

**Township of Gloucester
Zoning Board of Adjustment
Wednesday, December 10, 2014
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes – *Wednesday, October 22, 2014*

RESOLUTIONS FOR MEMORIALIZATION

#142036C Edward Jones	Bulk C Variance Block: 20901 Lot: 22
#142041C Theresa Asbury-Bartlett	Bulk C Variance Block: 9108 Lot: 11
#142043C Melody Doyle	Bulk C Variance Block: 3009 Lot: 1
#142044C Louis Orsini	Bulk C Variance Block: 20505 Lot: 1
#142040M Lawrence & Dawn Mauriello	Minor Subdivision Block: 8105 Lot: 45

APPLICATIONS FOR REVIEW

#142046C
Jacqueline Sims Coley
Zoned: RA

Bulk C Variance
Block: 7703 Lot: 1
Location: 1450 Bittersweet Drive, Blackwood

6' vinyl fence w/0 s/b

#142048C
Richard Szerbin
Zoned: RA

Bulk C Variance
Block: 17005 Lot: 38
Location: 42 Yorkshire Rd., Erial

10' x 16' wood shed w/ 2 s/b rear; 6' s/b side property line

#142042C
David Wolfe
Zoned: R3

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

11 x 43 concrete pad w/1's/b; impervious coverage, 6' fence w/0 s/b, shed

#142045CD
Addison Bradley
Zoned: NC

Bulk C & Use D Variance
Block: 14002 Lot: 4 & 5
Location: Turnersville-Hickstown Rd, Erial

42 Townhouses

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 22, 2014**

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

Roll Call:

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

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

MINUTES FOR ADOPTION

A motion to approve the September 10, 2014 Minutes was made by Mrs. Chiumento and seconded by Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Abstain
Mrs. Chiumento	Yes
Mr. Treger	Abstain
Ms. Scully	Yes
Chairman McMullin	Yes

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#122022C
Fred Feucht
Bulk C Variance
Block: 10303 Lot: 30

#142028C
Harry W. Sharp
Bulk C Variance
Block: 15903 Lot: 12

#142035C
Baris & Jill Bal
Bulk C Variance
Block: 13601 Lot: 13

#142022C
Keisha Brown
Bulk C Variance
Block: 14701 Lot: 7

#142031C
Robert Belins
Bulk C Variance
Block: 2204 Lot: 8

#142037C
Dave Belcher
Bulk C Variance
Block: 12512 Lot: 1

#142039C
Lilia Bozzetti (Bow Wow House)
Bulk C Variance
Block: 10201 Lot: 13

#142034DSPW
Radha Adult Daycare Center, LLC
Use "D" Variance/Site Plan Waiver
Block: 2103 Lot: 1 combined 6/7

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Abstain
Mrs. Chiumento	Yes
Mr. Treger	Abstain
Ms. Scully	Yes
Chairman McMullin	Yes

Resolutions Approved.

#142036C
Edward Jones
Zoned: R3
Bulk C Variance
Block: 20901 Lot: 22
Location: 48 Mayflower dr., Erial
32' x 12' x 8' x 16' Pergola w/8' setback on 2nd front property.

Mr. Costa swears in Edward Jones.

Mr. Jones needs a variance to complete the Pergola. He states he didn't understand anything about setbacks because there is already an existing fence. It will be placed on top of the old patio (36' wide) and 12' off the house.

Open to Professionals:
No Comments.

Open to the Public:
No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#142041C
Theresa Asbury-Barlett
Zoned: R3
Bulk C Variance
Block: 9108 Lot: 11
Location: 19 Sherbrook Blvd., Somerdale
12' x 12' shed w/4' side s/b & 4.5' rear s/b

Mr. Costa swears in Ms. Theresa Bartlett and Mr. Doug Bartlett.
Mr. Bartlett states the property slopes and floods; so they tried to put the shed where it won't get flooded.

Open to Professionals:
No Comments.

Open to the Public:
No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#142042C

David Wolfe

Zoned: R3

Bulk C Variance

Block: 4002 Lot: 11

Location: 41 Sofia Dr., Blackwood

Concrete pad w/1' s/b, 46% impervious coverage, 6' fence w/o s/b.

Mr. Costa swears in Mr. David Wolfe and Mrs. Lydia Wolfe.
Mr. Thomas Booth (Lawyer) is representing the Wolfe's.
Mr. Wolfe explains the lot is an irregular shape, like a piece of pie. He didn't know about the setbacks until about a week ago. The run off comes from the 4" vinyl drip rails that run into the driveway and a rain barrel for conservation. The excessive water drains into the water barrel, driveway and garden.

Mr. Mellett asks the applicants if the concrete pad is 11' x 43" pad.
The applicant states "yes" .

PUBLIC PORTION:

Ms. Lisa Pringle lives to the right of the applicant and provides pictures to the board. She is concerned about the run off and she doesn't believe the 46% impervious coverage is accurate. The concrete is 3" off her property line and the rest is 9" off her property line. Ms. Pringle discusses the electrical work that has been done in the applicant's yard and questions the shed placement. She believes the shed is 5' off the property line and it's less than 2' off his property line. She doesn't believe any inspections have been made: safety, sanitary or fire Marshall. In addition: Ms. Pringle is worried about snowmelt, drainage , and the decks and patios built with no permits.

Mr. Lechner states he'll check with construction for permits.

Ms. Pringle also states the concrete goes right up to the shed. The shed was on her property but it was moved once she brought it to Mr. Wolfe's attention.

Mr. Lechner states his office used Mr. Wolfe's lot coverage drawing but will now need an official survey.

Ms. Pringle states the previous concrete work has caused the property line to become very wet. Also, the end of Mr. Wolfe's driveway slopes into her property so she is very concerned about the water at the property line.

Ms. Renee' MacRina-Collins 37 Sofia drive (adjacent). She had a survey done and the concrete is on her property line. She is concerned with the water and the shed as it is on her property; the run off goes under the fence and the fence is also a foot on her property. Ms. MacRina-Collins is concerned with her property value with all these issues. Her surveyor states Mr. Wolfe's surveyor markers are placed where no surveyor would place them. In addition; she believes that getting permits is common knowledge and he was rolling the dice. They have made many phone calls and no one comes out to look at his property. Pictures were given to the board.

Ms. Andra Collazzo (51 Sofia dr.). Mr. Wolfe butts up against the Wolfe property. She is very worried about water and they get water in her basement. Soil erosion is another worry.

Mr. Mellett states the survey also references a drainage easement. The applicant needs to produce an official survey. Then the board can make a decision.

Vice Chairman Simiriglia states the board also needs elevations (TOPO). The location of the vinyl strip as they removed them after the "stop order".

Mr. Costa states there are not enough facts to make a decision or vote favorably.

Mr. Booth states he agrees and new issues have been brought up, he will update the application to include:

- new survey
- TOPO
- Adjust the application to include the shed.

Mr. Costa states the encroachment of a property line is a civil matter.

Mr. Booth asks for a postponement of the application until December 10, 2014, along with new amendments and re-noticing.

A motion to approve the postponement of the above mentioned application: the new application will have the necessary amendments and re-noticing was made by Vice Chairman Simiriglia and seconded by Mr. Scarduzio.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Postponement approved.

#142043C

Melody Doyle

Zoned: R3

Bulk C Variance

Location: 706 Trudy Lane, Glendora

5' vinyl picket fence w/0 s/b

Mr. Costa swears in Ms. Doyle and Mr. Robert Yackle (fence installer).
Ms. Doyle states she would like to install a 4' fence and she would like to keep it where it is currently located. The current fence has been there 30 years, and encompasses a rock garden and 4 existing trees. She will be putting the fence in the same exact place the current fence is located.

Mr. Mellett states there are no site issues.

Open to Professionals:
No additional Comments.

Open to the Public:
No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#142044C
Louis Orsini
Zoned: R3
Bulk C Variance
Block: 20505 Lot: 1
Location: 36 Cameron Circle, Clementon

Mr. Costa swears in Mr. Louis Orsini.
Mr. Orsini states he is replacing an existing chain link fence with a vinyl fence. He is replacing the fence for more privacy and a future pet (dog).
Mr. Mellett states there are no site issues.

Open to Professionals:
No additional Comments.

Open to the Public:
No Comments.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

#142045CD
Addison Bradley
Zoned: NC
Bulk C & Use "D" Variance
Block: 14002 Lots: 4 & 5
Location: 132 & 150 Hickstown Rd.
42 Townhouses

The above mentioned application will be postponed until December 10, 2014.

A request to for a postponement of the above mentioned application was approved by the board.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Postponement Approved.

#142040M
Lawrence & Dawn Mauriello
Zoned: R3
Minor Subdivision
Block: 8105 Lot: 45
Location: Ellis Ave., Blackwood
2 residential lots

Mr. Costa swears in Mr. Laurence Mauriello/Mrs. Dawn Mauriello and Mr. Addison Bradley (planner).

Mr. Addison explains the application. It is a minor subdivision on Ellis Ave., 80' x 140', 2 lots for 2 houses, one house for them and one for their daughter and the use is already approved. The subdivision exceeds all ordinances. Lot 1 is 80' x 140', Lot 2 is 3.05 acres.

Mr. Lechner and Mr. Addison discuss the concrete monument, shade trees, extending the Right of Way to the end of the property line (25 ft). Mr. Addison agrees to all of Mr. Lechner's notes.

Mr. Mellett discusses the Engineers' Letter:

- need verification of wetlands by the state LOI.
- Buffer associated with the wetlands could be 150' not just 50'.

Mr. Lechner suggests confirming where the buffer is so they don't build on it or the state can make you move it.

PUBLIC PORTION:

Ms. Shirley Luckowicz (138 Victor) states the lot is right behind a drainage ditch. She doesn't want anyone building behind her home. She believes there are too many wetlands to build and is worried about flooding.

Mr. Louis James Matthew Burley (1635 Ellis):

Mr. Burley lives across the street. He has read the Master Plan and bought his home because it was a park and recreation lot. He would like to re-address the 2006 decision when the variance was granted.

Mr. Costa informs Mr. Burley you have 45 days after the decision to fight the decision. The application is for the subdivision not the Use Variance.

Mr. Burley lives on this street because of the abundance of wild life and woods. He also was curious why the town didn't buy it.

Mr. Costa states Mr. Burley could consult a private attorney to fight the rezoning (use variance).

Mr. Burley states clarity was absent when the use variance was approved and he didn't understand it fully in 2006.

Ms. Shirley Feldman (1709 Ellis, down the block). She is worried about the wetlands with the addition of a second home and the 30' setback.

Mr. Lechner states there is a 30 ft. setback in a R3 zone, he understands it is an older development and the setbacks where further back when they were built.

Ms. Feldman is worried about no retention pond and flooding issues.

Mr. Mellett explains the buffer for wetlands to Ms. Feldman.

Mr. Gene Welker (142 Victor) states his backyard backs to this lot. He is worried about drainage as his basement is always flooded and is worried that any additional flow will make it worse.

Mr. Lechner states the applicant will provide a grading plan to avoid problems with the neighbors. They will make sure the water drains to lake.

Mr. Welker states the drainage to the lake is behind his house.

Vice Chairman Simiriglia asks if the new subdivision lower than Mr. Welker's property.

Mr. Welker states "yes".

Mr. Mellett states according to the plan there is 12ft. behind his house plus another 50ft. because of the wetlands.

Mr. Welker states the water comes up under his home.

Vice Chairman Simiriglia states he may have a clay vein under his home that causes that.

Mr. Welker is worried about the flooding in his basement happening more often with the new homes being built.

Mr. Costa states the engineer makes sure that doesn't happen.

Mr. Thomas Phillips (next door) wants to make sure the wetlands and buffer get approved by the state. He was at the meeting in 2006. He worries about the wildlife having no where to go. He also inquires if the home is going to be a single home or a duplex.

Mr. Costa states it will be a single home.

Mr. Phillips wonders if this is about more tax revenue, the owners could buy an older home and spruce it up vs. building new. He is also worried about flooding in his basement and losing privacy.

Mr. Bucceroni addresses the "public": he states this lot isn't "green space" and it was private property that was sold. He explains the growth and expansion of a neighborhood with families having children and moving on when the children grow up with traffic on the street increasing and decreasing with that cycle.

Mr. Mellett states that Mr. and Mrs. Mauriellos' lot has lots of green space because he can't touch a lot of it because of the wetlands and the setbacks that go with that; he isn't "clearing" the lot.

Mr. Burley states they won't have any access to the lake.

Mr. Bucceroni states it was always private property and if you were using it as access to the lake you were on it illegally.

Mr. Costa asks why the neighbors didn't buy the property.

Mr. Burley states the Master Plan stated it was park and recreation so they didn't think it was necessary (to buy the lot).

Mr. Costa states that it was a Use Variance NOT re-zoning.

Mr. Burley feels like he is swimming against the current.
Ms. Luckowicz states it is the neighborhoods natural drainage ditch.
Mr. Bradley explains the map, edge of the buffer, and rear setback.

Mr. Mauriello addresses the "public": He states he and his wife just want to build their retirement home (a rancher) and also enjoy the wildlife. They have no intention of building on the other lot unless it is for their daughter. Of course he can't speak for any subsequent owners of the property. He also states he has every intention of being a good neighbor and didn't want to start any problems in the neighborhood.

A motion to approve the above mentioned application with the following condition; no building permit without an LOI from the state, was made by Vice Chairman Simiriglia and Mr. Bucceroni.

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Bucceroni	Yes
Mr. Scarduzio	Yes
Mrs. Chimento	Yes
Mr. Treger	Yes
Ms. Scully	Yes
Chairman McMullin	Yes

Application Approved.

A motion to Adjourn was made by Vice Chairman Simiriglia and seconded by Mr. Bucceroni.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 142036C

EDWARD JONES

Block 20901, Lot 22

WHEREAS, Edward Jones, is the owner of the land and premises located at 48 Mayflower Drive in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a pergola 8' from the front property line instead or the required 20 feet and building coverage of 29.37 instead of 20% and lot coverage of 52% instead of the required 40%, for the property located upon Block 20901, Lot 22, 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 22, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Edward Jones is the owner of the land and premises located at 48 Mayflower Drive, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 20901, Lot 22, 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 the structure is already built over an existing 36x12 concrete patio. It does not interfere with any neighbors.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a pergola with a front yard setback of 8', building coverage of 29.37% and lot coverage of 52% the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of October that the applicant, Edward Jones, is hereby granted the aforesaid variance for the property located upon Block 20901, Lot 22 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
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th Day of December, 2014.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

**APPLICATION # 142041C
THERESA ASBURY-BARTLETT
Block 9108, Lot 11**

WHEREAS, Theresa Asbury- Bartlett, is the owner of the land and premises located at 19 Sherbrook Blvd. 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 residential tool shed 4' from the side property line and 4.5' from the rear property line instead or the required 5 feet, for the property located upon Block 9108, Lot 11, as shown on the Official Map of the Township of Gloucester, located in an R-3 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 22, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Theresa Asbury-Bartlett is the owner of the land and premises located at 19 Sherbrook Blvd., in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 9108, Lot 11, 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 my back yard slopes down and floods. Because of this condition this is the only location to erect the 12x12' shed.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a shed with a side yard setback of 4' and rear yard setback of 4.5' the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of October that the applicant, Theresa Asbury -Bartlett, is hereby granted the aforesaid variance for the property located upon Block 9108, Lot 11 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th Day of December, 2014.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 142043C

MELODY DOYLE

Block 3009, Lot 1

WHEREAS, Melody Doyle, is the owner of the land and premises located at 706 Trudy Lane in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 5' vinyl fence 0' from the front property line instead of the required 40 feet, for the property located upon Block 3009, 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 October 22, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Melody Doyle is the owner of the land and premises located at 706 Trudy Lane, in the Glendora section of Gloucester Township, New Jersey, as shown on Block 3009, 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 she is replacing an existing fence in the same location. It does not interfere with any neighbors.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 5' vinyl fence with a front yard setback of 0' the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of October that the applicant, Melody Doyle, is hereby granted the aforesaid variance for the property located upon Block 3009, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th Day of December, 2014.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 142044C

LOUIS ORSINI

Block 20505, Lot 1

WHEREAS, Louis Orsini, is the owner of the land and premises located at 36 Cameron Circle in the Clementon section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a fence 0' from the front property line instead of the required 40 feet , for the property located upon Block 20505, 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 October 22, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Edward Jones is the owner of the land and premises located at 36 Cameron Circle, in the Clementon section of Gloucester Township, New Jersey, as shown on Block 20505, 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 he is replacing an old chain link fence with vinyl in the exact location as the old fence. It does not interfere with any neighbors.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 5' vinyl fence setback of 0' the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of October that the applicant, Louis Orsini, is hereby granted the aforesaid variance for the property located upon Block 20505, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 10th Day of December, 2014.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

**APPLICATION # 142040M
LAWERNCE & DAWN MAURIELLO
Block 8105, Lot 45**

WHEREAS, Lawrence and Dawn Mauriello are, is the owner of the land and premises located at Ellis Ave. in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Minor Subdivision, for the property located upon Block 8105, Lot 45, 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 22, 2014 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Lawrence and Dawn Mauriello are the owners of the land and premises located at Ellis Ave., in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 8105, Lot 45, on the Official Tax Map of the Township of Gloucester, located in an 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 produced Addison Bradley, a Professional Planner. Mr. Bradley testified that the applicant received a Use Variance in 2006 to construct 2 houses. The applicant is requesting a Minor Subdivision to create 2 lots from this 3 acre parcel. One lot would be 80x140' on which he would build a rancher for his use. The remaining lot would be for his daughter. The applicant agreed to obtain a LOI from the State verifying the wetlands and buffers before obtaining a building permit.

5. Six people spoke in opposition to the application. Among their concerns were they did not want anything built on the property, drainage, flooding, open space and grading. Mr. Lechner explained a grading plan had to be submitted and reviewed by the Engineer and he also explained that the use was previously approved and the application was for subdivision only.

UPON MOTION duly made and seconded to grant the applicant a Minor Subdivision the Board voted seven (7) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 22nd day of October that the applicants, Lawrence and Dawn

Mauriello, are hereby granted the aforesaid variance for the property located upon Block 8105, Lot 45 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Arlene Chiumento	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Michelle Scully	Yes
Jay McMullin	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 11th Day of December, 2014.

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 #142046C**
Jaqueline Sims Coley
1450 Bittersweet Drive
BLOCK 7703, LOT 1

DATE: November 5, 2014

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

I. ZONING INFORMATION

RA ZONE REQUIREMENTS:

Description	Required (Fee-simple Townhouse)	Proposed	Complies
Minimum lot size	2,500 sf	±5,252 sf	yes
Minimum lot frontage Bittersweet Drive	20 ft.	43.06 ft.	yes
Brewer Street	20 ft.	103.56 ft.	yes
Minimum lot depth	125 ft.	110 ft.	enc
Maximum building coverage	40%	n/a	n/a
Maximum lot coverage	60%	n/a	n/a
Principal Building Minimum Yard Depths and Height Limitations			
Front yard Bittersweet Drive	30 ft.	n/a	n/a
Brewer Street	30 ft.		
Side yard	20 ft., end wall only	n/a	n/a
Rear yard	30 ft.	n/a	n/a
Minimum Useable Yard Area	40%	n/a	n/a
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 lines along Brewer Street (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 install a six (6) foot high vinyl fence zero (0) feet from the front property lines along Brewer Street (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: Jacqueline Sims Coley
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. #142046C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160⁰⁰ Project # 8959

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

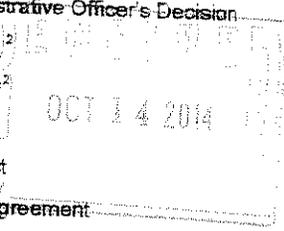
Escr. 150⁰⁰ Escr.# 8959

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Jacqueline M Smms-Coley</u> Address: <u>1450 Bittersweet Drive</u> City: <u>Blackwood</u> State, Zip: <u>NJ 08012</u> Phone: <u>(609) 332-5231</u> Fax: () - Email: <u>jackycoley@hotmail.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Jacqueline M Smms-Coley</u> <u>1450 Bittersweet Drive</u> Address: <u>Blackwood</u> City: _____ State, Zip: _____ Phone: () - Fax: () -
---	--

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

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



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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: Mrs. Jacqueline M. Smrs - Coley
 Address: 1450 B. Bittersweet Drive
 Profession: Disabled
 City: Blackwood
 State, Zip: NJ 08012
 Phone: (609) 332-5231 Fax: () -
 Email: jackiecoley@hotmail.com

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

7. Location of Property:

Street Address: 1450 Bittersweet Drive Block(s): 7703
 Tract Area: _____ Lot(s): 1

8. Land Use:

Existing Land Use: Residential Home
 Proposed Land Use (Describe Application): replace existing front (2) fence & extending front (1) fence (6' vinyl) w/gate with 0 setback
(1) front setback
(2) front setback } info on Pg 3 of 4

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	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	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

10-9-14

 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).

10-9-14
Date

Jacqueline Sims-Coley
Signature

Jacqueline Sims-Coley
Print Name

Sworn and Subscribed to before me this

14 day of October
2014 (Year).

Michele Lyn Tregger
Signature

Michele LYN Tregger
Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

- No Yes

Jacqueline Sims-Coley
Signature of Applicant

Jacqueline Sims - Coley
Print Name

10-14-14
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 10/14/14, shows and discloses the premises in its entirety, described as Block 7703 Lot 1 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

Michele LYN Tregger, 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 14 day of October
20 14 before the following authority.

Name of property owner or applicant

Michele Lyn Tregger
Notary Public

Zoning Permit Denial

1450 BITTERSWEET DR
Block/Lot 7703/1

Applicant
JACQUELINE SIMS-COLEY
1450 BITTERSWEET DR.
BLACKWOOD, NJ 08012

Real Estate Owner
JACQUELINE SIMS-COLEY
1450 BITTERSWEET DR.
BLACKWOOD, NJ 08012

This is to certify that the above-named applied for a permit to/authorization for a proposed 6' rear yard fence.. This application for approval is hereby denied

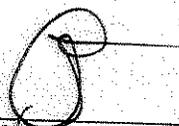
Zone
RA
Application is

Denied

Comments on Decision:

Any fencing along a corner property shall have a setback equal to the existing front yard setback of the principal structure, or forty feet perpendicular from the edge of the cartway or pavement, whichever is greater. Sect. 505, par. 3. A Variance approval by the Zoning Board of Adjustment is required prior to issuance of permit.

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



Alisa Ortiz
Zoning Officer
September 9, 2014

Applic No. 8890
4192

Cut Here

Deliver to...

JACQUELINE SIMS-COLEY
1450 BITTERSWEET DR.
BLACKWOOD, NJ 08012

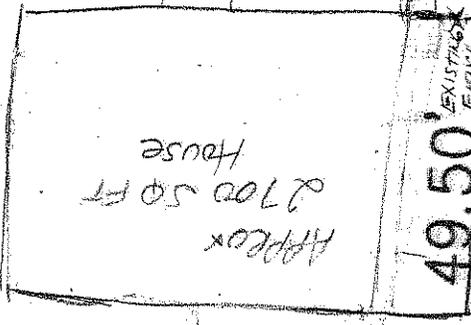
Better Street

Brewer Street

$R=30'$
 $A=47.12'$

BRICK WALL

80'



49.50'

52.14'

19.50'

1450

1

110'

20'

1448

2

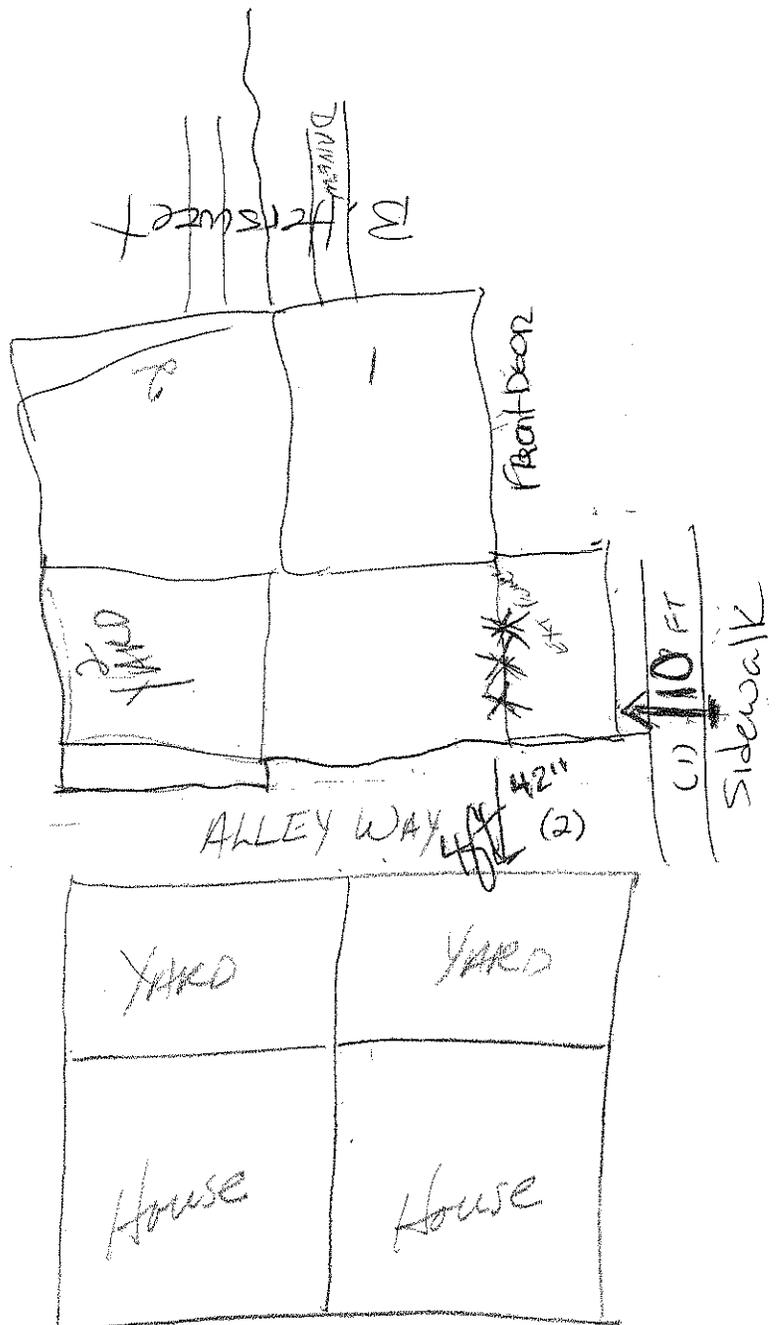
110'

20'

.01'

Request 0

Bittersweet



~~ANE~~
Brewery

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 7703

Lot: 1

Qualifier:

Owner: **COKEY, JACQUELINE SIMS**

Tax Bill Restricted Edit

Prop Loc: 1450 BITTERSWEET DRIVE

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		1,623.77	1,623.77	.00	1,623.77
2015	1		1,623.78	1,623.78	.00	1,623.78
2015		Total	3,247.55	3,247.55	.00	3,247.55
2014	4		1,709.35	1,709.35	.00	1,709.35
2014	3		1,709.36	.00	.00	.00
2014	2		1,538.19	.00	.00	.00
2014	1		1,538.19	.00	.00	.00
2014		Total	5,505.19	5,505.19	.00	5,505.19

Other Delinquent Balances: .00 Interest Date: 10/15/14 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 07/22/14

TOTAL TAX BALANCE DUE

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

* Indicates Adjusted Billing in a Tax Quarter



current

BW# 62

B

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: October 14, 2014

APPLICATION No. #142046C

APPLICANT: Jacqueline Sims Coley

PROJECT No. 8959

BLOCK(S): 7703 Lot(S): 1

LOCATION: 1450 Bittersweet Drive, 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 type="checkbox"/> | Fire District 1 2 3 4 5 6 |
| <input type="checkbox"/> | Taxes | <input checked="" type="checkbox"/> | Construction | | |

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

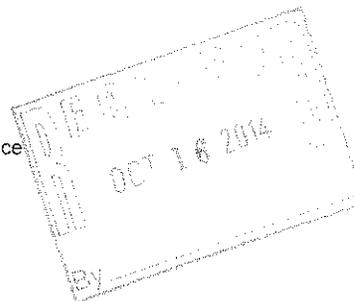
- For Your Review. **Please Forward Report by October 24 2014**
 For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Preliminary. Site Plan, 2 County Apps 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

N/A
 PS
 10/16/14



Signature _____

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: October 14, 2014

APPLICATION No. #142046C

APPLICANT: Jacqueline Sims Coley

PROJECT No. 8959

BLOCK(S): 7703 Lot(S): 1

LOCATION: 1450 Bittersweet Drive, 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:

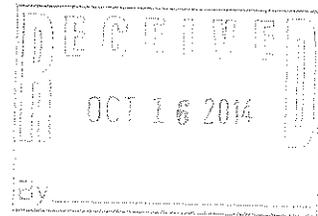
- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by October 24 2014***
 For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Preliminary. Site Plan, 2 County Apps 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

Handwritten signature: J. Sims Coley
Handwritten date: 10/15/14

Handwritten note: No Issues.

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

KEN GARBOWSKI



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

**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 16, 2014

OCT 20 2014

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

OCT 23 2014

Re: Application #142046C
Jacqueline Sims Coley
1450 Bittersweet Drive, Blackwood, NJ 08012
Block 7703, Lot 1

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

DATE: October 14, 2014

APPLICATION No. #142046C

APPLICANT: Jacqueline Sims Coley

PROJECT No. 8959

BLOCK(S): 7703 Lot(S): 1

LOCATION: 1450 Bittersweet Drive, Blackwood, NJ 08012

OCT 27 2014

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C
 Revision to Prior Application

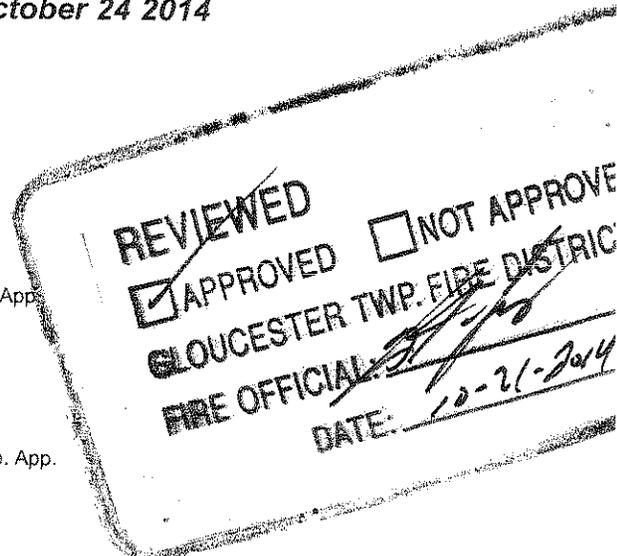
PURPOSE OF TRANSMITTAL:

- For Your Review. ***Please Forward Report by October 24 2014***
 For Your Files.

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Preliminary. Site Plan, 2 County Apps 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



W/o Contract
 Signature

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #142048C**
 Richard Szerbin
 42 Yorkshire Road
 BLOCK 17005, LOT 38
DATE: November 5, 2014

The above application is to permit a second 10' x 16' residential tool shed within the RA Residential district as per the submitted sketch.

I. ZONING INFORMATION

1. Zone: RA ~ Residential District [§407].

RA Zone Requirements (§407):

Description	Required (Fee-simple Townhouse)	Proposed	Complies
Minimum lot size	2,500 sf	5,212 sf	yes
Minimum lot frontage			
Yorkshire Drive	20 ft.	48.635 ft.	yes
Edinshire Drive	20 ft.	93.635 ft.	yes
Minimum lot depth	125 ft.	99 ft.	enc
Maximum building coverage	40%	±19% ¹	yes
Maximum lot coverage	60%	±24% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard			
Yorkshire Drive	30 ft.	27.80 ft.	enc
Edinshire Drive	30 ft.	23.48 ft.	yes
Side yard	20 ft., end wall only	n/a	yes
Rear yard	30 ft.	±42 ft.	yes
Minimum Useable Yard Area	40%	> 40%	yes
Maximum Height	35 ft.	n/a	n/a

¹ = Scaled data.

enc = Existing nonconformance.

n/a = not applicable.

RESIDENTIAL TOOL SHED YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum shed area	168 sf	160 sf	yes
Number	1	2	no*
Maximum shed height	12 ft.	11 ft.	yes
Distance between adjacent buildings	10 ft.	±35 ft. ¹	yes
Front yard	30 ft.	6 ft.	no*
Side yard	5 ft.	32 ft.	yes
Rear yard	5 ft.	2 ft.	no*

¹ = Scaled data.

* = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

§22.L, Residential Tool Shed

1. Number: (2 provided v. 1 maximum allowed).
2. Front yard: (6 ft. provided v. 30 ft. minimum required).
3. Rear yard: (2 ft. provided v. 5 ft. minimum required).

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

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

- 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 N.J.S.A. 40:55D-70).

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.L to permit a second residential tool shed (1 maximum allowed), front yard setback of six (6) feet (30 ft. minimum required), and rear yard setback of two (2) feet (5 ft. minimum required).

cc: Richard Szerbin
Anthony Costa, Esq.
James Mellett, PE

K:\ZBA Reviews\Year 2014\Sheds\Szerbin-RA-142048\Rpt\R_142048-RA-Richard Szerbin.docx

APPLICATION #142048C

2

Richard Szerbin
42 Yorkshire Drive
BLOCK 17005, LOT 38

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. 142048C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

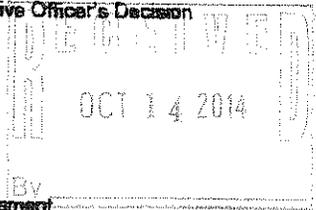
Fees: 160⁰³ Project # 8961

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

Escr. 150⁰³ Escr.# 8961

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Richard M. Szerbin</u> Address: <u>42 Yorkshire Road</u> _____ City: <u>Erial, NJ</u> State, Zip: <u>08081</u> Phone: <u>(856) 232-7365</u> Fax: () - Email: <u>rzerb22@hotmail.com</u>	2. Owner(s) (List all Owners) Name(s): <u>Richard M. Szerbin</u> <u>Stacey Szerbin</u> Address: <u>42 Yorkshire Road</u> _____ City: <u>Erial, NJ</u> State, Zip: <u>08081</u> Phone: <u>(856) 232-7365</u> Fax: () -																																			
3. Type of Application. Check as many as apply:																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none; vertical-align: top;"> <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; vertical-align: top;"> <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"/> _____																																	
<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"/> _____																																			
<p>² Legal advertisement and notice is required to all property owners within 200 feet.</p>																																				
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>R3</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	R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
ER	R4	GCR	CR	BP	G-RD	LP-1																														
R1	RA	BWD	NC	IN	M-RD	NVBP																														
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay																														
R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay																														
						IR																														
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership																																				
Name of Attorney: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: () - _____ Fax: () - _____ Email: _____																																			



6. Name of Persons Preparing Plans and Reports:

Name: Richard M. Szerbin
Address: 42 Yorkshire Road
Profession: Regional Installation Manager
City: Erial, NJ
State, Zip: 08081
Phone: (856) 232-7365 Fax: () -
Email: rzerb22@hotmail.com

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

7. Location of Property:

Street Address: 42 Yorkshire Road Block(s): 17005
Tract Area: _____ Lot(s): 38

8. Land Use:

Existing Land Use: Residential
Proposed Land Use (Describe Application): Wood Shed 10'w X16'l X 11'h
2' s/b rear; 6' s/b side prop lines

9. Property:

Number of Existing Lots: _____ 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	2'	Fence type	_____
Side setback 1	6'	Fence height	_____
Side setback 2	_____	<small>E.O.P. = Edge Of Pavement.</small>	
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	_____
		<small>Distance = measured from edge of water.</small>	
		<small>R.O.W. = Right-of-way.</small>	
		<small>Setback = Measured from edge of pool apron.</small>	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	160sf
Garage height	_____	Shed height	11'
Number of garages <small>(Include attached garage if applicable)</small>	_____	Setback from R.O.W.1	_____
Number of stories	_____	Setback from R.O.W.2	_____
		Setback from property line 1	2' Rear ✓
		Setback from property line 2	6' Side
14. Parking and Loading Requirements:			
Number of parking spaces required: _____		Number of parking spaces provided: _____	
Number of loading spaces required: _____		Number of loading spaces provided: _____	
15. Relief Requested:			
<input checked="" type="checkbox"/> Check here if zoning variances are required.			
<input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).			
<input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.			
<input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].			
NOTE: If any of above are required, attach hereto separate exhibit(s) for each category of relief sought, stating the factual basis, legal theory, and whether they have been previously granted.			
16. Signature of Applicant			
 _____ Signature of Applicant		14 October 2014 _____ Date	
 _____ Signature of Co-applicant		14 October 2014 _____ 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)

10/14/14
Date

Richard M. Szerbin
Signature

RICHARD M. SZERBIN
Print Name

Sworn and Subscribed to before me this

14TH day of OCTOBER
2014 (Year).

J. Wegrzyniak
Signature

JOAN R. WEGRZYNIAK
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

Richard M. Szerbin
Signature of Applicant

10/14/14
Date

RICHARD M. SZERBIN
Print Name

19. Survey waiver certification:

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

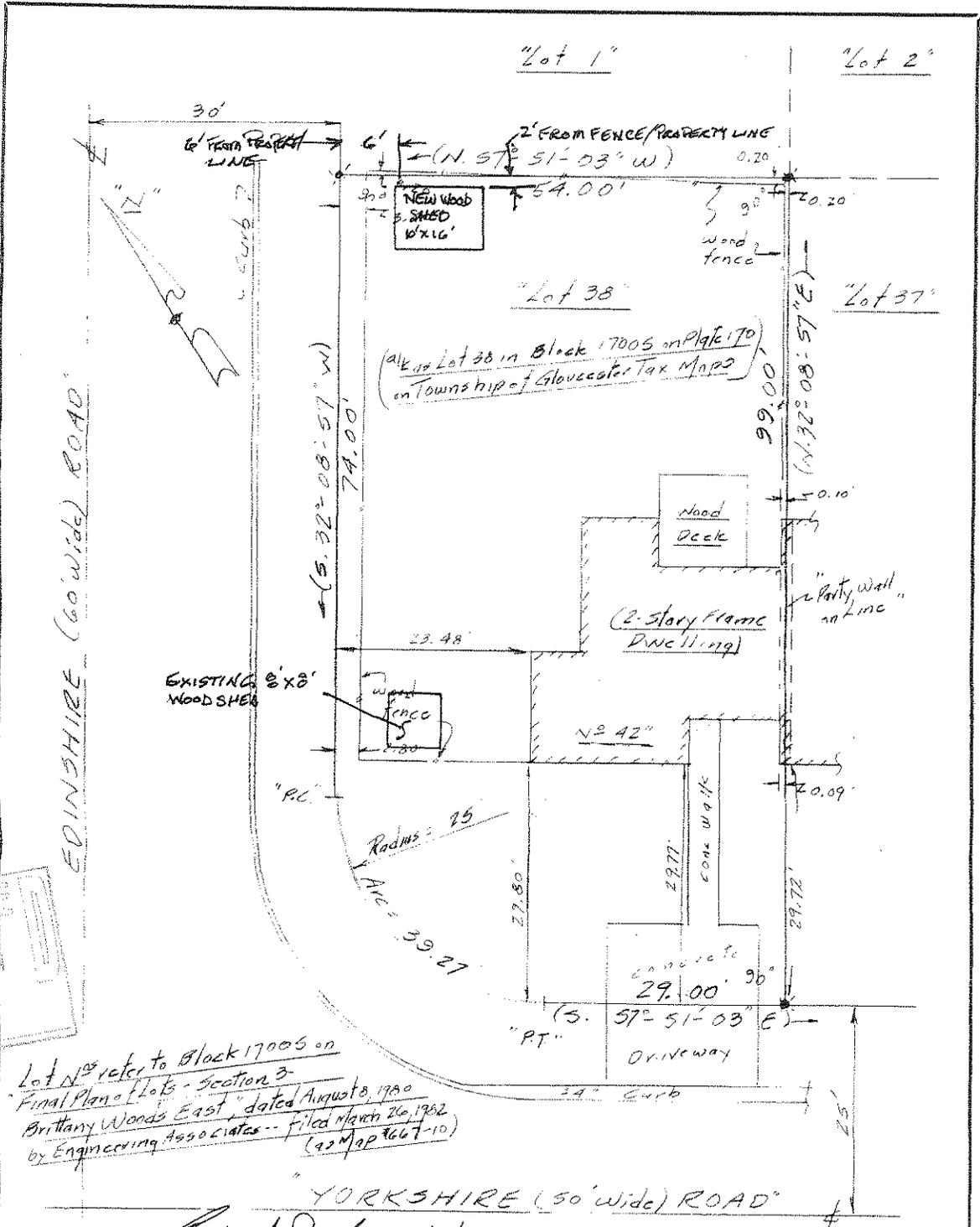
State of New Jersey,
County of Camden:

Sworn and subscribed to
On this 14TH day of OCTOBER
2014 before the following authority.

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

Richard M. Szerbin
Name of property owner or applicant

J. Wegrzyniak
Notary public



RECEIVED
OCT 14 2011
BY _____

Lot Nos refer to Block 17005 on
Final Plan of Lots - Section 3
Brittany Woods East, dated August 8, 1980
by Engineering Associates -- filed March 20, 1982
(as Map 1667-10)

CERTIFIED TO: Richard & Stacy Sierbin 10/14/14

* denotes "L-bar" (Set)

"In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easement if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer of title to insure the title to the lands and premises shown thereon. The responsibility limited to the current matter and initial use for which it is being used."

THIS IS TO CERTIFY THAT ON July 2, 1987
I MADE A SURVEY OF THE LANDS AND PREMISES
SHOWN HEREON, AND THAT THIS PLAT IS IN AC-
CORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

EDWARD J. EWING
LAND SURVEYOR 10625

14520

Edward J. Ewing

SURVEY OF PREMISES
N° 42 YORKSHIRE ROAD
SITUATED IN "Erial"
TOWNSHIP of GLOUCESTER
COUNTY of CAMDEN, N.J.

DRAWN BY: [Signature] DATE: 3 July '87 SCALE: 1"=15'

EDWARD J. EWING & SON
LAND SURVEYING
208 N. Delsea Drive CLAYTON, N. J. 08312

Zoning Permit Denial

42 YORKSHIRE RD
Block/Lot 17005/38

Applicant
SZERBIN RICHARD M & STACY L
42 YORKSHIRE ROAD
ERIAL NJ 08081

Real Estate Owner
SZERBIN RICHARD M & STACY L
42 YORKSHIRE ROAD
ERIAL NJ 08081

This is to certify that the above-named applied for a permit to/authorization for a proposed 14'X10' shed.. This application for approval is hereby denied

Zone
RA
Application is

Denied

Comments on Decision:

Shed must be located a minimum of 30' from front property line along Edinshire Rd. due to the fact that is considered a second front yard and sheds are not permitted within a front yard. A Variance approval is required by the Zoning Board of Adjustment prior to issuance of permits.

. Additional permits must be obtained through the Construction Office

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


Alisa Ortiz
Zoning Officer
September 23, 2014

Applic No. 8911
4209

Cut Here

Deliver to...

SZERBIN RICHARD M & STACY L
42 YORKSHIRE ROAD
ERIAL NJ 08081



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

Date: October 20, 2014

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Richard Szerbin

Block: 17005 Lot: 38

Application: #142048C

Comments: Building review-

- 1. The structure & overhang must be 5' away from the property line or requires a 1 hour fire rating from both sides of the exterior wall.*
- 2. Shed over 10' in height requires a foundation.*

Thank you,

*Jim Gallagher
Building SubCode Official*

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

KEN GARBOWSKI



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

**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 16, 2014

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

OCT 20 2014

Re: Application #142048C
Richard Szerbin
42 Yorkshire Road, Erial, NJ 08081
Block 17005, Lot 38

OCT 20 2014

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr
Executive Director

RJC:mh

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 17005
 Lot: 38
 Qualifier:
 Owner: **SHARON RICHARD M & STACY L**
 Prop Loc: 42 YORKSHIRE ROAD

Tax Bill Restricted Edit

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

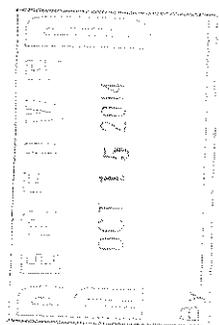
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		707.82	707.82	.00	707.82
2015	1		707.82	707.82	.00	707.82
2015		Total	1,415.64	1,415.64	.00	1,415.64
2014	4		744.90	744.90	.00	744.90
2014	3		744.90	.00	.00	.00
2014	2		670.73	.00	.00	.00
2014	1		570.54	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 10/15/14 Interest Date: Interest Detail
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/11/14

TOTAL TAX BALANCE DUE
 Principal: .00 Penalty: .00
 Misc. Charges: .00 Interest: .00 Total: .00

* Indicates Adjusted Billing in a Tax Quarter

Quinn



Amended 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.: # 142042C Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 8897
 Escr. 150⁰⁰ Escr. # 8897

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>DAVID WOLFE</u> Address: <u>41 SOFA DR</u> City: <u>BLACKWOOD</u> State, Zip: <u>NT 08012</u> Phone: <u>856 374 3515</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>NINA RODRIGUEZ WOLFE</u> Address: _____ City: <u>BLACKWOOD</u> State, Zip: <u>NT 08012</u> Phone: () - Fax: () -
---	--

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

<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision ²⁰¹⁰ <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____
---	---

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

4. Zoning Districts (Circle all Zones that apply)

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

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

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

6. Name of Persons Preparing Plans and Reports:

Name: DAVID WALDE
 Address: 41 SOFIA DR
 Profession: _____
 City: BLACKWOOD
 State, Zip: NJ 08012
 Phone: 856 941 5045 ax: () - _____
 Email: _____

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

7. Location of Property:

Street Address: 41 SOFIA DR Block(s): 4002
 Tract Area: _____ Lot(s): 11

8. Land Use:

Existing Land Use: _____

Proposed Land Use (Describe Application): ⁶ FENCE ON SIDE OF PROPERTY + 8' X 12' ^{5' X 12'} SIDED ON PROPERTY LINE 0 SETBACK PLUS REPLACEMENT OF PARTIAL CONCRETE WHICH WAS CRACKED + ADDED PATIO 59' X 11' + VINYL FENCE ALONG PATIO WITH 0 SETBACK Total

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	0
Front setback 2	_____	Setback from E.O.P.*2	0
Rear setback	4'	Fence type	Vinyl
Side setback 1	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	0
		Setback from property line 2	0

14. Parking and Loading Requirements:

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

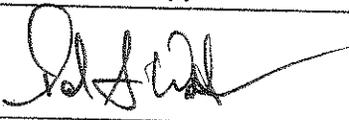
Number of loading spaces required: _____ Number of loading spaces provided: _____

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

10.29.14

 Date



 Signature of Co-applicant

10.29.14

 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).

10.29.14
Date

[Signature]
Signature

DANA S. WOLFE
Print Name

Sworn and Subscribed to before me this

_____ day of _____

Signature

_____ (Year).

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

[Signature]
Signature of Applicant

Date

DANA S. WOLFE
Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

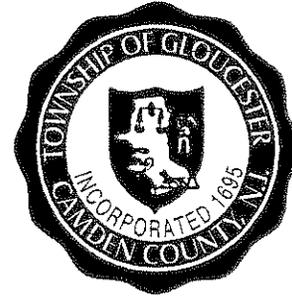
Sworn and subscribed to
On this 25 day of November
2014 before the following authority.

Michele Lyn Treger 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

Michele Lyn Treger
Notary public

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Dept. of Community Development
RE: **APPLICATION #142042C**
David Wolfe
41 Sofia Drive
BLOCK 4002, LOT 11

DATE: October 6, 2014

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

I. ZONING INFORMATION

R-3 Zone Requirements (§405):

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

¹ = Scaled data.
 * = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances:

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

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

§424.D, Driveways (Residential)

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

§425.E, Erection Within Property Lines; Encroachment

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

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

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

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

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

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

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane
 P.O. Box 8 Blackwood, NJ 08012

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

SEP 1 2014

*Donna
 + 3285
 374-3511
 222-4000*

For Office Use Only

Submission Date: _____ Application No: * 142042c Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 8897

Escr: 150⁰⁰ Escr.# 8897

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

LAND DEVELOPMENT APPLICATION

<p>1. Applicant</p> <p>Name: <u>DAVID WOLFE</u></p> <p>Address: <u>41 SOFIA DR</u></p> <p>City: <u>BLACKWOOD</u></p> <p>State, Zip: <u>NJ 08012</u></p> <p>Phone: <u>856 904 5245</u> Fax: () -</p> <p>Email: _____</p>	<p>2. Owner(s) (List all Owners)</p> <p>Name(s): <u>NIDA RODRIGUEZ WOLFE</u></p> <p>Address: <u>41 SOFIA DR</u></p> <p>City: <u>BLACKWOOD</u></p> <p>State, Zip: <u>NJ 08012</u></p> <p>Phone: <u>856 904 5245</u> Fax: () -</p>
---	--

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"/> _____ |

SEP 15 2014

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

4. Zoning Districts (Circle all Zones that apply)

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

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

Name of Attorney: _____ Firm: _____

Address: _____ State, Zip: _____

City: _____ Phone: () - - Fax: () - -

Email: _____

6. Name of Persons Preparing Plans and Reports:

Name: David S. White
Address: 41 Sofia Dr
Profession: _____
City: Blackwood
State, Zip: NT 08012
Phone: 609-454-5415 Fax: () _____
Email: _____

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

7. Location of Property:

Street Address: 41 Sofia Dr Block(s): 4002
Tract Area: _____ Lot(s): 11

8. Land Use:

Existing Land Use: _____
Proposed Land Use (Describe Application): REPLACEMENT OF CONCRETE PAD WHICH
HAS CRACKED OVER TIME AND ADDED CONCRETE WITHIN PROPERTY
1' from side property line 11' x 43'
VINYL FENCE APPROX 45' on SIDE O SET BACK

9. Property:

Number of Existing Lots: 1 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	_____ <i>Ø</i>
Front setback 2	_____	Setback from E.O.P. *2	_____ <i>Ø</i>
Rear setback	4'	Fence type	VINYL
Side setback 1	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:

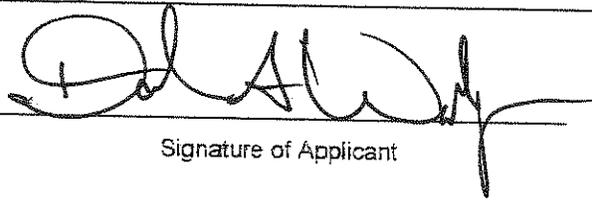
Number of parking spaces required: _____ Number of parking spaces provided: _____
 Number of loading spaces required: _____ Number of loading spaces provided: _____

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.

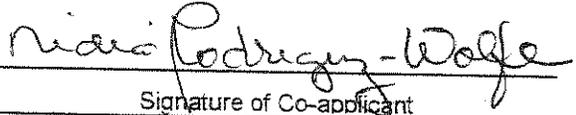
16. Signature of Applicant



 Signature of Applicant

9.11.14

 Date



 Signature of Co-applicant

9-11-14

 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).

9.11.14

Date

David S. Wolfe
Signature

DAVID S. WOLFE
Print Name

Sworn and Subscribed to before me this

_____ day of _____

_____ (Year).

Signature

Print Name

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

Complete each of the following sections:

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

- No Yes

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

David S. Wolfe
Signature of Applicant

DAVID S. WOLFE
Print Name

Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

Sworn and subscribed to

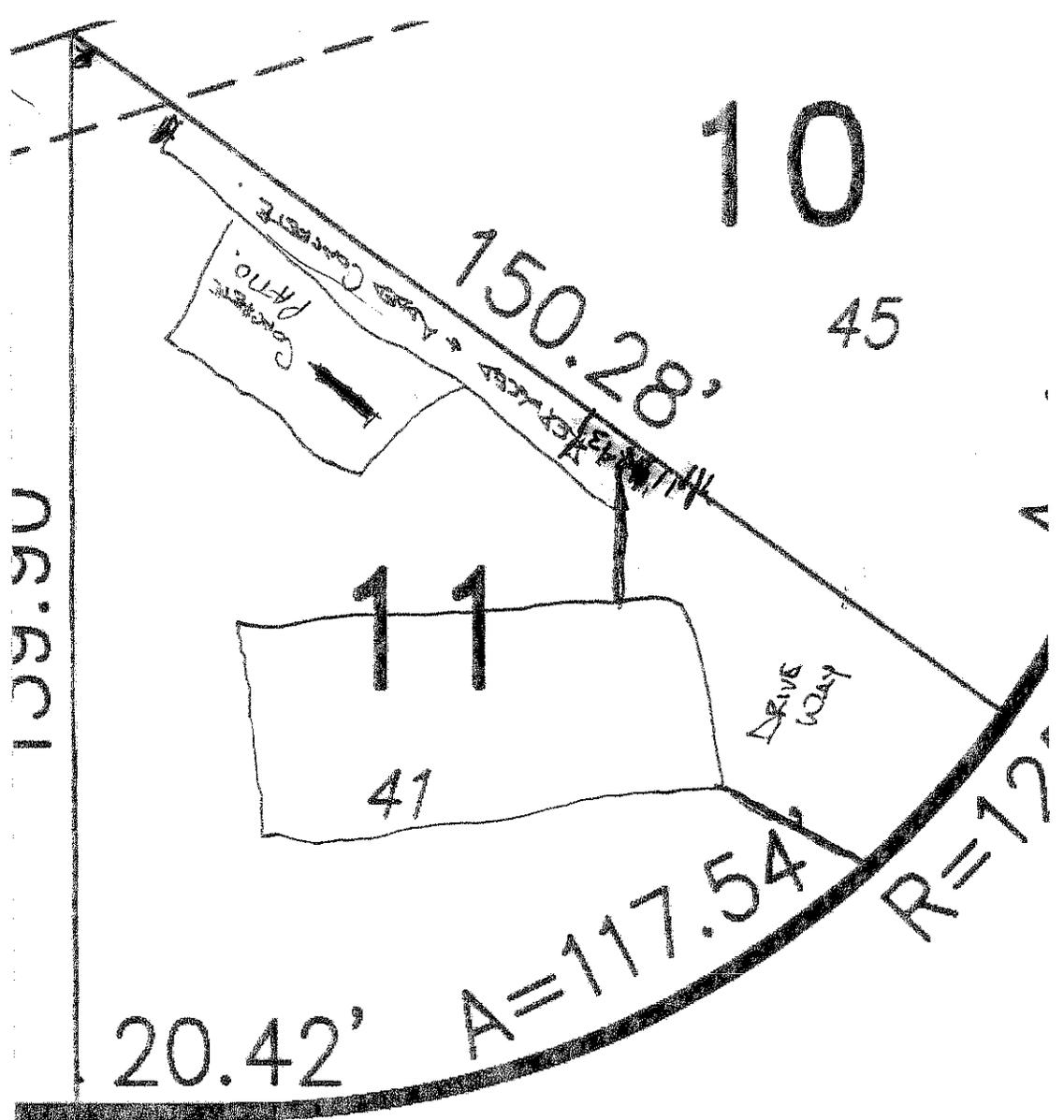
On this 11th day of September, 2014 before the following authority.

David Wolfe
Name of property owner or applicant

Michele E. Will
Notary public

David Wolfe

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





SEP 02 2014

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

August 26, 2014

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

Dear Mr. Wolfe & Ms. Rodriguez

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

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

Very truly yours,

Alisa Ortiz
Zoning Officer

9-2-14-

Applied for permit AC

Zoning Permit Denial

41 SOFIA DR
Block/Lot 4002/11

Applicant

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

Real Estate Owner

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

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

Zone
R3
Application is

Denied

Comments on Decision:

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

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



Alisa Ortiz
Zoning Officer
September 9, 2014

Applic No. 8893

Cut Here

Deliver to...

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

PLATE 33

PLATE 87

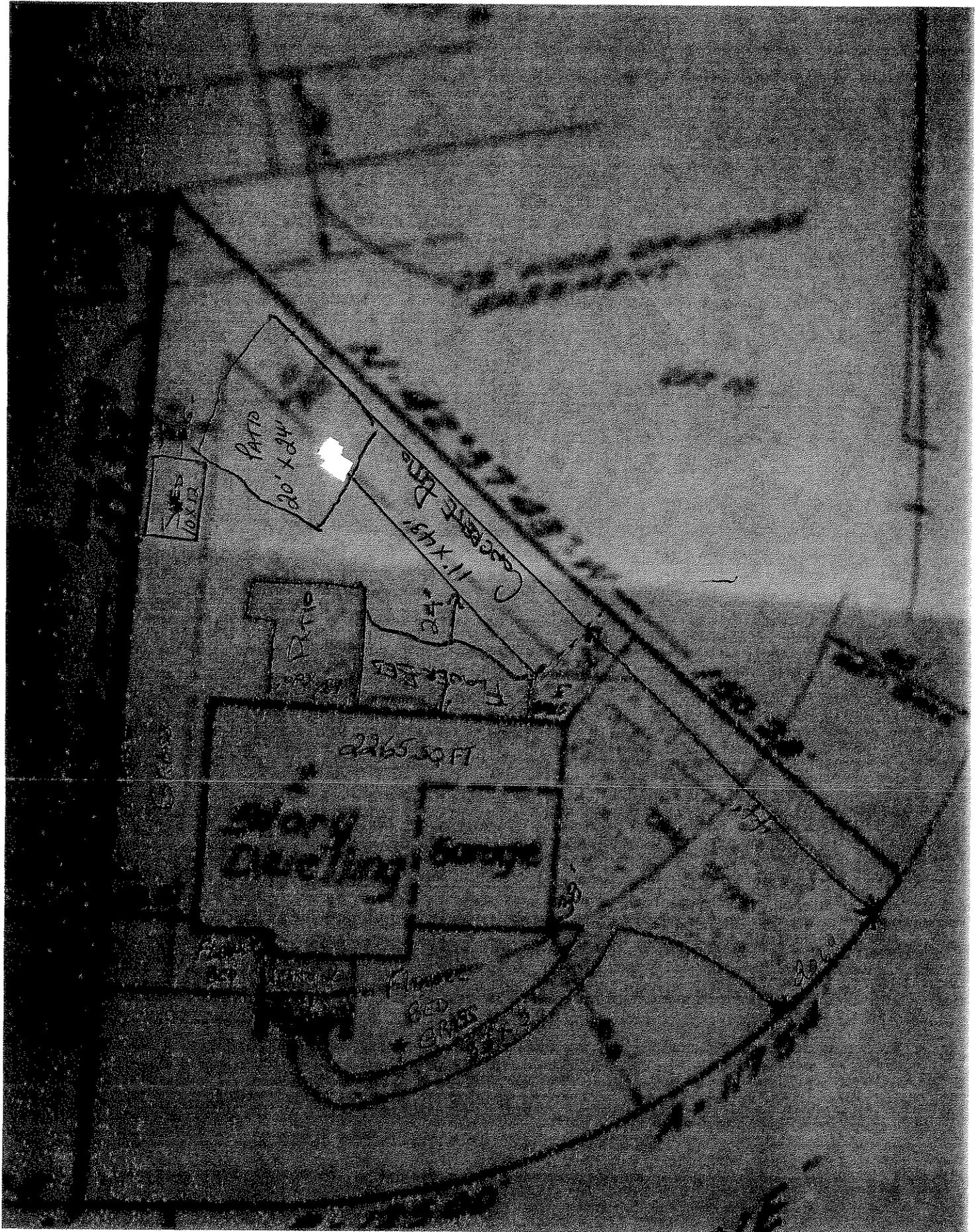


TAX MAP
 TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY
 NEW JERSEY
 SCALE: 1" = 80'

WILLIAM C. KIRSCH
 LAND SURVEYOR 18395

APPROVED FOR THE TOWNSHIP OF GLOUCESTER
 BY THE BOARD OF FREEHOLDERS
 ON 05/21/87

PROVIDED BY SET ENGINEERS INC. DATE: 01/19/87. U.S. TO ADAPTED FROM 1980
 DRAWN BY SET ENGINEERS INC. DATE: 01/19/87. U.S. TO ADAPTED FROM 1980
 CHECKED BY SET ENGINEERS INC. DATE: 01/19/87. U.S. TO ADAPTED FROM 1980
 DESIGNED BY SET ENGINEERS INC. DATE: 01/19/87. U.S. TO ADAPTED FROM 1980
 REVISED BY SET ENGINEERS INC. DATE: 01/19/87. U.S. TO ADAPTED FROM 1980
 REVISED BY SET ENGINEERS INC. DATE: 01/19/87. U.S. TO ADAPTED FROM 1980



LOT 89 x 140 IRR.

**TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL**

DATE: September 16, 2014

APPLICATION No. #142042C

APPLICANT: David Wolfe

PROJECT No. 8897

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

LOCATION: 41 Sofia Drive, Blackwood, NJ 08012

TRANSMITTAL TO:

- | | | | | | |
|--------------------------|------------------------------|--------------------------|----------------------|-------------------------------------|---------------------------|
| <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:

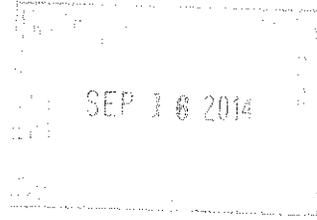
- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

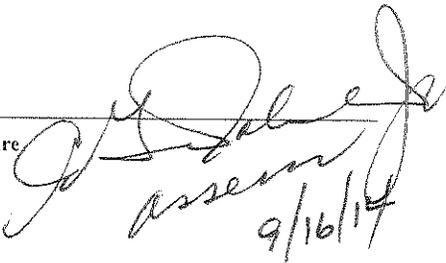
- For Your Review. ***Please Forward Report by September 26 2014***
 For Your Files.

ENCLOSED:

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



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

Signature 
assessor
9/16/14

No Issues.

Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 4002
 Lot: 11
 Qualifier:
 Owner: **NOBRE, DAVID S & NIDIA, RODRIGUEZ** Prop Loc: 41 SOFIA DRIVE
 Tax Bill Restricted Edit

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

Year	Ctr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		2,486.16	2,486.16	.00	2,486.16
2015	1		2,486.16	2,486.16	.00	2,486.16
2015		Total	4,972.32	4,972.32	.00	4,972.32
2014	4		2,617.20	2,617.20	.00	2,617.20
2014	3		2,617.20	.00	.00	.00
2014	2		2,355.12	.00	.00	.00
2014	1		3,466.15	.00	.00	.00

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

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 09/07/14

TOTAL TAX BALANCE DUE

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

* Indicates Adjusted Billing in a Tax Quarter

Current

SEP 22 2014

Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

Board Members

AMY TARVES

DORA M. GUEVARA

JOSEPH PILLO

DOROTHY BRADLEY

KEN GARBOWSKI



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

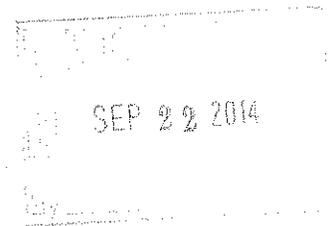
**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

September 18, 2014

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

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



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL

COPY

DATE: September 16, 2014

APPLICATION No. #142042C

APPLICANT: David Wolfe

PROJECT No. 8897

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

LOCATION: 41 Sofia Drive, Blackwood, NJ 08012

TRANSMITTAL TO:

- | | | |
|---|---|---|
| <input type="checkbox"/> Township Engineer
<input type="checkbox"/> Camden County Planning Board
<input type="checkbox"/> N.J. American Water Co.
<input type="checkbox"/> Taxes | <input type="checkbox"/> Zoning Board Planner
<input type="checkbox"/> Traffic Officer
<input type="checkbox"/> Aqua N.J. Water Co.
<input type="checkbox"/> Construction | <input type="checkbox"/> Tax Assessor
<input type="checkbox"/> G.T.M.U.A.
<input checked="" type="checkbox"/> Fire District 1 (23456) |
|---|---|---|

STATUS OF APPLICATION:

- New Application - Bulk C
 Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Preliminary. Site Plan, 2 County Apps 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

REVIEWED

APPROVED
 NOT APPROVED

GLOUCESTER TWP. FIRE DISTRICT 2

FIRE OFFICIAL: *[Signature]*

DATE: 9-19-14

SEP 22 2014

W/S COMMENT

Signature

Bulk 49

TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: September 16, 2014

APPLICATION No. #142042C

APPLICANT: David Wolfe

PROJECT No. 8897

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

LOCATION: 41 Sofia Drive, Blackwood, NJ 08012

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C Revision to Prior Application

PURPOSE OF TRANSMITTAL:

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

ENCLOSED:

- 2 Copies - Minor Subdivision Plat, 2 County Apps. 1 Twp. App.
- 1 Copy - Minor Site Plan
- 1 Copy - Minor Subdivision Plat
- 3 Copies - Preliminary. Site Plan, 2 County Apps 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

SEP 23 2014

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

OK 9-23-14 JRG Bldg

Signature

WADE, LONG, WOOD & KENNEDY, LLC

Attorneys at Law

John D. Wade
Howard C. Long, Jr.
Leonard J. Wood, Jr.
John S. Kennedy

October 22, 2014

Audra A. Pondish
Daniel H. Long
Christopher F. Long

Kenneth D. Lechner, PP, AICP
Department of Community Development & Planning
Township of Gloucester
P. O. Box 8
Blackwood, New Jersey 08012

RE: Addison Bradley
Application No. 142045D

Dear Ken:

In light of your October 22, 2014 correspondence wherein you indicate that the original certified list of property owners was incorrect and lacking three residences, we will not be appearing this evening. My client will readvertise and resend property owner notices to all owners within 200 feet including the three residences recently brought to our attention. It is our intention to appear at the December 10, 2014 meeting of the Zoning Board and would appreciate your reserving a spot for our application to be heard that evening.

If you have any questions, please do not hesitate to contact us.
I left a message on your office voice mail.

Very truly yours,


JOHN D. WADE

clt
Via FAX - 232-6229
cc: Addison Bradley - Via FAX - 228-8507

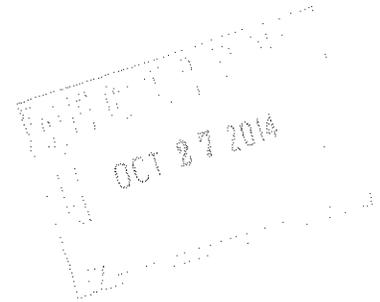


Churchill Consulting Engineers
344 North Route 73, Suite A, Berlin, NJ 08009
Phone 856-767-6901 Ext. 50 Fax 856-767-0272
E-mail jmellett@churchillengineers.com

October 22, 2014

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

Re: Addison Bradley
Use Variance
Turnersville-Hickstown Road
Block 14002, Lots 4 & 5
Gloucester Township, Camden County, NJ
Application No. 142045CD
Our File No. GX14010-ME



Dear Mr. Lechner:

We have received the following information for the referenced project:

- A. Township of Gloucester Transmittal dated October 6, 2014;
- B. Copy of Land Development Ordinance Submission Checklist;
- C. Copy of Township of Gloucester Land Development Application;
- D. A copy of a plan entitled "Use Variance/Conceptual Layout Plan," prepared by Monarch Surveying and Engineering, dated September 22, 2011.
- E. Copy of Township of Gloucester Tax Map, Sheet 140.01.

We offer the following comments with regards to the above information:

I. Project Description

- 1. The project site is located along the northern side of Turnersville - Hickstown Road (C.R. 688) across from the intersection with Andrea Court.
- 2. The site is known as Block 14002, Lots 4 & 5 as per the tax map of the Township of Gloucester.

3. The referenced tracts consist of 13.70 acres.
4. The lots are located in the NC Neighborhood Commercial district.
5. Lot 4 is currently occupied by a residence and is primarily wooded. Lot 5 contains a cell tower and is primarily wooded.
6. The applicant is proposing to subdivide the existing lots into a townhouse community. The community will consist of 42 townhouses and associated improvements. The applicant is also proposing 2 open space lots on the property.
7. There is currently a cell tower located in the middle of lot 5, which is to remain and be leased.
8. There is a dwelling and several structures on Lot 4 which will be removed.
9. A Jehovah Witness facility is located along the western side property line. An industrial facility is located north of the property beyond the rear property line. Residential properties surround all other portions of the site.

II. Land Use / Zoning

1. The project site is located in the NC Neighborhood Commercial district.
2. The purpose of the NC 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 townhouses are not a permitted use within the NC district. Therefore, a Use Variance is required.
4. 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.
5. 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 Zone Plan and the Gloucester Township Zoning Ordinance.

6. The applicant is proposing 42 townhouse lots as well as 2 open space lots. This would result in an overall density of 3 units per acre. Please note that the density is higher than 3 units per acre, when the layout of the open space is considered, since all of the open space is located at the rear of the site and not spread throughout the development.
7. The plan should be revised to indicate the zone of the properties located across from the property along Turnersville-Hickstown Road. Additionally, the location of existing buildings should be added to the plan.
8. The applicant should indicate the height of the existing tower on Lot 5.
9. Our office defers review of conformance with the area yard and bulk requirements of the Ordinance to your office. However, please note that the proposed minimum lot size and minimum lot depth is less than the minimum allowed in the Residential Attached (RA) zone.

III. Layout, Access and Parking

1. The applicant should consider an alternative layout which incorporates more open space within the area of the proposed townhomes. Even if an interior public open space cannot be created, the applicant should explore if an alternative layout could provide more green space and view sheds for the townhouse lots.
 - a. The applicant should indicate if they reviewed moving the cul-de-sac further to the east, as opposed to in-line with the driveway access to Turnersville-Hickstown Road.
2. The applicant is proposing two accesses for the site along Turnersville-Hickstown Road. The western access should be revised to be aligned with Andrea Court.
3. Portions of the proposed roadways do not have sidewalk on both sides of the roadway. A design waiver would be required.
4. The radius of the cul-de-sac should be revised to 40 feet with a minimum right-of-way radius of 48 feet, in accordance with the Residential Site Improvement Standards (RSIS).
5. The applicant should discuss access to rear yards.
6. The applicant is proposing to relocate the access drive for the existing cell tower lease area on Lot 5 to the eastern edge of Lot 5. The

applicant is also proposing an access easement behind the proposed townhouses at this location for the access drive. The applicant should consider and discuss other possible locations for this access drive that would not impede on the rear yards of proposed dwellings.

7. The plans show improvements and right-of-way dedication taking place on Lot 3. The applicant should indicate if this lot is also part of the application.
8. The applicant should discuss the traffic impact of the project. A traffic report should be required as part of the Major Subdivision application should the Board approve the Use Variance.
9. Due to the proposed density of the development, the applicant should address the proposed parking.
 - a. The applicant should indicate how many bedrooms are anticipated in each unit.
 - b. The applicant should indicate if garages are proposed.
 - c. The applicant should indicate how many parking spaces are proposed per unit.

IV. Miscellaneous

1. The application would require a Major Subdivision approval should the Board approve the Use Variance application.
2. The applicant should indicate if a Phase 1 Environmental Site Assessment has been completed for the property or if there is any potential site contamination issues associated with previous land uses or historic activity.
3. The plans show a “Stream Encroachment Boundary Line” and an “Existing Wetlands Conservation Easement” line on lot 4. The applicant should explain the meaning of each line. Additionally, it should be indicated if there are similar restrictions on Lot 5.
4. The applicant should indicate what landscaping is anticipated along the roadway frontages.
5. The wording of note #1 under Proposed Deed Restrictions should be revised. It appears to indicate that no fences, including hedgerows, tree rows, etc., shall be permitted on the permitted properties.

6. The applicant should indicate if the landscaping/grass for the entire development will be maintained by a homeowners association or if it will be each homeowner's responsibility.
7. The applicant should discuss the anticipated maintenance responsibility of the proposed open space/basin.
8. The applicant should discuss other approvals currently being sought and the status of those approvals.
9. The applicant will require approval from the Camden County Planning Board as the property fronts on a County roadway.
10. The applicant will require approval from the Camden County Conservation District.

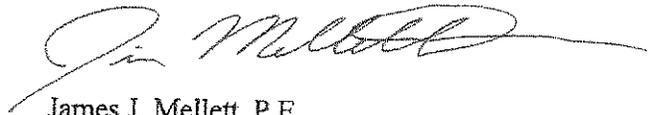
Any Zoning Board approval shall be contingent upon approval from all other governmental agencies having jurisdiction including but not limited to Camden County Planning Board, Camden County Conservation District, Gloucester Township Municipal Utilities Authority, Aqua New Jersey, Inc. /New Jersey American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

Our review is of the Use Variance application only. We reserve the right to review the Major Subdivision contingent on approval of the Use Variance by the Board.

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

Very truly yours,

Churchill Consulting Engineers



James J. Mellett, P.E.
Project Manager

JJM:jm

cc: Gloucester Township Zoning Board Chairman and Members (via email)
Mr. Anthony Costa, Esq., Zoning Board Solicitor (via email)
Ms. Alisa Ortiz, Gloucester Township Zoning Officer (via email)
Mr. Bruce McKenna, P.E., P.L.S., Applicant's Engineer (via email)
Mr. Addison Bradley, Applicant (via email & mail)

Inter-office Correspondence



TO: Zoning Board of Adjustment

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

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

DATE: October 16, 2014

The Applicant requests use variance approval to allow the construction of "42 townhouses" and associated open space and a stormwater basin within the NC – Neighborhood Commercial Districts. The project is located on the northwest side of Hickstown Road east of Sicklerville Road.

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

Applicant: Addison Bradley, 1585 Hider Lane, Laurel Springs, NJ 08021
(telephone #856-228-4848).

Owner (Lot 4): Marie B. Edgar, 22 Princeton Road, Clementon, NJ 08021

Owner (Lot 5): Freeway Tower Assoc., LLC, Steven A. Neiberg, M.M., 701 Cooper Road, Suite 7, Voorhees, NJ 08043.

Engineer: Bruce R. McKenna, PE, PLS, Monarch Surveying & Engineering, P.O. Box 177, Pitman, NJ 08071 (telephone #856-582-8200).

I. INFORMATION SUBMITTED

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

II. PROJECT DESCRIPTION/LOCATION

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

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

III. ZONING DISTRICT COMMENTS

ZONE: NC – Neighborhood Commercial [§415].

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

IV. APPLICATION SUBMISSION CHECKLIST

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

V. WAIVER COMMENTS

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

VI. VARIANCE COMMENTS

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

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

§415, HC – Neighborhood Commercial: Other Use

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

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

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

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

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

POSITIVE CRITERIA ("D1" use variance)

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

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

- a. Uses determined as not "inherently beneficial."
 - i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (*basis Medici v. BPR Co.*, 107 N.J. 1 (1987)).
 - 1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
 - 2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
 - 3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

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

VII. GENERAL REVIEW COMMENTS

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

1. Use [§415.B]:

- a. The instant application proposes 42 fee-simple townhouse dwelling units at a density of 3.06 dwelling units per acre in the NC – Neighborhood Commercial District.
 - i. It's recommended the applicant provide testimony addressing the proposed residential use, density, and its impact on community facilities and services and the zoning ordinance and zone plan including but not necessarily limited to the following:
 - 1. Needs assessment for the proposed density and impact to the immediate neighborhood and community.
 - 2. Opportunities and constraints to complete and sustain the project.
 - 3. Population distribution and education impacts including number of students (Pre K-12 and associated costs).
 - 4. Service and facilities impacts such as police, fire, emergency, road maintenance and associated infrastructure costs, solid waste and recycling.
 - 5. Existing and competitive developments in the market area and ability to capture market share.

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

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

RA – Residential Attached:

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

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

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

3. General Tract Requirements [§407.E]:

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

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

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

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

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

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

2. Tract perimeter setbacks.

4. **Concept Plan:**

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

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

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

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

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

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

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

1. The front facades of at least 40% of the number of units in a structure shall be set back not less than 4 feet behind the facades of the remaining units in such structure.
2. The roof lines of at least 30% of the number of units, which are attached in a structure shall be staggered in height by not less than 5% of the height of the roof lines of the remaining units in such structure. The roof line should be discontinuous through the combination of two- and three-story townhouses and two-story flats. Chimneys, skylights, dormers, and other roof structures are encouraged to vary the elevation and provide additional light into upper story units.
3. Where an outdoor living space is included for a unit, it shall be provided with adequate visual screening from all other neighboring dwelling units, outdoor living spaces, parking areas and roadways. Screening may be accomplished with

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

VIII. RECOMMENDATIONS

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

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

TOWNSHIP OF GLOUCESTER

Chews-Landing Clementon Road at Hider Lane

P.O. Box 8 Blackwood, NJ 08012

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

For Office Use Only

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

Planning Board Zoning Board of Adjustment Fees: 360⁰⁰ Project # 8938

¹ Upon receipt of all fees, documents, plans, etc. Escr. 1250⁰⁰ Escr.# 8938

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Addison G. Bradley</u> Address: <u>1585 Hider Lane</u> <u>Gloucester Twp</u> City: <u>Lions Springs</u> State, Zip: <u>N.J. 08021</u> Phone: <u>(856) 228-4844</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Maria B. Edger</u> <u>22 Princeton Rd</u> Address: _____ City: <u>Clementon</u> State, Zip: <u>N.J. 08021</u> Phone: () - Fax: () -
--	--

owner list #4

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 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.

OCT 06 2014

4. Zoning Districts (Circle all Zones that apply)

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

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: _____

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.: #142045 (1) Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: _____ Project # _____
 Escr. _____ Escr. # _____
¹ Upon receipt of all fees, documents, plans, etc.

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Adrian G. Bradley</u> Address: <u>1585 Hider Lane</u> <u>Glaxton Twp</u> City: <u>Lionel Springs</u> State, Zip: <u>N.J. 08021</u> Phone: <u>(856) 228-4818</u> Fax: <u>856-228-8807</u> Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Free Way Tower Assn. LLC</u> <u>Steven A. Neiberg m.m.</u> Address: <u>701 Cooper Rd</u> <u>Suite 7</u> City: <u>Voorhees N.J.</u> State, Zip: <u>N.J. 08043</u> Phone: () - () - () Fax: () - () - ()
---	--

owner lot 5

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

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

7. Location of Property:

Street Address: Turnerville-Hickstown Rd (CR 688) Block(s): 14002
Tract Area: 415-13.7 ac ERIAL Lot(s): 4

8. Land Use:

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

9. Property:

Number of Existing Lots: 2
Number of Proposed Lots: 42 plus 2 open space
Proposed Form of Ownership:
 Fee Simple Cooperative
 Condominium Rental
Are there *existing* deed restrictions? No Yes (If yes, attach copies)
Are there *proposed* deed restrictions? No Yes see plan 5 items

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet. Use Variance Conceptual Layout Plan

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. None

6. Name of Persons Preparing Plans and Reports:

Name: Bruce R. McKenna
Address: P.O. Box 177
Profession: Planner Engineer
City: Pittman
State, Zip: New Jersey 0807
Phone: (582-9200) Fax: (582-8207)
Email: _____

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

7. Location of Property:

Street Address: Turnersville Hickham Rd (CR6887) Block(s): 14002
Tract Area: 48.5 13.7 ac. ARIAL Lot(s): 5

8. Land Use:

Existing Land Use: Vacant
Proposed Land Use (Describe Application): 42 Town Homes (12)

9. Property:

Number of Existing Lots: 2 Proposed Form of Ownership:
Number of Proposed Lots: 42 plus 2 open lots Fee Simple Cooperative
 Condominium Rental
Are there existing deed restrictions? No Yes (If yes, attach copies)
Are there proposed deed restrictions? No Yes see plan 5 Town

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: See Venn Conceptual Layout Plan

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	<u>30'</u>	Setback from E.O.P.*1	_____
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	<u>30'</u>	Fence type	_____
Side setback 1	<u>0'</u>	Fence height	_____
Side setback 2	<u>20'</u>	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	<u>20'</u>	Pool Requirements	
Lot depth	<u>110'</u>	Setback from R.O.W.1	_____
Lot area	<u>2200 sq ft</u>	Setback from R.O.W.2	_____
Building height	<u>less than 35'</u>	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:

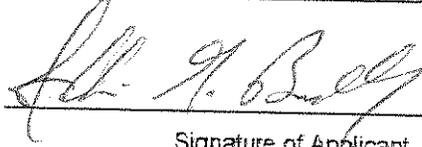
Number of parking spaces required: 2 Number of parking spaces provided: 2
 Number of loading spaces required: N/c Number of loading spaces provided: _____

15. Relief Requested:

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

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

16. Signature of Applicant

 _____ Signature of Applicant	<u>9/29/14</u> _____ Date
_____ Signature of Co-applicant	_____ Date

17. Consent of Owner(s):

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

9/29/14
Date

Marie B. Edgar
Signature

MARIE B. Edgar,
Print Name

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

Raymond M. Piccolo
Signature

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

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).

Addison G. Brubley
Signature of Applicant

Addison G. Brubley
Print Name

9/29/14
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 19006 Lot 4 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:

Addison G. Brubley 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 _____ day of _____
20____ before the following authority.

Addison G. Brubley
Name of property owner or applicant

Notary public

Lot 4

17. Consent of Owner(s):

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

May 1st 2014
Date

Freeway Tower Associates, LLC
Signature

by Steven A Neiberg, m.m
Print Name

Sworn and Subscribed to before me this

1st day of May
2014 (Year).


Signature
Darlene Bakely Gerber
Print Name

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

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

Complete each of the following sections:

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

- No Yes

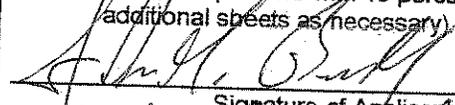
IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes


Signature of Applicant
Aditya G. Brindley
Print Name

10/9/14
Date

19. Survey waiver certification:

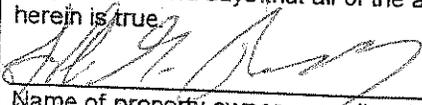
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 1400C Lot 525 and I further certify that no buildings, fences or other facilities have been constructed, 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:

Aditya G. Brindley 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 _____ day of _____
20____ before the following authority.


Name of property owner or applicant

Notary public

LOT 5

Tax Account Maintenance

Block: 14002

Lot: 4

Qualifier:

Owner: SANDBERG, HARRY A & MARIE R

Prop Loc: 132 HICKSTOWN ROAD

Tax Bill

Restricted Edit

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2015	2		2,298.62	2,298.62	.00	2,298.62
2015	1		2,298.63	2,298.63	.00	2,298.63
2015		Total	4,597.25	4,597.25	.00	4,597.25
2014	4		2,414.86	2,414.86	.00	2,414.86
2014	3		2,414.87	.00	.00	.00
2014	2		2,182.38	.00	.00	.00
2014	1		2,182.38	.66	.66	.66

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

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

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00

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

* Indicates Admitted Billing in a Tax Quarter

Current

OCT 07 2014

Tax Account Maintenance

Block: 14002
 Lot: 5
 Qualifier:
 Owner: FREEWAY JONER ASSOCIATES LLC
 Prop Loc: 150 HICKSTOWN ROAD

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

Other Delinquent Balances: .00 Interest Date: 10/07/14 Interest Date: Interest Detail
 Other APR2 Threshold Amt: .00 Per Diem: .00000 Last Payment Date: 07/21/14
 TOTAL TAX BALANCE DUE
 Principal: .00 Penalty: .00
 Misc. Charges: .00 Interest: .00 Total: .00

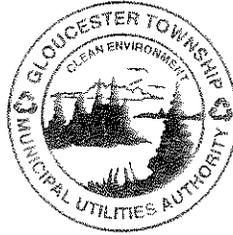
* Indicates Administered Billing in a Tax Quarter

001 07 2014

Current

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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



RAYMOND J. CARR
Executive Director

MARLENE HRYNIO
Administrative Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

**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 8, 2014

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



Re: Application #142045CD
Addison Bradley
Turnersville-Hickstown Road, Erial, NJ 08081
Block 14002, Lots 4 & 5

Gentlemen:

In response to your transmittal regarding the above application, a Form "A" Application will be required to determine if sewer is available.

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

Raymond J. Carr
Executive Director

RJC:mh



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #142045CD

Turnersville-Hickstown Rd

Block: 14002 lot 4/5

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

Other

-“no parking here to corner” signs installed 50 feet from stop signs and 25 feet from cross streets for marked/unmarked crosswalks.

-appears that driveway for end unit of building 6 across from Andrea Crt will be within the 50 feet from a stop sign. This may cause vehicles to park on street in violation of state statute.

-if not a township road, need LO 81-35 application submitted for enforcement.



OCT 14 2014

Reviewed By: Lt. Brian McKendry

Signature: _____

Date Submitted: 10/14/14