

**Township of Gloucester
Zoning Board of Adjustment
Thursday, October 24, 2013
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes - *Thursday, September 26, 2013*

RESOLUTIONS FOR MEMORIALIZATION

#132029C Charles & Lorraine Barker	Bulk C Variance Block: 15805 Lot: 33
#132030C David Johnson	Bulk C Variance Block: 5903 Lot: 5
#132031C Terrye McGilberry/Bilai Akbar	Bulk C Variance Block: 16703 Lot: 1
#132036C 5 Star of Clementon of NJ LLC	Bulk C Variance Block: 20304 Lot: 1

APPLICATIONS FOR REVIEW

#132034C Frederick Wilson Zoned: R3	Bulk C Variance Block: 9304 Lot: 27 Location: 243 Orchard Ave., Somerdale
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6' white vinyl fence with 0' setback

#132035C
Rennymon Johnson
Zoned: R3

Bulk C Variance
Block: 18609 Lot: 2
Location: 69 Larkspur Cir, Sicklerville

6' vinyl fence with 0' setback

#132033D
James Milazzo
Zoned: NC

Use "D" Variance
Block: 11901 Lot: 20
Location: 159 S. Black Horse Pike, Blackwood

SFD into 2 Family Dwelling

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, September 26, 2013**

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

Roll Call:

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

Vice Chairman Simiriglia had the professionals sworn in:

Also Present: Mr. Anthony Costa, Zoning Board Solicitor

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

Mr. Ken Lechner, Township Planner

MINUTES FOR ADOPTION

Zoning Board Minutes for July 11, 2013.

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

Roll Call:

Mrs. Chimento	Yes
Vice Chairman Simiriglia	Yes

Minutes Approved.

Zoning Board Minutes August 22, 2013.

A motion to approve the above mentioned minutes was made by Mr. Scarduzio and seconded by Mr. Gunn.

Roll Call:

Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chimento	Yes
Vice Chairman Simiriglia	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#132025C

Stephen Phillips

Bulk C Variance

Block: 9602 Lot: 1

#132026C

Victor Maselli & Moica Herrera

Bulk C Variance

Block: 7506 Lot: 1

#132027C

Romanas & Brenna Alciauskas

Bulk C Variance

Block: 12802 Lot: 7

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

#132095C

Charles & Lorraine Barker

Zoned: R3

Bulk C Variance

Block: 15805 Lot: 33

Location: 2213 Garwood Rd. Erial

10' x 20' wood deck w/roof – 0' setback

Mr. Costa swears in Mr. Charles Barker.
Mr. Barker states the deck is off the back slider door. The roofline for the deck roof will follow the line of the house. Mr. Barker states there really isn't anywhere else to put it.
Mr. Lechner tells the applicant that the building department will want the entire structure to have a 1 hour fire rating.

Open to Public.
No Comments.

Open to Professionals.
No Additional Comments.

A motion to approve the above mentioned application was made by Mr. McMullin and seconded by Mr. Scarduzio.

Roll Call:

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

Application Approved.

#132030C
David Johnson
Zoned: R3

Bulk C Variance

Block: 5903 Lot: 5

Location: 408 Apple Ave., Blackwood

10' x 24' shed w/2'2" side setback

Mr. Costa swears in Mr. Johnson.

Mr. Johnson states they replaced an existing shed with a larger shed. The old shed was 10' x 15' and the new shed is 10' x 24'. He needs the shed to store pool equipment, bikes and a canoe. The shed is already built.

Mr. McMullin asked Mr. Johnson where the water drained from the shed.

Mr. Johnson states the water drains onto his property.

Mr. Gunn clarifies that there are 2 sheds on the property with Mr. Johnson.

Mr. McMullin asks Mr. Johnson if home and pool equipment are being stored in both sheds.

Mrs. Chimento asks Mr. Johnson what type of doors will be on the shed.

Mr. Johnson states the shed will have 10' garage type doors.

Mr. Lechner states that Mr. Johnson may want to consider the 5' setback; otherwise he will need a 1 hour fire rating for the shed.

Open to Public.

No Comments.

Open to Professionals.

No Additional Comments.

A motion to approve the above mentioned application which includes variances for: 2 sheds, an oversized shed,

and a 2'2" setback, was made by Mr. Gunn and seconded by Mr. Scarduzio.

Roll Call:

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

Application Approved.

#132031C

Terrey McGilberry/Bilal Akbar

Zoned: R3

Bulk C Variance

Block: 16703 Lot: 1

Location: 1 Dunlin Way, Sicklerville

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

Mr. Costa swears in Ms. McGilberry.

Ms. McGilberry states the gazebo is already built. She wasn't aware you needed a permit for a gazebo.

Mr. Scarduzio asks Ms. McGilberry how the roof is constructed.

Ms. McGilberry states it is made of wood and shingles.

Open to Public.

No Comments.

Open to Professionals.
No Comments.

A motion to approve the above mentioned application was made by Mr. Gunn and seconded by Mr. Scarduzio.

Roll Call:

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

Application Approved.

#132036C

5 Star of Clementon of NJ LLC

Zoned: HC

Bulk C Variance

Block: 20304 Lot: 1

Location: 1263-1265 Blackwood Clementon Rd.

Façade Sign

Mr. Costa swears in Wjiha Khan and Michael Franconb.

Mr. Wood is representing the applicants in this matter.

Mr. Wood explains that the sign for the building comes from Little Ceasars after the measurements of the façade are taken. There are many similar signs in New Jersey chain wide. The company is trying to get as much exposure as possible. There are similar signs on Blackwood Clementon Rd.. The façade is

30ft. by 6ft.. The sign is 3ft. by 22ft. staggered, with channel lettering. The sign has been delivered to the store but has not been installed.

Mr. Lechner states that the ordinance doesn't take the depth of the shopping center into consideration. This shopping center is set back far from the main road.

Open to Public.
No Comments.

Open to Professionals.
No additional Comments.

A motion to approve the above mentioned application by Mrs. Chimento and seconded by Mr. Scarduzio.

Roll Call:

Mr. Scarduzio	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mrs. Chimento	Yes
Vice Chairman Simiriglia	Yes

Application Approved.

The board agrees to cancel the next zoning board of adjustment meeting planned for October 10, 2013 and meet again on October 23, 2013.

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132029C

CHARLES BARKER

Block 15805, Lot 33

WHEREAS, Charles Barker, is the owner of the land and premises located at 2213 Garwood Road, in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a deck with a roof 0 feet from the side lot line instead of the required 10' , for the property located upon Block 15805, Lot 33, 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 26, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Charles Barker is the owner of the land and premises located at 2213 Garwood Road, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15805, Lot 33, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he wanted to construct a deck 10'x20' and this is the only place to construct it due to the shape of his lot.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to permit a deck with a roof setback of 0' the Board voted five (5) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of September that the applicant, Charles Barker, is hereby granted the aforesaid variances for the property located upon Block 15805, Lot 33 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, some of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Joseph Gunn	Yes
Arlene Chiumento	Yes
Jay McMullen	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia **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 24th Day of October, 2013.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132030C

DAVID JOHNSON

Block 5903, Lot 5

WHEREAS, David Johnson, is the owner of the land and premises located at 408 Apple Avenue, in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a tool shed 240 square feet instead of the allowed 168 square feet with a side yard setback of 2.16' instead of 3' and to have 2 sheds instead of 1, for the property located upon Block 5903, Lot 5, 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 26, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, David Johnson is the owner of the land and premises located at 408 Apple Avenue, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 5903, Lot 5, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.
2. Proper notice was afforded all adjacent property owners as provided by the applicable statutes and ordinances, and the applicant provided proof of said notice.
3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he is replacing the existing old shed 10'x15' with a new pre-fab 10'x24' to be used for storing bikes and pool equipment. The applicant stated the shed is already built and he did not know he needed a permit.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to permit 2 sheds 2.16 feet from the side property line the Board voted five (5) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of September that the applicant, David Johnson, is hereby granted the aforesaid variances for the property located upon Block 5903, Lot 5 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Joseph Gunn	Yes
Arlene Chiumento	Yes
Jay McMullen	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia **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 24th Day of October, 2013.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132031C

TERRY McGILBERRY

Block 16703, Lot 1

WHEREAS, Terry McGilberry, is the owner of the land and premises located at 1 Dunlin Way, in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a gazebo 240 square feet instead of the allowed 168 square feet 6.83' from the dwelling instead of the required 10' with a front yard setback of 18.55' instead of 30', for the property located upon Block 16703, 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 26, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Terry McGilberry is the owner of the land and premises located at 1 Dunlin Way, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 16703, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that she had a 16'x12' gazebo built. The applicant stated the gazebo is already built and she did not know she needed a permit.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to permit a gazebo 6.83 feet from the dwelling and front setback of 18.55' and 240 square feet the Board voted five (5) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of September that the applicant, Terrye Mc Gilberry, is hereby granted the aforesaid variances for the property located upon Block 16703, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, some of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Joseph Gunn	Yes
Arlene Chiumento	Yes
Jay McMullen	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia **Chairperson**

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Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

**APPLICATION # 132036C
5 STAR OF CLEMENTON OF NJ, LLC
Block 20304, Lot 1**

WHEREAS, 5 Star of Clementon, is the tenant of the land and premises located at 1263-1265 Blackwood Clementon Road, in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a façade sign 64 square feet instead of the allowed 28 square feet ,for the property located upon Block 20304, Lot 1 as shown on the Official Map of the Township of Gloucester, located in an HC Zone, said application being represented by Leonard Wood Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on September 26, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, 55 Star of Clementon is the tenant of the land and premises located at 1263-1265 Blackwood Clementon Road, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 20304, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an HC Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that the corporation requires this size sign and it is not inconsistent with the other signs in the shopping center.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to permit a 64 square foot façade sign the Board voted five (5) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 26th day of September that the applicant, 5 Star of Clementon, is hereby granted the aforesaid variances for the property located upon Block 20304, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, some of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Joseph Gunn	Yes
Arlene Chiumento	Yes
Jay McMullen	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia **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 24th Day of October, 2013.

Ken Lechner, Secretary

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

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Acting Zoning Officer
 Department of Community Development & Planning
RE: **APPLICATION #132034C**
Fred Wilson
243 Orchard Avenue
BLOCK 9304, LOT 27

DATE: September 17, 2013

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±15,389 sf	yes
Minimum lot frontage			
Orchard Avenue	75 ft.	120.71 ft.	yes
Bentley Court	75 ft.	121.49 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±14.20% ¹	yes
Maximum lot coverage	40%	±19.70% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Orchard Avenue	30 ft.	31.15 ft.	yes
Bentley Court	30 ft.	25.17 ft.	enc
Side yard	10 ft.	±40 ft.	yes
Rear yard	30 ft.	±28 ft.	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 six (6) foot high vinyl fence zero (0) feet from the front property line along Bentley Court (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 six (6) foot high vinyl fence zero (0) feet from the front property line along Bentley Court (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: Fred Wilson
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date: _____ Application No. #132034C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160⁰⁰ Project # 8105

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

Escr. 150⁰⁰ Escr. # 8105

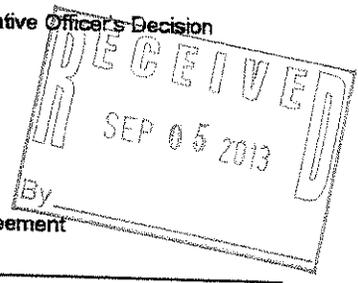
LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>FRED R. WILSON</u> Address: <u>243 Orchard Ave.</u> City: <u>Somerdale (Gloucester Twp.)</u> State, Zip: <u>N.J. 08083</u> Phone: <u>856-309-5669</u> Fax: () - Email: <u>Peg 6293 @ yahoo . Com</u>	2. Owner(s) (List all Owners) Name(s): <u>Frederick R. Wilson</u> <u>Margaret A. Wilson</u> Address: <u>243 Orchard Ave</u> City: <u>Somerdale</u> State, Zip: <u>N.J. 08083</u> Phone: <u>(856) 309 5669</u> Fax: () -
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3. Type of Application. Check as many as apply:

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

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



4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Walter H. MacNamara
Address: 813 Haddon Ave
Profession: _____
City: Collingswood
State, Zip: N.J. 08108
Phone: () - - Fax: () - -
Email: _____

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

7. Location of Property:

Street Address: 243 Orchard Ave Somerdale, NJ Block(s): 100-AF 930H
Tract Area: _____ Lot(s): 27

8. Land Use:

Existing Land Use: RESIDENTIAL
Proposed Land Use (Describe Application): 297' - 6' White vinyl fencing
around property w/ 0' setback

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	140'	Setback from E.O.P.*1	0
Front setback 2	0	Setback from E.O.P.*2	
Rear setback	0	Fence type	VINYL
Side setback 1	0	Fence height	6'
Side setback 2		*E.O.P. = Edge Of Pavement.	
Lot frontage		Pool Requirements	
Lot depth		Setback from R.O.W.1	
Lot area		Setback from R.O.W.2	
Building height		Setback from property line 1	
		Setback from property line 2	
		Distance from dwelling	
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area		Shed area	
Garage height		Shed height	
Number of garages		Setback from R.O.W.1	
(Include attached garage if applicable)		Setback from R.O.W.2	
Number of stories		Setback from property line 1	
		Setback from property line 2	

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

- 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

Paul R. Wilson
Signature of Applicant

9-5-13
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

9-5-13
Date

Fred R. Wilson
Signature

Fred R. Wilson
Print Name

Sworn and Subscribed to before me this
5th day of Sept
2013 (Year).

M. Wilson Margaret
Signature

M. Wilson Margaret
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? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| C. Is this application for approval on a site or sites for commercial purposes? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| D. Is the applicant a corporation? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| E. Is the applicant a limited liability corporation? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |
| F. Is the applicant a partnership? | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |

IF YES TO ANY OF THE ABOVE:

- 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).
- 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).

Fred R. Wilson
Signature of Applicant

Fred R. Wilson
Print Name

9-5-13
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 5/20/198 shows and discloses the premises in its entirety, described as Block 9304 Lot 29 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

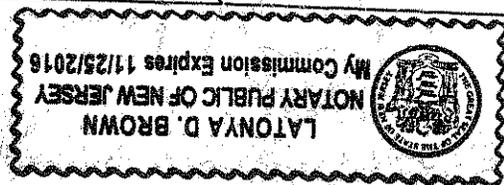
State of New Jersey,
County of Camden:

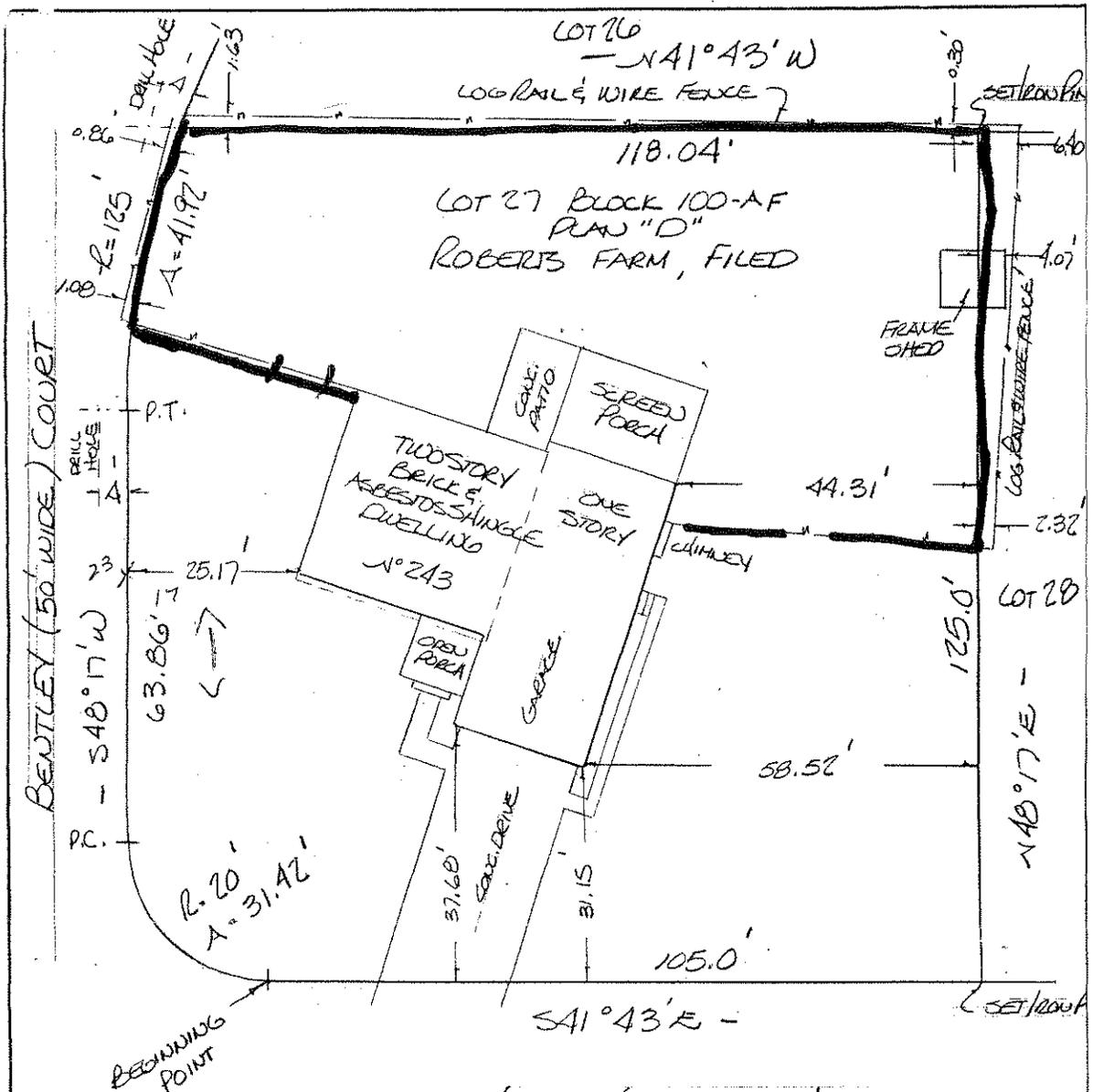
_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Sworn and subscribed to
On this 5th day of Sept
2013 before the following authority.

Fred R. Wilson
Name of property owner or applicant

[Signature]
Notary public





NOTE -

PARCEL SURVEYED BEING LOT 27 BLOCK 930A
TAX MAP TOWNSHIP OF GLOUCESTER

BRUCHA MORTGAGE BANKERS, ITS SUCCESSORS AND/OR ASSIGNS
AS THEIR INTERESTS MAY APPEAR
SOUTHERN COUNTIES TITLE AGENCY, INC. SC # 25758

FRED WILSON
TO MARGARET WILSON A/W

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

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

Richard S. Humphries

RICHARD S. HUMPHRIES

P.L.S. N.J. LIC. 34859

DATE OF SURVEY MAY 20, 1998

Walter H. Macnamara Assoc., Inc.

Professional Land Surveyors

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

Survey of Premises

N° 243 ORCHARD AVENUE

TOWNSHIP OF GLOUCESTER

CAMDEN

Co. New Jersey

Scale - 1" = 20'

609-854-5229

350.74

Zoning Permit Denial

243 ORCHARD AVE
Block/Lot 9304/27

Applicant

WILSON, FREDERICK & MARGARET
243 ORCHARD AVENUE
SOMERDALE, NJ 08083

Real Estate Owner

WILSON, FREDERICK & MARGARET
243 ORCHARD AVENUE
SOMERDALE, NJ 08083

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

The application can not be approved as submitted. Any fence higher than 30" must be setback 40' from the roadway or the setback of the dwelling, whichever is greater. The fence must be at least +/-51' from Bentley Court as per Section 425.C, Fences.

Zone

R-3

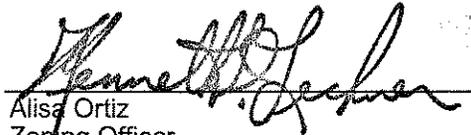
Application is

Denied

Comments on Decision:

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

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


Alisa Ortiz
Zoning Officer
August 26, 2013

Applic No. 8085
3575

Cut Here

Deliver to...

WILSON, FREDERICK & MARGARET
243 ORCHARD AVENUE
SOMERDALE, NJ 08083

AUG 22 2013



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

Telephone: (856) 374-3512

FAX: (856) 232-6229

**APPLICATION FOR ZONING PERMIT
(RESIDENTIAL)**

#8085

Date: _____ Block: 100 - AF Lot: 27 **DENIED**

- X Name of Applicant: Fred R Wilson Telephone: X 856-309-5669
- X Address of Applicant: 243 Orchard Ave Somerdale, NJ 08083
- X Name of Property Owner: Fred & Margaret Wilson Telephone: 856-309-5669
- X Address of Property Owner: 243 Orchard Ave Somerdale, NJ 08083
- X Work site street address: 243 Orchard Ave Somerdale, NJ 08083
- X Type of work and/or use: fence

Is the property subject to a Planning Board or Zoning Board of Adjustment Approval? Yes No
If yes, provided application number: _____

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

ZONING PERMIT EXEMPTIONS

Signs	Roofs	Asphalt or concrete driveways	Windows
Doors	Sewer/Septic	Electrical (interior only)	Interior renovations

1. DWELLING:	Type: Single family (SFD) or Two family (TFD)	Building Area (sq. ft.)	Height
2. ADDITION:	L x W and/or sq. ft.	Height	Stories
			Use: (i.e., bedroom, bathroom, etc.)
3. GARAGE:	L x W and/or sq. ft.	Height	Stories
			Second garage (Yes/No)
4. SHED:	L x W and/or sq. ft.	Height	Stories
			Second shed (Yes/No)
5. POOL:	L x W and/or sq. ft.	Type (Above ground or inground)	
X 6. FENCE:	Style	Height	
	<u>VINYL - 6 FT.</u>		
7. OTHER:	L x W and/or sq. ft.	Proposed Use/Construction (i.e., deck, patio, driveway, etc.)	

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

X Fred R. Wilson
(OWNER'S NAME)
Fred R. Wilson

X Fred R. Wilson
(OWNER'S SIGNATURE)

CRAFTSMEN IN FENCING FOR OVER 25 YEARS

AOMEGA FENCE CO.

INDUSTRIAL - RESIDENTIAL

2901 RT. 42, SICKLERVILLE, NJ 08081 • PHONE/FAX (856) 728-3708

PROPOSAL TO Fred Wilson

ERECTED AT Same

ADDRESS 243 Orchard Ave

START DATE weather permitting

Gloucester Twp 08083

COMPLETION DATE 1 day

PHONE 309-5669

NJ State ID 13VH00925400

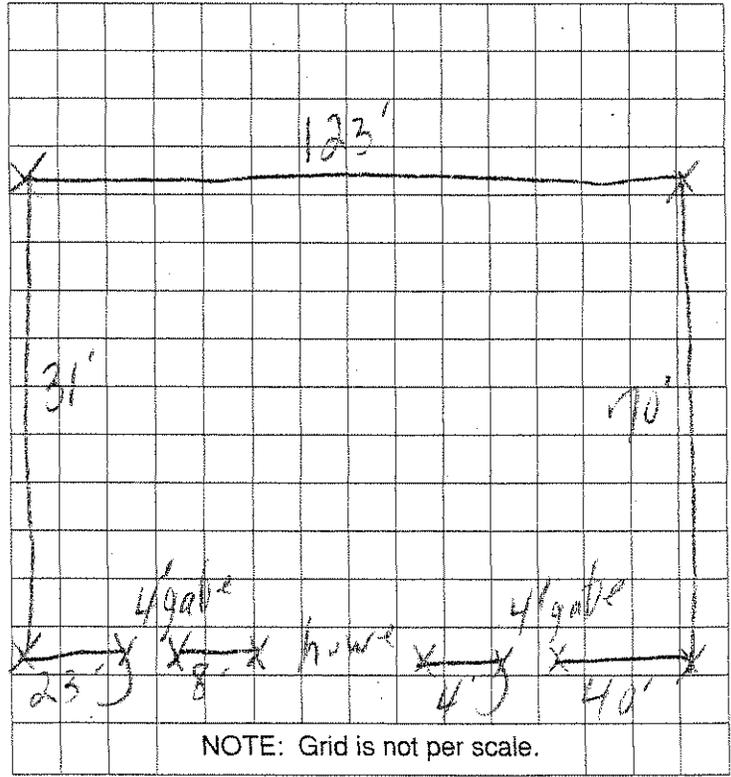
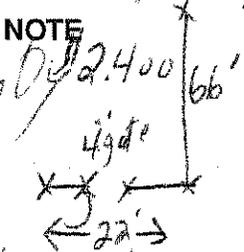
VISIT OUR WEBSITE AT www.aomegafence.com

This proposal when accepted by AOMEGA FENCE CO., becomes an agreement between two parties.

6'x8' Closed spindle Top white 100% virgin vinyl
 2-4' gates Aluminum gate Inserts, Black stainless steel
 Flat caps, self closing hinges hardware
 60 pounds of concrete per post

INSTALLERS TAKE NOTE

- 10 year warranty on Labor
- Tear out split rail wire
- Take away solid ~~6,200~~
- Gates swing out



TERMS:

Total Price \$ 7,500

Deposit \$

Balance \$

Payable on commencement of work, which is the Start Date above.

NOTE: Grid is not per scale.

All Permits are Customer's Responsibility

Accepted

AOMEGA FENCE CO.

By: [Signature]

Date

Date 8-17-12

CONDITIONS ON REVERSE SIDE

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 9, 2013

APPLICATION No. #132034C

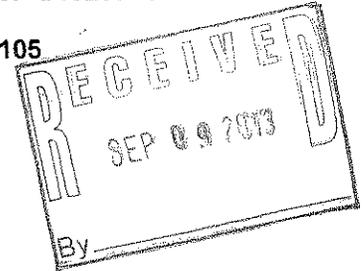
APPLICANT: FREDERICK WILSON

PROJECT No. 8105

BLOCK(S): 9304

Lot(S): 27

LOCATION: 243 ORCHARD AVE., SOMERDALE, NJ 08083



TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by September 16, 2013***
 For Your Files.

ENCLOSED:

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

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

No Issues.

9/9/13

Signature _____

[Handwritten Signature]



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

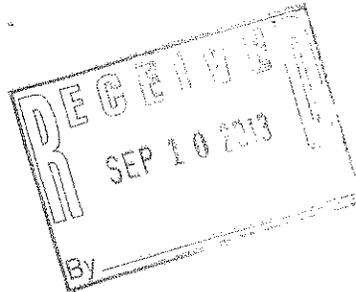
Application #132034C

22 Orchard Ave- Frederick Wilson

Block: 9304 Lot:7

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

Other:



Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____

Date Submitted: 9/10/13

Tax Account Maintenance

Block: 9304
 Lot: 27
 Qualifier:
 Owner: WILSON, FREDERICK & MARGARET
 Prop Loc: 243 ORCHARD AVENUE

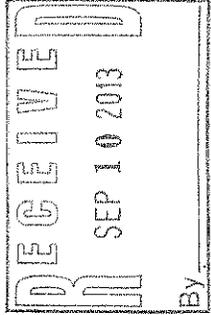
General Assessed Values Additional Billing Deductions Balance All Charges Add/Omit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		2,085.26	2,085.26	.00	2,085.26
2014	1		2,085.27	2,085.27	.00	2,085.27
2014		Total	4,170.53	4,170.53	.00	4,170.53
2013	4		2,119.68	2,119.68	.00	2,119.68
2013	3		1,644.29 *	.00	.00	.00
2013	2		2,050.84	.00	.00	.00
2012	1		2,050.84	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 09/09/13 Interest Date
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/07/13

TOTAL TAX BALANCE DUE

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



Garrett

By:

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

September 12, 2013

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #132034C
Frederick Wilson
243 Orchard Avenue, Somerdale, NJ 08083
Block 9304, Lot 27

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Executive Director

RCB:mh



TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Acting Zoning Officer
 Department of Community Development & Planning
RE: **APPLICATION #132035C**
Rennymon Johnson
69 Larkspur Circle
BLOCK 18609, LOT 2

DATE: September 17, 2013

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-3 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±13,154 sf	yes
Minimum lot frontage			
Larkspur Circle	75 ft.	120.71 ft.	yes
Azalea Drive	75 ft.	121.49 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±16.10% ¹	yes
Maximum lot coverage	40%	±20.40% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Larkspur Circle	30 ft.	31.0 ft.	yes
Azalea Drive	30 ft.	43.6 ft.	yes
Side yard	10 ft.	11.5 ft.	yes
Rear yard	30 ft.	±63 ft.	n/a
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 six (6) foot high vinyl fence approximately ten (10) feet from the front property line along Azalea Drive (40 feet from the cartway is the minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 425.C(3) to construct a six (6) foot high vinyl fence approximately ten (10) feet from the front property line along Azalea Drive (40 feet from the cartway is the minimum required).

IV. RECOMMENDATIONS

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

cc: Rennymon Johnson
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date: _____ Application No. #132035C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees 160⁰⁰ Project # 8108

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

Escr. 150⁰⁰ Escr. # 8108

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: RENNYMON JOHNSON
Address: 69 LARKSPUR CIRCLE

City: SICKLERVILLE

State, Zip: NJ 08081

Phone: 609-525-4015 Fax: () -

Email: Yenny117@yahoo.com

2. Owner(s) (List all Owners)

Name(s): BISSY JOHNSON
RENNYMON JOHNSON

Address: 69 LARKSPUR CIRCLE

City: SICKLERVILLE

State, Zip: NJ 08081

Phone: (856) 534-5446 Fax: () -

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

- 609 606 5058 — LANDLINE
- | | |
|---|--|
| <input type="checkbox"/> Informal Review ² | <input type="checkbox"/> Planned Development ² |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Interpretation ² |
| <input type="checkbox"/> Preliminary Major Subdivision ² | <input type="checkbox"/> Appeal of Administrative Officer's Decision |
| <input type="checkbox"/> Final Major Subdivision | <input checked="" type="checkbox"/> Bulk "C" Variance ² |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Use "D" Variance ² |
| <input type="checkbox"/> Preliminary Major Site Plan ² | <input type="checkbox"/> Site Plan Waiver |
| <input type="checkbox"/> Final Major Site Plan | <input type="checkbox"/> Rezoning Request |
| <input type="checkbox"/> Conditional Use Approval ² | <input type="checkbox"/> Redevelopment Agreement |
| <input type="checkbox"/> General Development Plan ² | <input type="checkbox"/> _____ |

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



4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: _____
Address: _____
City: _____

Firm: _____
State, Zip: _____
Phone: () - - Fax: () - -
Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: RENNYMON JOHNSON
Address: 69 LARKSPUR CIRCLE
Profession: POSTAL
City: SICKERVILLE
State, Zip: NJ 08081
Phone: (609) 605-4085 Fax: () -
Email: renny117@yahoo.com

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

7. Location of Property:

Street Address: 69 LARKSPUR CIRCLE Block(s): 18609
Tract Area: _____ Lot(s): 2

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): 6^{ft} Vinyl Fence all
around the property with zero set
back at property lines. [200^{SAFE}]

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	50 Ft FROM CURB	Setback from E.O.P.*1	41.5 Ft
Front setback 2	20 Ft FROM CURB	Setback from E.O.P.*2	11.5 Ft
Rear setback	_____	Fence type	VINYL
Side setback 1	_____	Fence height	6
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

- 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

9/10/13

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

9/10/13
Date

[Signature]
Signature

RENNYMON JOHNSON
Print Name

Sworn and Subscribed to before me this
10th day of Sept
2013 (Year).

[Signature]
Signature

[Signature]
Print Name

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

Complete each of the following sections:

- A. Is this application to subdivide a parcel of land into six or more lots? 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:

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[Signature]
Signature of Applicant

RENNYMON JOHNSON
Print Name

9/10/13
Date

19. Survey waiver certification:

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

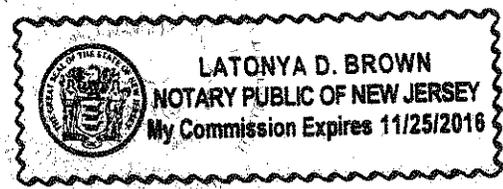
State of New Jersey,
County of Camden:

Sworn and subscribed to
On this 10th day of Sept
2013 before the following authority.

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

RENNYMON JOHNSON
Name of property owner or applicant

[Signature]
Notary public



Zoning Permit Denial

69 LARKSPUR CIR
Block/Lot 18609/2

Applicant

JOHNSON, RENNYMON
69 LARKSPUR CIRCLE
SICKLERVILLE, NJ 08081

Real Estate Owner

JOHNSON, RENNYMON
69 LARKSPUR CIRCLE
SICKLERVILLE, NJ 08081

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

The application can not be approved as submitted. Any fence higher than 30" must be setback 40' from the roadway or the setback of the dwelling, whichever is greater. The fence must be at least 43.6' from Azalea Drive as per Section 425.C, Fences.

Zone

R-3

Application is

Denied

Comments on Decision:

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

Gloucester Township

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



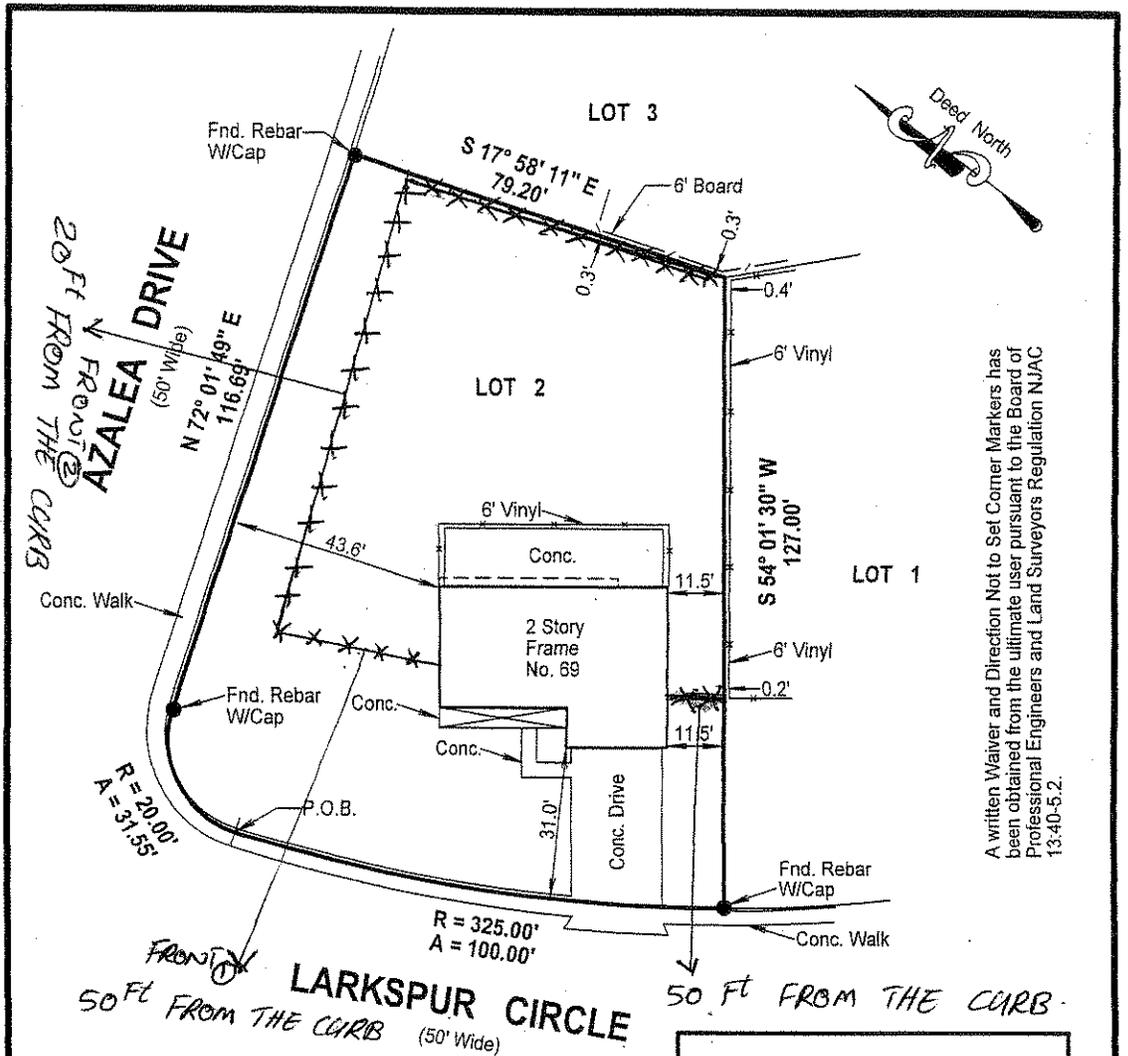
Alisa Ortiz
Zoning Officer
August 19, 2013

Applic No. 8063
3554

Cut Here

Deliver to...

JOHNSON, RENNYMON
69 LARKSPUR CIRCLE
SICKLERVILLE, NJ 08081



A written Waiver and Direction Not to Set Corner Markers has been obtained from the ultimate user pursuant to the Board of Professional Engineers and Land Surveyors Regulation NJAC 13:40-5.2.

LARKSPUR CIRCLE
 50 Ft FROM THE CURB (50' Wide)
 R = 325.00'
 A = 100.00'

AZALEA DRIVE
 20 Ft FROM THE CURB
 (50' Wide)
 N 72° 01' 49\"/>

13,208 Sq. Ft.

Being known as Lot 2, Block 18609, Tax Map.
 AKA Lot 2, Block 18609, "Mayfair North, Section 2," filed.



- TO: 1. Bissy Johnson
 2. Foundation Title, LLC - Marlton 989-37174
 3. Stewart Title Guaranty Company
 4. Bank of America, N.A.,
 its successors and/or assigns, as their interests may appear

"In consideration of the fee paid for performing this survey, I hereby declare its accuracy to the best of my professional knowledge and belief (except such easements, if any, that may be located below the surface of the land (s), or on the surface of land (s) not visible) as an inducement for any insurer of title to the land (s) and premises thereon. This responsibility is limited to the current matter as of the date of this survey. This survey is limited only to the above named parties."

<p>69 Larkspur Circle</p> <p><i>Cleo E. McCall</i></p> <p>Cleo E. McCall N.J. PROFESSIONAL LICENSED LAND SURVEYOR No. 33532</p>	REV. 1.	DATE 7-2-13	DESCRIPTION	Cert.
	PLAN OF SURVEY			
	LOT 2 BLOCK 18609 TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY			
	APEX SURVEYS 26 MERIBROOK CIRCLE WILLINGBORO, NEW JERSEY 08046 (609) 835-1379			
SCALE: 1"=30'		DATE: 5-28-13	DRAWN BY: CEM	PROJECT NO. 13-269

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

September 9, 2013

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #132035C
Rennymon Johnson
69 Larkspur Circle, Sicklerville, NJ 08081
Block 18609, Lot 2

Gentlemen:

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

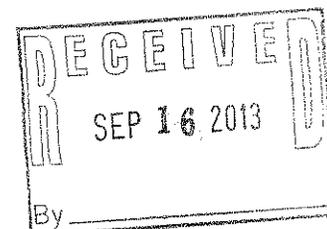
Should you have any further questions, please feel free to contact me.

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Executive Director

RCB:mh



Tax Account Maintenance

Letter

Notes

Detail

>>

<<

Delete

Close

Edit

Add

Block: 18609

Lot: 2

Qualifier:

Tax Bill

Restricted Edit

Owner: NEWLIN, DAVID L & CAROL R

Prop Loc: 69 LARKSPUR CIRCLE

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		2,035.34	2,035.34	.00	2,035.34
2014	1		2,035.34	2,035.34	.00	2,035.34
2014		Total	4,070.68	4,070.68	.00	4,070.68
2013	4		2,071.47	2,071.47	.00	2,071.47
2013	3		1,382.66 *	.00	.00	.00
2013	2		1,999.20	.00	.00	.00
2013	1		1,000.00	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 09/10/13 Interest Date: 08/06/13

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/06/13

TOTAL TAX BALANCE DUE

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

RECEIVED
SEP 10 2013
By

David Newlin
9/11/13

Current



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

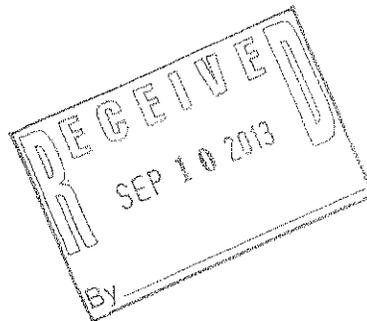
Application #132035C

69 Larkspur Cr-Rennymon Johnson

Block: 18609 Lot:2

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

Other:

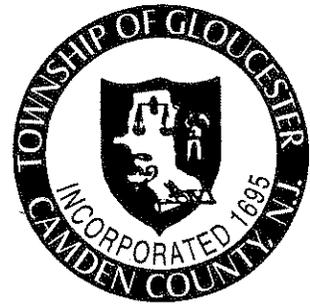


Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____

Date Submitted: 9/10/13

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #132033D Escrow #8097**
James Milazzo
BLOCK 111901, LOT 20

DATE: September 16, 2013

The Applicant requests use variance to convert an existing single family dwelling into a "duplex," a two unit dwelling within the NC – Neighborhood Commercial District. The project is located on the east side of the Black Horse Pike south of Marshal Avenue.

Applicant/owner: James Milazzo, 159 S. Black Horse Pike, Blackwood, NJ 08012
(telephone #856-207-2424).

I. INFORMATION SUBMITTED

1. Land Development Application Form and checklist dated 9/03/13.
2. Tax map.
3. Sketch plat – parking area.

II. ZONING REVIEW

ZONE: NC – Neighborhood Commercial District [§414].

Section 419.F. IN – Institutional District

Description	Other Use	Proposed	Complies
Lot size (min.)	1 acre	1.34 acres ¹	yes
Lot frontage (min.)	100 ft.	100 ft. ¹	yes
Lot depth (min.)	300 ft.	700.51 ft. ¹	yes
Building coverage (max.)	15%	±2.1% ²	yes
Lot Coverage (max.)	50%	±7.1% ²	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	20 ft.	34.5 ft.	yes
Side yard (min.)	10 ft.	13 ft. / ±13 ft. ²	yes
Rear yard (min.)	25 ft.	±581 ft. ²	yes

¹ = Tax map data.

² = 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.

III. VARIANCE COMMENTS

The Application as submitted requires the following variances from the NC – Neighborhood Commercial District:

§415.B, Permitted Uses

1. A use variance for an expansion of a nonconforming use, namely, and existing single family dwelling to a two family dwelling within in the NC – Neighborhood Commercial District.

POSITIVE CRITERIA (“D2” expansion of a nonconforming use)

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

2. 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. 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)).
 - i. The Applicant must identify and provide an analysis of those special reasons of zoning that are applicable to the application.
 - ii. 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.
 - iii. 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 N.J.S.A. 40:55D-70).

IV. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

1. Master Plan
 - a. Consistency of the proposed conversion of a single family dwelling to a two family dwelling with the criteria of the B2 – Small Scale Business land use classification of the master plan.
2. Zoning
 - a. Consistency of the proposed conversion of a single family dwelling to a two family dwelling with the NC – Neighborhood Commercial District and character of the built environment.
3. Use Variance
 - a. The Applicant must provide testimony addressing the following:
 - i. Existing “Ingress/Egress Easement to Lot 20 ±3,150 sf.”
 - ii. Proposed 25’ x 35’ parking area.

V. RECOMMENDATIONS

1. The Applicant must address the above 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.

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

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

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date: _____ Application No: #132033D

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 260⁰⁰ Project # 8097

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

Escr. 1200⁰⁰ Escr. # 8097

LAND DEVELOPMENT APPLICATION

1. Applicant

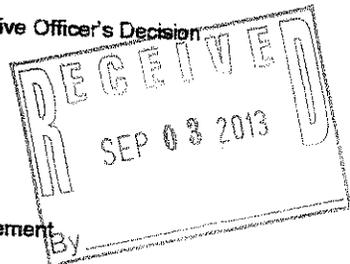
Name: JAMES MILAZZO
 Address: 159 S. BLACK HORSE PIKE
 City: BLACKWOOD
 State, Zip: NJ 08012
 Phone: 856 207 2424 Fax: () -
 Email: _____

2. Owner(s) (List all Owners)

Name(s): JAMES MILAZZO
 Address: 159 S. BLACK HORSE PIKE
 City: BLACKWOOD NJ
 State, Zip: 08012
 Phone: 856 207 2424 Fax: () -

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

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

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

7. Location of Property:

Street Address: 159 S. BlackHorse Pike Block(s): ~~1940~~ 11901
Tract Area: _____ Lot(s): 20

8. Land Use: Residential

Existing Land Use: Residential

Proposed Land Use (Describe Application): Change existing home to a duplex (SFD INTO 2 Family Dwelling)

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

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

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

- 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

8/29/13

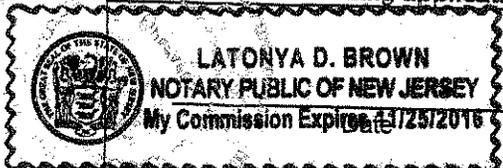
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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



LATONYA D. BROWN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 11/25/2016

Sworn and Subscribed to before me this
29th day of Aug
2013 (Year).

[Signature]
Signature
James Milazzo
Print Name
[Signature]
Signature
LATONYA D. BROWN
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
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- 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).
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IF YES:

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

[Signature]
Signature of Applicant
James Milazzo
Print Name

8/29/13
Date

19. Survey waiver certification:

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

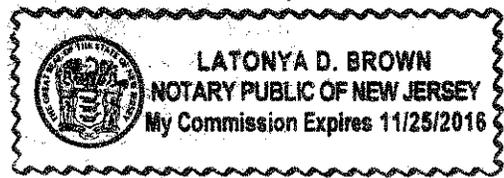
State of New Jersey,
County of Camden:

Sworn and subscribed to
On this 29th day of Aug
2013 before the following authority.

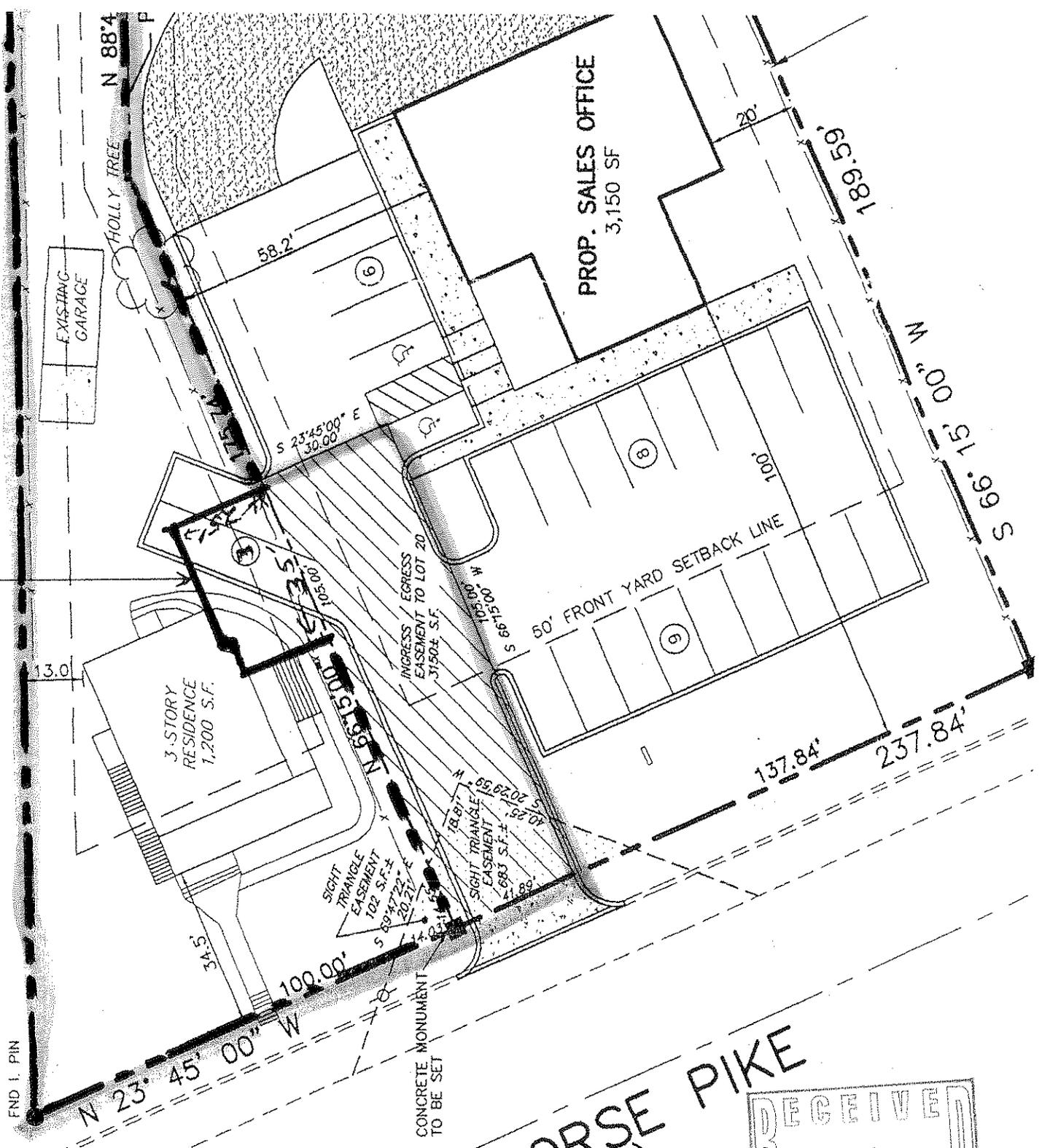
_____ of full age, being duly sworn to
law, on oath and says that all of the above statement
herein is true.

[Signature]
Name of property owner or applicant

[Signature]
Notary Public



Parking Area



BLACK HORSE PIKE
 (66' WIDE)

RECEIVED
 SEP 03 2013
 By _____

Jimmy Milazzo Site Plan

Parking Area 25' x 35'



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #132033D

159 S BHP-James Milazzo

Block: 11901 Lot:20

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

Other:



Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____

A handwritten signature in black ink, appearing to be "B. McKendry", written over a horizontal line.

Handwritten initials in black ink, possibly "RB", written over a horizontal line.

Date Submitted: 9/10/13

Commissioners

RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

RICHARD EDGAR

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

KEN GARBOWSKI



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

September 9, 2013

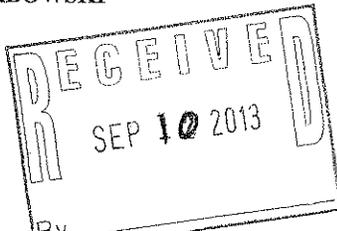
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Consulting Engineer



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

Re: Application #132033D
James Milazzo
159 S. Black Horse Pike, Blackwood, NJ 08012
Block 11901, Lot 20

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

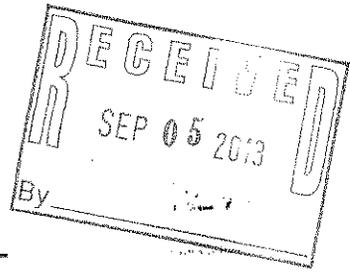
Should you have any further questions, please feel free to contact me.

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Executive Director

RCB:mh



TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 3, 2013

APPLICATION No. #132033D

APPLICANT: James Milazzo

PROJECT No. #8097

BLOCK(S): 11901 Lot(S): 20

LOCATION: 159 S. Black Horse Pike, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Use "D" Variance (SFD into 2 Family Dwellings)
- Revision to Prior Application

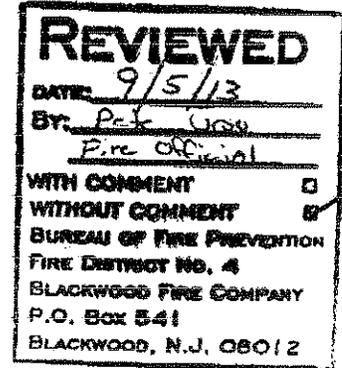
PURPOSE OF TRANSMITTAL:

- For Your Review. Please Forward Report by September 13, 2013
- For Your Files.

ENCLOSED:

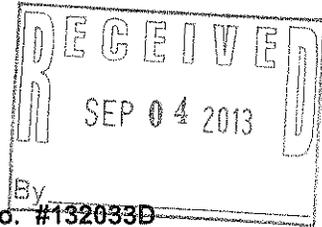
- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
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- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
-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

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



Signature

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**



DATE: September 3, 2013

APPLICATION No. #132033D

APPLICANT: James Milazzo

PROJECT No. #8097

BLOCK(S): 11901 Lot(S): 20

LOCATION: 159 S. Black Horse Pike, Blackwood, NJ 08012

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STATUS OF APPLICATION:

- New Application – Use “D” Variance (SFD into 2 Family Dwellings)
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- Variance Plan Bulk (C) Variance Use (D) Variance

* HAS THERE BEEN A SUBDIVISION FILED AS SHOWN BY HAND ON THE SITE PLAN? IS THERE AN UPDATED SITE PLAN/SURVEY?

* NO ISSUES ON THE DUPLEX OTHER THAN WILL IT BE OWNED OCCUPIED (one unit).

Signature *J. Milazzo*
assessor 9/3/13

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 11901
 Lot: 20
 Qualifier:
 Owner: **MARAZZO JAMES** Prop Loc: 159 S BLACK HORSE PIKE
 Tax Bill Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		2,223.07	2,223.07	.00	2,223.07
2014	1		2,223.08	2,223.08	.00	2,223.08
2014		Total	4,446.15	4,446.15	.00	4,446.15
2013	4		2,259.42	2,259.42	.00	2,259.42
2013	3		2,259.43	.00	.00	.00
2013	2		2,186.72	.00	.00	.00
2013	1		2,186.72	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 09/04/13 Interest Date: Interest Detail
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/05/13

TOTAL TAX BALANCE DUE

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



Comment

Bin # 61

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: September 3, 2013

APPLICATION No. #132033D

APPLICANT: James Milazzo

PROJECT No. #8097

BLOCK(S): 11901 Lot(S): 20

LOCATION: 159 S. Black Horse Pike, Blackwood, NJ 08012

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B
P NA.

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

9-16-13 JTG Bldg - The dwelling units will require a 3hr fire separation, including the supporting construction + penetrations. Architectural Plans + Permits Required

Signature



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

Date: September 17, 2013

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: James Milazzo

Block: 11901 Lot: 20

Application #: 132033D

Comments: Building review-

- 1. The dwelling units will require a 1hr fire separation, including the supporting construction and penetrations. Architectural plans and permits required.*

Thank you,

*Jim Gallagher
Building SubCode Official*

