

**Township of Gloucester  
Zoning Board of Adjustment  
Thursday, August 22, 2013  
7:30 P.M.**

**Agenda**

**Salute to the Flag**

**General Rules**

Meeting will start at 7:30P.M.

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

All persons testifying before the board must be sworn in.

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes - *Thursday, July 11, 2013*

**RESOLUTIONS FOR MEMORIALIZATION**

#132021C Mark & Kathleen Dempsey	Bulk C Variance Block: 16201 Lot: 5
#132022C Charles & Pat Elia	Bulk C Variance Block: 15821 Lot: 48
#132023C Robert & Yvonne Shipman	Bulk C Variance Block: 15817 Lot: 15

**APPLICATIONS FOR REVIEW**

#132025C Stephen Phillips Zoned: R3	Bulk C Variance Block: 9602 Lot: 1 Location: 48 Monroe Dr., Laurel Springs
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Replacing existing fence w/ 4' vinyl w/ 13.3' setback from cartway

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#132026C Victor Maselli & Monica Herrera Zoned: R3	Bulk C Variance Block: 7506 Lot: 1 Location: 1607 Old Black Horse Pike, Blackwood
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Installing a 6' vinyl fence w/a 10' side setback

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#132027C  
Alciauskas, Romanas & Brenna  
Zoned: R3

Bulk C Variance  
Block: 12802 Lot: 7  
Location: 88 Argyle Ave., Blackwood

Installing 6' fence w/10' side setback

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Meeting Adjourned

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 132021C  
MARK & KATHLEEN DEMPSEY  
Block 16201, Lot 5**

**WHEREAS**, Mark & Kathleen Dempsey, are the owners of the land and premises located at 47 Highland Ave, in the Erial section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct a fence with a side yard setback of 5 feet and a 0 foot setback to the property line, for the property located upon Block 16201, Lot 5, as shown on the Official Map of the Township of Gloucester, located in an 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 July 11, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Mark and Kathleen Dempsey are the owners of the land and premises located at 47 Highland Ave, in the Erial section of Gloucester Township, New Jersey, as shown on Block 16201, Lot 5, 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 that he is replacing the existing old fence with at 6 foot stockade fence in the exact same place that the old one was there for 34 years.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a fence with a side yard of 5 feet and 0 feet to the property line 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 11th day of July 2013 that the applicants, Mark and Kathleen Dempsey, are hereby granted the aforesaid variances for the property located upon Block 16201, Lot 5 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Ken Treger	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michael Acevedo	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Robert Richards

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of August, 2013.

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Ken Lechner, Secretary

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

**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 132022C  
CHARLES & PATRICIA ELIA  
Block 15821, Lot 48**

**WHEREAS**, Charles and Patricia Elia , are the owners of the land and premises located at 57 Shelly Street, in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to construct 12 and one half foot x 21' sunroom with a rear yard setback of 1 foot instead of the required 10 feet, for the property located upon Block 15821, Lot 48, as shown on the Official Map of the Township of Gloucester, located in an SCR 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 July 11, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Charles and Patricia Elia are the owners of the land and premises located at 57 Shelly Street, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15821, Lot 48, on the Official Tax Map of the Township of Gloucester, located in an SCR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he has a very shallow back yard and this is the only location to construct the 12.6'x 2' Sunroom over the existing deck.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a sunroom with a rear yard of 1 foot 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 11th day of July 2013 that the applicants, Charles and Patricia Elia, are hereby granted the aforesaid variance for the property located upon Block 15821, Lot 48 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Ken Treger	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michael Acevedo	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Robert Richards

**Chairperson**

I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of August, 2013.

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Ken Lechner, Secretary

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



**RESOLUTION OF FINDINGS AND CONCLUSION**

**BOARD OF ADJUSTMENT**

**TOWNSHIP OF GLOUCESTER**

**APPLICATION # 132023C  
ROBERT & Yvonne Shipman  
Block 15817, Lot 15**

**WHEREAS**, Robert and Yvonne Shipman , are the owners of the land and premises located at 13 Joanne Drive, in the Sicklerville section of the Township of Gloucester, New Jersey having made application to the Zoning Board of Adjustment of the Township of Gloucester, Camden County, for a variance to 10'x19' deck with a rear yard setback of 5.36 feet instead of the required 10 feet, for the property located upon Block 15817, Lot 15, as shown on the Official Map of the Township of Gloucester, located in an SCR 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 July 11, 2013 as well as having reviewed the application and evidential exhibits at said hearing, has made the following factual findings and conclusions based thereon;

1. The applicants, Robert and Yvonne Shipman are the owners of the land and premises located at 13 Joanne Drive, in the Sicklerville section of Gloucester Township, New Jersey, as shown on Block 15817, Lot 15, on the Official Tax Map of the Township of Gloucester, located in an SCR Zone.

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

3. All property taxes were paid to date.

4. After being sworn, the applicant testified that he has a very shallow back yard and this is the only location to construct the 10'x19' deck.

5. There were no objections to the application.

**UPON MOTION** duly made and seconded to grant the applicant a variance to construct a deck with a rear yard of 5.36 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 11th day of July 2013 that the applicants, Robert and Yvonne Shipman, are hereby granted the aforesaid variance for the property located upon Block 15817, Lot 15 as shown on the Official Tax Map of the Township of Gloucester, consistent with the testimony, application and exhibits, same of which are incorporated herein.

**ROLL CALL:**

**LIST NAMES**

Frank Simiriglia	Yes
Ken Treger	Yes
Kevin Bucceroni	Yes
Arlene Chiumento	Yes
Michael Acevedo	Yes

**ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF GLOUCESTER**

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Robert Richards

**Chairperson**

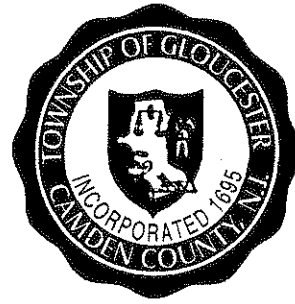
I, Ken Lechner, Secretary of the Board of Adjustment of the Township of Gloucester, do hereby certify the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Zoning Board of Adjustment of the Township of Gloucester on the 22nd Day of August, 2013.

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Ken Lechner, Secretary

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

**TOWNSHIP OF GLOUCESTER**  
**INTER-OFFICE CORRESPONDENCE**



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

**RE:** **APPLICATION #132025C**  
**Stephen Phillips**  
**48 Monroe Drive**  
**BLOCK 9602, LOT 1**

**DATE:** July 25, 2013

The Applicant requests approval to install a five (5) foot high vinyl fence within the R-3 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	10,262 sf	yes
Minimum lot frontage			
Monroe Drive	75 ft.	82.315 ft.	yes
Roosevelt Drive	75 ft.	107.055 ft.	yes
Minimum lot depth	125 ft.	125 ft.	yes
Maximum building coverage	20%	±16.92% <sup>1</sup>	yes
Maximum lot coverage	40%	±21.60% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Monroe Drive	30 ft.	32.00 ft.	yes
Roosevelt Drive	30 ft.	27.30 ft.	enc
Side yard	10 ft.	14.70 ft.	yes
Rear yard	30 ft.	±33	n/a
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

- <sup>1</sup> = Scaled data.
- enc = Existing nonconformance.
- n/a = not applicable.
- = Variance required.

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

## **II. VARIANCE COMMENTS**

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

### **§425.B(3), Fences**

1. To install a five (5) foot high vinyl fence approximately three (3) feet from the front property line along Roosevelt Drive (40 feet from the cartway is the minimum required).

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

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

#### **NEGATIVE CRITERIA**

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

## **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 425.C(3) to construct a five (5) foot high vinyl fence approximately three (3) feet from the front property line along Roosevelt Drive (40 feet from the cartway is the minimum required).**

## **IV. RECOMMENDATIONS**

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

cc: Stephen Phillips  
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<sup>1</sup>: \_\_\_\_\_ Application No.: #132025C

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

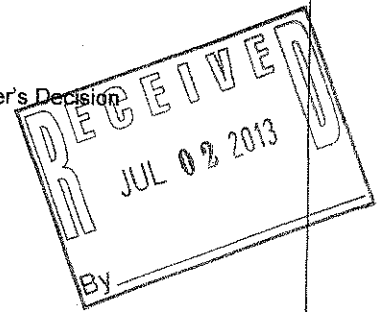
Fees 160.00 Project # 7971

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

Escr. 150.00 Escr.# 7971

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Stephen Phillips</u> Address: <u>48 MONROE DR</u> City: <u>LAUREL SPRINGS</u> State, Zip: <u>NJ 08021</u> Phone: <u>(856) 228-4850</u> Fax: ( ) - Email: <u>pPhillips 41 @comcast.net</u>	<b>2. Owner(s) (List all Owners).</b> Name(s): <u>Stephen Phillips</u> <u>Patricia Phillips</u> Address: _____ City: <u>SAME</u> State, Zip: _____ Phone: ( ) - Fax: ( ) -																																			
<b>3. Type of Application. Check as many as apply:</b>																																				
<table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"> <input type="checkbox"/> Informal Review <sup>2</sup>  <input type="checkbox"/> Minor Subdivision  <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup>  <input type="checkbox"/> Final Major Subdivision  <input type="checkbox"/> Minor Site Plan  <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup>  <input type="checkbox"/> Final Major Site Plan  <input type="checkbox"/> Conditional Use Approval <sup>2</sup>  <input type="checkbox"/> General Development Plan <sup>2</sup> </td> <td style="width:50%; border: none;"> <input type="checkbox"/> Planned Development <sup>2</sup>  <input type="checkbox"/> Interpretation <sup>2</sup>  <input type="checkbox"/> Appeal of Administrative Officer's Decision  <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup>  <input type="checkbox"/> Use "D" Variance <sup>2</sup>  <input type="checkbox"/> Site Plan Waiver  <input type="checkbox"/> Rezoning Request  <input type="checkbox"/> Redevelopment Agreement  <input type="checkbox"/> _____                 </td> </tr> </table>		<input type="checkbox"/> Informal Review <sup>2</sup> <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> Preliminary Major Subdivision <sup>2</sup> <input type="checkbox"/> Final Major Subdivision <input type="checkbox"/> Minor Site Plan <input type="checkbox"/> Preliminary Major Site Plan <sup>2</sup> <input type="checkbox"/> Final Major Site Plan <input type="checkbox"/> Conditional Use Approval <sup>2</sup> <input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> Planned Development <sup>2</sup> <input type="checkbox"/> Interpretation <sup>2</sup> <input type="checkbox"/> Appeal of Administrative Officer's Decision <input checked="" type="checkbox"/> Bulk "C" Variance <sup>2</sup> <input type="checkbox"/> Use "D" Variance <sup>2</sup> <input type="checkbox"/> Site Plan Waiver <input type="checkbox"/> Rezoning Request <input type="checkbox"/> Redevelopment Agreement <input type="checkbox"/> _____																																	
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<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.																																				
<b>4. Zoning Districts (Circle all Zones that apply)</b>																																				
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td>R1</td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>HC</td> <td>PR</td> <td>BW-RD</td> <td>SCR-HC Overlay</td> </tr> <tr> <td><u>R3</u></td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		ER	R4	GCR	CR	BP	G-RD	LP-1	R1	RA	BWD	NC	IN	M-RD	NVBP	R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	<u>R3</u>	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
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						IR																														
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>																																				
Name of Attorney: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: ( ) - Fax: ( ) - Email: _____																																			



**6. Name of Persons Preparing Plans and Reports:**

Name: Albert N. Floyd  
Address: P.O. Box 903  
Profession: Land Surveyor  
City: Elmer  
State, Zip: NJ 08318  
Phone: ( ) - - Fax: ( ) - -  
Email: \_\_\_\_\_

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

**7. Location of Property:**

Street Address: 48 MONROE DR Block(s): 9602  
Tract Area: \_\_\_\_\_ Lot(s): 1

**8. Land Use:**

Existing Land Use: RESIDENTIAL  
Proposed Land Use (Describe Application): Replace existing wood fence with new white vinyl fence. New fence is 4' high solid with 1' lattice at top. TOTAL new fence height is 5'

**9. Property:**

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

**10. Utilities: (Check those that apply.)**

Public Water  Public Sewer  Private Well  Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	<u>75'</u>	Setback from E.O.P.*1	<u>75'54"</u>
Front setback 2	<u>54'</u>	Setback from E.O.P.*2 side	<u>13'3"</u>
Rear setback	_____	Fence type	<u>VINYL</u>
Side setback 1	<u>13'3"</u>	Fence height	<u>5'</u>
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	

Garage Application	Shed Requirements
Garage Area _____	Shed area _____
Garage height _____	Shed height _____
Number of garages _____	Setback from R.O.W.1 _____
(Include attached garage if applicable)	Setback from R.O.W.2 _____
Number of stories _____	Setback from property line 1 _____
	Setback from property line 2 _____

**14. Parking and Loading Requirements:**

Number of parking spaces required: N/A      Number of parking spaces provided: N/A

Number of loading spaces required: N/A      Number of loading spaces provided: N/A

**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**

Stephen Phillips      7/1/13  
 Signature of Applicant      Date

Patricia Phillips      7/1/13  
 Signature of Co-applicant      Date

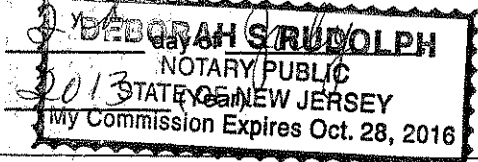


**17. Consent of Owner(s):**

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).

7/1/13 Date  
Stephen Phillips Signature  
Stephen Phillips Print Name  
Deborah S. Rudolph Signature  
Deborah S. Rudolph Print Name

Sworn and Subscribed to before me this



**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 <sup>N/A</sup>  Yes

Stephen Phillips Signature of Applicant  
Stephen Phillips Print Name

7/1/13 Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 8/16/00, shows and discloses the premises in its entirety, described as Block 9602 Lot 1; and I further certify that no buildings, fences or other facilities have been constructed, installed or otherwise located on the premises after the date of the survey with the exception of the structures shown.

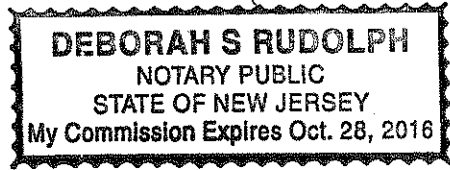
State of New Jersey,  
 County of Camden:

Sworn and subscribed to  
 On this 2nd day of July  
 20 13 before the following authority.

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

Stephen Phillips  
 Name of property owner or applicant

Deborah S. Rudolph  
 Notary public



## Zoning Permit Denial

48 MONROE DR  
Block/Lot 9602/1

Applicant

PHILLIPS, STEPHEN T & PATRICIA  
48 MONROE DRIVE  
LAUREL SPRINGS NJ 08021

Real Estate Owner

PHILLIPS, STEPHEN T & PATRICIA  
48 MONROE DRIVE  
LAUREL SPRINGS NJ 08021

***This is to certify that the above-named applied for a permit to/authorization for.***

The application can not be approved as submitted. Any fence on a corner property that exceeds 30" in height must be setback 40' from the cartway or dwelling, whichever is greater as per §425.C(3), Fences

**Zone**

**R3**

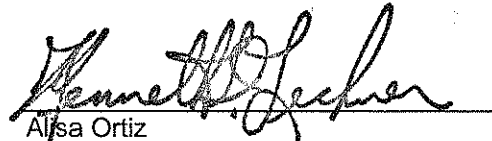
**Application is**

**Approved**

***Comments on Decision:***

A "C" type variance is required from the Zoning Board of Adjustment. Application materials may be downloaded at [www.glotwp.com](http://www.glotwp.com) (Click on Departments then Community Development – scroll down to Community Development and Planning Documents (7 documents). Any questions call 856-374-3500

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



Alsa Ortiz  
Zoning Officer  
June 18, 2013

Applic No. 7934  
3417

Cut Here

**Deliver to...**

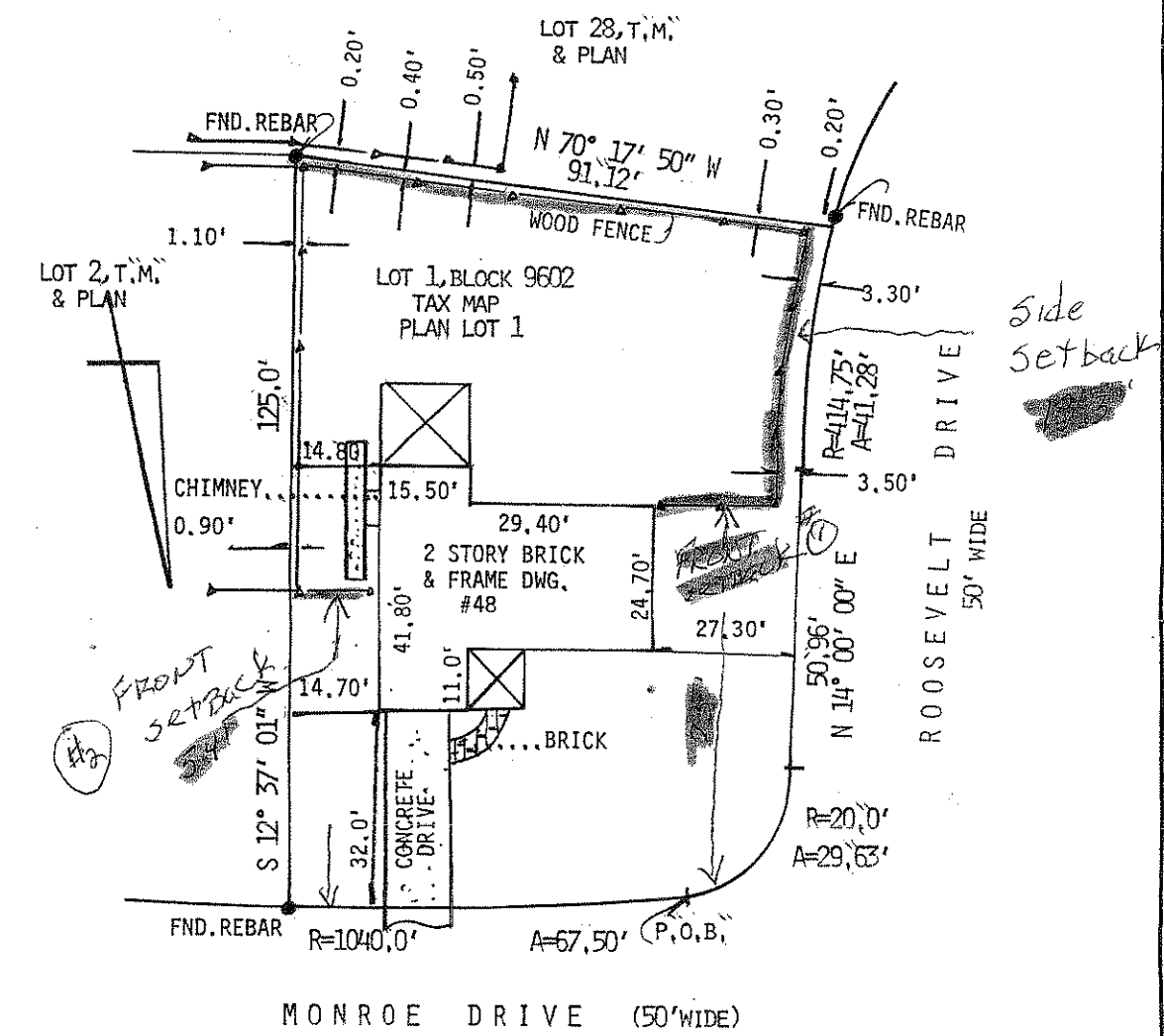
PHILLIPS, STEPHEN T & PATRICIA  
48 MONROE DRIVE  
LAUREL SPRINGS NJ 08021

NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE.

MERIDIAN - DEED BASE XX TAX MAP BASE     PLAN BASE     FORMER SURVEY BASE    

● = REBAR/IRON PIPE SET  
■ = CONCRETE MONUMENT SET

DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 1, BLOCK 9602 ON THE OFFICIAL TAX MAP, A/K/A LOT 1, BLOCK 130-D, ON PLAN OF LOTS, SECTION NO. 12, GLEN OAKS, FILED AS MAP #501-8, AREA=10,262.5± S.F.



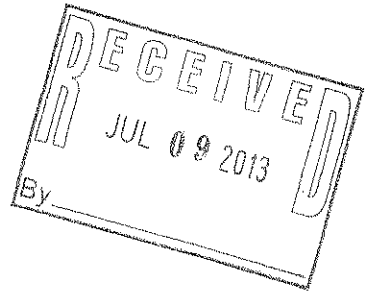
TO: WEICHERT TITLE AGENCY  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COUNTRYWIDE HOME LOANS, INC.,  
ITS SUCCESSORS AND/OR ASSIGNS,  
AS THEIR INTEREST MAY APPEAR

TO THE OWNER: STEPHEN T. PHILLIPS & PATRICIA A. PHILLIPS, H/W	SURVEY OF PREMISES NO. 48 MONROE DRIVE				
TO THE INSURER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the description furnished in regard to this transaction only per below date, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of lands or on the surface of lands and not visible) as an inducement for the insurer of title to insure the title to the lands and premises shown hereon.	SITUATE TOWNSHIP OF GLOUCESTER CAMDEN COUNTY, NEW JERSEY				
	ALBERT N. FLOYD & SON LAND SURVEYORS ALBERT N. FLOYD ... N.J. LIC. NO. 21759 ALBERT N. FLOYD, JR. N.J. LIC. NO. 36725 P.O. BOX 903, ELMER, NEW JERSEY 08318				
	DATE 8/16/00	SCALE 1" = 25'	DRAWN DAM	CHECKED A.N.F.	NUMBER 00-1487

*Albert N. Floyd*  
ALBERT N. FLOYD L.S.



# TOWNSHIP OF GLOUCESTER ZONING BOARD TRANSMITTAL



DATE: July 3, 2013

APPLICATION No. #132025C

APPLICANT: Stephen Phillips

PROJECT No. 7971

BLOCK(S): 6902 Lot(S): 1

LOCATION: 48 Monroe Drive, Laurel Springs, NJ 08021

**TRANSMITTAL TO:**

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

**STATUS OF APPLICATION:**

- New Application - Bulk C       Revision to Prior Application

**PURPOSE OF TRANSMITTAL:**

- For Your Review.      *Please Forward Report by July 15, 2013*  
 For Your Files.

**ENCLOSED:**

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



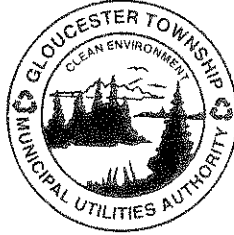
- Variance Plan       Bulk (C) Variance       Use (D) Variance

*[Handwritten Signature]*  
 Signature \_\_\_\_\_ *w/o COMMENT*

Commissioners  
RICHARD P. CALABRESE  
Chairman

FRANK SIMIRIGLIA  
Vice Chairman

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



**GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

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

July 10, 2013

ROBERT C. BENSON  
Executive Director

CAROLINE M. TARVES  
Administrative Secretary

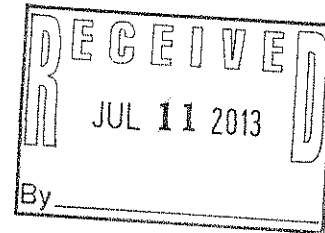
MARLENE HRYNIO  
Recording Secretary

HOWARD C. LONG JR, ESQ.  
Solicitor

THOMAS LEISSE, PE, CME  
Consulting Engineer

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

Re: Application #132025C  
Stephen Phillips  
48 Monroe Drive, Laurel Springs, NJ 08021  
Block 6902, Lot 1



Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP  
MUNICIPAL UTILITIES AUTHORITY**

*Robert C. Benson*  
Robert C. Benson  
Executive Director

RCB:mh







Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 9602

Lot: 1

Qualifier:

Owner: PHILLIPS, STEPHEN I & PATRICIA

Prop Loc: 49 MONROE DRIVE

Tax Bill

Restricted Edit

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

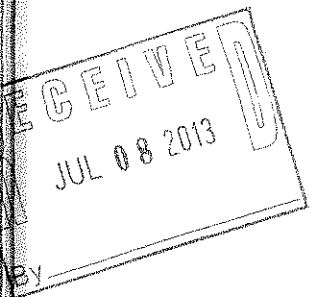
Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,834.21	1,834.21	.00	1,834.21
2014	1		1,834.22	1,834.22	.00	1,834.22
2014		Total	3,668.43	3,668.43	.00	3,668.43
2013	4		1,864.49	1,864.49	.00	1,864.49
2013	3		1,864.50	1,864.50	.00	1,864.50
2013	2		1,803.93	.00	.00	.00
2013	1		1,803.93	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 07/08/13 Interest Date: Interest Detail

Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 04/01/13

TOTAL TAX BALANCE DUE

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



*Comment*

**TOWNSHIP OF GLOUCESTER**  
**INTER-OFFICE CORRESPONDENCE**



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

**RE:** **APPLICATION #132026C**  
**Victor Maselli (owner) & Monica Herrera**  
**1608 Old Black Horse Pike**  
**BLOCK 7506, LOT 1**

**DATE:** July 29, 2013

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	±8,244 sf	enc
Minimum lot frontage			
Old Black Horse Pike	75 ft.	55 ft.	enc
Gravers Lane	75 ft.	149.89 ft.	yes
Minimum lot depth	125 ft.	149.89 ft.	yes
Maximum building coverage	20%	±18.21% <sup>1</sup>	yes
Maximum lot coverage	40%	±27.31% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Old Black Horse Pike	30 ft.	12.43 ft.	yes
Gravers Lane (carport)	30 ft.	9.88 ft.	enc
Side yard	10 ft.	7.51 ft.	yes
Rear yard	30 ft.	±88	n/a
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

- <sup>1</sup> = Scaled data.  
 enc = Existing nonconformance.  
 n/a = not applicable.  
 = Variance required.

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

## **II. VARIANCE COMMENTS**

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

### **§425.B(3), Fences**

1. To install a six (6) foot high vinyl fence approximately ten (10) feet from the front property line along Gravers Lane (40 feet from the cartway is the minimum required).

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

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

#### **NEGATIVE CRITERIA**

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

## **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 425.C(3) to construct a six (6) foot high vinyl fence approximately ten (10) feet from the front property line along Gravers Lane (40 feet from the cartway is the minimum required).**

## **IV. RECOMMENDATIONS**

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

cc: Victor Maselli (owner) & Monica Herrera  
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

JUL 15 2013

## For Office Use Only

Submission Date: \_\_\_\_\_ Application No: #132026C Taxes Paid Yes/No \_\_\_\_\_ (Initial)  
 Planning Board  Zoning Board of Adjustment Fees: \$100.00 Project # 8003  
 Escr. 1/30 Escr. # 8003

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

## LAND DEVELOPMENT APPLICATION

### 1. Applicant #2

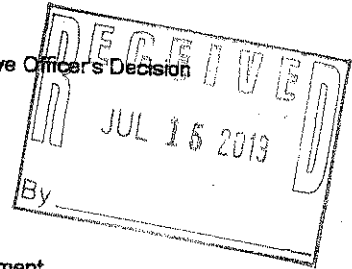
Name: Monica Herrera  
 Address: 1607 Old Black Horse  
Pike  
 City: Blackwood  
 State, Zip: NJ, 08012  
 Phone: (609) 723-1698 Fax: ( ) -  
 Email: monica.herrera@verizon.net

### 2. Owner(s) (List all Owners) + APPLICANT #1

Name(s): Victor Maselli  
 Address: 10 S. Oakland Ave  
 City: Ronnemedo  
 State, Zip: NJ 08078  
 Phone: (856) 796-0997 Fax: ( ) -

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

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



<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.

### 4. Zoning Districts (Circle all Zones that apply)

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

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

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

**6. Name of Persons Preparing Plans and Reports:**

Name: Monica Herrera

Address: 1607 Old Black Horse Pike  
Blackwood NJ 08012

Profession: \_\_\_\_\_

City: Blackwood

State, Zip: NJ 08012

Phone: (609) 923-1698 Fax: ( ) -

Email: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Profession: \_\_\_\_\_

City: \_\_\_\_\_

State, Zip: \_\_\_\_\_

Phone: ( ) - Fax: ( ) -

Email: \_\_\_\_\_

**7. Location of Property:**

Street Address: 1607 Old Black Horse Pike Block(s): 750b

Tract Area: \_\_\_\_\_ Lot(s): 01

**8. Land Use:**

Existing Land Use: single home dwell

Proposed Land Use (Describe Application): family home.

put in a fence / vinyl 6 foot high approx  
92' including gates. with a 10' side  
set back

**9. Property:**

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

**10. Utilities: (Check those that apply.)**

Public Water       Public Sewer       Private Well       Private Septic System

**11. List of Application Submission Materials:**

List all additional materials on an additional sheet.

**12. List Previous or Pending Applications for this Parcel:**

List all applications on a separate sheet.

**13. Zoning**

All Applications	Proposed	Fence Application	Proposed
Front setback 1	_____	Setback from E.O.P.*1	10'
Front setback 2	_____	Setback from E.O.P.*2	_____
Rear setback	_____	Fence type	New York style
Side setback 1	_____	Fence height	6'
Side setback 2	_____	*E.O.P. = Edge Of Pavement.	10'
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		Distance = measured from edge of water.	
		R.O.W. = Right-of-way.	
		Setback = Measured from edge of pool apron.	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____

**14. Parking and Loading Requirements:**

Number of parking spaces required: \_\_\_\_\_ Number of parking spaces provided: \_\_\_\_\_

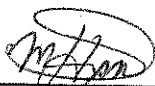
Number of loading spaces required: \_\_\_\_\_ Number of loading spaces provided: \_\_\_\_\_

**15. Relief Requested:**

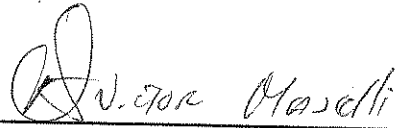
- Check here if zoning variances are required.
- Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51).
- Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested.
- Check here if waivers from the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

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

**16. Signature of Applicant**

  
Signature of Applicant

7/15/13  
Date

  
Signature of Co-applicant

7/29/13  
Date

**17. Consent of Owner(s):**

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

7/15/13  
Date

Ciro Victor Moselli  
Signature

Ciro Victor Moselli  
Print Name

Sworn and Subscribed to before me this

15<sup>th</sup> day of July **MARY M. DIROSA**  
**NOTARY PUBLIC OF NEW JERSEY**  
2013 (Year) **MY COMMISSION EXPIRES MARCH 14, 2018**

Mary M. Di Rosa, Notary  
Signature  
Mary M. Di Rosa  
Print Name

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

Complete each of the following sections:

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

- No  Yes
- No  Yes
- No  Yes
- No  Yes
- No  Yes
- 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

Monica Herrera  
Signature of Applicant

Monica Herrera  
Print Name

7/15/13  
Date

**19. Survey waiver certification:**

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

State of New Jersey,  
County of Camden:

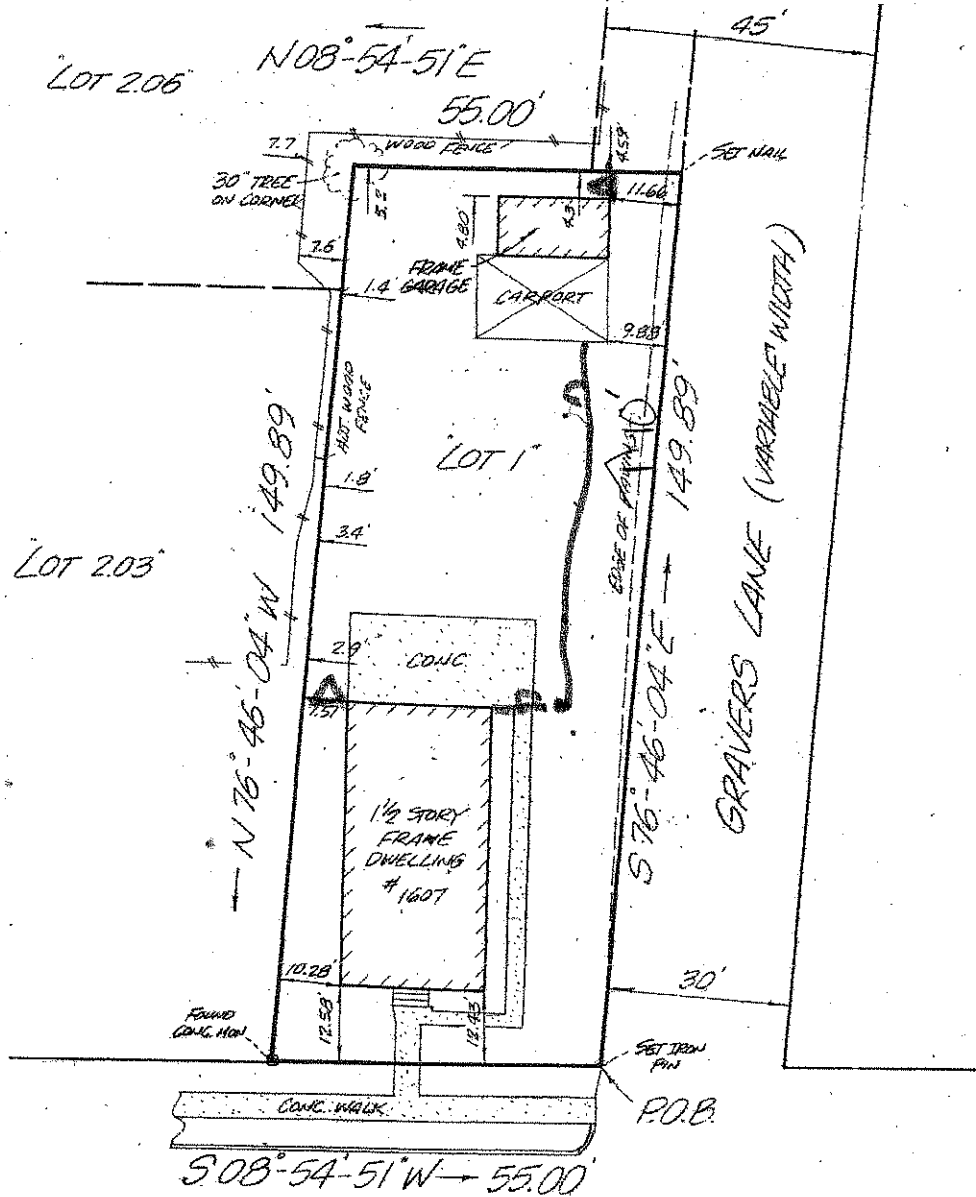
Sworn and subscribed to  
On this 15<sup>th</sup> day of July

Monica Herrera of full age, being duly sworn before the following authority,  
**MARY M. DIROSA**  
**NOTARY PUBLIC OF NEW JERSEY**  
**MY COMMISSION EXPIRES MARCH 14, 2018**

Monica Herrera  
Name of property owner or applicant

Mary M. Di Rosa  
Notary public

NOTE: LOT NUMBERS REFER TO PLAN OF  
 LOTS ST. JAMES COURT, FILED MARCH 26,  
 2002 AS MAP #193741, A.K.A. LOT 1 IN  
 BLOCK 7506 ON THE TOWNSHIP OF  
 GLOUCESTER TAX MAPS.



CAMDEN-BLACKWOOD ROAD (66' WIDE)  
 (A.K.A. OLD BLACK HORSE PIKE)

CERTIFIED TO: MANUEL AGUIRE AND MONICA HERRERA  
 TRUSTEES LAND TRANSFER CO. OF N.J. - AMERICAN  
 ALLIANCE MORTGAGE, ITS SUCCESSORS AND/OR ASSIGNS  
 AS THEIR INTEREST MAY APPEAR.

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

THIS IS TO CERTIFY THAT ON JANUARY 17, 2007  
 I MADE A SURVEY OF THE LANDS AND PREMISES  
 SHOWN HEREON AND THAT THIS PLAT IS IN AC-  
 CORDANCE WITH THE FIELD NOTES OF SAID SURVEY.

**BRUCE A. EWING**  
 LAND SURVEYOR



*B. A. Ewing*

N.J. LAND SURVEYORS BOARD

NO. 1607 SURVEY OF PREMISES  
 OLD BLACK HORSE PIKE  
 SITUATED IN  
 TOWNSHIP OF GLOUCESTER  
 COUNTY OF CAMDEN, N.J.

DRAWN BY: *FDG* DATE: *1/17/07* SCALE: *1" = 25'*

**EWING ASSOCIATES**  
 LAND SURVEYORS

900-B N. DELSEA DRIVE CLAYTON, N.J. 08312



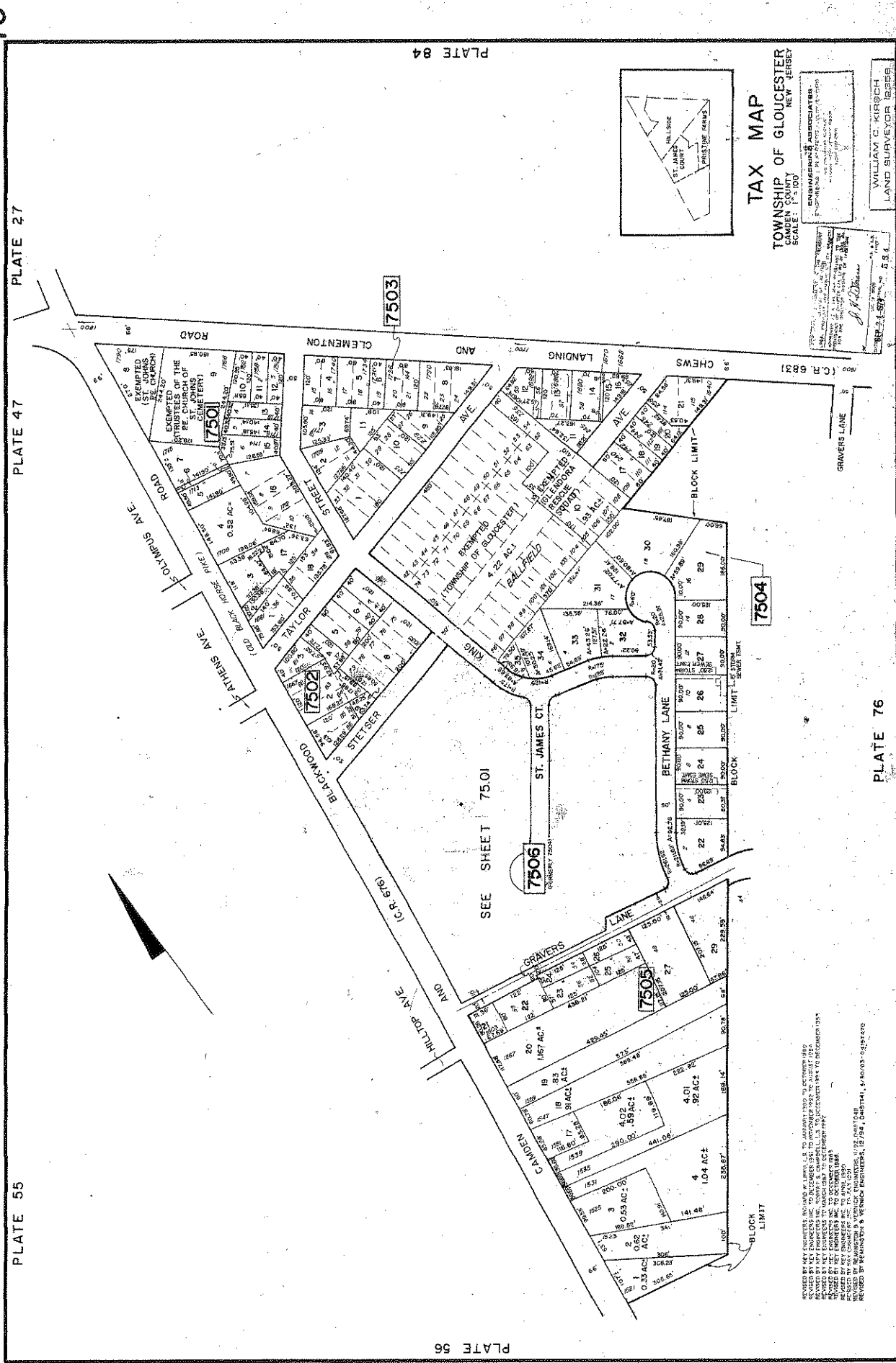


PLATE 55

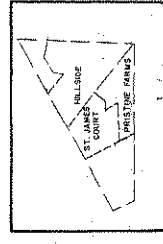
PLATE 47

PLATE 27

PLATE 56

PLATE 76

PLATE 84



**TAX MAP**  
 TOWNSHIP OF GLOUCESTER  
 CAMDEN  
 SCALE: 1" = 100'

ENGINEER'S ASSOCIATES  
 1000 N. 10TH ST. SUITE 200  
 PHILADELPHIA, PA 19107  
 PREPARED BY: [Signature]  
 DATE: [Date]

WILLIAM C. KIRSCH  
 LAND SURVEYOR 18286

REVIEWED BY NEW ENGINEERS ASSOCIATES, INC. ON JANUARY 15, 1970 TO FACTORS 1969.  
 REVISIONS BY NEW ENGINEERS ASSOCIATES, INC. ON FEBRUARY 10, 1970 TO FACTORS 1969.  
 REVISIONS BY NEW ENGINEERS ASSOCIATES, INC. ON MARCH 10, 1970 TO FACTORS 1969.  
 REVISIONS BY NEW ENGINEERS ASSOCIATES, INC. ON APRIL 10, 1970 TO FACTORS 1969.  
 REVISIONS BY NEW ENGINEERS ASSOCIATES, INC. ON MAY 10, 1970 TO FACTORS 1969.  
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 REVISIONS BY NEW ENGINEERS ASSOCIATES, INC. ON DECEMBER 10, 1970 TO FACTORS 1969.



Tax Account Maintenance

Add Edit Close Delete << >> Detail Notes Letter

Block: 7506  
 Lot: 1  
 Qualifier:   
 Owner: **WHEEL CLIO** Prop Loc: 1607 OLD BLACK HORSE PIKE  
 Tax Bill: Restricted Edit

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

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2014	2		1,180.83	1,180.83	.00	1,180.83
2014	1		1,180.83	1,180.83	.00	1,180.83
2014		Total	2,361.66	2,361.66	.00	2,361.66
2013	4		1,200.32	1,200.32	.00	1,200.32
2013	3		1,200.32	1,200.32	.00	1,200.32
2013	2		1,161.34	.00	.00	.00
2012	1		1,161.34	.00	.00	.00

Other Delinquent Balances: .00 Interest Date: 07/17/13  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 05/03/13  
**TOTAL TAX BALANCE DUE**

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

RECEIVED  
 JUL 17 2013  
 By \_\_\_\_\_

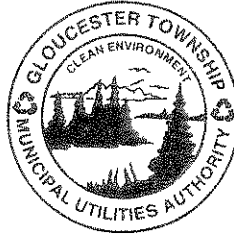
*Current*



Commissioners  
**RICHARD P. CALABRESE**  
Chairman

**FRANK SIMIRIGLIA**  
Vice Chairman

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



**GLOUCESTER TOWNSHIP**  
**MUNICIPAL UTILITIES AUTHORITY**

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

July 18, 2013

**ROBERT C. BENSON**  
Executive Director

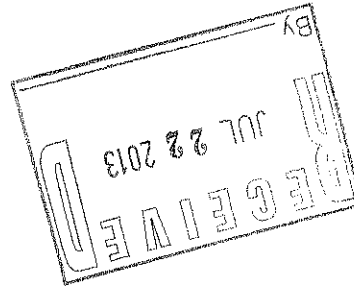
**CAROLINE M. TARVES**  
Administrative Secretary

**MARLENE HRYNIO**  
Recording Secretary

**HOWARD C. LONG JR, ESQ.**  
Solicitor

**THOMAS LEISSE, PE, CME**  
Consulting Engineer

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



Re: Application #132026C  
Monica Herrera  
1607 Old Black Horse Pike, Blackwood, NJ 08012  
Block 7506, Lot 1

Gentlemen:

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

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

Very truly yours,

**THE GLOUCESTER TOWNSHIP**  
**MUNICIPAL UTILITIES AUTHORITY**

Raymond J. Carr  
Deputy Executive Director

RJC:mh



**TOWNSHIP OF GLOUCESTER**  
**INTER-OFFICE CORRESPONDENCE**



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

**RE:** APPLICATION #132027C  
 Romanas Alciauskas  
 88 Argyle Avenue  
 BLOCK 12802, LOT 7

**DATE:** August 5, 2013

The Applicant requests approval to install a six (6) foot high vinyl fence within the R-3 Residential District as indicated on the attached sketch.

**I. ZONING INFORMATION**

**R-3 ZONE REQUIREMENTS:**

Description	Required	Proposed	Complies
Minimum lot size	9,375 sf	9,787.2 sf	yes
Minimum lot frontage			
Argyle Avenue	75 ft.	71.89 ft.	enc
Edinburgh Road	75 ft.	125.91 ft.	yes
Minimum lot depth	125 ft.	130 ft.	yes
Maximum building coverage	20%	±14.6% <sup>1</sup>	yes
Maximum lot coverage	40%	±19.4% <sup>1</sup>	yes
<b>Principal Building Minimum Yard Depths and Height Limitations</b>			
Front yard			
Argyle Avenue	30 ft.	31.94 ft.	yes
Edinburgh Road	30 ft.	22.00 ft.	enc
Side yard	10 ft.	22.55 ft.	yes
Rear yard	30 ft.	±55	n/a
Minimum Useable Yard Area	25%	> 25%	yes
Maximum Height	35 ft.	n/a	n/a

- <sup>1</sup> = Scaled data.
- enc = Existing nonconformance.
- n/a = not applicable.
- = Variance required.

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

## **II. VARIANCE COMMENTS**

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

### **§505.B(2), Fences**

1. To construct a six (6) foot high vinyl fence on a corner lot within the seventy-five (75) foot intersection of curblines, where thirty (30) inches is the maximum allowed.

### **§425.B(3), Fences**

2. To install a six (6) foot high vinyl fence approximately ten (10) feet from the front property line along Edinburg Road (40 feet from the cartway is the minimum required).

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

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

#### **NEGATIVE CRITERIA**

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

## **III. NOTICE REQUIREMENTS**

The applicant must notice for the following variances:

**From Section 425.B(2) to construct a six (6) foot high vinyl fence on a corner lot within the seventy-five (75) foot intersection of curblines (30 inches is the maximum allowed) and from Section 425.C(3) ten (10) feet from the property line along Edinburg Road (40 feet from the cartway is the minimum required).**

## **IV. RECOMMENDATIONS**

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

cc: Romanas Alciauskas  
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<sup>1</sup>: \_\_\_\_\_ Application No.: 132027C

Taxes Paid Yes/No \_\_\_\_\_ (Initial)

Planning Board  Zoning Board of Adjustment

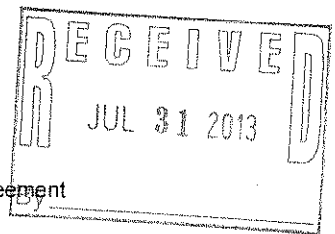
Fees 1600<sup>00</sup> Project # 8027

<sup>1</sup> Upon receipt of all fees, documents, plans, etc.

Escr. 150<sup>00</sup> Escr. # 8027

## LAND DEVELOPMENT APPLICATION

<b>1. Applicant</b> Name: <u>Romanas Alciauskas</u> Address: <u>88 Argyle Ave</u> City: <u>Blackwood</u> State, Zip: <u>NJ, 08012</u> Phone: <u>(813) 528-2660</u> Fax: ( ) - Email: <u>alciauskas@kerstas.com</u>	<b>2. Owner(s) (List all Owners)</b> Name(s): <u>Romanas Alciauskas</u> <u>Brenna Alciauskas</u> Address: <u>88 Argyle Ave</u> City: <u>Blackwood</u> State, Zip: <u>NJ, 08012</u> Phone: <u>(813) 528-2660</u> Fax: ( ) -																																			
<b>3. Type of Application. Check as many as apply:</b>																																				
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<input type="checkbox"/> General Development Plan <sup>2</sup>	<input type="checkbox"/> _____																																			
<sup>2</sup> Legal advertisement and notice is required to all property owners within 200 feet.																																				
<b>4. Zoning Districts (Circle all Zones that apply)</b>																																				
<table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>ER</td> <td>R4</td> <td>GCR</td> <td>CR</td> <td>BP</td> <td>G-RD</td> <td>LP-1</td> </tr> <tr> <td>R1</td> <td>RA</td> <td>BWD</td> <td>NC</td> <td>IN</td> <td>M-RD</td> <td>NVBP</td> </tr> <tr> <td>R2</td> <td>APT</td> <td>OR</td> <td>HC</td> <td>PR</td> <td>BW-RD</td> <td>SCR-HC Overlay</td> </tr> <tr> <td><b>R3</b></td> <td>SCR</td> <td>OF</td> <td>GI</td> <td>FP</td> <td>L-RD</td> <td>NVSCR Overlay</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>IR</td> </tr> </table>		ER	R4	GCR	CR	BP	G-RD	LP-1	R1	RA	BWD	NC	IN	M-RD	NVBP	R2	APT	OR	HC	PR	BW-RD	SCR-HC Overlay	<b>R3</b>	SCR	OF	GI	FP	L-RD	NVSCR Overlay							IR
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<b>R3</b>	SCR	OF	GI	FP	L-RD	NVSCR Overlay																														
						IR																														
<b>5. The following applicants are required to be represented by a New Jersey Attorney: Corporation, Partnership, Limited Liability Corporation and Limited Liability Partnership</b>																																				
Name of Attorney: _____ Address: _____ City: _____	Firm: _____ State, Zip: _____ Phone: ( ) - Fax: ( ) - Email: _____																																			



**6. Name of Persons Preparing Plans and Reports:**

Name: Albert N Floyd & Sons  
 Address: P.O. Box 903  
 Profession: Land Surveyors  
 City: Elmer  
 State, Zip: NJ, 08318  
 Phone: (856) 358-6500 Fax: ( ) -  
 Email: not available

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

**7. Location of Property:**

Street Address: 88 Argyle Ave Block(s): 12802  
 Tract Area: \_\_\_\_\_ Lot(s): X 1

**8. Land Use:**

Existing Land Use: Single Family  
 Proposed Land Use (Describe Application): Requesting variance to allow existing 6' high fence to be extended closer to edge of pavement along side road (corner lot), to allow larger amount of enclosed rear yard space for young child to play safely, as well as creating space for future pool install installation. Because of future pool, we need to maintain 6' high fence instead of 30" fencing which is specified in the zoning ordinance. 10' setback from side cartway.

**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.)

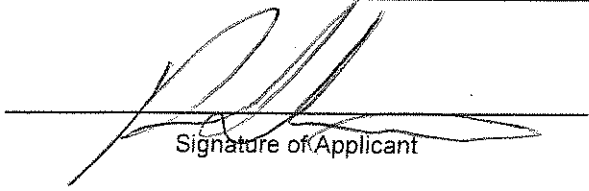
Public Water  Public Sewer  Private Well  Private Septic System

**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.

<b>13. Zoning</b>			
<b>All Applications</b>	<b>Proposed</b>	<b>Fence Application</b>	<b>Proposed</b>
Front setback 1	45'	Setback from E.O.P.*1	40
Front setback 2	10'	Setback from E.O.P.*2	10
Rear setback	_____	Fence type	Vinyl Solid
Side setback 1	_____	Fence height	6'
Side setback 2	_____	<small>*E.O.P. = Edge Of Pavement.</small>	
Lot frontage	_____	<b>Pool Requirements</b>	
Lot depth	_____	Setback from R.O.W.1	_____
Lot area	_____	Setback from R.O.W.2	_____
Building height	_____	Setback from property line 1	_____
		Setback from property line 2	_____
		Distance from dwelling	_____
		<small>Distance = measured from edge of water.</small>	
		<small>R.O.W. = Right-of-way.</small>	
		<small>Setback = Measured from edge of pool apron.</small>	
<b>Garage Application</b>		<b>Shed Requirements</b>	
Garage Area	_____	Shed area	_____
Garage height	_____	Shed height	_____
Number of garages	_____	Setback from R.O.W.1	_____
(Include attached garage if applicable)		Setback from R.O.W.2	_____
Number of stories	_____	Setback from property line 1	_____
		Setback from property line 2	_____
<b>14. Parking and Loading Requirements:</b>			
Number of parking spaces required: _____		Number of parking spaces provided: _____	
Number of loading spaces required: _____		Number of loading spaces provided: _____	
<b>15. Relief Requested:</b>			
<input checked="" type="checkbox"/> Check here if zoning variances are required. <input type="checkbox"/> Check here if exceptions to the application or municipal requirements are requested (N.J.S.A. 40:55D-51). <input type="checkbox"/> Check here if exceptions to the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.1) are requested. <input type="checkbox"/> Check here if waivers from the Residential Site Improvement Standards (RSIS, N.J.A.C. 5:21-3.2) are requested. [Such waivers require application to, and approval of the N.J. Site Improvement Advisory Board].			
<b>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.</b>			
<b>16. Signature of Applicant</b>			
 _____ Signature of Applicant		7/31/13 _____ Date	
_____ Signature of Co-applicant		_____ Date	

**17. Consent of Owner(s):**

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

7/31/13  
Date

Signature

Print Name

Sworn and Subscribed to before me this  
31<sup>st</sup> day of JULY  
2013 (Year).

Signature

Print Name

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

Complete each of the following sections:

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

- No  Yes
- No  Yes
- No  Yes
- No  Yes
- No  Yes
- No  Yes

**IF YES TO ANY OF THE ABOVE:**

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

**IF YES:**

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

- No  Yes

[Signature]  
Signature of Applicant  
ROMANAS ALCIAUSKAS  
Print Name

7/31/13  
Date

**19. Survey waiver certification:**

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 11/2/12, shows and discloses the premises in its entirety, described as Block 12802 Lot 8; 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:

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

Sworn and subscribed to

On this 31<sup>st</sup> day of July, 2013 before the following authority.

[Signature]  
Name of property owner or applicant

[Signature]  
Notary public



EDINBURGH ROAD  
50' WIDE

R=150.0'  
A=30.20'

S 77° 21' 38" W 80.0'

10' WIDE UTILITY EASEMENT

22.0'

45'

28.50' 2 STORY  
FRAME DWG.  
#88

19.30'

OPEN  
PORCH

11.7' 21.40'

22.55'

B.C.

CONCRETE  
DRIVE

31.94'

N 77° 21' 38" E

10' WIDE UTILITY EASEMENT

S 12° 38' 22" E 56.18'

ARGYLE AVENUE (60' WIDE)

LOT 8

O.L.

N 12° 38' 22" W 73.15'

0.20'

VINYL FENCE

FRAME  
SHED

O.L.

LOT 7, BLOCK 12802  
TAX MAP  
PLAN LOT 7

LOT 6

VINYL FENCE

130.0'

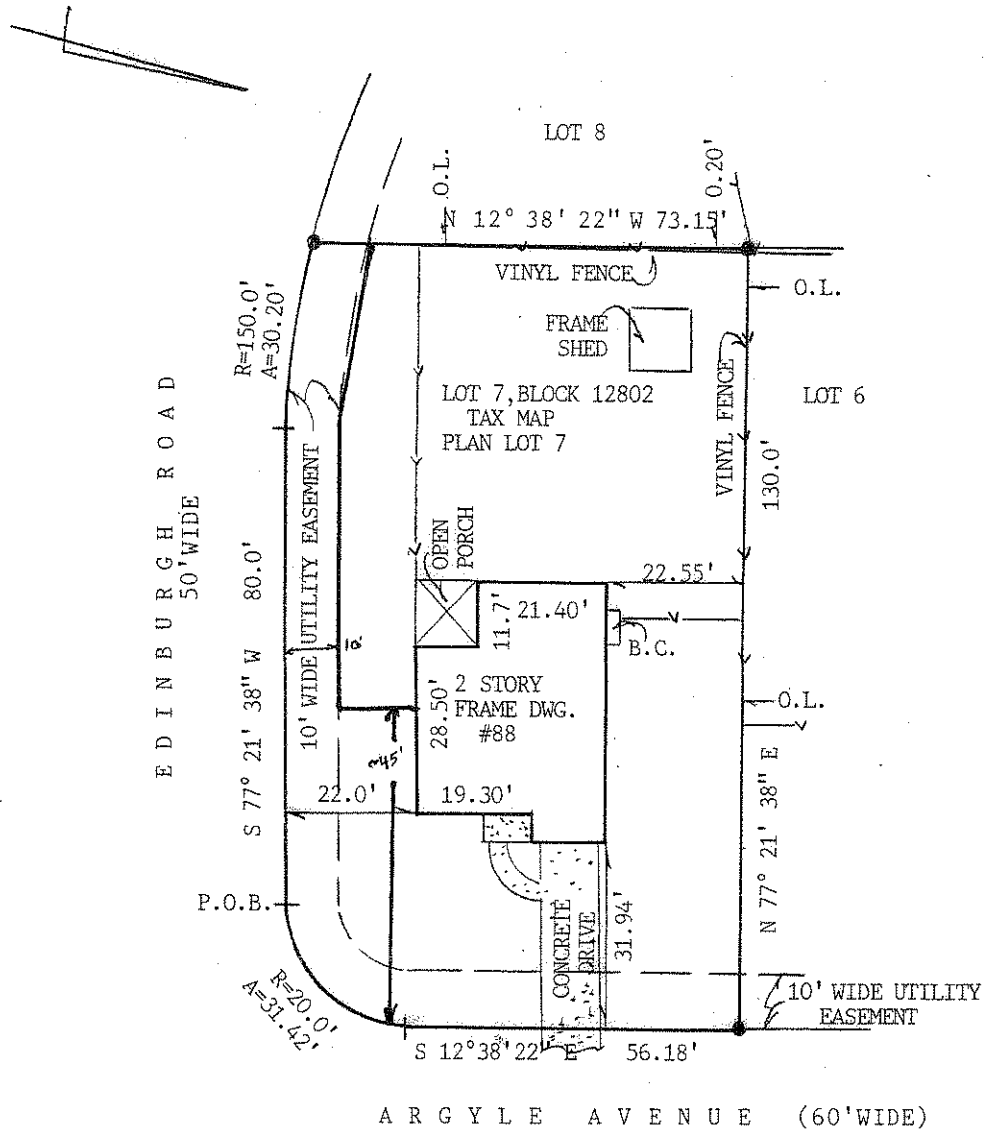
O.L.

NOTE: UNDER AND SUBJECT TO ALL CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, WHERE APPLICABLE MERIDIAN-DEED BASE TAX MAP BASE PLAN BASE FORMER SURVEY BASE

○=REBAR/IRON PIPE SET

□=CONCRETE MONUMENT SET

DESCRIPTION: BEING KNOWN AND DESIGNATED AS LOT 7, BLOCK 12802 ON THE OFFICIAL TAX MAP; A/R/A LOT 7, BLOCK 289.8, SECTION 1, "HIGHLAND VILLAGE", FILED 7/5/1978 AS MAP #622-7. AREA=9787.2± S.F.



TO: FOUNDATION TITLE, LLC  
STEWART TITLE GUARANTY COMPANY

TO THE OWNER: BRENNAL ALCIAUSKAS & ROMANAS ALCIAUSKAS

SURVEY OF PREMISES  
NO. 88 ARGYLE AVENUE.

TO THE OWNER OF TITLE relying hereon, in consideration of the fee paid for making this survey in accordance with the discription furnished I hereby certify to its accuracy ( except such easements, if any, that may be located below the surface of the lands not visible) as an inductment for the insurer of title to insure the title to the lands and premises shown hereon.

SITUATE  
TOWNSHIP OF GLOUCESTER  
CAMDEN COUNTY, NEW JERSEY

**ALBERT N. FLOYD & SON**  
LAND SURVEYORS

ALBERT N. FLOYD ... N.J. LIC. NO. 21759  
ALBERT N. FLOYD JR. N.J. LIC. NO. 36725  
P.O. BOX 903, ELMER, NEW JERSEY 08318

New Jersey  
Lic. No 21759

*Albert N. Floyd*  
ALBERT N. FLOYD/ L.S.

DATE	SCALE	DRAWN	CHECKED	NUMBER
1/12/12	1"= 25'	DAM	A.N.F.	11-0733







**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
THURSDAY, July 11, 2013**

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Present</b>
<b>Mr. Bucceroni</b>	<b>Present</b>
<b>Mr. Scarduzio</b>	<b>Absent</b>
<b>Mr. Gunn</b>	<b>Absent</b>
<b>Mr. McMullin</b>	<b>Absent</b>
<b>Mrs. Chiumento</b>	<b>Present</b>
<b>Mrs. Giusti</b>	<b>Absent</b>
<b>Mr. Acevedo</b>	<b>Present</b>
<b>Mr. Treger</b>	<b>Present</b>
<b>Chairman Richards</b>	<b>Absent</b>

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

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**MINUTES FOR ADOPTION**

Zoning Board Minutes for June 13, 2013.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Abstain</b>
<b>Mrs. Chiumento</b>	<b>Abstain</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>

**Minutes approved.**

**RESOLUTIONS FOR MEMORIALIZATION**

**5/23/2013**

**#132012C**  
**Chad Milstein**  
**Bulk C Variance**  
**Block: 2906 Lot: 7**

**#132006C**  
**Sandra DiCaprio**  
**Bulk C Variance**  
**Block: 2003 Lot: 19**

**#132013C**  
**Barry & Camille Wendt**  
**Bulk C Variance**  
**Block: 15817 Lot: 10**

**#132014C**  
**Bryan Voight**  
**Bulk C Variance**  
**Block: 21005 Lot: 8**

**#132015C**  
**Brian & Natalie Collazo**  
**Bulk C Variance**  
**Subdiv.**  
**Block: 3003 Lot: 17**

**#122049DCPF**  
**Ville II, LLC**  
**Bulk C/Preliminary & Final**  
**Block: 18501 Lot: 2 & 11**

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>

**Resolutions Approved.**

**6/13/2013**

**#132017C  
Kenneth Lehman  
Bulk C Variance  
Block: 18102 Lot: 8**

**#132019C  
John J Colaianni, Jr  
Bulk C Variance  
Block: 8201 Lot: 24**

**#132020C  
Christian Mattison  
Bulk C Variance  
Block: 19303 Lot: 17**

**A motion to approve the above mentioned applications was made by Mr. Acevedo and seconded by Mr. Treger.**

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>

## **Resolutions Approved.**

**Villa II clarification: sales trailer on lot 19, deed restriction on 18501 (1 lot) open space to benefit lot 3. The above will be corrected in the resolutions.**

### **Applications For Review**

**#132021C**

**Mark & Kathleen Dempsey**

**Bulk C Variance**

**Block: 16201 Lot: 5**

**Location: 47 Highland Ave., Erial**

**Replace 6' stockade fence w/5' side setback; 0' setback.**

Mr. Costa swears in Mark and Kathleen Dempsey.

Mr. and Mrs. Dempsey they are replacing an existing fence which is dilapidated.

Mr. Costa asks the applicant if the old fence was also 6 ft.

Mr. Dempsey answers in the affirmative.

Vice Chairman Simiriglia asks the applicant how the 5ft. was measured from the property line or the curb.

Mr. Dempsey states it was measured from the curb.

Vice Chairman Simiriglia states that the fence will be in the right of way.

Mr. and Mrs. Dempsey both state they will be in line with all the neighbor's fences.

Vice Chairman Simiriglia states the board can't give them permission to put the fence in a right of way, but they could put the fence on the property line.

Mr. Lechner states that 10 ft. from the curb is the property line. A 0' setback is allowed it would just have to be confirmed that is proper measurement. Mr. Lechner reiterates that the board cannot give you permission to put the fence in the right of way.

Mr. Dempsey asks if they can place the fence at the same place as the neighbors at their own risk.

Mr. Lechner states there is a 40 ft. right of way on Highland. Thus, 20 ft. from the center line of the road is the property line.

Mr. Lechner reads Mr. Mellett's engineers letter into record....it states there are no sight line issues.

Open to the Public:  
No Comments.

Open to Professionals:  
No Additional Comments.

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>

**Application Approved.**

**#132022C**

**Charles & Pat Elia**

**Zoned: SCR**

**Bulk C Variance**

**Block: 15821 Lot: 48**

**Location: 57 Shelly Street, Sicklerville**

**Constructing 12.6' x 20.10 sunroom; extending deck 2' w/1' rear lot**

Mr. Costa swears in Charles and Pat Elia along with Rick Yeager who will be constructing the deck.

Charles Elia explains they already have a deck and the development has relaxed the rules. They would like to put a 3 or 4 season sunroom on top of the deck.

Mr. Lechner reviews the dimensions of the deck and sunroom:

Deck: 12 ½ ft. by 28 ft.

Sunroom: 12 ½ by 21 ft.

Mr. Lechner reminds the applicants that they must get a fire rating for the sunroom.

Open to the Public:

No Comments.

Open to Professionals:

No Additional Comments

**#132023C**

**Robert & Yvonne Shipman**

**Zoned: SCR**

**Bulk C Variance**

**Block: 15817 Lot: 15**

**Location: 13 Joanne Dr. Sicklerville**

**Constructing deck 10' x 19' w/rear setback of 5.36'**

Mr. Costa swears in Mr. Robert Shipman.

Mr. Shipman states their backyard is very shallow. They want to build a 10' x 19' open deck.

Open to the Public:  
No Comments.

Open to Professionals:  
No Additional Comments

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

**Roll Call:**

<b>Vice Chairman Simiriglia</b>	<b>Yes</b>
<b>Mr. Bucceroni</b>	<b>Yes</b>
<b>Mrs. Chiumento</b>	<b>Yes</b>
<b>Mr. Acevedo</b>	<b>Yes</b>
<b>Mr. Treger</b>	<b>Yes</b>

**Application Approved.**

**A Motion to Adjourn was made by Mr. Bucceroni and seconded by Mrs. Chiumento.**

**Respectfully Submitted, Jean Gomez, Recording Secretary.**