

**Township of Gloucester
Zoning Board of Adjustment
Thursday, December 12, 2013
7:30 P.M.**

Agenda

REVISED

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes - *Thursday, November 14, 2013*

RESOLUTIONS FOR MEMORIALIZATION

#132039C Dorothea Clark	Bulk C Variance Block: 9801 Lot: 16
#132040C Anthony Sparano, Jr.	Bulk C Variance Block: 906 Lot: 11
#132033D James Milazzo	Use "D" Variance Block: 11901 Lot: 20

APPLICATIONS FOR REVIEW

#132037C Joseph Bottino Zoned: R3	Bulk C Variance Block: 18903 Lot: 21 Location: 7 Glen Burnie Drive, Erial
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445 sq. ft. Cabana w/.07' from shed; w/approx. 5.5' setback from rear property line; impervious & building coverage

#132043C
William Natoli
Zoned: R1

Bulk C Variance
Block: 17405 Lot: 77, 78 & 79
Location: 1383 Erial-New Brooklyn Rd., Erial

5' wrought iron front fence 12' from cartway & 40' x 60' pole barn (2nd garage for personal storage)

#112039CDMa1
Edward Pine
Zoned: GI

Bulk C Variance & Minor Site Plan Amended
Block: 8301 Lot: 17/18
Location: 47 Coles Rd., Blackwood

Erection of 100' 16' x 60' double digital billboard adjacent to NJ Route 42

TO BE RE-SCHEDULED

#132008CD
Sierra International
Zoned: R3

Bulk C & Use "D" Variance(s)
Block: 6801 Lot(s): 21, 22, 23 & 24
Location: 415-421 Almonesson Rd., Blenheim

4 twin units 8 lots

TO BE RE-SCHEDULED FOR SPECIAL MEETING ON MONDAY, DECEMBER 16, 2013

#132045D
Tony & Barbara Carbone
Zoned: R3

Use "D" Variance
Block: 8901 Lot: 42
Location: 14 Roberts Lane, Somerdale

In Law Suite built in 1983 (Bathroom/Bedroom/Small Stove//Private Entrance)

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, NOVEMBER 14, 2013**

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

Roll Call:

Vice Chairman Simiriglia	Present
Mr. Bucceroni	Late Arrival 8:04pm
Mr. Gunn	Absent
Mr. McMullin	Late Arrival 7:50pm
Mrs. Chiumento	Present
Mrs. Giusti	Absent
Mr. Acevedo	Absent
Mr. Treger	Present
Mr. Scarduzio	Present

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

***NOTE: approval of minutes and resolutions was done at the end of the zoning board of adjustment meeting.**

Mr. Treger sits in for Mr. Gunn.

MINUTES FOR ADOPTION

Zoning Board Minutes for October 24, 2013

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

Roll Call:

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

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

**#132034C
Frederick Wilson
Bulk C Variance
Block: 9304 Lot: 27**

**#132035C
Rennymon Johnson
Bulk C Variance
Block: 18609 Lot: 2**

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

Roll Call:

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

Resolutions Approved.

APPLICATIONS FOR REVIEW

**#132039C
Dorothea Clark
Zoned: R3
Bulk C Variance
Block: 9801 Lot: 16
Location 163 Breckenridge Dr.,Sicklerville**

Mr. Costa swears in Ms. Clark and Mr. Charles Adams (architect)
Mr. Adams states the lot coverage is 18%. The purpose is to allow a disabled relative to live with Ms. Clark. Ms. Clark needs to add a larger space on the ground floor. Mr. Adams states the plan is still within impervious coverage parameters. The addition is 1 bedroom and sitting room with access to the rest of the house. The exterior of the addition will match the rest of the home.

Mrs. Chiumento requests more specifics about the outside access to the handicap addition.
Mr. Adams states the room is handicap accessible from outside the home. No outside ramp will be installed but the room has access to an outdoor deck.

Mr. Treger questions if the room is just a basic room (no kitchen/additional bath).
Mr. Adams states it is just a basic room, no kitchen or bath.

Vice Chairman Simiriglia asks Mr. Adams if the deck will be the same size as the concrete slab. Mr. Adams states the deck will be larger.

Mr. Lechner asks Mr. Adams if the deck will be within setbacks of the zone. Mr. Adams states: yes, it will be.

Mr. Mellett tells Mr. Adams to make sure the roof leaders are away from the neighbors' property.

Open to the Public:
No Comments.

Open to Professionals:
No Additional Comments.

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

Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Treger	Yes
Vice Chairman Simiriglia	Yes

Application Approved.

Mr. McMullin arrives:

#132040C
Anthony Sparano, Jr.
Zoned: CR
Use "D" Variance
Block: 11901 Lot: 20
Location: 159 S. Black Horse Pike, Blackwood

Mr. Costa swears in Mr. Sparano.
Mr. Sparano explains to the board that the sign has been up for 14 years. He won't be moving the sign or the posts. The Allstate sign is staying the same but will be moved up.

Vice Chairman Simiriglia asks Mr. Sparano if the setbacks are accurate. Mr. Sparano states setbacks are the same and he never needed a variance before.

Mr. Lechner states he has a site plan from Wayne Allen Architecture with the sign drawn in the plan.

Mr. Costa states there will be a 51.92 sq. ft. of signage where 35' is permitted. Mr. Sparano states it is a 7' x 4' now with the digital sign going underneath.

Vice Chairman Simiriglia states the digital sign with the Allstate sign together equal 51.92 (total sign area).

Mr. Lechner concurs 51.92 sq. ft. is the total.

Mr. Costa asks Mr. Sparano what the purpose of the digital sign was.

Mr. Sparano states the new digital sign is just another marketing tool.

Mr. Mellett asks Mr. Sparano how often the message will change.

Mr. Sparano states it isn't going to flash 20 messages. The messages will stay up for up to 30 minutes and no less than 5/15/30 minutes.

Mr. Mellett states there is an 8 second minimum, so there is no issue there. It is a mid-block location. No driveway sight issues.

Mr. Sparano states the driveway is 80ft. wide.

Mr. Kappatos (Sign Pros) states he is the next door neighbor and has no problems with the sign.

Mr. Lechner asks where the next closest digital sign is.

Mr. Kappatos states the Walgreens is the next closest digital sign and he has no intentions of putting a digital sign up.

Vice Chairman Simiriglia asks the applicant if the driveway is large enough to turn around.

Mr. Sparano tells V.C. Simiriglia "yes, there is plenty of room."

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

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

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

Application Approved.

Mr. Bucceroni is seated for this application:

#132033D
James Milazzo
Zoned: NC
Use "D" Variance
Block: 11901 Lot: 20
Location: 159 S. Black Horse Pike, Blackwood.

Mr. Costa swears in Mr. Milazzo.

Mr. Milazzo states when he bought the home in 1998 he still had his parents living with him.

His parents are no longer living with him. He's been trying to sell the home and no one is looking at it. Mr. Milazzo wants to create 2 – 2 bedroom apartments to rent.

Mr. Costa asks Mr. Milazzo if he will be changing the exterior of the home.

Mr. Milazzo states there will be no exterior changes.

Mr. Costa inquires about parking for the apartments.

Mr. Milazzo states there is plenty of parking available as the lot is on 1.43 acres.

Mr. Lechner states there is a 25' x 35' paved area w/a shared easement next door.

Mr. McMullin asks if the fire separation will be done.

Mr. Milazzo states the fire separation will be done.

Vice Chairman Simiriglia asks about the additional kitchen.

Mr. Milazzo states an upstairs kitchen will be installed. He also adds that the previous owner had this property up for sale for about 10 years.

Mr. Mellett reviews the 10/24/13 review letter. Parking needed is 3 spaces which are already provided. He also reviews the sketch on the site plan for parking.

Mr. Milazzo states he will make at least 4 parking spaces available.

Mr. Mellett asks Mr. Milazzo how the easement for the driveway reads.

Mr. Milazzo doesn't know why there would be a problem.

Mr. Lechner states the driveway is unpaved.

Mr. Milazzo states yes the driveway is unpaved.

Vice Chairman Simiriglia asks Mr. Lechner if a site plan waiver is necessary.

Mr. Lechner states that going from a single to a 2 family it is not required.

Vice Chairman Simiriglia suggests giving a waiver of a site plan so the owner can clean up.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments.

A motion to approve the above mentioned application for a use variance and site plan waiver was made by Mr. Bucceroni and seconded by Mr. Scarduzio.

Mr. Scarduzio	Yes
Mr. Bucceroni	Yes
Mr. McMullin	Yes
Mrs. Chiumento	Yes
Mr. Treger	Yes
Vice Chairman Simiriglia	Yes
Application Approved.	

6 ZB 11/14/13

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132039C

DOROTHEA CLARK

Block 9801, Lot 16

WHEREAS, Dorothea Clark, is the owner of the land and premises located at 163 Breckenridge Drive, in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct an 22' x18' addition building coverage of 23.5% for the property located upon Block 9801, Lot 16, 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 November 14, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Dorothea Clark is the owner of the land and premises located at 163 Breckenridge Drive, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 9801, Lot 16, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that she is constructing a 22x18' addition for a disabled relative. The addition will consist of a bedroom and bath. The 3.5% increase will not be out of place for the neighborhood and will meet all other zoning requirements.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct an addition that exceeds the building coverage by 3.5% the Board voted four (4) in favor, none (0) against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14 th day of November that the applicant, Dorothea Clark, is hereby granted the aforesaid variances for the property located upon Block 9801, Lot 16 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
Ken Treger	Yes
Carmen Scarduzzio	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th Day of December, 2013.

Ken Lechner, Secretary

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

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132040C

ANTHONY SPARANO JR.

Block 906, Lot 11

WHEREAS, Anthony Sparano Jr., is the owner of the land and premises located at 1201 Black Horse Pike, in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a freestanding sign with an area of 51.92 square feet instead of 35 and to have a height of 12.5' instead of 6' and to permit an electronic message center sign for the property located upon Block 906, Lot 11, as shown on the Official Map of the Township of Gloucester, located in an CR 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 November 14, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, Anthony Sparano Jr. is the owner of the land and premises located at 1201 Black Horse Pike, in the Glendora section of Gloucester Township, New Jersey, as shown on Block 9061, Lot 11, on the Official Tax Map of the Township of Gloucester, located in a CR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that the existing sign is 14 years old and he is merely moving the sign up to accommodate the digital message center.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 51.92 square foot sign 12.5 feet high with a digital message center the Board voted five (5) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14 th day of November that the applicant, Anthony Sparano Jr., is hereby granted the aforesaid variances for the property located upon Block 906, 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.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 132033D

JAMES MILAZZO

Block 11901, Lot 20

WHEREAS, James Milazzo, is the owner of the land and premises located at 159 S. Black Horse Pike, in the Blackwood section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a duplex in the NC Zone for the property located upon Block 11901, Lot 20, as shown on the Official Map of the Township of Gloucester, located in an NC 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 November 14, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicant, James Milazzo Jr. is the owner of the land and premises located at 159 S. Black Horse Pike, in the Blackwood section of Gloucester Township, New Jersey, as shown on Block 11901, Lot 20, on the Official Tax Map of the Township of Gloucester, located in a NC Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that his parents previously lived in the house and his mother moved with his sister after his father passed away. It is a three story house with 15 rooms and a separate entrance and is very easy to convert to a duplex by adding a kitchen. The property has been for sale as a single family home and has no buyers. The applicant agreed that as a condition of approval he would provide 4 parking spaces.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a duplex the Board voted six (6) in favor, none(0)against and zero (0) abstentions, thus granting the relief requested; and

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

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

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 14 th day of November that the applicant, James Milazzo, is hereby granted the aforesaid variance for the property located upon Block 11901, Lot 20 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
Ken Treger	Yes
Carmen Scarduzzio	Yes
Jay McMullen	Yes
Kevin Bucceroni	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Frank Simiriglia

Chairperson

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 12th Day of December, 2013.

Ken Lechner, Secretary

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

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP Director/Planner
 Department of Community Development & Planning
RE: **APPLICATION #122037C**
Joseph Bottino
7 Glen Burnie Drive
BLOCK 18902, LOT 21
DATE: December 4, 2013

The above application is to permit a ±445 sf cabana and accessory concrete patio areas within the R-3 Residential district as per the submitted variance exhibit.

Applicant/Owner: Joseph Bottino, 7 Glen Burnie Drive, Erial, NJ 08081 (telephone #856-298-0022).
Engineer/Surveyor: Bruce R. McKenna, PE, PLS, Monarch Surveying & Engineering, P.O. Box 177, Pitman, NJ 08071 (telephone #856-582-8200).
Planner: Addison G. Bradley, CLA, PP, 1585 Hider Lane, Laurel Springs, NJ 08021 (telephone #856-228-4848).
Attorney: John Wade, Esq., Wade, Long, Wood & Kennedy, 1250 Laurel Springs, NJ 08021 (telephone #856-346-7800).

I. INFORMATION SUBMITTED

1. Addison G. Bradley Scheduling Letter dated 10/10/13.
2. Addison G. Bradley Variance Letter dated 9/23/13.
3. Land Development Application Form and checklist dated 9/17/13.
4. Variance Exhibit, as prepared by Monarch Surveying & Engineering comprising one (1) sheet dated 9/15/13.

II. ZONING INFORMATION

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

R-3 Zone Requirements (§405):

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	9,375 sf	9,709 sf	yes
Minimum lot frontage	75 ft.	80 ft.	yes
Minimum lot depth	125 ft.	129.28 ft.	yes
Maximum building coverage	20%	±27.7%¹	no*
Maximum lot coverage	40%	±61.3%¹	no*
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	28.6 ft.	enc
Side yard (dwelling)	10 ft.	10.3 ft. / 10.5 ft.	yes / yes
Rear yard (porch)	30 ft.	±50 ft. ¹	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	35 ft.	yes

¹ = Scaled data.

enc = Existing nonconformance.

* = Variance required.

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

CABANA YARD DEPTHS AND HEIGHT LIMITATIONS			
Maximum area	168 sf	±445 sf	no *
Maximum height	15 ft.	±10.7 ft.	yes
Distance between adjacent buildings	10 ft.	±0.7 ft.	no *
Front yard	N.P.	±108 ft. ¹	yes
Side yard	10 ft.	13.5 ft. 26.3 ft.	yes / yes
Rear yard	10 ft.	±5.5 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.

III. VARIANCE COMMENTS

The application as submitted requires the following variances:

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

1. Distance (Cabana & Shed): (±0.70 ft. provided v. 10 ft. minimum required).

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

2. Building Coverage: (±27.7% provided v. 20% maximum allowed).
3. Lot Coverage: (±61.26% provided v. 40% maximum allowed).

§422.K, Residential Swimming Pools and Cabanas

4. Area: (±445 sf provided v. 168 sf maximum allowed).
5. Rear yard: (±5.5 ft. provided v. 10 ft. minimum required).

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

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

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

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

NEGATIVE CRITERIA

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

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 401.E(3) to permit a cabana seven tenths (0.7) feet from a shed (10 ft. minimum required), from Section 403.F to permit a building coverage approximately twenty seven and seven tenths (27.7) percent (20% maximum allowed), lot coverage sixty one and three tenths (61.3) percent (40% maximum allowed) and from Section 422.K(6) to permit a cabana approximately four hundred and forty five (445) square feet (168 sf maximum allowed) and approximately five and five tenths (5.5) feet from the rear property line (10 ft. minimum required).

cc: Joseph Bottino
John Wade, Esq.
Bruce R. McKenna, PE, PLS
Addison G. Bradley, CLA, PP
Anthony Costa, Esq.
James Mellett, PE

Orig

TOWNSHIP OF GLOUCESTER

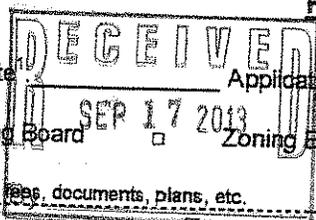
Chews-Landing Clementon Road at Hider Lane
P.O. Box 8 Blackwood, NJ 08012
(856) 374-3511 Planning (856) 374-3512 Zoning (856) 232-6229

For Office Use Only

Submission Date: _____ Application No. #132037C Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment Fees: 160⁰⁰ Project # 8128

¹ Upon receipt of all fees, documents, plans, etc. Escr. 150⁰⁰ Escr. # 8128



LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Joseph Bottino</u> Address: <u>7 Glen Burnie Dr.</u> City: <u>Elizabeth</u> State, Zip: <u>New Jersey 08081</u> Phone: <u>(856) 298-0022</u> Fax: () - Email: _____	2. Owner(s) (List all Owners) Name(s): <u>Joseph Bottino</u> Address: <u>Same</u> City: <u>Same</u> State, Zip: _____ Phone: () - Fax: () -
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3. Type of Application. Check as many as apply:

<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____
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² Legal advertisement and notice is required to all property owners within 200 feet.

4. Zoning Districts (Circle all Zones that apply)

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: <u>John Wade</u> Address: <u>1250 Chews Landing Rd</u> City: <u>Levittown, N.J. 08021</u>	Firm: <u>Wade Long Ward & Partners</u> State, Zip: _____ Phone: <u>(346) 2800</u> Fax: () - Email: _____
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6. Name of Persons Preparing Plans and Reports:

Name: Addison G Bradley
 Address: 1585 Hider Lane
 Profession: Planner - Landscape Arch.
 City: Laurel Springs
 State, Zip: N.J. 08021
 Phone: 856 220-4048 Fax: 856 228-8507
 Email: thefuneralmanor@comcast.com

Name: Bruce R. McKenna
 Address: P.O. Box 177
 Profession: Prof. Engineer's Land Surveying
 City: Pitman
 State, Zip: N.J. 08071
 Phone: 856 582-8200 Fax: 856 582-8204
 Email: www.monarcheng.com

7. Location of Property:

Street Address: No 7 Glen Burnie Dr Block(s): 18903
 Tract Area: 9,709 sq. ft or 0.223 ac Lot(s): 21

8. Land Use:

Existing Land Use: Residential
 Proposed Land Use (Describe Application): Residential (445 SQ FT)
Variance for a rear yd. set back & size for Cabana
Variance for impervious coverage & bldg. coverage

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet. permit for inground pool

permit # 20030106
permit date 1/30/03

13. Zoning

All Applications		Proposed	Fence Application	Proposed
Front setback 1		32.9 Ft	Setback from E.O.P.*1	N/A
Front setback 2			Setback from E.O.P.*2	
Rear setback		> 30 ft	Fence type	
Side setback 1		10.5 Ft	Fence height	
Side setback 2		10.3 ft	*E.O.P. = Edge Of Pavement.	
Lot frontage		80.0 ft	Pool Requirements	
Lot depth		129.3 ft	Setback from R.O.W.1	
Lot area		9,709 ft ²	Setback from R.O.W.2	
Building height		33.7 ft.	Setback from property line 1	
Caban 2 - 445 SQ FT		* 5.5	Setback from property line 2	
rear yd		* 27.7%	Distance from dwelling	
Bldg. coverage		* 61.9%	Distance = measured from edge of water.	
* variance need imp. coverage			R.O.W. = Right-of-way.	
			Setback = Measured from edge of pool apron.	
Garage Application			Shed Requirements	
Garage Area		N/A	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: N/A Number of parking spaces provided: _____

Number of loading spaces required: N/A 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

9/16/13

 Date

 Signature of Co-applicant

 Date

17. Consent of Owner(s):

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

9/16/13

Date

Signature

Print Name

Sworn and Subscribed to before me this

16th day of September

2013 (Year).

Signature

Print Name

RAYMOND M. PICCOLO
NOTARY PUBLIC STATE OF N.J.
MY 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).

Signature of Applicant

Joseph Bottino
Print Name

No Yes

9/16/13
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____ shows and discloses the premises in its entirety, described as Block 18903 Lot 21 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:

Joseph Bottino 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

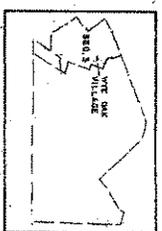
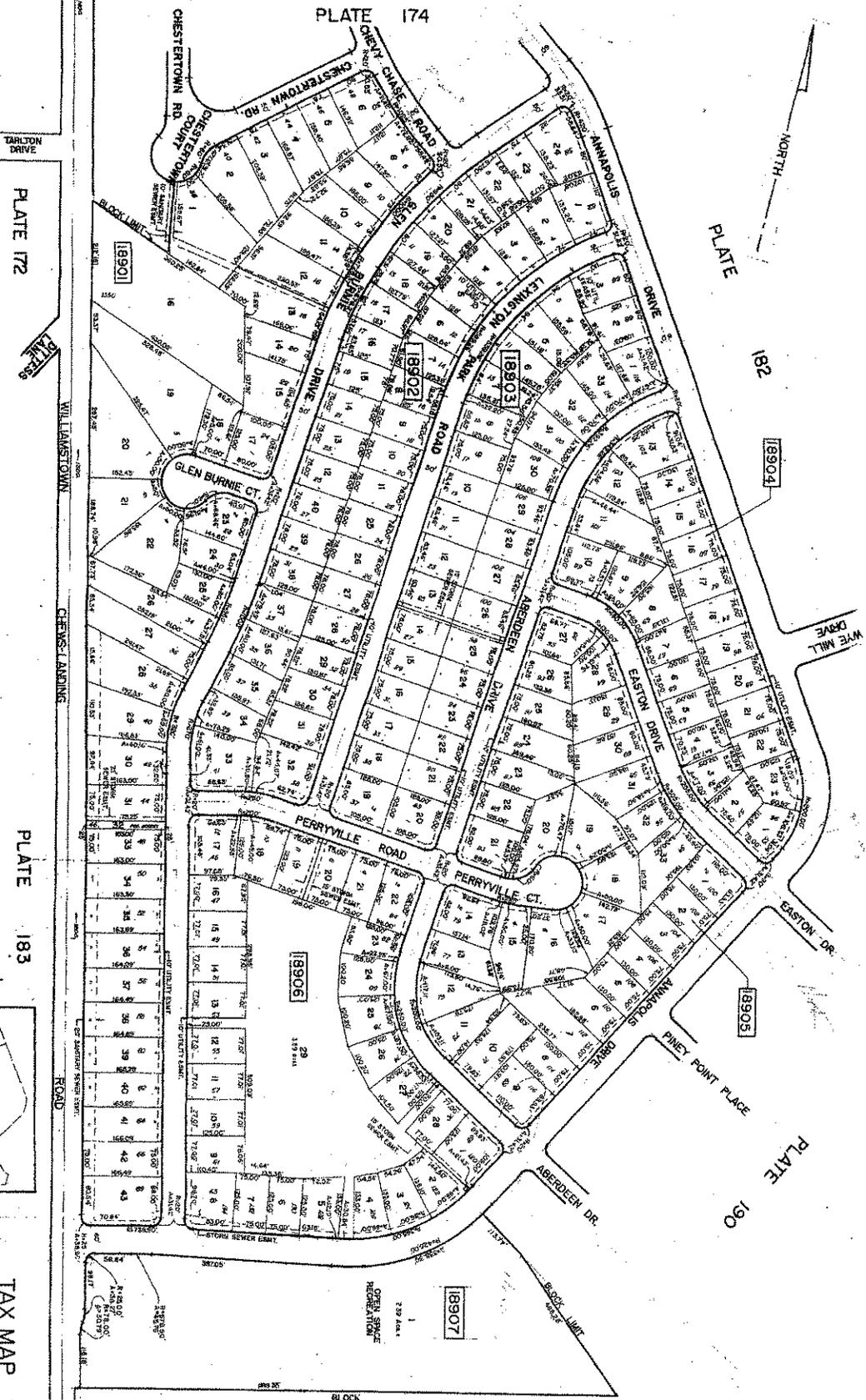
On this 16th day of September
20 13 before the following authority.

Name of property owner or applicant

Notary public

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

PREPARED BY THE ENGINEERS, INCORPORATED AS A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF NEW JERSEY, TO ASSIST IN THE DETERMINATION OF THE TAXABLE VALUE OF REAL PROPERTY IN THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, FOR THE YEAR 1979. THIS MAP IS A REPRODUCTION OF THE MAP PREPARED BY THE ENGINEERS, INCORPORATED AS A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF NEW JERSEY, TO ASSIST IN THE DETERMINATION OF THE TAXABLE VALUE OF REAL PROPERTY IN THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, FOR THE YEAR 1979. THIS MAP IS A REPRODUCTION OF THE MAP PREPARED BY THE ENGINEERS, INCORPORATED AS A LIMITED LIABILITY COMPANY UNDER THE LAWS OF THE STATE OF NEW JERSEY, TO ASSIST IN THE DETERMINATION OF THE TAXABLE VALUE OF REAL PROPERTY IN THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, FOR THE YEAR 1979.



TAX MAP
 TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY, NEW JERSEY
 SCALE: 1" = 100' DATE: 1979
 KEY ENGINEERS, INC.
 RICHARD W. LIPKO N.P.L.S.
 N.J. 22423
 BERLIN, NEW JERSEY

Addison G. Bradley, LLC.

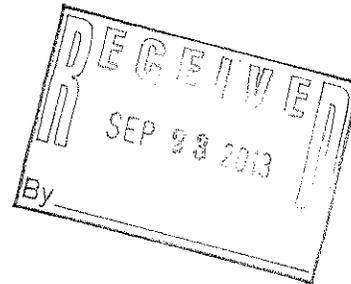
A Limited Liability Corporation

Landscape Architect - Professional Planner

1585 Hider Lane, Gloucester Township, Laurel Springs, NJ 08021
Phone: 856-228-4848 • Fax: 856-228-8507 • Cell: 609-634-0102

September 23, 2013

Ken Lechner, Township Planner
Director of Community Development
Township Of Gloucester
P.O. Box 8
Blackwood, N.J. 08012-0008



RE: JOSEPH BOTTINO APPLICATION
7 GLEN BURNIE DRIVE
BLOCK 18903, LOT 21
GLOUCESTER TOWNSHIP, CAMDEN COUNTY

Dear Ken;

In reviewing the above referenced application, I see that the percentage for the building coverage on the plan is not complete. It only covers the house at 19.6%. it should be 27.7% (2,685) which would be the house, the open porch, the cabana and the shed. It has been noted as a variance, and the application requires four variances. The four variances are: 1. Building coverage - 27.7 percent where 20% is permitted; 2. Impervious coverage - 61.2% where 40% is permitted; 3. Cabana area - 445 sq. ft. where 168 sq. ft. is permitted; 4. Cabana rear yard setback - 5.5 ft. where 10 ft is permitted.

If you have any questions please call me on my cell 609-634-0102

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "AGB".

Addison G. Bradley, MPA, ASLA
PP LA

C Applicant Joseph Bottino
Engineer - Bruce McKenna



Commissioners
RICHARD P. CALABRESE
Chairman

FRANK SIMIRIGLIA
Vice Chairman

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

September 23, 2013

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

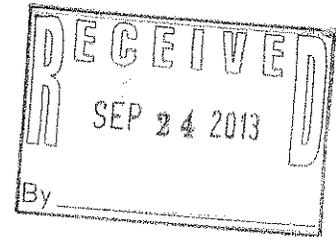
MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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

Re: Application #132037C
Joseph Bottino
7 Glen Burnie Drive, Erial, NJ 08081
Block 1890~~2~~, Lot 21



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

Robert C. Benson
Executive Director

RCB:mh



GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #132037C

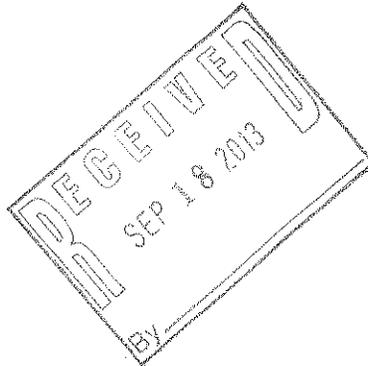
7 Glen Burnie Dr

Joseph Bottino

Block: 1890~~3~~ Lot:21

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

Other:



Reviewed By: Lt. Brian McKendry Cpl. Richard Worst

Signature: _____

Date Submitted: 9/18/13

TOWNSHIP OF GLOUCESTER
INTER-OFFICE CORRESPONDENCE



TO: Zoning Board of Adjustment
FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
 Acting Zoning Officer
 Department of Community Development & Planning

RE: APPLICATION #132043C
 William Natoli
 1383 Erial-New Brooklyn Road
 BLOCK 17405, LOT 77, 78 and 79

DATE: November 20, 2013

The Applicant requests approval to construct a 40' x 60' pole barn (private garage) and install a five (5) foot high wrought iron fence within the R-1 Residential District as indicated on the attached sketch.

I. ZONING INFORMATION

R-1 ZONE REQUIREMENTS:

Description	Required	Proposed	Complies
Minimum lot size	1 acre	5.30 acres	yes
Minimum lot frontage	125 ft.	350 ft.	yes
Minimum lot depth	200 ft.	653.40 ft.	yes
Maximum building coverage	15%	±1.92% ¹	yes
Maximum lot coverage	30%	±5.00% ¹	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard	50 ft.	±181 ft.	yes
Side yard	25 ft.	±192 ft. / ±78 ft.	yes / yes
Rear yard	75 ft.	±369	n/a
Minimum useable yard area	25%	> 25%	yes
Maximum height	35 ft.	n/a	n/a
ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	N.P.	no	yes
Side yard	10 ft.	30 ft. / 260 ft.	yes / yes
Rear yard	15 ft.	130 ft.	yes
Maximum garage height	20 ft.	n/p	---
Maximum other building height	35 ft.	n/a	n/a

- ¹ = Scaled data.
- enc = Existing nonconformance.
- n/p = Not Provided.
- N.P. = Not Permitted.
- * = Variance required.

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

OFF-STREET PARKING AND PRIVATE GARAGES			
Maximum area	800 sf	2,400 sf	no*
Less than area of principal building	< ±4,433 sf ¹	2,400 sf	yes
Maximum stories	1	n/p	---
Maximum number of garages	1	2	no*

- ¹ = Scaled data.
n/p = Not provided.
* = Variance required.

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

II. VARIANCE COMMENTS

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

§422.H(4) – Off-Street Parking and Private Garages

1. Size: (2,400 sf provided v. 800 sf maximum allowed).
 - a. The applicant must confirm garage height is less than or equal to 20 feet and no more than one story.

§422.H(6) – Off-Street Parking and Private Garages

2. Number of garages: (2 provided v. 1 maximum allowed)
 - a. The Applicant should confirm if the lots have been consolidated.
 - i. If not, it is recommended the applicant record a Deed of Consolidation combining lots 77, 78, and 79 into one lot.

§425.B(3), Fences

3. To install a five (5) foot high wrought iron fence twelve (12) feet from the cartway (40 feet 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 422.H(4) to construct a detached pole barn (private garage) two thousand four hundred (2,400) square feet (800 sf maximum allowed), and from Section 422.H(6) to permit a second garage (1 maximum allowed) and from Section 425.C(3) to install a five (5) foot high wrought iron fence twelve (12) feet from the cartway (40 feet 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: William Natoli
Anthony Costa, Esq.
James Meillett, 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. 132043C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: 160⁰⁰ Project # 8229

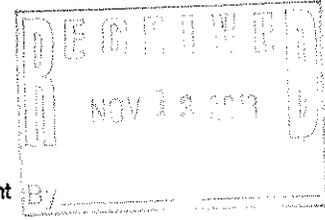
¹ Upon receipt of all fees, documents, plans, etc.

Escr. 150⁰⁰ Escr. # 8229

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>WILLIAM NATOLI</u> Address: <u>1383 ERIAL</u> <u>NEW BROOKLYN RD.</u> City: <u>ERIAL</u> State, Zip: <u>NT 08081</u> Phone: <u>(609) 868-6151</u> Fax: () - Email: <u>ANVILIRONWORKSINC@VERIZON.NET</u>	2. Owner(s) (List all Owners) Name(s): <u>WILLIAM NATOLI</u> Address: <u>1383 ERIAL</u> <u>NEW BROOKLYN RD.</u> City: <u>ERIAL</u> State, Zip: <u>NT 08081</u> Phone: <u>(609) 868-6151</u> Fax: () -																																			
3. Type of Application. Check as many as apply:																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"> <input type="checkbox"/> Informal Review² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval² <input type="checkbox"/> General Development Plan² </td> <td style="width:50%; border: none;"> <input type="checkbox"/> Planned Development² <input type="checkbox"/> Interpretation² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance² <input type="checkbox"/> Use "D" Variance² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____ </td> </tr> </table>		<input type="checkbox"/> Informal Review ² <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision ² <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____																																	
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² Legal advertisement and notice is required to all property owners within 200 feet.																																				
4. Zoning Districts (Circle all Zones that apply)																																				
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width:12.5%;"><u>ER</u></td> <td style="width:12.5%;">R4</td> <td style="width:12.5%;">GCR</td> <td style="width:12.5%;">CR</td> <td style="width:12.5%;">BP</td> <td style="width:12.5%;">G-RD</td> <td style="width:12.5%;">LP-1</td> </tr> <tr> <td><u>R1</u></td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td><u>R2</u></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>		<u>ER</u>	R4	GCR	CR	BP	G-RD	LP-1	<u>R1</u>	RA	BWD	NC	IN	M-RD	NVBP	<u>R2</u>	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	R3	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
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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: _____																																			

609
929
9967
Gina



6. Name of Persons Preparing Plans and Reports:

Name: WILLIAM NATOLI

Address: 1383 ERIAL NEW BROOKLYN RD.

Profession: _____

City: ERIAL

State, Zip: NJ 08081

Phone: (609) 868-6151 Fax: () -

Email: _____

Name: _____

Address: _____

Profession: _____

City: _____

State, Zip: _____

Phone: () - Fax: () -

Email: _____

7. Location of Property:

Street Address: 1383 ERIAL NEW BROOKLYN RD. Block(s): 17A05

Tract Area: _____ Lot(s): 77 78 79

8. Land Use:

Existing Land Use: SINGLE FAMILY HOME

Proposed Land Use (Describe Application): _____

5 FT. WROUGHT IRON FENCE AND 40'x60' POLE BARN
FOR PERSONAL STORAGE

9. Property:

Number of Existing Lots: 3

Number of Proposed Lots: _____

Proposed Form of Ownership:

- Fee Simple Cooperative
 Condominium Rental

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

Are there *proposed* deed restrictions? No Yes

10. Utilities: (Check those that apply.)

- Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	50	Setback from E.O.P.*1	12'-0
Front setback 2		Setback from E.O.P.*2	
Rear setback	75	Fence type	iRow
Side setback 1	25	Fence height	5'
Side setback 2	25	*E.O.P. = Edge Of Pavement.	
Lot frontage	350'	Pool Requirements	
Lot depth	720'	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

 11-12-13
 Date



 Signature of Co-applicant

 11-12-13
 Date

17. Consent of Owner(s):

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

Date

Sworn and Subscribed to before me this _____ day of _____ (Year).

Signature
WILLIAM NATOLI
Print Name

Signature
GINA NATOLI
Print Name

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

Complete each of the following sections:

A. Is this application to subdivide a parcel of land into six or more lots? No Yes

B. Is this application for a variance to construct a multiple dwelling of 25 or more family units? No Yes

C. Is this application for approval on a site or sites for commercial purposes? No Yes

D. Is the applicant a corporation? No Yes

E. Is the applicant a limited liability corporation? No Yes

F. Is the applicant a partnership? No Yes

IF YES TO ANY OF THE ABOVE:

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

2. Does a corporation or partnership own 10 percent or more of the stock in this corporation or partnership? No Yes

IF YES:

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

Signature of Applicant
WILLIAM NATOLI
Print Name

Date
11-12-13

19. Survey waiver certification:

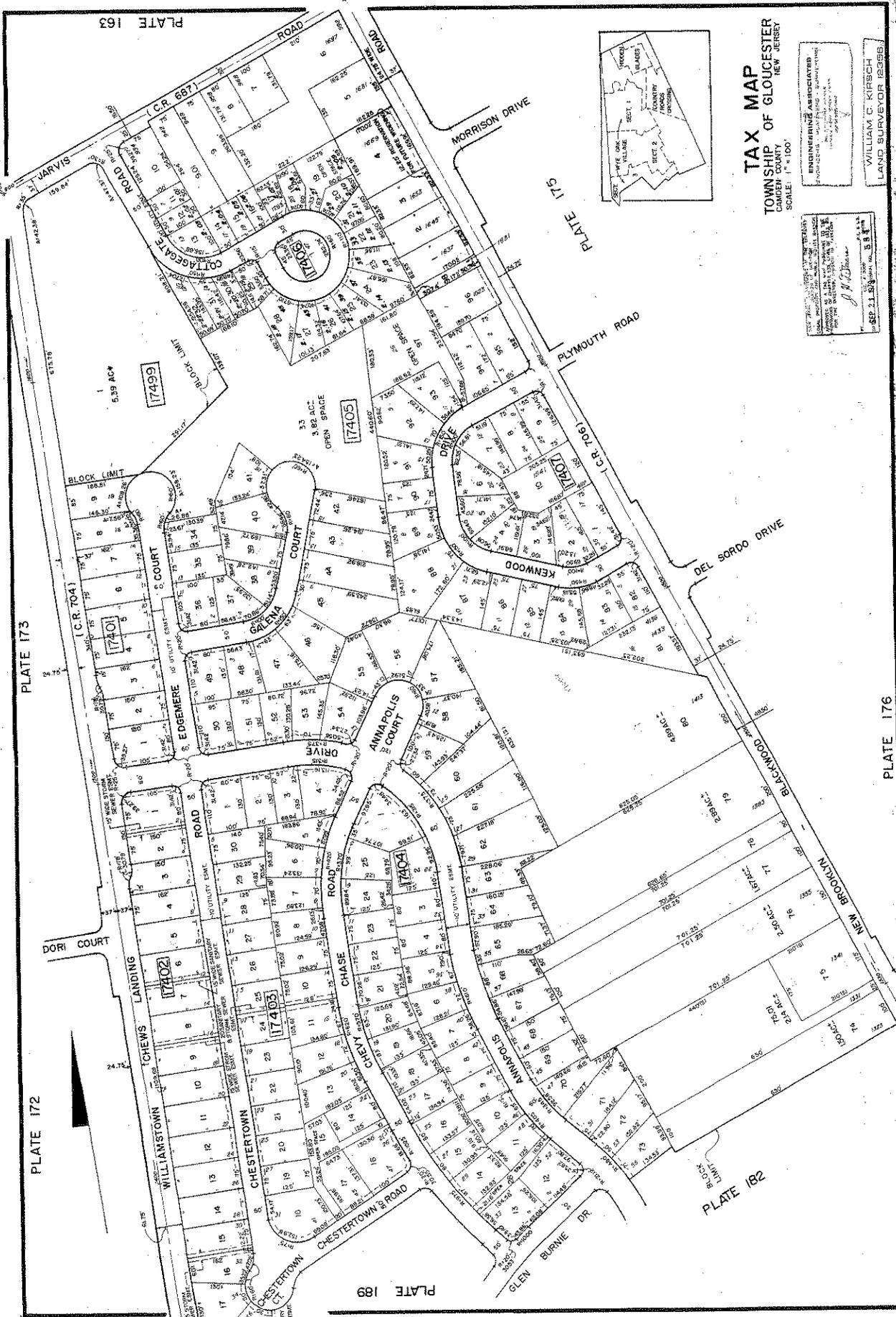
As of the date of this application, I hereby certify that the survey submitted with this application, under the date of _____, shows and discloses the premises in its entirety, described as Block 17405 Lot 77/78/79 and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey, Sworn and subscribed to
County of Camden: On this 13th day of November
GINA NATOLI of full age, being duly sworn to 2013 before the following authority.
law, on oath and says that all of the above statement herein is true.

Name of property owner or applicant

Notary Public

NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MARCH 14, 2018
Mary M. Dirosa



TAX MAP
TOWNSHIP OF GLOUCESTER
 CAMDEN COUNTY
 NEW JERSEY
 SCALE: 1" = 100'

ENGINEERED AND PLANNED BY
 WILLIAM C. KIRSCH
 LAND SURVEYOR (23896)

RECORDED IN THE OFFICE OF THE COUNTY CLERK
 CAMDEN COUNTY, NEW JERSEY
 SEP 21 2009 10:51 AM

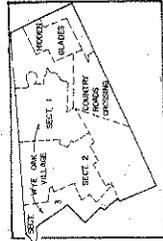


PLATE 173

PLATE 172

PLATE 189

PLATE 175

PLATE 176

PLATE 182

RECORDED IN THE OFFICE OF THE COUNTY CLERK
 CAMDEN COUNTY, NEW JERSEY
 SEP 21 2009 10:51 AM

Tax Account Maintenance

Block: 17405
 Lot: 79
 Qualifier:
 Owner: **JEFFREY WINDRAY & CHRIS** Prop Loc: 1383 NEW BROOKLYN ROAD

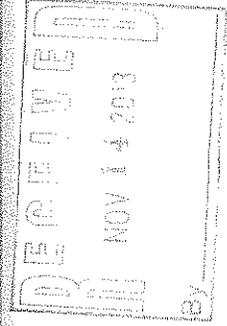
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,342.29	1,342.29	.00	1,342.29
2014	1		1,342.29	1,342.29	.00	1,342.29
2014		Total	2,684.58	2,684.58	.00	2,684.58
2013	4		1,365.37	.00	.00	.00
2013	3		1,365.38	.00	.00	.00
2013	2		1,319.20	.00	.00	.00
2013	1		1,319.20	.00	.00	.00

Other Delinquent Balances: Interest Date: 11/14/13

Other APR2 Threshold Amt: Per Diem: Last Payment Date: 10/29/13

TOTAL TAX BALANCE DUE

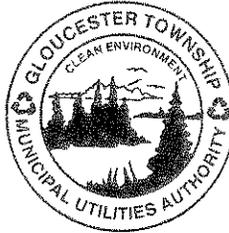
Principal: Penalty:
 Misc. Charges: Interest: Total:



Current

Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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



**GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY**

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

November 15, 2013

ROBERT C. BENSON
Executive Director

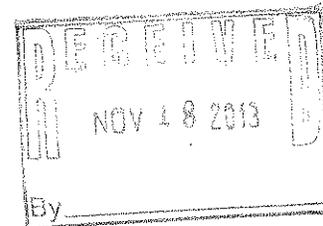
CAROLINE M. TARVES
Administrative Secretary

MARLENE HRYNIO
Recording Secretary

HOWARD C. LONG JR, ESQ.
Solicitor

THOMAS LEISSE, PE, CME
Consulting Engineer

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



Re: Application #132043C
William Natoli
1383 Erial-New Brooklyn Road, Erial, NJ 08081
Block 17405, Lot 79

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 cursive that reads "Robert C. Benson".

Robert C. Benson
Executive Director

RCB:mh

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. #112039CDM(a-11) Taxes Paid Yes/No _____ (Initial)
 Planning Board Zoning Board of Adjustment Fees: 460.00 Project # 6451
 Escr. 1750.00 Escr. # 6451

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

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>Edward Pine</u> Address: <u>47 Coles Rd</u> <u>Suite 6</u> City: <u>Blackwood</u> State, Zip: <u>N.J. 08012</u> Phone: <u>856-228-3761</u> Fax: <u>228-7722</u> Email: <u>edpine99@hotmail.com</u>	2. Owner(s) (List all Owners) Name(s): <u>same as applicant</u> Address: _____ City: _____ State, Zip: _____ Phone: () - - 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 checked="" type="checkbox"/> Minor Site Plan <u>Amended</u> <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 checked="" type="checkbox"/> Minor Site Plan <u>Amended</u> <input type="checkbox"/> Preliminary Major Site Plan ² <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval ² <input type="checkbox"/> General Development Plan ²	<input type="checkbox"/> Planned Development ² <input type="checkbox"/> Interpretation ² <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance ² <input type="checkbox"/> Use "D" Variance ² <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____																																	
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<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><u>GV</u></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	<u>GV</u>	FP	L-RD	NVSCR Overlay							IR
ER	R4	GCR	CR	BP	G-RD	LP-1																														
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R3	SCR	OF	<u>GV</u>	FP	L-RD	NVSCR Overlay																														
						IR																														
5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership																																				
Name of Attorney: <u>John Wade Esq.</u> Address: <u>1250 Chews Landing Rd</u> City: <u>Lewes Springs N.J.</u>	Firm: <u>Wade Long Ward Kennedy</u> State, Zip: <u>N.J. 08012</u> Phone: (<u>386-2800</u>) Fax: (<u>386-1910</u>) Email: _____																																			

6. Name of Persons Preparing Plans and Reports:

Name: Gary R. Cavalier P.E.
Address: 12 West Mentua Ave
Profession: P.E. & L.S.
City: Wenonah
State, Zip: N.J. 08090
Phone: 609-464-0224 Fax: 609-464-0106
Email: _____

Name: Addison G. Bradley
Address: 1585 Hider Lane
Profession: Planner
City: Leard Springs
State, Zip: N.J. 08021
Phone: 856-228-4844 Fax: 856-228-9507
Email: _____

7. Location of Property:

Street Address: Warsaw Ave Block(s): 8301
Tract Area: 0.41 Ac Lot(s): 18

8. Land Use:

Existing Land Use: Vacant
Proposed Land Use (Describe Application): Erection of a 100 ft high 16x60 double digital billboard adjacent to the N.J. Route 42

9. Property:

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

10. Utilities: (Check those that apply.)

Public Water Public Sewer Private Well Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

Previous Application for 60'-0" high sign

13. Zoning

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	<u>N/A</u>
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	_____
Side setback 1	_____	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	Pool Requirements	
Lot depth	_____	Setback from R.O.W.1	<u>N/A</u>
Lot area	_____	Setback from R.O.W.2	_____
Building height	<u>100'</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	<u>N/A</u>	Shed area	<u>N/A</u>
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

11/20/13
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

11/20/13
Date

[Signature]
Signature

Edward P. 1013
Print Name

Sworn and Subscribed to before me this _____ day of _____ (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

No Yes

[Signature]
Signature of Applicant

Edward P. 1013
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 B 301 Lot 18 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, Sworn and subscribed to
County of Camden: On this _____ day of _____
_____ of full age, being duly sworn to 20____ before the following authority.
law, on oath and says that all of the above statement herein is true.

[Signature]
Name of property owner or applicant

Notary public