Township of Gloucester
Zoning Board of Adjustment
Wednesday, November 8 2017
7:00 P.M.

Agenda

Salute to the Flag
Commencement Statement

General Rules

Meeting will start at 7:00P.M.
No applications will be heard after 09:30P.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 25, 2017***

RESOLUTIONS FOR MEMORIALIZATION

#172051C Robert Speese	Bulk C Variance Block: 801 Lot: 23
#172052C Jason Hajnowski	Bulk C Variance Block: 8102 Lot: 31

APPLICATIONS FOR REVIEW

#172053C Christopher Pasucci Zoned: RA	Bulk C Variance Block: 16603 Lot: 21 Location: 26 Kings Rd., Sicklerville

6' vinyl fence with setback5

#172055C
Miliero, Inc.
Zoned: R3

Bulk C Variance
Block: 10303 Lot: 23.01
Location: 233 Clementon Ave., Blackwood

Oversize garage 60' x 40' (Garage will exceed SQ FT of SFD

#172057DSPW
Donald Train (Train Towers)
Zoned: CR

Use D Variance/Site Plan Waiver
Block: 2102 Lot: 5 & 6
Location: 226 Chestnut St, Glendora

Use/SPW allowing Train Towers to conduct business (installation & repair of radio towers & antenna system)

#172058D
Joseph D. Burton III
Zoned: R3

Use D Variance
Block: 18605 Lot: 26
Location: 2 Daffodil Dr., Sicklerville

In Law Suite – 2nd Kitchen

Meeting Adjourned

GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT
WEDNESDAY, OCTOBER 25, 2017

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	**Absent**
Mr. Rosati	**Present**
Mr. Acevedo	**Present**
Mr. Treger	**Present**
Ms. Scully	**Absent**
Mr. Rich Rosetti	**Absent**
Chairman McMullin	**Absent**

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

Vice Chairman Simiriglia sits in for Chairman McMullin. Mr. Treger sits in for Mr. Bucceroni.

MINUTES FOR ADOPTION

Zoning Board minutes for Wednesday September 27. 2017

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

Roll Call:

Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Chairman Simiriglia	**Yes**

Minutes Approved.

RESOLUTIONS FOR MEMORIALIZATION

#172050C
Window Mechanics Direct
Bulk C Variance
Block: 1206 Lot: 8

A motion to approve the above mentioned resolution was made by Mr. Rosati and seconded by Mr. Acevedo.

Roll Call:

Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Chairman Simiriglia	**Yes**

Resolutions Approved.

APPLICATIONS FOR REVIEW

Advised by HO application will be withdrawn (see enclosed)

#172047C
Reynaldo O. Rapada
Zoned: R2
Bulk C Variance
Block: 8105 Lot: 40
Location; 494 Little Gloucester Rd.
Blackwood

(2 sheds) 12' x 10' metal w/R s/b & 16' x 12' wood w/R s/b

Above application has been withdrawn and letter submitted by HO.

#172051C
Robert Speese
Zoned: R4
Bulk C Variance
Block: 801 Lot: 23
Location 405 Station Ave., Glendora
26' x 6' front porch w/setbacks

Mr. Costa swears in Mr. Robert Speese and Mr. Thomas Speese.
Mr. Robert Speese states they are just jacking up the roof of the existing porch to replace the column; the column is structural and is necessary for the 91 yr. old home.

Open to the public:
No Comments:

Open to Professionals:
No Comments:

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

Roll Call:

Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**
Chairman Simiriglia	**Yes**

Application Approved.

#172052C
Jason Hajnowski
Zoned: R3
Bulk C Variance
Block: 8102 Lot: 31
Location: 117 Florence Ave., Laurel Springs
40' x 30' garage with setbacks.

Mr. Costa swears in Mr. Hajnowski.
Mr. Hajnowski states; he has multiple classic cars and they would look better inside than outside his home. He may put a lift in later which is why he is asking for the height. There won't be any commercial work going on in the garage; he owns a Farmers Insurance and this is his hobby. Gutters will be on the garage and it will look like the house, which is also being improved.
Vice Chairman Simiriglia asks about no survey being submitted.
Mr. Hajnowski states his lot is 100' x 200',

Mr. Treger asks where the garage will sit on the property.
Mr., Hajnowski states it will be in the back left corner.
Mr. Treger asks if there will be a permanent driveway.
Mr. Hajnowski states: Yes.

Chairman Simiriglia states 20' are awful high.
Mr. Hajnowski says he was told he had to have at least 12' or more for a lift.
Mr. Lechner states the board engineer (Mr. Mellett) said to make sure the garage has gutters and down spouts to direct any water away from the neighbors.
Mr. Lechner states the township reduced the garage heights 6 months ago.
Chairman Simiriglia states 12' sidewalls with a 4' pitch to the roof is 16' vs. 20' which is being requested: and it would be less intrusive to the neighbors.
Mr. Hajnowski states he would have to check his specs to see if that would work with his lift.
Chairman Simiriglia states he would have to change his zoning application too, if he decided to change the height of the garage.
Mr. Costa tells Mr. Hajnowski that he won't be able to come back to the board if he is turned down, unless there is a significant change to the application.
Mr. Lechner asks Mr. Hajnowski how high is his sidewalls?
Mr. Hajnowski states 14'.
Mr. Lechner explained the height is determined by taking half the height from the sidewall to the gable and adding it to the sidewall height. Thus the height of the garage is the 14' sidewalls plus 3' (half of the 6' height to the gable) which equals 17'.

Open to the public:
No Comments:

Open to Professionals:
No additional Comments:

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

Roll Call:

Mr. Scarduzio	**Yes**
Mr. Rosati	**Yes**
Mr. Acevedo	**Yes**
Mr. Treger	**Yes**
Chairman Simiriglia	**No**

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 # 172051C
Robert Speese
Block 801, Lot 23

WHEREAS, Robert Speese is the owner of the land and premises located at 405 Station Avenue in the Glendora section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to permit a 6' x 26' porch 14.78' from the front property line along Station Avenue instead of the required 20' for the property located upon Block 801, Lot 23, as shown on the Official Map of the Township of Gloucester, located in a R-4 Zone, said application being pro-se; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on October 25, 2017 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, Robert Speese is the owner of the land and premises located at 405 Station Avenue in the Glendora section of Gloucester Township, New Jersey, as shown on Block 801, Lot 23, on the Official Tax Map of the Township of Gloucester, located in an R-3 Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified he is replacing an existing rotting porch in the same location as the old one and it will be an improvement for the neighborhood.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct a porch with a 14.78' front yard 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 25th day of October 2017, the applicant Robert Speese is hereby granted the aforesaid variance for the property located upon Block 801, Lot 23 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

RESOLUTION OF FINDINGS AND CONCLUSION

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION # 172052C
Jason Hojnowski
Block 8102, Lots 31 & 32

WHEREAS, Jason Hojnowski is the owner of the land and premises located at 117 Florence Avenue 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 permit a 1200 sq. foot detached garage instead of the required 800 sq. foot side wall height of 14' instead of 9' and garage height of 20' instead of the required 14' for the property located upon Block 8102, Lots 31 & 32, 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 October 25, 2017 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, Jason Hojnowski is the owner of the land and premises located at 117 Florence Avenue in the Laurel Springs section of Gloucester Township, New Jersey, as shown on Block 8102, Lots 31 & 32, on the Official Tax Map of the Township of Gloucester, located in an R-4 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 has 2 classic cars and a boat and the30x40' garage is needed to properly store this vehicles. The height is necessary because in the future he will be putting in a lift to work on his vehicles only and not for any commercial activity.

5. There were no objections to the application.

UPON MOTION duly made and seconded to grant the applicant a variance to construct the garage, the Board voted four (4) in favor, one (1) against and zero (0) abstentions, thus granting the relief requested; and

WHEREAS, the majority of 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 25th day of October 2017, the applicant Jason Hojnowski is hereby granted the aforesaid variances for the property located upon Block 8102, Los 31 & 32 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

Ken Treger	Yes
Mike Acevedo	Yes
Andy Rosati	Yes
Carmen Scarduzzio	Yes
Frank Simiriglia	No

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

_____

Frank Simiriglia **Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 8th day of November, 2017.

_____

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 #172053C**
Christopher Pascucci
26 Kings Road
BLOCK 16603, LOT 21

DATE: October 11, 2017

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

I. ZONING INFORMATION

RA ZONE REQUIREMENTS:

Description	Required (Fee-simple Townhouse)	Proposed	Complies
Minimum lot size	2,500 sf	±3,314 sf	yes
Minimum lot frontage Kings Road Presidential Drive	 20 ft. 20 ft.	 39.97 ft. 78.46 ft.	 yes yes
Minimum lot depth	125 ft.	81.53 ft.	enc
Maximum building coverage	40%	±30.8%[1]	yes
Maximum lot coverage	60%	±46.8%[1]	yes
Principal Building Minimum Yard Depths and Height Limitations			
Front yard Kings Road Presidential Drive	 30 ft. 30 ft.	 ±34 ft. ±25 ft.	 enc enc
Side yard	20 ft., end wall only	n/a	n/a
Rear yard	30 ft.	±12 ft.[1]	enc
Minimum Useable Yard Area	40%	n/a	n/a
Maximum Height	35 ft.	n/a	n/a

[1] = Scaled data.
enc = Existing nonconformance.
n/a = not applicable.

II. VARIANCE COMMENTS

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

§425.C(3), Fences

1. To install a six (6) foot high vinyl approximately one (1) foot from the front property line along Presidential Drive (15 ft. minimum required).

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

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

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variance:

From Section 425.C(3) to construct six (6) foot high vinyl fence approximately one (1) foot from the front property line along Presidential Drive (15 ft. minimum required).

IV. RECOMMENDATIONS

I have no further comments regarding this application at this time; however, reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Christopher Pascucci
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №: #112053C

Taxes Paid Yes/No (Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160 Project # 11762

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

Escr. 1500 Escr.# 11763

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: CHRISTOPHER M. PASCUCCI	Name(s): CHRISTOPHER M. PASCUCCI
Address: 1149 S. 11TH STREET	Address: 1149 S. 11TH STREET
City: PHILADELPHIA	City: PHILADELPHIA
State, Zip: PA 19147	State, Zip: PA 19147
Phone: (215) 651-7289 Fax: (___)___-____	Phone: (215) 651-7289 Fax: (___)___-____
Email: CMPASCUCCI@COMCAST.NET	

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

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

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SEP 27 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: CHRISTOPHER M. PASCUCCI	Name:
Address: 1149 S. 11TH STREET	Address:
Profession: PROFESSOR	Profession:
City: PHILADELPHIA	City:
State, Zip: PA, 19147	State, Zip:
Phone: (215) 651-7289 Fax: (___) ___-____	Phone: (___) ___-____ Fax: (___) ___-____
Email: cmpascucci@comcast.net	Email:

7. Location of Property:

Street Address: 26 KINGS ROAD Block(s): 16603

Tract Area: Sicklerville 08081 Lot(s): 21

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application):

6' VINYL REAR AND SIDE YARDS,
1' FROM E.O.P 2.

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

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
Front setback 1	
Front setback 2	
Rear setback	
Side setback 1	
Side setback 2	
Lot frontage	
Lot depth	
Lot area	
Building height	

Fence Application	Proposed
Setback from E.O.P.*1	40'
Setback from E.O.P.*2	1'
Fence type	Vinyl
Fence height	6'

*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: _____ Number of parking spaces provided: _____

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

15. Relief Requested:

☒ Check here if zoning variances are required.

☐ Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).

☐ Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.

☐ Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].

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

16. Signature of Applicant

Signature of Applicant

9/26/17
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

9/26/17
Date

Signature

CHRISTOPHER PASCUCCI
Print Name

Sworn and Subscribed to before me this

26 day of September,

2017 (Year).

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

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

CHRISTOPHER PASCUCCI
Print Name

9/26/17
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 9/26/17, 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:

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

Name of property owner or applicant

Sworn and subscribed to
On this 26TH day of SEPTEMBER, 2017 before the following authority.

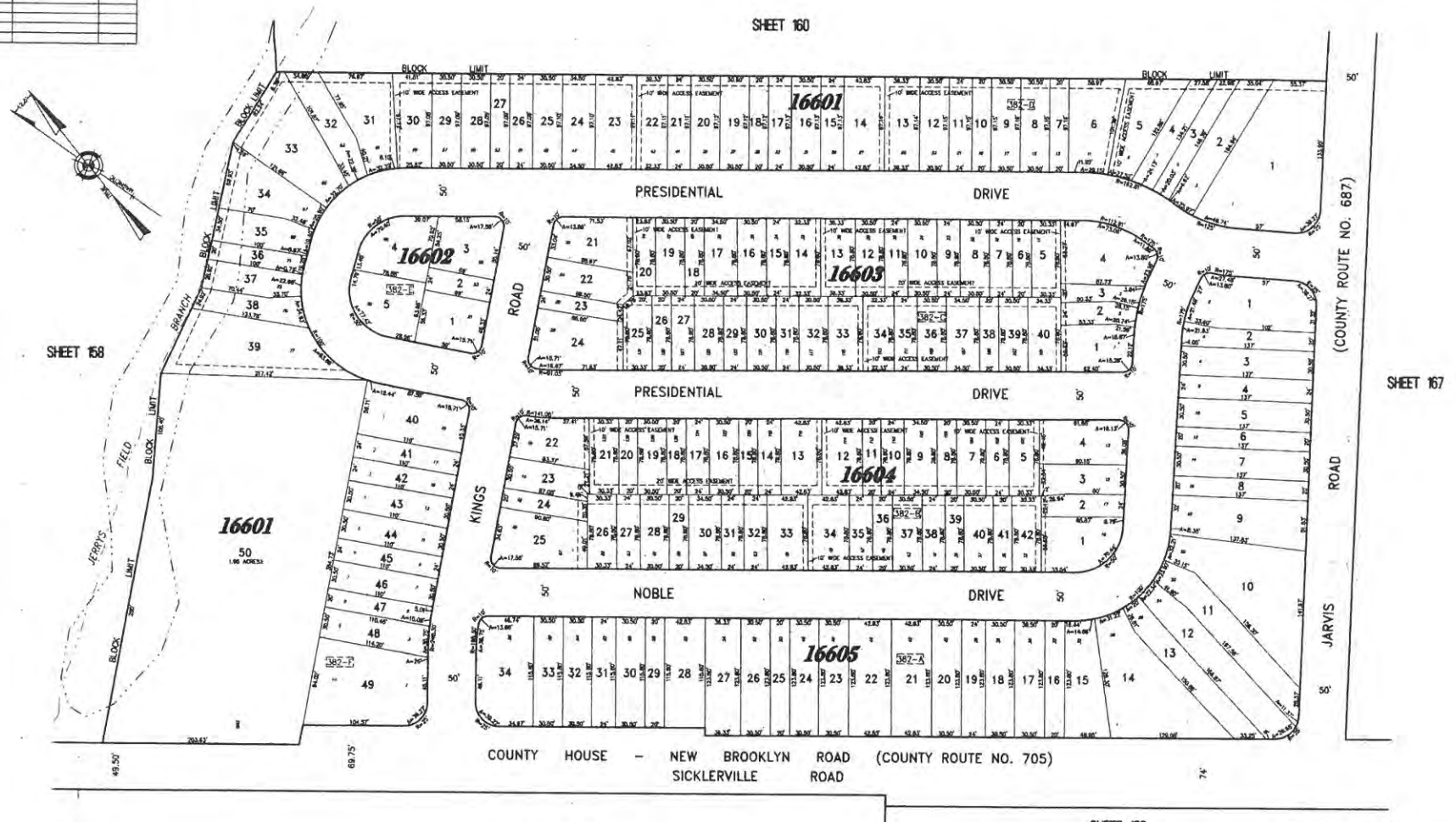
MICHELE LYN TREGER
ID # 2439109
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires October 1, 2018

Notary public

RECEIVED
SEP 27 2017
BY:

REVISIONS		
4/1/2010	CRAIG F. REMINGTON	23924

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY

SCALE: 1" = 50' DATE: 11-06-2008

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 GA 28003600

REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS WWW.RVE.COM

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
MICHELLE L. WINTERS

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Christopher Pascucci

Address: 26 Kings Rd. Sicklerville NJ 08081

Block: 16603 Lot: 21

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

Sandra L. Ferguson
Gloucester Township Tax Collector

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SEP 27 2017
BY:

OFFICIAL VERIFICATION

TOWNSHIP OF GLOUCESTER INCORPORATED 1695 CAMDEN COUNTY NJ

Tax Collector
Gloucester Township
Canden County

Printed on recycled pape

1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

Bm#66

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 27, 2017

APPLICATION No. #172053C

APPLICANT: CHRISTOPHER PASCUCCI

PROJECT No. 11762

BLOCK(S): 16603 LOT(S): 21

LOCATION: 26 KINGS RD., SICKLERVILLE, NJ 08081

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OCT 04 2017
BY:

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 9, 2017***

☐ 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

OK 10.2.17 JTG BJS

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 27, 2017

APPLICATION No. #172053C

APPLICANT: CHRISTOPHER PASCUCCI

PROJECT No. 11762

BLOCK(S): 16603 LOT(S): 21

LOCATION: 26 KINGS 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 OCTOBER 9, 2017

ENCLOSED:

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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

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BY:

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

Signature

9/27/17

Fence only.
No Issues.

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: September 27, 2017

APPLICATION No. #172053C

APPLICANT: CHRISTOPHER PASCUCCI

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BLOCK(S): 16603 LOT(S): 21

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RECEIVED
OCT 03 2017
BY:

TRANSMITTAL TO:

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

STATUS OF APPLICATION:

- ☒ **New Application - Bulk C**
- ☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

- ☒ For Your Review.
- ☐ For Your Files.

Please Forward Report by OCTOBER 9, 2017

ENCLOSED:

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- ☐ 1 Copy - E.I.S.
- ☐ Recycling Report

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

APPROVED
DATE: 10/3/17
BY:
Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081

Signature

Commissioners
Richard P. Calabrese
Chairman
Frank Simiriglia
Vice Chairman

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

Raymond J. Carr
Executive Director

Marlene Hrynio
Administrative Secretary

Howard C. Long Jr, Esq.
Solicitor

Thomas Leisse, PE, CME
Consulting Engineer

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

October 2, 2017

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

Re: Application #172053C
Christopher Pascucci
26 Kings Road, Sicklerville, NJ 08081
Block 16603, Lot 21

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

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 #172055C***
Miliero, LLC
233 Clementon Avenue
BLOCK 10303, LOT 23.01

DATE: October 11, 2017

The above application is to permit a 40' x 60' detached private garage and conversion of existing structure to a single-family detached dwelling within the R-3 Residential district as per the attached sketch.

I. ZONING INFORMATION

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

R-3 Zone Requirements (§405.F):

Standard	Required	Proposed	Complies
Lot size (min.)	9,375 sf	±18,377.84 sf[1]	yes
Lot frontage (min.)– cul-de-sac	75 ft.	82 ft.	yes
Lot depth (min.)	125 ft.	224.12 ft.	yes
Building coverage (max.)	20%	±17.4%[1]	yes
Lot coverage (max.)	40%	±27.3 %[1]	yes
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard (min.) – Proposed dwelling	30 ft.	100.5 ft.	yes
Side yard (min.) – Proposed dwelling	10 ft.	45.1 ft. / 11.4 ft.	yes / yes
Rear yard (min.) – Proposed dwelling	30 ft.	±85 ft.[1]	yes
Useable Yard Area (min.)	25%	≥ 25%	yes
Height (max.) – Proposed dwelling	35 ft.	≤ 35 ft.	yes
§422.H, PRIVATE GARAGES			
Area (Max.)	**800 sf**	**2,400 sf**	**no***
Less than area of principal building	**< ±803 sf[1]**	**2,400 sf**	**no***
Stories (max.)	1	1	yes
Number of garages (max.)	1	1	Yes
Front yard (min.)	N.P.	173.12 ft.	yes
Side yard (min.)	10 ft.	11 ft. / 11 ft.	yes / yes
Rear yard (min.)	10 ft.	11 ft.	yes
Side wall height (max.)	**9 ft.**	**12 ft.**	**no***
Garage height (max.)	**14 ft.**	**25 ft.**	**no***

[1] = Scaled data.
* = Variance required

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

II. VARIANCE COMMENTS

The application as submitted requires the following variances from the Area, Yard, Height and Building Coverage in the R-3, Residential District standards:

§422.H, Private Garages

1. Area: (2,400 sf provided v. 800 sf maximum allowed).
2. Less than area of principal building: (Greater provided v. Less required).
3. Side wall height: (12 ft. provided v. 9 ft. maximum allowed).
4. Garage height: (25 ft. provided v. 14 ft. maximum allowed).

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

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

5. 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)).
6. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2).

NEGATIVE CRITERIA

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

III. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 422.H, Private Garages to permit a detached private garage two thousand four hundred (2,400) square feet (800 sf maximum allowed), Greater than area of principal building (less required), Side wall height twelve (12) feet (9 ft. maximum allowed), and garage height twenty five (25) feet (14 ft. maximum allowed).

cc: Miliero, LLC
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]: Sept 7, 2017 Application №.: #172055C

Taxes Paid Yes/No _____(Initial)

☐ Planning Board ☑ Zoning Board of Adjustment

Fees 160.00 Project # 11793

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

Escr. 150.00 Escr.# 11793

LAND DEVELOPMENT APPLICATION

1. Applicant

Name: MILIERO LLC
Address: 7 AUSTIN RD
City: TURNERSVILLE
State, Zip: NJ 08012
Phone: (717) 676-8248 Fax: (___) ___-____
Email: MILIEROLLC@GMAIL.COM

2. Owner(s) (List all Owners)

Name(s): SAM PRIEST
Address: 716 STERLING RD
City: DEPTFORD
State, Zip: NJ 08096
Phone: (___) ___-____ Fax: (___) ___-____

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
- ☐ _____

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

4. Zoning Districts (Circle all Zones that apply)

ER	R4	GCR	CR	BP	G-RD	LP-1
R1	RA	BWD	NC	IN	M-RD	NVBP
R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay
(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: BRIAN CHEWCASKIE
Address: 2200 FLETCHER AVE
City: FORT LEE NJ 07024

Firm: GITTLEMAN MUHLSTOCK & CHEWCASKIE
State, Zip: NJ
Phone: (201) 944-2300 Fax: (___) ___-____
Email: _____

MILIEROLLC@GMAIL.COM

6. Name of Persons Preparing Plans and Reports:

Name: Jeff Mills	Name:
Address: 20 DIGBY DR	Address:
Profession:	Profession:
City: BLACKWOOD	City:
State, Zip: NJ 08012	State, Zip:
Phone: (717) 676-8248 Fax: ( ) -	Phone: ( ) - Fax: ( ) -
Email: MJERolle@GMAIL.COM	Email:

7. Location of Property:

Street Address: 233 CLEMENTON AVE Block(s): 10303

Tract Area: Lot(s): 23.01

8. Land Use:

Existing Land Use: STAND ALONE GARAGE

Proposed Land Use (Describe Application): ADDITION of A GARAGE 60x40 FT IN SIZE // CONVERSION OF EXISTING STRUCTURE INTO A 2 BEDROOM, 1 BATH SINGLE FAMILY HOME - GARAGE will EXCEED SQFT of HOUSE Will BE USED TO STORE CLASSIC CARS

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots: 1

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 House

All Applications	Proposed
Front setback 1	100'
Front setback 2	-
Rear setback	92
Side setback 1	11
Side setback 2	45
Lot frontage	82
Lot depth	224
Lot area	18,368 SQFT
Building height	18

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	2400 SQFT
Garage height	25 FT
Number of garages	1
(Include attached garage if applicable)	
Number of stories	1

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: _____ 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

_____ Sept 7 2017

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).**

✓ 9/6/2017
Date

✓ John J. Priest
Signature

✓ JOHN J. PRIEST
Print Name

Sworn and Subscribed to before me this
✓ 6th day of September
✓ 2017 (Year).

_____ X _____
Signature

_____ X _____
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

JEFF MILLS
Print Name

8/29/2017
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 Nov 1996, shows and discloses the premises in its entirety, described as Block 10303 Lot 23.01; 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:

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

X John J. Priest
Name of property owner or applicant

Sworn and subscribed to
On this 6th day of September, 2017 before me

JACQUELINE E. SOUDERS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/9/2020

Jacqueline E Souders
Notary Public
JACQUELINE E. SOUDERS

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

CERTIFICATE OF FORMATION

MILIERO LLC
0450029018

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 11/04/2015 and was assigned identification number 0450029018. Following are the articles that constitute its original certificate.

1. **Name:**
   MILIERO LLC
2. **Registered Agent:**
   PAUL PILIERO
3. **Registered Office:**
   7 AUSTIN RD
   TURNERSVILLE, NEW JERSEY 08012
4. **Business Purpose:**
   GENERAL CONSTRUCTION
5. **Duration:**
   ON GOING
6. **Effective Date of this Filing is:**
   11/04/2015
7. **Members/Managers:**
   PAUL PILIERO
   7 AUSTIN RD
   TURNERSVILLE , NEW JERSEY 08012

   JEFF MILLS
   20 DIGBY DR
   BLACKWOOD, NEW JERSEY 08012
8. **Main Business Address:**
   7 AUSTIN RD
   TURNERSVILLE, NEW JERSEY 08012

Signatures:

JEFF MILLS
AUTHORIZED REPRESENTATIVE

Continued on next page ...

NEW JERSEY DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE AND ENTERPRISE SERVICES

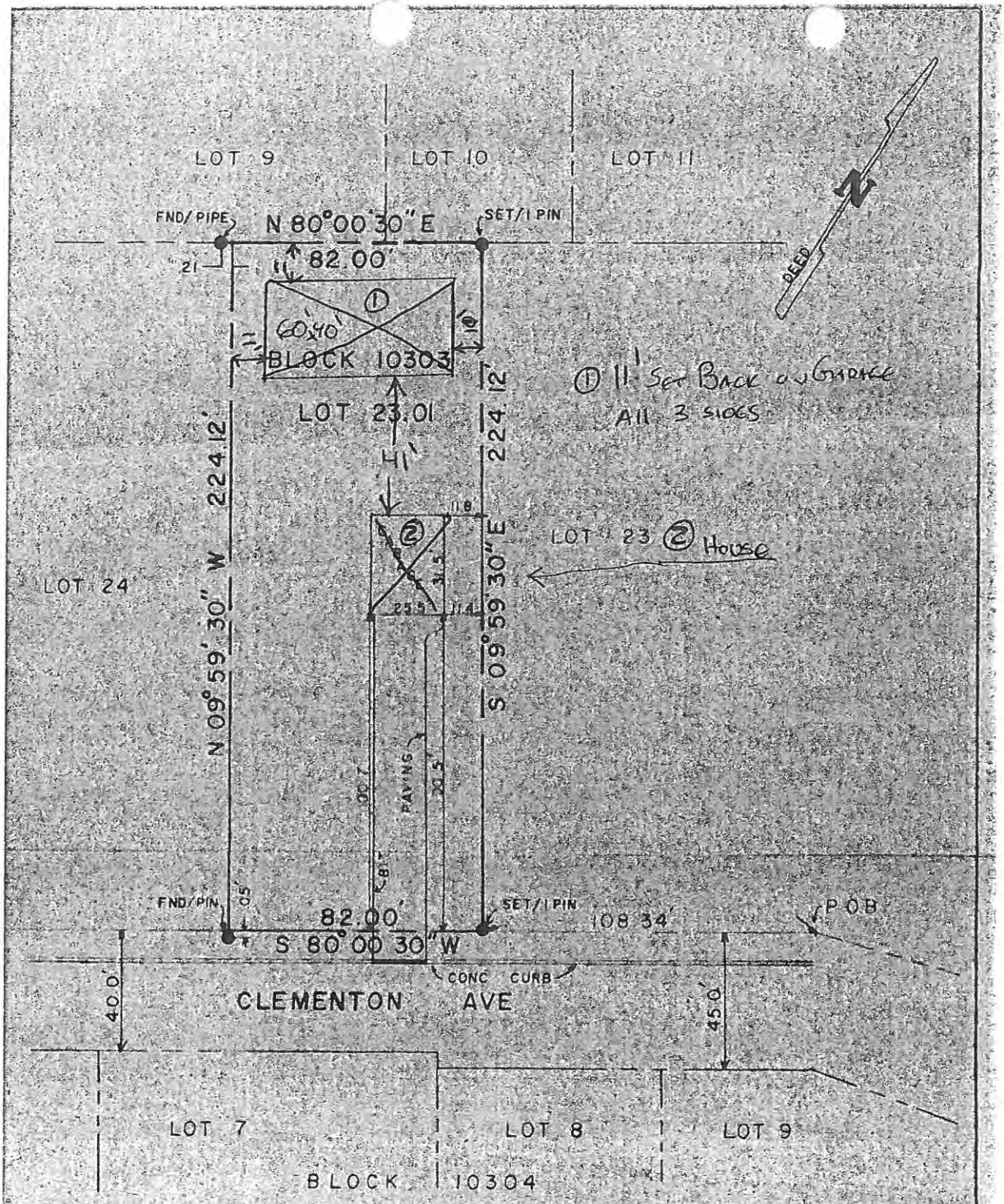
CERTIFICATE OF FORMATION

MILIERO LLC
0450029018

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal 4th day of November, 2015

Robert A. Romano
Acting State Treasurer

Certificate Number : 4005803249
Verify this certificate online at
https://www1.state.nj.us/TYTR_StandingCert/JSP/Verify_CERT.jsp



NOTES:

1) BLOCK AND LOT NUMBERS SHOWN REFER TO THE OFFICIAL TAX MAP OF THE TOWNSHIP OF GLOUCESTER.

RECEIVED
OCT 05 2017
BY

IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, 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

FERDINAND F. DIROSA N.J.G.S. 20366

PLAN OF SURVEY

SITUATE

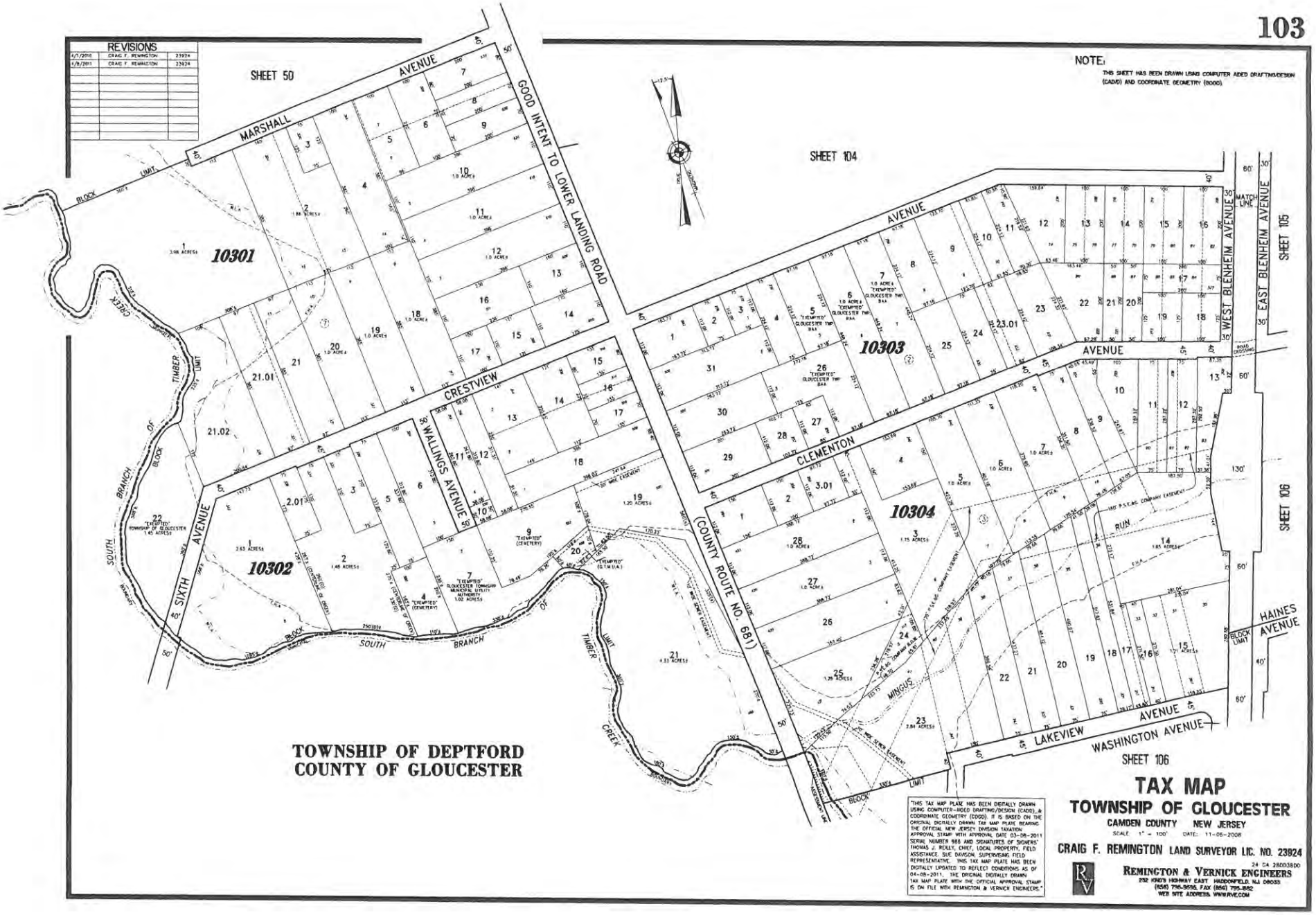
TOWNSHIP OF GLOUCESTER

CAMDEN COUNTY, NEW JERSEY

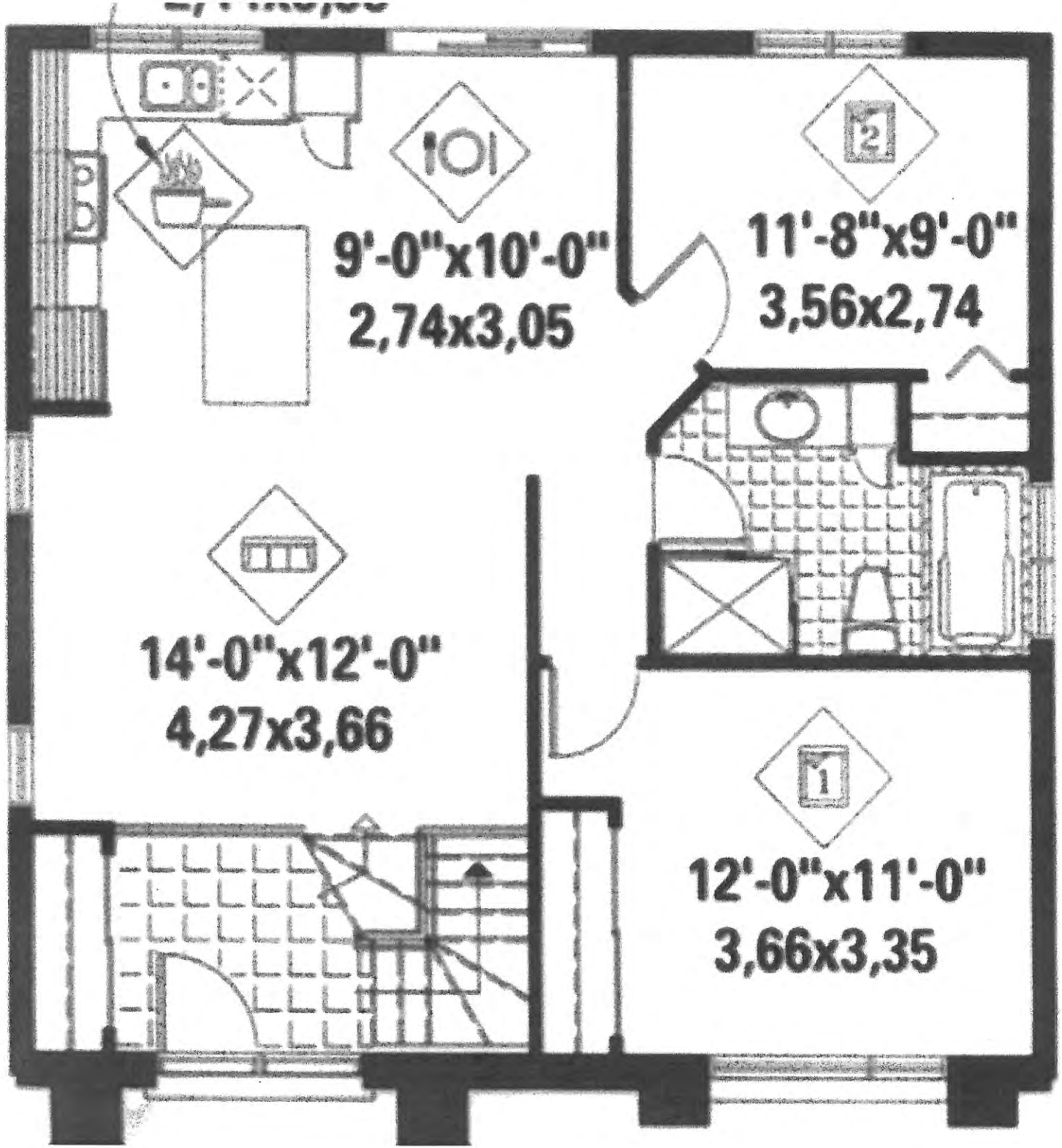
FERDINAND F. DIROSA ASSOC.

LICENSED LAND SURVEYORS

BLENHEIM, NEW JERSEY, 08012


REVISIONS
4/1/2010 CRAIG F. REMINGTON 23924
6/8/2011 CRAIG F. REMINGTON 23924
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
SHEET 50
SHEET 104
SHEET 105
SHEET 106
MARSHALL AVENUE
GOOD INTENT TO LOWER LANDING ROAD
CRESTVIEW AVENUE
CLEMENTON AVENUE
WEST BLENHEIM AVENUE
EAST BLENHEIM AVENUE
MATCH LINE
50' WALLINGS AVENUE
40' SIXTH AVENUE
(COUNTY ROUTE NO. 681)
SOUTH BRANCH OF TIMBER CREEK
BLOCK LIMIT
MINGUS RUN
HAINES AVENUE
LAKEVIEW AVENUE
WASHINGTON AVENUE
10301
10302
10303
10304
TOWNSHIP OF DEPTFORD
COUNTY OF GLOUCESTER
"THIS TAX MAP PLATE HAS BEEN DIGITALLY DRAWN USING COMPUTER-AIDED DRAFTING/DESIGN (CADD) & COORDINATE GEOMETRY (COGO). IT IS BASED ON THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE BEARING THE OFFICIAL NEW JERSEY DIVISION TAXATION APPROVAL STAMP WITH APPROVAL DATE 03-08-2011 SERIAL NUMBER 988 AND SIGNATURES OF SIGNERS' THOMAS J. RICKEY, CHIEF, LOCAL PROPERTY, FIELD ASSISTANCE, SUE DAVISON, SUPERVISING FIELD REPRESENTATIVE. THIS TAX MAP PLATE HAS BEEN DIGITALLY UPDATED TO REFLECT CONDITIONS AS OF 04-08-2011. THE ORIGINAL DIGITALLY DRAWN TAX MAP PLATE WITH THE OFFICIAL APPROVAL STAMP IS ON FILE WITH REMINGTON & VERNICK ENGINEERS."
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 11-06-2008
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
24 04 28003800
REMINGTON & VERNICK ENGINEERS
232 KINGS HIGHWAY EAST HADDONFIELD, NJ 08033
(856) 795-9595, FAX (856) 795-1882
WEB SITE ADDRESS: WWW.RVE.COM

RECEIVED



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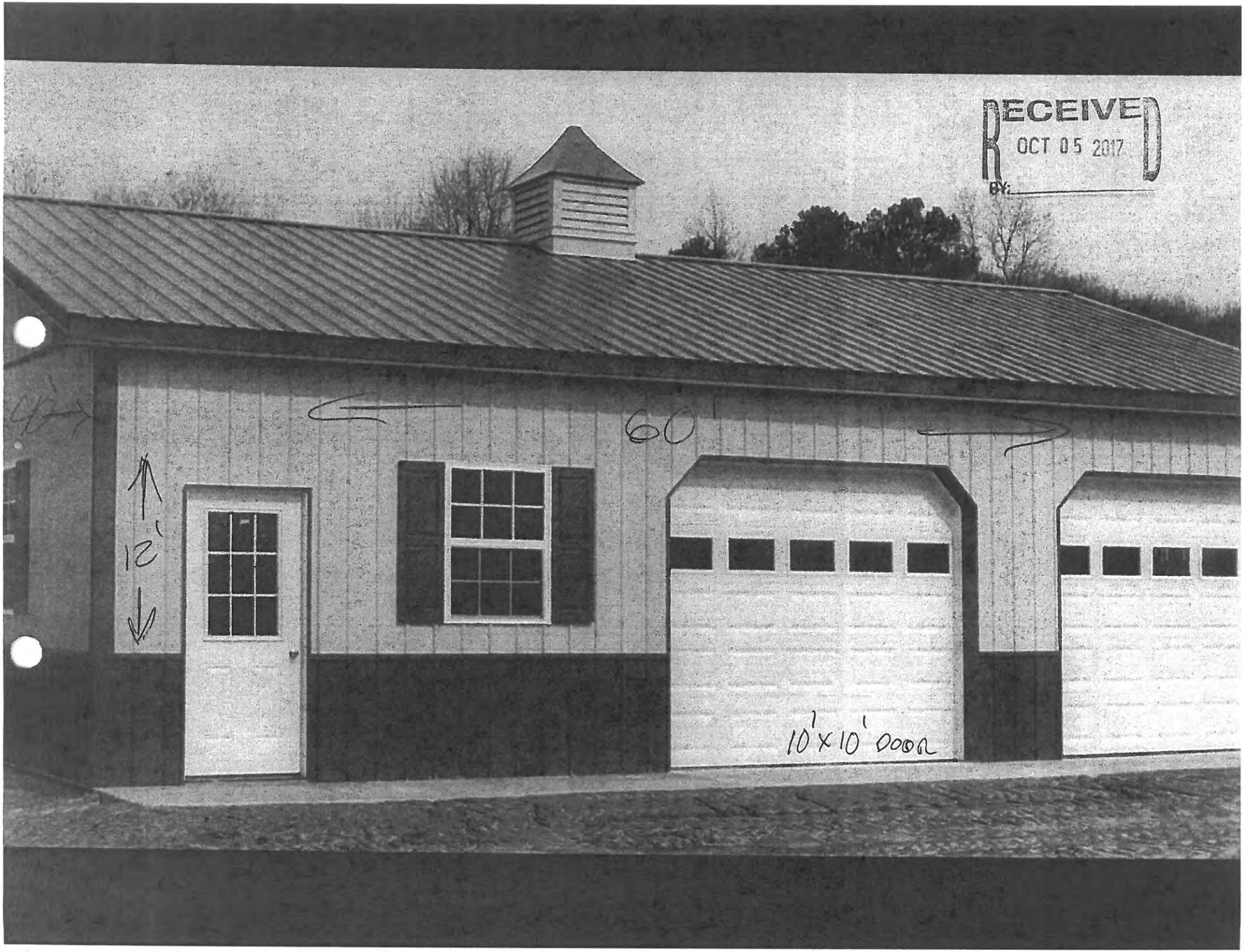
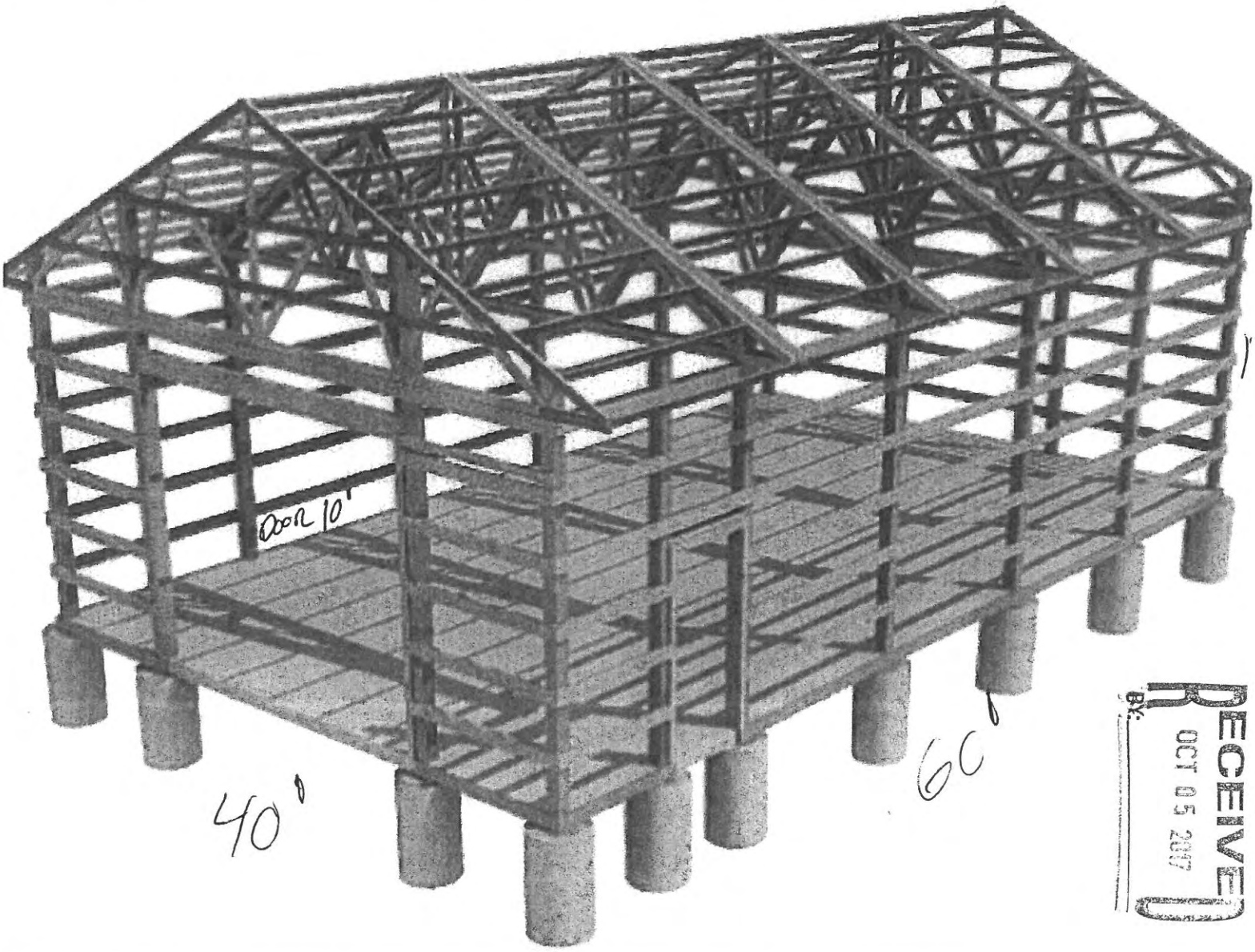
BY:


RECEIVED
OCT 05 2017
BY:
60'
12'
10'x10' door



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OCT 05 2007
BY:

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 10, 2017

RECEIVED
OCT 11 2017
BY:

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

Re: Application #172055C
Miliero, LLC
233 Clementon Road, Blackwood, NJ 08012
Block 10303, Lot 23.01

Gentlemen:

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

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

Very truly yours,

THE GLOUCESTER TOWNSHIP
MUNICIPAL UTILITIES AUTHORITY

Raymond J. Carr
Executive Director

RJC:mh

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 5, 2017 **APPLICATION No. #172055C**

APPLICANT: MILIERO, LLC **PROJECT No. 11793**

BLOCK(S): 10303 LOT(S): 23.01

LOCATION: 233 CLEMENTON RD., BLACKWOOD, NJ 08012

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 OCTOBER 15, 2017

RECEIVED
OCT 11 2017
BY:

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

Signature

Assessor 10/11/17

★ PROPOSED NEW GARAGE HEIGHT @ 25' VERY HIGH FOR RESIDENTIAL. COULD BE A DETRIMENT TO NEIGHBORHANG PROPS.

- Converting of garage to home.
- very large garage + small house poor use of prop. OK.

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

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- ☐ 1 Copy - Preliminary Site Plan
- ☐ 1 Copy - Major Subdivision - Final Plat
- ☐ 1 Copy - Final Site Plan
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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

Said this is 3 not 4

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

_____

Signature

Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #172057DSPW** **Escrow #11834**
Donald Train
BLOCK 2102, LOTS 5 and 6

DATE: November 6, 2017

The Applicant requests use variance approval for "commercial use known as Train Towers which use involves the installation and repair of radio towers and antenna systems" and site plan waiver within the CR –Commercial Residential District. The project is located on the east side of the Chestnut Avenue north of Front Street.

Applicant:	Donald Train, 320 Station Avenue, Haddonfield, NJ 08033 (telephone #856-547-1143).
Owner:	Mark & Eleanor Rosen, 226 Chestnut Avenue, Glendora, NJ 08029 (telephone #856-312-1200).
Surveyor:	R. W. Humphries, PLS, Walter H. Macnamara Assoc., Inc., 813 Haddon Avenue, Collingswood, NJ 081087 (telephone #856-854-5229).
Attorney:	Matthew P. Madden, Esq., Madden & Madden, P.A., 108 Kings Highway East - Suite 200, Haddonfield, NJ 08033 (telephone #856-428-9520).

I. INFORMATION SUBMITTED

1. Land Development Application Form dated 10/19/17.
   a. Application Narrative.
   b. Train Towers, Inc. – business description (traintowers.com).
   c. Zoning Board of Adjustment Resolution #992032B adopted July 22, 1999.
   d. Digital-Ortho Photo (color).
   e. Building Elevation (Google Maps).
   f. Zoning Map (Letter Size).
   g. Copy of Survey of Premises, as prepared by Macnamara Assoc., Inc. comprising one (1) sheet (Ledger Size) dated 4/29/99.

II. ZONING REVIEW

ZONE: Installation and repair of radio towers and antenna systems is not a listed permitted use in the CR –Commercial Residential District [§414.B].

Section 414.F. CR – Commercial Residential District

Description	Other Use	Proposed	Complies
Lot size (min.)	1 acre	±0.92 acres[1]	enc
Lot frontage (min.)	100 ft.	120 ft.	yes
Lot depth (min.)	300 ft.	334 ft.	yes
Building coverage (max.)	15%	±27%[1]	enc
Lot Coverage (max.)	50%	±29%[1]	yes

[1] = Scaled data.

Principal Building Minimum Yard Depths and Height Limitations			
Front yard (min.)	20 ft.	20.47 ft.	yes
Side yard (min.)	10 ft.	15.21 ft. / 54.65 ft.	yes / yes
Rear yard (min.)	25 ft.	±112 ft.[1]	yes
Building Height (max.)	35 ft.	≤ 35 ft.	yes
Floor Area Ratio (max.)	0.25	0.27	enc
Parking Area Setback			
In front of the building line	N. P.	no	yes
From side property line (min.)	15 ft.	n/p	---
From rear property line (min.)	15 ft.	> 15 ft.	yes

[1] = Scaled data.

III. VARIANCE COMMENTS

The Application as submitted requires the following variances from the CR- Commercial Residential District:

§414.B, Permitted Uses

1. Installation and repair of radio towers and antenna systems is not a listed permitted use in the CR –Commercial residential District.

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

a. Uses determined as not "inherently beneficial."

i. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare *(basis Medici v. BPR Co., 107 N.J. 1 (1987))*.

1. The Applicant must identify and provide an analysis of the special reasons of zoning that is applicable to the application.
2. The Applicant must provide testimony addressing the "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance.
3. Furthermore, "such proofs and findings must satisfactorily reconcile the grant of the use variance with the ordinance's continued omission of the proposed use from those permitted in the zone."

NEGATIVE CRITERIA

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

Balancing Test *(basis Sica v. Board of Adjustment Tp. of Wall, 127 NJ 152, 162 – 166 (1992))*.

1. Identify the public interest at stake.
2. Identify the detrimental effects that would result by the grant of a variance.
3. Determine if the detrimental effects may be mitigated by imposing reasonable conditions.
4. Weigh the benefits against the mitigated negative effects to determine if on balance the grant of a variance would cause substantial detriment to the public good.

IV. GENERAL REVIEW COMMENTS AND SPECIAL CONCERNS

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

1. Master Plan
    a. Consistency of the proposed use with the criteria of the B-1 Mixed Business/Residential land use classification of the master plan.
2. Zoning
    a. Consistency of the proposed use with the CR –Commercial/Residential District and character of the built environment.
3. Use Variance
    a. Suitability of the subject property to accommodate the following components of the proposed use:
        i. Use:
            1. The Applicant shall provide a description of the proposed use including but not limited to the following:
                a.) Hours of operation.
                b.) The number and type of vehicles to be stored and/or operated from the location.
                c.) Storage of materials.
        ii. Parking.
            1. The applicant shall address proposed parking for customers and vehicle deliveries.

iii. Turning movements.

1. The applicant shall address site access and turning movements of delivery vehicles.

iv. Lighting.

1. The Applicant shall address lighting for the premises, if applicable.

4. Site Plan Waiver:

The Applicant requests a waiver from Site Plan Review as per §801.A(3). The applicable Land Development Ordinance states the following:

a. "The approving authority may waive the requirement of site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review ..."

V. LAND DEVELOPMENT ORDINANCE COMMENTS

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
2. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
3. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
4. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
5. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
6. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
7. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

VI. RECOMMENDATIONS

1. The Applicant must address the above underlined comments.
2. The Applicant is advised revised plans and support documents would not be accepted by this Department without sufficient escrows for professional services in accordance with the signed escrow agreement.

I have no further comments regarding this application at this time; however, I reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Donald Train
Mathew P. Madden, Esq.
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]:_____ Application №.: #172057DSPW

Taxes Paid Yes/No DMT (Initial)

Fees $400.00 Project # 11834

☐ Planning Board ☒ Zoning Board of Adjustment

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

Escr. $1950.00 Escr.# 11834

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Donald Train	Name(s): Mark & Eleanor Rosen
Address: 320 Station Avenue	Address: 226 Chestnut Street
City: Haddonfield	City: Glendora
State, Zip: NJ 08033	State, Zip: NJ 08029
Phone: 856) 547-1143 Fax:(___)___-____	Phone: (856) 312-1200 Fax: (856) 312-0014
Email: don@trainstowers.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
- ☐ _____

RECEIVED OCT 19 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: Matthew P. Madden, Esquire	Firm: Madden & Madden, P.A.
Address: 108 Kings Highway East - Suite 200	State, Zip: New Jersey 08033
City: Haddonfield	Phone: (856) 428-9520 Fax: 856) 428-7335
	Email: MatthewM@MaddenMadden.com

6. Name of Persons Preparing Plans and Reports:

Name: R.W. Humphries, PLS	Name:
Address: 813 Haddon Avenue	Address:
Profession: Professional Land Surveyor	Profession:
City: Collingswood	City:
State, Zip: NJ, 08108	State, Zip:
Phone: (856) 854-5229 Fax: (856) ___-____	Phone: (856) ___-____ Fax: (856) ___-____
Email: WHMSurveying@yahoo.com	Email:

7. Location of Property:

Street Address: 226 Chestnut Street Block(s): 2102

Tract Area: Approx. 40,000 square feet (0.92 acres) Lot(s): 5 and 6

8. Land Use:

Existing Land Use: Please see attached summary

Proposed Land Use (Describe Application): Please see attached summary

9. Property:

Number of Existing Lots: 2

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: Please see application cover letter

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel: Interpretation (6/22/99 Resolution attached)

List all applications on a separate sheet.

13. Zoning *PLEASE NOTE: All conditions are existing and no exterior alterations are proposed.*

All Applications	Existing & Proposed
Front setback 1	14'
Front setback 2	
Rear setback	110'
Side setback 1	15'
Side setback 2	38'
Lot frontage	120'
Lot depth	334'
Lot area	40,080 sq. ft.
Building height	One Story

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: _____ 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

_____ 10/18/2017

Signature of Applicant — Date

Matthew P. Madden, Esquire
Attorney for Applicant

_____ _____

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).**

10.23.17
Date

Signature

Mark Rosen
Print Name

Sworn and Subscribed to before me this

17 day of October,

2017 (Year).

Signature

Eleanor Rosen
Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Signature of Applicant

Date

Matthew P. Madden, Esq. - Attorney for Applicant
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 10.23.17, shows and discloses the premises in its entirety, described as Block 2102, Lot 5 & 6; 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:

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

Name of property owner or applicant

Sworn and subscribed to
On this 23rd day of October,
20 17 before the following notary:

Notary public

DONALD TRAIN
USE VARIANCE & SITE PLAN WAIVER APPLICATIONS
226 CHESTNUT STREET
BLOCK 2102 – LOT 5 & 6

PRIOR & CURRENT USES:

Based on information received from the property owner, the property has been occupied as a commercial use since at least 1952 when it was operated as a machine shop by Howard Dawson. The machine shop was purchased by the prior owner, Raymond Jester, in the 1960s and continued to be operated by Mr. Jester as a machine shop. The current property owners, Mark and Eleanor Rosen, purchased the property on June 24, 1999 and have operated their business known as "Garage Equipment Sales & Service, Inc." from the property since that time in accordance with a certain certification of existence of a pre-existing, non-conforming use granted by the Gloucester Township Zoning Board of Adjustment on July 22, 1999.

Mr. Rosen's business installs, repairs, services and sells lifts and lift handling equipment. Mr. Rosen utilizes the specialized tools, hoists and necessary specialized equipment to provide those services. Mr. Rosen's representatives go to where the equipment is installed or currently existing or where it is to be installed or serviced and performs his services. In 1999 Mr. Rosen provided testimony with respect to his then-proposed use noting that he was in the automobile repair business; that he sells equipment to garages and schools to make repairs to their vehicles; that he purchases many of the items which are stored at his facility and then sold to customers; and that he would utilize the then-existing manufacturing machines to make repairs and fabricate parts for obsolete mechanisms that needed repair. Mr. Rosen further testified that the fabrication end of his business was small but that he hoped to expand same; that he had three (3) full-time technicians, three (3) office people; one (1) salesman and himself. Mr. Rosen finally indicated that his hours of operation were proposed at 8:00 AM to 5:00 PM Monday through Friday.

PROPOSED USE:

Train's Towers, Inc. (http://www.trainstowers.com/) has been in business since 1980. A brief history of the business is attached hereto. Train's Towers installs and repairs radio towers and antenna systems including tower elevator (lift) systems. Train's Towers has the specialized tools, hoists and necessary specialized equipment to provide those services. Representatives from Train's Towers go to where the equipment is installed and/or currently exists or where it is to be installed or serviced and performs their services.

The number of employees in the field is eight (8). The number of full time employees in the office is two (2) (one at 30 hours a week and one at 40 hours week). In addition, there are three (3)part time employees in the office who work on an average 12 to 15 hours a week on different days and times. The only motor vehicle Train's Towers intends to store at the subject property at this time is a 1998 Stake body/material handling truck which shall be stored inside at night. The office staff has personal automobiles which they drive to work. The men who work in the field take their service vehicles home with them. Train's Tower's does not generate any walk in traffic and there is no showroom. Clients of Train's Towers will not visit the facility.

The hours of operation are proposed as 8:00 AM to between 3:00 PM and 6:00 PM and the sole expected deliveries are via Federal Express and/or UPS.

Train's Towers, Inc.

PO BOX 16
Haddon Heights, NJ 08035
Phone: (856) 547-6444

Menu

- Home
- About Towers
- Services
- Reports
- Location

Home

Train's Towers, Inc. is a privately owned corporation. Don Train, President and sole owner of the company, has worked since 1972 in the communications industry. His business philosophy is simple; employee safety, training and quality workmanship develop positive long-term client and employee relationships.

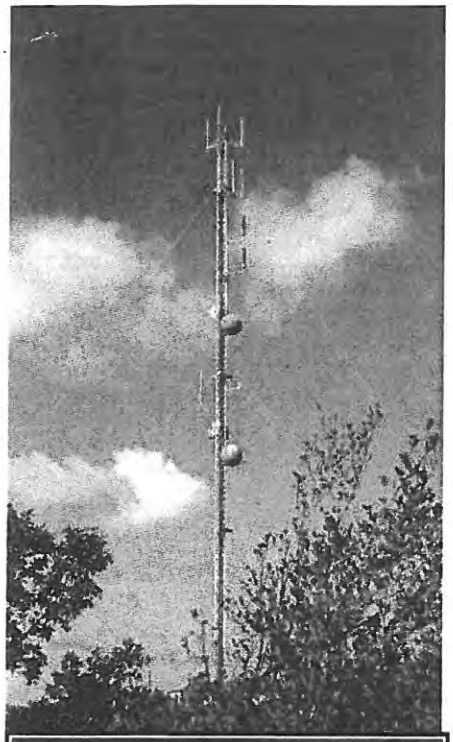
Train's Towers, Inc. specializes in the installation, troubleshooting, and maintenance of antenna systems for communications systems for communications and their supporting structures. Since 1980, the company has been serving many local and national communications clients, including Major Law Enforcement, Utility Companies and Broadcast Stations.

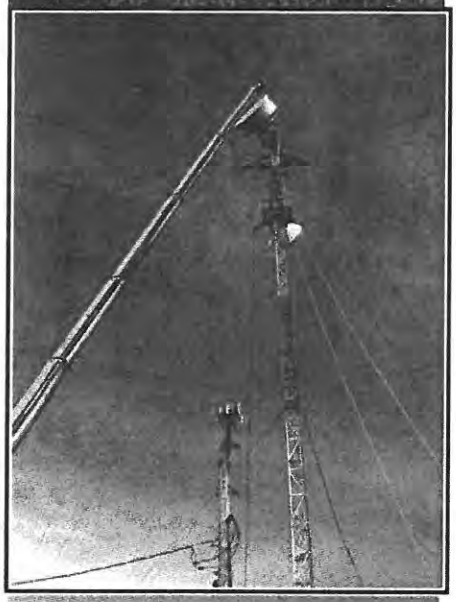
Our certified climbers have worked in all facets of tower installation. We specialize in the installation of antenna systems, lighting systems, troubleshooting, and specialized equipment. We have extensive experience with various communications applications including but not limited to, Broadcast, Emergency Management, Experimental, Government, Microwave, Military and Trunking communications systems.

Train's Towers, Inc. is proud to be a member of the National Association of Tower Erectors (NATE). NATE represents the passionate majority of safety minded tower professionals nationally, and internationally, and holds semi-annual conferences. We support this organization as a political body in the industry and utilize their many educational resources.

Train's Towers, Inc. provides the following primary services:

- Tower foundation analysis and repair
- Tower troubleshooting and repair
- Installation and maintenance of antenna systems
- Structural analysis
- Broadcast communication systems installation, maintenance, and repair





- Guyed tower tension/tensioning
- Lightning protection system installation and maintenance
- Obstruction lighting system installation, maintenance, and repair
- Microwave antenna systems installation, maintenance, and repair
- Antenna and Line sweep testing
- Cooling tower obstruction lighting systems installation, maintenance, and repair
- Utility transmission line obstruction lighting systems installation, maintenance, and repair
- All service work is performed by using the Motorola R56 standard as a guideline.

We provide maintenance, repair and site inspection for the following systems:

- Broadcast communication towers
- Guyed towers
- Self-supporting towers
- Monopole towers
- Microwave towers
- Water towers

In 1980 Donald Train established Train's Towers. Train's Towers, Inc. currently exists as a privately owned Corporation in the State of New Jersey. Don has worked for over 40 years within the industry and his business philosophy is simple in emphasizing the following employee traits:

- Employee safety
- Employee training
- Employee quality workmanship

All of these attributes aid in developing positive long-term client and employee relationships. Train's Towers primary concern is our employee's safety and welfare. It is always our objective and intention to provide the best service and work practices while delivering them in an efficient and safe

RESOLUTION OF FINDINGS AND CONCLUSIONS

BOARD OF ADJUSTMENT

TOWNSHIP OF GLOUCESTER

APPLICATION #992032B
MAGNA MACHINE & DESIGN COMPANY
Block 2102 Lot(s) 5 & 6

WHEREAS, Magna Machine & Design Company with offices at 227-229 Chestnut Avenue, 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 an interpretation and certificate of existing non conforming business use for property located upon Block 2102, Lot 5 & 6, as shown on the Official Map of the Township of Gloucester, located in an General Business Zone, said application being presented by Samuel Ragonese, Esquire with RAGONESE, ALBANO & VIOLA with offices located at 735 North Black Horse Pike, Runnemede, New Jersey 08078; and further the contract purchaser was represented by James L. Muller, Esquire with offices at 61 Kresson Road, Cherry Hill, New Jersey 08034; and

WHEREAS, the Board after carefully considering the representations made by the applicant at the public hearing held on June 17, 1999 as well as after having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon:

1. The applicant, Magna Machine & Design Company is the record owner of property located at 227-229 Chestnut Avenue, in the Glendora section of Gloucester

Township, New Jersey , and shown as Block 2102, Lot(s) 5 & 6, on the Official Tax Map of the Township of Gloucester, located in a GB General Business Zone.

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

3. All property taxes were paid to date.

4. The applicants submitted a number of witnesses in support of their application. They included Raymond Jester, the owner of the business, residing at 3 Kimberly Drive, Glendora, New Jersey. Shirley (Jester) Miller, the daughter of Raymond Jester, residing at 407 Stratford Avenue, Turnersville, New Jersey; Raymond Jester Jr. residing at 909 East Evesham Road, Runnemede, New Jersey; and Howard Elwood Dawson Jr. residing at 33 Hilltop Avenue, Hilltop, New Jersey.

5. The applicant, Raymond Jester, testified that he began working in the machine manufacturing business when he was 17 years old and has been involved in the manufacturing business ever since that time and he is currently 79 years old.

6. The applicant further testified that he began working at the manufacturing business at 234 Chestnut Street (later re-numbered as 227-229 Chestnut Street) in 1960. He testified that since that time he had been involved in the manufacturing and storage of business parts from that location.

7. The applicant submitted a series of pictures of the property which was admitted into evidence as Exhibit "B-1" to "B-4".

8. The applicant submitted a deed from the prior owner of the property, Howard E. Dawson, to Raymond Jester Sr. dated 8/30/66 and filed 9/7/66 which was admitted into evidence as Exhibit "C".

9. The applicant further testified that he wished to sell the business to a Mr. Rosen who would continue to be involved in the manufacturing business but they needed a certificate of pre-existing non-conforming use to complete the sale.

10. The applicant testified that his manufacturing consisted of manufacturing parts for automobile repair and that he would store those parts at the facility until such time as they were shipped to his purchasers.

11. The applicant also testified that he used all kinds of machinery for the manufacturing of automobile repair parts. He testified that this has been an ongoing business since the early 1960s and the business has never ceased or terminated. He did indicate that he had ceased operation of the business in the last six weeks in contemplation of the sale. The solicitor to the board offered the opinion that the temporary cessation of the business in contemplation of the sale did not constitute a termination of the business or an abandonment of the prior non-conforming use.

12. The applicant further testified that the new owner would be buying the business which included the building and all the equipment and machinery currently housed in the building.

13. The applicant also testified that at the peak of the business the corporation had forty employees and had two to three trailer trucks delivering materials to the business a day.

14. Also testifying in support of the application was Shirley Miller. She testified her father purchased the machine shop in the 1960s and she had worked for Magna Machine off and on for the last 25 years. She testified how in high school she "had the

honor" of cleaning the shop initially and after graduation worked as a book keeper for the business until it closed six weeks ago. She also described how the business was a manufacturing enterprise over that period of time.

15. Raymond Jester Jr. also testified in support of the application. He testified that his father bought the equipment when he purchased the machine shop. He also testified that his father still has a couple of the original machines in the shop from when he bought the business in the 1960s. He again testified that the machine shop had always been a machine shop. He described some of the machinery as a small lay, vertical and horizontal boring mills, grinders, and milling machines.

16. Also testifying in support of the application was Howard Elwood Dawson Jr. He testified that he was the son of the former owner of the business who sold the business to Raymond Jester. He testified that his father sold the business to the applicant in 1960 when he was 33 years old. He also testified that his father built the machine shop in 1952 and he has worked in the machine shop from the 1960s until it closed its doors six weeks ago.

17. Also testifying was Mark Rosen, residing at 35 Madison Drive in Laurel Springs, New Jersey. He testified that he is the contract purchaser of the business. He testified that he currently operates a business in Camden, New Jersey at 957 Reeves Avenue and that he has outgrown that facility. He testified that he is also in the automobile repair business as he sells to garages and schools equipment to make repairs to their vehicles. He testifies that he purchases many of the items which he sells to these facilities and stores them at his business until they are sold. He also testified that they use the manufacturing machines to make repairs and to fabricate parts for obsolete parts

which need repairs. He acknowledged that the fabrication end of the operation is currently very small but he is looking to expand that end of the business. He also testified that he has three full time technicians, three office people, one salesman and himself. He further testified that they have one flatbed delivery truck every six to eight weeks. He further indicated that the hours of operation would be 8 a.m. to 5 p.m., Monday to Fridays. In response to a question from the board, Mr. Rosen indicated that he only needed about ten percent of the machinery currently in the shop and the other ninety percent of the machinery would be sold off.

18. Finally testifying was Edward Sayers, of the Gloucester Township Zoning Office. He indicated that the ordinance which precludes this use in the General Business Zone was not adopted until 1983, thus the business had been in operation long before the adoption of the ordinance. Also, in response to questions from the board Mr. Sayers said that he perceived no problems with the vehicles described by Mr. Rosen using the highway. He also testified how he had written the applicant at letter (admitted into evidence as Exhibit "D") indicating that the applicant should apply to the zoning board to obtain a certificate of non-conforming use to verify that the prior business and the proposed new business constituted a prior non-conforming use under the land use act.

19. Testifying in opposition to the application were Walt Palczewski residing at 201 North Black Horse Pike, Glendora, New Jersey and Bob Miotla residing at 239 Chestnut Street, Glendora, New Jersey. A summary of their testimony indicted that they had not seen a flatbed truck on the road in the last two years going to the machine shop. They also testified that the street is always collapsing and they believed that the increased

traffic would further damage the street.

20. Finally, David Benedetti, Gloucester Township Director of Planning and Zoning testified that the township has a plan to repair and/or update township roads but that he did not know where on the list Chestnut Street was listed for repairs.

21. The zoning board solicitor indicated that the issue of the repair of the street was not pertinent to the issue of whether the applicant deserved a certificate of non-conforming use. However, the board should consider whether there was an increase in traffic and whether that increase constituted an expansion of the non conforming use if they so found a prior non-conforming use existed.

UPON MOTION duly made and seconded to grant the applicant a certificate of non conforming use based upon the applicant proving that a non-conforming use as a machine shop existed prior to the adoption of the zoning ordinance and that the business operation to be continued by Mark Rosen constituted a continuation of that prior non-conforming use, the board voted five (5) in favor, zero (0) against, and zero (0) abstentions, thus granting the relief requested; and

NOW, THEREFORE BE IT RESOLVED, by the Zoning Board of Adjustment of the Township of Gloucester on this 17th day of June 1999, that the applicant, Magna Machine & Design Company is hereby granted a certificate of non conforming use in that the applicant proved that a non-conforming use as a machine shop existed prior to the adoption of the zoning ordinance and that the business operation to be continued by Mark Rosen constituted a continuation of that prior non-conforming use, for the property located upon Block 2102, Lot(s) 5 & 6, as shown on the official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of

which are incorporated herein and made a part hereof.

ROLL CALL:

Diana Joniec	Yes
Joe La Ratta	Yes
Robert Earle Jr.	Yes
John P. Dunn	---
V. Ch. Linda Musser	---
Charles Insalaco	---
Ch. Joseph Tortoreto	Yes
Joe Mezick (AltI)	Yes
Leonard Moffa (Alt II)	---

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF GLOUCESTER

Linda Musser

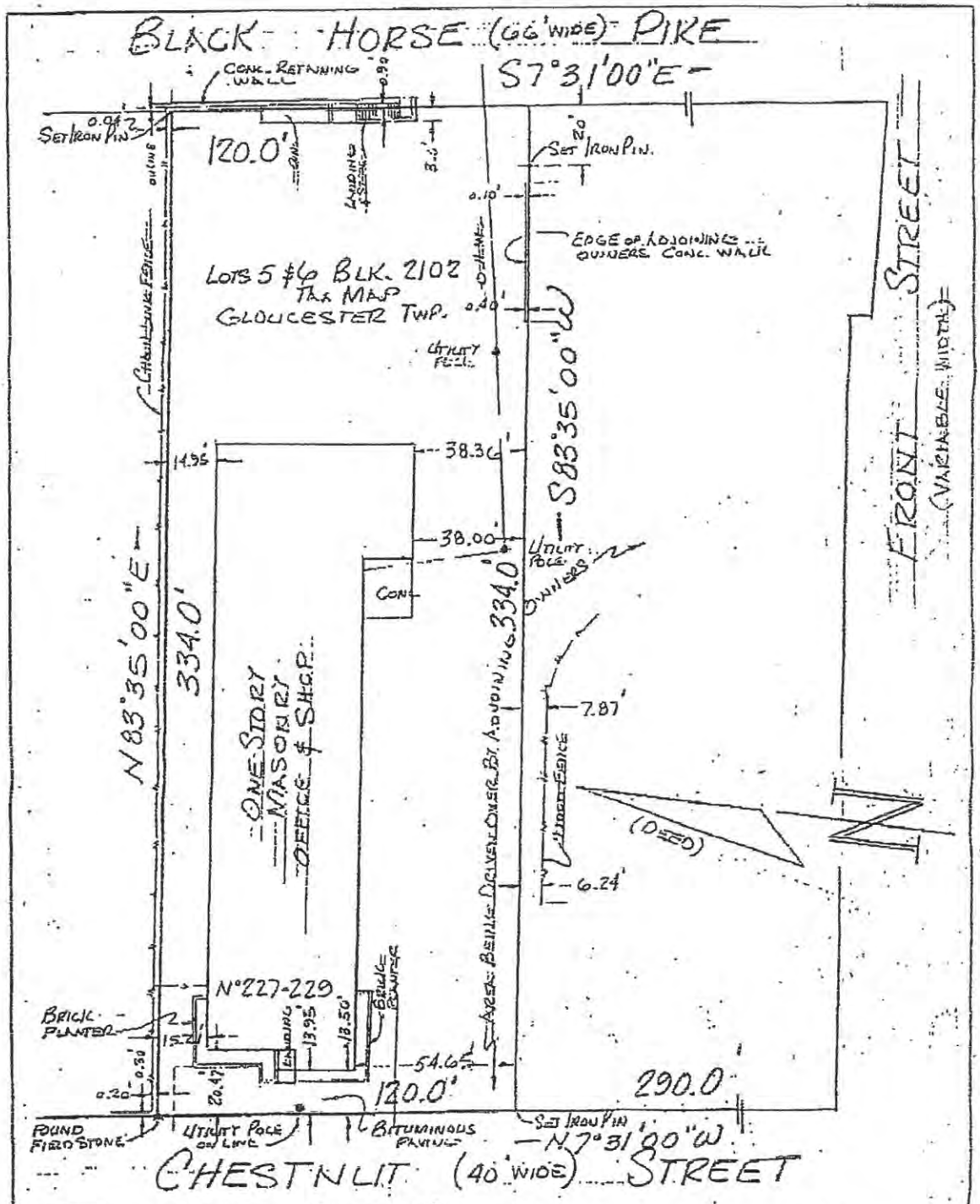
Linda Musser, Chairman

I, Delores Fini, 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 22nd day of July 1999.

Delores Fini

Delores Fini, Secretary

Prepared by:
KENNETH N. RUBIN, Esquire
1930 East Marlton Pike, Suite Q-34
Cherry Hill, New Jersey 08003



MARK & ELEANOR ROSEN H/W

TO _____

any insurer, 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 insurer of title to insure the title to the lands and premises shown hereon. Responsibility limited to current transaction.

R.W. HUMPHRIES, P.L.S.

N.J. Lic. 12577

Date of Survey: APRIL 29, 1999

Walter H. Macnamara Assoc., Inc.

Professional Land Surveyors

813 Haddon Ave., Collingswood, N.J. 08108

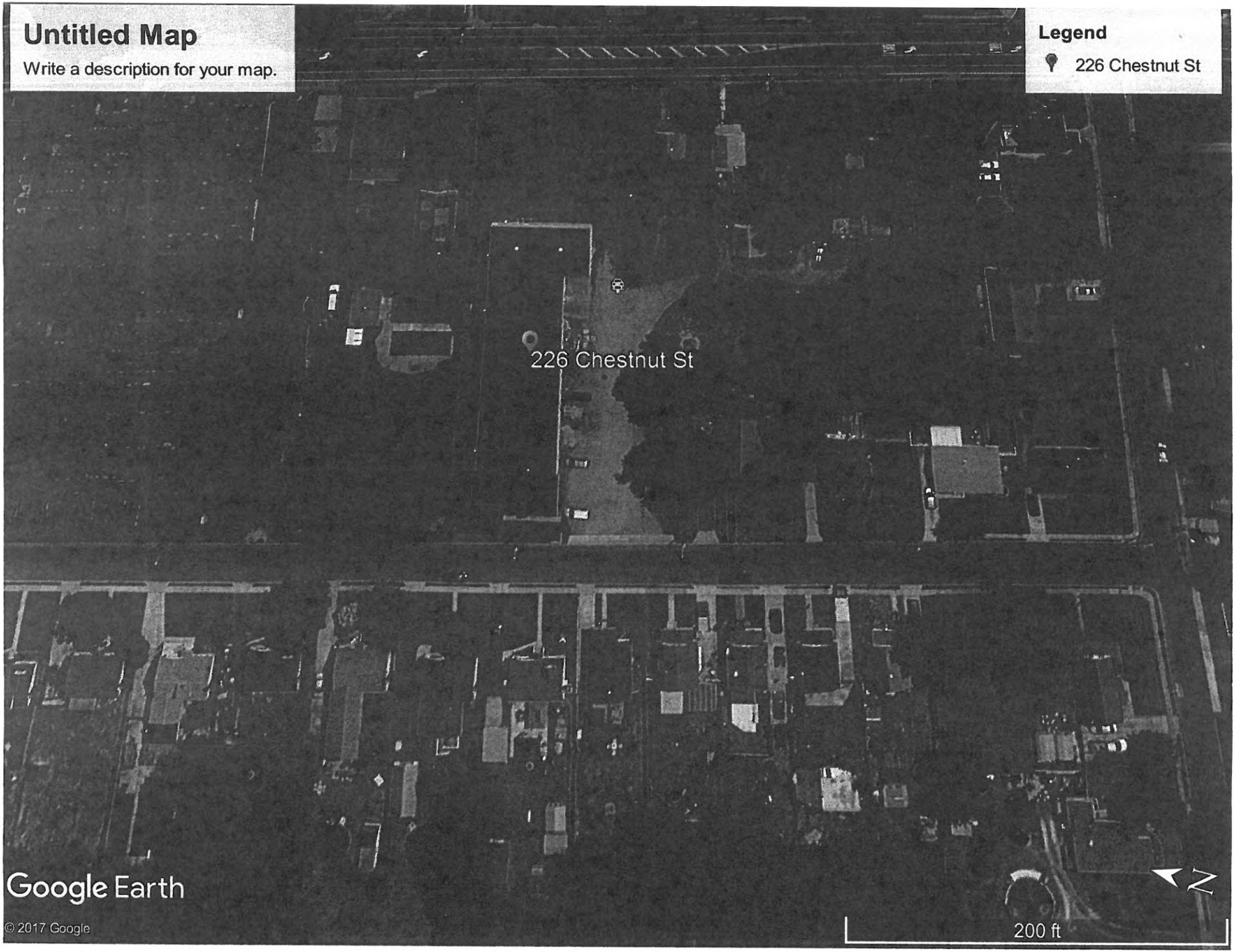
Survey of Premises

N°227-229 CHESTNUT ST.

GLOUCESTER TWP.

CAMDEN Co. New Jersey

Scale — 1" = 40' FILE-27


Untitled Map
Write a description for your map.
Legend
226 Chestnut St
226 Chestnut St
Google Earth
© 2017 Google
200 ft
N

Google Maps 226 Chestnut St

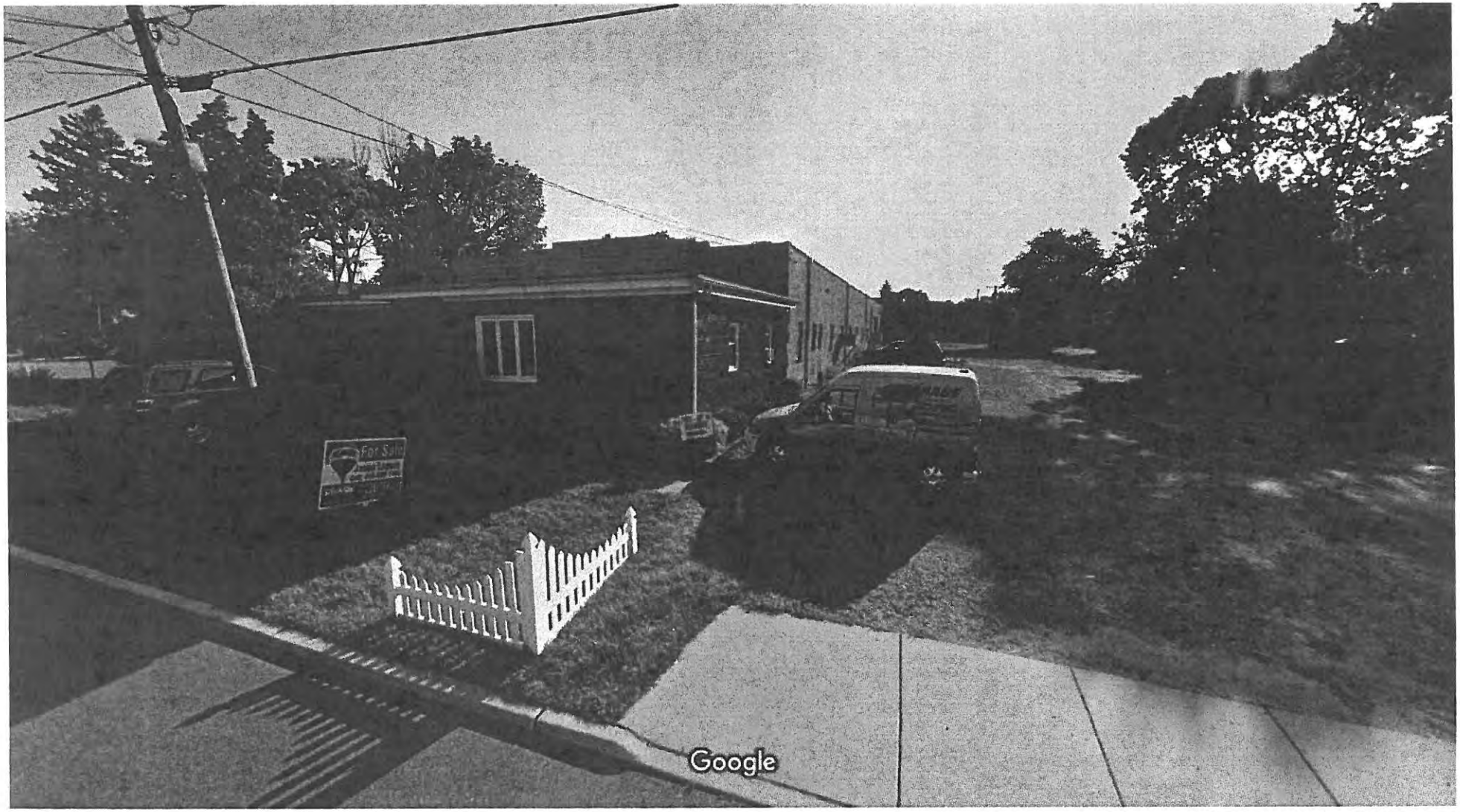


Image capture: Aug 2013 © 2017 Google United States

New Jersey

Google, Inc.

Street View - Aug 2013

Google Maps 226 Chestnut St

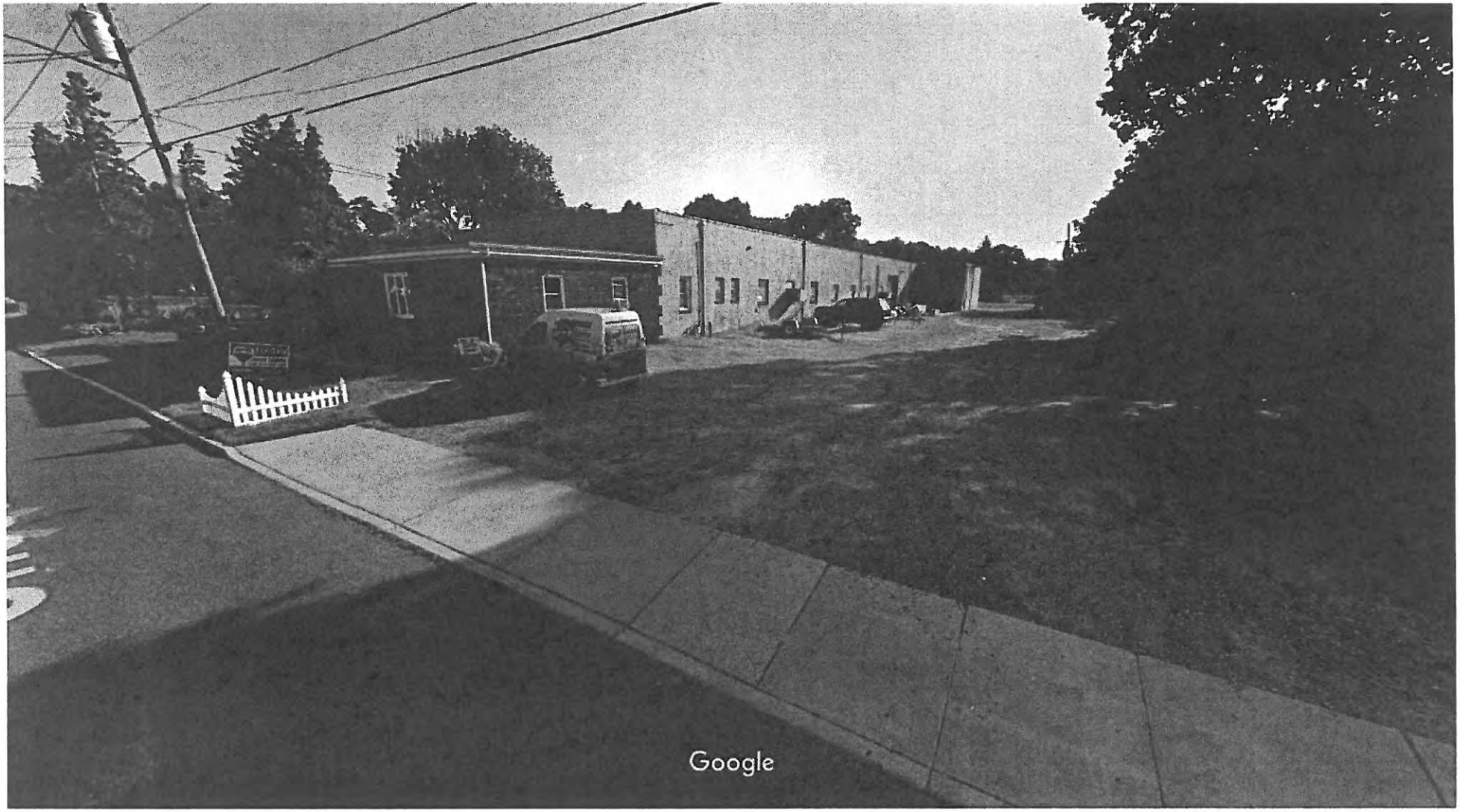
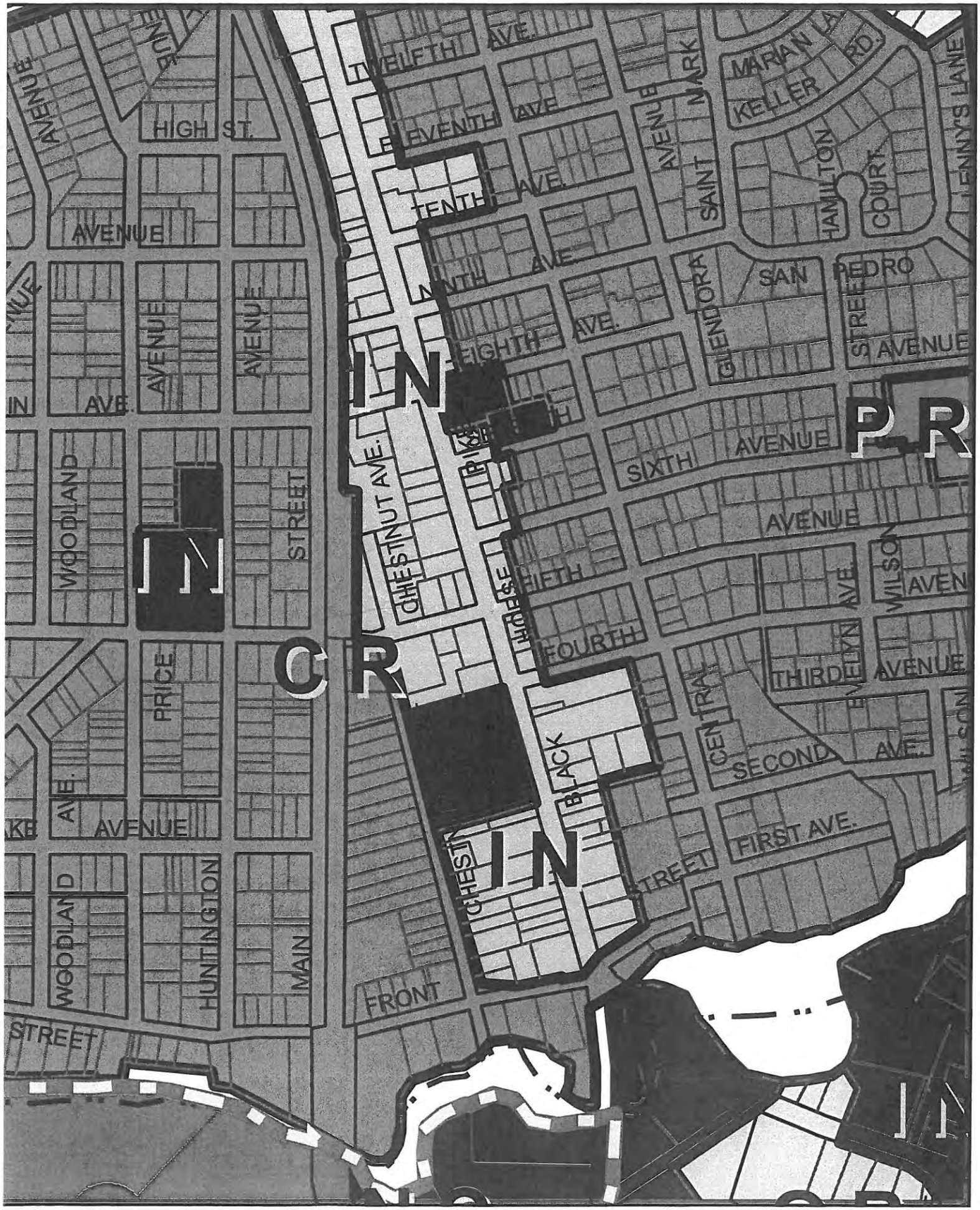


Image capture: Aug 2013 © 2017 Google United States

New Jersey

Google, Inc.

Street View - Aug 2013



TWELFTH AVE.
ELEVENTH AVE
TENTH AVE.
NINTH AVE.
EIGHTH AVE.
SIXTH AVENUE
FIFTH AVENUE
FOURTH AVENUE
THIRD AVENUE
SECOND AVE.
FIRST AVE.
HIGH ST.
AVENUE
AVE.
WOODLAND
STREET
PRICE
HUNTINGTON
MAIN
FRONT
CHESTNUT AVE.
CHESTNUT
BLACK
CENTRAL
EVELYN AVE.
WILSON
GLENDORA
SAN PEDRO
STREET
SAINT MARK
HAMILTON
COURT
MARIAN LA
KELLER RD.
LENNY'S LANE
IN
CR
PR

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
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GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Eleanor + mark Rosen

Address: 226 Chestnut Street Clendora NJ 08021

Block: 2102 Lot: 6

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

Sandra L. Ferguson
Gloucester Township Tax Collector

OFFICIAL VERIFICATION

Tax Collector
Gloucester Township
Camden County

Printed on recycled paper

1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

Lot: 6	**Bldg Desc:** 1SB	**Street Address:**	226 CHESTNUT STREET	**Bank:** 00000	**Impr:** 155,300	**Code:**				**Cd**	**No-Ow**
Qual:	**Addl Lots:**	**City & State:**	GLENDORA, N J	**Zip:** 08029	**Total:** 230,800	**Value:** 0	230,800				
Card: M (#1 of 1)	**Acreage:** 0.000 **Class:** 4B	**Property Loc:**	226 CHESTNUT STREET	**Map:** 21		**Municipality:**				**GLOUCESTER TWP**	

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
	06/24/99	5029 /260	250000	

ASSESSMENT HISTORY

Year	Land	Impr	Total
2008	75500	155300	230800
2009	170000	221500	391500

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

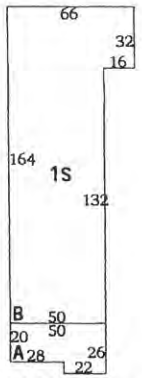
LAND CALCULATIONS

Front	Depth	SetBk	Depth Table	Rate	Site	DF	Tri	Topo	Value
120	334	000	C100	1250	0	142	0	100	212500

Units	Rate	Site	Cond	Value

Total Land Value: 170,000

Scale: 80



	Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost
A:	0	0	1132	9	103	1.0	1132	7.29	8252
B:	0	0	8712	14	103	1.0	8712	7.75	67518

BUILDING INFORMATION

Predominant Bldg Use: MANUFACT.-LIGHT

Pred Occupancy: OWNER	**Pred Shell Type:** MASONRY
Pred Use Type: IND	**Pred Shell Qual:** BELOW AVERAGE
Actual Yr Built: 1953	**Eff Yr Built:** 1980
Roof Construction: WOOD	**Roof Material:** BUILT-UP
Foundation Type: CONCRETE	**Condition:** NORMAL
Heat Type: 100% UNITS	**Cooling Type:** 0%
%Electric Light: 100%	**%Sprinkled:** 0%
# Plumbing Fix: 7	**Zoning:** BHPN
Neighborhood: BHPN	**ID Code:**

INTERIOR FINISH

Apartment:	0%	**Retail:**	0%
Office:	11%	**Prof/Eqvt:**	0%
Bank/Equiv:	0%	**Bsmt Fin:**	0%

APARTMENT UNITS

Efficiency:	0	**#1 Bed/1 Bath:**	0
#2 Bed:	0	**#2 Bed/2 Bath:**	0
#3 Bed:	0	**#3 Bed/2 Bath:**	0

Total Number of Apt Units: 0

NOTES

Garage Equipment Sales & Service
11% Office Space
Includes Additional Lot 5
Prior Asmt Apparently Did Not
Include Land Value For Lot 5

Gross Sq Ft: 9844
Ground Sq Ft: 9844

Old B: **Date of Value:** 2010
Old L: **Printed:** 07/20/10

COMMERCIAL COST APPROACH

Item	Area	Rate	S/F	QF	Value
Structure SHELL COST: 75770			1.00	0.80	60616
Basement					
Interior Finish OFFICE FINISH	1082	6.79	0.80	1.00	5875
Heating/Cooling UNITS	9844	1.47	0.80	1.00	11517
Electric Lighting ELECTRICAL	9844	2.25	0.80	1.00	17719
Sprinkler System					
Plumbing System PLUMBING	7	450.00	1.00	1.00	3150

Base Cost:	98877	**CCF:** 3.90		**Cost New:**	385620
Age Depr:	35 %	**Phys Depr:**	0 %	**Net Cond:**	55 %
Func Depr:	15 %	**Econ Depr:**	0 %	**Bldg Value:**	212091

Flat Add Computations

ASPHALT PAVING 3000SF X 1.95 X .50	2925
OVHD DOOR 140SF X 14.74 X .50	1032
BRICK VENEER 936 SF X 11.70 X .50	5477

THIS PRC VALUE:	221500
ADDITIONAL BUILDINGS:	0

Land: 170,000 **Impr:** 221,500 **Total:** 391,500

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TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 19, 2017 **APPLICATION No. #172057DSPW**

APPLICANT: Donald Train (Train Towers) **PROJECT No. #11834**

BLOCK(S): 2102 Lot(S): 6 (lot 5 included)

LOCATION: 226 Chestnut St., 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 – Use "D" Variance & Site Plan Waiver**

☐ Revision to Prior Application

RECEIVED
OCT 24 2017
BY:

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by November 2, 2017**

☐ For Your Files.

ENCLOSED:

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

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

Signature 10/23/17

Does not seem to be an issue. Looks like light commercial use. Roadway not set for large trucks in and out so that needs to be a restrictions not to disturb residential prop's

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 23, 2017

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

RECEIVED
OCT 24 2017
BY:

Re: Application #172057DSPW
Donald Train (Train Towers)
226 Chestnut Street, Glendora, NJ 08029
Block 2102, Lot 6 (Lot 5 included)

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

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
MICHELLE L. WINTERS

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Mark & Eleanor Rosen

Address: 226 Chestnut St.

Block: 2102 Lot: 6

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

Sandra L. Ferguson
Gloucester Township Tax Collector

Bm#65

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 19, 2017 **APPLICATION No. #172057DSPW**

APPLICANT: Donald Train (Train Towers) **PROJECT No. #11834**

BLOCK(S): 2102 Lot(S): 6 (lot 5 included)

LOCATION: 226 Chestnut St., 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 – Use "D" Variance & Site Plan Waiver**

☐ Revision to Prior Application

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by November 2, 2017**

☐ For Your Files.

ENCLOSED:

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- ☐ 1 Copy - Minor Site Plan
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- ☐ 1 Copy - Preliminary Site Plan
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- ☐ 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

RECEIVED
OCT 30 2017
BY:

☐ Variance Plan ☐ Bulk (C) Variance ☒ Use (D) Variance & Site Plan Waiver

OK 10-30-17 JVR Bldg

Signature

LAW OFFICES
MADDEN & MADDEN
A PROFESSIONAL CORPORATION
108 KINGS HIGHWAY EAST, SUITE 200
P.O. BOX 210
HADDONFIELD, NEW JERSEY 08033-0389
TELEPHONE 856-428-9520 | FACSIMILE 856-428-7335
WWW.MADDENMADDEN.COM

MICHAEL P. MADDEN ■
PATRICK J. MADDEN*
JOHN-PAUL MADDEN*
MATTHEW P. MADDEN*
MICHAEL V. MADDEN*
TIMOTHY R. BIEG*
REGINA M. PHILIPPS*
MARK W. STRASLE*

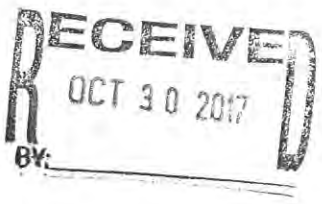
JAMES J. MADDEN
OF COUNSEL

■ RULE 1:40 QUALIFIED MEDIATOR
* MEMBER OF NJ AND PA BAR

October 25, 2017

VIA E-MAIL & REGULAR MAIL

Ms. Donna Barrett
Clerk, Gloucester Township
Zoning Board of Adjustment
1261 Chews Landing Road
Clementon Road at Hider Lane
Blackwood, NJ 08012
dmbarrett@glotwp.com



Re: Use Variance & Site Plan Waiver Application
Donald Train – 226 Chestnut Avenue - Block 2102, Lots 5 and 6

Dear Ms. Barrett:

As you know, this firm represents Donald Train in connection with the above referenced application for use variance approval. As a supplement to our application I enclose herein a copy of the Tax Certification indicating that the subject property is current with taxes and that there are no outstanding liens. Please include the enclosed with our previously submitted application materials.

Please feel free to contact me if you have any questions or problems relative to this matter.

Thank you very much for your consideration and assistance.

Very truly yours,
MADDEN & MADDEN, P.A.

MATTHEW P. MADDEN, ESQUIRE

cc: Donald Train (via e-mail)

ORLANDO MERCADO
Council President

TRACEY L. TROTTO
Council Vice President

Council Members
DAN HUTCHISON
MICHAEL D. MIGNONE
FRANKLIN T. SCHMIDT
ANDREA L. STUBBS
MICHELLE L. WINTERS

GLOUCESTER TOWNSHIP

JOIN THE EXCITEMENT

DAVID R. MAYER
Mayor

THOMAS C. CARDIS
Business Administrator

DAVID F. CARLAMERE, ESQ.
Solicitor

ROSEMARY DIJOSIE
Township Clerk

To Whom It May Concern:

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

Name: Mark + Eleanor Rosen

Address: 226 Chestnut St.

Block: 2102 Lot: 6

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

Sandra L. Ferguson
Gloucester Township Tax Collector

RECEIVED
OCT 30 2017
BY:

Printed on recycled pap

1261 Chews Landing-Clementon Rd., at Hider Lane • P.O. Box 8, Blackwood, New Jersey 08012
(856) 228-4000 • FAX: (856) 374-3527 (Clerk) • FAX: (856) 374-3528 (Finance)
www.glotwp.com

TOWNSHIP OF GLOUCESTER
Inter-office Correspondence

TO: Zoning Board of Adjustment

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

RE: **APPLICATION #172058D Escrow #11839**
Joseph D. Burton III
2 Daffodil Drive
BLOCK 18605, LOT 26

DATE: October 26, 2017

The above application is to permit an in-law suite with kitchen, sitting area, and bathroom in the existing attached garage within the R-3 – Residential District. The project is located on the south side of Daffodil Drive and west of Larkspur Circle.

I. ZONING INFORMATION

1. Zone: R-3 ~Residential District (§405.F).

Standard	Required	Proposed	Complies
Minimum lot size	9,375 sf	15,281 sf	yes
Minimum lot frontage	75 ft.	135.85 ft.	yes
Minimum lot depth	125 ft.	195.48 ft.	yes
Maximum building coverage	20%	n/a	n/a
Maximum lot coverage	40%	n/a	n/a
PRINCIPAL BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front yard	30 ft.	25.04 ft.	yes
Side yard	10 ft.	17.1 ft. / 20.9 ft.	yes / yes
Rear yard	30 ft.	±140 ft.[1]	yes
Minimum Useable Yard Area	25%	≥ 25%	yes
Maximum Height	35 ft.	≤ 35 ft.	yes
ACCESSORY BUILDING MINIMUM YARD DEPTHS AND HEIGHT LIMITATIONS			
Front Yard	N.P.	n/a	n/a
Side yard	10 ft.	n/a	n/a
Rear yard	10 ft.	n/a	n/a
Maximum garage height	20 ft.	n/a	n/a
Maximum other building height	15 ft.	n/a	n/a

[1] = Scaled data.
. = Variance required.

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

II. VARIANCE COMMENTS

The application as submitted requires the following variance:

§405.B, R3 – Residential District, Permitted Uses

1. An in-law addition with kitchen facilities, bedroom, living room, which is not listed as a permitted use in the R-3 Residential District.

POSITIVE CRITERIA ("D1")

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

2. The Board has the power to grant a variance for a use in a district restricted against such use (basis N.J.S.A. 40:55-70d(1)).
    a. A use variance must meet the statutory "special reasons" standards; the zoning purpose most amplifying the meaning of special reasons is, the promotion of the general welfare (basis Medici v. BPR Co., 107 N.J. 1 (1987)).
        i) The Applicant must identify and provide an analysis of those special reasons of zoning that are applicable to the application.
        ii) Furthermore, *Medici* requires an "enhanced quality of proof and clear specific findings" that the variance sought is not inconsistent with the Master Plan and Zoning ordinance."
        iii) In addition to the aforementioned special reasons, the Applicant must also provide specific testimony addressing the enhanced quality of proof that the variance sought is not inconsistent with the intent and purpose of the Master Plan and Zoning ordinance.

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).

IV. NOTICE REQUIREMENTS

The applicant must notice for the following variances:

From Section 405.B, R-3 Residential District, to permit an in-law suite with kitchen, sitting area, and bathroom in the existing attached garage (Not permitted).

V. RECOMMENDTATIONS

I have no further comments regarding this application at this time; however, we reserve the right to provide additional comments during the public hearing to advance the planning process.

cc: Joseph D. Burton III
Anthony Costa, Esq.
James Mellett, PE, Churchill Consulting Engineers

TOWNSHIP OF GLOUCESTER

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

For Office Use Only

Submission Date[1]: _____ Application №: #172059D

Taxes Paid Yes/No [initials] (Initial)

☐ Planning Board ☒ Zoning Board of Adjustment

Fees 260.00 Project # 11839

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

Escr. 1200.00 Escr.# 11839

LAND DEVELOPMENT APPLICATION

1. Applicant	2. Owner(s) (List all Owners)
Name: Joseph D Burton III	Name(s):
Address: 2 Daffodil Dr	Address: SAME
City: Sicklerville	City:
State, Zip: NJ 08081	State, Zip:
(c) Phone: (856) 364-7374 Fax: (__)__-__	Phone: (__)__-__ Fax: (__)__-__
Email: joe.wendiburton@gmail.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
- ☐ _____

RECEIVED OCT 19 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: Joseph D Burton III	Name:
Address: 2 Daffodil Dr	Address:
Profession: Drywall finisher	Profession:
City: Sicklerville	City:
State, Zip: NJ 08081	State, Zip:
Phone: 856 364-7374 Fax: (___)___-____	Phone: (___)___-____ Fax: (___)___-____
Email: joe.wendi burton@gmail.com	Email:

7. Location of Property:

Street Address: 2 DAFFODIL DR Block(s): 18605

Tract Area: Lot(s): 26

8. Land Use:

Existing Land Use: RESIDENTIAL

Proposed Land Use (Describe Application): Garage Conversion to IN LAW SUITE & (19'x19'6" 370SF.) ATTACHED EXISTING GARAGE

9. Property:

Number of Existing Lots: 1

Number of Proposed Lots:

Proposed Form of Ownership:

☒ Fee Simple ☐ Cooperative

☐ Condominium ☐ Rental

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

Are there *proposed* deed restrictions? ☒ No ☐ Yes

10. Utilities: (Check those that apply.)

☒ Public Water ☒ Public Sewer ☐ Private Well ☐ Private Septic System

11. List of Application Submission Materials:

List all additional materials on an additional sheet.

12. List Previous or Pending Applications for this Parcel:

List all applications on a separate sheet.

13. Zoning

All Applications	Proposed
Front setback 1	0
Front setback 2	0
Rear setback	0
Side setback 1	0
Side setback 2	0
Lot frontage	0
Lot depth	0
Lot area	0
Building height	0

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: 0 Number of parking spaces provided: _____

Number of loading spaces required: 0 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

Joseph D Bt III
Signature of Applicant

10-17-2017
Date

Signature of Co-applicant

Date

17. Consent of Owner(s):

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

10-17-2017
Date

Joseph D Burton III
Signature

Joseph D Burton III
Print Name

Sworn and Subscribed to before me this 17 day of Oct 2017 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

IF YES TO ANY OF THE ABOVE:

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

IF YES:

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

Joseph D Burton III
Signature of Applicant

Joseph D Burton III
Print Name

10-17-2017
Date

2

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 10-17-2017, shows and discloses the premises in its entirety, described as Block 18605 Lot 26; 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:

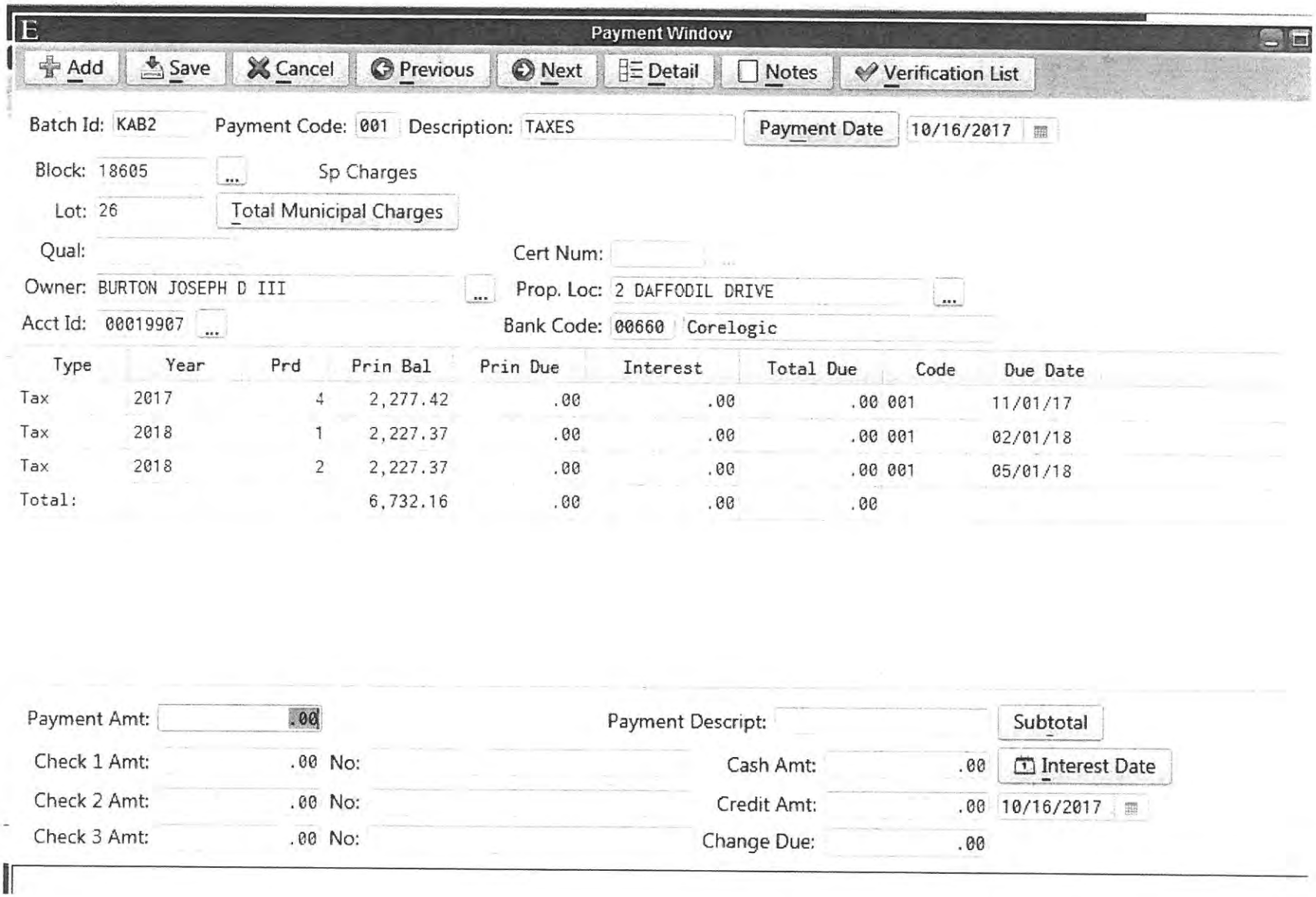
_____ of full age, being duly sworn to law, on oath and says that all of the above statement herein is true.

Joseph D Burton III
Name of property owner or applicant

Sworn and subscribed to
On this 19th day of October
20____ before the following authority.

Karen A. Bonelli
Notary public

KAREN A. BONELLI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/28/2021


Payment Window
Add
Save
Cancel
Previous
Next
Detail
Notes
Verification List
Batch Id: KAB2
Payment Code: 001
Description: TAXES
Payment Date
10/16/2017
Block: 18605
Sp Charges
Lot: 26
Total Municipal Charges
Qual:
Cert Num:
Owner: BURTON JOSEPH D III
Prop. Loc: 2 DAFFODIL DRIVE
Acct Id: 00019907
Bank Code: 00660 Corelogic
Type Year Prd Prin Bal Prin Due Interest Total Due Code Due Date
Tax 2017 4 2,277.42 .00 .00 .00 001 11/01/17
Tax 2018 1 2,227.37 .00 .00 .00 001 02/01/18
Tax 2018 2 2,227.37 .00 .00 .00 001 05/01/18
Total: 6,732.16 .00 .00 .00
Payment Amt: .00
Payment Descript:
Subtotal
Check 1 Amt: .00 No:
Cash Amt: .00
Interest Date
Check 2 Amt: .00 No:
Credit Amt: .00
10/16/2017
Check 3 Amt: .00 No:
Change Due: .00

STEWART TITLE GUARANTY COMPANY

File Number: 711-10189

LEGAL DESCRIPTION

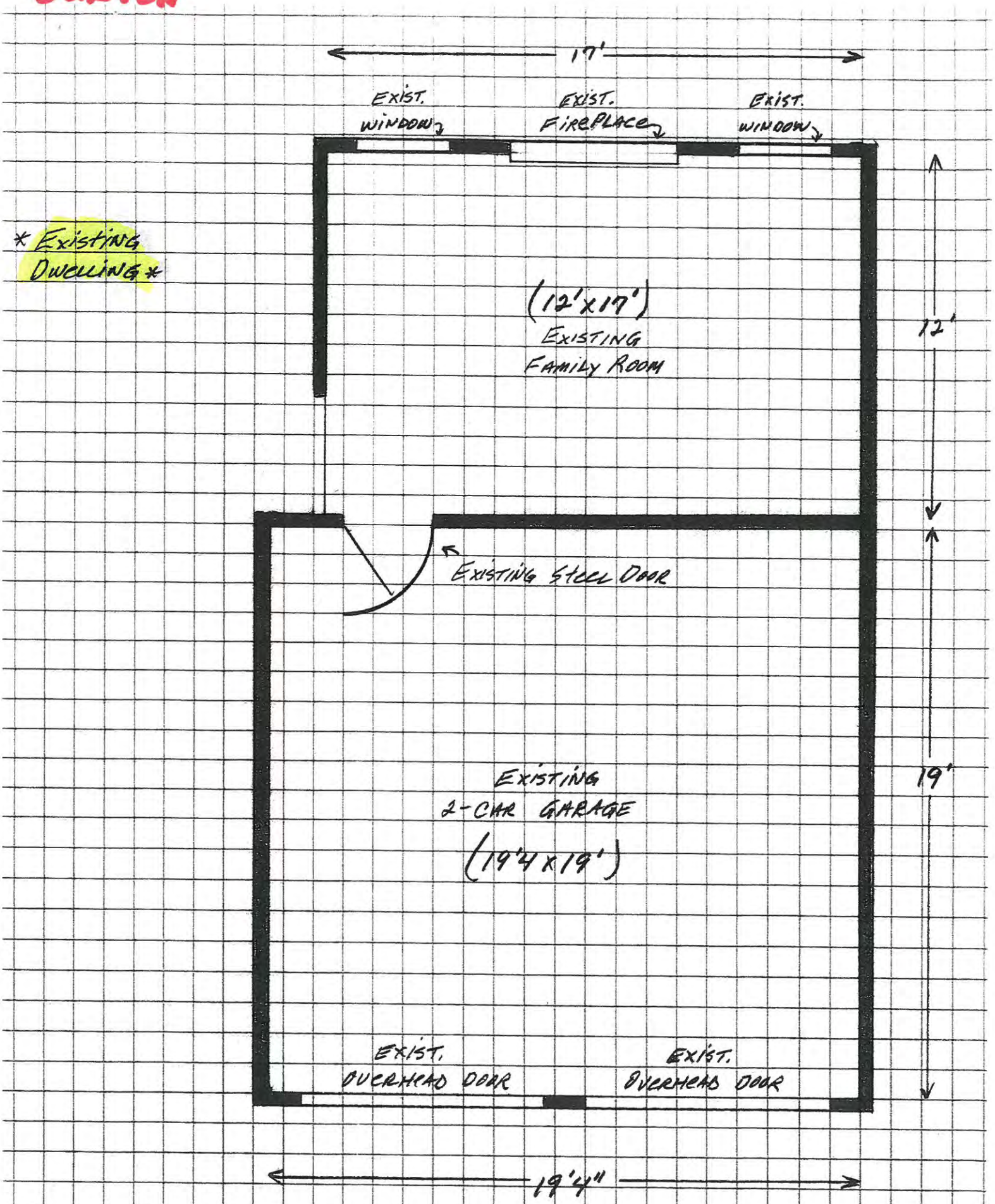
All that certain plot, piece or parcel of land, with the building and improvements thereon erected, situate, lying and being in the Township of Gloucester, County of Camden, State of New Jersey, bounded and described as follows:

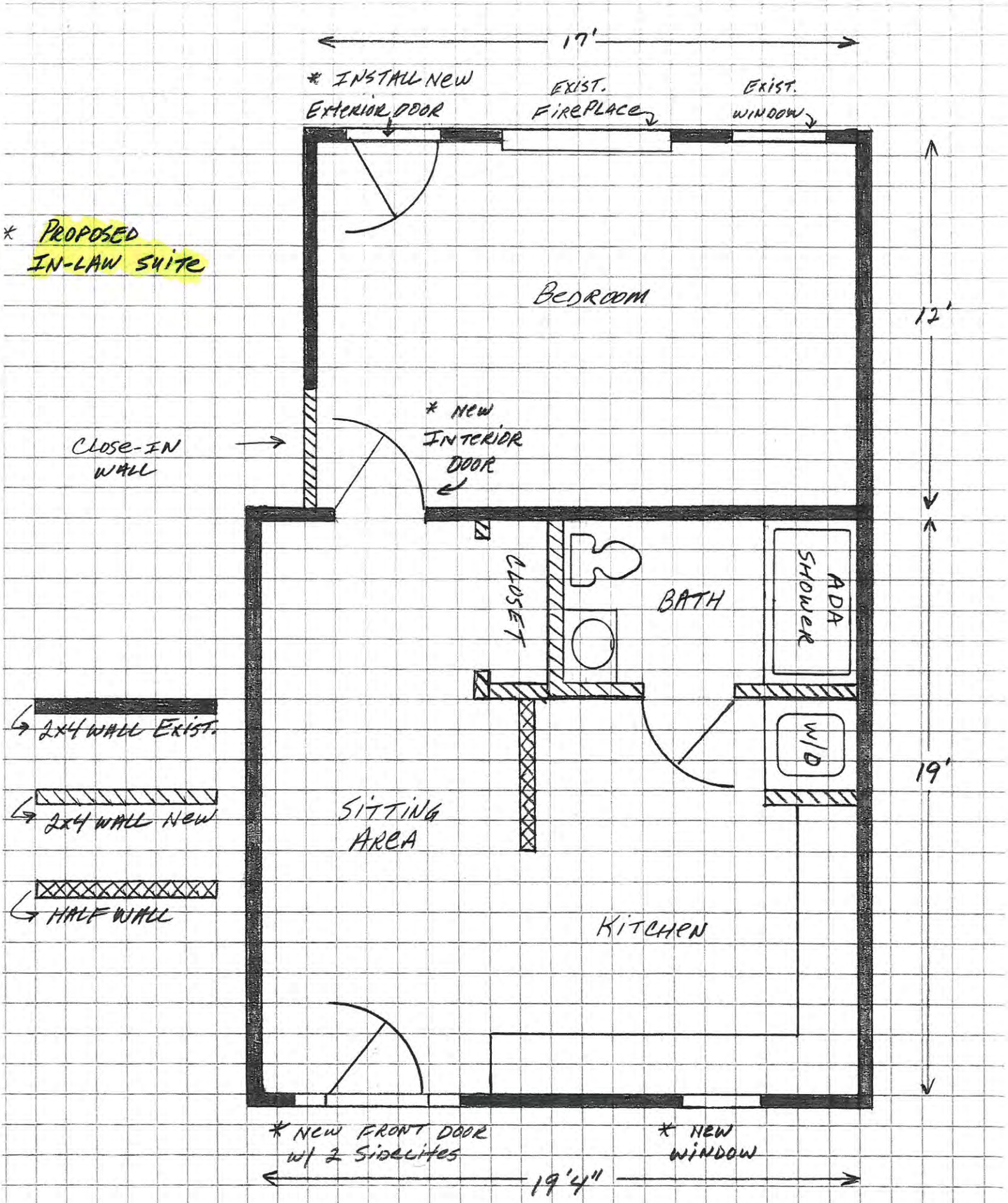
BEGINNING at a pin and cap in the Southeasterly line of Daffodil Drive, 50 feet wide, also being the Northwesterly terminus of a curve whose radius is 20.00 feet, connecting said line to the Southwesterly line of Larkspur Circle, 50 feet wide, as shown and set forth on the following plans: "Survey of Property, Block 18605, Lot 26, Woods Edge, Gloucester Township, Camden Co., NJ", prepared by Land Dimensions Engineering, dated December 1, 1988 and revised through November 6, 1991 and filed or about to be filed in the County Clerk's Office and extending; thence Southeastwardly, on a curve to the right, having a radius of 20.00 feet, subtended by a central angle of 54 degrees 20 minutes 30 seconds an arc distance of 18.97 feet and on a chord bearing of South 80 degrees 47 minutes 58 seconds East, a chord distance of 18.27 feet to a pin and cap in the Northwesterly line of Block 18605, Lot 25; thence South 36 degrees 22 minutes 19 seconds West, along the Northwesterly line of Block 18605, Lots 24 and 25, 269.64 feet to a pin and cap in the centerline of a 60 foot wide Atlantic City Electric Company Easement; thence North 48 degrees 15 minutes 14 seconds West, along the center line of said Easement, 25.00 feet to a pin and cap in the Southeasterly line of Block 18605, Lot 27; thence North 13 degrees 43 minutes 52 seconds East, along the Southeasterly line of Lot 27, 195.48 feet to a pin and cap in the Southeasterly line of Block 18605, Lot 27; thence Northeastwardly, along the Southeasterly line of Daffodil Drive, on a curve to the left, having a radius of 150.00 feet, subtended by a central angle of 31 degrees 42 minutes 03 seconds, an arc distance of 82.99 feet and on a chord bearing of North 87 degrees 52 minutes 51 seconds East, a chord distance of 81.94 feet to a pin and cap at a point of tangency; thence North 72 degrees 01 minutes 49 seconds East, along the Southeasterly line of Daffodil Drive, 33.89 feet to the point and place of BEGINNING.

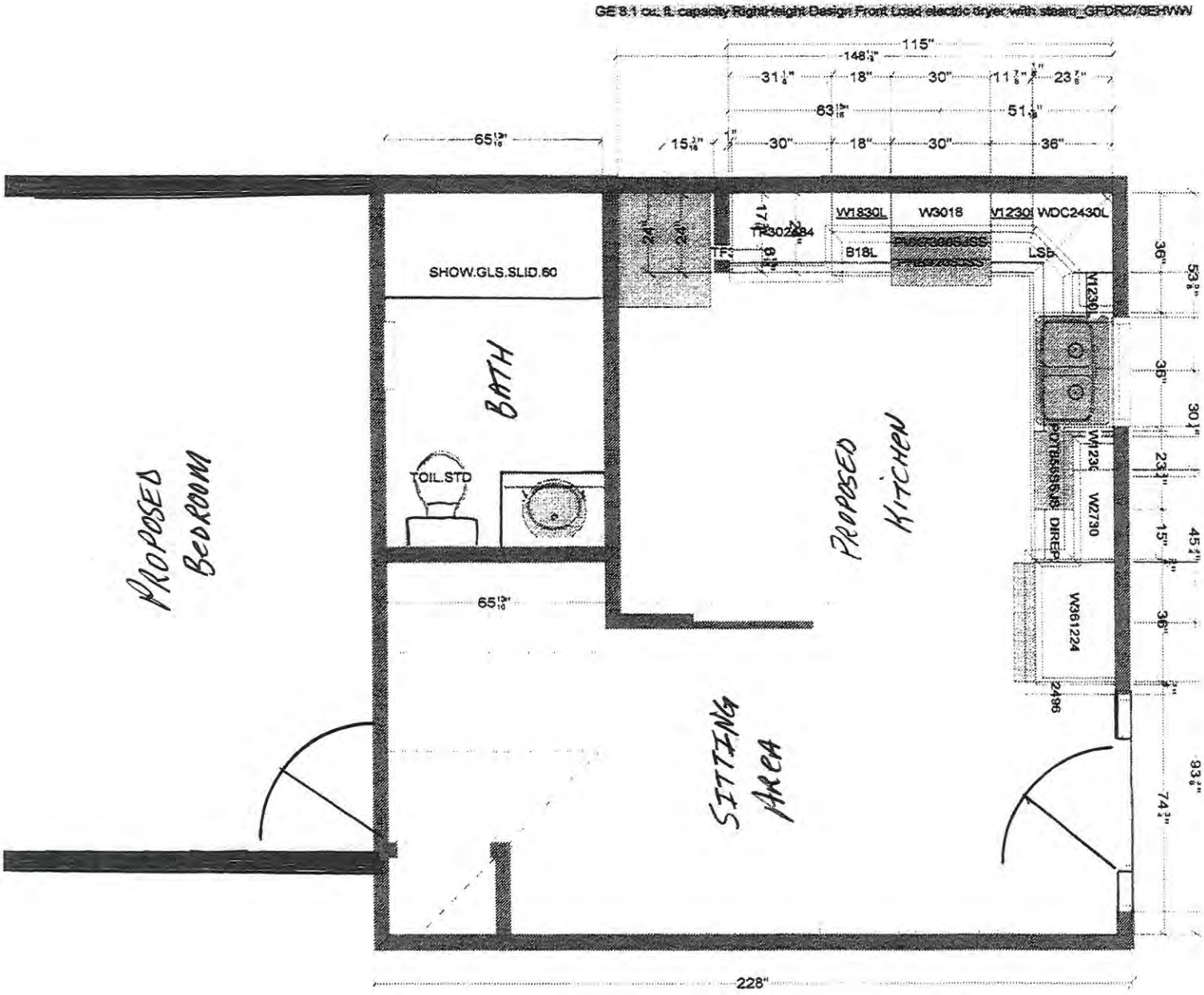
SUBJECT TO a 10 foot wide Utility Easement and a 60 foot wide Atlantic City Electric Company Easement as illustrated on the above mentioned plans.

Commonly known as: 2 Daffodil Drive
Gloucester, New Jersey 08081
Block 18605, Lot 26
Tax Map of the Township of Gloucester

BURTON


17'
EXIST. WINDOW
EXIST. FIREPLACE
EXIST. WINDOW
* EXISTING DWELLING *
(12'x17')
EXISTING FAMILY ROOM
12'
EXISTING STEEL DOOR
EXISTING 2-CAR GARAGE
(19'4x19')
19'
EXIST. OVERHEAD DOOR
EXIST. OVERHEAD DOOR
19'4"


17'
* INSTALL NEW EXTERIOR DOOR
EXIST. FIREPLACE
EXIST. WINDOW
* PROPOSED IN-LAW SUITE
BEDROOM
12'
* NEW INTERIOR DOOR
CLOSE-IN WALL
CLOSET
BATH
ADA SHOWER
W/D
19'
2x4 WALL EXIST.
2x4 WALL NEW
HALF WALL
SITTING AREA
KITCHEN
* NEW FRONT DOOR w/ 2 SIDELITES
* NEW WINDOW
19'4"



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.

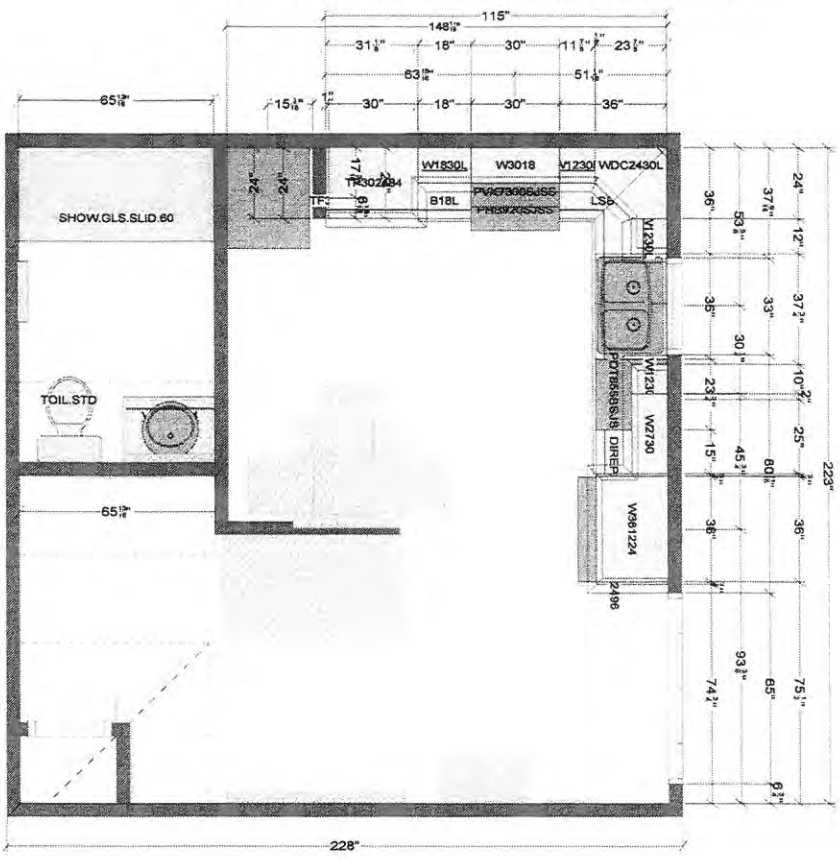
2020

This is an original c not be released or c applicable fee has b order placed.

Lee Cooper - Garage Kitchen - BURTON JOB

All

GE 8.1 cu. ft. capacity RightHeight Design Front Load electric dryer with steam_GFDR270EHWW



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.	2020	This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.	Designed: 7/19/2017 Printed: 10/3/2017

Lee Cooper - Garage Kitchen BURTON JOB	All	Drawing #: 1	Scale : 0 1/4" = 1'

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 19, 2017 **APPLICATION No. #172058D**

APPLICANT: Joseph D Burton III **PROJECT No. #11834**

BLOCK(S): 18605 Lot(S): 26

LOCATION: 2 Daffodil Dr., 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 – Use "D" Variance**

☐ Revision to Prior Application

RECEIVED
OCT 24 2017
BY:

PURPOSE OF TRANSMITTAL:

☒ For Your Review, **Please Forward Report by November 2, 2017**

☐ For Your Files.

ENCLOSED:

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

APP'D
DATE: 10-24-17
BY:
Bureau of Fire Prevention
Fire District 5
1781 Sicklerville Rd.
Sicklerville, NJ 08081

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

Signature

TOWNSHIP OF GLOUCESTER
ZONING BOARD TRANSMITTAL

DATE: October 19, 2017 **APPLICATION No. #172058D**

APPLICANT: Joseph D Burton III **PROJECT No. #** 11839

BLOCK(S): 18605 Lot(S): 26

LOCATION: 2 Daffodil Dr., 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 – Use "D" Variance**

☐ Revision to Prior Application

RECEIVED
OCT 24 2017
BY:

PURPOSE OF TRANSMITTAL:

☒ For Your Review. **Please Forward Report by November 2, 2017**

☐ For Your Files.

ENCLOSED:

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

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

No Issues.
Need Deed Restriction
for family only.

Signature 10/23/17

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 23, 2017

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

RECEIVED
OCT 24 2017
BY:

Re: Application #172058D
Joseph D. Burton, III
2 Daffodil Drive, Sicklerville, NJ 08081
Block 18605, Lot 26

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