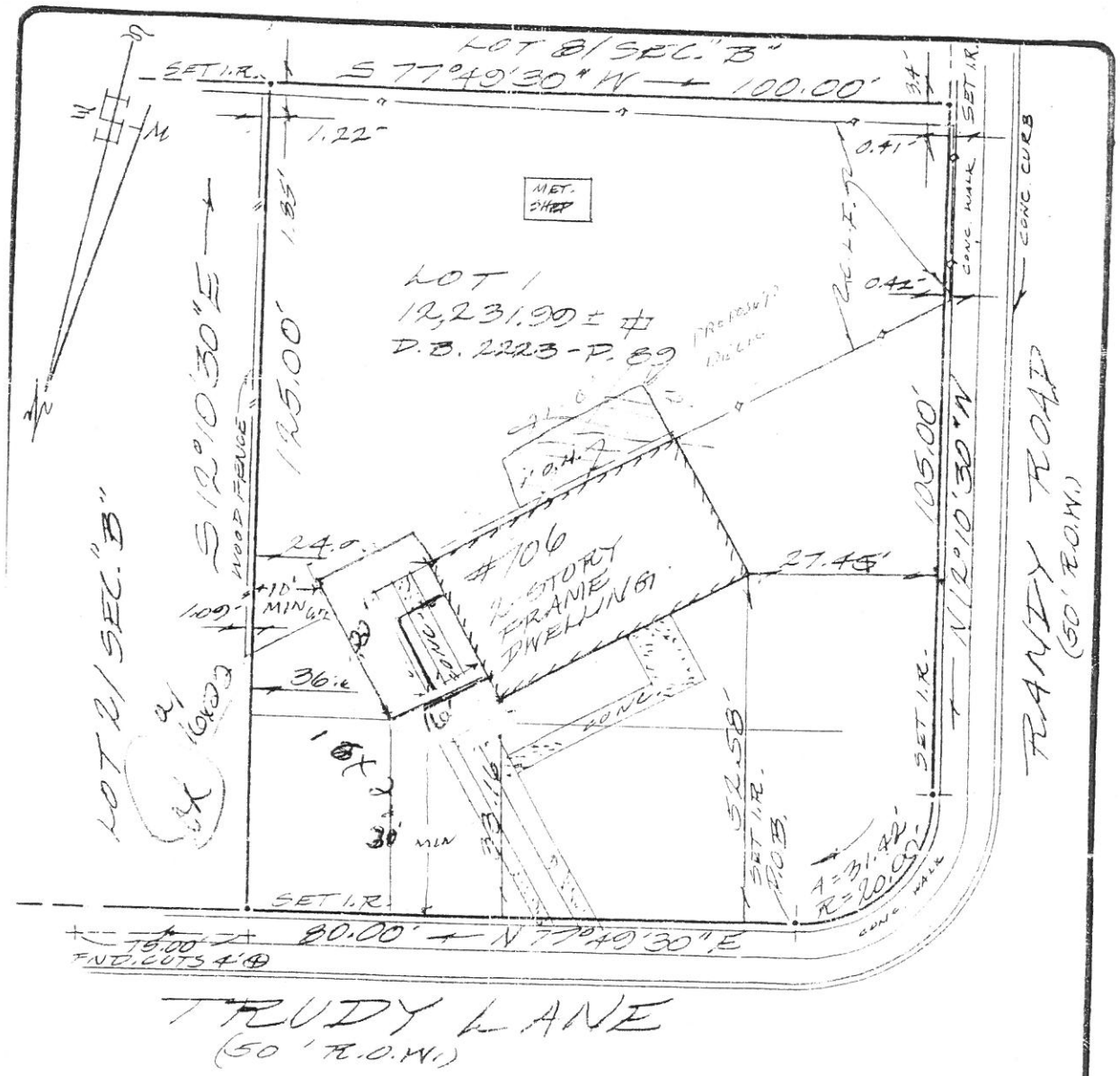
Michele Lyn Treger of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Melody Doyle
Name of property owner or applicant

Sworn and subscribed to
On this 22 day of September
20 14 before the following authority.

Michele Lyn Treger
Notary public

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



BEARINGS DEED BASED.
BEING LOT 1, BLOCK F, PLAN OF STEPHEN VILLA #2, SECT. A, FILED 10/25/56.
A.K.A. LOT 1, BLOCK 3009, PLATE 30, TAX MAP.

Animatrix Surveying Services
P.O. BOX 139, STRATFORD, NJ 08084
PHONE: 627-3560
FAX: 783-9583

DATE 9/21/90
SCALE 1"=20'
DRN: MK
CHKD SW

SURVEY NO. 9009085

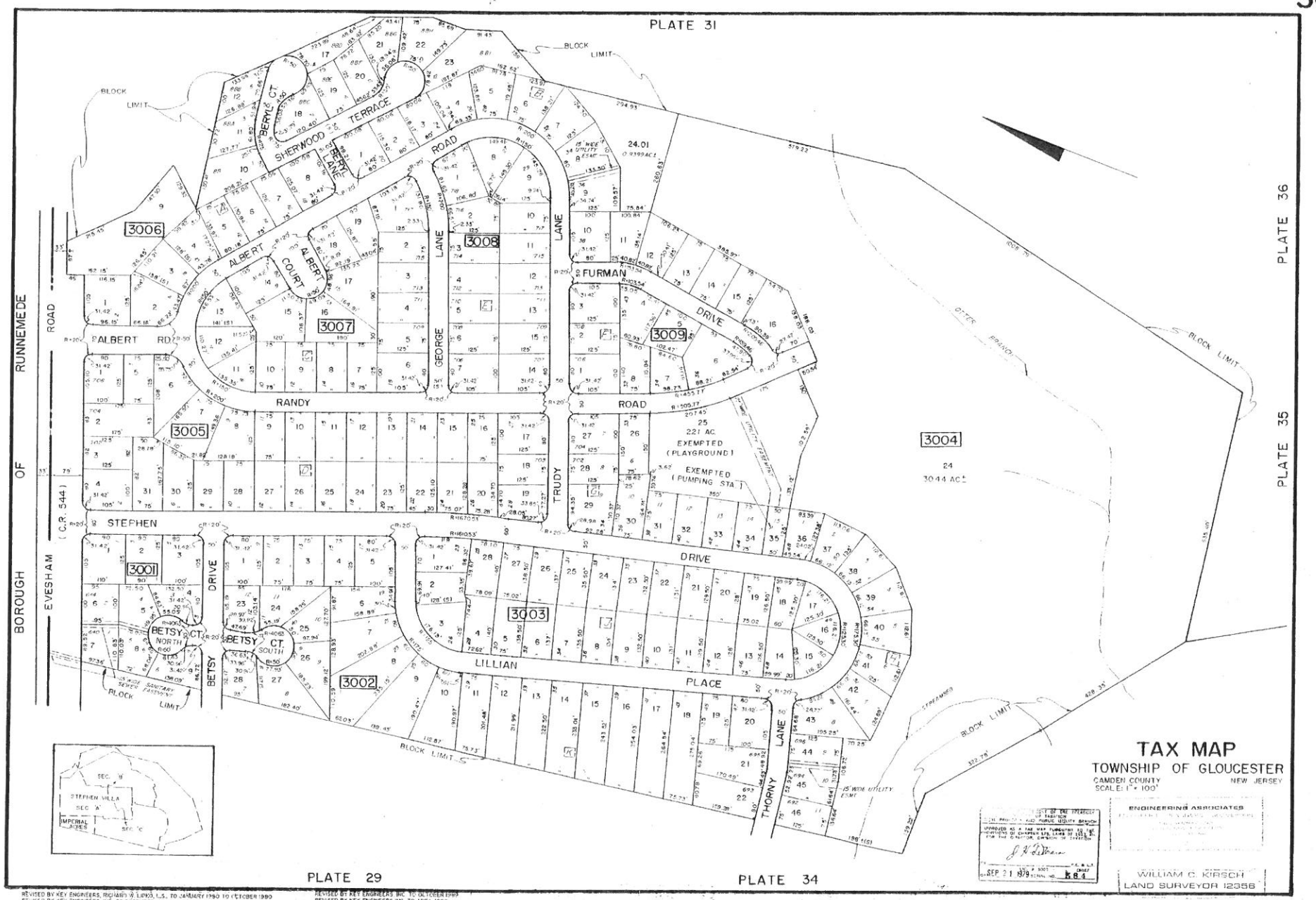
SURVEY OF PREMISES	SITUATE IN:
#706 TRUDY LANE	TOWNSHIP OF GLOUCESTER COUNTY OF CAMDEN NEW JERSEY

TO: MELODY M. DOYLE, GUARDIAN TITLE AGENCY, AURORA FINANCIAL GROUP, INC., ITS SUCCESSORS AND/OR ASSIGNS.

Any insurer of Title relying hereon and any other party now in interest: "In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown hereon."

NOTES: Certifications Hereon Shall Run Only To The Person For Whom The Survey Is Made, And On His Behalf To The Title Company, Government Agencies And Lending Institutions. Only Copies From The Original Of This Survey Bearing The Land Surveyor's Embossed Seal Shall Be Considered Valid Copies.

JOHN DONOVAN, Professional Land Surveyor #GS 30738
Professional Planner #LI04198



REVISED BY KEY ENGINEERS, RICHARD W. LIPKO, L.S. TO JANUARY 1980 TO OCTOBER 1980
REVISED BY KEY ENGINEERS, INC. TO DECEMBER 1981 TO NOVEMBER 1982 TO AUGUST 1984
REVISED BY KEY ENGINEERS, INC., NORMAN S. CAMPBELL, L.S. TO DECEMBER 1984 TO DECEMBER 1985
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REVISED BY KEY ENGINEERS INC. TO OCTOBER 1989
REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS INC. TO JULY 1991
REVISED BY REMINGTON & VERNICK ENGINEERS, SEPTEMBER 1996, 04151206

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 22, 2014

APPLICATION No. #142043C

APPLICANT: MELODY DOYLE

PROJECT No. 8909

BLOCK(S): 3009 Lot(S): 1

LOCATION: 706 TRUDY LANE, GLENDORA, NJ 08029

SEP 22 2014

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

☒ For Your Review. ***Please Forward Report by October 6, 2014***

☐ For Your Files.

ENCLOSED:

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

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

Maryann Busa

Signature

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

September 24, 2014

SEP 25 2014

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

Re: Application #142043C
Melody Doyle
706 Trudy Lane, Glendora, NJ 08029
Block 3009, 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

Raymond J. Carr
Executive Director

RJC:mh

Bn# 49

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 22, 2014

APPLICATION No. #142043C

APPLICANT: MELODY DOYLE

PROJECT No. 8909

BLOCK(S): 3009 **Lot(S):** 1

LOCATION: 706 TRUDY LANE, GLENDORA, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

PURPOSE OF TRANSMITTAL:

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

Please Forward Report by October 6, 2014

SEP 23 2014

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

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

OK 9-23-14 JTC Bldg

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 22, 2014 | **APPLICATION No. #142043C**

APPLICANT: MELODY DOYLE | **PROJECT No. 8909**

BLOCK(S): 3009 **Lot(S): 1**

LOCATION: 706 TRUDY LANE, GLENDORA, NJ 08029

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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- ☐ Recycling Report

SEP 23 2014

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

No Issues.

Signature

9/22/14

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #142044C**
Louis D. Orsini
36 Cameron Circle
BLOCK 20505, LOT 1

DATE: October 1, 2014

The Applicant requests approval to install a five (5) foot high vinyl fence within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±12,206 sf	yes
Minimum lot frontage Cameron Circle Cameron Court Hider Lane	 75 ft. 75 ft. 75 ft.	 65 ft. 121.81 ft. 105.58 ft.	 yes yes yes
Minimum lot depth	125 ft.	121.81 ft.	enc
Maximum building coverage	20%	±12.5%[1]	yes
Maximum lot coverage	40%	±17.1%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard Cameron Circle Cameron Court Hider Lane	 30 ft. 30 ft.	 26.28 ft. 26.02 ft. ±67 ft.	 yes yes
Side yard	10 ft.	12.50 ft.	yes
Rear yard	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.
n/a = not applicable.
= Variance required.

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

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a five (5) foot high vinyl fence zero (0) feet from property line (40 feet from the cartway is the minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 425.C(3) to construct a five (5) foot high vinyl fence zero (0) feet from the property line (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Louis D. Orsini
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

K:\ZBA Reviews\Year 2014\Fences\Orsini-R3-142044\Rpt\R_142044C-R3-Louis Orsini.docx

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No.: # 142044C

☐ Planning Board ☒ Zoning Board of Adjustment

Taxes Paid Yes/No _____ (Initial)

Fees: 160.00 Project # 8922

Escr. 150.00 Escr.# 8922

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: LOUIS A. ORSINI
Address: 36 CAMERON CIRCLE
City: CLEMENTON
State, Zip: NJ 08021
Phone: (856) 981-0555 Fax: ( ) -
Email: ORSINILOU42@YAHOO.COM

2. Owner(s) (List all Owners)

Name(s): LOUIS A. ORSINI
FLORENCE C. ORSINI
Address: 36 CAMERON CIRCLE
City: CLEMENTON
State, Zip: NJ 08021
Phone: (856) 981-0555 Fax: ( ) -

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

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

SEP 30 2014

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Charles Devers	Name:
Address: 314 west collings Dr 08094	Address:
Profession: Fence Co	Profession:
City: williamstown	City:
State, Zip: NJ 08094	State, Zip:
Phone: (856) 723-4837 Fax: (609) 704-5357	Phone: (___) ___ - ___ Fax: (___) ___ - ___
Email:	Email:

7. Location of Property:

Street Address: 36 Cannon circle Block(s): 20505

Tract Area: Lot(s): 1

8. Land Use:

Existing Land Use:

Proposed Land Use (Describe Application): Replace Chainlink fence with New 5' High vinyl fence ZERO FEET FROM PROPERTY LINE

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

Fence Application	Proposed
Setback from E.O.P.*1	20'
Setback from E.O.P.*2	25'
Fence type	vinyl
Fence height	5'

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☐ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

Louis D. Orsini — 9/29/2014

Signature of Applicant — Date

Florence C. Orsini — 9/29/2014

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).**

Louis D. Orsini
Signature

_____
Date

LOUIS D. ORSINI
Print Name

Sworn and Subscribed to before me this

_____ day of _____,

Florence C. Orsini
Signature

_____ (Year).

FLORENCE C. ORSINI
Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☑ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☑ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☑ No	☐ Yes
D. Is the applicant a corporation?	☑ No	☐ Yes
E. Is the applicant a limited liability corporation?	☑ No	☐ Yes
F. Is the applicant a partnership?	☑ No	☐ Yes
IF YES TO ANY OF THE ABOVE:		
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).		
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?	☑ No	☐ Yes
IF YES:		
List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).	☑ No	☐ Yes

Louis D. Orsini
Signature of Applicant

9/29/2014
Date

LOUIS D. ORSINI
Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

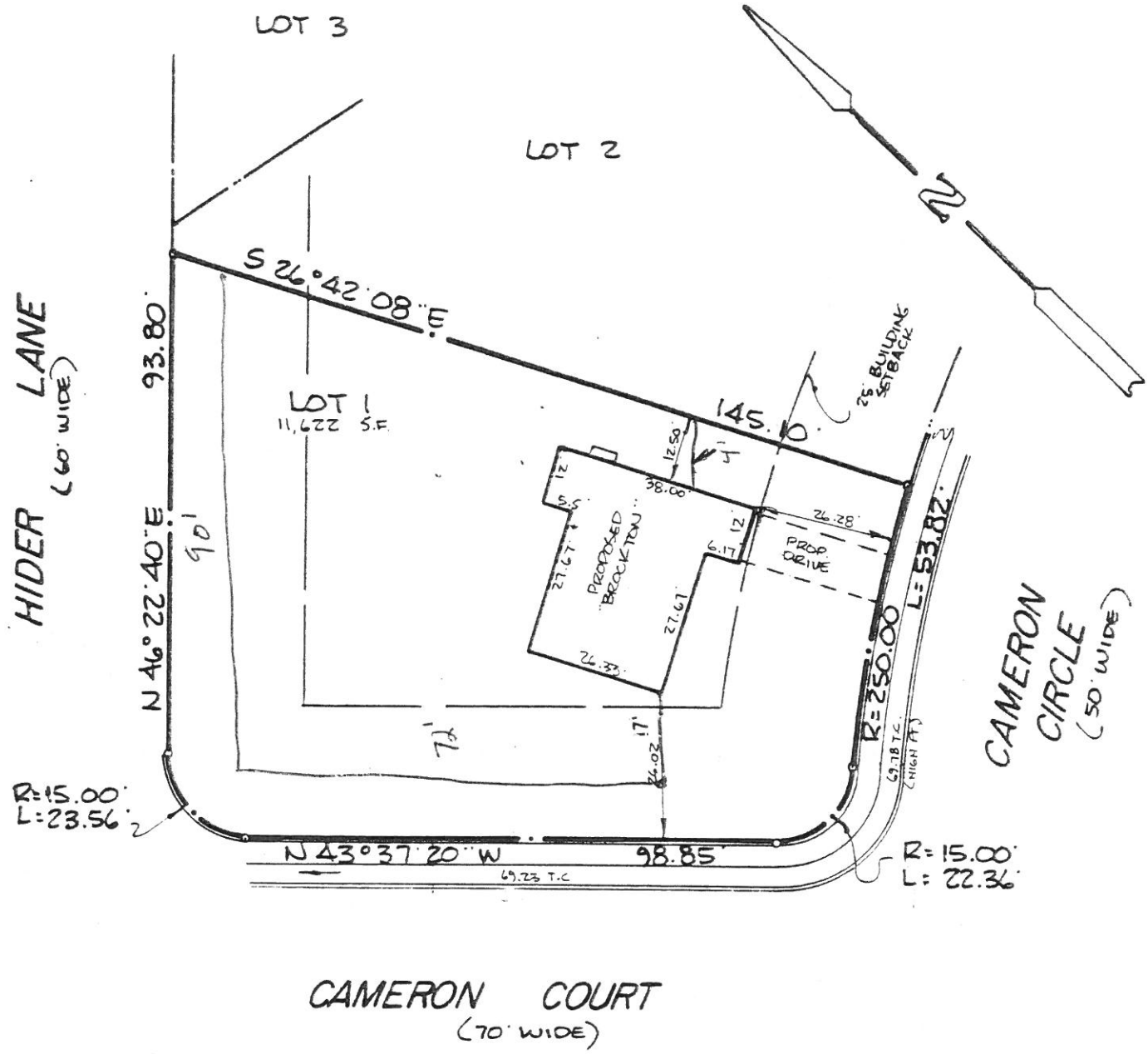
LOUIS ORSINI of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this 29 day of SEPT,
20 14 before the following authority.

LOUIS & FLORENCE ORSINI
Name of property owner or applicant

Michele Lyn Treger
Notary public

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



LOT NOS REFER TO BLOCK 20505 OF THE GLOUCESTER TWP. TAX MAP.

NO CORNERS SET AS PER WRITTEN CONTRACTUAL AGREEMENT UNLESS OTHERWISE SHOWN

JOB No. 901

LOCATION SURVEY AND PLAN FOR

LOT 1, BLOCK 20505, "CAMERON CIRCLE", SECTION V

GLOUCESTER TOWNSHIP

CAMDEN COUNTY, NEW JERSEY

SCALE: 1" = 30'

MAY 23, 1986

I hereby certify that an a location survey was made of the lands & premises shown on this map. All bldgs. are within boundary lines & there are no encroachments except as shown. This plan is hereby certified to: PAPARONE HOUSING, INC.

Lawrence J. Barb

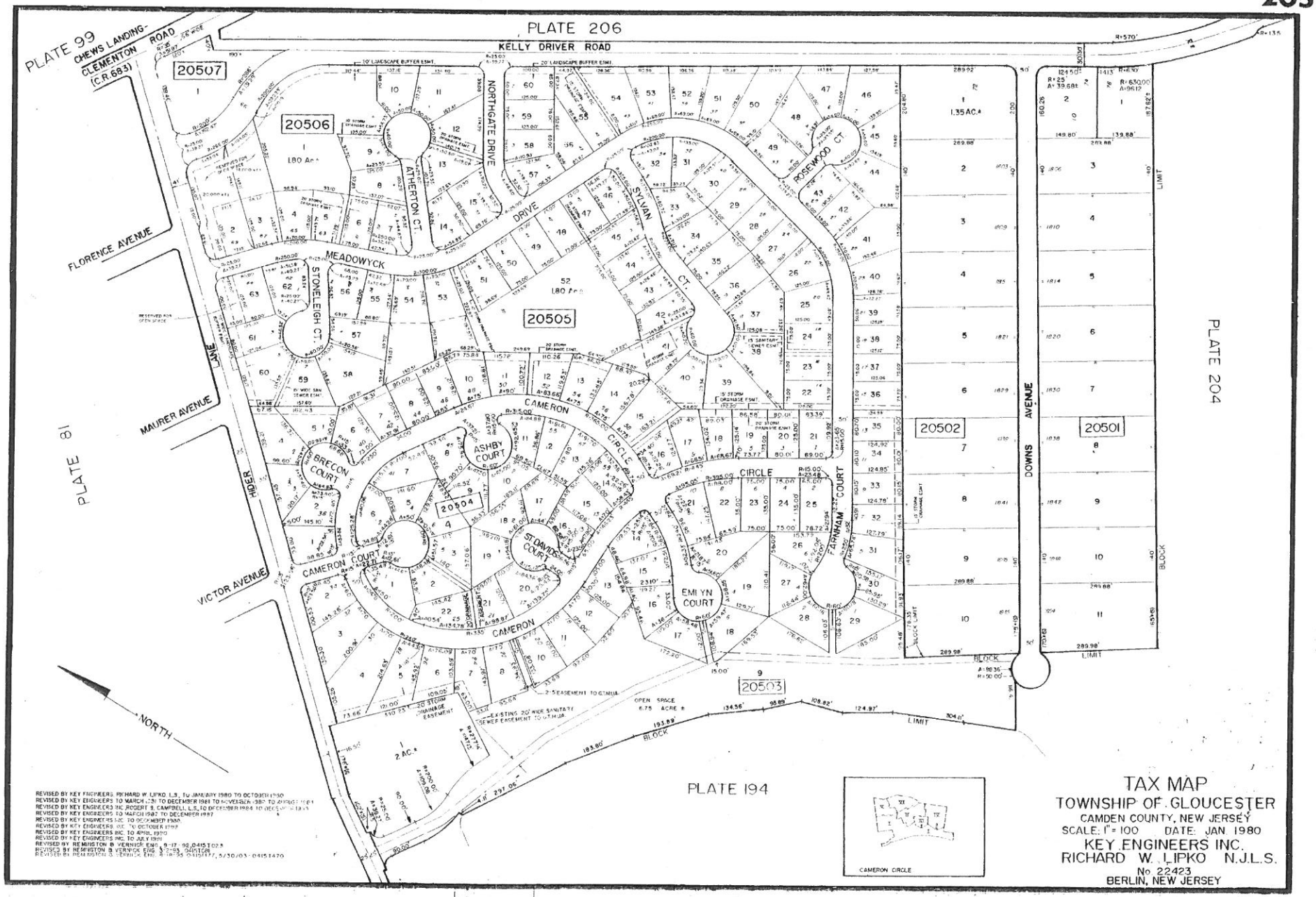
LAWRENCE J. BARB, L.S. N.J. LICENSE NO. 19678

REVISIONS:

LAND ENGINEERING & SURVEYING COMPANY, INC.
CREEK and CENTERTON ROADS
MOUNT LAUREL, NEW JERSEY

DRAWN BY: ____ JOB No. ____

BK. ____ PG. ____ DWG. No. ____



REVISED BY KEY ENGINEERS, RICHARD W. LIPKO L.S., TO JANUARY 1980 TO OCTOBER 1980
REVISED BY KEY ENGINEERS TO MARCH 1981 TO DECEMBER 1981 TO NOVEMBER 1982 TO AUGUST 1981
REVISED BY KEY ENGINEERS INC. ROBERT S. CAMPBELL L.S. TO DECEMBER 1984 TO DECEMBER 1985
REVISED BY KEY ENGINEERS TO MARCH 1987 TO DECEMBER 1987
REVISED BY KEY ENGINEERS INC. TO DECEMBER 1988
REVISED BY KEY ENGINEERS INC. TO OCTOBER 1989
REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS INC. TO JULY 1991
REVISED BY REMINGTON & VERNICK ENG. 8-17-92 0415T028
REVISED BY REMINGTON & VERNICK ENG. 5-7-93 0415T028
REVISED BY REMINGTON & VERNICK ENG. 8-18-95 0415T077, 5/30/03 - 0415T470

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY
SCALE: 1" = 100 DATE: JAN. 1980
KEY ENGINEERS INC.
RICHARD W. LIPKO N.J.L.S.
No. 22423
BERLIN, NEW JERSEY

Tax Account Maintenance

Add | Edit | Close | Delete | << | >> | Detail | Notes | Letter

Block: 20505

Lot: 1

Qualifier:

Tax Bill | Restricted Edit

Owner: ORSINI LOUIS D & FLORENCE C

Prop Loc: 36 CAMERON CIRCLE

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

Owner Street 1: 36 CAMERON CIRCLE

Street 2:

City/St: LAUREL SPRINGS NJ

Zip: 08021-

Country:

Phone: ( ) -

Email:

Bank Code: 00660 FIRST AMERICAN REAL ESTATE

Account Id: 00021768

Additional Lot 1:

Additional Lot 2:

Property Class: 15F

Parcel Key:

Unpaid Interest: .00

User Msg Code:

Exclude from Tax Sale:

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

Outside Lien: Install. Plan: Sp Charges:

no taxes billed

CHURCHILL

Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Ext. 50 Fax 856-767-0272
E-mail jmellett@churchillengineers.com

October 16, 2014

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

RECEIVED
OCT 20 2014

Re: Mr. Lawrence J. Jr. & Dawn M. Mauriello
Minor Subdivision
Ellis Avenue
Block 8105, Lots 45 & 45.01
Gloucester Township, Camden County, NJ
Application No. 142040M
Our File No. GX14009-ME

Dear Mr. Lechner:

We have received the following information for the referenced project:

A. Township of Gloucester Zoning Board Transmittal dated August 28, 2014;

B. Copy of Township of Gloucester Land Development Application;

C. Copy of a newspaper clipping from the Courier-Post dated November 15, 2006, detailing a Use Variance granted for the property referenced above;

D. Copy of the Resolution of Approval for the use variance granted on the property referenced above;

E. A copy of the Township of Gloucester Tax Map Sheet 81;

F. A copy of a plan entitled "Minor Subdivision Plan," prepared by Monarch Surveying & Engineering, dated July 29, 2014;

G. A copy of a plan entitled "Plan of Survey," prepared by Monarch Surveying & Engineering, dated August 9, 2010 revised to September 20, 2010.

We offer the following comments with regard to the referenced application:

I. Project Description

1. The project site is located on the southeast side of Ellis Avenue.

2. The site is known as Block 8105, Lot 45.

3. The referenced tract consists of 3.347 acres.

4. The lot is located in the PR Parks and Recreation district.

5. The site is currently vacated and wooded.

6. A Use Variance was approved for the lot in order to allow 2 single family homes on the property in a PR Zone in 2006.

7. The applicant is proposing to subdivide the existing lot, Lot 45, into two (2) lots; lot 45.01 and the remainder lot 45.

8. Two (2) detached single family dwellings are being constructed on the subdivided lots.

9. Detached single family dwellings are defined in the Gloucester Township Land Development Ordinance (LDO) as a building physically separated from other buildings or portions of buildings which is occupied or intended to be occupied for residential purposed by one family.

II. Land Use / Zoning

1. The project site is located in the PR Parks and Recreation district.

2. The purpose of the Parks and Recreation district is to dedicate land to active recreation, passive recreation, and conservation owned by a public entity, land trust, conservation foundation or other organization for open space purposes.

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

III. Minor Subdivision

1. Course bearings and distances and tie points for wetlands are not shown. This should be addressed.

2. The lot numbers shall be assigned by the Tax Assessor. Proof of the same should be provided.

3. There are several notes missing from the plans. The following should be addressed in accordance with the Title Recordation Law:

   a. Section 46:26b-2,b(12), the surveyors certification;

   b. Section 46:26b-2,b(12), the certification for property corners to be set;

   c. Section 46:26b-2,b(12), the Municipal Engineer's certification;

   d. Section 46:26b-2,b(12), the owner affidavit;

4. We recommend that a corner marker be set at the terminus of a course labeled 46°07'52" W, 25 ft from a rebar to be set where the new property line meets the existing Right-of-Way for Ellis Avenue. A note should be added with the type of corner to be set.

5. We recommend that the text for the above mentioned course should match the size and font of the larger outbound course text.

6. The north arrow labels the basis of bearings as tax map reference, while note 6B states that bearings are referenced to NAD83. This should be addressed.

7. Legal descriptions should be submitted for review for the proposed properties. The descriptions of each lot should include language describing the conservation easements, all within on description.

IV. Miscellaneous

1. It appears that the application is still subject to the requirements and conditions of approval of the Resolution of Approval for the Use Variance granted for the property.

2. Based on General Note #10, the wetlands and associated transition area have not been verified by the NJDEP. We recommend that any approval by the Board be contingent upon the applicant obtaining a Freshwater Wetlands Letter of Interpretation from the New Jersey Department of Environmental Protection.

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

If you have any questions or require additional information, please contact our office.

Very truly yours,

Churchill Consulting Engineers

James J. Mellett, P.E.
Project Manager

JJM:kd

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email & mail)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
Mr. Addison G. Bradley, P.P., L.A. (via email)
Mr. Lawrence J. Jr. & Dawn M. Mauriello, Applicants (via mail)
Mr. Bruce R. Mckenna, P.E. (via email)

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 #142040M*** ***Escrow #8870***
Lawrence J. & Dawn Mauriello
BLOCK 8105, LOT 45

DATE: September 23, 2014

The Applicant requests minor subdivision approval in conjunction with a use variance to crate of Block 1306, Lots 11 and 12 within the R-4 Residential district. The property is located on the northwest corner of Seventh Avenue and Wilson Street.

A use variance to allow two (2) lots in accordance with the R-3 – Residential District is approved by Zoning Board of Adjustment Resolution #062047D adopted October 26, 2006.

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

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

- Applicant/Owner: Lawrence J. & Dawn Mauriello, 11 St. James Court, Blackwood, NJ 08012 (telephone #856-228-2770).
- Surveyor: Bruce, R. McKenna, PE, PLS, Monarch Surveying & Engineering, P.O. Box 177, Pitman, NJ 08081 (telephone #856-582-8200).
- Planner: Addison G. Bradley, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone#856-228-4848).

I. INFORMATION SUBMITTED

1. Land Development Application Form, checklist, dated 8/26/14.
2. Minor subdivision plan, as prepared by Monarch Surveying & Engineering, comprising one (1) sheet dated 7/29/14.

II. ZONING INFORMATION

R-3 – Residential District (§405.F):

Standard	Required	Proposed (Lot 45)	Proposed (Lot 45.01)	Complies
Lot size (min.)	9,375 sf	12,949 sf	132,847 sf	yes / yes
Lot frontage (min.)	75 ft.	±144 ft.	80 ft.	yes / yes
Lot depth (min.)	125 ft.	454.23 ft.	140 ft.	yes /yes
Building coverage	20%	≤ 20%	≤ 20%	yes /yes
Lot coverage	40%	≤ 40%	≤ 40%	yes /yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS				
Front yard (min.)	30 ft.	≥ 30 ft.	≥ 30 ft.	yes / yes
Side yard (min.)	10 ft.	≥ 10 ft.	≥ 10 ft.	yes / yes
Rear yard (min.)	30 ft.	≥ 30 ft.	≥ 20 ft.	yes / yes
Useable Yard Area (min.)	25%	≥ 25%	≥ 25%	yes / yes
Height (max.)	35 ft.	n/a	n/a	n/a / n/a

n/a = not applicable.

III. APPLICATION SUBMISSION CHECKLIST

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

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

We do not recommend waiving underlined requirements

1. Proposed grades in sufficient numbers to illustrate the proposed grading scheme [Checklist #58].
   a. <u>In lieu of providing the proposed grading the plan must be revised to provide a general note indicating a grading plan shall be provided in accordance with the requirements of §814, Grading Approval</u>.
2. Location and dimensions of man made and/or natural features such as railroad rights-of-way, bridges, dams, soil types, wooded areas, individual tree in excess of ten (10) inches D.B.H. outside of wooded areas and rock outcrops. [Checklist #59].
3. Flood plain limits as determined by the Master Plan and onsite evaluations by a licensed professional engineer [Checklist #61].
   a. <u>The plan must be revised to provide the FIRM flood classification, community panel number, and most effective date</u>.

IV. WAIVER COMMENTS

The Applicant is requesting a waiver from the following requirements of Artic V, Performance and Design Standards.

1. To install concrete sidewalks as per §516, Sidewalks, Curbs, Gutters & Pedestrian Ways.

V. VARIANCE REVIEW COMMENTS

The Application as submitted does not require any variances.

VI. SUBDIVISION REVIEW COMMENTS

1. The plan must be revised to provide a concrete monument to be set between proposed Lots 45 and 45.01 along Ellis Avenue as per §503.C(2), Monuments.
2. The plans must be revised to graphically depict the proposed street shade trees referenced in General Note #2 including species, size, and planting details as per §507.D(4), Recommended Plantings.
3. The plan must be revised to provide an additional 25-foot wide right-of-way dedication along the entire frontage that is parallel with the existing right-of-way of Ellis Avenue, which is approximately 220 feet (centerline of sanitary sewer easement)as per §515.G, Street Design.

VII. LAND DEVELOPMENT ORDINANCE COMMENTS

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

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

VIII. RECOMMENDATIONS

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

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

cc: Lawrence J. & Dawn Mauriello
Bruce R. McKenna, PLS
Addison G. Bradley, PP
Antony Costa, Esq.
James J. Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No.: #142040 M

Taxes Paid Yes/No _____ (Initial)

☐ Planning Board ☐ Zoning Board of Adjustment

Fees: 360.00 Project # 8870

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

Escr. 1200.00 Escr.# 8870

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Lawrence J & Dawn Maurielle
Address: 11 St James Ct
City: Blackwood
State, Zip: N.J. 08012
Phone: 856) 228-2770 Fax: 856) 228-9407
Email: _____

2. Owner(s) (List all Owners)

Name(s): Same as applicant
Address: _____
City: _____
State, Zip: _____
Phone: (___)____-_____ Fax: (___)____-_____

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

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

RECEIVED AUG 26 2014

[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: N/A
Address: _____
City: _____
Firm: _____
State, Zip: _____
Phone: (___)____-_____ Fax: (___)____-_____
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: Bruce R. McKenna PE
Address: P.O. Box 177
Profession: Engineer & Surveying
City: Pitman N.J.
State, Zip: N.J. 08071
Phone: (856) 582-8200 Fax: (856) 582-8204
Email:

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

7. Location of Property:

Street Address: Ellis Ave
Block(s): 8105
Tract Area: 3.366 ac.
Lot(s): 45

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): two residential lots no variances required, no public improvements

9. Property:

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

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

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

10. Utilities: (Check those that apply.)

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

11. List of Application Submission Materials:

List all additional materials on an additional sheet. Plan of Survey & Plan of Subdivi

12. List Previous or Pending Applications for this Parcel: ~~None~~ Variance for

List all applications on a separate sheet. rezoning to R-3

13. Zoning

All Applications	Proposed
Front setback 1	30'
Front setback 2	30'
Rear setback	30'
Side setback 1	10'
Side setback 2	10'
Lot frontage	80'
Lot depth	140'
Lot area	10,959 s.f.
Building height	less than 35

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

15. Relief Requested: None

☐ Check here if zoning variances are required. none

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). None

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

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

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

16. Signature of Applicant

Signature of Applicant

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

Aug 26 2014
Date

Signature

Sworn and Subscribed to before me this 26TH day of AUGUST, 2014 (Year).

Print Name

Signature

MICHAEL JOHN STARKEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 23, 2018

Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☒ No	☐ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☒ No	☐ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☒ No	☐ Yes
D. Is the applicant a corporation?	☒ No	☐ Yes
E. Is the applicant a limited liability corporation?	☒ No	☐ Yes
F. Is the applicant a partnership?	☒ No	☐ Yes
IF YES TO ANY OF THE ABOVE:		
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).	☒ No	☐ Yes
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?		
IF YES: List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).	☒ No	☐ Yes

Signature of Applicant

Date

Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

Name of property owner or applicant

Sworn and subscribed to
On this 26TH day of AUGUST, 20 14 before the following authority.

MICHAEL JOHN STARKEY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Jan. 23, 2018

Notary public

U.

DECISION OF THE GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENTS

Take notice, that on the 26th day of October 2006, the Gloucester Township Zoning Board of Adjustments granted a Bulk C Variance to Patricia Menta. The property is located at 45 Scenic Point Circle, in the Sicklerville Section, Block: 18313, Lot: 1, in a R3 Zone. A Bulk C Variance was granted to Ted Drapczuk. The property is located at 215 Front Street, in the Glendora Section, Block: 1804, Lot: 12, in a R4 zone. A Bulk C Variance was granted to Mark Bennett. The property is located at 201 Drexel Avenue, in the Blackwood Section, Block: 12511, Lot: 13, in a R3 Zone. A Bulk C Variance was granted to Louis Kitsios. The property is located at 17 Jonquil Way, in the Sicklerville Section, Block: 19307, Lot: 20, in a R3 Zone. A Bulk C Variance & Minor Site Plan were denied to Celico Partnership/Verizon Wireless. The property is located at Marlton Gloucester Right of Way, West Blenheim & Fairview Avenue, Block: 3, Lot: 2, in a GI Zone. A Use Variance was granted to Dramise Lake Rec, LLC. The property is located at Ellis Avenue, Block: 8105, Lot: 45, in a PR Zone.

The resolution, application, and plans are on file with the Zoning Board Secretary of the Township of Gloucester and may be reviewed during normal business hours at the Gloucester Township Municipal Building, located at 1261 Chews Landing Clementon Road, Laurel Springs, NJ.

Edward W. Sayers
Zoning Board of Adjustment
November 15, 2006
(1033935) ($36.18)

Sworn and s this 16th

day of No D. 2006

Notary Public

OL
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 9/16/2007

STATE OF NEW JERSEY
CAMDEN COUNTY

§

BRANDON HAWKINS

of full age, being duly sworn, according to law, says that he/she is bookkeeper of the

COURIER-POST

and that a Notice, of which the annexed is a true copy, was published daily in the *Courier-Post*, a newspaper printed and published daily in the county of Camden, Burlington and Gloucester, State of New Jersey, once on the

16 day of November A.D. 2006

NOV 20 2006

AUG 26 2014

2010 081133CP
ZONING BOARD/ GLOUCESTE 0001033935
P.O. BOX 8
CHEWS LANDING-CLEMENTON RD.
BLACKWOOD
NJ 08012

Affidavit legal notices

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

AUG 26 2014

APPLICATION # 062047D
DRAMISE LAKE REC. LLC
Block 8105 Lot 45

WHEREAS, DRAMISE LAKE REC, LLC, is the contract purchaser of the property located at Ellis Avenue in the Chews Landing section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use variance to construct 3 single family homes which is not permitted in a PR Zone for the property located upon Block 8105 Lot 45, as shown on the Official Map of the Township of Gloucester, located in an R3 Zone, said application being presented by John Kearney, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on August 10, 2006 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, Dramise Lake Rec. LLC is the contract purchaser of the property located at Ellis Avenue in the Chews Landing section of Gloucester Township, New Jersey, as shown on Block 8105, Lot 45, on the Official Tax Map of the Township of Gloucester, located in an R3 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, Mr. James Grandremo testified that he was the applicant and also a developed. He indicated that it was his intention to construct 3 single family homes on the lot. He indicated that he was of the opinion that since it was a PR Zone such uses as an indoor golf facility batting gage, etc would be permitted. However, he was of the opinion this would not fit with the adjoining uses.

5. Mr. Bruce McKenna, a professional Planner and Engineer testified on behalf of the applicant. Mr. McKenna testified that initially they were thinking of placing a golf and batting cage, and then decided to use the property for residential use. He indicated that there were extensive wetlands on the property almost 50%. He indicated there is a shore easement of the CCMUA and also access easement. He indicated that the zoning was R3 to the East and there was a lake to the South.

6. Mr. McKenna also testified that it was his opinion the construction of 3 homes would have less traffic in the area as opposed to more traffic with a recreational use. Mr. McKenna testified that esthetically the lake would be preserved in its environmentally sensitive property since only 50% is usable. The easements on the property even make it more restrictive. Mr. McKenna testified that the master plan utilized the saying, that if in fact, the recreation use was not used then it should be similar to adjoining uses, which in his opinion were R3.

7. There was some discussion by the Board members as to the number of lots and the applicant agreed as a condition of approval that he would limit the building to 2 houses and not to 3.

8. The applicant submitted and marked A1 into evidence an aerial photograph and also A2, a plan of subdivision and were admitted into evidence.

9. Mr. Lechner, the Township Planner indicated that the township had set side this area as recreational. He indicated that the township has this designated as open space and that in the past there has been some interest by the township of purchasing this property, however to date it has not been done.

10. Five people spoke in opposition to the granting of the variance. Among their concerns is that they wanted to preserve the wild life on site and that it was used for recreational purposes by residents in the area. Another concern is that there was a huge drainage problem in the area and the neighbors were concerned that the building of the 3 homes would add to the problem. They indicated that the street was narrow and this would involve more traffic.

11. Mr. Lechner indicated that because the applicant had to increase the size of the road that if this were approved, it would be a major subdivision.

12. After hearing the testimony, the Board was of the opinion that since the applicant reduced his request from 3 houses to 2 houses that the 2 houses would fit in the community and that the improvement to the street would help the neighbors.

UPON MOTION duly made and seconded to grant the applicant a variance to construct 2 homes, the Board voted (6) in favor, one (1) against thereby 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 benefit outweigh any detriment. The Board is also of the opinion that use fits with the community and that the widening of the road would be of benefit to the residents; and

WHEREAS, the statutory purposes will be advanced by the granting of the variance requested.

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 10th Day of August, 2006 that the applicant, Dramise Lake Rec. LLC is hereby granted the aforesaid variance conditioned upon site plan approval for the property located upon, Block 8105, Lot 45, as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

LIST NAMES

Joseph Loratta	Yes
Frank Simiriglia	Yes
George Marks	Yes
Robert Richards	No
John Fuscellaro	Yes
Kevin Bucceroni	Yes
Bill Damiano	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Chairperson

I, Ed Sayers, 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 26th Day of October, 2006.

_____

Ed Sayers, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire
63 Warwick Road
Stratford, New Jersey 08084
856-784-3434

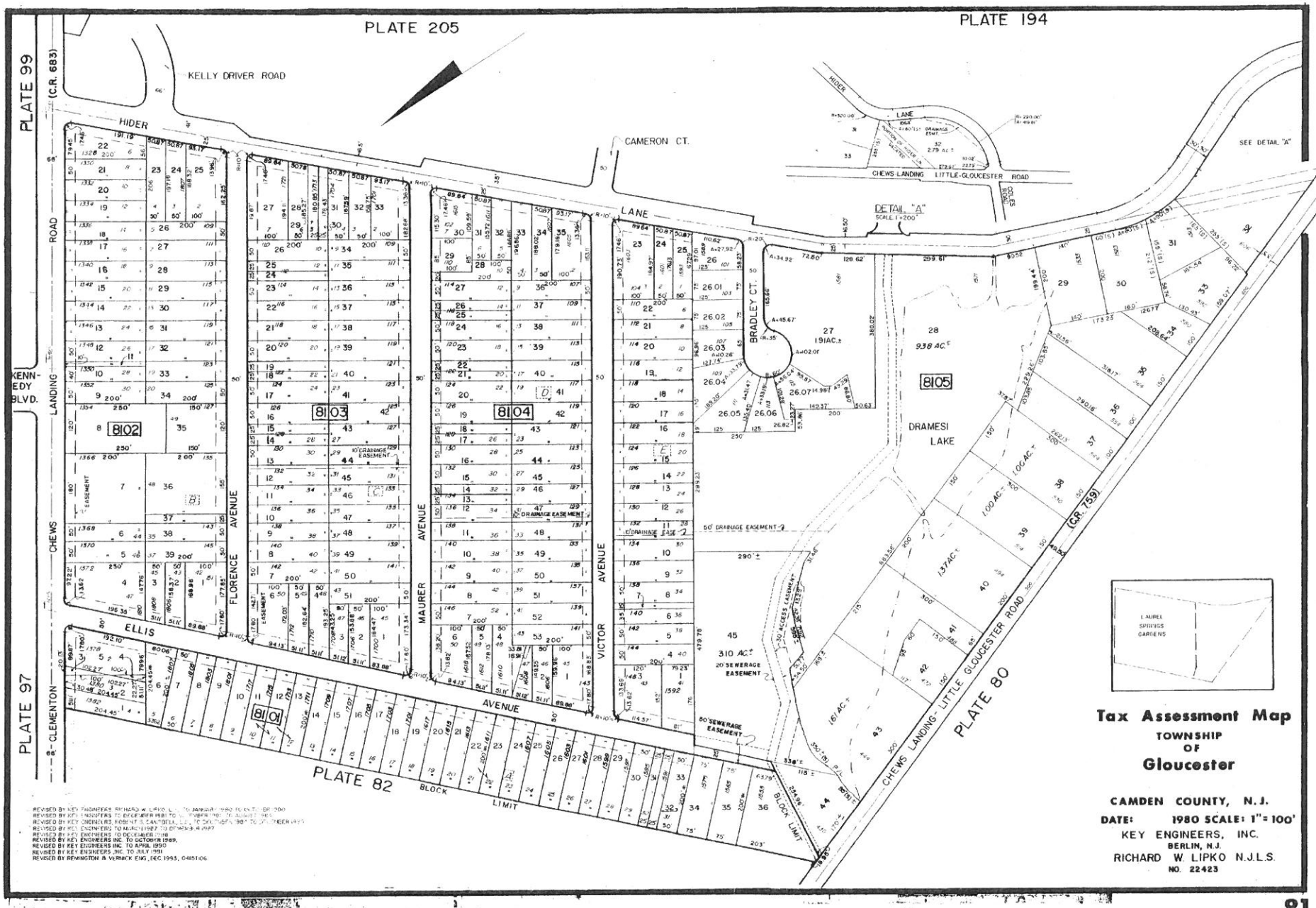


PLATE 205
PLATE 194
PLATE 99
PLATE 97
PLATE 82
PLATE 80
KELLY DRIVER ROAD
HIDER
LANE
CAMERON CT.
CHEWS LANDING ROAD
(C.R. 683)
KENNEDY BLVD.
CLEMENTON
ELLIS
AVENUE
FLORENCE AVENUE
MAURER AVENUE
VICTOR AVENUE
BRADLEY CT.
DRAMESI LAKE
CHEWS LANDING-LITTLE GLOUCESTER ROAD
(C.R. 759)
BLOCK LIMIT
DETAIL "A"
SCALE 1"=200'
SEE DETAIL "A"
8101
8102
8103
8104
8105
LAUREL SPRINGS GARDENS
Tax Assessment Map
TOWNSHIP OF
Gloucester
CAMDEN COUNTY, N.J.
DATE: 1980 SCALE: 1"=100'
KEY ENGINEERS, INC.
BERLIN, N.J.
RICHARD W. LIPKO N.J.L.S.
NO. 22423

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 28, 2014

APPLICATION No. 142040M

APPLICANT: Lawrence & Dawn Mauriello

PROJECT No. 8870

BLOCK(S): 8105 Lot(S): 45

LOCATION: Ellis Avenue, Blackwood, NJ

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application - Minor Subdivision**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by SEPTEMBER 8, 2014***
- ☐ For Your Files.

ENCLOSED:

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

RECEIVED SEP 03 2014

☐ Variance Plan ☒ Minor Subdivision ☐ Use (D) Variance & Site Plan Waiver

Maryann Busa 9/2/14

Signature

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

August 29, 2014

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

RECEIVED
SEP 2 - 2014
By

Re: Application #142040M
Lawrence & Dawn Mauriello
Ellis Avenue, Blackwood, NJ 08012
Block 8105, Lot 45

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

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RECEIVED SEP 08 2014 BY

☐ Variance Plan ☒ Minor Subdivision ☐ Use (D) Variance & Site Plan Waiver

No issues. Lot 45.01 would be OK as shown. Address would be #1580 Ellis Ave.

Signature

9/4/14

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: August 28, 2014

APPLICATION No. 142040M

APPLICANT: Lawrence & Dawn Mauriello

PROJECT No. 8870

BLOCK(S): 8105 **Lot(S):** 45

LOCATION: Ellis Avenue, Blackwood, NJ

RECEIVED SEP 15 2014

TRANSMITTAL TO:

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- ☐ Recycling Report

REVIEWED
☒ APPROVED ☐ NOT APPROVED
GLOUCESTER TWP. FIRE DISTRICT 2
FIRE OFFICIAL
DATE 9-11-14

☐ Variance Plan ☒ Minor Subdivision ☐ Use (D) Variance & Site Plan Waiver

w/o COMMENT

Signature

Bn# 65

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

B

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RECEIVED SEP 15 2014 By

☐ Variance Plan ☒ Minor Subdivision ☐ Use (D) Variance & Site Plan Waiver

OK 9-9-14 JVG Bldg

Signature

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: ***APPLICATION #142045D Escrow #8938***
Addison Bradley
BLOCK 14002, LOTS 4 and 5

DATE: October 16, 2014

The Applicant requests use variance approval to allow the construction of "42 townhouses" and associated open space and a stormwater basin within the NC – Neighborhood Commercial Districts. The project is located on the northwest side of Hickstown Road east of Sicklerville 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:	Addison Bradley, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).
Owner (Lot 4):	Marie B. Edgar, 22 Princeton Road, Clementon, NJ 08021
Owner (Lot 5):	Freeway Tower Assoc., LLC, Steven A. Neiberg, M.M., 701 Cooper Road, Suite 7, Voorhees, NJ 08043.
Engineer:	Bruce R. McKenna, PE, PLS, Monarch Surveying & Engineering, P.O. Box 177, Pitman, NJ 08071 (telephone #856-582-8200).

I. INFORMATION SUBMITTED

1. Land Development Application Form with attachments and checklist dated 10/06/14.
2. Use Variance/Conceptual Layout Plan, as prepared by Monarch Surveying & Engineering comprising one sheet dated 9/22/14.

II. PROJECT DESCRIPTION/LOCATION

The property-in-question comprises 13.7 acres and is located on the northwest side of Hickstown Road east of Sicklerville Road within the NC – Neighborhood Commercial District. The application as submitted proposes the following:

1. Residential Buildings
   a. 42 Townhouse Units.
   b. 1 open space lot.
   c. 1 open space/stormwater basin lot.

III. ZONING DISTRICT COMMENTS

ZONE: NC – Neighborhood Commercial [§415].

USES: Townhouses are not listed as a permitted use in the NC – Neighborhood Commercial the district [§415].

IV. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist for variances. The Applicant has provided the checklist items or request a waiver:

V. WAIVER COMMENTS

1. Proposed structures and uses of the tract, i.e., size, height, location, arrangement, and architect's scaled elevation of the front, side and rear of any structure to be modified, with building lighting details and attached signs. [Checklist #39].
2. Floor plans where multiple or more than one use is proposed that have different parking standards [Checklist #42].

VI. VARIANCE COMMENTS

The following is a summary of the required variances for the proposed project:

1. The submitted concept plan requires the following "C" bulk and setback variances for proposed lots applying the NC – Neighborhood Commercial District standards for "Other Use."

§415, HC – Neighborhood Commercial: Other Use

Standard	Required	Proposed	Complies
Minimum lot size	**1 ac.**	**±2,200 sf.**	**no***
Minimum lot frontage	**100 ft.**	**20 ft.**	**no***
Minimum lot depth	**300 ft.**	**110 ft.**	**no***
Maximum building coverage	**15%**	**40%**	**no***
Maximum lot coverage	**50%**	**60%**	**no***
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	20 ft.	30 ft.	yes
Side yard	**10 ft.**	**0 ft.**	**no***
Rear yard	25 ft.	30 ft.	yes
Maximum Height	35 ft.	28 ft.	yes

2. A use variance is required to allow the proposed 42 residential townhouse development with a density of approximately 3.06 dwelling units per acre.

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

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

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

POSITIVE CRITERIA ("D1" use variance)

The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested "D1" variance:

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

a. Uses determined as not "inherently beneficial."

i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare *(basis Medici v. BPR Co., 107 N.J. 1 (1987))*.

1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

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).

VII. GENERAL REVIEW COMMENTS

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

1. Use [§415.B]:

a. The instant application proposes 42 fee-simple townhouse dwelling units at a density of 3.06 dwelling units per acre in the NC – Neighborhood Commercial District.

i. It's recommended the applicant provide testimony addressing the proposed residential use, density, and its impact on community facilities and services and the zoning ordinance and zone plan including but not necessarily limited to the following:

1. Needs assessment for the proposed density and impact to the immediate neighborhood and community.
2. Opportunities and constraints to complete and sustain the project.
3. Population distribution and education impacts including number of students (Pre K-12 and associated costs.
4. Service and facilities impacts such as police, fire, emergency, road maintenance and associated infrastructure costs, solid waste and recycling.
5. Existing and competitive developments in the market area and ability to capture market share.

2. Area, Yard, Height and Building Coverage [§407.F]:

a. The following table represents consistency of the proposed development with the bulk ordinance requirements for townhouses as a permitted use in the RA, Residential Attached District, where townhouses are listed as a permitted use.

RA – Residential Attached:

Description	Required	Proposed	Consistent
Minimum lot size	**2,500 sf**	**±2,200 sf**	**no**
Minimum lot frontage	20 ft.	20 ft.	yes
Minimum lot depth	**125 ft.**	**±110 ft.**	**no**
Maximum building coverage	40%	40%	yes
Maximum lot coverage	60%	60%	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard	30 ft.	30 ft.	yes
Side yard	**20 ft. end wall only**	**15 ft.**	**no**
Rear yard	30 ft.	30 ft.	yes
Minimum Useable Yard Area	40%	40%	yes
Maximum Height	35 ft.	28 ft.	yes

i. <u>The Applicant must provide testimony addressing the inability to provide a project that is consistent with the following minimum bulk ordinance requirements for the RA- Residential Attached District</u>:

1. Lot size: As proposed not all the lots comply with the minimum lot size of 2,500 sf for a fee-simple townhouse.
2. Lot depth: As proposed not all the lots comply with the minimum 125 ft. lot depth.
3. Side yard: As proposed not all the lots have a minimum 20 ft. endwall side yard.

3. **General Tract Requirements [§407.E]:**
   a. The following table represents consistency of the proposed development with the general requirements for permitted uses in the RA, Residential Attached District, where townhouses are listed as a permitted use.

Description	Required	Proposed	Consistent
Minimum tract area	10.0 ac.	13.7 ac.	yes
Minimum buildable land area of tract	5 ac.	13.7 ac.	yes
Minimum common or public open space	60%	61.3%	yes
Minimum Tract frontage	300 ft.	±419 ft.	yes
Building setback from tract perimeter **From Street** **Otherwise**	 **75 ft.** **50 ft.**	 **50 ft.** **30 ft.**	 **no** **no**
Maximum building length through its long axis	240 ft.	±120 ft.	yes
Maximum number of townhouse per building	6	6	yes
Public water and sewer[1]	Yes	Yes	yes

[1] = The application indicates public water and sewer is to be provided.

i. The Applicant must provide testimony addressing the inability to provide a project that is consistent with the following general requirements for the RA- Residential Attached District:

1. Common or public open space: It appears the project provides only limited common or public open space.

a.) The Applicant and Board should note that stormwater management facilities by definition are not recognized as open space facilities.

2. Tract perimeter setbacks.

4. Concept Plan:

a. ***Lot Size/Lot Depth:*** Consideration should be given to extend the lot depths for the two 4-unit buildings on the curve of Proposed Road and the one 6—unit building on the cul-de-sac to provide a lot depth of 125 feet and a lot area of 2,500 sf, which are the minimum requirements for a fee-simple townhouse lot in the RA- Residential Attached District.

b. ***Side yard:*** The layout should be redesigned to provide a minimum 20-foot endwall side yard setback for all buildings.

c. ***Proposed Road:*** The centerline of Proposed Road should coincide with the centerline intersection Andrea Court [Basis NJAC 5:21-4.19(b)].

d. ***Recreation:*** The Applicant should provide testimony to address proposals for active and/or passive recreation for the development, if any.

e. ***Building Style***: The Applicant should provide testimony to address the architectural style of the buildings.

i. The Applicant is advised of §512.C, Townhouses of the Land Development Ordinance, as follows:

"TOWNHOUSES. The following standards shall be used in the design of townhouse buildings:

1. The front facades of at least 40% of the number of units in a structure shall be set back not less than 4 feet behind the facades of the remaining units in such structure.

2. The roof lines of at least 30% of the number of units, which are attached in a structure shall be staggered in height by not less than 5% of the height of the roof lines of the remaining units in such structure. The roof line should be discontinuous through the combination of two- and three-story townhouses and two-story flats. Chimneys, skylights, dormers, and other roof structures are encouraged to vary the elevation and provide additional light into upper story units.

3. Where an outdoor living space is included for a unit, it shall be provided with adequate visual screening from all other neighboring dwelling units, outdoor living spaces, parking areas and roadways. Screening may be accomplished with

plant materials, masonry structures or wood fencing a minimum of 4 feet in height. Architectural elements, such as masonry walls and fences, shall be compatible in both style and materials with the dwelling unit."

VIII. RECOMMENDATIONS

Should the Board approve the application, a subsequent preliminary and final major site plan approval is required in accordance with the Township Land Development Ordinance.

cc: Addison Bradley
Bruce R. McKenna, PE
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No.: #1420145CD

Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees: 360.00 Project # 8938

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

Escr. 1250.00 Escr.# 8938

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Addison G. Bradley
Address: 1585 Hider Lane
Gloucester Twp
City: Laurel Springs
State, Zip: N.J. 08021
Phone: (856) 228-4848 Fax:(___)___-___
Email: _____

2. Owner(s) (List all Owners)

Name(s): Marie B. Edgar
22 Princeton Rd
Address: _____
City: Clementon
State, Zip: N.J. 08021
Phone:(___)___-___ Fax:(___)___-___

owner lot 4

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

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

OCT 06 2014

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application No.: #142045 (1) Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☒ Zoning Board of Adjustment Fees: ___ Project #___

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

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: Addison G. Bradley
Address: 1585 Hider Lane
Gloucester Twp.
City: Laurel Spring
State, Zip: N.J. 08021
Phone: (856) 228-4616 Fax: (856) 228-8507
Email: _____

2. Owner(s) (List all Owners)

Name(s): Free way Tower Asso. LLC
Steven A Neiberg mm.
Address: 701 Cooper Rd
Suite 7
City: Voorhees N.J.
State, Zip: N.J. 08043
Phone: (___)___-_____ Fax: (___)___-_____

new lots

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
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ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay
						IR

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Bruce R. McKenna	Name:
Address: P.O. Box 177	Address:
Profession: Planner Engineer	Profession:
City: Pitman	City:
State, Zip: New Jersey 08071	State, Zip:
Phone: (856) 582 8200 Fax: (856) 582-8204	Phone: (___) ___-_____ Fax: (___) ___-_____
Email:	Email:

7. Location of Property:

Street Address: Turnerville-Hickstown Rd CR 686 Block(s): 14002

Tract Area: 4.5-13.7 ac ERIAL Lot(s): 4

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): 42 Townhouses (30)

9. Property:

Number of Existing Lots: 2

Number of Proposed Lots: 42 plus 2 open space

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 see plan 5 items

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. Use Variance Conceptual Layout Plan

12. List Previous or Pending Applications for this Parcel: None

List all applications on a separate sheet.

6. Name of Persons Preparing Plans and Reports:

Name: Bruce R. McKenna	Name:
Address: P.O. Box 177	Address:
Profession: Planner Engineer	Profession:
City: Pitman	City:
State, Zip: New Jersey 0807	State, Zip:
Phone:( ) 582-8200 Fax:( ) 582-8204	Phone:( ) - Fax:( ) -
Email:	Email:

7. Location of Property:

Street Address: Turnersville Hicktown Rd (CR688) Block(s): 14002

Tract Area: 4&5 13.7 ac. ERIAL Lot(s): 5

8. Land Use:

Existing Land Use: Vacant

Proposed Land Use (Describe Application): 42 Town Hous (12)

9. Property:

Number of Existing Lots: 2

Number of Proposed Lots: 42 plus 2 open Space 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 see plan 5 items

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. Close Vanin Conceptual Layout Plan

12. List Previous or Pending Applications for this Parcel: None

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	30'
Front setback 2	
Rear setback	30'
Side setback 1	0'
Side setback 2	20'
Lot frontage	20'
Lot depth	110'
Lot area	2200 sq ft
Building height	less than 35

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

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

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

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

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

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

☒ Check here if zoning variances are required.

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

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

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

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

16. Signature of Applicant

[signature] 9/29/14

Signature of Applicant Date

Signature of Co-applicant Date

17. Consent of Owner(s):

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

9/29/14
Date

Signature

MARIE B. Edgar,
Print Name

Sworn and Subscribed to before me this 29th day of September, 2014 (Year).

Signature

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

Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots?	☐ No	☒ Yes
B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?	☐ No	☒ Yes
C. Is this application for approval on a site or sites for commercial purposes?	☒ No	☐ Yes
D. Is the applicant a corporation?	☒ No	☐ Yes
E. Is the applicant a limited liability corporation?	☒ No	☐ Yes
F. Is the applicant a partnership?	☒ No	☐ Yes
IF YES TO ANY OF THE ABOVE:		
1. List the names and addresses of all stockholders or individual partners owning at least 10 percent of it's stock of any class or at least 10 percent of the interest in partnership, as the case may be. (Use additional sheets as necessary).	☒ No	☐ Yes
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership?		
IF YES:		
List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary).	☒ No	☐ Yes

Signature of Applicant

Addison G. Bradley
Print Name

9/29/14
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 17002 Lot 4; 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:
Addison G. Bradley of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Sworn and subscribed to
On this _____ day of _____, 20_____ before the following authority.

Notary public

LOT 4

17. Consent of Owner(s):

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

May 1st 2014
Date

Sworn and Subscribed to before me this 1st day of May, 2014 (Year).

Freeway Tower Associates, LLC
Signature

by Steven A Neiberg, m.m
Print Name

Signature

Print Name

Darlene Bakely Gerber
Notary Public
of New Jersey
My Commission
Expires 12/01/2016

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

☒ No ☐ Yes

Signature of Applicant

Addya G. Bradley
Print Name

10/4/14
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 1400C 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:

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

Name of property owner or applicant

Sworn and subscribed to
On this _____ day of _____, 20_____ before the following authority.

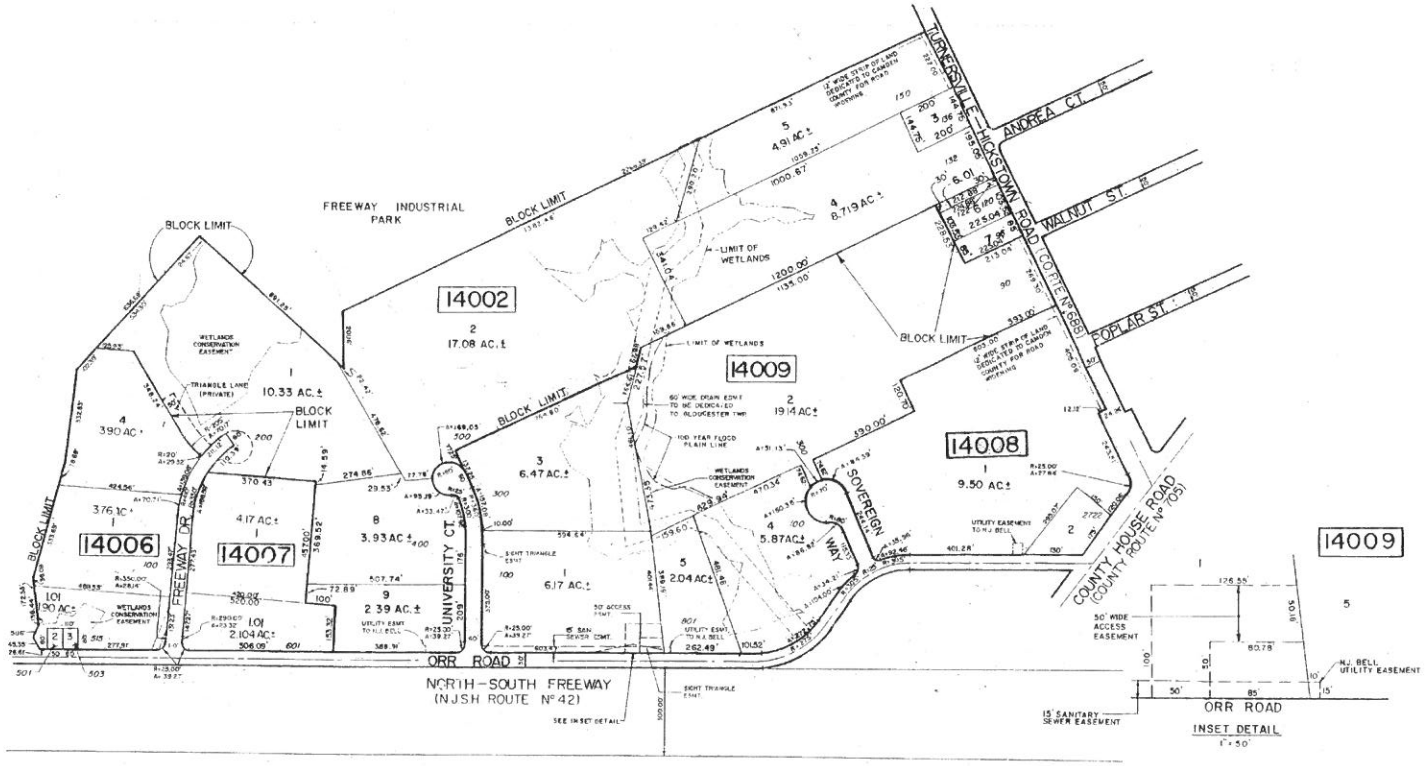
Notary public

LOT 5

PLATE 142

PLATE 140

PLATE 147



REVISED BY KEY ENGINEERS INC. TO APRIL 1990
REVISED BY KEY ENGINEERS INC. TO JULY 1991
REVISED BY REMINGTON & VERNICK ENG. NOVEMBER 1992 04151057
" " " " " " DECEMBER 1992 04151069
" " " " " " APRIL, 1994, 04151117
REVISED BY REMINGTON & VERNICK ENG. NOVEMBER 1994, 04151126
REVISED BY REMINGTON & VERNICK ENG DECEMBER 1994, 04151145
" " " " " JANUARY 1996, 04151196, JANUARY 1997, 04151243, 12/31/97 - 04151291, JAN. 2000 - 04151379

TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY, NEW JERSEY
SCALE: 1" = 200' DATE: MARCH 1990
KEY ENGINEERS INC.
NELSON L. HOOVER N.J.P.L.S.
No. 21200
BERLIN, NEW JERSEY

PLATE 140

Tax Account Maintenance

Add | Edit | Close | Delete | << | >> | Detail | Notes | Letter

Block: 14002

Lot: 4

Qualifier:

Tax Bill | Restricted Edit

Owner: SANDBERG, HARRY A & MARIE R

Prop Loc: 132 HICKSTOWN ROAD

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		2,298.62	2,298.62	.00	2,298.62
2015	1		2,298.63	2,298.63	.00	2,298.63
2015		Total	4,597.25	4,597.25	.00	4,597.25
2014	4		2,414.86	2,414.86	.00	2,414.86
2014	3		2,414.87	.00	.00	.00
2014	2		2,182.38	.00	.00	.00
2014	1		2,182.38	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 10/07/14 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 07/29/14

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

current

OCT 07 2014

Tax Account Maintenance

Add | Edit | Close | Delete | << | >> | Detail | Notes | Letter

Block: 14002

Lot: 5

Qualifier:

Tax Bill | Restricted Edit

Owner: FREEWAY TOWER ASSOCIATES LLC

Prop Loc: 150 HICKSTOWN ROAD

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		1,254.75	1,254.75	.00	1,254.75
2015	1		1,254.75	1,254.75	.00	1,254.75
2015		Total	2,509.50	2,509.50	.00	2,509.50
2014	4		1,318.20	1,318.20	.00	1,318.20
2014	3		1,318.21	.00	.00	.00
2014	2		1,191.29	.00	.00	.00
2014	1		1,191.29	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 10/07/14 Interest Date | Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 07/21/14

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

current

OCT 07 2014

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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

GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

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

RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

October 8, 2014

OCT 09 2014

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

Re: Application #142045CD
Addison Bradley
Turnersville-Hickstown Road, Erial, NJ 08081
Block 14002, Lots 4 & 5

Gentlemen:

In response to your transmittal regarding the above application, a Form "A" Application will be required to determine if sewer is available.

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #142045CD Turnersville-Hickstown Rd Block: 14002 lot 4/5

☐Plans as shown along with available information do not reveal any anticipated traffic problems.

☒Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

☐Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

☐Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☒Other

-"no parking here to corner" signs installed 50 feet from stop signs and 25 feet from cross streets for marked/unmarked crosswalks.

-appears that driveway for end unit of building 6 across from Andrea Crt will be within the 50 feet from a stop sign. This may cause vehicles to park on street in violation of state statute.

-if not a township road, need LO 81-35 application submitted for enforcement.

RECEIVED OCT 14 2014 By

OCT 1 4 2014

Reviewed By: ☒ Lt. Brian McKendry

Signature: _____ Date Submitted: 10/14/14