Township of Gloucester
Zoning Board of Adjustment
Wednesday, November 23, 2016
7:30 P.M.

Agenda

Salute to the Flag

General Rules

Meeting will start at 7:30P.M.
No applications will be heard after 10:00P.M.
All persons testifying before the board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR ADOPTION

Zoning Board Minutes – ***Wednesday, October 26, 2016***

RESOLUTIONS FOR MEMORIALIZATION

#162064C Michael Iannelli	Bulk C Variance Block: 10104 Lot: 14
#162068C Kwok K. Lim	Bulk C Variance Block: 8703 Lot: 1
#162069D Dollhouse Tattoo Parlour, LLC	Use "D" Variance Block: 1004 Lot: 2
#162058DSPW Mohinders Gas, LLC	Use "D" Variance/Site Plan Waiver Block: 18404 Lot: 1 & 2.01

APPLICATIONS FOR REVIEW

#162070C
Bruce & Faye Merritt
Zoned: SCR

Bulk C Variance
Block: 15814 Lot: 6
Location: 12 Michael Rd., Sicklerville

27'x12' attached rear wood deck with 8' rea setback

#162067C
Matthew Chester
Zoned: R4

Bulk C Variance
Block: 1704 Lot: 24
Location: 430 Huntington Ave., Glendora

Expand bedroom (one floor) 10'x15' with setbacks S1- 3.84', S2, S2-6.50'; R-13.4'

#162047CDPMFMS
Bimbo Bakeries USA, LLC
Zoned: HC

Prelim/Final Major Site Plan
Block: 13305/13307 Lot: 1-2-3; 5
Location: 1320/1340 Blackwood Clementon Rd
700 Plaza Dr., Clementon

Expansion of an existing baked goods retail sales/distribution facility; construct a vehicle maintenance facility. Rita's Water Ice will be relocated into the expanded Entenmanns building adjacent to the retail bakery.

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 26, 2016

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

Roll Call:

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

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

MINUTES FOR ADOPTION

Zoning Board Minutes for Wednesday September 28, 2016.

A motion for the above mentioned minutes was made by Mrs. Chiumento and seconded by Mr. Rosati.

Roll Call:

Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**

Minutes Approved

RESOLUTIONS FOR MEMORIALIZATION

#162047D
Bimbo Bakeries, USA, LLC
Bulk C/Use "D" Variance
Block: 13305/13307 Lot: 1-2-3;5

#162051C
Matt Brandley
Bulk C Variance
Block: 9203 Lot: 14

#162054C
Reza P. Razaui
Bulk C Variance
Block: 17606 Lot: 3

#162001 BDCPMSFMS
Brahin Properties, Inc.
Bulk C Variance/Prel-Final Major Subdiv
Block: 16504 Lot: 10-11-12

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

Roll Call:

Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

#162052C
Edward Getley
Zoned: R3
Bulk C Variance
Block: 9302 Lot: 12
Location: 808 Wyngate Rd., Somerdale
2nd shed 10' x 20' x 11'5" w/approx. 5' setback

Mr. Costa swears in Mr. Edward Getley.
Mr. Getley states he doesn't have a basement and they have accumulated a lot of things; snow blower, lawn mower etc.... The 10' x 20' shed will be on crushed stone replacing a 8' x 8' shed.
Mr. Lechner states Mr. Getley will need a construction permit and the shed may need footings. Mr. Lechner explains the 45 day resolution to appeal.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#162056C
Jeffery Barachko
Zoned: R3
Bulk C Variance
Block: 11504 Lot: 15
Location: 104 Pine St., Blackwood
Rebuild structure & decking 33'5" x 15' w/12' F1; 13' F2 setbacks

Mr. Costa swears in Mr. Jeffrey Barachko.
Mr. Barachko states the porch is already there and I'm trying to repair it. He's keeping the same roof for flooring.
Mrs. Chiumento asks if the dimensions are exactly the same as on the plan.
Mr. Barachko states "Yes".

Open to Public:
No Comments:

Open to Professionals:
No Comments:

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

Roll Call:

Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#162057C
Joseph & Rosemarie Tabasco
Zoned: SCR
Bulk C Variance
Block: 15821 Lot: 53
Location: 47 Shelly St., Sicklerville
Sunroom 9' x 12' x 24'; Deck 12' x 12' w/2' 33" Rear & 8' x 5" side setbacks

Mr. Costa swears in Mr. Joseph & Rosemarie Tabasco.
Mr. Tabasco states if he followed the ordinance he would have a 4' deck. The woods are behind him and he would like to surround the house w/ the deck along side the home.
Mr. Lechner states he has a letter from the building sub code official. A fire wall is necessary for the sunroom; which is understandably difficult to do as the room has glass walls. The official states he will have to vary the code for this application.
Mr. Mellett states make sure the run off is not on your neighbors property.

Open to 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. Scarduzio.

Roll Call:

Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#162060C
Matthew Rosenhoover
Zoned: R3
Bulk C Variance
Block: 5802 Lot: 1
Location: 2 Linden Ave., Blackwood
6' wood fence w/8' F2 setback

Mr. Costa swears in Mr. Matthew Rosenhoover.

Mr. Rosenhoover states he has a corner property and the side of his home is not really the front. He has a variance for a 4' fence but would like a 6' fence now in the same spot for privacy from the corner. A lot of corner properties in his development have their fences the same way.

Mr. Mellett states there are no site implications.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#162062C
Patricia Stergin
Zoned: R4
Bulk C Variance
Block: 1202 Lot: 1
Location: 1008 Central Ave., Glendora
18' x 12' x 9"10" wood/vinyl storage shed w/10' rear - 13' F2 setback; 6' to 4' vinyl fence w/11' F2, 6' to 4' fence has 1' setback to EOP2

Mr. Costa swears in Mr. Michael and Mrs. Patricia Stergin.

Mr. Stergin states the shed is 12' x 18'/216 sq. ft.. It will be used for storage because they have no garage. The shed (10' x 10') in the back now is "packed". They are trying to keep as much property in the backyard as possible and keep the shed inside the fence too (for security). The 4' fence will be across the front of the house on Central Ave./ corner lot 50' x 200'.

Mr. Mellett states he has reviewed the plan and there are no site implications/11th Ave. has a stop control.

Open to Public:
No Comments:

Open to Professionals:
No Additional Comments:

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

Roll Call:

Mr. Scarduzio	**Yes**
Mrs. Chiumento	**Yes**
Mr. Rosati	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#162058DSPW
Mohinders Gas, LLC
Zoned: HC
Use "D" Variance/Site Plan Waiver
Block: 18404 Lot: 1 & 2.01
Location: 585 Berlin Cross Keys Rd.
Proposed use continues as a gas station converting garage bays to a Convenience Store & the addition of a Propane Refilling Station.

The above application has been postponed and re-advertisement is required.

#152032CDSPWMS
Bernie Wilson
Zoned: CR
Extension - Minor Site Plan
Block: 5403 Lot: 11
Location: 1414 Blackhorse Pike
Auto Repair & Towing

Mr. Wilson is not in attendance.
Mr. Lechner states he had postponed a court appearance for Mr. Wilson for 2 more weeks with the understanding he would be at this zoning meeting. The site plan has not been submitted.

A motion to DENY (extension) the above mentioned application was made by Mr. Rosati and seconded by Mrs. Chiumento.

Roll Call:

Mr. Scarduzio	**Yes to Deny**
Mrs. Chiumento	**Yes to Deny**
Mr. Rosati	**Yes to Deny**
Chairman Simiriglia	**Yes to Deny**

Extension Denied.

#092008CDPFSPa1
The Shoppes at Gloucester Township (Blackwood Plaza)
Zoned: NC
Alternate Plan- Final Major Site
Block: 13104 Lot: 3
Location: Rt. 168 @ Davistown Rd.
Expansion of shopping Center.

Mr. Costa swears in: Ted Wilkenson (PE) and Mr. Mark Greco (owner/applicant).
Mr. Pat McAndrew (Esq.) introduces the application with Mr. Wilkenson.
Mr. Wilkenson highlights the changes to the plan. The request is to complete an amendment to the original site plan. Another large supermarket is a possible so they want to expand the parking in front of the store. Remove the restaurant pad and add parking/113 parking stalls will be developed from the pad. They would like to see how the space will be utilized and come back to the board if the restaurant could be added back into the mall. Enlargement of the store is already in the previous application although it is a little larger than originally planned. Shopping Mart will be 37,000 sq. ft. with 113 parking stalls.
Mr. Mellett states there are 356 parking stalls when previously there were 347 parking stalls.
Mr. Wilkenson states the parking stalls will be 9' to 10 '.
Mr. Lechner questions the 330 parking stalls.

Mr. Wilkenson states there will be 350 parking stalls with 343 of them being in front of the supermarket. .
Mr. Mellett states that gives them 9 more parking stalls.
Mr. Lechner states the total of 374 parking stalls were required by ordinance and there are going to be 356 parking stalls; they are 18 stalls short.
Vice Chairman Simiriglia states there are 356 total parking stalls now and if the restaurant is added there will only be 321.
Mr. Wilkenson states they will need 67 parking stalls for the restaurant.
Mr. Lechner states they will have to come back if they want to add the restaurant back into the plan.
Mr. Greco agrees it is a "cleaner approach" to come back before the board if they decide to add the restaurant.
Mr. Mellett discusses miscellaneous items and the parking lot; it is confirmed the applicant will parking with striping and get rid of the bumper plans.
- put cart returns in standard width; handicap parking in the rear of Sam's bar.

Mr. Wilkenson states there are 3 stores on the side that will need the handicap parking but they will review and relocate if necessary.
Mr. Mellett discusses stop controls being added to be consistent on every corner in the parking lot; and the expansion of the loading dock.
Mr. Wilkenson states there will be 3 bays on the loading dock.
Mr. Mellet states the maneuvering of trucks will be reviewed and the trash enclosures adequacy will also be reviewed.
Mr. Wilkenson states there will be a trash compactor and a double wide trash enclosure.
Mr. Mellett states there is debris in the outlet structure of the basin; a trash rack is needed.
Mr. Wilkenson agrees with the trash rack.
Mr. Mellett recommends adding a section of sidewalk to the Black Horse Pike intersection.
Mr. Wilkenson states there is a historic drain system in the way of the sidewalk. The DOT may own it. It is buried in the grass; maybe the township can help us because it's in the right of way.
Mr. Mellett states all the corners need to have crosswalks.
Mr. Wilkenson states the piping system in the old inlet is just covered with plywood and it needs to be addressed. The sidewalk is no problem once the old inlet is addressed.
Mr. Mellett states Remington and Vernick is inspecting on the site during construction and they will help address the inlet issue.
Mr. Rosati asks how long the plywood has been there.
Mr. Wilkenson states maybe 20 years; he's not sure if it's state or township owned.

PUBLIC PORTION:

Mr. Charles Incarvite; 217 Davistown Rd.,
- Mr. Incarvite states he has a nice house and it's like living in a third world country. The weeds are awful on the lot and he's called the Mayor's office 4 times about the situation. The lot maintenance is terrible.
Mr. Wilkenson states the debris has been there for 6 months and he will personally make sure it is removed. The construction manager has been in North Jersey on another job and not doing is due diligence when it comes to this construction site.
Vice Chairman Simiriglia states the board will make the clean up of the lot a condition of approval.
Mr. Costa states they will have 30 days to clean up the construction site.
Mr. Wilkenson has no problems with the boards' conditions and will get the site cleaned up.

A motion to approve the above mentioned application with the following conditions: come back for restaurant approval 30 days to clean up the construction site was made by Mr. Scarduzio and seconded by Mrs. Chiumento.

Roll Call:

Mr. Scarduzio	Yes
Mrs. Chiumento	Yes
Mr. Rosati	Yes
Chairman Simiriglia	Yes

Application Approved.

A motion to Adjourn was made by Mr. Scarduzio and seconded by Mr. Rosati.

Respectfully Submitted, Jean Gomez, Recording Secretary.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162064C
Michael Iannelli
Block 10104, Lot 14

WHEREAS, Michael Iannelli is the owner of the land and premises located at 13 Antietam Drive in the Laurel Springs section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' fence 0' from the cart way along Constitution Road instead of the required 40' for the property located upon Block 10104, Lot 14, as shown on the Official Map of the Township of Gloucester, located in a 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 9, 2016 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, Michael Iannelli is the owner of the land and premises located at 13 Antietam Drive in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 10104, Lot 14, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified the old fence is falling down and he is replacing the old fence with a new 6' vinyl fence in the exact same spot.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' fence with 0' setback, 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 9th day of November, 2016, the applicant Michael Iannelli is hereby granted the aforesaid variance for the property located upon Block 10104, Lot 14 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
Kevin Bucceroni	Yes
Michelle Scully	Yes
Andy Rosati	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd day of November, 2016.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162068C
Kwok K. Lim
Block 8703, Lot 1

WHEREAS, Kwok K. Lim is the owner of the land and premises located at 850 Somerdale Road in the Somerdale section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a 6' fence 21' from the cart way along Orchard Avenue instead of the required 40' for the property located upon Block 8703, Lot 1, as shown on the Official Map of the Township of Gloucester, located in a 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 9, 2016 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, Kwok K. Lim is the owner of the land and premises located at 850 Somerdale Road in the Somerdale section of Gloucester Township, New Jersey, as shown on Block 8703, Lot 1, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is replacing the 35 year old fence with a new 6' vinyl fence in the exact same spot.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a 6' fence with 0' setback, 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 9th day of November, 2016, the applicant Kwok K. Lim is hereby granted the aforesaid variance for the property located upon Block 8703, Lot 1 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Michelle Scully	Yes
Andy Rosati	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd day of November, 2016.

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Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162069D
Dollhouse Tattoo Parlour, LLC
Block 1004, Lot 2

WHEREAS, Dollhouse Tattoo Parlour, LLC is the tenant of the land and premises located at 703B Blackhorse 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 Tattoo studio within the CR-Zone and such Use is not permitted for the property located upon Block 1004, Lot 2, as shown on the Official Map of the Township of Gloucester, located in a CR Zone, said application being represented by David Thatcher Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 9, 2016 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, Dollhouse Tattoo Parlour, LLC is the tenant of the land and premises located at 703B Blackhorse Pike in the Glendora section of Gloucester Township, New Jersey, as shown on Block 1004, Lot 2, 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 produced Nicole Auletto who is a licensed Tattoo artist and owner of the business. She testified that she looked at other locations in the Township and none were acceptable because of proximity to similar businesses. She stated there would 4 employees including herself on split shifts, 7 days a week between the hours of 9 to 9, by appointment only. She said employee parking would be across the street at the Glendora Fire Hall lot. She also said she would have an art gallery in the front of the store which is a permitted use.

Addison Bradley, a professional planner, testified that the CR Zone encourages low customer activity and this use is less intense than permitted uses. He went on to say this use is more like a personal service and not like the old type tattoo studios. The applicant agreed with the comments in Ken Lechner's and a Churchill's letters.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant an Use variance to have a Tattoo Parlour in a CR- Zone 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 9th day of November, 2016, the applicant Dollhouse Tattoo Parlour, LLC is hereby granted the Use variance for the property located upon Block 1004, Lot 2 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein and conditioned upon the applicant maintaining operation hours of 9AM to 9 PM.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Andy Rosati	Yes
Michelle Scully	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd day of November, 2016.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 162058DSPW
Mohinders Gas, LLC
Block 18404, Lots 1 & 2.01

WHEREAS, Mohinders Gas, LLC is the owner of the land and premises located at 585 Berlin Crosskeys 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 site plan waiver and a conditional use variance for conversion of the existing garage bays into a convenience store and addition of a propane filling station within the HC Zone and the Use is not permitted on a lot less than 60,000 square feet for the property located upon Block 18404, Lots 1 & 2.01, as shown on the Official Map of the Township of Gloucester, located in a HC Zone, said application being represented by Mark Iaconelli Esq.; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on November 9, 2016 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, Mohinders Gas, LLC is the owner of the land and premises located at 585 Berlin Crosskeys Road in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 18404, Lots 1 & 2.01, on the Official Tax Map of the Township of Gloucester, located in a HC Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant Sing Sukhinter testified that a convenience store is permitted if he had a 60,000 square foot lot and he only has 53,143 square feet. He agreed his hours of operation are and will continue to be 5AM to 11PM.He explained the site is adequate for parking and movement of traffic. He agreed to comply with all the recommendations in the letters of the Fire Marshall dated 9-26-16, Ken Lechner's letter of 9-22-16 and Churchill's letter dated 10-21-16.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant an Use variance to have a convenience store and a propane filling station 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 9th day of November, 2016, the applicant Mohinders Gas, LLC is hereby granted the Use variance for the property located upon Block 18404, Lots 1 & 2.01 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 conditioned upon the

applicant maintaining operation hours of 5AM to 11 PM. And the applicant posting adequate escrows.

ROLL CALL:

LIST NAMES

Frank Simiriglia	Yes
Kevin Bucceroni	Yes
Ken Treger	Yes
Andy Rosati	Yes
Michelle Scully	Yes
Jay McMullin	Yes

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

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Jay McMullin **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 23rd day of November, 2016.

_____

Ken Lechner, Secretary

Prepared by:
ANTHONY P. COSTA, Esquire

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 #162070C**
Bruce & Faye Merritt
12 Michael Road
BLOCK 15814, LOT 6

DATE: November 7, 2016

The above application is to permit a 27' x 12' 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 Meadows[1]]:

Standard	Required	Proposed	Complies
Minimum lot size	4,250 sf	5,980 sf	yes
Minimum lot frontage	50 ft.	65 ft.	yes
Minimum lot depth	85 ft.	92 ft.	yes
Maximum lot coverage	55%	±47.8%	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (dwelling)	20 ft.	22.29 ft.	yes
Side yard (deck)	4 ft.	7.38 ft.	yes
Side yard (Aggregate)	15 ft.	38 ft.	n/a
Rear yard (deck)	**10 ft.**	**±7.5 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: (±7.5 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 seven and five tenths hundredths (7.5) feet from the rear lot line (10 feet minimum required).

cc: Bruce & Faye Merritt
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

OCT 31 2016

For Office Use Only

Submission Date[1]: _____ Application №: #16207OC

Taxes Paid Yes/No _____ (Initial)

Fees 160.00 Project # 10910

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 150.00 Escr.# 10910

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Bruce J Merritt	Name(s): Faye M Merritt Bruce J Merritt
Address: 12 Michael Rd	Address: 12 Michael Rd
City: Sicklerville	City: Sicklerville
State, Zip: NJ 08081	State, Zip: NJ 08081
Phone: (856) 725-7039 Fax: (___) ___-___	Phone: (623) 764-3932 Fax: (___) ___-___
Email: arizona818@yahoo.com	

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☒ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

[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: Andy's Custom Home Improvement	Name:
Address: 190 Sacremento Dr	Address:
Profession:	Profession:
City: Mantua	City:
State, Zip: NJ 08051	State, Zip:
Phone: (609) 617-8963 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: andyshomeimpr@hotmail.com	Email:

7. Location of Property:

Street Address: 12 Michael Rd. Block(s): 15814

Tract Area: Lot(s): 6

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): 27' X 12' Attached REAR deck (Wood) W/ 1 STAIRCASE - APPROX 5' W - treated 2X12 stringers 8' from the Back

9. Property:

Number of Existing Lots: 197

Number of Proposed Lots: 0

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	22.29	Setback from E.O.P.*1	
Front setback 2	N/A	Setback from E.O.P.*2	
Rear setback	7.5 ft	Fence type	
Side setback 1	7.37	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.	

Deck 12 x 27

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] 10/25/16

Signature of Applicant Date

[signature] 10/25/16

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).**

10/25/16
Date

Sworn and Subscribed to before me this 25 day of Oct, 2016 (Year).

Bruce J. Merritt
Signature

Bruce J Merritt
Print Name

Faye M Merritt
Signature

Faye M Merritt
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).	☒ No	☐ Yes
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

Bruce J Merritt Faye M Merritt 10/26/16
Signature of Applicant

Adriana P Keane
Notary Public - New Jersey
My Commission Expires 02-25-2020
No. 50010751

Bruce J Merritt
Print Name

10/25/16
Date

19. Survey waiver certification:

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 10/25/2016 shows and discloses the premises in its entirety, described as Block _____ Lot _____, and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey,
County of Camden:
Bruce J Merritt of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

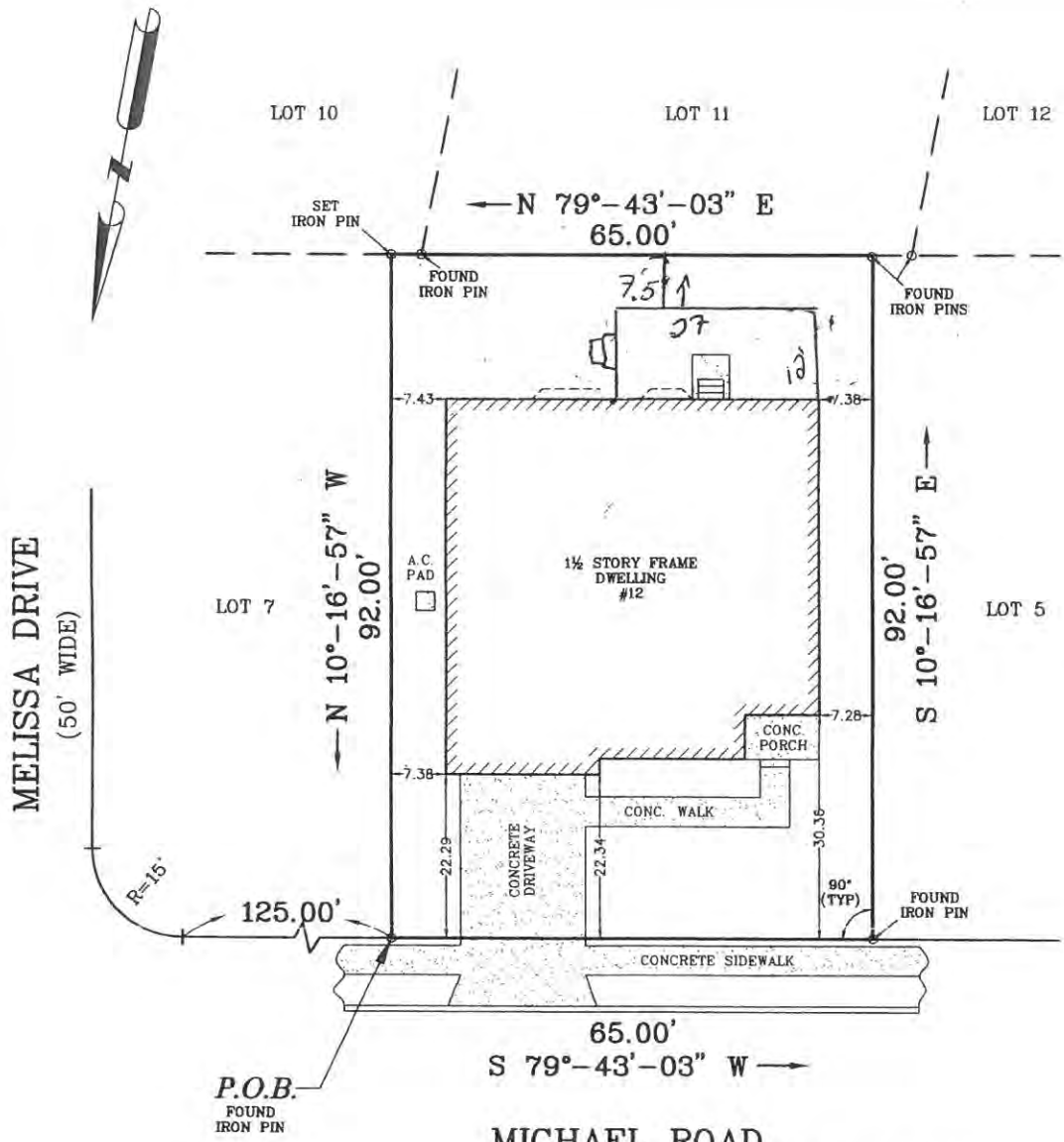
Bruce J Merritt
Name of property owner or applicant

Sworn and subscribed to
On this 25 day of October, 20 16 before the following authority.

Adriana P. Keane
Notary public

MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

Michele Lyn Treger
10-26-16



OCT 31 2015
#162048C

CERTIFIED TO:
FAYE M. AND BRUCE J. MERRITT
FOUNDATION TITLE
BROKERS SOLUTIONS, INC. d/b/a NEW AMERICAN FUNDING, IT'S SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

"IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO IT'S ACCURACY (EXCEPT SUCH EASEMENT IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AS AN INDUCEMENT FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN THEREON. THE RESPONSIBILITY LIMITED TO THE CURRENT MATTER AND INITIAL USE FOR WHICH IT IS BEING USED."

THIS IS TO CERTIFY THAT ON NOV. 6, 2015 I MADE A SURVEY OF THE LANDS AND PREMISES SHOWN HEREON, AND THAT THIS PLAT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

BRUCE A. EWING
LAND SURVEYOR

39909

N.J. LICENSE NO. 35835

NOTES:
BEING KNOWN AS LOT 6 IN BLOCK 15814 ON PLAN OF LOTS, THE RESERVE AT FOREST MEADOWS, SECTION 1, FILED MARCH 22, 2001 AS MAP #863-5. A.K.A. LOT 6 IN BLOCK 15814 ON THE TOWNSHIP OF GLOUCESTER TAX MAPS.

SURVEY OF PREMISES
12 MICHAEL ROAD
SITUATED IN
TOWNSHIP OF GLOUCESTER
COUNTY OF CAMDEN, NEW JERSEY

DRAWN BY: F.D.G DATE: 11/6/15 SCALE: 1"=20'

EWING ASSOCIATES
LAND SURVEYORS
900B No. DELSEA DRIVE, P.O. BOX 145, CLAYTON, N.J. 08312
PHONE: (856) 881-4931

Zoning Permit Denial

12 MICHAEL RD
Block/Lot 15814/6

Applicant
MERRITT, BRUCE & FAYE
12 MICHAEL RD.
SICKLERVILLE, NJ 08081

Real Estate Owner
MERRITT, BRUCE & FAYE
12 MICHAEL RD.
SICKLERVILLE, NJ 08081

This is to certify that the above-named applied for a permit to/authorization for.
a proposed rear yard attached frame 27'X12' deck.. This application for approval is hereby denied

Zone
SCR
Application is
Denied

Comments on Decision:
Deck is to maintain a minimum of 10' from rear property line. A Variance approval is required prior to issuance of permit.

. 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
August 31, 2016

Applic No. 10756

Cut Here

Deliver to...

MERRITT, BRUCE & FAYE
12 MICHAEL RD.
SICKLERVILLE, NJ 08081

Four Seasons at Forest Meadows
c/o Associa Mid-Atlantic

September 21, 2016

Bruce J. & Faye M. Merritt
12 Michael Rd
Sicklerville, NJ 08081

Re: 12 Michael Rd

Dear Bruce J. & Faye M. Merritt:

Thank you for your cooperation in submitting an ARB application for property improvements/modifications to your home in Four Seasons at Forest Meadows. Please be advised that the Four Seasons at Forest Meadows Architectural Review Board (ARB) has reviewed and approved your request for the following:

12'x27' pressure treated deck with white PVC rails & posts on back of home.

9/19/16 - approved by ARB as submitted. Please refer to Architectural Guidelines, Attachment "F".Section II.n.(1).(2).(3) for further clarification.

A copy of the signed application is attached hereto. The work is to begin within six (6) months of approval. If work is not started within the six (6) month period, this approved application will be *null and void.*

All guidelines & stipulations as stated in Four Seasons at Forest Meadows *First Amended & Restated Declaration of Covenants, Conditions & Restrictions* shall apply, as do those of the local municipality.

Certain alterations may require additional approval by the County and/or Township. In such cases, all County/Township approvals must be secured before any work is undertaken. However, the County/Township will not give approval until the ARB gives its approval. It is the sole responsibility of the homeowner to determine if such County and/or Township approvals are required and if so, to *provide a copy of the approval to the Community Manager before work begins.*

REMINDER: Gloucester Township approval is required for all construction.

Please call the office when the work is completed, so that a final inspection can be done to confirm compliance as per the submitted ARB application.

If I may provide you with assistance in this or any other *FSFM* related matter, please do not hesitate to contact the *Four Seasons at Forest Meadows* management office.

Sincerely,

Mara Dilenski

Four Seasons at Forest Meadows
By its agent – Associa Mid-Atlantic

Approval by the ARC relates only to the conformity of plans and specification to general architectural and landscaping plans for the area. Such plans, drawings, and specifications are not approved for engineering design or architectural competence. By approving such plans, the ARC does not assume liability for any defect in any structure constructed from such plans.

KH LTS PW
PE
3

33 Shelly Street
Sicklerville, NJ 08081
Phone: (856) 435-0100 Fax: (856) 435-3008

ARB APPLICATION - REQUEST FOR APPROVAL OF EXTERIOR IMPROVEMENT

Homeowner (Print): Bruce + Faye Merritt
Address: 12 Michael Rd Phone: 623-764-3932
Housemodel: Elevation/Roofline:
Siding Color: Door color:

INSTRUCTIONS

Please submit one application per improvement for example if you are going to install landscaping and a stor door we would want two applications are required.

Proper completion of this application will expedite processing. **Incomplete applications will be returned witho approval;** therefore, it is suggested you review your documents before filling out application.

Application MUST be accompanied by a copy of the FINAL SURVEY (issued to each homeowner at the time settlement) showing location and dimensions of proposed improvements to scale. Exception: if the improvement attached to the structure – i.e. door, window, lights. Please make every effort to attach additional sketches/pictur and/or material samples whenever available. Failure to do so may result in a denial or place conditions on th approval. The application must be signed by homeowner in the space below and under liabilities on the reverse sid Work **MUST BEGIN** within six (6) months of approval. If work is not started within six (6) months, the approve application will be null and void. **Township approval is required for all construction. Prior ARB approval necessary before submission to Township. All outside improvements/modification/changes require ARB approv**

DESCRIPTION OF IMPROVEMENT

12 X 27 deck on back of House with White PVC railing system and Posts. Stairs to the back of House

Andy's Custom Home Improvement

I request approval of the ARB Committee to undertake the above improvement to my property at th address shown above in THE FOUR SEASONS AT FOREST MEADOWS HOMEOWNERS ASSOCIATION.

Homeowner's Signature Faye Merritt Date 8/15/16

****

THIS SPACE FOR USE BY THE OFFICE AND THE ARB ONLY

Date application received: 8/15/16 Approved: ✓

Application is:

Date of first review by ARB: 9-19-16 Not Approved:

Comments: F. II n (1)(2)(3)

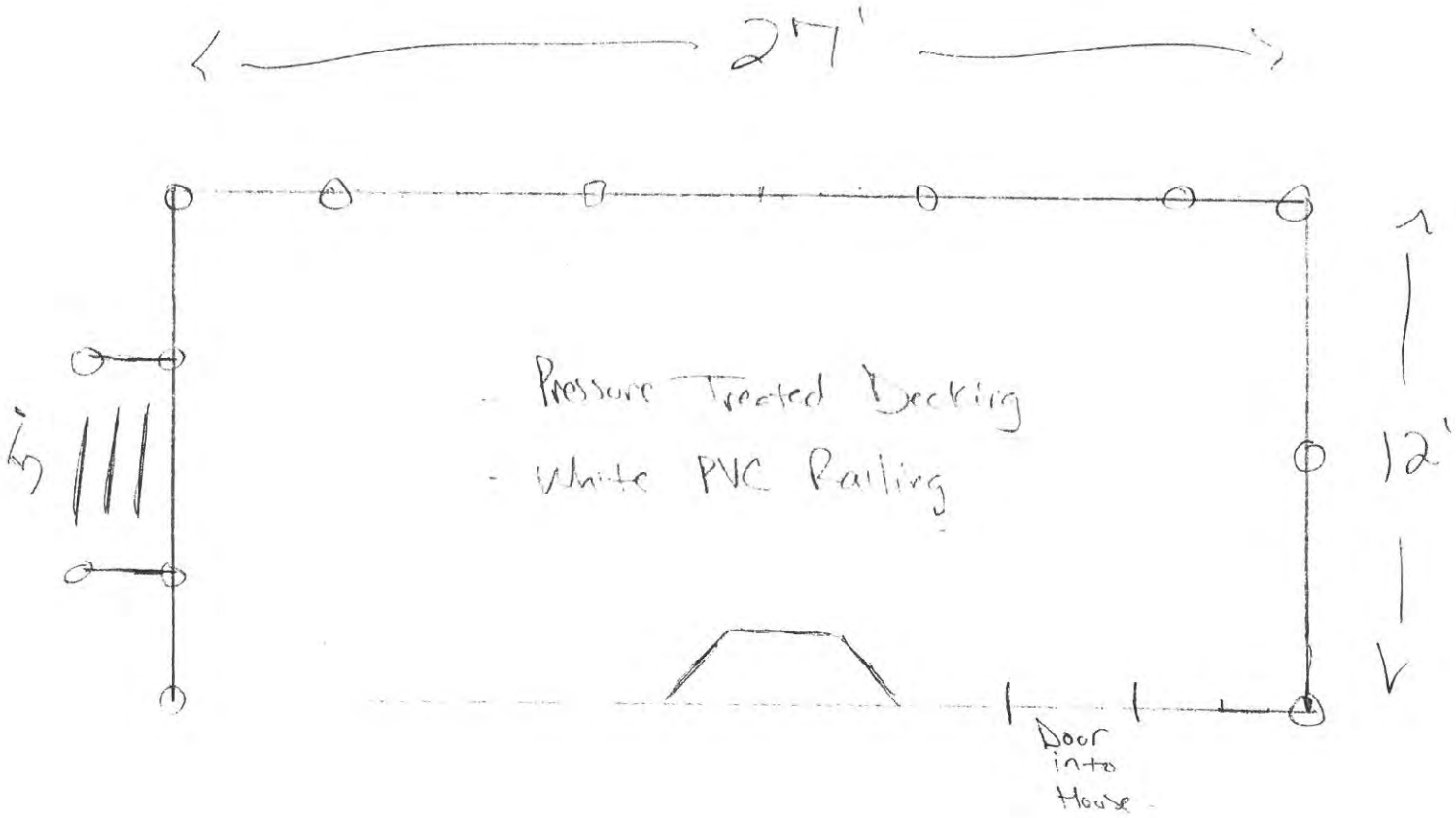
Signature: Pat DiLeo Date: 9-19-16
Chairman, ARB Committee

Completion Inspection Date: Completion Inspected By:

Revised 6/20/2012 12:27 PM
Approved by FSFM BOT on July 19, 2012

Bruce Merritt

12 Michael Rd.



TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Bruce + Fay Merritt

Address: 12 Michael Rd Sicklerville, NJ

Block: 15814 Lot: 6

If you have any questions, please feel free to contact the tax office at 856-228-4000.

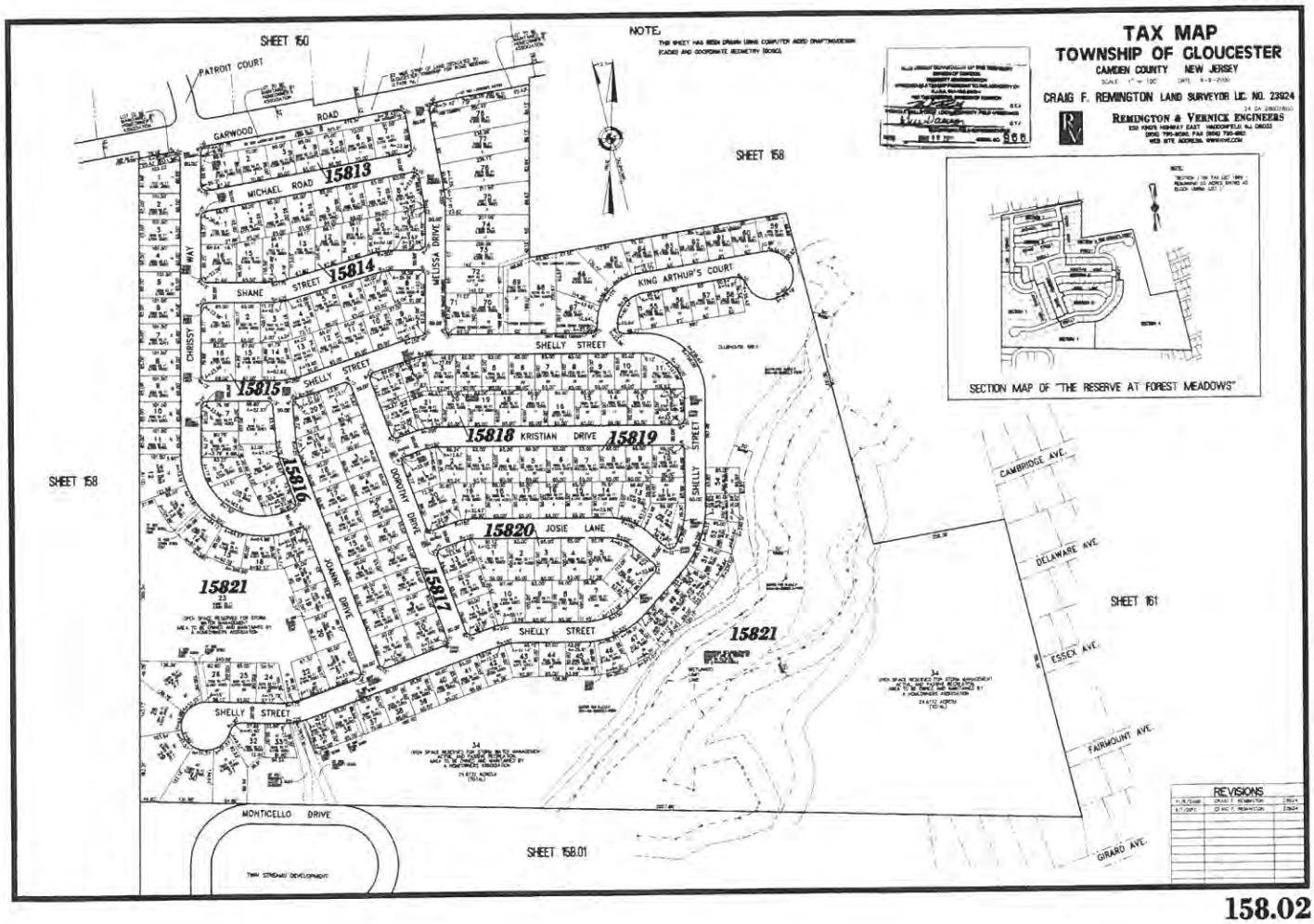
9/7/16
Date

Maryann Busa
Asst. Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled paper


TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS
NOTE:
SHEET 150
SHEET 158
SHEET 158
SHEET 161
SHEET 158.01
PATRIOT COURT
GARWOOD ROAD
MICHAEL ROAD
SHANE STREET
CHRISSY WAY
MELISSA DRIVE
KING ARTHUR'S COURT
SHELLY STREET
KRISTIAN DRIVE
JOSIE LANE
DOROTHY DRIVE
JOANNE DRIVE
MONTICELLO DRIVE
CAMBRIDGE AVE.
DELAWARE AVE.
ESSEX AVE.
FAIRMOUNT AVE.
GIRARD AVE.
15813
15814
15815
15816
15817
15818
15819
15820
15821
SECTION MAP OF "THE RESERVE AT FOREST MEADOWS"
REVISIONS

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

Board Members
Dora M. Guevara
Joseph Pillo
Glen Bianchini
Dorothy Bradley
Ken Garbowski

THE 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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

November 4, 2016

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

Re: Application #162070C
Bruce & Faye Merritt
12 Michael Road, Sicklerville, NJ 08081
Block 15814, Lot 6

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bin# 66

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 31, 2016 **APPLICATION No. #162070C**

APPLICANT: BRUCE & FAYE MERRITT **PROJECT No. 10910**

BLOCK(S): 15814 Lot(S): 6

LOCATION: 12 MICHAEL RD., 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.
- ☐ For Your Files.

Please Forward Report by NOVEMBER11, 2016

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 and1 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

NOV 0 7 2016

BY: _____

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

OK 11-2-16 JKG NJdB

_____

Signature

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #162067C**
Matthew Chester
43@Huntington Avenue
BLOCK 1704, LOT 24

DATE: October 18, 2016

The above application is to permit a 10' x 15' bedroom addition within the R-4 - Residential district as per the submitted sketch.

I. ZONING INFORMATION

1. Zone: R-4 ~ Residential District [§406].

R-4 – Residential Requirements (§406.F):

Standard	Required	Proposed	Complies
Minimum lot size	6,250sf	±3,125 sf	enc
Minimum lot frontage	50 ft.	25 ft.	env
Minimum lot depth	100 ft.	125 ft.	yes
Maximum building coverage	35%	±24.8%[1]	yes
Maximum lot coverage	65%	±44.2%[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (addition)	20 ft.	±101 ft.	yes
Side yard (addition)	**10 ft.**	**3.84 ft.**	**no***
Side yard (addition)	**10 ft.**	**6.50 ft.**	**no***
Rear yard (addition)	**20 ft.**	**13.50 ft.[1]**	**no***
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes

[1] = Scaled data.

[2] = existing nonconformance.

* = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from §405.F, Area, Yard, Height and Building Coverage and §422.H, Additional Residential District Regulations, Off-Street Parking and Private Garages:

1. Side yard: (3,84 ft. provided v. 10 ft. minimum required).
2. Side yard: (6.50 ft. provided v. 10 ft. minimum required).
3. Rear yard: (13.50 ft. provided v. 20 ft. minimum required).

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

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

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

4. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
5. 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 406.F, Area, Yard, Height and Building Coverage to permit a bedroom addition three and eighty four hundredths (3.84) feet and six and fifty hundredths (6.50) feet from the side property lines (10 ft. minimum required) and thirteen and fifty hundredths (13.50) feet from the rear property line (20 ft. minimum required).

cc: Matthew Chester
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[1]: _____ Application No.: # 162067C

Taxes Paid Yes/No _____ (Initial)

Fees 160.00 Project # 10873

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. 150.00 Escr.# 10873

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Matthew Chester	Name(s): Matthew Chester &
Address: 434 Hunting Ave	Address: 434 Huntington Ave
City: Glendora	City: Glendora
State, Zip: NJ 08029	State, Zip: NJ 08029
Phone: (856) 304-8660 Fax: (__) __-__	Phone: (856) 304-8660 Fax: (__) __-__
Email:	

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☐ Preliminary Major Site Plan [2]
- ☐ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☒ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

OCT 05 2017 BY:

[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: Matthew Chester	Name:
Address: 434 Huntington Ave	Address:
Profession:	Profession:
City: Glendora	City:
State, Zip: NJ 08029	State, Zip:
Phone: (856) 304-8660 Fax: (__)__-__	Phone: (__)__-__ Fax: (__)__-__
Email:	Email:

7. Location of Property:

Street Address: 430 Huntington Ave Block(s): ~~107~~ 1704

Tract Area: Lot(s): 24

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application):

Epand Bedroom (Over Floor) Rear 10x15 Bed Room ~~width~~ with (S1) 3.84 (S2) 6.50 (Rear) 13'4"

9. Property:

Number of Existing Lots:

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		Setback from E.O.P.*1	
Front setback 2		Setback from E.O.P.*2	
Rear setback	13.60	Fence type	
Side setback 1	3.94	Fence height	
Side setback 2	6.50	*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

Matthew Oroster _____ 8/1/16 _____

Signature of Applicant 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).**

August 1, 2016
Date

Sworn and Subscribed to before me this

_____ day of _____,

_____ (Year).

Matthew Chester
Signature

Matthew Chester
Print Name

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).

Matthew Chester
Signature of Applicant

Matthew Chester
Print Name

8/1/16
Date

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:
Mathew Chester of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Matthew Chester
Name of property owner or applicant

Sworn and subscribed to
On this 4th day of October
20 16 before the following authority.

Notary public

NIPUL PATEL
ID # 2371079
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires March 13, 2018

Zoning Permit Denial

430 HUNTINGTON AVE
Block/Lot 1704/24

Applicant
CHESTER MATTHEW R
434 HUNTINGTON AVENUE
GLENDORA NJ 08029

Real Estate Owner
CHESTER MATTHEW R
434 HUNTINGTON AVENUE
GLENDORA NJ 08029

This is to certify that the above-named applied for a permit to/authorization for
a proposed rear yard 10'X15' addition.. This application for approval is hereby denied

Zone
R4

Application is
Denied

Comments on Decision:
Addition appears to be within the rear yard 20' setback. A Variance is required prior to issuance of permit.

. 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
July 20, 2016

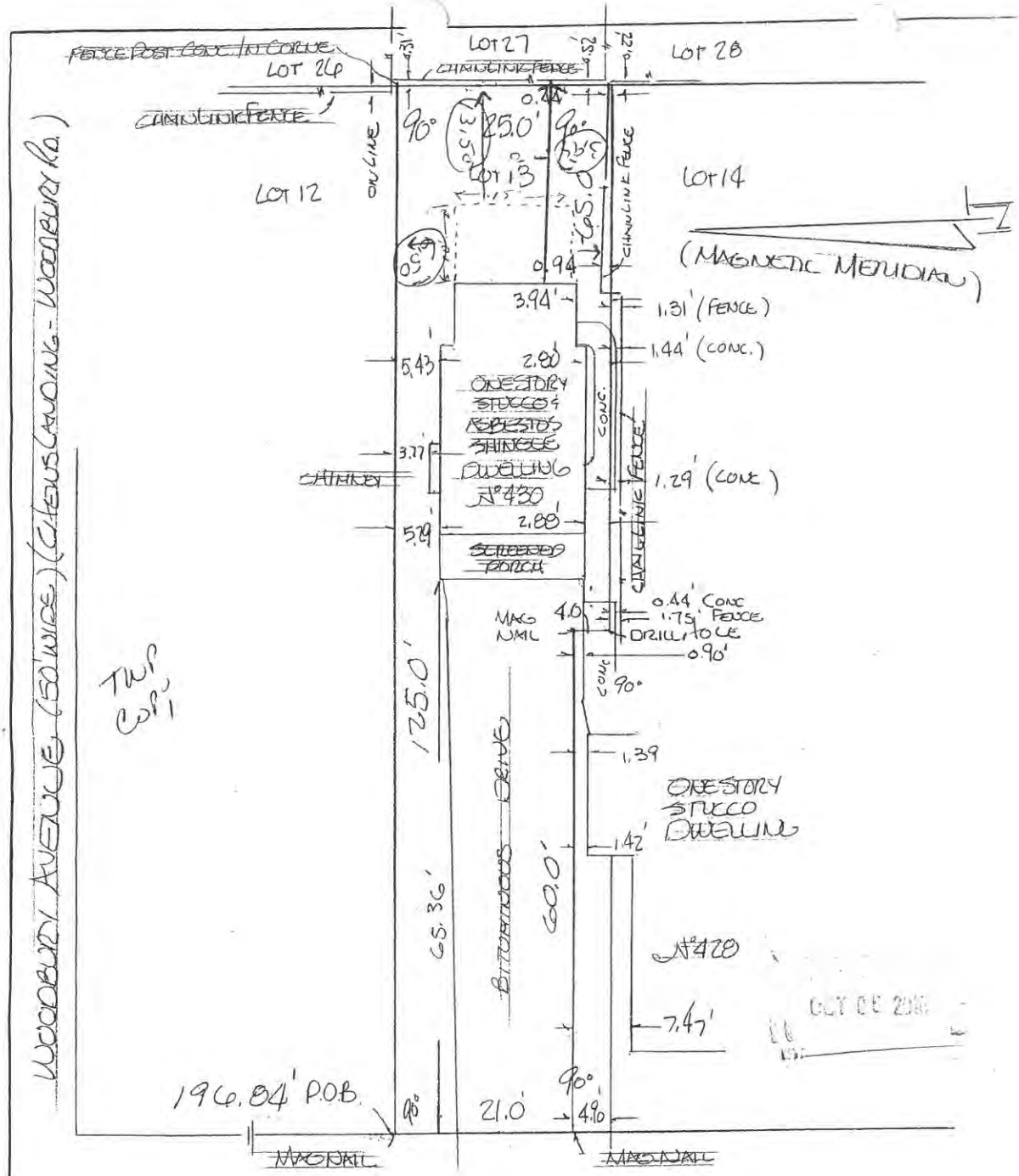
Applic No. 10657

Cut Here

Donna Barrett #3295

Deliver to...

CHESTER MATTHEW R
434 HUNTINGTON AVENUE
GLENDORA NJ 08029



NOTE - HUNTINGTON (50' WIDE) AVENUE

PARCEL SURVEYED BEING PART OF LOT 13 SECTION A PLAN OF LOTS "GLENDORA VILLA", LOT 24 BLOCK 1704 TAX MAP TOWNSHIP OF GLOUCESTER

TRIDENT LAND TRANSFER COMPANY (NJ) LLC

MATTHEW R. CHESTER

TO _____

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

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

RICHARD S. HUMPHRIES

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

DATE OF SURVEY Oct. 3, 2014

Walter H. Macnamara Assoc., Inc.

Professional Land Surveyors

Certificate of Authorization 24GA28052300

813 Haddon Ave., Collingswood, NJ 08108

Survey of Premises

N°430 HUNTINGTON AVE.

TOWNSHIP OF GLOUCESTER

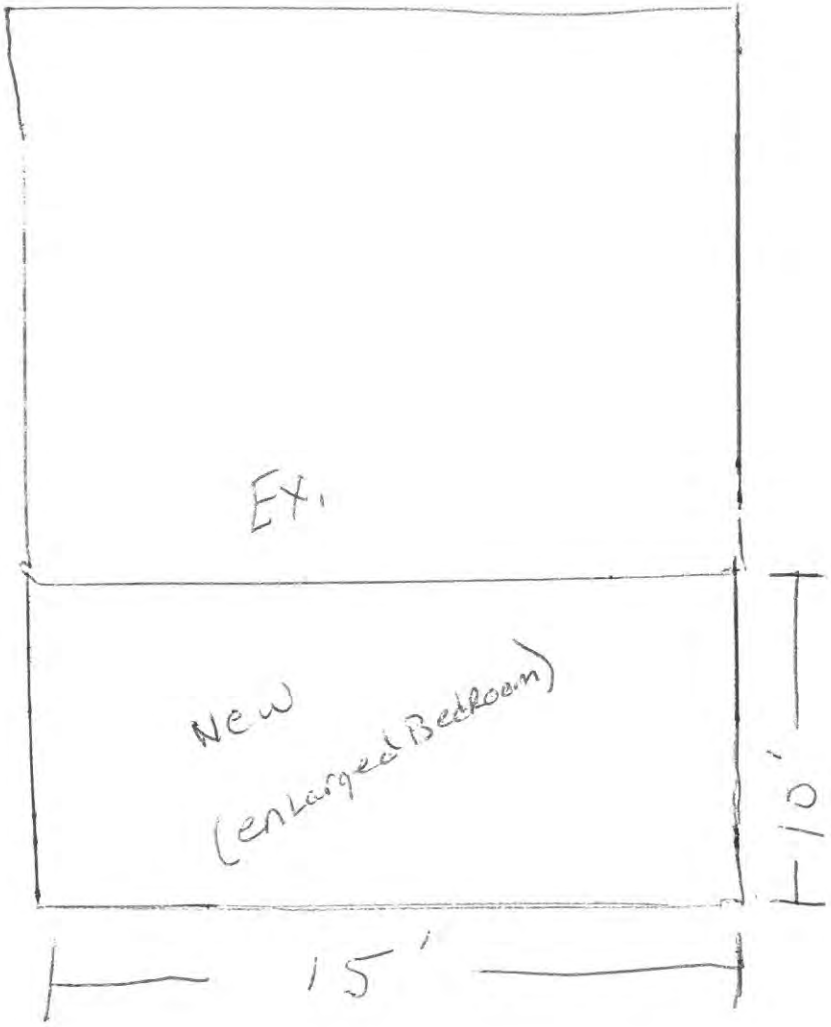
CAMDEN Co. New Jersey

Scale — 1" = 15'

1704/24

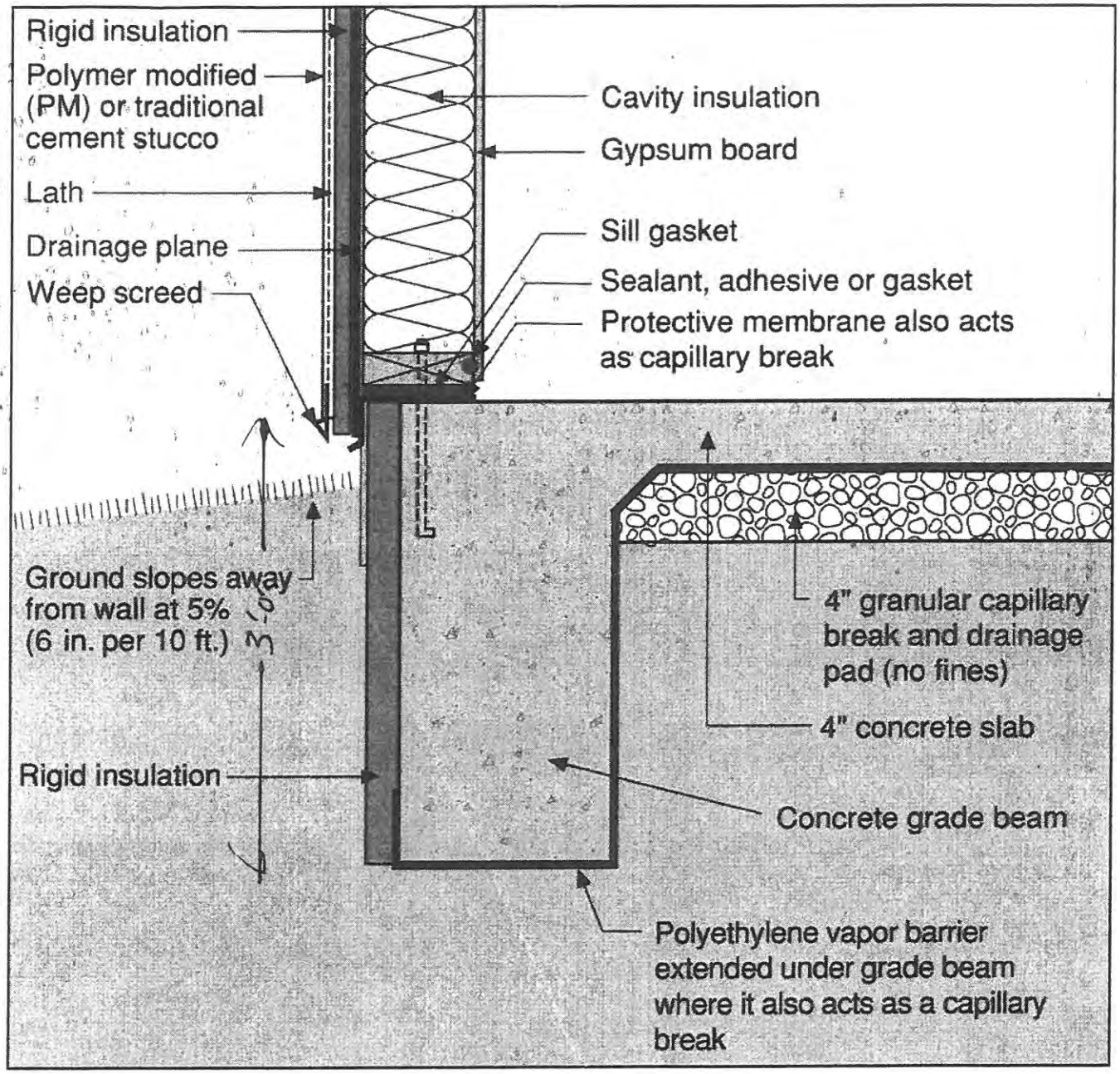
856-854-5229

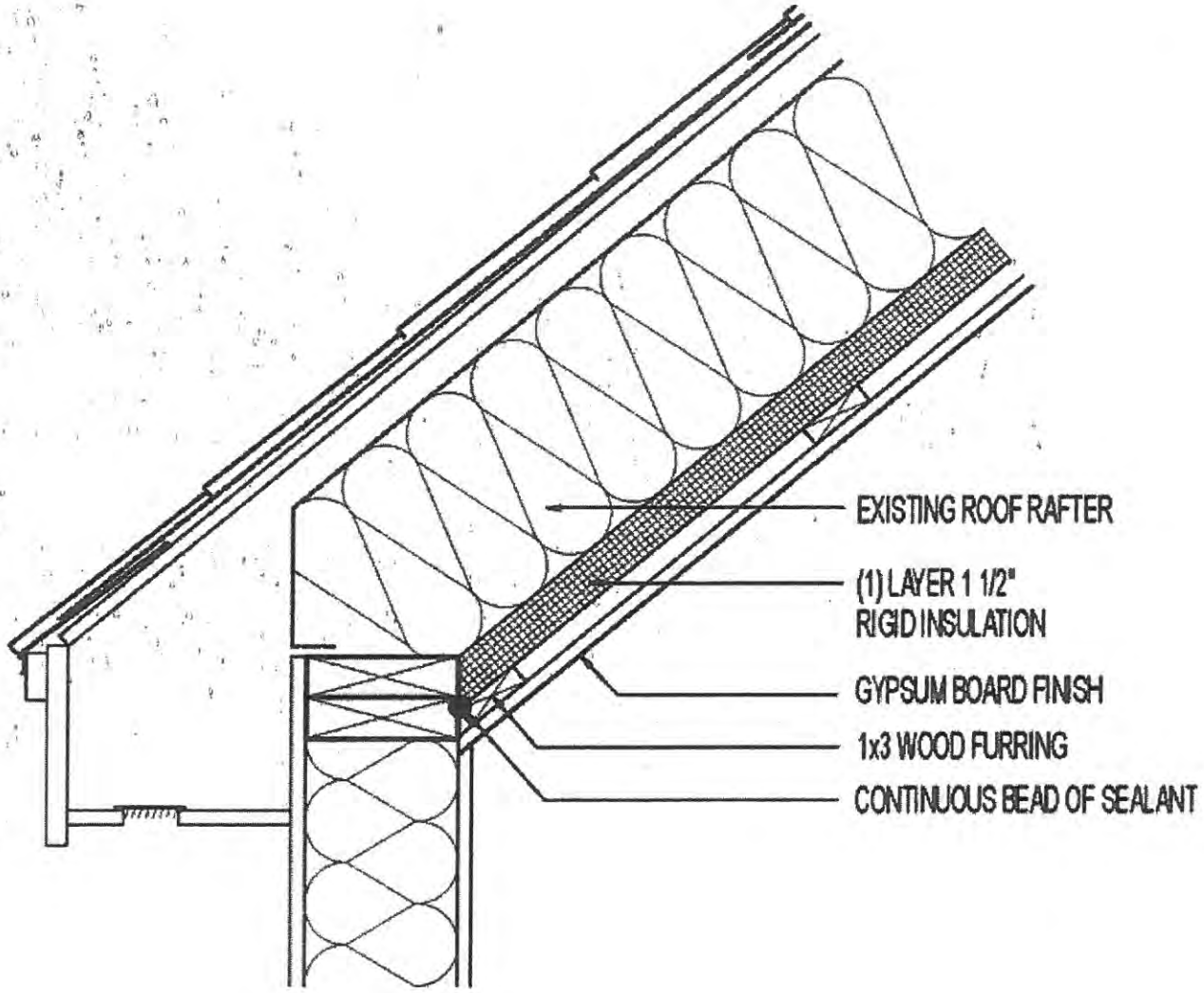
559-51



OCT 06 2016

Matthew Chester
9/25/16


Rigid insulation
Polymer modified (PM) or traditional cement stucco
Lath
Drainage plane
Weep screed
Cavity insulation
Gypsum board
Sill gasket
Sealant, adhesive or gasket
Protective membrane also acts as capillary break
Ground slopes away from wall at 5% (6 in. per 10 ft.)
4" granular capillary break and drainage pad (no fines)
4" concrete slab
Rigid insulation
Concrete grade beam
Polyethylene vapor barrier extended under grade beam where it also acts as a capillary break


EXISTING ROOF RAFTER
(1) LAYER 1 1/2"
RIGID INSULATION
GYPSUM BOARD FINISH
1x3 WOOD FURRING
CONTINUOUS BEAD OF SEALANT

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

Date: October 18, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Matthew Chester

Site: 430 Huntington Ave

Block: 1704 Lot: 24

Application #: 162067C

1. *The exterior wall within 5' of property line requires a 1 hour fire rated wall, rated from both sides.*

Thank you,

Jim Gallagher
Building SubCode Official

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 6, 2016 **APPLICATION No. #162067C**

APPLICANT: MATTHEW CHESTER **PROJECT No. 10873**

BLOCK(S): 1704 **Lot(S): 24**

LOCATION: 430 HUNTINGTON AVE., GLENDORA, NJ 08029

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 16, 2016***

☐ 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 and1 Twp. App.
- ☐ 3 Copies - Major Subdivision - Preliminary. Plat, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Major Subdivision - Preliminary. Plat
- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
- ☐ 3 Copies - Major Subdiv. - Final Plat, 1 Dev. Plan, 2 County Apps. 1 Twp. App.
- ☐ 1 Copy - Amended Site Plan
- ☐ 1 Copy - Major Subdivision - Amended Plat
- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

No Issues.

Signature

10/6/16

TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: Matthew R. Chester

Address: 434 Huntington Ave

Block: 1704 Lot: 25

If you have any questions, please feel free to contact the tax office at 856-228-4000.

10/11/16
Date

Gloucester Township Tax Collector

OCT 12

BY:

Printed on recycled paper

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

Board Members
Dora M. Guevara
Joseph Pillo
Glen Bianchini
Dorothy Bradley
Ken Garbowski

THE 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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

October 11, 2016

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

Re: Application #162067C
Matthew Chester
430 Huntington Avenue, Glendora, NJ 08029
Block 1704, Lot 24

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

Bin# 70

(B)

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 6, 2016 **APPLICATION No. #162067C**

APPLICANT: MATTHEW CHESTER **PROJECT No. 10873**

BLOCK(S): 1704 Lot(S): 24

LOCATION: 430 HUNTINGTON AVE., GLENDORA, NJ 08029

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 16, 2016***

☐ For Your Files.

OCT 13 2016

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- ☐ 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

10-17-16 The Exterior Wall within 5' of property line requires a 1 hour fire rated wall - rated from both sides. JTG Bldg

Signature

Jeanine, Please type Note for Ken

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 6, 2016 **APPLICATION No. #162067C**

APPLICANT: MATTHEW CHESTER **PROJECT No. 10873**

BLOCK(S): 1704 Lot(S): 24

LOCATION: 430 HUNTINGTON AVE., GLENDORA, NJ 08029

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 16, 2016***

☐ For Your Files.

ENCLOSED:

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- ☐ 1 Copy - Minor Subdivision Plat
- ☐ 3 Copies - Preliminary. Site Plan, 2 County Apps and1 Twp. App.
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- ☐ 1 Copy - Traffic Report
- ☐ 1 Copy - Development Plan
- ☐ 1 Copy - Drainage Calculations
- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

☐ Variance Plan ☒ Bulk (C) Variance ☐ Use (D) Variance

_____

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 27, 2016 **APPLICATION No. #162047CDPMFMS**

APPLICANT: BIMBO BAKERIES, USA, INC. **PROJECT No. 10683**

BLOCK(S): 13305; 13307 **Lot(S): 1,2,3; 5**

LOCATION: 1340-1320 BLACKWOOD-CLEMENTON RD., CLEMENTON, NJ 08021

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
- ☐ GT EMS

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C & Use "D" Variance**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by November 19, 2016***
- ☐ For Your Files.

ENCLOSED: ***VARIANCE PLAN 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 and1 Twp. App.
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- ☐ 1 Copy - Major Subdivision - Final Plat
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- ☐ 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

NOV 15 2016

☐ Variance Plan ☒ Prelim Major Site Plan ☒ Final Major Site Plan

11/14/16

Signature

Assessor

Need before Dec 15 to affect TAXES 2017

① URGENT - Need Deed of Consolidation to put lot 3 (old Pizza Hut) into LOT 2.

② URGENT - Need Demo of old Pizza Hut by Dec 15.

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[1]: _____ Application No. #162047CDPMFMS

Taxes Paid Yes/No _____ (Initial)

Fees $1050.00 Project # 10683

☐ Planning Board ☐ Zoning Board of Adjustment

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

Escr. $8025.00 Escr.# 10683

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Bimbo Bakeries USA, Inc.	Name(s): Blackwood-Clementon Partnership Jerome Goodman, Mgr
Address: 255 Business center Drive	Address: 2828 Charter Road
City: Horsham	City: Philadelphia
State, Zip: PA, 19044	State, Zip: PA, 19154
Phone: (215) 323 - 9205 Fax: ( ) -	Phone: (215) 602 - 8872 Fax: ( ) -
Email: jburns@bbumail.com	

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

- ☐ Informal Review [2]
- ☐ Minor Subdivision
- ☐ Preliminary Major Subdivision [2]
- ☐ Final Major Subdivision
- ☐ Minor Site Plan
- ☒ Preliminary Major Site Plan [2]
- ☒ Final Major Site Plan
- ☐ Conditional Use Approval [2]
- ☐ General Development Plan [2]
- ☐ Planned Development [2]
- ☐ Interpretation [2]
- ☐ Appeal of Administrative Officer's Decision
- ☐ Bulk "C" Variance [2]
- ☐ Use "D" Variance [2]
- ☐ Site Plan Waiver
- ☐ Rezoning Request
- ☐ Redevelopment Agreement
- ☐ _____

[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: John Wade, Esq.	Firm: Wade, Long, Wood & Lane
Address: 1250 Chews Landing Road	State, Zip: NJ 08021
City: Laurel Springs, NJ	Phone: (856) 346-2800 Fax: ( ) -
	Email: clong@wlwklaw.net

6. Name of Persons Preparing Plans and Reports:

Name: Alan Ippolito, PE c/o Consulting Engineer services	Name:
Address: 645 Berlin-Cross Keys Road	Address:
Profession: Site Engineer	Profession:
City: Sicklerville	City:
State, Zip: NJ, 08081	State, Zip:
Phone: (856) 228 - 2200 Fax: (856) 232 - 2346	Phone: ( ) - Fax: ( ) -
Email: aippolito@ces-1.com	Email:

7. Location of Property:

Street Address: L 1&2: 1340 Blackwood-Clementon Rd.
L 3: 1320 Blackwood-Clementon Rd.
L 5: 700 Plaza Dr.

Block(s): 13305; 13307

Tract Area: 258,460 SF

Lot(s): 1,2,3; 5

8. Land Use:

Existing Land Use: Rita's Water Ice, Entenmanns Retail Bakery & Distribution, Pizza Hut

Proposed Land Use (Describe Application): Rita's water Ice, Entenmanns Retail Bakery & Distribution

9. Property:

Number of Existing Lots: 4

Number of Proposed Lots: 2

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: SEE ATTACHED

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: Use and Bulk Variances granted 8/24/16

List all applications on a separate sheet.

13. Zoning

All Applications	L 1,2,3	Proposed L 5
Front setback 1	62.05 ft	25 ft
Front setback 2	9.6 ft	N.A.
Rear setback	N.A.	144.24 ft
Side setback 1	132.83 ft	247.94 ft
Side setback 2	N.A.	300.75 ft
Lot frontage	450.34 ft	629.08 ft
Lot depth	243.60 ft	141.17 ft
Lot area	127,784 SF	130,676 SF
Building height	<40 ft	<40 ft

Fence Application	Proposed
Setback from E.O.P.*1	
Setback from E.O.P.*2	
Fence type	
Fence height	

*E.O.P. = Edge Of Pavement.

Pool Requirements	
Setback from R.O.W.1	
Setback from R.O.W.2	
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	
Garage Area	
Garage height	
Number of garages (Include attached garage if applicable)	
Number of stories	

Shed Requirements	
Shed area	
Shed height	
Setback from R.O.W.1	
Setback from R.O.W.2	
Setback from property line 1	
Setback from property line 2	

14. Parking and Loading Requirements:

Number of parking spaces required: 76 Number of parking spaces provided: 78

Number of loading spaces required: 2 Number of loading spaces provided: 30

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 — Date: 10-24-16

Christopher F. Long, Esq.
on behalf of Bimbo Bakeries USA, Inc.

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).**

10/11/16
Date

Signature

JEROME S. GOODMAN
Print Name

Sworn and Subscribed to before me this

11th day of October,

2016 (Year).

Phyllis Elliott
Signature

PHYLLIS ELLIOTT
Print Name

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PHYLLIS ELLIOTT
Notary Public
PHILADELPHIA CITY, PHILADELPHIA CNTY
My Commission Expires Jul 13, 2017

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

IF YES:

List the names and addresses of the stockholders of that corporation holding 10 percent or more of the stock or 10 percent or greater interest in that partnership, as the case may be. This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholder and individual partners with 10 percent or more ownership have been listed. (Use additional sheets as necessary). ☐ No ☐ Yes

Signature of Applicant

Date

Print Name

19. Survey waiver certification:

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

State of New Jersey,
County of Camden:

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

Sworn and subscribed to
On this _____ day of _____,
20_____ before the following authority.

Name of property owner or applicant

Notary public

BIMBO BAKERIES USA, INC.
BLOCK 13305, LOTS 1, 2 & 3, BLOCK 13307, LOT 5
GLOUCESTER TOWNSHIP, CAMDEN COUNTY, NEW JERSEY

PRELIMINARY/FINAL MAJOR SITE PLAN APLICATION

DESIGN WAIVERS

Article V, Section 507 A. 2. B. – Street and Shade Trees:

Required: Trees shall be at least ten feet (10') high and 2-1/2" caliper when planted.

Proposed: Trees shall be eight feet to ten feet (8' – 10') and 1-1/2" to 1-3/4" caliper when planted.

PROJECT NARRATIVE

FOR

ENTENMANNS SALES CENTER

BLOCK 13305, LOTS 1, 2 &3; Block 13307, Lot5

TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY

CES #3536

September 2016

Alan J. Ippolito, P.E., CME
N.J. Professional Engineer
License #28577

#162041 CD fmFMS

Prepared for:
Bimbo Bakeries USA
255 Business center Drive
Horsham, PA 19044

Prepared by:
CONSULTING ENGINEER SERVICES
Professional Engineers, Planners and Land Surveyors
645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081
(856) 228-2200 Fax (856) 232-2346

TABLE OF CONTENTS

1 SITE DESCRIPTION 1

2 EXISTING CONDITIONS 1

3 PROPOSED DEVELOPMENT 1

4. SITE OPERATION

A. Entenmanns Facility 2

B. Rita's Wtaer ice 3

1 SITE DESCRIPTION

Consulting Engineer Services (CES) has prepared this Project Narrative for expansion of an existing retail sales/distribution center on an existing 2.93 acre tract fronting on Blackwood-Clementon Road and a vehicle parking area on an existing 3.00 acre tract fronting on Plaza Drive located in the Township of Gloucester, Camden County, New Jersey. The tracts are designated as Plate 133, Block 13305, Lots 1, 2 & 3 and Block 13307, Lot 5 on the official Tax Map of the Township of Gloucester. The Site is located within the Township's "HC – Highway Commercial Zone" as of the Zoning Map of the Township of Gloucester.

The proposed improvement area for Block 13305, Lots 1, 2 & 3 has frontage along Blackwood-Clementon Road, Cherrywood Drive and Plaza Drive. The proposed improvement area for Block 13307, Lot 5 has frontage along Plaza Drive. Surrounding land use consists of residential and commercial/retail uses. The intended use of this report is to be a part of the Gloucester Township Zoning Board application review process, in conjunction with the Project drawings.

2 EXISTING CONDITIONS

Block 13305, Lots 1, 2 & 3 is occupied by an existing Rita's Water Ice (Lot 1), an existing Entenmanns retail bakery/distribution center (Lot 2) and an existing former Pizza Hut (Lot3) with paved parking, along with small grassed medians in the parking area. Additionally, there are landscaped areas along the perimeter boundaries of the parcel.

Block 13307, Lot 5 is occupied by an existing vehicle parking lot. Additionally, there are landscaped areas along the perimeter boundaries of the parcel.

3 PROPOSED DEVELOPMENT

Major Site plan approval is being sought by Bimbo Bakeries USA to expand the existing baked goods retail/distribution facility on Block 13305, Lots 1, 2 & 3 and construct a vehicle maintenance facility on Block 13307, Lot 5. The existing Rita's Water ice will be relocated into the expanded Entenmanns building and will be adjacent to the retail bakery. The existing Rita's Water Ice building and former Pizza Hut building will be demolished. The developed Site will

have direct access to Blackwood-Clementon Road, Cherrywood Drive and Plaza Drive. Parking, sidewalks, and associated lighting and landscaping will be provided within each Site

Stormwater runoff generated from the proposed improvement area will be conveyed via overland flow and underground stormwater piping and discharge to the existing storm sewer in Plaza Drive and within an existing storm sewer easement in Block 13307, Lot 5. Analysis of pre- and post-development stormwater runoff demonstrates that a stormwater management facility is not required for this project (see Stormwater Report submitted with the application).

4 SITE OPERATION

A. Entenmanns Facility

The proposed expanded Entenmanns facility will operate year round. The proposed facility is anticipated to have a total of approximately 50 employees and the maximum number of employees on the largest shift will be 30. The proposed Entenmanns facility will operate as follows:

1. Retail Bakery:
    a. Sunday and Tuesday through Friday: 9:00 AM to 5:00 PM
    b. Monday: 9:00 AM to 4:00 PM
    c. Saturday: 8:00 AM to 4:00 PM
2. Distribution:
    a. Facility generally 24 hours per day
    b. Route delivery trucks between 2:00 AM and 6:00 AM to insure product is delivered to retail outlets by 8:00 AM.
    c. Box Truck Maintenance Facility: 8:00 AM to 5:00 PM.

The proposed facility will receive deliveries by tractor-trailer. The deliveries will occur as required and deliveries will generally occur between 9:00 AM and midnight.

Trash pickup will be provided by a private company and will occur twice weekly. A trash/recyclable enclosure for waste disposal is proposed at the eastern side of the building on Lots 1, 2 and 3. A trash/recyclable enclosure for the box truck maintenance facility is proposed on the south side of the building on Lot 5.

B. Rita Water Ice

The Rita's Water Ice operates between March and October during the year. The proposed facility is anticipated to have a total of approximately 13 employees (1 full-time and 12 part-time) and the maximum number of employees on the largest shift will be 5. The proposed Rita's Water Ice will operate as follows:

a. Sunday through Thursday: Noon to 10:00 PM
b. Friday and Saturday: 11:00 AM to 10:30 PM

Peak sales volume generally occurs after 5:00 PM when the Entenmanns Retail bakery is closed.

The proposed facility will receive deliveries by tractor-trailer and box truck. Tractor trailer deliveries will occur once every two weeks. Box truck deliveries occur once or twice each week. The deliveries will occur as required and deliveries will generally occur between Noon and 4:00 PM.

Trash pickup will be provided by a private company and will occur once per weekly. A trash/recyclable enclosure for waste disposal is proposed at the eastern side of the building.

GLOUCESTER TOWNSHIP POLICE
TRAFFIC SAFETY UNIT
SITE PLAN REVIEW

Application #162047CDPMFMS 1340-1320 Blackwood-Clem Rd, Clem, NJ 08021 Block 10683 Lot 1,2,3;5

☐ Plans as shown along with available information do not reveal any anticipated traffic problems.

☐ Stop signs/traffic control signs as shown must be installed upon or prior to any occupancy.

☒ Traffic Control signs as shown on plans are not enforceable by police unless properly included by Municipal Ordinance made through application of the site owner under New Jersey 39:5-1.

☒ Emergency contact numbers for site issues with twenty-four human contact should be provided to Police prior to start of construction.

☒ Other:

Please fill out and return the Application for NJ Motor Vehicle Statutes/Chapter 81 Municipal Ordinance for Private Property Enforcement.

NOV 0 7 2016

Reviewed By: ☒ Lt. Jason Gittens ☐ Cpl. Frank Pace

Signature: 131 Date Submitted: 11/7/2016

Township of Gloucester

Application for N.J. Motor Vehicle Statutes/Chapter 81 Municipal Ordinance for Private Property

Instructions for completion of application

Box1: Corporate name, address, phone number and representative name and title

Box2: Date of request

Box 3: Complex name (ie; property, plaza, center) and address

Box 4: Authority name and address

Box 5: Applicant signature

Box 6: Applicants printed name

Contact:

Lieutenant Jason Gittens
Gloucester Township Police Department
Traffic Services Bureau
Direct: 856-374-5714
Fax: 856-374-3530
Email: jgittens@gtpolice.com

APPLICATION TO HAVE NEW JERSEY MOTOR VEHICLE STATUES AND CHAPTER 81 MUNICIPAL ORDINANCE MADE APPLICABLE TO PRIVATE PROPERTY

1. FROM:		2. DATE:
TO:	Township of Gloucester, Gloucester Township Police	

3. SUBJECT: Application to have motor vehicle statutes and chapter 81 Municipal Ordinance made applicable to:

4. By authority of N.J.S.A. 39:5A-1, application is hereby made by:

Requesting that the provision of Subtitle 1, Title 39, of the Revised Statues and Chapter 81 Municipal Ordinance shall be made applicable to the semipublic roadways, driveways, parking areas and other areas used for vehicular traffic on property shown on the enclosed map or site plan and know as:

Comments	5.
	6. ↑Authorized Signature
	↑Print Name

TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: The Goodman Group

Address: 700 Plaza Dr

Block: 13307 Lot: 3

If you have any questions, please feel free to contact the tax office at 856-228-4000.

10/28/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: The Goodman Group

Address: 1340 Blackwood - Clem. Rd

Block: 13305 Lot: 2 + 1

If you have any questions, please feel free to contact the tax office at 856-228-4000.

10/28/16
Date

Sandra Ingram
Gloucester Township Tax Collector

Printed on recycled paper

TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane
P.O. Box 8, Blackwood, New Jersey 08012

(856) 228-4000

FAX: (856) 374-3527
374-3528

To Whom It May Concern:

Our records indicate that the below referenced property is current with taxes and there are no outstanding liens.

Name: The Goodman Group

Address: 1320 Blackwood-Clen Rd

Block: 13305 Lot: 3

If you have any questions, please feel free to contact the tax office at 856-228-4000.

10/28/16
Date

Gloucester Township Tax Collector

Printed on recycled paper

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

Date: October 31, 2016

To: Ken Lechner

From: Jim Gallagher

Re: Site Plan Review

Applicant: Bimbo Bakeries, USA, Inc

Site: 1340-1320 Blackwood Clementon Rd

Block: 13305, 13307 Lot: 1, 2, 3, 5

Application #: 162047CDPMFMS

1. *The maintenance building is <u>not</u> exempt from the Barrier Free requirements. Please provide an accessible parking space, signage, exterior accessible route & accessible entrance, per IBC 2015 chapter 11.*

Thank you,

Jim Gallagher
Building SubCode Official

BM# 1C

(B)

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 27, 2016 **APPLICATION No. #162047CDPMFMS**

APPLICANT: BIMBO BAKERIES, USA, INC. **PROJECT No. 10683**

BLOCK(S): 13305; 13307 **Lot(S): 1,2,3; 5**

LOCATION: 1340-1320 BLACKWOOD-CLEMENTON RD., CLEMENTON, NJ 08021

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
- ☐ GT EMS

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C & Use "D" Variance**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review. ***Please Forward Report by November 19, 2016***
- ☐ For Your Files.

ENCLOSED: ***VARIANCE PLAN 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 and1 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 ☒ Prelim Major Site Plan ☒ Final Major Site Plan

10-31-16 The maintenance building is Not exempt from the Barrier Free requirements. Please provide an accessible parking space, signage, exterior accessible Route + Accessible Entrance. per IBC 2015 Chapter 11. — JTG — Jeanine Note for Ke

Signature