

**Township of Gloucester
Zoning Board of Adjustment
Thursday, November 14, 2013
7:30 P.M.**

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 - *Thursday, October 24, 2013*

RESOLUTIONS FOR MEMORIALIZATION

#132034C
Frederick Wilson

Bulk C Variance
Block: 9304 Lot: 27

#132035C
Rennymon Johnson

Bulk C Variance
Block: 18609 Lot: 2

APPLICATIONS FOR REVIEW

#132039C
Dorothea Clark
Zoned: R3

Bulk C Variance
Block: 9801 Lot: 16
Location: 163 Breckenridge Dr., Sicklerville

18' X 22' Addition & Building Coverage

#132040C
Anthony Sparano, Jr.
Zoned: CR

Bulk C Variance
Block: 906 Lot: 11
Location: 1201 Black Horse Pike, Glendora

Increase Height of existing sign & add digital message board

#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, OCTOBER 24, 2013**

Mr. Bucceroni called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:

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

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

MINUTES FOR ADOPTION

Zoning Board Minutes for September 26, 2013.

Motion to approve the above-mentioned minutes was made by Mr. Gunn and seconded by Mr. McMullin.

Roll Call:

Mr. Bucceroni	Abstain
Mr. Gunn	Yes
Mr. McMullin	Yes
Mr. Treger	Abstain

Minutes approved.

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

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

Roll Call:

Mr. Bucceroni	Abstain
Mr. Gunn	Yes
Mr. McMullin	Yes
Mr. Treger	Abstain

Resolutions Approved.

APPLICATIONS FOR REVIEW

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

Mr. Costa swears in Mr. Wilson.

Mr. Wilson explains that the ordinance requirement would essentially put the fence in the middle of his backyard. His lot has an irregular shape. There is currently a wire fence that is being replaced; the new fence will go in the same exact spot.

Mr. Lechner states he spoke with Mr. Mellett and he saw no problems or site issues with the location of the fence.

Open to the Public:
No Comments.

Open to Professionals:
No Comments.

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

Roll Call:

Mr. Bucceroni	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mr. Treger	Yes

Application Approved.

#132035C
Rennymon Johnson
Zoned: R3
Bulk C Variance
Block: 18609 Lot: 2
Location: 69 Larkspur Cir., Sicklerville
6' vinyl fence w/ 0' setback

Mr. Costa swears in Mr. Johnson.
Mr. Johnson states the setback would put the fence in the middle of his yard and essentially cut it in half. His yard has an irregular shape.

Mr. Lechner states he spoke with Mr. Mellett and Mr. Mellett saw no issues with the placement of the fence. Mr. Lechner helped Mr. Johnson with the sketch for the fence placement.

Open to the Public:
No Comments.

Open to Professionals:
No Comments.

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

Roll Call:

Mr. Bucceroni	Yes
Mr. Gunn	Yes
Mr. McMullin	Yes
Mr. Treger	Yes

Application Approved.

#132033D
James Milazzo
Zoned: NC
Use "D" Variance
Block: 11901 Lot: 20
Location: S. Black Horse Pike, Blackwood
SFD into 2 Family Dwelling.

The above mentioned application will be postponed until the November 14, 2013 Zoning Board of Adjustment meeting. No re-advertisement is necessary.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132034C

FREDERICK WILSON

Block 9304, Lot 27

WHEREAS, Frederick Wilson, is the owner of the land and premises located at 243 Orchard Ave., in the Somerdale section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6 foot high vinyl fence 0 feet from the front property line instead of the required 40' , for the property located upon Block 9304, Lot 27, 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 October 24, 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, Frederick Wilson is the owner of the land and premises located at 243 Orchard Ave. in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9304, Lot 27, 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 replace an old existing fence in the same place 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 6 foot fence setback of 0' the Board voted four (4) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of October that the applicant, Frederick Wilson, is hereby granted the aforesaid variance for the property located upon Block 9304, Lot 27 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

Joseph Gunn	Yes
Ken Treger	Yes
Jay McMullen	Yes
Kevin Bucceroni	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia, **Vice Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th Day of November, 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 # 132035C

RENNYMON JOHNSON

Block 18609, Lot 2

WHEREAS, Rennymon Johnson, is the owner of the land and premises located at 69 Larkspur Circle, 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 6 foot high vinyl fence 10 feet from the front property line instead of the required 40' , for the property located upon Block 18609, Lot 2, 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 October 24, 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, Rennymon Johnson is the owner of the land and premises located at 69 Larkspur Circle in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18609, Lot 2, 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 6' fence for the safety of his children 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 6 foot fence setback of 0' the Board voted four (4) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 24th day of October that the applicant, Rennymon Johnson, is hereby granted the aforesaid variance for the property located upon Block 18609, Lot 2 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

Joseph Gunn	Yes
Ken Treger	Yes
Jay McMullen	Yes
Kevin Bucceroni	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia, Vice Chairperson

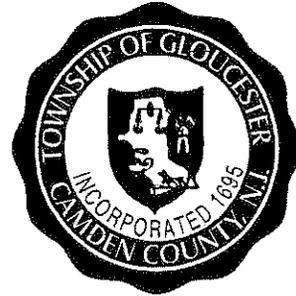
I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 14th Day of November, 2013.

Ken Lechner, Secretary

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

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #132039C**
Dorothea Clark
163 Breckenridge Drive
BLOCK 19801, LOT 16

DATE: October 22, 2013

The above application is to permit an 18' x 22' addition within the R-3 Residential district.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	±9,756 sf ¹	yes
Minimum lot frontage	75 ft.	75 ft.	yes
Minimum lot depth	125 ft.	130.08 ft.	yes
Maximum building coverage	20%	±23.5%¹	no*
Maximum lot coverage	40%	±33.9% ¹	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	30 ft.	34.75 ft.	yes
Side yard (addition)	10 ft.	46.3 ft. / 10.7 ft.	yes / yes
Rear yard (addition)	30 ft.	38.61 ft.	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	n/a	n/a

¹ = Scaled data.

Enc = Existing nonconformance.

= Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage and Additional Uses and Structures Permitted in Residential District standards:

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

1. Building Coverage: (23.5% provided v. 20% maximum allowed).

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

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

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).

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.F, Area, Yard, Height, and Building Coverage to permit an addition with a building coverage of twenty three and five tenths (23.5) percent (20% maximum allowed).

cc: Dorothea Clark
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

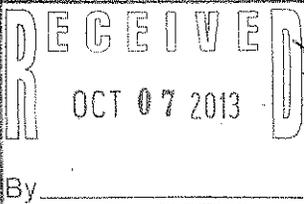
Chews-Landing Clementon Road at Hider Lane
 P.O. Box 8 Blackwood, NJ 08012
 (856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date: _____ Application No.: 132039C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 160.00 Project # 8166
 Escr. 150.00 Escr. # 8166

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Dorothea Clark</u> Address: <u>163 Breckenridge Drive</u> City: <u>Erial</u> State, Zip: <u>NJ, 08081</u> Phone: <u>(856) 566-1211</u> Fax: <u>()</u> CELL <u>856-885-0533</u> Email: <u>Dorothea.E.Clark@gmail.com</u>	2. Owner(s) (List all Owners) Name(s): <u>David W. Clark</u> <u>Dorothea E. Clark</u> Address: <u>163 Breckenridge Dr.</u> City: <u>Erial</u> State, Zip: <u>NJ, 08081</u> Phone: <u>(856) 566-1211</u> Fax: <u>()</u>																																			
3. Type of Application. Check as many as apply:																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"> <input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ² </td> <td style="width:50%; border: none;"> <input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____ </td> </tr> </table>		<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____																																	
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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)																																				
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td><td>R4</td><td>GCR</td><td>CR</td><td>BP</td><td>G-RD</td><td>LP-1</td></tr> <tr> <td>R1</td><td>RA</td><td>BWD</td><td>NC</td><td>IN</td><td>M-RD</td><td>NVBP</td></tr> <tr> <td>R2</td><td>APT</td><td>OR</td><td>HC</td><td>PR</td><td>BW-RD</td><td>SCR-HC Overlay</td></tr> <tr> <td><u>R3</u></td><td>SCR</td><td>OF</td><td>GI</td><td>FP</td><td>L-RD</td><td>NVSCR Overlay</td></tr> <tr> <td></td><td></td><td></td><td></td><td></td><td></td><td>IR</td></tr> </table>		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
ER	R4	GCR	CR	BP	G-RD	LP-1																														
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						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 N. Adams, Architect
Address: 219 Orono Place
Profession: Architect
City: Somerdale
State, Zip: NJ 08083
Phone: (856) 435-1000 Fax: (856) 435-1000
Email: _____

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

7. Location of Property:

Street Address: 163 Breckenridge Drive Block(s): 19801
Tract Area: Breckenridge Lot(s): 16

8. Land Use:

Existing Land Use: Residential (Single-Family Dwelling)
Proposed Land Use (Describe Application): 18' x 22' bedroom/sitting area for disabled family member

9. Property:

Number of Existing Lots: 1 Proposed Form of Ownership:
Number of Proposed Lots: 1 (unchanged) Fee Simple Condominium Cooperative 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. Charles N. Adams Architect Drawing #A1.1 dated 10/3/13

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. None

13. Zoning

All Applications		Proposed	Fence Application	Proposed
Front setback 1		34.75*	Setback from E.O.P.*1	_____
Front setback 2		N.A.	Setback from E.O.P.*2	_____
Rear setback		38 ± FT.	Fence type	_____
Side setback 1		10.7 ± FT	Fence height	_____
Side setback 2		43.6 ± FT	*E.O.P. = Edge Of Pavement.	_____
Lot frontage		75 FT *	Pool Requirements	
Lot depth		129.68 FT*	Setback from R.O.W.1	_____
Lot area		9741 S.F.*	Setback from R.O.W.2	_____
Building height	32 ± FT (EXISTING)	13 ± FT (NEW)	Setback from property line 1	_____
* EXISTING CONDITION TO REMAIN UNCHANGED			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. - See attached "Exhibit A"
- 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

Dorothea E. Clark
Dorothea E. Clark

Signature of Applicant

10/7/2013

Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

OCTOBER 7, 2013
Date

Signature

Sworn and Subscribed to before me this

7th day of OCTOBER
2013 (Year).

Print Name

Dorothea E. Clark
Signature
DOROTHEA E. CLARK
Print Name

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

Complete each of the following sections:

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

No Yes
 No Yes
 No Yes
 No Yes
 No Yes

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

Dorothea E. Clark
Signature of Applicant

Dorothea E. Clark
Print Name

10/7/2013
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 10/7/13, shows and discloses the premises in its entirety, described as Block 19801 Lot 16 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:

Dorothea Clark 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 7th day of OCTOBER
20 13 before the following authority.

Dorothea E. Clark
Name of property owner or applicant

Patricia McLaughlin
Notary public

Exhibit A

Land Development Application
Zoning Variance
for
Mr. & Mrs David Clark
163 Breckenridge Drive
Erial, NJ 08081

Block 19801 Lot 16

Re: Application Form Item 15

Relief is requested in the form of a bulk variance to allow a 1-story addition on the existing single-family dwelling that will increase the building lot coverage to 23.5% , which is only 3.5% above the 20% maximum allowable under the applicable zoning regulations.

The proposed addition is situated on the rear of the existing dwelling, favoring the side of the property adjacent to an undeveloped street right-of-way. There is a utility right-of-way adjacent to the rear of the property.

This addition is for the purpose of providing an accessible first floor bedroom/sitting area for a disabled family member. The existing dwelling covers approximately 18.5% of the property, which does not allow for adequate expansion, within the allowable 20% coverage, to provide the space reasonably necessary to accommodate the accessibility needs.

The requested variance should not create any undesirable impact on the character of the neighborhood and specifically not the immediate nearby properties. The addition is within all required setbacks and the total impervious lot coverage will be approximately 17.5% (less than the maximum 40% allowance). All other zoning requirements are expected to remain unchanged and compliant.

The proposed addition will be in character with the existing dwelling and will be of positive benefit to the surrounding neighborhood by increased property value. It is to be noted that several other dwellings in the immediate vicinity have also been expanded from their original footprints.

End of Exhibit A

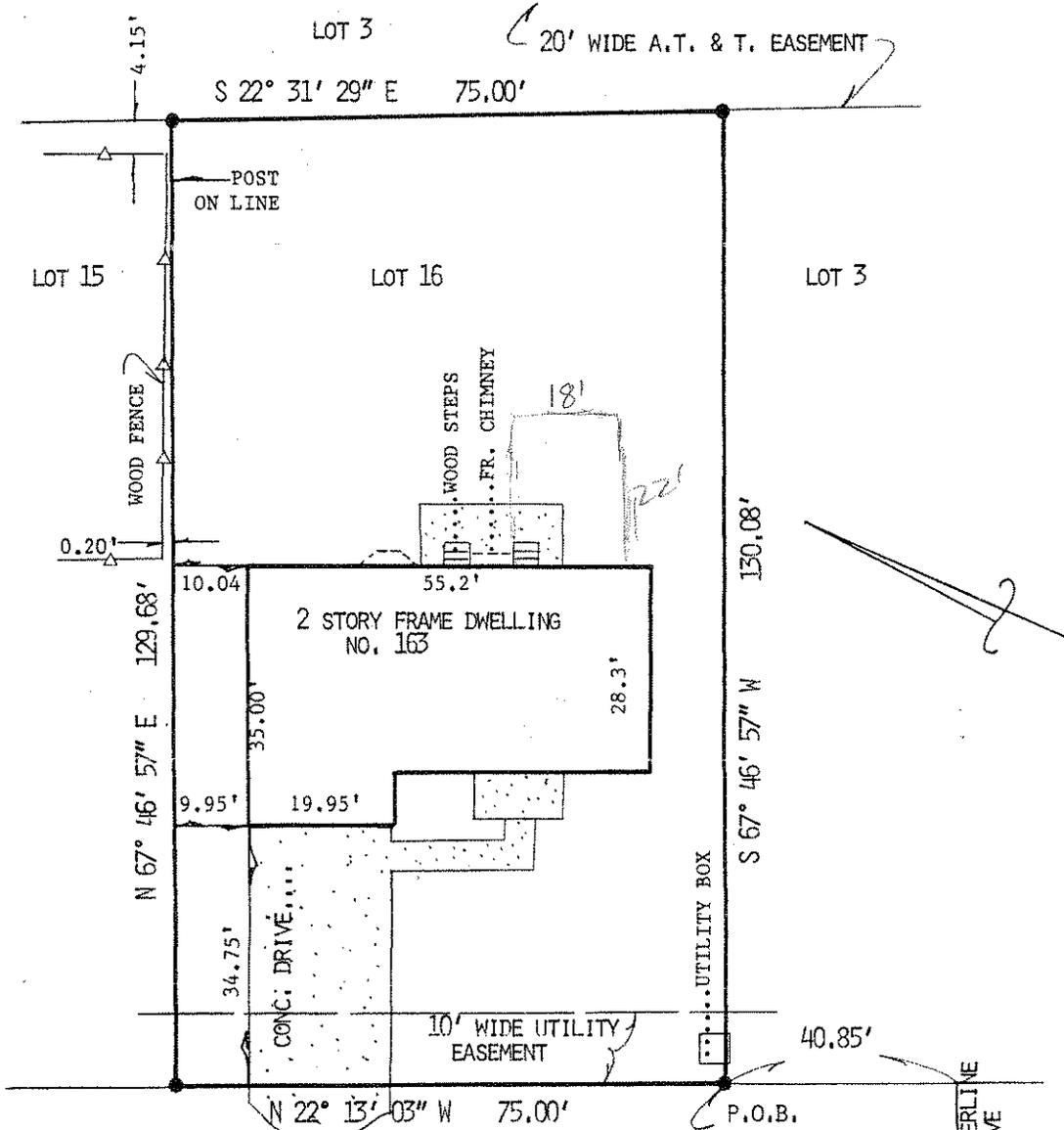
NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE.

MERIDIAN - DEED BASE ^{XX}

TAX MAP BASE PLAN BASE FORMER SURVEY BASE

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

DESCRIPTION: LOT 16, BLOCK 19801 ON THE OFFICIAL TAX MAP;
A/K/A LOT 16, BLOCK 19801 AS SHOWN ON THE FINAL PLAT FOR
"BRECKENRIDGE", SECTION 10, FILED JANUARY 27, 1989 AS MAP
#753-1; AREA = 9741.0± S.F.



BRECKENRIDGE DRIVE 60' WIDE
TO: CONGRESS TITLE DIVISION
FIDELITY NATIONAL TITLE INSURANCE COMPANY
NORWEST MORTGAGE, INC.,
ITS SUCCESSORS AND/OR ASSIGNS

EXTENDED CENTERLINE
INNSBRUCK DRIVE
60' WIDE

<p>TO THE OWNER: DAVID W. & DOROTHEA E. CLARK</p>	<p>SURVEY OF PREMISES NO. 163 BRECKENRIDGE DRIVE</p>				
<p>TO THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished in regard to this transaction only per below date, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of lands or on the surface of lands and not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.</p>	<p>SITUATE TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY</p>				
<p><i>Albert N. Floyd</i> ALBERT N. FLOYD L.S.</p>	<p>ALBERT N. FLOYD & SON LAND SURVEYORS ALBERT N. FLOYD ... N.J. LIC. NO. 21759 ALBERT N. FLOYD, JR. N.J. LIC. NO. 36725 P.O. BOX 903, ELMER, NEW JERSEY 08318</p>				
<p>DATE 1/22/96</p>	<p>SCALE 1" = 20'</p>	<p>DRAWN DKF</p>	<p>CHECKED A.N.F.</p>	<p>NUMBER 96-64</p>	

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: October 7, 2013

APPLICATION No. #1320390

APPLICANT: Dorothea Clark

PROJECT No. 8166

BLOCK(S): 19801

Lot(S): 16

LOCATION: 163 Breckenridge Drive., Sicklerville, NJ 08081

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 October 17, 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. Good design - works to fit with house + neighborhood.

Signature _____

[Handwritten Signature]
Assessor
10/9/13

Tax Account Maintenance

Letter

Notes

Detail

>>

<<

Delete

Close

Edit

Add

Block: 19801

Lot: 16

Qualifier:

Owner: CLARK, DAVID W & DOROTHYDA E

Prop Loc: 163 BRECKENRIDGE DRIVE

Tax Bill

Restricted Edit

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

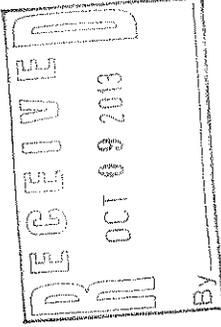
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		2,333.74	2,333.74	.00	2,333.74
2014	1		2,333.74	2,333.74	.00	2,333.74
2014		Total	4,667.48	4,667.48	.00	4,667.48
2013	4		2,373.88	2,373.88	.00	2,373.88
2013	3		2,373.88	.00	.00	.00
2013	2		2,293.60	.00	.00	.00
2013	1		2,303.60	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 10/07/13 Interest Date: Interest Detail

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



Current

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

October 15, 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 #132039C
Dorothea Clark
163 Breckenridge Drive, Sicklerville, NJ 08081
Block 19801, Lot 16

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER
Interoffice Correspondence



TO: Zoning Board of Adjustment

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

RE: **APPLICATION #132040C**
Anthony Sparano, Jr.
1201 Black Horse Pike
BLOCK 906, LOT 11

DATE: October 22, 2013

The Applicant requests approval to increase height of existing free-standing sign to 12.5' and add a 3.416' x 7' "LED" message center within the CR – Commercial Residential District as per the submitted sketch.

The application 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: Anthony J. Sparano Jr., 1201 Black Horse pike, Glendora, NJ 08029 (telephone #856-939-1010).
- Owner: Anthony. Joseph, and Michael Sparano, 1201 Black Horse pike, Glendora, NJ 08029 (telephone #856-939-1010)..

I. INFORMATION SUBMITTED

1. Land Development Application Form with Rider and checklist dated 10/22/13.
2. Existing/Proposed Sign Elevations, as prepared by Sign Pros dated 7/16/12.

II. ZONING REVIEW

§426, Signs

Sign Standards (Free-standing)			
Standard	Required	Proposed	Complies
Number (max.) - §426.Y(2)	1	1	yes
Area (max.) - §426.R(1)	35 sf	51.92 sf	no*
Height (max.) - §426.Y(2)	6 ft.	12.5 ft.	no*
Property line setback - §426.R(8)	10 ft.	n/p	---
L.E.D Reader Board - §426.L(1)	N.P.	yes	no*

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.

III. VARIANCE COMMENTS

The application as submitted requires the following variances:

§513, Signs – Sign Standards (Free-standing)

1. Area: (51.92 sf provided v. 35 sf maximum allowed).
2. Height: (12.5 ft. provided v. 6 ft. maximum allowed).
3. L. E. D. Reader Board: (Provided v. Not Permitted).

4. Front setback: (not provided v. 10 ft. minimum required).
 - a. The Applicant must provide testimony addressing the setback of the proposed sign from the front and side property lines.

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

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

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

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

NEGATIVE CRITERIA

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

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 426.R(1) to permit a freestanding sign with an area of fifty one and ninety hundredths (51.92) square feet (35 sf maximum allowed), Section 426.Y(2) a height of twelve and five tenths (12.5) feet (6 feet maximum allowed), Section 426.L(1) to permit an electronic message center sign (Not permitted), and Section 426.R(8) a front setback, not provided (10 feet minimum required).

We have no further comments regarding the application at this time; however, we reserve the right to provide additional comments during the Zoning Board of Adjustment meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Anthony Sparano Jr.
Anthony Costa, Esq.
James Mellett, PE

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

Submission Date¹: _____ Application No. #132040C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees 160⁰⁰ Project # 8196

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

Escr. 150⁰⁰ Escr.# 8196

LAND DEVELOPMENT APPLICATION

1. Applicant

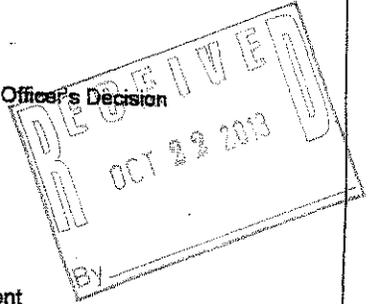
Name: Anthony J. Sparano Jr
 Address: 1201 Black Horse Pike
 City: Glendora
 State, Zip: NJ 08029
 Phone: 856-939-1010 Fax: 939-9363
 Email: asparanojr@allstate.com

2. Owner(s) (List all Owners)

Name(s): Anthony, Joseph + Michael Sparano
 Address: 1201 Black Horse Pk
 City: Glendora
 State, Zip: NJ 08029
 Phone: 939-1010 Fax: 939-9363

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 | |



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	<u>CR</u>	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: Sign Pros
Address: 1215 Black Horse Pk
Profession: sign builders
City: Glendora
State, Zip: NJ 08029
Phone: (856) 939-1099 Fax: (939) 2099
Email: _____

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

7. Location of Property:

Street Address: 1201 Black Horse Pk Block(s): 906
Tract Area: _____ Lot(s): 11

8. Land Use:

Existing Land Use: office bldg on commercial land
Proposed Land Use (Describe Application): increase height of existing sign and add digital message board below

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

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).

10-11-2013
Date

Anthony J. Sparano Jr
Signature

Anthony J. Sparano Jr
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?
- B. Is this application for a variance to construct a multiple dwelling of 25 or more family units?
- C. Is this application for approval on a site or sites for commercial purposes?
- D. Is the applicant a corporation?
- E. Is the applicant a limited liability corporation?
- F. Is the applicant a partnership?

- No Yes A
- No Yes B
- No Yes C
- No Yes D
- No Yes E
- No Yes F

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). *see next pg*
2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? ~~XXXXXXXXXXXX~~

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

Anthony J. Sparano Jr
Signature of Applicant

Anthony J. Sparano Jr
Print Name

10-11-13
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 8-5-99, shows and discloses the premises in its entirety, described as Block 906 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:

Anthony J. Sparano 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 11th day of October
20 13 before the following authority.

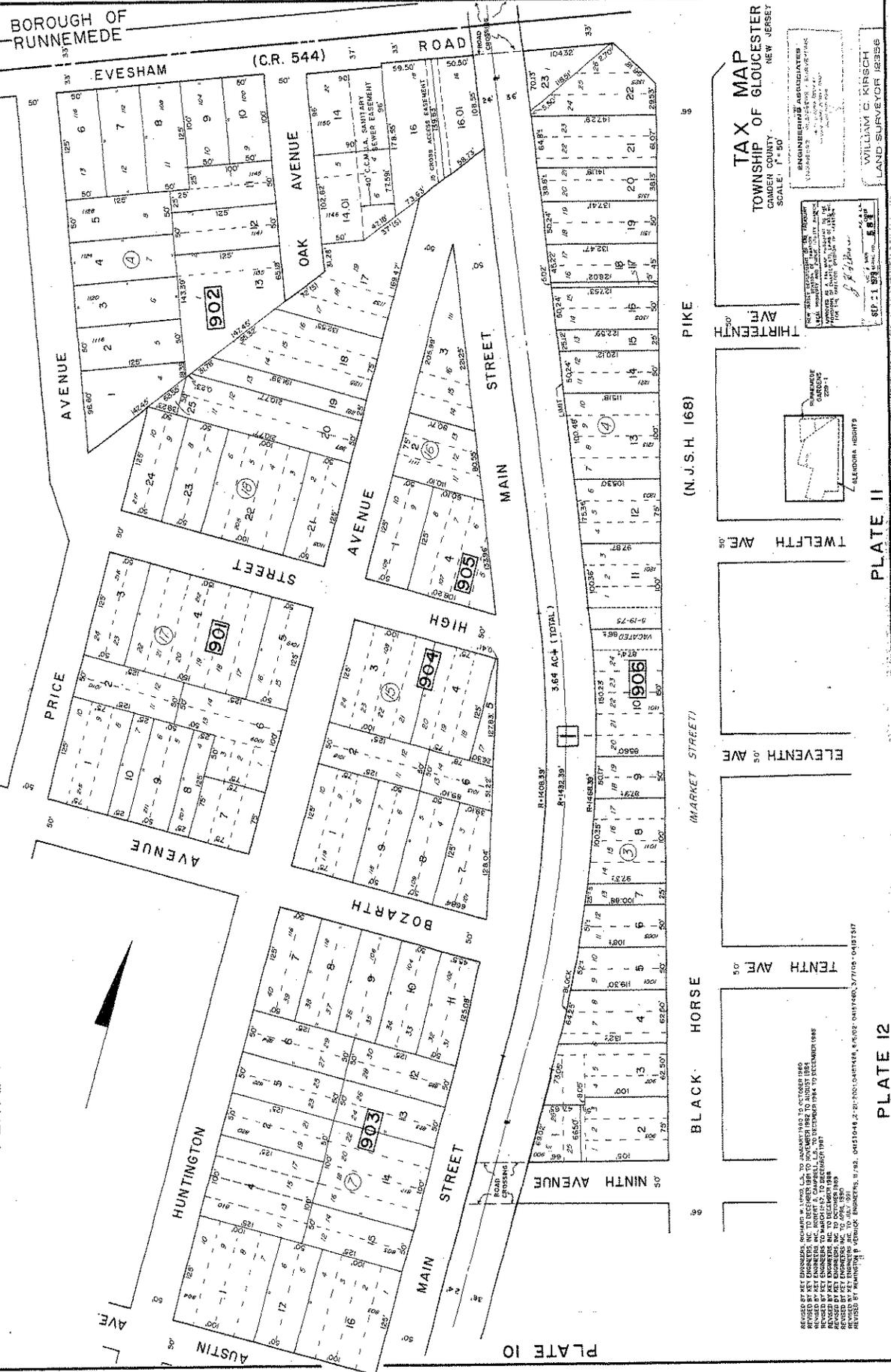
Anthony J. Sparano Jr
Name of property owner or applicant

Ang Cole
Notary public

BOROUGH OF RUNNEMEDE

PLATE 6

PLATE 7

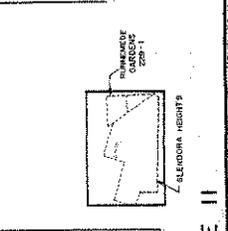


TAX MAP
 TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY
 NEW JERSEY

ENGINEERING ASSOCIATES
 (INCORPORATED)
 1000 W. 10TH ST. SUITE 200
 CAMDEN, NJ 08102
 TEL: 856-965-1100
 FAX: 856-965-1101

WILLIAM C. KIRSCH
 LAND SURVEYOR 12356

SEP 21 1993
 11:58 AM
 11/11/93



GLoucester RIGHTS

TWELFTH AVE

ELEVENTH AVE

TENTH AVE

RECORDED BY REC ENGINEERS, INC. TO ADAMANT HARD TO OCTOBER 1990
 RECORDED BY REC ENGINEERS, INC. TO ADAMANT HARD TO OCTOBER 1990
 RECORDED BY REC ENGINEERS, INC. TO ADAMANT HARD TO OCTOBER 1990
 RECORDED BY REC ENGINEERS, INC. TO ADAMANT HARD TO OCTOBER 1990
 RECORDED BY REC ENGINEERS, INC. TO ADAMANT HARD TO OCTOBER 1990
 RECORDED BY REC ENGINEERS, INC. TO ADAMANT HARD TO OCTOBER 1990

PIKE (N.J.S.H. 168)

(MARKET STREET)

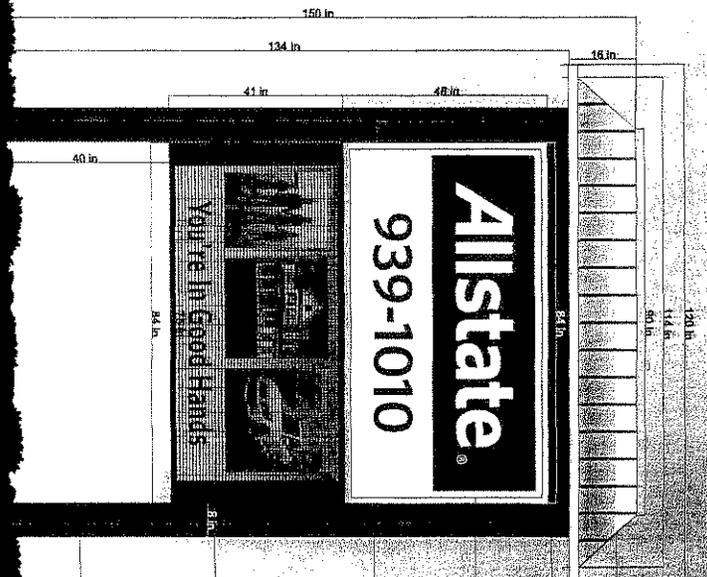
BLACK HORSE

PLATE 11

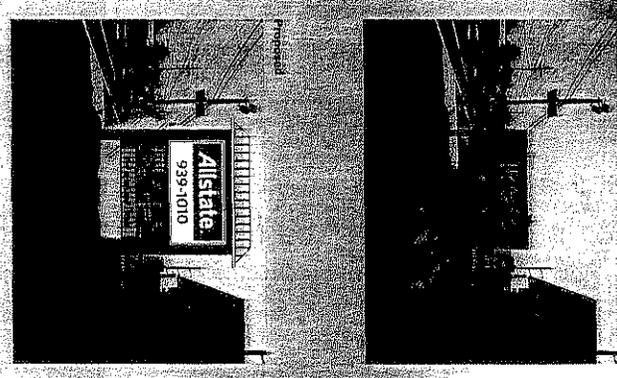
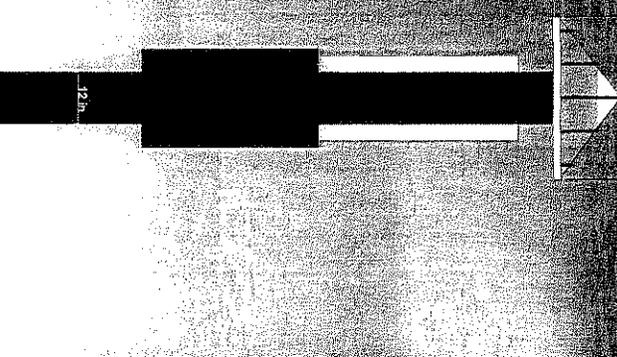
PLATE 12

PLATE 10

Refurb Existing D/S Pylon Sign w/ New Pole Cover w/ LED Message Board
Sign to Have 19mm Full Color WATCHDOG SIGNAGE



- 19mm Full Color Watchdog LED Message Board
- 3'-5" x 6'-3" Cabinet w/ 36" Viewing Area
- 1/8" Aluminum Pole Cover Wraps Attached to Existing Steel Poles Painted ALLSTATE Blue
- Existing 6" Steel Pole to Be Shaved w/ 4 1/2" Steel Pole Wadded Inside Moving Of Sign & New Top
- Sign Cabinet Existing to Be Moved Up 2'-8" from Existing Location



DESIGN • BUILD • INSTALL • SERVICE
 201 LUCKY COUNTRY, GORDON, IN 46039
 856-939-1010 • FAX 939-2097
 www.signpros.com

Customer:	Folder Name:
Contact:	File Name:
Address:	Designed By:
City:	Date:
State/ZIP:	Salesperson:
Phone:	Comments:
Fax:	
Customer Email:	

THIS DESIGN IS THE PROPERTY OF SIGNPROS. ALL RIGHTS TO ITS USE FOR REPRODUCTION ARE RESERVED BY SIGNPROS, GORDON, IN

Approved By: _____
 Date Signed: _____

DATE SIGNED: _____

OCT 23 2013

(Signature)

TOWNSHIP OF GLOUCESTER

10/23/13 13:22:59 Tax Payment

BL# 906.

11.

Name: SPARANO, ANTHONY J JR & JOSEPHAN H

Location: 1201 BLACK HORSE PIKE-GLN

13	3 Prd- Prin	4.93
13	3 Prd- Int	0.07

5.00

Chk#: 4740

Ref Num: 5505 Seq: 87 to 87

Cash Amount:	0.00
Check Amount:	5.00
Credit Amount:	0.00

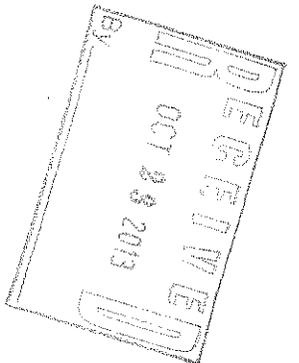
Total: 5.00

Remaining Balance: 1,451.81

Anthony Sparano

1201 B.H.P. Glendora

"Allstate" sign variance



Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block 906

Lot 11

Qualifier: Tax Bill Restricted Edit

Owner: SPARANO, ANTHONY J JR & JOSEPHANNE ... Prop Loc: 1201 BLACK HORSE PIKE-GIN ...

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,427.82	1,427.82	.00	1,427.82
2014	1		1,427.82	1,427.82	.00	1,427.82
2014		Total	2,855.64	2,855.64	.00	2,855.64
2013	4		1,451.81	1,451.81	.00	1,451.81
2013	3		1,451.81	4.93	.07	5.00
2013	2		1,403.83	.00	.00	.00
2013	1		1,403.83	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 10/22/13 Interest Date Interest Detail

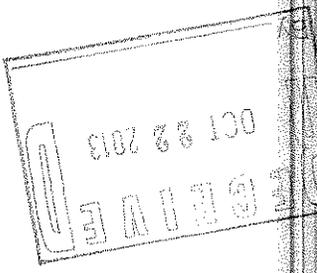
Other APR2 Threshold Amt: .00 Per Diem: .0011 Last Payment Date: 08/21/13

TOTAL TAX BALANCE DUE

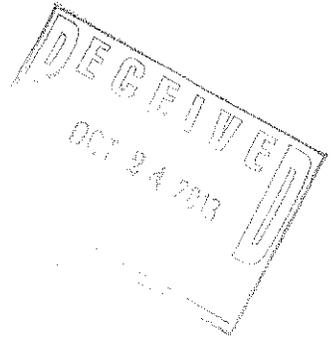
Principal: 1,456.74 Penalty: .00

Misc. Charges: .00 Interest: .07 Total: 1,456.81

Small Delinquency



TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: October 21, 2013

APPLICATION No. #132040C

APPLICANT: Anthony Sparano, Jr.

PROJECT No. 8196

BLOCK(S): 906 Lot(S): 11

LOCATION: 1201 Black Horse Pike, Glendora, NJ 08029

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

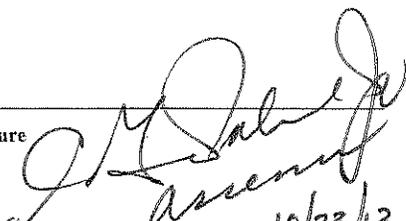
PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by October 31, 2013***
 For Your Files.

ENCLOSED:

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

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

Signature 
 10/23/13

No issues. Would be careful on digital message boards due to poss. traffic issues. This info in recent trade articles.

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

October 25, 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

OCT 28 2013

Re: Application #132040C
Anthony Sparano, Jr.
1201 Black Horse Pike, Glendora, NJ 08029
Block 906, Lot 11

Gentlemen:

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

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

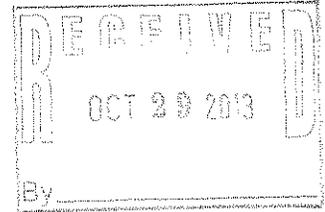
Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Executive Director

RCB:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: October 21, 2013

APPLICATION No. #132040C

APPLICANT: Anthony Sparano, Jr.

PROJECT No. 8196

BLOCK(S): 906 Lot(S): 11

LOCATION: 1201 Black Horse Pike, Glendora, NJ 08029

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 - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by October 31, 2013***
 For Your Files.

ENCLOSED:

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

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

Signature _____

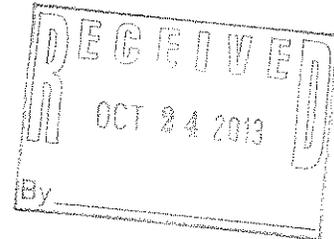
Reviewed
 Approved Not Approved
Gloucester Twp. Fire Dist. 1
Fire Official: *[Signature]*
Date: *10/28/13*



Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Fax 856-767-0272

October 24, 2013

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



Re: James Milazzo
Duplex
Use Variance
Block 11901, Lot 20
159 South Black Horse Pike
Gloucester Township, Camden County, New Jersey
Application No. 132033D
Our File No.: GX13009-ME

Dear Mr. Lechner:

We have received the following information with regard to the referenced project:

- A. Township of Gloucester Zoning Board Transmittal dated September 3, 2013;
- B. Township of Gloucester Land Development Application;
- C. A copy of a portion of the Township of Gloucester Tax Map for the referenced area;
- D. An 8½" x 11" photocopy entitled, "Jimmy Milazzo Site Plan Parking Area 25' x 35".

We have reviewed the application and offer the following comments:

I. Project Description

1. The site is known as Block 11901, Lot 20 as per the Tax Map of the Township of Gloucester.
2. The property address is indicated as 159 South Black Horse Pike, Blackwood, New Jersey. The applicant is proposing to change the existing single-family home into a duplex.
3. The site is located in the Neighborhood Commercial (NC) Zoning District. The lot currently has 100± feet of frontage along the Black Horse Pike (NJ State Highway 168).
4. It appears that the current driveway access for the existing residence is through the adjoining lot (Lot 20.01) with an ingress / egress easement as indicated on the plan entitled "Jimmy Milazzo Site Plan".
5. The residential lot contains an existing dwelling and garage on approximately 1.34± acres. The lot also contains wetlands and wetlands buffer in the rear of the site.

II. Zoning/Use Variance

1. The project site is located in the Neighborhood Commercial (NC) Zoning District.
2. The purpose of the Neighborhood Commercial district is to provide for the development of neighborhood shopping centers, individual retail uses and office facilities which provide for personal services primarily to nearby neighborhoods.
3. Residential is not a permitted use in the NC zone.
4. The applicant is proposing to take an existing single-family dwelling and convert it into a duplex (two-family dwelling). This would require a Use Variance.
5. The applicant must demonstrate special reasons in accordance with Municipal Land Use Law Section 40:55D-70 in order for the Board to consider the Use Variance.

6. The applicant must demonstrate that such relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Plan and the Gloucester Township Zoning Ordinance.
7. Our office defers review of conformance with the area yard and bulk requirements of the Ordinance to your office.
8. It should be noted that a survey was not submitted as part of the referenced application.

III. Miscellaneous

1. The applicant should describe the proposed conversion of the single-family home into a duplex, i.e., entrances and all proposed parking.
2. The proposed Site Plan sketch only shows parking onsite of 35' x 25'. The applicant should demonstrate that the Lot has adequate parking to meet the RSIS standards. RSIS requires parking spaces based on the amount of bedrooms. The applicant should indicate the number of bedrooms.
3. Parking does currently exist adjacent to the residence. The applicant should indicate if this parking area is intended to be extended.
4. The plan entitled "Jimmy Milazzo Site Plan" indicates that the access to the residential parking would be via an ingress / egress easement from existing Lot 20.01. The applicant should indicate if the existing easement as identified is suitable for the proposed duplex.
5. The Board may wish to require that the easement be revised to clarify access for a duplex.
6. The applicant may wish to consider clearly delineating the proposed residential spaces because of the proximity to the commercial facility.
7. We defer review of the building code requirements for residential and duplex properties to the Construction Official.

Mr. Kenneth D. Lechner, P.P., A.I.C.P.
Department of Community Development and Planning
Gloucester Township
October 24, 2013
Page 4 of 4

Any Zoning Board approval should be contingent upon approvals from all other governmental agencies having jurisdiction including but not limited to New Jersey Department of Transportation.

It should be noted our review is of the Use Variance only and we did not complete an engineering review of a formal site plan or survey.

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

Very truly yours,

Churchill Consulting Engineers

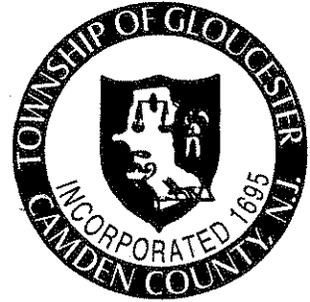


James J. Mellett, P.E.
Project Manager

JJM:fw

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
Mr. James Milazzo, Applicant

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
 Escr. 1200⁰⁰ Escr.# 8097

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

LAND DEVELOPMENT APPLICATION

1. Applicant

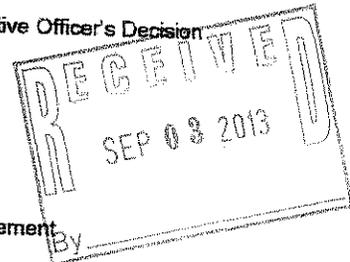
Name: JAMES MILAZZO
 Address: 159 S. BLACK HORSE PIKE
 City: BLACKWOOD
 State, Zip: NJ 08012
 Phone: 856 207 2424 Fax: () -
 Email: _____

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	GR	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): ~~1910~~ 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

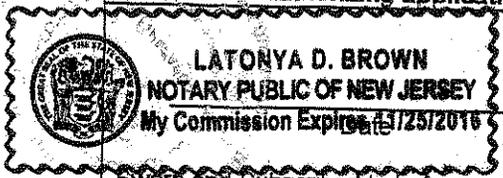
Date

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).



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
- 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).

[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.

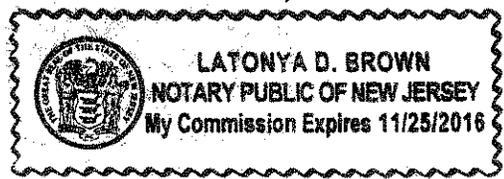
State of New Jersey,
County of Camden:

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

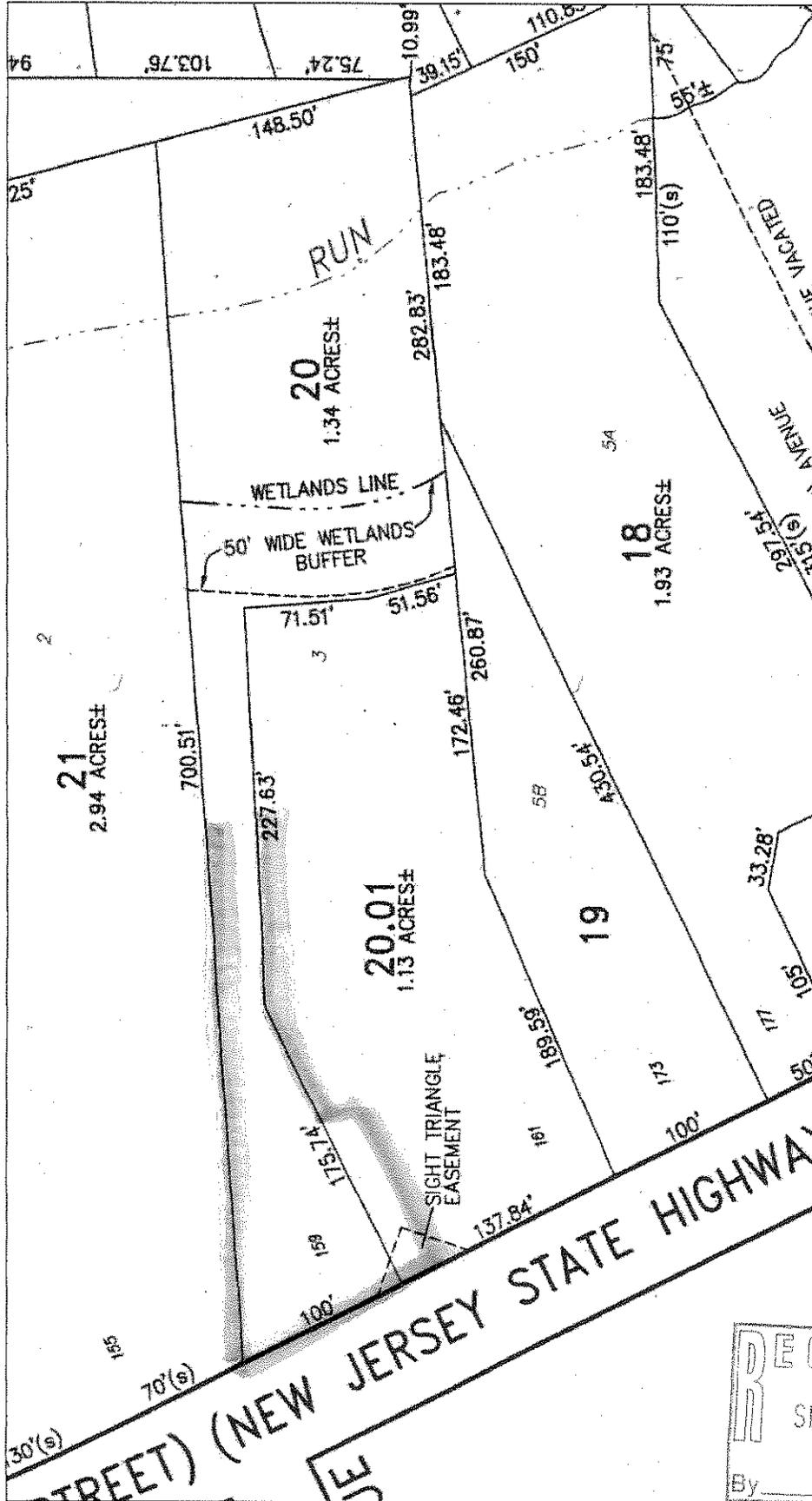
Sworn and subscribed to
On this 29th day of Aug
2013 before the following authority.

[Signature]
Name of property owner or applicant

[Signature]
Notary public



James Milazzo - 159 S. Black Horse Pike, Blackwood, NJ (Block 11901, Lot 20)



RECEIVED
SEP 03 2013
By _____



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

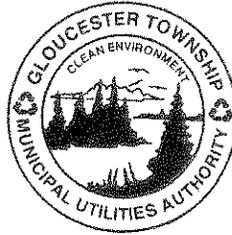
Signature: _____

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
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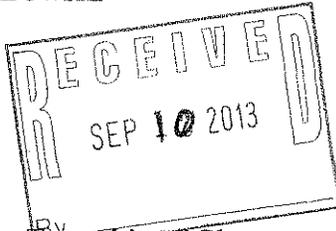
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Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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



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

Gentlemen:

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

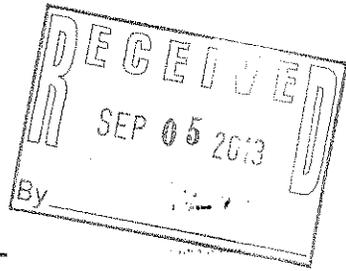
Should you have any further questions, please feel free to contact me.

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Executive Director

RCB:mh



TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: 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 123456 |
| <input type="checkbox"/> | Taxes | <input type="checkbox"/> | Construction | | |

STATUS OF APPLICATION:

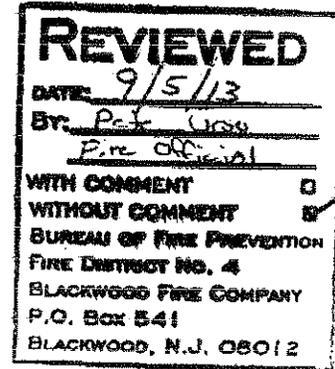
- New Application - Use "D" Variance (SFD into 2 Family Dwellings)
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

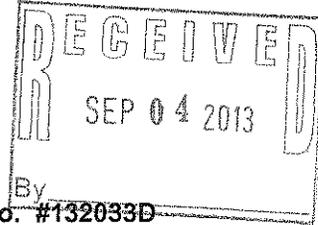
ENCLOSED:

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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



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

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 – 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
- 3 Copies - Prelimin. Site Plan, 2 County Apps and 1 Twp. App.
- 3 Copies - Major Subdivision - Prelimin. Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Major Subdivision - Prelimin. Plat
- 1 Copy - Preliminary Site Plan
- 1 Copy - Major Subdivision - Final Plat
- 1 Copy - Final Site Plan
- 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- 1 Copy - Amended Site Plan
- 1 Copy - Major Subdivision - Amended Plat
- 1 Copy - Traffic Report
- 1 Copy - Development Plan
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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?*

Signature *James Milazzo*
assessor
9/3/13

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

Tax Account Maintenance

Block: 11901
 Lot: 20
 Qualifier:
 Owner: **MILLAZO JAMES** Prop Loc: 159 S BLACK HORSE PIKE

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
 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



Current

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

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

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

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*