

**Township of Gloucester
Zoning Board of Adjustment
Thursday, December 13, 2012
7:30 P.M.**

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

MINUTES FOR ADOPTION

Zoning Board Minutes - *Thursday, November 08, 2012*

RESOLUTIONS FOR MEMORIALIZATION

#122049D
Ville 2, LLC

Use D Variance
Block: 18501 Lot: 2/11

#122052D
Garden Develop c/o Paparone Homes

Use D Variance
Block: 18103 Lot: 7.01

APPLICATIONS FOR REVIEW

#122053C
Rosemarie Marnell
Zoned: SCR

Bulk C
Block: 15817 Lot: 9
Location: 18 Dorothy Drive

Seeking approval for Bulk C Variance to install deck 10 x 14 (total size 13 x 14)

Meeting Adjourned

**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
THURSDAY, NOVEMBER 8, 2012**

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

Roll Call:	Mr. Simiriglia	Present
	Mr. Bucceroni	Absent
	Mr. Gunn	Present
	Mr. McMullin	Present
	Mrs. Chiumento	Present
	Mrs. Giusti	Absent
	Mr. Acevedo	Present
	Mr. Treger	Absent
	Mr. Scarduzio	Present
	Mr. Richards	Present

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

Mr. Acevedo will sit in for Mr. Bucceroni.

MINUTES FOR ADOPTION

Zoning Board Minutes for October 25, 2012.

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Gunn	Abstain
Mr. McMullin	Yes
Mrs. Chiumento	Abstain
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Chairman Richards	Yes

Minutes approved.

RESOLUTIONS FOR MEMORIALIZATION

**#122049D
Ville 2, LLC
Use "D" Variance
Block: 18501 Lot: 2/11**

The above mentioned resolution will be held until December, as requested by Mr. Mintz.

**#122046D
James Milazzo
Use "D" Variance
Block: 19101 Lot: 8**

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

Roll Call:

Vice Chairman Simiriglia	Yes
Mr. Gunn	Abstain
Mr. McMullin	Yes
Mrs. Chiumento	Abstain
Mr. Scarduzio	Yes
Mr. Acevedo	Yes
Chairman Richards	Yes

Resolution Approved.

APPLICATIONS FOR REVIEW

**#122052D
Garden Develop c/o Paparone Homes
Zoned: OF
Use "D" Variance
Block: 18103 Lot: 7.01
Location: 810 New Brooklyn Rd.
Seeking approval for Use Variance for "one or a combination" of various permitted uses of the NC within the OF.**

**Mr. Costa swears in Mr. Larry DiVietro (planner).
Mr. Carluzzi (attorney) questions Mr. DeVietro on the application.
Mr. DiVietro explains the application by starting with introducing 2 exhibits.**

1. A1 aerial photo of site
2. Current zoning map for area and region
3. Rendering of site and plot plan

Mr. DiVietro gives a general over view of the lot and surrounding area.

- 3.5 acres
- Erial New Brooklyn Road and Berlin Cross Keys Rd are both county roads.
- Open space and wetlands/residential with closest residence 500 feet from lot.
- Winslow Township has planned commercial use on the other side of Berlin Cross Keys Rd. that allows a mixture of uses. Thus the application is staying consistent with the development of the area; which is a mixture of commercial and residential uses.

A2- Shows the office zoning of this site.

Proposal for the site: 12,000 sq. ft. of mixed use building, with business administration building.

- Request for expansion of uses: Appliance store, multi-media, clothing, food, liquor, hardware, health/fitness, restaurant (no fast food), banks or financial institution.
- Objectives: improve the life of the people in the town and county; promote industrial use, service of the residential community.

In 1990 Use & Variance:

- The plan was developed without the knowledge of the wetlands. It was supposed to be retail stores/offices/banks etc....
- The board saw fit to grant the variance in 1990 and considered it consistent with the growth of the township.
- With the current knowledge of the wetlands the development was downsized (office zone)
- They would like to expand the use to neighborhood use with a 12,000 sq. ft. maximum.
- These are the same owners as 1990, there is no abandonment issue.

- a. Municipal land use
- b. Provided open space
- c. Compatible with neighboring municipalities.
- d. Sufficient space with mixed uses.

Positive criteria: advances in the uses of municipal land use law.

Negative criteria: impact on zoning plan has changed; Cross Keys Rd. has changed and now goes towards the intent of the master plan.

Mr. Gunn asks Mr. DiVietro if there will be a single tenant.

Mr. DiVietro states it will be a combined tenant with the hopes of a single tenant.

Mr. White reviews the Churchill Letter: The applicant must show a conceptual plan with environmental plans and will have to demonstrate a good fit w/12,000 sq. ft.; depending on the layout and parking plan.

Mr. Lechner wants the applicant to consider the architecture on the corner, to take into consideration blending into the surrounding neighborhood. There are nice buildings on the other corners.

Condition of approval: architecture must be consistent with the area, and approval will be at the time of site plan approval, also a rendering of the building and how it will look.

Mr. DiVietro states it will be a contemporary design.

Mr. Lechner reiterates that there will be no fast food is planned.

Open to the Public
No Comments.

Open to the Professionals:
No Additional Comments.

A motion to approve the above mentioned application with the following conditions: site plan, conform to all bulk standards of the office zone, building no more than 12,000 sq. ft., and the design of the building be consistent with the area: was made by Vice Chairman Simiriglia and seconded by Mr. McMullin.

Roll Call:

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

Application Approved.

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

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 122049D

VILLE 2, LLC

Block 18501, Lot 2/11

WHEREAS, Ville 2, LLC, is the record owner of the property located at 1035 Sicklerville Road in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a Use variance to remove the 55 year old age restriction and an increase of density from 5 units per acre to 7 units per acre for the property located upon Block 18501, Lot 2/11, as shown on the Official Map of the Township of Gloucester, located in a BP and SCR-HC OVERLAY Zone, said application being represented by Robert Mintz, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 25, 2012 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, Ville 2, LLC, is the record owner of the property located at 1035 Sicklerville Road, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18501, Lot 2/11, on the Official Tax Map of the Township of Gloucester, located in a BP and SCR-HC OVERLAY 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. The applicant produced Kevin Somerville of Ryan Homes, Leah Furey Bruder, a Professional Planner; Steven Bach, a Professional Engineer; Deanna Drumm, a Traffic Engineer; and Harvey Sternberg, owner of the property.

Steve Bach, a Professional Engineer, explained the site, explained the entrance off of Sicklerville Road and buffering. He indicated that the applicant is proposing 176 units on 23 acres which would be approximately 7 units per acre instead of the allowed 5 units per acre.

Introduced into evidence were the following;

A1- aerial conceptual plan.

A2- conceptual plan for 176 units.

A3- a second conceptual plan

A4- a Townhouse rendering.

A5- a landscape plan.

A6- a landscape plan

A7 -an approval plan for the traffic light.

Mr. Bach indicated that the applicant would agree to design, construct, and pay for the traffic light conditioned upon the applicant getting County and State Approval. He indicated that there would be no bulk variances required and the applicant would be enhancing the property by using Belgium Block, monumental street lighting and upgrading signage.

Mr. Sternberg, owner of the property, testified that he was instrumental in building the Walgreens, Target, Lowes, and the shops at Cross-Keys. He indicated that the township only required 10 acres of his property to be commercial; however he developed a 60 acre site with 35 acres of commercial and 25 acres of residential. He indicated that he is a quality developer and aesthetics are important to him and that the average price of the Townhouses would be \$189,000.00.

Mr. Somerville of Ryan Homes indicated that they are the third largest home builder and they are very interested in building this project and the average price with upgrades would be possibly \$220,000.00.

Deanna Drumm, Traffic Engineer, explained the impact of this 176 units on Sicklerville Road, she indicated that a traffic light there would be helpful and there is a need to widen Sicklerville Road, however they need the County approval for the widening and also County and State approval for the traffic light. She was of the opinion that there would be 20 to 30 additional trips per hour if the applicant were to have the 55 year old age restriction lifted. She went on to say that the project would make it easier to get the County and State to approve the traffic light.

Leah Furey Bruder, a Professional Planner, explained the uses permitted on the site. She went on to say the applicant could have developed 50 acres as residential, however, he did the commercial piece with 35 acres with the remainder 25 acres for residential. She explained that the applicant needs a D-5 density variance and a D1 age restricted variance. Ms. Furey Bruder went on to say the site is particularly suited and that the purposes of zoning 40A:55D-1 (a) (d) (k) would advance the purposes of the Statute. She went on to say they meet all bulk requirements and the streetscape would be beautiful, she went on to say there would be excess parking, and the Townhouses would help compliment the stores. Ms. Furey Bruder testified that in 2005 Council re-zoned the property for SCR Zones and it was okay at that time. However 55 and over is not viable at this time. She indicated that the Board recently removed the age restriction for another community in town. She went on to say the master plan is usually reviewed every 6 years but because of the Statute change it is now 10 years and was of the opinion that senior citizen housing would be taken out in the future. She further went on to say that there would be minimal impact on the schools and she also agreed as a condition of approval

that the applicant would design, comply and pay for the traffic light subject to County and State approval.

The Board reviewed the engineer's letter dated 10-19-12 and the applicant was in agreement with same as well as Ken Lechner's letter of 10-18-12 and the applicant was in agreement. Mr. Lechner explained that there is a developer agreement between the applicant and the Borough Council and that is if the applicant is successful in getting this approval they would have to go back to Council to get them to remove the SCR Zone from the developer's agreement.

Approximately, 13 people spoke in opposition to the project. They were of the opinion that when the project was developed it was supposed to be 55 and over and that 55 age restriction should remain. They were concerned if the restriction were lifted, it would bring in additional children who would be using their playgrounds since the applicant has not proposed any recreational facilities on site. The major concern of all the objectors were traffic on Sicklerville Road. One member testified that an accident occurred right on her front lawn; another testified that it is impossible to get out of her driveway at peak hours due to traffic. Other people suggested that the increase in density is strictly for the developer's economic reasons and that is not a purpose that the Board should consider in granting the variance.

UPON MOTION duly made and seconded to deny the applicant a variance to increase density from 5 units per acre to 7 units per acre, the Board voted six (6) in favor, one (1) against and zero (0) abstentions; and **UPON MOTION** duly made and seconded to grant the applicant Relief from the 55 and over restriction, the Board voted five (5) in favor, two (2) against, thereby granting the relief requested.

WHEREAS, the Board has determined that the relief requested by the applicant as to the 55 and over restriction may be granted without substantial detriment to the public good and

otherwise without impairing the intent purpose of the Zoning Plan and Zoning Ordinance of the Township of Gloucester due to the fact that age restriction is not a viable market at this time and the Board was of the opinion that the benefits exceed any detriments; and

WHEREAS, the majority of the Board has determined that the increase in density cannot be granted since it was the Board's opinion that the reason for the increase was strictly economic to the builder and did not promote the purposes of zoning and the increase traffic would be detrimental to the public good , and therefore that request cannot be granted without substantial detriment to the public good and otherwise would impair the intent purpose of the Zoning Plan and Zoning Ordinance of the Township of Gloucester because the SCR Zone originally called for 5 units per acre, this was the agreement the developer had with the town and the Board was of the opinion that because of the increased traffic that the detriment would exceed any benefit; and

WHEREAS, the statutory purposes will be advanced by the granting of the relief of removing the age restriction only.

NOW THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 25th Day of October, 2012 that the applicant, Ville 2, LLC, is hereby granted the variance to remove the age restriction and denied the variance request for increase in density from 5 to 7 for the property located upon, Block 18501, Lot 2/11 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 and made a part hereof and it is further conditioned upon the applicant designing, applying for a traffic light and payment of a traffic light conditioned upon County and State approval.

ROLL CALL:

AS TO THE USE VARIANCE DENSITY

LIST NAMES

Frank Simiriglia	No
Kevin Bucceroni	Yes
Carmen Scarduzio	Yes
Jay McMullin	Yes
Phyllis Giusti	Yes
Michael Acevedo	Yes
Ken Treger	Yes

AS TO THE REMOVAL OF SENIOR CITIZEN RESTRICTION

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Carmen Scarduzio	Yes
Jay McMullin	Yes
Phyllis Giusti	Yes
Michael Acevedo	No
Ken Treger	No

**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 13th Day of December, 2012.

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 # 122052D
GARDEN DEVELOPMENT
Block 1803, Lot 7.01**

WHEREAS, Garden Development Company, is the record owner of the property located at the Corner of Erial- New Brooklyn Road and Cross-Keys Road in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to allow uses permitted in the neighborhood commercial district where such uses are not permitted in an OF District for the property located upon Block 1803, Lot 7.01, as shown on the Official Map of the Township of Gloucester, located in an OF Zone, said application being represented by Michael Coluzzi, Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 8, 2012 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, Garden Development, is the record owner of the property located at the intersection of Erial New Brooklyn Road and Cross-Keys Road, in the Erial section of Gloucester Township, New Jersey, as shown on Block 1803, Lot 7.01, on the Official Tax Map of the Township of Gloucester, located in an OF 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 Larry DiVietro, a Professional Planner. Mr. DiVietro gave an overview of the site and explained that the site is approximately 3-1/2 acres with about 785 ft. frontage on Erial New Brooklyn Road. He indicated the surrounding uses are medical offices, residential zoning, vacant land and wetlands and that the site is adjacent to property which is zoned R1 and the closest house is 500 ft. to the property line.

Mr. DiVietro went on to say that across the street is Winslow Township and they have a mixed plan development consisting of commercial, residential, educational, and neighborhood commercial zoning. Mr. DiVietro indicated that the pattern of development has been set for uses compatible with the residential zone and that the applicant was proposing a 12,000 sq. ft. 2 story commercial use building and the applicant agreed they would meet all of the bulk standards for the office zone. Mr. DiVietro was of the opinion this was consistent with the traffic pattern in the area, it was consistent with the master plan and that office spaces was not an advantageous use and that the neighborhood commercial use would be more compatible. Mr. DiVietro also said that in 1990 the Zoning Board approved a 15,000 sq. ft. commercial shopping center for this site.

As a condition of approval, the applicant agreed to meet all of the bulk requirements for the office zone, and that the application advanced the purposes of zoning 40:55D-1 (a) (c) (d) (e) (g) (i) (k). Mr. DiVietro was also of the impression that the site is particularly suited and there are no negative impacts since this is a major arterial road and the proposed neighborhood commercial uses would be consistent with the master plan and he sees no detriment.

Introduced into evidence were (A-1) Aerial of the site; (A-2) zoning map; (A-3) rendering plat plans and (A-4) a list of proposed uses.

5. There were no objections to the request for the variance presented at the hearing.

UPON MOTION duly made and seconded to grant the applicant a variance to allow neighborhood commercial uses as per the Zoning Ordinance in the OF District, the Board voted seven (7) in favor, zero (0) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the Board has determined that the relief requested by the applicant may be granted without substantial detriment to the public good and otherwise without impairing the intent and purpose of the Zoning Plan and Ordinances of the Township of Gloucester because of the size and shape of the lot and the Board previously granted a 15,000 sq. ft. commercial shopping center on this site 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 8th Day of November, 2012 that the applicant, Garden Development, is hereby granted the aforesaid variance for the property located upon Block 1803, Lot 7.01 conditioned upon the applicant submit a site plan, as further conditioned upon the applicant meeting all the bulk requirements for the office zone, conditioned upon a building up to 12,000 sq. ft. and as further conditioned that the architecture is consistent with the area as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and made a part hereof.

ROLL CALL:

LIST NAMES

Robert Richards	Yes
Frank Simiriglia	Yes
Jay McMullen	Yes
Joseph Gunn	Yes
Arlene Chiumento	Yes
Carmen Scarduzzio	Yes
Mike Acevedo	Yes

**ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER**

Robert Richards **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 13th Day of December 2012.

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
 Alisa Ortiz, Zoning Officer
 Department of Community Development & Planning
RE: **APPLICATION #122053C**
RoseMarie Marnell
18 Dorothy Drive
BLOCK 15817, LOT 9

DATE: October 31, 2012

The above application is to permit a 13' x 14' deck within the SCR – Senior Citizen Residential district, specifically, the Reserves at Forest Meadows.

I. ZONING INFORMATION

1. Zone: SCR ~ Senior Citizen Residential District [§409].

SCR ~ Senior Citizen Residential District [Reserves at Forest Meadows¹]:

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>	<u>Complies</u>
Minimum lot size	4,250 sf	5,850 sf	yes
Minimum lot frontage	50 ft.	65 ft.	yes
Minimum lot depth	85 ft.	90 ft.	yes
Maximum lot coverage	55%	±50%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	20 ft.	20.59	yes
Side yard (deck)	4 ft.	7.62 ft.	yes
Side yard (Aggregate)	15 ft.	51 ft.	yes
Rear yard (deck)	10 ft.	±5.51 ft.	no*
Maximum Height	35 ft.	≤ 35 ft.	yes

¹ = Zoning schedule applies to the Reserves at Forest Meadows approval.

N.P. = Not a permitted location or use.

= 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 variance:

DECK §409.F – SCR – Senior Citizen Residential District, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval.

1. Rear yard: (±5.51 ft. provided v. 10 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 residential district setback variance:

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

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 variance:

From Section 409.F, Area, Yard, Height and Building Coverage, specifically, the Reserves at Forest Meadows approval to permit a deck approximately five and fifty one hundredths (5.51) feet from the rear lot line (10 feet minimum required).

cc: RoseMarie Marnell
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.: 122053C

Taxes Paid Yes/No _____ (Initial)

Planning Board Zoning Board of Adjustment

Fees: \$160.00 Project # 7440

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

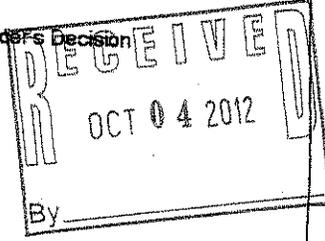
Escr. # 150 Escr. # 7440

LAND DEVELOPMENT APPLICATION

1. Applicant Name: <u>RoseMarie Marnell</u> Address: <u>18 Dorothy Drive</u> City: <u>Sicklerville</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 783-3449</u> Fax: () - Email: <u>rmmarnell@verizon.net</u>	2. Owner(s) (List all Owners) Name(s): <u>RoseMarie Marnell</u> Address: <u>18 Dorothy Dr.</u> City: <u>Sicklerville</u> State, Zip: <u>NJ 08081</u> Phone: <u>(856) 783-3449</u> Fax: () -
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3. Type of Application. Check as many as apply:

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



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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
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: R + R Construction
Address: _____
Profession: _____
City: Gibbsboro
State, Zip: NJ 08026
Phone: (856) 761-8380 Fax: () - _____
Email: GARTH HUTCHINSON (Contractor SUPERV)

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

7. Location of Property:

Street Address: 18 Dorothy Drive Sicklerville NJ 08081 Block(s): 15817
Tract Area: _____ Lot(s): 9

8. Land Use:

Existing Land Use: SFD / LANDING W/ 8 STEPS
Proposed Land Use (Describe Application): REPLACING 4x4 LANDING + STEPS (8)
AND Install Deck in Rear Property
total size 13x14 Deck 10x14
(8) STEPS 3' off deck

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.

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	6 FT	Fence type	_____
Side setback 1	8 FT	Fence height	_____
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	_____
Lot frontage	_____	Pool Requirements	_____
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
Garage Application		Shed Requirements	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

14. Parking and Loading Requirements:

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

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

15. Relief Requested:

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

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

16. Signature of Applicant

Rose Marie Maxwell
Signature of Applicant

10/3/12
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).

10/3/12
Date

Rose Marie Marnell
Signature

Rose Marie Marnell
Print Name

Sworn and Subscribed to before me this

3 day of October

2012 (Year).

Rita A Reeves
Signature

RITA A Reeves
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

Rose Marie Marnell
Signature of Applicant

Rose Marie Marnell
Print Name

10/3/12
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 9 Lot 15817. 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.

Rose Marie Marnell
Name of property owner or applicant

Sworn and subscribed to
On this 3 day of October
2012 before the following authority.

Rita A Reeves
Notary public

Zoning Permit Denial

18 DOROTHY DR
Block/Lot 15817/9

Applicant

ROSEMARIE MARNELL
18 DOROTHY DRIVE
SICKLERVILLE NJ 08081

Real Estate Owner

ROSEMARIE MARNELL
18 DOROTHY DRIVE
SICKLERVILLE NJ 08081

***This is to certify that the above-named applied for a permit to/authorization fo
a proposed 13'X14' attached frame deck.. This application for approval is hereby denied***

Zone
SCR
Application is

Denied

Comments on Decision:

Deck is to be located a minimum of 10' from rear property line. 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 25, 2012

Applic No. 7419
2988

Cut Here

Deliver to...

ROSEMARIE MARNELL
18 DOROTHY DRIVE
SICKLERVILLE NJ 08081

FAX COVER SHEET

TO	Gloucester Township Construction Office
COMPANY	
FAX NUMBER	18562326229
FROM	Garth Hutchinson
DATE	2012-10-04 22:49:05 GMT
RE	Deck construction for 18 Dorothy Drive, Lot 9 Block 15817

COVER MESSAGE

Attn to Donna in Construction office.

Enclosed are plans and drawing for construction of deck at 18 Dorothy Dr. Owner is Rose-Marie Marnell. Contractor to build deck is R&R Construction. These plans are at for construction office concerning request for variance permit. If you have any questions or need more information please don't hesitate to contact me - cell: 856-761-8380

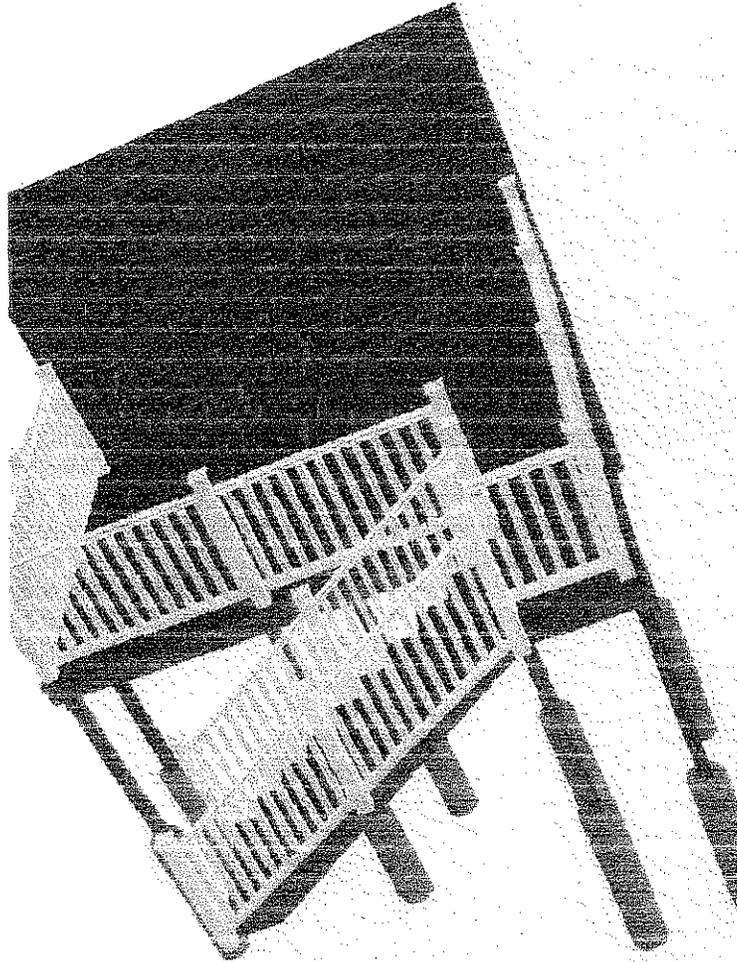
Sincerely,

Garth Hutchinson R&R Construction

15817/9

Design™

.D View



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output of this program. All information contained on this page is subject to the terms
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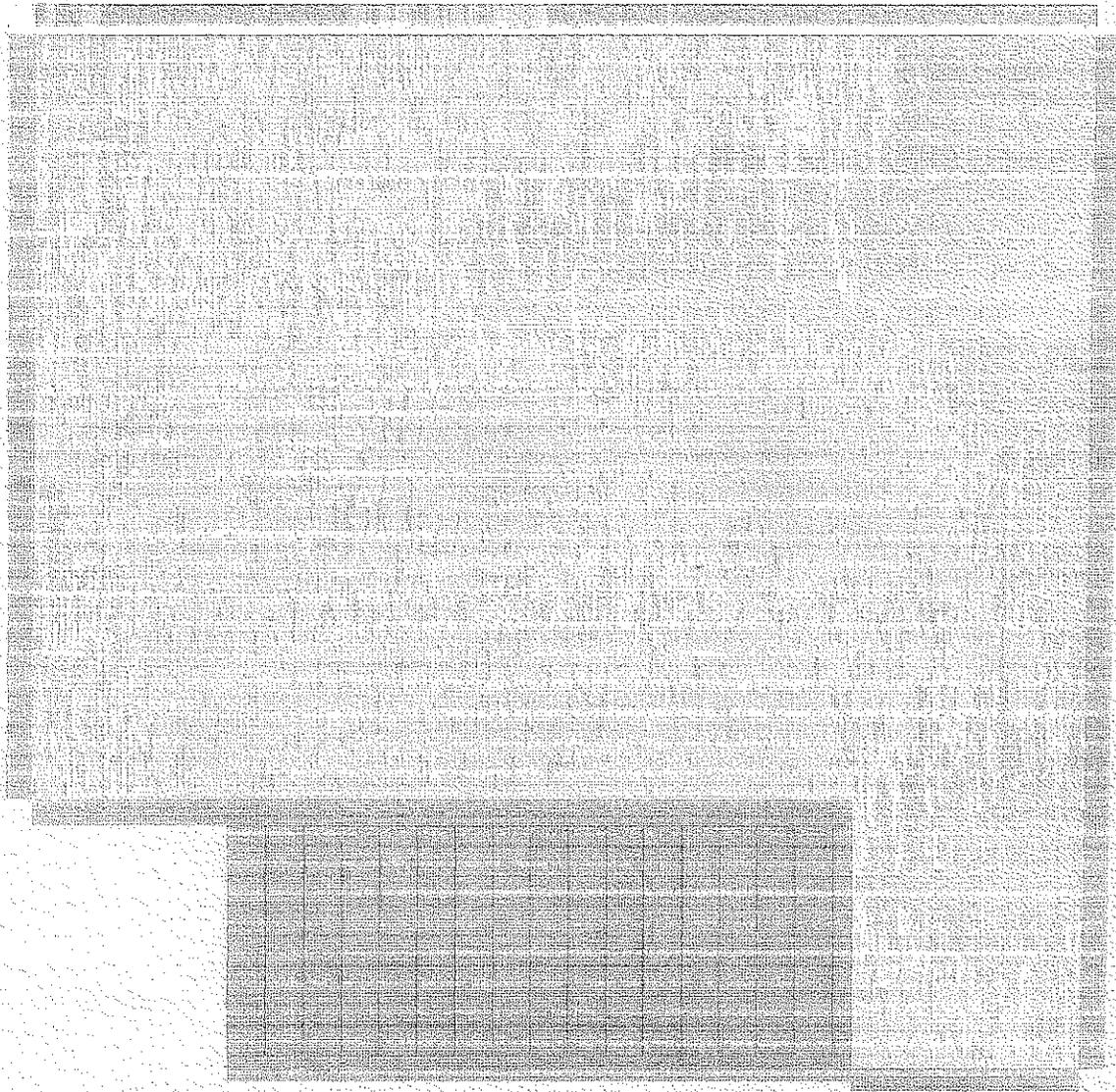
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Page 2 c



Pro Deck Design™



Plan View



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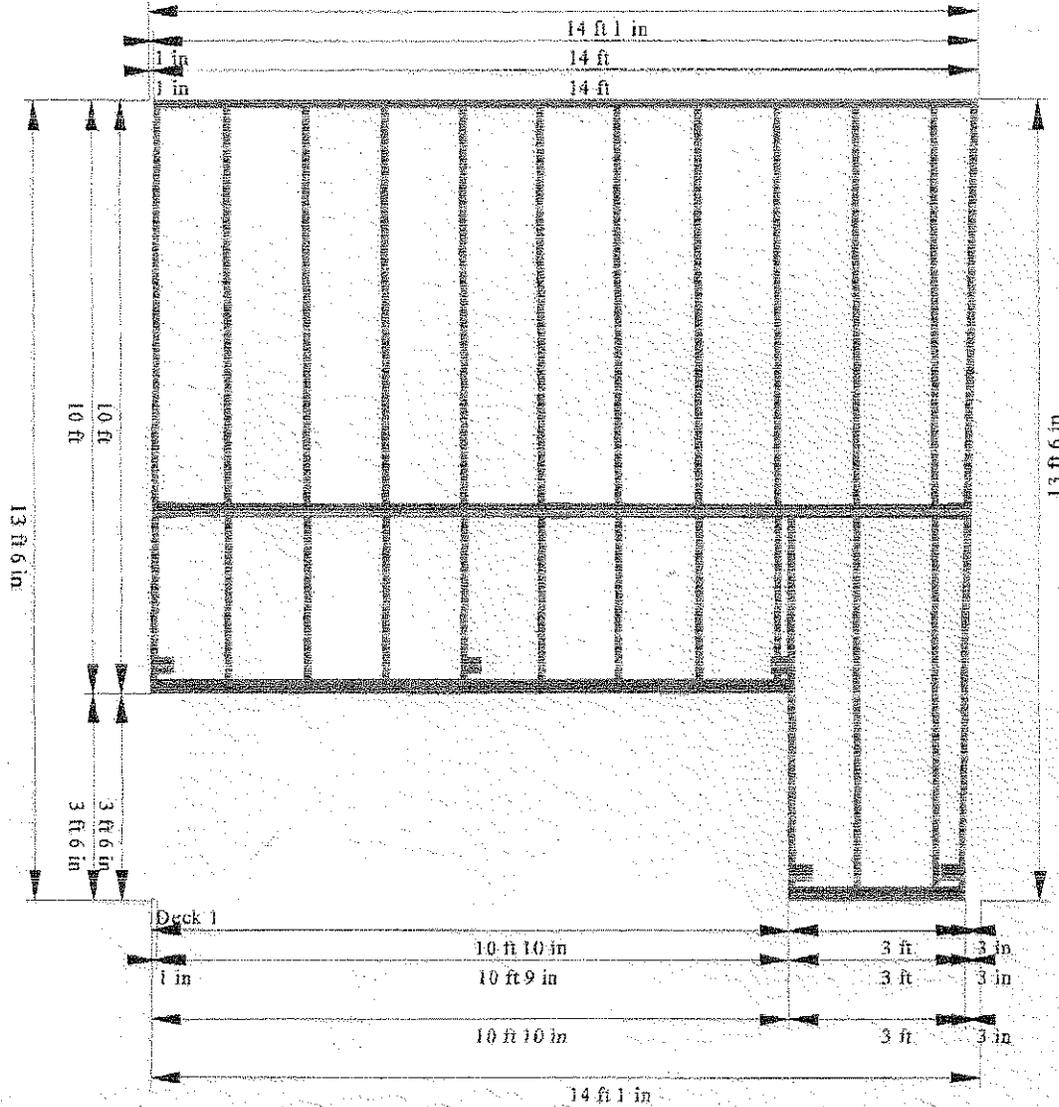
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Dimension View



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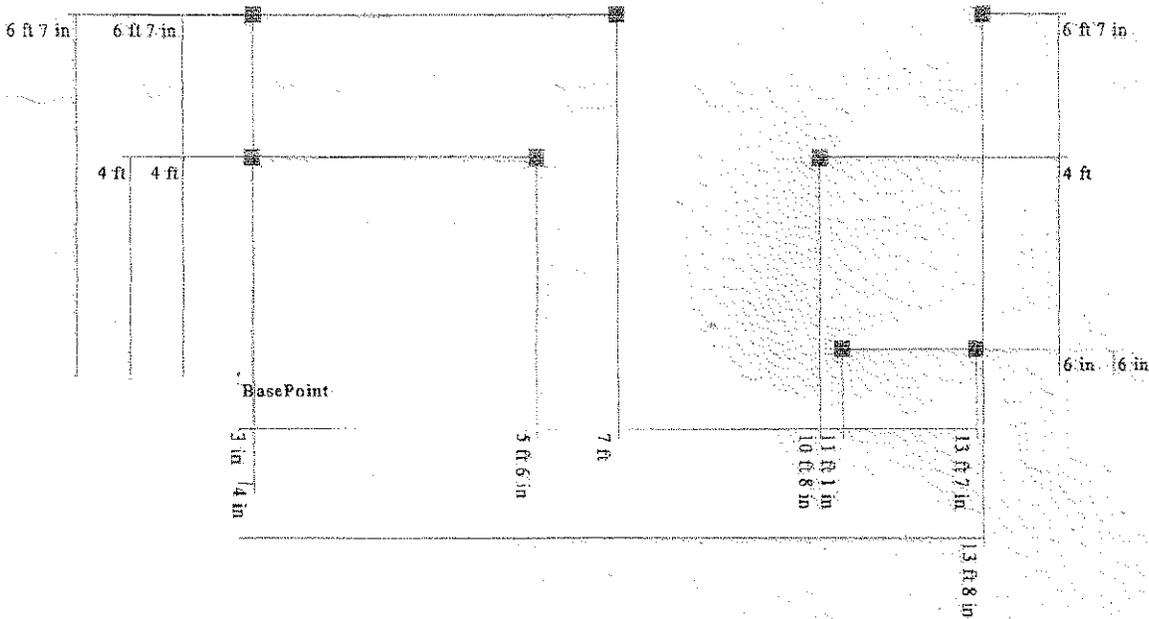
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Post View



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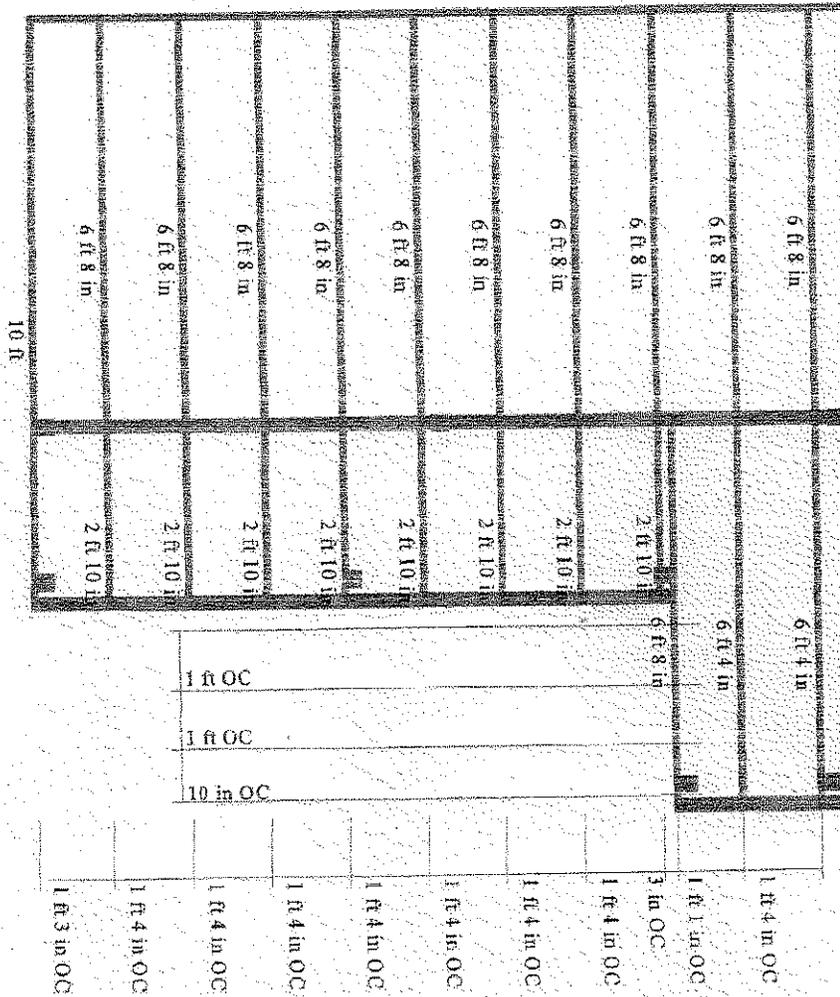
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Joist Layout View



Notes:

All joist and stringer spacing dimensions are measured in OC.

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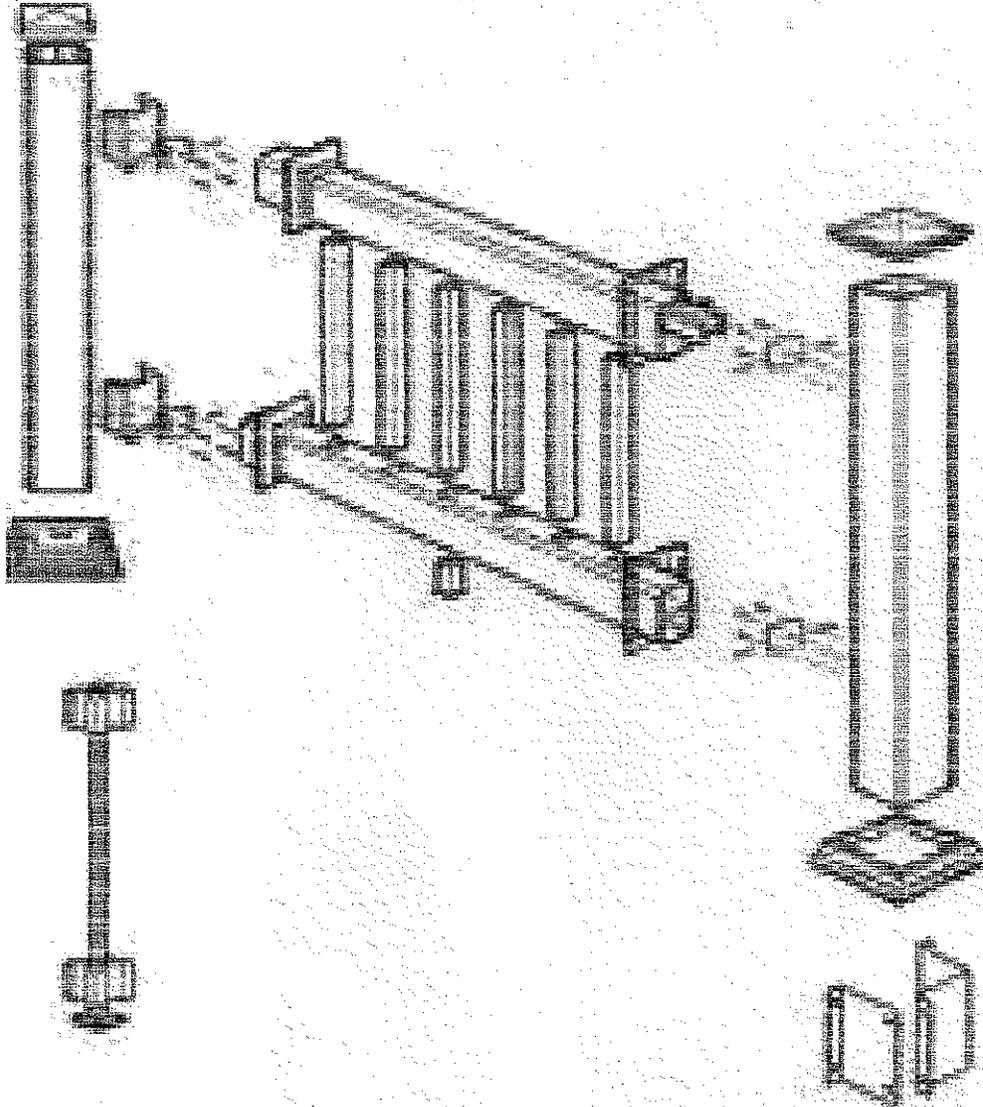
Advertencia e instrucciones importantes: Esto no es un plan ni una estimación final del diseño. EDGENET, INC. no asume ninguna responsabilidad del uso o de la salida correcto de este programa. Toda la información contenida en esta página está conforme a los términos en la negación, situada en el extremo de este documento.



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Railing Details View



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Commissioners
RICHARD P. CALABRESE
Chairman
FRANK SIMIRIGLIA
Vice Chairman

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



GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

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

October 9, 2012

ROBERT C. BENSON
Executive Director

CAROLINE M. TARVES
Administrative Secretary

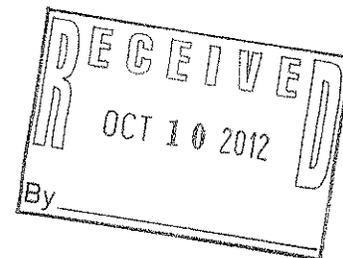
MARLENE HRYNIO
Recording Secretary

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 #122053C
RoseMarie Marnell
18 Dorothy Drive, Sicklerville, NJ 08081
Block 15817, Lot 9



Gentlemen:

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

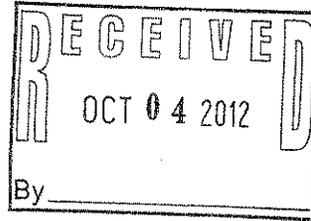
Should you have any further questions, please feel free to contact me.

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Robert C. Benson
Robert C. Benson
Executive Director

RCB:mh



Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes

Block: 15817

Lot: 9

Qualifier:

Tax Bill

Restricted Edit

Owner: DELVECHIO GEMMA JEE MARCELL ROS Prop Loc: 18 DOROTHY DRIVE

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2013	2		1,945.60	1,945.60	.00	1,945.60
2013	1		1,945.60	1,945.60	.00	1,945.60
2013		Total	3,891.20	3,891.20	.00	3,891.20
2012	4		1,976.61	1,976.61	.00	1,976.61
2012	3		1,976.61	.00	.00	.00
2012	2		1,914.59	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 10/04/12 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 08/10/12

TOTAL TAX BALANCE DUE

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

Current

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL



DATE: October 4, 2012

APPLICATION No. 122053C

APPLICANT: RoseMarie Marnell

PROJECT No. 7440

BLOCK(S): 15817 Lot(S): 9

LOCATION: 18 Dorothy Drive, Sicklerville, NJ 08081

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- New Application - Bulk C
- Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- For Your Review. **Please Forward Report by October 15, 2012**
- 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]
 Assessor
 No issues.
 10/4/12

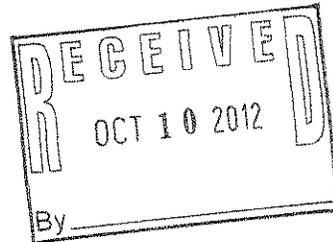


GLOUCESTER TOWNSHIP POLICE TRAFFIC SAFETY UNIT SITE PLAN REVIEW

Application #122053C 18 Dorothy Dr Sicklerville Rose Marie Marnell Block 15817 Lot 9

- 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: 10/8/12

